

January 3, 2010

Scott Dann / Anne Moreau  
542 Sheep Springs Road  
Durango, CO 81301

Mr. Tom Morse  
Prudential Triple S Realty  
700 Main Avenue  
Durango, CO 81301

Dear Tom:

We are now settled into the 5 L Ranch and cannot express enough how much we love the property and how its acquisition would not have been possible without your efforts on our behalf, both before and after the sale.

Had you only listened to what we said and not taken the time to get to know our needs and desires, we probably would never have seen this property. Your knowledge and assistance during the negotiations, bid acceptance and escrow periods were invaluable given the complexities of acquiring a ranch property (locations, mineral rights, easements, surveys, water, legal issues, etc.). Your post sale support has been nothing short of incredible to help us answer questions about the operation of the property, trade contractors to engage and the sharing of your time to assist us.

We would not hesitate to recommend you and Prudential Triple S. Realty to anyone looking to acquire a property in the Western United States.

Your efforts on our behalf are both recognized and greatly appreciated.

With much gratitude,

*Scott Dann / Anne Moreau*