

quinn emanuel trial lawyers | los angeles

865 South Figueroa Street, 10th Floor, Los Angeles, California 90017 | TEL 213 621 7700 FAX 213 621 7000

Ferie Bailey
First Team Real Estate, Inc.
32451 Golden Lantern
Suite 210
Laguna Niguel, CA 92677

Acquisition of 614 Beverley, Fullerton 92833

Dear Ferie:

I am now comfortably ensconced in my home, enjoying something that I could only have imagined five years ago. I do not fool myself into thinking that I could have done it without you. You were tireless in your efforts to help me find the perfect house for me; I never felt rushed or pressured. You put up with what must have seemed like endless vacillation on my part, and never thought twice about coming all the way up from your normal hunting grounds in Laguna and Irvine to North Orange County to help me in my quest. Once we had decided on a home, you did everything a real estate agent should do -- you made the process invisible except where I wanted to be involved. You respected my judgment where I chose to exercise it, and you were able to locate a magnificent lender and work with him to push through a loan based on a paucity of documentation. You respected my abilities as an attorney, and were able to modulate your explanations of things to my level without being condescending or talking over my head. In short, you were the perfect real estate agent for me.

But your amazing contributions didn't stop with just your client's affairs. You were also the perfect real estate agent for my *sellers*, who found themselves with an ill-prepared and

quinn emanuel urquhart oliver & hedges, llp

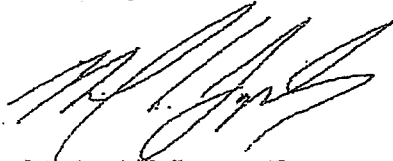
NEW YORK | 805 Third Avenue, 10th Floor, New York, New York 10022 | TEL 212 701 8000 FAX 212 701 8000
SAN FRANCISCO | 350 Sansome Street, 6th Floor, San Francisco, California 94104 | TEL 415 980 3300 FAX 415 980 3300
COSTA MESA | 333 Twin Dolphin Drive, Suite 500, Redwood Shores, California 94065 | TEL 650 651 4000 FAX 650 651 4000
PALM SPRINGS | 15 023 Mainland Drive, Suite R, Indian Wells, California 92210 | TEL 760 435 4000 FAX 760 435 4000
SAN DIEGO | 4445 La Jolla Village Square, Suite 1000, San Diego, California 92161 | TEL 619 554 4000 FAX 619 554 4000

inexperienced agent. Although the listing agent came close to ruining the deal several times, you were always there to work with both me and the sellers and ensure that what needed to get done got done in a timely and accurate fashion. You recognized what needed to be done to close the sale, and that you accomplished with great decision and skill.

I thought that my friend Brian was exaggerating when he told me that I was getting the best real estate agent in the state. I've only bought one home so my experience is limited, but I cannot possibly imagine that Brian was wrong. Your performance was extraordinary in every positive sense of the word. I could not possibly recommend your services to others with sufficient vigor, zeal, or sincerity to reflect what a joy and privilege it was working with you.

Thank you again, for all your work and effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael E. Lopez". The signature is fluid and cursive, with a large initial "M" and "L".

Michael E. Lopez, Esq.
GL578/510270.1

BRIAN ZANE BARK, ESQ.

25662 ASHBY WAY, LAKE FOREST, CA 92660 (949) 716-6688

IRELL & MANELLA LLP, 840 NEWPORT CENTER DRIVE, NEWPORT BEACH, CA 92630 (949) 760-5203

To: First Team Real Estate
Re: Ferie Bailey

Dear First Team Real Estate:

I write to let you know what a true gift you have in Ferie Bailey.

Ferie spent a substantial amount of time working with us to find the perfect home. Once we found our dream house, Ferie's patience, dedication and integrity were obvious to everyone, including the seller and her agent.

Ferie is also a remarkable negotiator. She has a rare gift of being assertive, but in a non-offensive way. Not only did she negotiate a great deal for us, she turned every obstacle into an opportunity. Even after escrow closed, Ferie continued to work with the seller's agent and us through the resolution of every detail.

Above all, Ferie brought to Carol and me peace of mind and comfort – not to mention a beautiful home. I highly recommend her to anyone interested in purchasing or selling real estate.

Very truly yours,



Brian Zane Bark, Esq.