



THE TOIYABE GROUP, INC.

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TO WHOM IT MAY CONCERN

The purpose of this letter is to recommend and commend Annette Cooper, Senior Real Estate Advisor for Keegan & Coppin Company, Inc.

For the past 11 years I owned a piece of commercial/residential property in Santa Rosa, California, which had been listed for over eighteen (18) months by another realty office with not a great deal of success. Annette listed the property and, using her innovativeness in marketing, within three (3) weeks secured an acceptable offer to purchase and matched a buyer for this extremely unique property.

During the negotiations, Annette, representing both buyer and seller, certainly went the extra mile and continued to actively assist in the resolutions of problems as they arose.

The escrow was closed earlier than planned, rather than later, and I am extremely grateful to her for her diligence. In addition, it was necessary for us to find an acceptable new location for my office staff to lease, which she negotiated and secured within a very short time.

I would truly recommend Annette Cooper to anyone without reservation, especially for her enthusiasm and her innovative marketing techniques.

Sincerely,

RON NICHOLSON, CFE, DABFE, FHFMA
President – The Toiyabe Group, Inc.

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