

CastleCliffe Consulting
Irishwoman Art™

January 20, 1997

Martin & Tope Real Estate Company
Attn: Manager
507 Main Street - P.O. Box 820
Westcliffe, CO 81252-820

RE: NW ¼ of SE ¼, Section 4, T22S, R71W of the 6th P.M., Custer County, Colorado

Dear Gary:

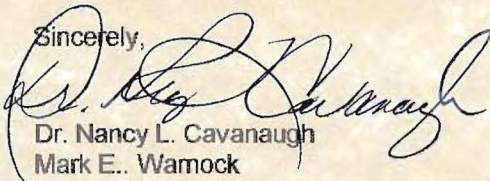
We wish to commend Robyn Canda for her outstanding work on our behalf last year in helping us purchase our land. As you are no doubt aware, the land went under contract in early September, 1996 and took more than three months to complete all transactions.

Notwithstanding Robyn being the Buyer's Broker, she went out of her way to research our every question, line up an appraisal and well certification, check with Custer County and the title company on land egress issues and communicate the answers she obtained.

We feel Robyn devoted more the usual amount of time and energy to this project and kept us informed each step of the way. When the land egress issue arose, she did her very best to arrive at solutions to the problem instead of just giving up. We have enclosed an "award" which we would like presented to her as a very small token of our appreciation to her.

One or the other of us will be in Westcliffe in the early spring to set up residence on the property and look forward to thanking Robyn in person. In the meantime we want you to extend her our sincere thanks for a job well done.

Sincerely,



Dr. Nancy L. Cavanaugh
Mark E. Warnock

Cc: Robyn Canda

Enclosures: Certificate of Appreciation