

ROCKPORT  
MORTGAGE  
CORPORATION

January 28, 2008

William A. Nicholson  
The Congress Companies  
West Peabody Executive Center  
2 Bourbon Street  
Peabody, MA 01960

Dear Bill:

This is to acknowledge the strong efforts of Congress and your key personnel in the Nursing Home Industry with Rockport Mortgage over the recent 5 years, as both a Design-Build Contractor, and a Developer of healthcare and Senior Living properties.

The challenges surrounding Royal Suites Nursing Home, and Forest Manor Nursing Home were significant. There were questions as to whether or not they could be built, much less prove to be the successes that they are.

As a HUD lender and working with our conventional sources, we routinely use Royal Suites as an example of the way a Construction Loan should be done. With zero cost overruns, 3 ½ months early completion and high six figures of interest savings all point to a well structured and well executed project.

Our clients must know a project's cost within fairly close tolerances well before plans and specifications are developed. Congress did a very good job analyzing project costs very early in the process of Forest, Bel Air Royal, and completed within those cost parameters.

In our future projects arise, we look forward to working with The Congress Companies in its capacity as a General Contractor, and as a builder-developer of Nursing and Senior Living projects for which we place construction financing.

Very truly yours,



Michael Byrnes  
Rockport Mortgage Corporation