

The Architectural Team, Inc.

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

Dear Bill:

This is to thank you, your company and its key people for its innovative and consistently high-quality work over the past 15 years and the over 15 skilled nursing, senior living, and multi family residential projects we've now completed together. There are few contractors and architects who can boast of such a long and successful track record together.

It is so critical for our clients, particularly in our highly cost-sensitive markets, to work with a firm like Congress, who has consistently proven their expertise in not only providing an accurate and realistic preliminary cost projection, but also in maintaining that budget while dealing with the often unanticipated host of issues and conditions that seem to somehow arise in some form or another on each development. Congress' ability to envision the full scope of a development from the most basic schematic plans, adherence to its initial cost estimates throughout even the most volatile construction market conditions, and its "find a better way to build it" culture are what set it apart from so many other contractors.

Our many mutual clients, in projects from Massachusetts to Florida, have generated tremendous utility and value from the buildings that we've designed and built together, the success of which is reaffirmed by our continued and enhanced relationships with these and new clients.

We are again very grateful for your efforts on all the work we've completed together and we look forward to working with Congress on many new future developments.

Very truly yours,
THE ARCHITECTURAL TEAM, INC.



Michael Binette
Principal