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Mr. William Nicholson
The Congress Companies
West Peabody Executive Center
2 Bourbon Street, Suite 200
Peabody, Massachusetts 01960

Dear Bill:

This is to thank you for your and your staff's hard work and enduring results over the twenty years of building healthcare for us and our clients and partners. In our work as an owner, partner, and provider of investor capital for health care projects, we absolutely require a firm that understands not only the "sticks and bricks", but also the requirements of the entire project from inception to occupancy and beyond, to the successful operation by the healthcare provider.

Your team exemplified just that in our most recent collaboration in Westchester county.

While many GC's can simply build what is on a set of plans, Congress's approach, to drill down on things, and figure out well in advance what the project, the client, the health care provider, as well as investors, lenders and other stakeholders really need, and deliver it all, is what sets your firm apart from others. Taking ownership is how I'd sum it up.

We need a builder that we can trust, who will get the jobs done, new construction, as well as complex additions and renovations, without day to day handholding. Congress' approach allowed us to do that.

There are few teams who have worked together for over such a period, completing multiple projects, in some very challenging situations, with the successful track record we have established together. That is how we define success, and we look forward to continuing this relationship.

The projects that Congress built for us and our clients were of immeasurable value to our firm, all participants in the projects, and, above all, the seniors that reside in them. Twenty years and over 500 beds is quite a run. Just keep doing what you've been doing, and there will be no need for us to go anywhere else for our healthcare construction needs.

We look forward to the next project with you and your team.

Very truly yours



Howard Fensterman
Managing Partner

Abrams Fensterman, Attorneys at Law