



CAMBRIDGE
Realty Capital Companies

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November 16, 2007

Bud Blinick
TCN WORLDWIDE/CHARTWELL GROUP
350 Pfingsten
Northbrook, Illinois 60062

RE: HOYNE STREET SALE

Dear Bud:

I wanted to let you know how pleased I was with the services and effort from you and the Chartwell Group during the recently completed auction on our Hoyne Street shopping center.

Every element of the sale was conducted with a unique amount of professionalism, beginning with the listing discussions and ending with the final sale. The process that you spelled out during our initial conversations were true to form and the advice that you gave, to list the property without reserve, contrary to my comfort proved to be excellent advice and created a unique result. In fact, the price came within fractions of a recent appraisal, which did not incorporate some environmental issues that developed during the due diligence process that ultimately did not affect the sales process or final pricing one bit.

In conclusion, we would definitely move through this process again on any similar asset that we have an interest in with you and the Chartwell Group and want to applaud you and your firm for an experience that exceeded our expectations.

Very truly yours,

Cambridge Realty Capital Companies

Jeffrey A. Davis, Chairman & President
JAD:EKW

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