



February 18, 2005

Dear Bob,

I wanted to follow-up with you as per the training you provided Susan Landau here in our New Jersey Office.

The feedback was excellent, and it was great that not only myself but our other senior people from our office were able to sit-in on portions of your program.

Susan's written assessment of the training doesn't really capture the excitement she was expressing to all of us in the office during the training. Bob Canter is definitely "the man". His training can be invaluable to people we deem appropriate to take it. Frankly, there were topics covered that I could have learned from.

Bob has the experience and background , having been associated with him and having worked with him in NJ for many years.

What I thought was one of the best aspects of his training is that is was hands-on and allowed Bob to answer many questions regarding the material being covered and bring real world examples to the training.

The curriculum was presented in a fashion that was conducive to learning and absorbing complicated concepts and established practices that are essential to be working productively and efficiently in the Commercial Mortgage Industry. Between the real world documents and teaching about the market dynamics of vacancy, absorption, the different property types etc, it was a very comprehensive program that he customized for our particular needs.

It also freed up Senior Management's time from having to teach what Bob does so well in just a couple of days of intense instruction as opposed to Susan learning the industry fundamentals over a much longer period of time from Senior people who are too deal busy to spend the quality teaching time with each young individual.

I know that the training definitely will help accelerate Susan's career development here at NorthMarq.

Thanks again, and I am certain that NorthMarq will be able to use Performance Realty Solutions' services again.

Sincerely,

NorthMarq Capital, Inc.

Martin T. Klebanoff

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