

April 25, 2012

Marc Pearl, CCIM
Pearl Real Estate Advisors
636 Sevilla Avenue
Coral Gables, Florida 33134
mpearl@pearlrealestateadvisors.com

Re: **Thank You For Excellent Service**
Property: **2755 NW 19TH Street, Pompano Beach, FL**

Dear Marc,

Mark Twain said, "There are basically two types of people. People who accomplish things and people who claim to have accomplished things. The first group is less crowded." We count you in the more select group and glad to have you on our team.

Our multi-state portfolio of commercial REO assets includes properties in the most challenging submarkets during the most difficult economy since the Great Depression. The Bank's goal of efficient asset disposition and mitigation of loss can only be attained with talented resources, experienced brokers, knowledgeable and dedicated to transactions that reward both Buyer and Seller.

That is easier said than done. It calls for effective market positioning, identifying the best and highest prospects and constant communication and feedback as the marketing plan unfolds. Well done, it is remarkable.

We had several commercial office, industrial and retail buildings in Broward and Miami-Dade Counties with varying challenges. Despite unfavorable market and deferred maintenance conditions Marc sourced and closed the prospective buyers in record time. The Seller's interest was well represented and his asset management counsel to the Bank was invaluable. Marc enabled the Buyer to envision their specific investment criteria and potential ROI. A prospective client would be well served and we heartily recommend you to them.

Regards for your continued success,

AURORA BANK FSB f/k/a LEHMAN BROTHERS BANK, FSB

By: *Huey Hong* _____
Huey Hong
Special Assets Officer