

Consolidated Asset Recovery Corporation

961 Main Street • Bridgeport, Connecticut 06604

(203) 384-5000

September 21, 1993

Mr. Hilary H. Becker, CPM
Becker Real Estate Services, Inc.
34 Forest Avenue
Lynbrook, NY 11563

RE: Town & Country - North Country Road, Port Jefferson, NY

Dear Hilary:

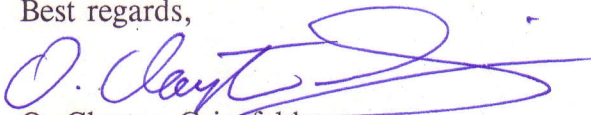
Your diligent efforts to clean up our Port Jefferson property have paid off. Our sealed bid auction was a clear success, as the property has been awarded to the highest bidder. This comes less than 45 days after you took over the management and embarked on a major cleanup of the property.

Your ability to turn the asset around in such a short time frame indicates your ability to get the job done under the most difficult of circumstances.

You've made my job easier and have helped us in our efforts to sell the asset as quickly as possible, and at its highest price. We are comforted by knowing that our asset is being managed by a firm with high professional standards and obvious integrity. My only regret will be not having the pleasure of working with you after the project is sold.

I look forward to working with you again in the future.

Best regards,



O. Clayton Grinsfelder
Second Vice President
Property Coordinator

OCG319/kvr