

EMPIRE

DOORS & WINDOWS

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Mr. David Wax
Burger Easton & Company
24701 Halsted Road
Farmington Hills, MI 48335

RE: 23811 Telegraph Road
Southfield, Michigan

Dear David,

It would be difficult for me to find the appropriate words to express my sincere gratitude to you for your efforts on my behalf in selling my building in Southfield.

Not only did you find a purchaser for my 88,000 square foot industrial building, but you also found a purchaser that paid the full list price for the site, in a soft market.

Once the purchase agreement was executed, you embarked on an eleven-month non-stop effort to get the deal to the closing table.

You negotiated numerous issues with the purchaser, which included survey issues, environmental issues, and many other items. You also helped resolve property tax matters and State of Michigan "good standing" questions.

For almost a year, you acted as my team's quarterback. You coordinated the resolution of every problem by working closely with my attorney, my environmental engineer, and me. I am positive that without your efforts, we never would have closed. I will be grateful to you forever.

Sincerely,



Isaac Ben-Ezra
President