



**COLDWELL BANKER
REAL ESTATE CORPORATION**

CORPORATE HEADQUARTERS

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March 3, 2006

Gloria Spanjers
Coldwell Banker Commercial NRT
290 Cypress Gardens Boulevard SE
Winter Haven, FL 33880

Dear Gloria,

It is my honor to congratulate you on attaining numerous awards for the 2005 calendar year. You have been named, not only as *Number One Producer in the Southern Region*, but also as the *Number One Producer in the state of Florida* and have been awarded the prestigious *Platinum Level Circle of Distinction* designation. Clearly, it is your diligence and passion that has allowed you to achieve these prominent awards. We are fortunate to have you as part of the **Coldwell Banker Commercial**[®] organization.

To celebrate these accomplishments, enclosed are your awards, which can be proudly displayed in your office. Press release templates will be available in the Awards Section of CBNet (<http://cbnet.coldwellbanker.com>) to further promote your success. These customizable templates can be easily tailored with your awards information and submitted to local newspapers. This represents a great opportunity for both you and your office to be recognized among your peers and especially among prospective clients.

Once again, congratulations! We wish you continued success in the years ahead!

Best regards,

A handwritten signature in black ink, appearing to read 'Alex Perriello', with a large, sweeping flourish at the end.

Alex Perriello
President & CEO
Cendant Real Estate Franchise Group
and
President & CEO
Coldwell Banker Commercial

March 31, 2006

Nolen Spanjers Group
Winter Haven, PC #99010302

Dear Nolen Spanjers Group,

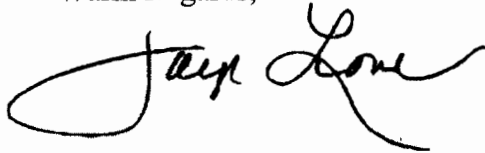
As Coldwell Banker becomes the first national real estate company to celebrate its 100th anniversary, we are truly honored to recognize you for achieving our highest honor as a member of the Coldwell Banker Legends Society.

We applaud your magnificent performance and congratulate you on your unparalleled accomplishments in 2005. We admire your unique dedication to your career and your commitment to elevating customer satisfaction to new levels.

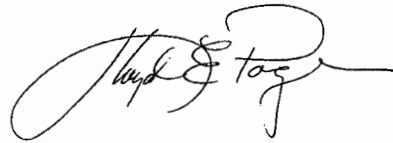
Your spectacular performance ranks you among the top 47 of all 7,500 Coldwell Banker Residential Real Estate Sales Associates in Florida, and you are among the top less-than 1% of the 125,000+ Coldwell Banker International real estate professionals worldwide. This award spotlights our most superlative performers who continue to reach greater levels of achievement within our organization and stand as exemplary models for others to emulate.

It gives us great pride to thank you for making Coldwell Banker a real estate market leader in Florida. Best wishes for your success as you continue to revolutionize your business and make 2006 your most phenomenal year ever.

Warm Regards,



Jaye Love
Director of Commercial Operations



Lloyd Page
Regional Senior Vice President
Central Florida



**COLDWELL
BANKER
COMMERCIAL**

NRT



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March 1, 2006

Gloria Spanjers
Coldwell Banker Commercial NRT
290 Cypress Gardens Blvd
Winter Haven, FL 33880

Dear Gloria:

On behalf of the entire leadership team at NRT, congratulations on being honored by Coldwell Banker Commercial as the 2005 #1 Top Producer, Southern Region and the #1 Sales Associate for the State of Florida

Your achievements last year are a testament to your commitment to provide quality service to each of your clients, on every transaction. We appreciate all your accomplishments in 2005 and your support for Coldwell Banker Commercial NRT in being recognized as a service provider of choice.

Congratulations again on an outstanding year. We wish you much success in the year ahead.

Sincerely,

A handwritten signature in dark ink that reads 'Mike'.

Mike McLean

BUDGE S. HUSKEY
President & Chief Operating Officer
Florida



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March 27, 2006

Gloria Spanjers
Winter Haven
99010302-3597

Dear Gloria:

It is my sincere honor to congratulate you on being recognized as both the Top Producer and the Number One Sales Associate in the Southern Region, as well achieving Platinum status in the GCC Circle of Distinction, based on your outstanding 2005 performance. As one of the elite within our company and, indeed, our industry, you exemplify the high standard of excellence which is the foundation of our company and set the performance benchmarks for all others to strive to attain in the future.

Congratulations once again on your stellar achievement, and best wishes for even greater success in the current year.

Yours very truly,



Budge S. Huskey

BSH/aps

cc: Jaye Love
Lloyd Page
Robin Webb
Michael Plum