

May 20, 2009

Barry Missner  
The Missner Group  
5520 W. Touhy Avenue  
Skokie, IL 60077


Dear Barry:

After having had the pleasure to work with The Missner Group on the 420,000 square foot redevelopment of Howard Industrial Center in Niles, Illinois, I wanted to take this opportunity to share some observations regarding our experience.

With your knowledge of the real estate market and strategic analysis, The Missner Group's development team makes thoughtful investments and undertakes quality projects – Howard Industrial was no exception. Your construction arm also demonstrated its attention to detail and dedication to quality throughout the process, as evidenced by the successful completion of the property. In addition, The Missner Group delivered on high quality standards of workmanship, expertise and efficiency on the several state-of-the-art tenant build-out projects within the completed space.

The personal involvement of the principals at The Missner Group is a testament to your high regard for quality and satisfaction. Howard Industrial Center was a complicated project that presented numerous challenges throughout the redevelopment process which your team handled with professionalism and expertise. Questions were answered, problems were solved, and communication lines were always open. It was a pleasure to do business with you and your team at The Missner Group, and we expect to continue our relationship for years to come and look forward to doing more business with you in the future.

Sincerely,



Darren Kleis  
Director-Portfolio Management  
Principal Real Estate Investors