

December 2, 2008

To Whom It May Concern:

As the Chief Operating Officer of Advance Realty Management, Inc., I have employed the pre-construction, estimating, consulting, and project management services of Andrew Messinger at Surepath Construction Services, LLC since early 2007 on over 16 interior renovation projects across several of our properties. Our experience with Surepath has been extremely positive, and Advance values the high level of professionalism, quality-of-service, and teamwork that Surepath brings to the table.

In terms of professionalism, Andrew possesses extensive knowledge of the construction management industry and applies that understanding to his work with internal Advance employees, Advance tenants, our architects and construction contractors to successfully accomplish Advance's construction goals. In doing so, Surepath maintains a high standard of integrity and a strong work ethic. This Surepath professionalism is typical of our experience with Andrew and is a significant reason that Advance puts its trust in Surepath for its construction management needs.

Regarding quality-of-service, Surepath consistently delivers results that meet or exceed our expectations. We recognize that Surepath's budget estimates, project schedules, bid packages, cost-savings suggestions and construction-method recommendations are carefully considered, reliable, and made with the best interest of Advance in mind. Surepath's dedication to providing such high quality service for its clients is evident and has proven to be particularly valuable for Advance Realty.

Finally, I am especially impressed with Surepath's "team" approach to owner's representation and construction management. Andrew has been personable and proactive in forming strong business relationships with me, my staff, and my clients. He listens to us and asks thoughtful questions to understand our direction, he respects our experience and our requirements, he mediates disputes when they arise, and he seeks our opinions and feedback regarding his performance. In short, Andrew works as if he were one of our direct Advance staff members. This team approach helps create an environment where we know that Advance's best interests are well-represented by Surepath on all the Advance projects Andrew handles.

In closing, I am pleased to highly recommend Andrew Messinger and Surepath Construction Services, LLC as an owner's representative and construction manager. Please feel free to call me if you need any further information about Advance Realty Management's experience with this outstanding firm.

Sincerely,



Kurt R. Padavano
Chief Operating Officer