



March 1, 2009

Mr. Sandy Sigal
NEWMARK MERRILL COMPANIES
5850 Canoga Avenue, #650
Woodland Hills, CA 91367

RE: TESTIMONIAL

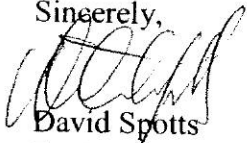
Dear Sandy,

As you know, as a Regional Director for PNC Bank, I have had the opportunity to fund numerous shopping center transactions for you over the years including your Big Lots in Whittier, California, Summit Square in Denver, Colorado and the 400,000 square foot Winston Plaza in Melrose Park, Chicago. All told, the amount of loans we have secured for you totals more than \$100 Million.

Of all the shopping center owners I have worked with in my career, very few possess the skill and knowledge that you and your team does, particularly when it comes to turning around troubled assets. Your dedication to detail and total commitment to overseeing every aspect of the property is well known in the industry and undoubtedly the reason for your longevity and success.

I have no doubt that the NewMark Merrill will continue to thrive in this and any economic environment. I look forward to a continued relationship with one of the best shopping center owners and managers in the business.

Sincerely,



David Spotts
Regional Director
PNC Bank