



June 19, 2009

To Whom it May Concern:

I have been working in the Commercial Real Estate business in Pittsburgh for the past 16 years. The last 6 years I have been with Rugby Realty Co. where we own and manage in excess of 2.5 million square feet of property.

My job is to oversee all aspects of the day-to-day operations of our properties including being the Director of Leasing. In that capacity, I am required to work with nearly all of the Real Estate professionals with all of the firms operating in Pittsburgh.

Without exception, Grant Street Associates, led by Rob Geiger, Tim Goetz and Jack O'Donoghue has been the best firm I have worked with for the following reasons:

- Integrity and Honesty
- Thorough understanding of the market.
- Attention to detail and commitment to their client
- Willingness to see the deal through to the end

I am confident that Grant Street Associates, including the many excellent support staff personnel, will be an excellent choice for all of your Real Estate needs. If you have any further questions or wish to discuss my experience working with Grant Street Associates, please do not hesitate to contact me.

Sincerely,

Larry Walsh
Senior Vice President