

Strull and
Lans, L.L.C.
Attorneys at Law

James R. Strull
Member NJ and NY Bars
Tel: 201.968.1700
Fax: 201.968.1710
Email:
jstrull@strullandlans.com

Continental Plaza II
411 Hackensack Avenue, 3rd Floor
Hackensack, New Jersey 07601
www.strullandlans.com

Jared M. Lans
Member NJ and MN Bars
Tel: 201.457.9400
Fax: 201.457.9401
Email: jlans@strullandlans.com

December 3, 2008

Mr. Samuel "Sam" Boyarsky
Executive Vice President
LB Commercial Realty, LLC
277 Closter Dock Road
Closter, NJ 07624

Dear Sam:

I want to take this opportunity to thank you for your assistance in connection with our recent transaction and approvals obtained for development in the Borough of Westwood. I must say that in my 22 years of practicing law, I have never experienced a more professional and focused approach to achieving the common goals of our clients. Your assistance, in providing critical historical factual data with respect to the application was critical in achieving our approvals. It is unusual for a broker to take the kind of interest that you took in assisting with the development application, rather than simply waiting for a check at the closing table.

Again, thank you for your dedication and assistance, and without hesitation, I would recommend you and LB Commercial Realty to clients and colleagues alike.

Sincerely,
STRULL and LANS, LLC

Jared M. Lans

JML/emz