



July 6, 2009

RE: William Howell and HAI Advisors, LLC

To Whom It May Concern:

This letter serves as my highest recommendation of Bill Howell and his asset management company, HAI Advisors, LLC.

Bill and I first met in 1995 at the tail end of the real estate collapse of the 1990s when I was head of Real Estate at ING Group in New York. After I formed the first of two private equity real estate funds for ING in 1998, ING Realty Partners, L.P., I called upon Bill and his team to assist in asset management assignments that were beyond the capacity of my in-house staff. HAI Advisors became an extension of the resources of ING Realty Partners in asset management of 5 million square feet of Class B office buildings in New York, Chicago and Indianapolis. The assignments involved the detailed evaluation and implementation of a complex array of value-added construction upgrades and cost-cutting initiatives across fifteen office buildings. The direct result of HAI Advisors' involvement was a significant increase in property net operating income and an efficient and professional execution process.

Bill is a uniquely knowledgeable and skilled hands-on real estate professional and manager. He is strong of character, highly ethical and a person with whom one can trust with great responsibility. He is very thorough and does not hesitate to communicate situations exactly the way they are. He is persistent and always completes the task.

If you desire further information of my business relationship with Bill Howell and HAI Advisors, LLC, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert D. McSween', with a long, sweeping underline.

Robert D. McSween

President

rmcsween@mmiadvisors.com