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February 28, 2012

Marc Zegar
Trunk Properties, Inc.
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Dear Mr. Zegar:

I would like to take this opportunity to thank you for your hard work and diligence in helping resolve what was a very difficult situation for my client. Your understanding of the CMBS world was of paramount importance in resolving the underlying issues.

You had also demonstrated a practical understanding of bankruptcy issues that ultimately impacted the decisions that were made. Without this understanding, my client could have easily been steered in the wrong direction.

I am now comfortable that the restructuring accomplished on behalf of my client will be a sustainable model going forward. They are extraordinarily appreciative of the result obtained.

Very truly yours,

GRANCELL, LEBOVITZ, STANDER,
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SRR/kmr