

Lhormer

DEVELOPERS OF COMMERCIAL & RESIDENTIAL REAL ESTATE | PROPERTY MANAGEMENT

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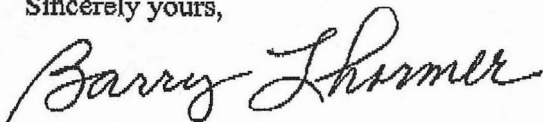
To whom it may concern:

Roy Penner has worked on a project of which I am involved known as RiverTech Office Works for the past fifteen months. This project is very complicated due to the fact that there is a series of seven (7) buildings being developed on the LTV site in Southside of Pittsburgh. Requirements from the architect has necessitated the involvement and input of various government and community agencies as to the opinions and recommendations as the planning of this project went forward.

I found Penner very responsive to the various groups' input and still keeping the objective of the developers' goal and not compromising "the look of the project" as well as keeping costs in line. This project is of unique design to Pittsburgh, and through the experience and creativity of the architect, he was able to effectively blend the developers' concept into a very sound, economic overall development.

I would certainly look forward to using Penner again in future projects.

Sincerely yours,



Barry Lhormer
President

BL:jm