



City Of Raleigh
North Carolina

July 28, 2009

Mr. Jake Jones
Grubb & Ellis|Thomas Linderman Graham
1511 Sunday Drive, Suite 200
Raleigh, NC 27607

Dear Jake:

I am writing simply to recognize and thank you for your consistently high level of professionalism and determined work ethic as evidenced in our recent dealings, including your assistance with the acquisition of 6716 Six Forks Road.

Acquisition of this property was a key component of the City's relocation of the Raleigh Police Department from its Headquarters in downtown Raleigh to make way for the new Clarence E. Lightner Public Safety Center. Based on your intimate knowledge of the current real estate market and the opportunities available, you very thoroughly and effectively indentified several options for us to consider. I appreciated your attention to detail and diligent approach in providing a Lease vs. Buy analysis, which enabled us to make a confident, well informed decision. The timely manner in which you provided this information significantly aided in the City's analysis of the building and ability to achieve a below market deal. In addition, your ability to think creatively and outside of the box helped in pointing out some long term hold strategies for the building, which would enable consolidation of currently leased Raleigh Police district offices in the area into those facilities, upon the completion of the Public Safety Center.

Thank you again for all of your efforts. I look forward to working with you in the future.

Sincerely,

A handwritten signature in black ink that reads "Gregg L. Pollard". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gregg L. Pollard
Real Estate Services Manager
City of Raleigh