



September 13, 2006

Mr. Glen Missner  
The Missner Group  
5520 West Touhy Avenue  
Skokie, Illinois 60077

Re: Fox Lake Toyota-Scion

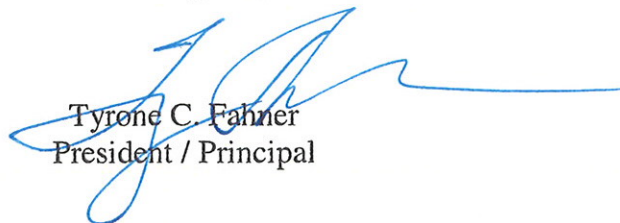
On behalf of Fox Lake Toyota-Scion, I would like to thank you and your team at The Missner Group for the exceptional professionalism and quality work you provided throughout the design and construction of our new Fox Lake Toyota-Scion facility.

This was a significant project for us as we relocated our operations from Evanston to Fox Lake. We selected your firm based on your reputation for quality and service in the construction industry and for your previous experience with automotive projects. We are very pleased with our decision. The Missner Group certainly provides quality and service, yet more significantly, you demonstrate an understanding of the client's needs and maintain open communication throughout the entire process. You did an extraordinary job over a very short period of time.

The Senior Project Manager, Timothy Geisler, and Project Superintendent, Jim Booth, exceeded all of our expectations. They are a terrific team, always available to answer our questions, provided us with continuous project updates, and demonstrated honesty, professionalism and expertise. It was a pleasure to work with this outstanding team.

We are extremely pleased with our new sales and service center. It will enable us to offer our customers premier service in a professional and high tech atmosphere consistent with the quality and satisfaction demands of Toyota. It has been a pleasure to do business with The Missner Group and I hope to someday have the opportunity to work with you again.

Best regards,



Tyrone C. Fahner  
President / Principal

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