

May 13, 1998

Mr. Jonathan Otto
Penn Valley Constructors, Inc.
1707 S. Pennsylvania Avenue
Morrisville, PA 19067

Re: W.W. Grainger, Inc.
"A" Report Card for Completed Projects

Dear Jon:

I would like to extend my appreciation for the cooperation and service that you and your company have demonstrated completing past projects.

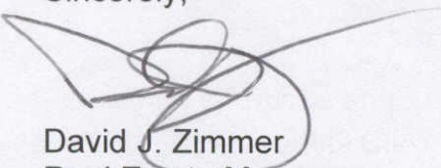
Reviewing some of our earlier completed projects, I realized that Mike McCormick has been the Project Manager for all Grainger work and is especially a strong communicator. He has been involved on both new construction as well as lease renovations. In fact, the most recently completed project was the renovation of Atlantic City where the building had been poorly neglected with numerous surprises and the project was still completed on time and within budget.

As you are aware, our company is very loyal to firms that perform and meet our high standards. We reward "hard work" with more hard work.

I am always confident that you will provide me with the team necessary to complete the task, whether it is a design/build project or even a maintenance and repair item.

Please feel free to forward this letter to potential clients with our appreciation of past projects and look forward to a continued working relationship.

Sincerely,



David J. Zimmer
Real Estate Manager

DJZ:amf
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