



AMERICAN BILTRITE INC.

TAPE PRODUCTS DIVISION

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Mr. Fred Fisher
ANDOVER REALTY
185 East Union Avenue
East Rutherford, New Jersey 07073

Dear Fred:

Allow me to take this opportunity to thank you and Andover Realty for your representation as agent for the sale of our 40,000 sf Garfield facility. This deal was unique in many ways, especially in that fashion that negotiation and compromise had to occur to land the deal over the course of more than a year's time.

Your assistance in persisting at completing the sale was a driving force in reaching that goal and American Biltrite Inc. is appreciative of your "extra effort." It's no secret that selling a property at the absolute bottom of activity in commercial real estate is no small accomplishment.

We wish you continued success in your future endeavors and I remain your friend if you desire any recommendations to prospective clients.

Sincerely,

T.G. Godonis
Vice President/Operations

vmc

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