
JEFFRIES AVLON, INC.

REAL ESTATE

29 BROADWAY • NEW YORK NY 10006 • (212) 425-2950 • (212) 344-3108 FAX

April 3, 2000

Re: ECKER Window Corp.

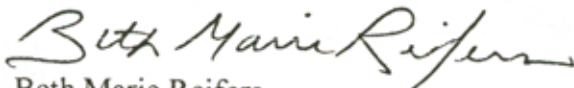
To Whom It May Concern:

Last December, Howard Ecker and his team completed a major window replacement project for our downtown office building at 29 Broadway. Because the building's windows were the original 1929 circa construction, we knew that changing the windows was a long-overdue and necessary improvement. We dreaded the disruption to our tenants, however. We had heard positive reports about Ecker from our managers at an affiliate property, the Mayflower Hotel on the Park (New York). They had been impressed with Ecker's care in protecting the carpeting and the furniture in the hotel rooms and the clean-up after each day's installation. We did review other contractor's bids for 29 Broadway and chose Ecker because, in part, the supervision is critical to the smooth completion of such extensive renovation. Echoing the Mayflower's experience, we were surprised to discover how much variation existed in our actual window sizes (often on the same floor, in the same area) at 29 Broadway.

We are delighted with the final results and were particularly pleased with Ecker's professional management and responsiveness throughout the project. Weekly on-site meetings with Ecker's management tracked corrections and/or changes to scheduling and design decisions. The punch list items were methodically addressed in an organized and thorough manner. Work was performed on the scheduled dates and Ecker's team arrived on-time and interacted well with tenants and our own building staff. Tenant requests were quickly noted and courteously addressed. The men on Ecker's crew were accommodating to tenants, respectful of personal property, and amended timing of installations around individual needs for minimum disruption.

Howard Ecker is a person of fine character whom we found to be a thoughtful and careful planner. His installation teams had impressive "team spirit", working hard in sometimes dangerous conditions. We had a couple of instances where tenants accused the "window people" of theft—missing candy (which ultimately was discovered stored in a refrigerator) and a baseball memorabilia (which, again, was later found camouflaged behind some relocated files). Besides "crisis management," Howard was very helpful in improvising solutions to custom windows on some terraces, as well.

We highly recommend ECKER Window Corp. and would hire them again.



Beth Marie Reifers
Managing Director