

ADAM LEITMAN BAILEY, P.C.

ADAM LEITMAN BAILEY *
JOHN M. DESIDERIO
COLIN E. KAUFMAN
GUY ARAD *
DOV TREIMAN
JEFFREY R. METZ
RICHARD J. WECHTER**

ATTORNEYS AND COUNSELORS AT LAW

OF COUNSEL
LEONARD H. RITZ
WILLIAM J. GELLER

CHRISTOPHER E. HALLIGAN
CAROLYN Z. RUALO*
PETER J. REID
JESSICA D. SCHERER
KATHERINE KOKKOSIS
ROSEMARY LIUZZO *
JACKIE HALPERN *
LENI MORRISON*

* Also Admitted to New Jersey
** Also Admitted to Florida

February 27, 2009

Re: James Famularo

To Whom It May Concern:

I am the founding partner of the real estate law firm Adam Leitman Bailey, P.C. and I have worked with James Famularo since the late 1990's on dozens of real estate deals from the leasing of small restaurants to the purchase of multi-million dollar properties. The reason James Famularo has established a reputation as one of the leading commercial real estate brokers in the United States of America comes from three qualities.

First, no one works harder to service a client and to make sure that his client's best interests are served rather than counting the dollars from the commission. Whether he can be found at the seller's restaurant late at night making sure all of the points of the deal work or making sure that my firm is getting the lease agreement or contract of sale out of my office by 10am the next day, James does not sleep until his client's goals have been secured.

Second, Mr. Famularo takes persistence to another level. His ability to follow a property for a client for months or even years and ride the current wave until his client's goals have been met and he has closed the deal demonstrates remarkable persistence and patience and results in better deals for his buyers and higher selling prices for his sellers. This persistence never takes a day off or allows his calls to go unanswered. He always finishes deals and never makes excuses.

Third, James is smarter than the average real estate broker. Not the kind of smarts that would assist in passing a calculus exam, but he has real estate smarts. He keeps learning the market and about his profession whether it be about the tax credits to convince a builder to come up in price or an understanding of the archaic rental laws so he can show a buyer how to maximize profits through a legal eviction under the owner occupancy rule or non-primary residence rule. James also knows the value of every inch of New York City as well as its history. I give my highest recommendation to James Famularo.

Very Truly Yours,


Adam Leitman Bailey

120 Broadway, 17th Floor, New York, NY 10271 tel: (212) 825-0365 fax: (212) 825-0999
14 South Main Street, New City, NY 10956 tel: (845) 639-3099
www.alblawfirm.com