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February 7, 2005

Mr. Brett Hartzell
CB Richard Ellis
110 110th Avenue NE
Bellevue, WA 98004

Dear Brett,

It was a pleasure working with you on our recent acquisition in Seattle. You originated the investment opportunity, managed the transaction with professionalism, and effectively marshaled your team's resources to respond to our considerable needs in due diligence.

Having worked with you on multiple transactions over the last 10 years, both as our agent and as the seller's representative, what I appreciate most about working with you is when conflicts or agency issues arise, as occasionally do in this business, you are always proactive in identifying them. I can always count on you for direct, open, and honest communication. You work collaboratively through issues in a constructive, low key manner. In these respects, you distinguish yourself among all that I have worked with during 21 years in this business.

Thank you again for the business. It is a genuine pleasure to work with you. I look forward to our next opportunity.

Sincerely,

A handwritten signature in blue ink that reads "John".

John R. Bellack