



Rolls-Royce

Rolls-Royce Corporation
P.O. Box 420
Indianapolis, Indiana
46206-0420 USA

Tel: (317)230-3744
Fax: (317)230-5503
Speed Code: U-27
tjs: G03-162

September 10, 2003

Thomas S. Cooler, SIOR
Shayda Bradley
CB Richard Ellis, Inc.
115 W. Washington Street, Suite 1170 South
Indianapolis, IN 46204

RE: Rolls Royce Corporation Aircraft Engine Training Center Requirement

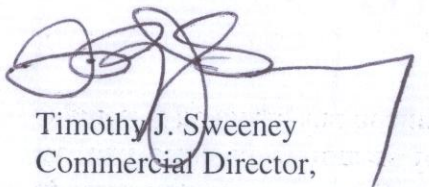
Dear Tom and Shayda:

I am sending this letter to thank you because of the great amount of effort that you did for Rolls-Royce Corporation. Our requirements fluctuated significantly over time but ended up with an updated 50,000 SF training center for North America and reduced operating costs. In this facility, we will bring in customers from around the world to train how to perform repair work for our engines. The image and quality of the facility was important and yet costs are always a concern.

Your team did an excellent job understanding our business needs and quantifying them for the development community and contractors. We are very pleased with the conclusion of the project down to the final details. We would strongly recommend to any potential candidate looking for space to consider using your services and working to satisfy their real estate needs. Thank you again for your time and energy spent on this project. We are very satisfied customers.

Sincerely,

Rolls-Royce Corporation



Timothy J. Sweeney
Commercial Director,
Business Operations and R&D