



March 22, 2005

Re: Recommendation Letter – Ms. Mary Jo Cummings

To Whom It May Concern:

I had the pleasure of working with Mary Jo Cummings as my Leasing Agent, March 2002 through March 2004.

Mary Jo's handled the leasing (new and renewal) of my Denver portfolio of eight properties. This portfolio includes both office and industrial properties, totaling approximately 800,000 square feet.

Mary Jo demonstrated an enthusiastic attitude throughout tough situations and was a very strong team player. She achieving a score of 4.2 from the annual Tenant Survey (based on a 0-5 scale) for the two years she was with me.

I would not hesitate in recommending Mary Jo for any leasing assignment. I am confident she will be a valuable asset to any company.

Should there be any questions, please do not hesitate to give me a call at 303-333-7500.

Warm Regards,

A handwritten signature in blue ink, appearing to read 'John C. Webb'.

John C. Webb
President