

Sheldon & Associates

Investments, Land Acquisitions and Development

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December 2, 1999

Eric J. Gold
Sheldon-Gold Realty Inc.
9145 E Kenyon Avenue, Suite 300
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Dear Eric:

I want to thank you personally for all the hard work you have put into the leasing and selling of our properties over the last 14 years. You have provided continuous valuable information to myself and my partners that has helped us in making decisions regarding our investment properties. Through your extensive knowledge of the real estate market and your detailed marketing programs, you were able to obtain top lease rates and sales prices with all of our transactions closing smoothly.

Though we have liquidated most of our Denver holdings, I would not hesitate to call on you again should we be interested in purchasing or leasing space in the Denver area.

Thank you for your dedication to me as a client. I would and will highly recommend your services now and in the future.

Sincerely,



Norman A. Sheldon

NAS/pb