

CORNISH & CAREY COMMERCIAL



ONCOR INTERNATIONAL

ROBERT J. FELD
SENIOR VICE PRESIDENT

November 25, 2002

Mr. Steve Dunn
JE DUNN CONSTRUCTION CO.
929 Holmes
Kansas City, Missouri 64106

Dear Mr. Dunn,

I understand that you are considering using Gary Christensen of Pacific Equity Partners to assist you in the lease-up and management of an office and retail complex in Colorado Springs. Gary requested that I write you a letter of recommendation on his behalf.

I have known Gary for almost ten years and worked with him on an 112,000 square foot office building that he manages here in Sacramento. For the past twelve years, I have been a partner in one of Northern California's larger commercial real estate companies and during that time, I have had the opportunity to observe a lot of owners and asset managers in their dealings with lenders, brokers, and tenants. I can truly say that Gary is one of the best. I have seen him address some complicated tenant and property issues and I have been impressed with his knowledge and ability. He has been extremely responsive, professional, and ethical. I've enjoyed working with him and only wish that we could work on a lot more deals. I am thrilled to recommend him for your leasing and management requirements.

If you have any questions, please don't hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R. Feld', written in a cursive style.

Robert J. Feld
Senior Vice President
916-569-2331