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January 8, 2000

Gary Christensen, CPM
PACIFIC EQUITY PARTNERS, LLC.
P. O. Box 2000
Colorado Springs, CO 80901

Dear Gary:

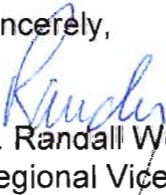
Now that the century is officially over, and we all seem to have survived Y2K, I want to reflect for a moment on your year as chapter president. First, I want to congratulate you on a job exceptionally well done. The time and effort expended demonstrates your commitment to our profession and organization. Additionally, your efforts also demonstrate your integrity and leadership to your firm, your fellow CPM members, and your industry, hopefully without too much sacrifice of your home and family.

Secondly, I want to thank you for the support you gave me so I could fulfill my obligations as regional vice president. The Institute's mission of recognition and advancement of the profession of real estate management can only be accomplished when individuals such as yourself give freely of their time to support the ethics and principles to which we mutually adhere.

I strongly encourage you to continue to remain active in the Institute, both on the local and national levels. Becky needs your guidance and experience to help keep the chapter moving forward. The leadership skills you used in your role as chapter president are also needed at the national level. Please consider volunteering to serve on one of IREM's committees.

Again, congratulations on a very successful year as chapter president. It has been a pleasure working with you. Don't delete me from your E-mail list. I look forward to seeing you at future IREM events.

Sincerely,


O. Randall Woodbury, CPM
Regional Vice President
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