

REAL ESTATE CAPITAL PARTNERS

*Limited Partnership*

June 12, 2003

Robert Williams and Ken Notaro  
Williams Notaro and Associates, Inc.  
3987 University Drive, Suite 100  
Fairfax, Virginia 22030

Dear Bob and Ken,

In the five years that you have been providing services for me, I have come to rely on you for your ability to understand and resolve facility operational issues. You and your staff have visited our buildings, "rolled up your sleeves", and figured out the details that are the source of common and uncommon facility operational problems. When I need an engineer to analyze a building system, determine the problem, and develop a solution, WNA is the firm I have the most confidence in.

In addition, the design services you have provided have been exceptional. The drawing quality, the coordination between trades, and the ability to communicate clearly with the contractors has resulted in smooth running projects and, most importantly, systems that perform properly.

Thank you for the excellent service and I will continue to call on WNA in the future.

Sincerely,



Spencer McCann  
Asset Manager