



July 5, 2006

To: Whom It May Concern

Re: Kristen Bacon
Westwood Net Lease Advisors

Over the past two years, Kristen Bacon has been extremely helpful in our single tenant build to suit developments and our multi-pad developments nationwide. We have consulted with Kristen regarding cap rates, lease terms and a variety of other issues. Her input has had a direct and significant impact on the profitability and success of our projects. Kristen has impressed us with her knowledge of the Net Leased Market and her willingness to share credible information.

We have also consulted with Kristen in the up leg of 1031 properties for individuals. She has always responded promptly with high quality properties.

Kristen has earned our respect by showing professionalism, integrity and enthusiasm in her efforts to assist us on our projects.

It is with great pleasure that we recommend Kristen Bacon and Westwood Net Lease Advisors.

Best regards,

TRED, LLC

A handwritten signature in blue ink, appearing to read "Timothy R. Broeren".

Timothy R. Broeren
Vice President - Acquisitions