

CALHOUN ST. ARVADA LLC

May 26, 2006

Mr. Burton Young
President
Sperry Van Ness Commercial Real Estate Advisors
1883 Von Karman Avenue Suite 200
Irvine, CA 92612

Subject: Ward/70 Business Center
Arvada, CO

Dear Mr. Burton:

My partner and I would like to commend you and your staff for honoring all your commitments in the Purchase and Sale Agreement and closing the subject transaction in a timely manner. We appreciate your efficiency, hard work and cooperation.

We are making progress solving the drainage problem and we'll follow up with an update on the status within the next few weeks.

Sincerely,



Matrix Group Inc
Leon Vahn
Principal

LV:js
cc: Dan Bartholomew
John Webb