

BLACKROCK

April 28, 2009

Re: BurnsCo, Inc.

Ladies & Gentlemen:

BurnsCo, Inc. has been a contract consultant to BlackRock Realty Advisors, Inc. since October 2006 providing development and equity investment consulting, assessment and technical management services.

Recently, Burns was assigned to evaluate the design and the proposed construction costs for a large development project in the Washington, DC area for us. For this assignment Burns provided:

- Representation at scheduled meetings with development stakeholders;
- Reviews and comments on overall project development systems, organization, and management methods;
- Reviews and comments on budgets, schedules, and contracts for form and appropriateness for the tasks;
- Facilitation of the Owner decision making process, and, most importantly;
- Burns made recommendations to improve cost projections (value engineering advice), quality standards, and delivery schedules.

Burns' extensive industry knowledge, and problem-solving creativity are invaluable to property owners. As Owner's Representative, Burns helped us develop customized budget and schedule tracking programs leading to timely and cost-effective solutions to otherwise costly problems.

We can recommend Burns to anyone seeking an Owner's Project Representative with the knowledge to provide reliable technical advice with respect to design, value engineering, scope of the work, cost estimating, general contractor qualifications, scheduling, and management process oversight.

Very truly yours,



Philip Yee
Director
Architectural & Engineering