



April 27, 2009

Mr. Andrew Burns
The Burns Companies
26 Wolcott Street
Medford, MA 02155

Dear Andy,

Core Plus Properties would like to thank you for your passionate representation of our partnership group at 120 Bloomingdale Road, White Plains New York, in our effort to build the retail project referred to as The Venue.

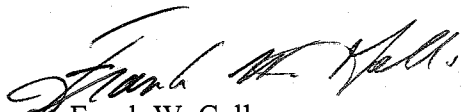
Passion is the highest compliment I can give a team member since it implies a dedication and professional approach that fights through the myriad of challenges presented in the planning, pricing and actual building of a new development.

Your practical experience and insight into all aspects of the building process was invaluable in being able to determine the "true" cost of our project. Although, at this time, we have chosen not to proceed with the building of The Venue for reasons not associated with the project but the overall economic climate, Core Plus looks forward to resuming the project in the near future with your help and guidance.

Please know our respect for your value to any development project will also extend to any future projects in which we become involved.

We look forward to speaking and working with you in the near future.

Sincerely,



Frank W. Gallo
Managing Director