

MORROW & CO., INC.

SOLICITATIONS: PROXIES, CONSENTS
TENDER & EXCHANGE OFFERS
PROXY CONTESTS
NOMINEE IDENTIFICATION &
STOCK WATCH PROGRAMS

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July 9, 2004

Mr. Anthony Russo, Vice President - Director of Operations
Dakota Realty Inc.
445 Park Avenue
New York, New York 10002

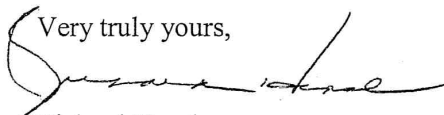
Re: Window Replacement

Dear Mr. Russo:

During the week of June 7th the exterior windows of our occupied space were replaced. Management was both anxious and concerned that the process would be noisy, messy, and disruptive to our office operations. Needless to say all the concerns that we had were completely eliminated in the manner the project was handled by both Dakota Realty personnel and the staff of Kilroy Metal Products Inc., the vendor selected.

The internal process followed by your Building staff consisting of Glenn B., John F., Roosevelt V., Steve R. and Ed R. worked like a precision Swiss watch. The staff communicated well, were pleasant, and accommodating in the manner in which they handled their portion of the project. Darek S., who supervised the job for Kilroy, kept us well informed and technical staff, consisting Mark M., Patrick M., Kenny C., Jerry K., Adam G. and Leslie S. executed the plan effectively. They were extremely professional in the way they performed their work and took pride in their product. Kilroy's team were extremely neat, met all of their established time schedules, and sought any positive or negative feedback concerning either their work or product.

On behalf of Mr. Morrow, our sincere thanks for a job well done.

Very truly yours,

Richard Hensl
Facilities/Office Manager