



October 14, 2003

Mr. Todd Good
ACCELERATED MARKETING GROUP
2102 Business Center Drive
Suite 130
Irvine, CA 92612

Re: 2090 Village Center Circle, Las Vegas, Nevada

Dear Todd:

Just a quick note to let you know how pleased we are with the Las Vegas 24 Hour Fitness. Disposing of five management intense properties, and replacing them with one single tenant property was exactly what we had wanted to do, but locating the right property was difficult. Fortunately, you steered us toward the Las Vegas property which proved to be the right match, and then you escorted us through the process, which resulted in a successful close.

We look forward to working with you again!

Thanks!

Sincerely,

BROWN ASSOCIATES II, LLC

Joseph G. Brown
Managing Member