



Medical Real Estate Development

January 3, 2004

Mr. Craig Leone
Leone & Keeble, Inc.
P.O. Box 2747
Spokane, WA 77063

Re: Spokane Integrated Medical Plaza

Dear Craig,

Medistar Corporation extends our thanks to you, your company, your project teams and staff for all your efforts on the base building construction as well as Northwest Orthopedics' Surgery Center, offices and MRI suites. Although there were many issues that were not of Leone & Keeble's making, your company took everything in stride and overcame these difficulties. The project was completed on time, looks great and the tenants are very satisfied with the quality workmanship. We also appreciate your diligence in saving money below the GMP contract amount.

Thanks again for your perseverance and a great project.

Sincerely,
for Medistar Corporation

A handwritten signature in blue ink, appearing to read "Joseph J. Costello".

Joseph J. Costello
Senior Vice President

xc: Bill Podobnik
files