

January 22, 2010

Mr. R.J. Neary, CCIM, SIOR
Mr. Ryan M. Zabrowski, CCIM, SIOR
Investors Realty, Inc.
11301 Davenport Street
Omaha, NE 68154

Dear R.J. and Ryan:

You have been helping Creighton University acquire property near the Creighton campus since 2005. We have closed on transactions as small as 4,000 square feet of vacant property to a very complicated 18 parcel transaction that involved tax free exchanges, build to suit and Tax Increment Financing. Every sale has its own unique characteristics, but I would be surprised if there were many other sales that involved so many issues before closing.

Your efforts were instrumental in resolving difficult issues and obtaining items necessary to close the transactions. You managed all aspects of the transactions and completely focused on the deal, no matter the size of the transaction. At all times I felt you were working on behalf of, and in the best interest of, Creighton University.

I can say that without your advice, many of these transactions would not have closed. Thank you for all of your efforts. Your hard work has produced great results for Creighton University. Please use me as a reference anytime.

Sincerely,



Daniel E. Burkey
Vice President for Administration and Finance