

EXHIBIT A

Dep: *CW*

Wgt: 0.1 L	OFFERING	11.70
DV: 0.00	SPECIAL:	2.35
	HANDLING:	0.00
	TOTAL:	14.11

Svcs: STANDARD OVERNIGHT
TRCK: 6754 7433 5607



November 15, 2005

Via Federal Express

Mr. Craig Waldman
CW Properties
2000 L St., Suite 200
Sacramento, CA 95814-4219

Re: Your Use Of CoStar Services

Dear Mr. Waldman:

I am in-house intellectual property counsel for CoStar Group, Inc. and its affiliates ("CoStar"). It is my understanding that you are a former CoStar subscriber whose access to CoStar's services was discontinued in the summer of 2003 after you stopped paying your license fees. I am writing because a recent review has revealed hundreds of logins into subscription-only CoStar services from your office. These logins were accomplished using the access codes assigned to a separate CoStar subscriber. While our investigation is still underway, the access in question has produced close to forty thousand CoStar page hits since November 2003.

By virtue of the online terms of use (the "Terms of Use") and other notices posted at the Customer Login Area at www.costar.com, a non-subscriber who logs in and uses the subscriber-only areas of the CoStar website has full knowledge that they are trespassing and committing other wrongs. Beyond that, as a former subscriber, you are well aware that access to and use of the CoStar information services is limited to licensed subscribers pursuant to the terms of written license agreements.

The unauthorized use of CoStar's services is not only unfair to CoStar and its employees who work incredibly hard to build the service, but it also penalizes the legitimate subscriber base that relies on CoStar to deliver and continually enhance its services at reasonable prices. Accordingly, CoStar demands that you immediately and permanently:

- (1) refrain from accessing or using any portion of any CoStar service except pursuant to the terms of a proper license directly between your firm and CoStar;
- (2) refrain from inducing CoStar licensees to breach their contracts with CoStar by providing you with direct or indirect access to any portion of any CoStar service;

CoStar Group, Inc.

2 Bethesda Metro Center

10th Floor

Bethesda, MD 20814-5388

301.215.8300

800.204.5960

301.718.2444

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www.costar.com

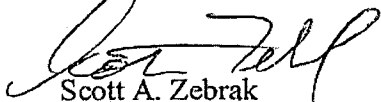
NASDAQ: CSGP

- (3) agree to delete and destroy upon request from CoStar all information, data, photos or other imagery that you directly or indirectly obtained from any access to or use of any subscription-only CoStar service, regardless whether such material exists within paper or electronic form;
- (4) disclose to CoStar the names of each individual or entity that has provided you with access to any CoStar service as well as the names of each individual within your firm that took advantage of it; and
- (5) provide an accounting to CoStar for the amount of fees or other consideration you received from others or paid to others relating to any use of any portion of a subscription-only CoStar service.

I look forward to your written response to each of the items in this letter **by no later than this Tuesday, November 22, 2005**. Of course, I welcome any additional comments you may have in the event that you believe that any part of this letter is inaccurate.

In the meantime, please be aware that nothing herein constitutes any waiver or limitation of any of the rights, claims or remedies of CoStar, all of which such rights, claims and remedies are expressly reserved. Likewise, it is important that you do not take any steps to delete, spoil, or destroy any documents, financial records, or other evidence, whether in print or electronic format, including e-mail, relating or referring to this matter.

Sincerely,



Scott A. Zebrak
Deputy General Counsel &
Director, Intellectual Property