

EXHIBIT B

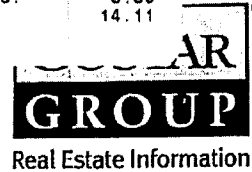
ACCT CIN
69

Dep: LGL

Date: 11/15/2005
Wgt: 0.1 L
DV: 0.00

SHIPPING: 11
SPECIAL: 2.
HANDLING: 0.00
TOTAL: 14.11

Svcs: STANDARD OVERNIGHT
TRCK: 6754 7433 5618



November 15, 2005

Via Federal Express

Kary Moore
Properties Unlimited
5926 Laguna Villa Way
Elk Grove, CA 95758

Re: Your Use of CoStar Services

Dear Mr. Moore:

As you know from our recent telephone conversation, I am in-house intellectual property counsel for CoStar Group, Inc. and its affiliates (collectively, "CoStar"), including CoStar Realty Information, Inc.

As discussed, CoStar values each of its clients and hopes that they derive the maximum value from their CoStar subscriptions. However, CoStar and its loyal customer base are harmed when a subscriber deliberately fails to adhere to the basic, clear and unambiguous terms of the subscriber's license agreement with CoStar. 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.

In our discussion, I explained that a recent review uncovered hundreds of logins into the subscription-only CoStar services licensed to you from the office of a former CoStar subscriber. These logins were accomplished using your CoStar UserID, password, and rotating key token code (collectively, the "Passcodes"). While our investigation is still underway, the access in question has produced close to forty thousand CoStar page hits since November 2003. There are even a number of instances where the Passcodes were used to login while they were already in use from another location. Of course, any use of the CoStar services from this former client's site is unauthorized, and sharing Passcodes, sublicensing, reselling, or allowing third parties to use the CoStar service violates your license agreement with CoStar and a number of federal and state laws.

As you know, I have not heard back from you since our initial telephone conversation and CoStar has interrupted delivery of its service pursuant to Section 6(d) of your license agreement. Further, at this time I must also demand that you immediately and permanently:

CoStar Group, Inc.

2 Bethesda Metro Center

10th Floor

Bethesda, MD 20814-5388

301.215.8300

800.204.5960

301.718.2444

800.613.1301

www.costar.com

NASDAQ: CSGP

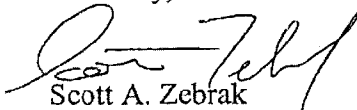
- (1) refrain from accessing or using any portion of any CoStar service except pursuant to the terms of a proper license directly between your firm and CoStar;
- (2) refrain from inducing CoStar licensees to breach their contracts with CoStar by providing you with direct or indirect access to any portion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

I can be reached by telephone, at (301) 280-3890, and by facsimile, at (301) 664-9176.

Sincerely,



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