

SECRETARY OF THE SENATE
00 FEB 14 PM 5:43
H. D.

LOBBYING REPORT

Lobbying Disclosure Act of 1995 (Section 5) - All Filers Are Required to Complete This Page

1. Registrant Name Bergner - Bockorny, Inc.			
2. Registrant Address <input type="checkbox"/> Check if different than previously reported Address: 1101 16th Street, N.W. Suite 500 City: Washington State/Zip (or Country): DC 20036 USA			
3. Principal Place of Business (if different from line 2) City: _____ State/Zip (or Country): _____			
4. Contact Name: Jeffrey Bergner Telephone: 202-659-9111 E-mail (optional): _____			5. Senate ID #: 6006-431
7. Client Name <input type="checkbox"/> Self National Ass'n of Real Estate Investment Trusts			6. House ID #: 31317040

TYPE OF REPORT 8. Year 1999 Midyear (January 1-June 30) OR Year End (July 1-December 31)

9. Check if this filing amends a previously filed version of this report

10. Check if this is a Termination Report >> Termination Date _____

11. No Lobbying Activity

INCOME OR EXPENSES - Complete Either Line 12 OR Line 13

<p align="center">12. Lobbying Firms</p> <p>INCOME relating to lobbying activities for this reporting period was:</p> <p>Less than \$10,000 <input type="checkbox"/></p> <p>\$10,000 or more <input checked="" type="checkbox"/> >> \$ <u>\$80,000.00</u> Income (nearest \$20,000)</p> <p>Provide a good faith estimate, rounded to the nearest \$20,000 of all lobbying related income from the client (including all payments to the registrant by any other entity for lobbying activities on behalf of the client).</p>	<p align="center">13. Organizations</p> <p>EXPENSES relating to lobbying activities for this reporting period were:</p> <p>Less than \$10,000 <input type="checkbox"/></p> <p>\$10,000 or more <input type="checkbox"/> >> \$ _____ Expenses (nearest \$20,000)</p> <p>14. REPORTING METHOD. Check box to indicate expense accounting method. See instructions for description of options.</p> <p><input type="checkbox"/> Method A. Reporting amounts using LDA definitions only</p> <p><input type="checkbox"/> Method B. Reporting amounts under section 6033(b)(8) of the Internal Revenue Code</p> <p><input type="checkbox"/> Method C. Reporting amounts under section 162(e) of the Internal Revenue Code</p>
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Signature: Jeffrey T. Bergner Date: 2/14/00
Printed Name and Title: Jeffrey Bergner - President Page 1 of 3

Registrant Name: Bergner - Bockorny, Inc.

Client Name: National Ass'n of Real Estate Investment Trusts

LOBBYING ACTIVITY. Select as many codes as necessary to reflect the general issue areas in which the registrant engaged in lobbying on behalf of the client during the reporting period. **Using a separate page for each code**, provide information as requested. Attach additional page(s) as needed.

15. General issue area code TAX (one per page)

16. Specific Lobbying issues
H.R.1180, Work Incentives Improvement Act of 1999,
H.R.1616, Real Estate Investment Trust Modernization Act of 1999,
H.R.2488, Taxpayer Refund and Relief Act of 1999,
H.R.844, To amend the Internal Revenue Code of 1986 to provide a shorter recovery period for the depreciation of certain leasehold improvements,
S.1057, Real Estate Investment Trust Modernization Act of 1999,
S.1429, Taxpayer Refund Act of 1999,
Closely held REITs, preferred stock subsidiaries, and capital gains.

17. House(s) of Congress and Federal agencies contacted Check if None
House of Representatives
Senate

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)	New
Bergner, Jeffrey		No
Bockorny, David		No
Castagnetti, David	Chief of Staff, U.S. Senate	No
Hawkins, James	Health Policy Advisor	No
Reese, Brenda	Legislative Coordinator - House Rep. Conference	No
Schubman, Melissa	Policy Director, U.S. House of Reps.	No
Smith, Margaret		No

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature Jeffrey T. Bergner Date 2/14/00

Printed Name and Title Jeffrey Bergner - President Page 2 of 3

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15. General issue area code TEC (one per page)

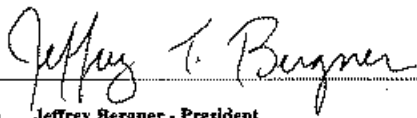
16. Specific Lobbying issues
**H.R.2891, Competitive Access to Federal Buildings Act,
H.R.3487, Competitive Broadband Telecommunications Rooftop Access Act,
S.1391, Competitive Access to Federal Buildings Act,
Telecommunications rooftop access.**

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Schulman, Melissa	Policy Director, U.S. House of Reps.	No
Smith, Margaret		No

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Printed Name and Title Jeffrey Bergner - President Page 3 of 3