



first financial bank

Another step on the path to success

April 22, 2010

Ackermann Group  
4000 Smith Road Suite 150  
Cincinnati, Ohio 45209

RE: Karen Congdon Senior Vice President and Receiver  
Legendary Ridge LLC  
Meri Investments LLC  
Prospect Pointe LLC

To Whom It May Concern:

I want share with you what a wonderful job Karen and her team have done for First Financial Bank, representing us as receiver for the above companies. She and her staff have been professional, prompt, and very poised when dealing with pressure situations. They have definitely been a value added team to First Financials approach to the recovery, liquidation and management of properties. Their expertise is next to none.

Sincerely,

Matthew D. Michael  
Vice President  
Special Assets Division

C: Ray Beck/ SVP Special Assets Division  
Brian Rogg/ 1<sup>st</sup> VP Special Assets Division



December 15, 2009

To Whom It May Concern:

The purpose of this letter is to comment on the extraordinary service provided to our firm by representatives of the Ackerman Group.

During a recent remodeling of our offices, which was in conjunction with our lease renewal, Ackerman provided much of the coordination and supervision with the companies responsible for carpeting and painting our office space. Karen Congdon, Senior Vice President Commercial Property Management, and her team, went far and beyond the call of duty to ensure that we were not inconvenience by this work. She, and her associates, worked throughout the weekend to facilitate the work.

Karen and her associates were under no obligation to provide this level of service. It is, however, representative of her commitment to provide tenants with a very high quality environment.

I feel it is important to acknowledge their efforts and would highly recommend Ackerman to future tenants based on this experience as well as our overall satisfaction over the years that we have been a tenant.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen A. Wayner", written in a cursive style.

Kathleen A. Wayner  
President & CEO

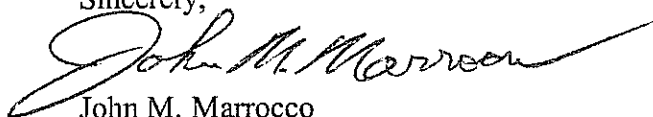
August 24, 2007

To Whom it May Concern:

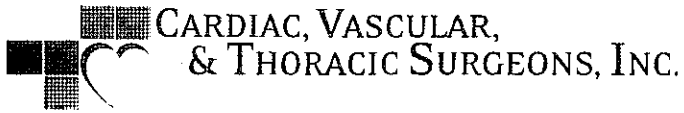
I appreciate this opportunity to recommend Karen L. Congdon. I have been acquainted with Karen on a professional basis for approximately 16 months, and during that time she has always been extremely cooperative and responsive to the needs of our organization. Karen is a true professional who exudes confidence and is well respected among her staff and colleagues.

Please do not hesitate to contact me at 513-979-5757, if you require any additional information.

Sincerely,



John M. Marrocco  
Cincinnati Market President  
First Financial Bank



Alan J. Annenberg, M.D.

Donald C. Buckley, M.D.

William H. Cook, M.D.

Loren F. Hiratzka, M.D.

Charles L. Mesh, M.D.

Steven E. Park, M.D.

Manisha A. Patel, M.D.

Ranjit Rath, M.D.

John R. Robinson, M.D.

J. Michael Smith, M.D.

S. Russell Vester, M.D.

James M. Wilson, M.D.

Creighton B. Wright, M.D.

Gregory C. Zenni, M.D.

July 31, 2007

To Whom it May Concern:

I have known Karen L. Congdon on a professional basis for almost 3 years. She has always been cooperative and responsive to the needs of our corporation. Karen is a professional in every aspect. She exudes confidence and is well respected among her staff and colleagues.

I appreciate the opportunity to recommend Karen. Should additional information be needed, please do not hesitate to contact me at 513.345.2615.

Sincerely,

Kathleen L. Dooley  
Chief Operating Officer

Kathleen L. Dooley  
Chief Operating Officer

513.421.3494  
513.345.2606 fax  
www.cvts.com

4030 Smith Road  
Suite 300  
Cincinnati, Ohio 45209



8-24-07

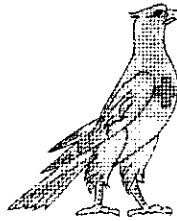
To Whom It May Concern:

Karen Congdon has been our property management contact here at the Cornerstone building since my office moved here from downtown two and a half years ago. As our property management contact Karen wears many hats, and has handled our requests from cleaning service to coordinating contractors efficiently and pleasantly. Feel free to contact me at 562-8324 if you need further information

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Whalen".

John A. Whalen  
Senior Vice President  
And Resident Manager



Drackett-Harth  
Construction

August 23, 2007

Re: Karen Congdon  
Ackermann Group  
4000 Smith Rd Ste. 150  
Cincinnati, Ohio 45209

To whom it concerns,

I would highly recommend Karen Congdon as a property manager. Our company has worked with her with the Cornerstone At Norwood development. She started working with us on the project even before the buildings were complete. She attended the construction meetings adding insight and valuable suggestions to the construction process. Now that the buildings are finished, her staff keeps the whole area spotless. I have known her to drive to the building late at night to handle emergencies. She can operate most of the mechanicals and has been known to be the one to know how to active the overrides to handle tight situations.

The tenants all know and appreciate her. I have walked through the halls of the buildings with her and she is greeted by everyone who goes by. She has cookouts on the days with fire drills and Christmas parties with local children singing carols in order to promote a sense of community in the buildings.

Her monthly reports point out variances along with an explanation of the cause. Her budgets are detailed. She is generally under budget with few surprises. Karen has excellent relationships with the vendors and the local municipals authorities.

When I have to present building issues to our owners, the question that is invariably asked is "What does Karen recommend?"

I would recommend her to anyone as an excellent property manager.

  
Susan L. Bohache  
Controller