

To Whom It May Concern:

In 2008, Muirfield Partners, LLC partnered with Moynahan Williams, Inc. for the management and maintenance of our building.

They quickly reviewed and addressed numerous areas of concern ranging from collections, budgeting, and building systems, both interior and exterior.

They oversaw numerous improvements including, but not limited to, the following:

- Added additional exterior lighting to decrease security patrol expenses
- Reviewed all health and safety areas
- Identified immediate risk items and ensured those items were brought up to code
- Implemented mandatory record-keeping practices
- Budgeted for and pursued long term goals to overhaul the numerous HVAC systems in the building
- Assisted in revamping the signage for the building

While completing these tasks, they were able to successfully work within the building's normal operating income. Many of the large tasks were designed in an effort to decrease common area expense, and these goals were achieved. For example, once the overhaul of the HVAC systems was completed, our annual utility expenses decreased by \$5,000.

For the reasons above and many others, I would highly recommend Moynahan Williams, Inc. to any property owner for their knowledge and experience in areas of management and maintenance.

Sincerely,

Muirfield Partners, LLC