

**175 East Delaware Place**  
**HOME OWNERS ASSOCIATION**  
**OFFICE of the PRESIDENT**

March 30, 2010

To Whom It May Concern

From: Michael Stickney, President, 175 E. Delaware Place Home Owners Association

Our Association was formed in 1973. During the entirety of our 37 year existence as the residences within the John Hancock Center, we have retained Sudler as our Property Management Agent. We believe this is the longest such relationship in Chicago if not the entire country. Obviously, this has been a mutually beneficial professional arrangement to not only survive but flourish over such a long period.

Sudler Property Management has been awarded the Institute of Real Estate Management's "Management Company of the Year" multiple times in recent memory. Mr. Levy's leadership has been instrumental in achieving this lofty status. Because of Mr. Levy's vision Sudler continues to strive for the betterment of services provided to his client organizations. Sudler's commitment and investment in technology recently resulted in the receipt by Sudler of the Institute of Real Estate Management's "2010 Technology and Design Award".

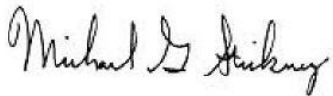
Sudler has provided the utmost in service to our home owners. Over the years, Sudler's counsel on Association issues has been instrumental in preserving the unique character of our homes while maintaining property values in these difficult economic times.

The benefits of partnering with Sudler are many. While I have only recently been elected as President, I served as Treasurer for six years. Sudler's business relationships, knowledge of the marketplace and negotiating skills have saved our Association many hundreds of thousands of dollars in contracts for goods and services.

The premier advantage of working with Sudler is the consistently high caliber of their employees. To us, Allen Cain, our Property Manager for over ten years, and his staff are Sudler. We constitute a large Association with over six hundred units, yet Mr. Cain seems to know everyone on a personal basis and is able to interact with them in a cordial and professional manner. Most importantly, all of the staff is here when we need them 24/7/365. This dedication, backed by Sudler's responsiveness, resolves concerns quickly and effectively.

Based on our experience, I would highly recommend Sudler Property Management. In my opinion Sudler is the best in the business. We look forward to our continued "partnership" for many years to come.

Sincerely,



Michael G. Stickney  
President, 175 East Delaware Place Home Owners Association