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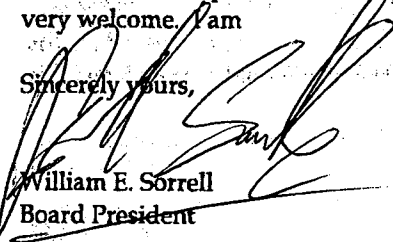
To Whom It May Concern:

The Sudler Property Management Company was engaged by The Residences at River East Condominium Center late in October of 2006. Margaret Shamberger was assigned the responsibility of being the supervisor of our account and our personnel. At the time our condominium association was changing from a self managed model to a property managed model and our management practices needed serious revision. Margaret handled the transition and this transition went very well. We noticed an immediate improvement in the operation of our building, especially involving performance of door and maintenance personnel as well as communication between management and unit owners. This communication continues to benefit all of us here at River East. Additionally, Margaret was primarily responsible for putting together our 2007 budget. The resulting budget was overwhelmingly approved by the Board of Directors at River East and enthusiastically received by our unit owners. It is noteworthy that this budget was accomplished by Margaret in less than 30 days, in as much as our previous budget was a near disaster. We really needed help and expertise in this area, and we received it.

Another reassuring factor for our Board is the ongoing access that we have to Margaret. Our property manager, who answers directly to Margaret, also has ongoing access which results in an efficient resolution to difficulties outside the routine that occasionally arise. We have also realized considerable savings with respect to certain expenses by using Sudler's preferred vendors. Because of Sudler's size it appears that they are able to negotiate better rates in such areas as insurance coverage and contracting needs.

In summary, we had some ongoing problems at River East that needed to be straightened out, and this was accomplished by Sudler Property Management Company, and the improvements continue. We have a lovely and congenial building, but we wanted a first class operation. We had reason to believe Sudler could provide this, and our beliefs proved true. We are very happy with the management and guidance we are receiving, and are also happy to give Sudler Property Management Company the highest recommendation. In our building, an atmosphere of confidence has replaced an atmosphere of uneasiness among the owners and residents, and it is very welcome.

Sincerely yours,


William E. Sorrell
Board President