



May 29, 2012

RE: Ember Grummons

To Whom It May Concern:

I had the pleasure to work with Ember on the purchase of West Glen Town Center. This \$34.5 million transaction was for a large mixed use project in West Des Moines, Iowa. The sellers included two different receivers, a 24-bank banking syndicate and one of the world's largest special servicers. It was one of the most complex transactions I have worked on in my twenty years in commercial real estate.

Through his network, Ember sourced the deal in 2011. We worked with local brokers to provide current and comparable rental market data that provided the basis for our analysis. Ember used that data to build extremely complex analytical models with hundreds of variations and sensitivity scenarios. Throughout the nearly yearlong negotiation, Ember was diligent, focused, hardworking and always a pleasure to work alongside.

I have had the great pleasure of working with Ember on a variety of commercial real estate transactions, from industrial to office to mixed-use projects throughout the central United States. I have worked with hundreds of commercial real estate brokers in my career, and Ember is among the very best.

His integrity, hard work and commitment to our profession were apparent to all of us involved in the West Glen Town Center transaction. He is a pleasure to work with and I am looking forward to working with him on future deals.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'BPM', with a long horizontal line extending to the right from the end of the signature.

Brian P. Morrissey