

From: John Zias
Sent: Thursday, June 26, 2014 11:24 AM
To: Peter Monroe
Subject: Letter

Hi Peter.

We certainly have come a long way over the last year at Northwood Commons.

While the summer months are always tough, we are optimistic that the center is continuing to grow in the volume of quality customers, drawn by the high quality of tenants that you have attracted as well as retained and renewed.

While the construction, which we undertook, was expensive, both Dana and I are very appreciative of the important help that you personally gave to us to reduce costs and speed construction—particularly your coordinating a solution to the service shortage, which could have resulted in a large expense to have Duke Power drop a new transformer and run large copper lines from the transformer to our panel. Conservatively without that effort, costs of construction would have increased by at least \$60,000 and delayed opening by 6 months. The solution of using the drainage area behind the store for our grease trap also saved a ton of money. We also appreciated your application of steady pressure on our architect to speed the job, and allowing critical path items such as our asbestos survey to proceed.

We do hope that the current management follows through on your many plans for the center and our restaurant by granting us the panel sign on the pylon which you intended to install, allows us to extend a platform above the bird habitat area to allow outside dining, and assists us in expanding our restaurant by convincing Beltone to relocate into the office building so that we can attract additional capital and customers by having an SRX license.

It is the consensus around here that you have done a great job as receiver and manager, we hope that the new owners build upon your work and plans for the future of the center.

We wish you all the best,

Dana and John Zias