

**From:** Joseph Corsmeier

**Subject:** Northwood Commons

**Date:** May 27, 2014 4:58:58 PM EDT

**To:** Peter Monroe & Renee Maas

Good evening, Peter. I hope all is well with you. I would first like to say that during the time that you were the receiver/manager for Northwood Commons, you did an excellent job in improving Northwood Commons and dealing with the tenant issues, including mine!

As you know, I expanded my office suite into the back half of the adjoining suite, which was unoccupied at the time; however, there was a problem with the HVAC since the HVAC unit for my suite was unable to keep up with the additional space and it was constantly warm during the hotter months (which was most of the time of course!). I was very frustrated with this and reached out to you to attempt to obtain a resolution. By that time, the adjoining suite had an occupant and that occupant was complaining that the HVAC was too cold! You spent many hours on this project and you did a great job working with me and the adjoining tenant, and we are now both happy and have properly sized HVACs.

You also saw that the neighboring McDonald's employees and customers were taking the prime parking spaces of Northwood Commons and you worked with them and the City for a parking plan which has been implemented. In my opinion, the parking plan that you developed has been very successful.

Finally, you took the initiative and accomplished the following: 1) you designed a plan to raise the pylon, argued for a variance, and convinced the City building director to approve more pylon signs while converting all signage to LED, 2) you originated and implemented the excellent sign program for the building facade and you argued and won approval for the 12 signs, 3) you approved the installation of the vastly improved lighting around the complex which I believe makes it much safer, 4) you approved the installation of LED lights in the walkways (which greatly improves tenant safety), and 5) you approved the installation of the plants, benches, and other improvements throughout the complex.

I am sure that this is not a complete list of your accomplishments during your tenure at Northwood Commons; however, thanks very much for everything that you accomplished for me as a tenant as well as everyone here at Northwood Commons and I wish you the very best in the future.