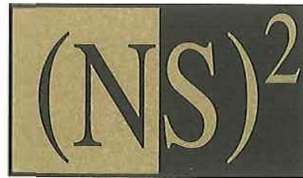


SURGERY

Eric Amundson, M.D.
Philip Azordegan, M.D.
John D. Davis, IV, M.D.
Jack Moriarity, M.D.
W. Lynn Stringer, M.D.
M. VanLandingham, M.D.
E. Greg Wood III, M.D.

**NEWSOUTH NEUROSPINE****PAIN MANAGEMENT**

Jeff Laseter, M.D.
Jeff Summers, M.D.

PHYSICAL MEDICINE

David Collipp, M.D.
Rahul Vohra, M.D.
Michael Winkelmann, M.D.
Alice Messer, FNP-BC
Sarah Stoner, FNP-BC

To Whom It May Concern,

NewSouth NeuroSpine is Mississippi's comprehensive spine care provider. Montecito Medical purchased our 56,665 square-foot building in Flowood, Mississippi.

We originally talked with Montecito in 2013 and thought they would be a good real estate partner for our group. However, we had an onerous defeasance on our loan. It took four years for the defeasance to burn off. Montecito was patient and handled the situation effectively and professionally. The executives at Montecito were always available to discuss the transaction when needed, walk us through the process, and answer any questions efficiently.

Montecito also allowed NewSouth NeuroSpine to continue to manage the property, which was important to our practice in controlling the expenses of the building and to maintain the overall quality we expect.

It has been a pleasure to work with Montecito Medical in the sale of our medical office building and I would highly recommend their services to anyone considering selling their medical office properties.

Sincerely,

Frank S. York, III, CPA
Chief Executive Officer