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July 26, 2016

To Whom It May Concern,

On behalf of Lockard IRES, LLC and Lockard Companies, this letter shall serve as a recommendation for Montecito Medical as a buyer of medical office real estate facilities. Montecito Medical purchased our Terrace Park Professional Building, a 59,615 square foot medical office building located on the campus of Trinity Medical Center in Bettendorf, Iowa last month.

They acquired the building at the agreed upon purchase price, and did not try and re-trade us whatsoever. We found their streamlined due diligence process to be efficient and hassle-free and the transaction closed on time. In addition, it was also important to our company that Montecito allow us to continue to manage the property to insure our strong relationship with the hospital, which we have had for over 15 years. Furthermore, their executives were available to discuss the transaction when needed, and communicated efficiently and effectively.

In closing, I want to reiterate that it was a pleasure working with Montecito Medical to consummate the sale of our Medical Office Building. I would highly recommend Montecito to anyone considering selling their medical office properties. Should you have any questions, do not hesitate to contact me at (319) 277-8000.

Highest regards,

A handwritten signature in blue ink, appearing to read "David P. Wilson", enclosed within a blue circular scribble.

David P. Wilson, CCIM
Executive Vice President

