

July 22, 2016

To Whom It May Concern,

OrthoWilmington is a large Orthopedics practice in Wilmington, North Carolina. We sold three medical office buildings to Montecito Medical in July, 2016.

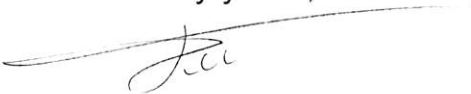
I can highly recommend Montecito Medical as a buyer of Medical Office real estate. Montecito was very efficient in its due diligence process and acquired the buildings at the agreed upon price and timing as stated in the letter of intent and purchase contract.

Montecito also allowed us to continue to maintain all of the property management of the buildings. This was important to our physicians to continue to control the quality and expenses of the buildings. We were also allowed to re-invest into the acquiring LLC and our physicians elected to do so.

Overall, I would say that the experience with Montecito acquiring our three medical office buildings was a seamless and hassle free transaction that allowed our ownership of the buildings to monetize the assets, re-invest in the acquiring entity and keep all the property management. Clearly a win-win which was why our physician group ultimately voted in favor of the sale.

We look forward to working with Montecito Medical in the future.

Sincerely yours,



James R Rouse, CPA
Chief Administration Officer
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