



January 17, 2013

MLP Management LLC
1242 Strassner Drive
Brentwood, MO 63144

To Whom It May Concern:

Torchlight Investors LLC is a rated, national manager of commercial loans that is currently named Special Servicer on 27 CMBS transactions totaling \$32 billion. In 2012, MLP Management was recommended to us by our local counsel for a large receivership engagement in the greater St. Louis area. After a competitive bidding process we chose to nominate them as receiver and property manager for the 1,047-unit West Pointe Apartments complex in Maryland Heights, MO, which was approved by the court in January 2011.

This letter is my personal recommendation for MLP Management LLC as a property management company and as a court appointed Receiver for troubled multifamily assets. Upon engagement, the MLP team lead by Tom Bene and Andrew Checkley, quickly developed a plan and strategy to seamlessly integrate this large multifamily asset into its operations without incident. Under MLP's leadership, the property was quickly stabilized, repairs were performed, vendors were paid in a timely manner and accurate accounting was provided. I was also impressed with how quickly they were able to understand the myriad issues of the property and its 30+ employees.

MLP was an integral piece of our successful resolution of the asset, which resulted in the CMBS trust being paid in full, as well as the mezzanine lender and various property vendors. MLP Management also developed a subsequent claims process that resulted in all vendors, both secured and unsecured, to be paid in full for their principal pre-Receiverhip accounts receivable balances soon after sale closing.

I strongly recommend MLP Management as both a receiver and property management company. They are professionals who will safeguard your asset and do all they can within their power to create value. I enjoyed working with them and I would use them again in the future.

Respectfully,

A handwritten signature in blue ink that reads "Wayne Hunter". The signature is written over a horizontal line.

Wayne Hunter
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