

Ronald E. Daymude

PO Box 724
Wabash, IN 46992

February 10, 2010


Rural Development of Michigan

Re: General Management

Kathy Richards and/or her management company have managed our Mill Trace Apartments in Ironwood, MI since 1983. Nearly 28 years.

We consider her management performance second to none.

Sincerely,



Ronald E. Daymude, G.P.

Date: February 10, 2010

To: USDA Rural Development
State of Michigan

From: Jack Douthitt

Re: Kathy Richards Management

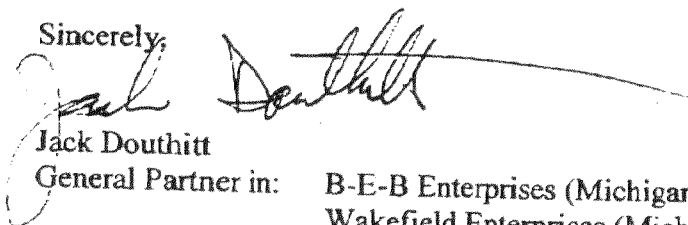
Kathy Richards Management has managed the above named properties (all are low-income properties and are owned by different entities) since 1985. In those twenty five years, Kathy's firm has firmly established their knowledge and trustworthiness in many different situations.

She always keeps us, as Owners, informed of all important conditions, and never fails to have possible solutions to any problem that might arise. She does this without constantly bombarding us with a barrage of minor problems that do not need an Owner's involvement. She and her firm have always exhibited proper respect and concern for the Owners, and the tenants, of the properties they manage.

I, and the other partners of the above named partnerships, have the highest regard for Kathy Richards Management, their integrity and abilities to perform the tasks necessary to keep these projects functioning within the rules established by Rural Development.

We have absolutely no reservations about recommending the Kathy Richards Management firm for any project that requires a firm that understands the process of managing low-income property. She and her firm are able to manage properties with talent, knowledge, and compassion.

Sincerely,



Jack Douthitt

General Partner in: B-E-B Enterprises (Michigan)
Wakefield Enterprises (Michigan)
Boscobel Family Housing (Wisconsin)
Darlington Housing (Wisconsin)

Owner of: Blue River Apartments (Wisconsin)