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1200 PLEASANT STREET
DES MOINES, IA 50309-1453
515-241-6212

December 1, 2011

Hubbell Realty Company
Krista Capp, Vice President
6900 Westown Parkway
West Des Moines, IA 50266

Re: Lakeview Medical Park Renewal

Krista,

On behalf of Iowa Health-Des Moines/Central Iowa Hospital Corporation, thank you for your continued service to our Mission. We appreciate your teams long-term commitment to meeting our needs.

I have enjoyed working with J.R. Textor on our complex renewals in Lakeview Medical Park this year. His market knowledge, professionalism and positive attitude made the entire process easy to complete. He was very responsive; tried to proactively meet our needs and exhibited a strong proficiency with such a pleasant personality.

I look forward to future collaboration with you and J.R.

Sincerely,

Sherrilyn A. Stewart

Executive Director of Properties and Facilities Development

Textor, JR @ Hubbell Realty

From: Tollakson, Rick @ Hubbell Realty
Sent: Thursday, August 23, 2012 11:24 AM
To: 'James Balducci'
Cc: Capp, Krista @ Hubbell Realty
Subject: RE: JR Textor

James,

Thank you for the email. We are very proud of J.R. and his professional approach to the business. We are excited that you had a very positive client experience. That is always our goal.

Rick

Rick J. Tollakson
President and Chief Executive Officer
Hubbell Realty Company
Hubbell Homes, L.C.
CBRE/Hubbell Commercial
Hubbell Construction Services
6900 Westown Parkway
West Des Moines, IA 50266
Office (515) 280-2047 (direct)
Mobile (515) 865-3005
Fax (515) 280-2000
Email: Rick@HubbellRealty.com
Web: www.hubbellrealty.com

From: James Balducci [<mailto:James.Balducci@talbots.com>]
Sent: Thursday, August 23, 2012 11:22 AM
To: Tollakson, Rick @ Hubbell Realty
Cc: Capp, Krista @ Hubbell Realty
Subject: JR Textor

Dear Rick and Krista: I had the pleasure and honor of working on the Talbots' extension at Indian Hills Shopping Center in Clive, IA, with JR Textor. JR is always reachable, responsive and always prepared to discuss whatever concerns I had regarding my lease. As a result, his knowledge of the market as well as his professionalism made the entire process very positive and easy to finalize. Once we had completed the process and necessary paper work, I commended JR for his very positive attitude and for his willingness to work together ensuring that both the Landlord and Tenant benefitted from the result. I sincerely hope that I have an opportunity to work with JR again in the future.

Sincerely,

James A. Balducci
Director of Real Estate - Western Region and Canada
The Talbots, Inc.
7825 Fay Avenue, Suite 200
La Jolla, CA 92037
Phone: 858-456-5511
FAX: 858-456-5512
Mobile: 858-361-2336
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LARRY KR PAN LAW OFFICE, P.C.

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LARRY D. KR PAN


November 18, 2010

Krista Capp
Hubbell Realty Company
Vice President Property Management
6900 Westown Parkway
West Des Moines, IA 50266

Dear Ms Capp,

I wanted to drop a note to let you know that I enjoyed working with JR Textor concerning the extension of my lease. I was always able to reach him on the phone and he was always in a position to discuss my concerns with the lease. I appreciate his professionalism and availability and look forward to working with him in the future.

Sincerely,


Larry D. Krpan

LDK/srf