

EAST PEORIA JAYCEES HOUSING CORPORATION

200 Carlson Avenue, Washington, Illinois 61571
Phone (309) 694-4334

February 17, 2014

To Whom it May Concern:

Richard Joseph of Miller, Hall & Triggs, LLC served as special legal counsel to East Peoria Jaycees Housing Corporation in connection with the redevelopment of Leisure Acres Phase I, a 101-unit housing development for seniors in East Peoria, Illinois. The transaction was complex, including the use of tax credits, 236 decoupling under RAD, the use of Affordable Housing Program funds and construction and permanent loans.

Rick was primarily responsible for all legal aspects of the project, including negotiating the Limited Partnership Agreement, negotiating loan documents, addressing title related issues, and working with HUD, IHDA, and our lenders on all aspects of the Project.

Throughout the entire process, Rick worked closely with the Board of East Peoria Jaycees Housing Corporation, keeping us informed of progress and problems, explaining all legal documents, and addressing legal issues to ensure timely and efficient closing of the project. His knowledge of legal issues pertaining to Low Income Housing Tax Credits and funding mechanisms, as well as his real estate development experience, was of significance in bringing this project to a conclusion.

The Board of East Peoria Jaycees Housing Corporation is pleased to recommend the services of Richard M. Joseph.

Sincerely,



Dan Giebelhausen
President, Board of Directors
East Peoria Jaycees Housing Corporation