

Sherman Property Management, Inc.
720 West Market Street
York, PA 17404

To Whom It May Concern:

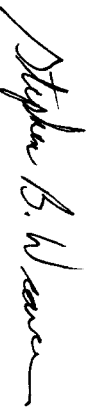
I have had the privilege, during the past three years, of supervising the audit for one of our low-income housing clients who utilizes the property management and record keeping services of Sherman Property Management, Inc.

During this time frame, I was able to observe the management skills of Bill Swartz and his staff. Bill's strong organizational abilities were apparent from the beginning of our relationship. He is friendly, co-operative and eager to assist in any way he can.

Penny Zech, Sherman's chief bookkeeper, has exhibited a strong understanding of her responsibilities. She completes her tasks in a timely and accurate fashion.

Without hesitation, I would recommend Sherman Property Management, Inc. as a property manager.

Sincerely,



Stephen B. Weaver, CPA

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