



October 7, 2009

Mr. Kent Taylor  
Taylor Commercial Real Estate  
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Austin, TX 78701

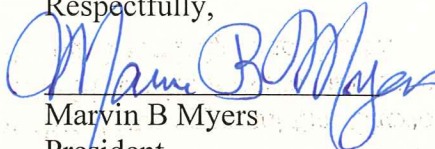
Dear Kent:

I just want to express my utmost appreciation for your participation in our meeting with Charles Heimsath yesterday regarding the market study for our proposed development on Kramer Lane. Charles is the recognized expert in his field in the Austin market, and he had completed his report when you pointed out to me some important aspects of that neighborhood market that could enhance the market study. Specifically you felt that there could be a more expansive inclusion of the North Burnet Gateway zoning and the Cap Metro rail/express bus service. We decided to meet with Charles about your suggestions, but given our respect for him we shared a concern of what was the best way to handle this. My concern was misplaced. You were so intelligently prepared in detail and documentation that it was apparent that Charles had a deep respect for your knowledge of the subject matter and, to his credit, accepted almost all of your suggestions. I left that meeting again impressed with your knowledge and ability.

We have done a number of deals together over the past ten years. Since I started in the development business in 1947 I have developed in many cities and states and have dealt with a great many real estate brokers. Your approach is outstanding. Each time we have worked together you have carefully qualified what I was looking for, what I was going to build, how it was to be financed, what zoning I needed, and what market I was after. You then would present me with a booklet of sites that met my requirements making my job easier in finding the right site and doing it in a timely manner. Every deal has problems like zoning, financing or whatever. I appreciate that you stay in touch with these problems, and whenever possible you help solve them. Your proactive approach brings more to the table than many brokers who just list, put up a sign and hope to make a contract.

Should the need arise, use this letter as a third party reference that you conduct your business as a professional and you bring the highest level of intelligence, integrity, and service to your client.

Respectfully,

  
Marvin B Myers  
President

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