



Commercial Real Estate Consulting Group

Dear Friends and Prospective Clients:

Attached is information on Nicholas Co. Commercial Real Estate Consulting Group for your consideration. This information includes a summary of my professional qualifications, a copy of our ad in the Dallas Bar Association's roster and some client references.

If you have a need for commercial real estate brokerage, development, litigation support, appraisal and/or consulting, please contact us for a no obligation consultation to discuss how our services may be of value to you.

You will find additional information about our diversified commercial real estate services on our website at www.nicholasco.com.

Thank you for your consideration and please let me know if you have questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Nicholas", is written in a cursive style.

Nick Nicholas, CRE, CCIM, MAI
President

PROFESSIONAL QUALIFICATIONS

NICK NICHOLAS, CRE, CCIM, MAI

EXPERIENCE

1978 to Present President - Nicholas Co.; Dallas, Texas

Nick Nicholas entered the real estate profession in 1976 and started his own company in 1978. From 1978 to the present he has been involved in a diversity of real estate activities including sales and leasing, site selection and planning, financing, development, construction, marketing, appraisal and management of office, retail, industrial and other business properties. Mr. Nicholas has developed millions of dollars of office, retail, industrial and residential properties for investment partnerships and has made significant personal real estate investments. Mr. Nicholas is president of Nicholas Co. and is actively engaged in real estate investing, development, brokerage, litigation support and expert witness, counseling and appraisal. Mr. Nicholas also teaches courses he developed for the commercial real estate industry.

PROFESSIONAL LICENSE, ASSOCIATIONS AND DESIGNATIONS

- Texas Real Estate Broker License
- State Certified General Real Estate Appraiser License; Texas
- State Licensed Senior Property Tax Consultant
- Texas Real Estate Commission Approved, Education Instructor in the fields of brokerage, legal and ethics, broker responsibility, real estate law, contracts, appraisal, management, agency, finance, and math.
- National Association of Realtors[®], Realtor Emeritus
- Counselors of Real Estate, holding the Counselor of Real Estate (CRE) designation
- CCIM Institute, holding the Certified Commercial Investment Member (CCIM) designation
- Appraisal Institute, holding the Member, Appraisal Institute (MAI) and General Review Specialist (AI-GRS) designations

EDUCATION

Bachelor of Arts, University of North Texas

CCIM Institute courses completed for the CCIM Designation: Fundamentals of Real Estate Investment and Taxation, Fundamentals of Creating a Real Estate Investment, Advanced Real Estate Taxation for Investment Real Estate, Case Studies in Commercial and Investment Real Estate and Communication Skills for Selling Commercial and Investment Real Estate.

Appraisal Institute courses completed for the MAI Designation: Uniform Standards of Professional Appraisal Practice, Principles of Appraisal, Basic Valuation, Capitalization Theory – Part A and Part B, Case Studies in Real Estate Valuation, Report Writing and Valuation Analysis. Mr. Nicholas has also completed the Appraisal Institute's Litigation Certificate Program and the Institute's Appraisal Review Designation (AI-GRS) curriculum.

Other advanced level real estate related courses and seminars completed include: Texas Real Estate Law, The Appraiser as Expert Witness, Litigation Appraising, Condemnation Appraising, Market Analysis, Reading Construction Drawings, Success Strategies for Investment Real Estate, Real Estate Development, Commercial Property Management, Introduction to Oil and Gas Valuation, Real Estate Capital Gains Taxes, Environmental Issues Impacting Real Estate, Commercial Leasing: Tenant and Landlord Representation, and Commercial Real Estate Contracts.

PROFESSIONAL & CIVIC LEADERSHIP (Selected Activities and Awards)

- National Association of Realtors[®], Omega Tau Rho Medallion of Honor (2016)
- Real Estate Center Advisory Committee-Appointed by Gov. George W. Bush (1999-2006) Chairman (2004-2005)
- Texas Association of Realtors[®], Political Action Committee, Board of Trustees (1993-1995)
- North Texas Commercial Association of Realtors[®], Stemmons Service Award (1997)
- Boy Scouts of America Extraordinary Service Award (2006)
- North Texas Commercial Association of Realtors[®], Co-Founder (1993), Board of Directors (1995)
- Greater Dallas Association of Realtors[®], Board of Directors (1987-1994)
- Park Cities YMCA Board of Directors (1996-2002), Capital Campaign (1989-2002) Chairman (1996)
- Park Cities YMCA Volunteer of the Year (1996)
- Dallas County Appraisal Review Board (1994-1995)
- Dallas County Park Board (1987-1990)
- Dallas County Grand Jury (1989)

June 2019



NICHOLAS CO.

8150 N. Central Expwy. #835

Dallas, Texas 75206

214.369.4000

nick@nicholasco.com

www.nicholasco.com

Nick Nicholas, CRE, CCIM, MAI

“Nick Nicholas brings tremendous knowledge, experience and credibility to the table on every assignment. He is a critical thinker and a man of integrity. I highly recommend Nick for any real estate related expert or litigation support consulting engagement.”

*— Robert D. McTaggart, Esq.
McTaggart & Beasley, PLLC*

SERVICES

- ★ Expert Witness / Litigation Support
- ★ Appraisal and Evaluation
- ★ Eminent Domain Representation
- ★ Landlord / Tenant Disputes
- ★ Real Estate Receivership
- ★ Broker Legal and Ethics
- ★ Due Diligence and Feasibility
- ★ Development Process Consulting
- ★ Construction / Project Management
- ★ Professional Second Opinions

Nick Nicholas Awarded Realtor® Medallion of Service

Dallas-based commercial real estate broker and developer Nick Nicholas, CRE, CCIM, MAI is awarded the national Omega Tau Rho Medallion of Service.

“This award is truly an honor as it marks exemplary dedication and service by a very few select Realtor® members to their organization.”

Dallas, Texas (PRWEB) February 15, 2016



Nick Nicholas, CRE, CCIM, MAI

Dallas-based commercial real estate broker and developer, Nick Nicholas, CRE, CCIM, MAI was awarded the national **Omega Tau Rho Medallion of Service** during the February 2016 ceremonies at the Texas Association of Realtors® Winter Meeting in Austin, Texas.

The Omega Tau Rho Medallion of Service is given by state and local Realtor® associations to members who have shown exemplary dedication and service to the Realtor® organization and who have honorably served their profession. The Omega Tau Rho Medallion of Honor elegantly captures the esteem in which inductees in this honorary fraternity are held by fellow Realtors®. Once a medallion is awarded, the recipient is a member of the prestigious fraternity for life.

“This award is truly and honor as it marks exemplary dedication and service by a very few select Realtor® members to their organization”, said Leslie Rouda Smith, Chairman of the Texas Association of Realtors®, the state’s largest trade organization.

In his forty years as a Realtor®, Nicholas has served the industry in many capacities at the state and local levels. He was recipient of the Stemmons Service Award from the North Texas Commercial Association of Realtors® in 1997, the association’s highest honor.

Nick is president of Nicholas Co., a diversified commercial real estate firm providing commercial real estate brokerage, development, consulting and expert witness support, valuation and property tax consulting services to corporate and private clients.

For additional information about this topic, or to schedule an interview with Nick Nicholas, please call Nick at 214.369.4000 or email Nick at nick@nicholasco.com.

CONTACT:



Nick Nicholas, President
8150 N. Central Expwy. # 835
Dallas, TX 75206
Phone: 214.369.4000
Fax: 214.987.4000
Email: nick@nicholasco.com
Web: www.nicholasco.com

Commercial Real Estate Expert Nicholas Completes Appraisal Institutes' Real Estate Litigation Program

Commercial real estate expert Nick Nicholas, CRE, CCIM, MAI has successfully completed the Appraisal Institutes' Litigation Program. Mr. Nicholas becomes the first real estate appraiser in Dallas, and only the second in Texas, to do so according to the Appraisal Institute.

“Qualified real estate experts are a critically necessary component for the fair and equitable settlement of these matters. Mr. Nicholas is to be commended for his achievement.”

Dallas, Texas (PRWEB) August 09, 2011



Nick Nicholas, CRE, CCIM, MAI

Commercial real estate expert Nick Nicholas, CRE, CCIM, MAI has successfully completed the Appraisal Institutes' Litigation Program. Mr. Nicholas becomes the first real estate appraiser in Dallas, and only the second in Texas, to do so according to the Appraisal Institute.

“Over my thirty plus years in the real estate business I have become an expert in many areas of commercial real estate”, Nicholas said. “Completion of the Litigation Program increases my understanding and expertise of the more technical legal aspects of real estate in litigation”, he stated.

According to Dallas real estate and eminent domain attorney Clint Schumacher of Locke Lord Bissell & Liddell LLP “Real estate litigation in general and eminent domain actions in particular have dramatically increased in Texas over the last several years. Condemnation actions have included everything from the new Dallas Cowboy stadium, road projects, schools and other government buildings to pipeline and electrical easements. Qualified real estate experts are a critically necessary component for the fair and equitable settlement of these matters. Mr. Nicholas is to be commended for his achievement.”

The Appraisal Institute's Litigation Program consists of three specialized courses dealing with various aspects of real estate litigation. The courses are: The Appraiser as an Expert Witness, Preparation and Testimony, Litigation Appraising, Specialized Topics and Applications, and Condemnation Appraising: Principles and Applications.

Nick Nicholas is a commercial real estate expert and President of Nicholas Co., a diversified real estate services company providing brokerage, development, consultation and valuation services. Founded in 1978, the company has successfully completed a wide variety of real estate projects including investment sales, project leasing, site selection & master planning, financing, construction, development, as well as management and appraisal of industrial, office, retail and other business properties.

If you would like more information about this topic, or to schedule an interview with Nick Nicholas, please call Nick at 214.369.4000 or email Nick at nick@nicholasco.com.

CONTACT:

 **NICHOLAS CO.**

Nick Nicholas, President
8150 N. Central Expwy. # 835
Dallas, TX 75206
Phone: 214.369.4000
Fax: 214.987.4000
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STEMMONS SERVICE AWARD



Each year the North Texas Commercial Association of Realtors® (NTCAR) recognizes one of its members with the Stemmons Service Award, an honor presented to the NTCAR member who best exemplifies the highest professional standards of a commercial real estate broker. This prestigious award is conferred on the professional who has earned the respect of his or her peers, and is an active and productive broker who successfully resolves the intricacies of bringing two parties together in a real estate transaction.

Specific considerations for this award are the nominee's participation in real estate organizations, professional and civic involvement, active production level and professional standards.

1997 RECIPIENT

Nick Nicholas, President
Nicholas Co.



"Keep your word – even when it hurts. Give back – not just your money but also your time – help young people, they're the future of our business and our community."

Nick was eager to enter the world of politics, working on former Dallas Mayor Wes Wise's election campaigns and then Gerald Ford's, after graduating from the University of North Texas with a degree in political

science. However, the campaigns provided only temporary opportunity and employment, and he was soon faced with long-term career decisions. Nick had been introduced to real estate legend Trammell Crow by Mayor Wise and asked Mr. Crow for a job. Mr. Crow told Nick that he needed significant experience before working for the Crow company and suggested that he learn the ropes in residential real estate. Nick got his salesman's license and starting selling houses in 1976; in 1978, Nick started Nicholas Co.

and has been involved in the commercial real estate business since.

Nick's experience is diverse and inclusive, including sales and leasing, site selection and planning, financing, development, construction, marketing, and management of office, retail, industrial, and other business properties, creating millions of dollars of investment properties, both for clients and himself.

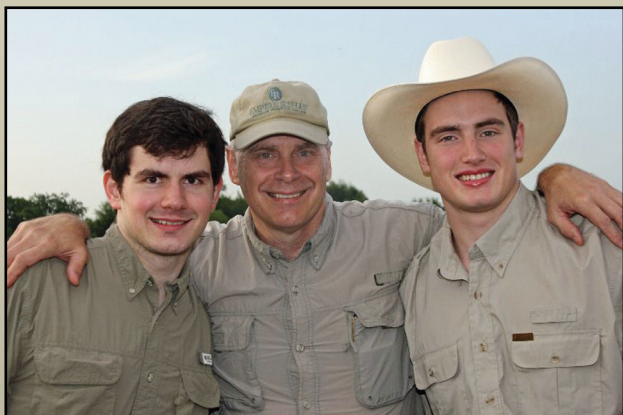
Nick is always willing to counsel young people eager to enter or progress in the real estate business. Nick remains president of Nicholas Co. and is actively engaged in real estate investing, development, brokerage, counseling, appraisal, expert witness services, and litigation support. ■

BREAKOUT PLAY

"My breakout transaction occurred circa 1979. Having been in the real estate business approximately three years, I built my first small office building and discovered how satisfying it was to create a building from concept to reality—and how financially rewarding it could be. Even though I made a number of mistakes during development, the process was a tremendous confidence-booster."

TOP ACCOMPLISHMENT

"My greatest business accomplishment is not a singular event, but rather my demonstrated ability to adapt to the ever-changing commercial real estate industry in Dallas, Texas and to continue to be a relevant (and solvent) market participant for over three decades."



Nick Nicholas with sons Nate (left) and Drew (right)



Mr. Nick Nicholas, CRE, CCIM, MAI
8150 North Central Expressway
Suite 835
Dallas, TX 75206

Re: National Bank of Waupun, et al. v. BB Syndication Services, Inc.
Case No. 10-CV-1837

Dear Nick:

I write to express our sincere appreciation for your work as an independent expert retained by this firm to give testimony in the above litigation involving a failed land development in Denton County, Texas. Credibility and integrity are the hallmarks for any person purporting to act as an expert witness before a jury. You exhibited both in preparing a comprehensive, thoughtful expert report. Your experience with, and knowledge of, the economy — both national and local — during the critical years 2006 to 2008 were invaluable for the preparation of our case. I particularly appreciated your attention to detail in presenting your conclusions.

It was a pleasure to work with you, and thank you again for your effort in preparing your report.

Very truly yours,

BOARDMAN & CLARK LLP

Earl H. Munson

EHM/ja

BRAZOS BRAZOS **BRAZOS** BRAZOS BRAZOS

Fund, L.P.

Mr. Nick Nicholas, CRE, CCIM
Nicholas Co.
8222 Douglas Avenue, #770
Dallas, Texas 75225

Re: 120,000 sq. ft. office building, Richardson, Texas

Dear Nick:

I am writing to express my appreciation for your assistance with the acquisition of the above referenced office building. Your competency and efforts in gathering and analyzing the necessary information to enable us to properly evaluate the investment were impressive. Additionally, your negotiating skills were critical to our success in reaching a final agreement to purchase the building.

The Brazos Fund is a \$250 million fund of equity capital with continued acquisition interest. We look forward to working with you further on additional transactions.

Sincerely,



Ellis Short
Partner

Nick Nicholas
8150 N. Central Expressway
Suite 835
Dallas, Texas 75206

Re: Expert Witness

Dear Nick:

Like any good family dispute, some eleventh-hour drama threatened to scuttle the deal for negotiated peace. Fortunately for everyone but the lawyers, though, the parties were able to come to a final agreement and the case has now settled.

I truly appreciate your professionalism and expertise throughout this matter. You joined our team on short notice, got up to speed quickly, and were a constant source of valuable insight and analysis for me. Your performance at deposition, in particular, was the best I have ever seen. The deposition began normally enough, with opposing counsel eliciting your opinions and the bases for those opinions. But then, Perry Mason-like, opposing counsel unexpectedly revealed documents that proved that the facts were not as you or I had (for good reason) believed them to be. My immediate instinct was to take a break, assess the damage, and adjust strategy. You, however, processing the new information in real time, pivoted immediately to the exact line of reasoning necessary to preserve that portion of our defense. I and the client were equal parts impressed and appreciative.

I truly enjoyed working with you and getting to know you. I hope we keep in touch. Should I or my colleagues ever need an expert on Dallas or Texas real estate, you will be my first call.

Best regards,



Howard C. Wu, Esq.
of FITZGERALD KNAIER LLP



4441 W. AIRPORT FRWY.
IRVING, TEXAS 75062
(T) 972.258.8507
(F) 972.258.8545

Mr. Nick Nicholas
Nicholas Co.
8150 N. Central Expressway
Suite 835
Dallas, Texas 75206

Dear Nick:

On behalf of CEC Entertainment, Inc. I would like to thank you and your team for the excellent support we received in the development of our new Chuck E. Cheese location in Denton, TX.

Your tremendous efforts and persistence in getting through the tough city issues regarding our site greatly improved our process and enabled us to open our location much sooner than would have otherwise been the case.

In addition, when issues did arise regarding our site, you were very diligent in your response and equitable in your solution. I appreciate that you took responsibility and resolved any site issues without trying to retrade or place blame elsewhere.

Nick, I very much enjoyed working with someone as knowledgeable about real estate development along with such high integrity as yourself.

I look forward to continuing to work with you as we move forward in growing our concept.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roger Cardinale'.

Roger Cardinale
Executive Vice President of Development

/aep

FAX: (214) 358-1519



PHONE: (214) 358-4425

INCORPORATED

AVIONICS CONSULTING
INSTALLATION • SERVICE • MANUFACTURING
3448 WEST MOCKINGBIRD LANE
DALLAS, TEXAS 75235

Mr. Nick Nicholas, CCIM, CRE
Nicholas Co.
8150 N. Central Expwy # 835
Dallas, TX 75206

Dear Nick,

On behalf of Foxtronics, Inc., its employees, Carl Fox and myself I want to thank you for your indispensable help with our new corporate facility.

You are to be commended for your comprehensive knowledge and experience of real estate. It's hard to believe that someone would know how to sell our old building, tax free trade the sale proceeds for another site (at a great price), help us design and develop our new building and then arrange great permanent financing.

Thanks to your persistence and performance our facility needs are met well into the 21st century.

If you have any prospective clients who need a testimony about your ability to get things done please have them call me.

Thanks again!

Sincerely,

A handwritten signature in cursive script that reads "David W. Hill".

David W. Hill
President/CEO

FDIC

Southwest Service Center
5080 Spectrum Drive, Suite 1000E
Dallas, Texas 75248

Appraisal Review
Office of Michael J. Barry
(214) 385-3702

Mr. Nick Nicholas
Nicholas Co.
8222 Douglas Avenue, Suite 770
Dallas, Texas 75225

Subject: Manhattan Appraisal

Dear Mr. Nicholas:

I have completed the review of your appraisal prepared with the assistance of Mitchell Todd, MAI. Your firm deserves recognition for producing a work product of the highest quality. The report exceeds FIRREA, USPAP and FDIC Appraisal Standards. As a result of your thorough research, detailed analysis and well-founded conclusions, the FDIC is able to firmly rely on the appraised value.

Thanks for the effort and attention to detail that you and Mr. Todd devoted to this assignment.

Very truly yours,

A handwritten signature in cursive script that reads "Mike Barry". The signature is written in black ink and is positioned below the typed name "Mike Barry".

levedall\3142

Nick Nicholas
Nicholas Company
8150 N. Central Expwy
Suite 835
Dallas, Texas 75206

Re: Collins Plaza Office Building
Richardson, Texas

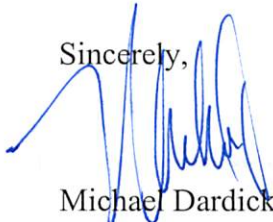
Dear Nick,

I wanted to drop you a note of THANKS for all your hard efforts to source a buyer and implement a sale of the above referenced building.

As I have shared with you, I was truly amazed by both your expertise and finesse in dealing with all the issues and doing so in a complete win-win style. It is all too infrequently, when both parties can walk away from a closing completely satisfied they achieved their goals and not at the cost of the other party. Like most deals, new issues continued to surface throughout the process, but you continued to stay on point, with integrity and frankness, and with an inclusive style of bringing the parties together to mutually solve problems.

Young professionals entering the real estate business could use this transaction to see a textbook case of how a broker adds value to a transaction! Thanks again...and let's do another deal!

Sincerely,



Michael Dardick
President

Mr. Nick Nicholas, CRE, CCIM
Nicholas Co.
8150 North Central Expressway, Suite 835
Dallas, Texas 75206

Dear Nick:

I wanted to let you know how much I enjoyed working with you on our Hollywood Video store located on Greenville Avenue in Dallas. Your follow through and attention to detail is exceptional. Of the fifty plus video stores I have developed with Hollywood Video you are the only developer or landlord that has done everything you promised.

I find your high standard of integrity to be refreshing in today's business world. I look forward to working with again on our next project.

Respectfully,



Mark Gordon
Director of Construction



HOLLYWOOD
VIDEO™

HOLLYWOOD VIDEO

4131 N. Central Expressway, Suite 680
Dallas, TX 75204

(214) 599-1050
fax (214) 599-1073



Jowers, Inc.
PO Box 1870
Rockwall, TX 75087

972-771-1522 Office
972-722-2009 Fax

Nick Nicholas, CRE, CCIM, MAI
Nicholas Co.
8150 N. Central Expressway
Suite 835
Dallas, TX 75206

To whom it may concern

I have used the services of Nick Nicholas as a professional real estate consultant on several occasions. Specific assignments have included development analysis and eminent domain representation against condemnors taking my property. I have been extremely satisfied every time. As Nick's client, I know that I will receive his wholehearted effort and complete attention to detail. I can rely on Nick to enhance any real estate endeavor with his great depth of knowledge, expertise, tenacity, and creativity to accomplish the task set before him. Furthermore, he accomplishes all of this treating all parties fairly and in an ethical manner. I look forward to working with him in the future.

Please feel free to contact me if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Raymond Jowers', written in a cursive style.

Raymond Jowers, VP

KATZ STEPP WRIGHT & FLEMING LLC

ATTORNEYS AT LAW

RESURGENS PLAZA

SUITE 2230

945 EAST PACES FERRY ROAD

ATLANTA, GEORGIA 30326

ONE DECATUR TOWN CENTER

SUITE 300

150 EAST PONCE DE LEON AVENUE

DECATUR, GEORGIA 30030

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ROBERT N. KATZ⁺
JERRY L. STEPP, P.C.
ROBERT U. WRIGHT
ROBERT J. FLEMING[■]
LYN B. DODSON*
LISA S. SIEGEL
BRIANT MILDENHALL

*ALSO ADMITTED IN MISSISSIPPI

⁺ALSO ADMITTED IN TENNESSEE

[■]ADMITTED IN TEXAS

Nick Nicholas, CRE, CCIM, MAI
Nicholas Co.
8150 N. Central Expressway, Suite 835
Dallas, TX 75206

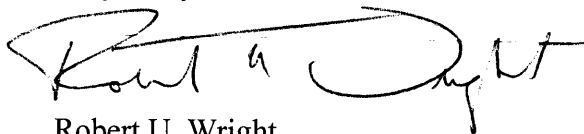
Dear Nick:

I wanted to thank you for all of your help serving as our primary expert in our Dallas real estate fraud case. As you know, the case was extremely complicated and we appreciate the time and diligent effort you provided in digging through the multitude of documents and making sense of the factual maze. We could not have proceeded without you.

I hope to be in a position to hire you again and look forward to seeing you on my next trip to Dallas.

Best regards.

Very Truly Yours,



Robert U. Wright

RUW:daf

LITTLE, OLIVER & GALLAGHER
Attorneys at Law

One West Main
Ardmore, OK 73401
(580) 224-0900
(580) 224-0903 Facsimile
877-566-8040 Toll Free

Nick Nicholas
8150 N Central Expressway, #835
Dallas TX 75206

Dear Nick:

In our recent Oklahoma condemnations, I wanted to let you know that we appreciated your professionalism and the quality of your work product. You've put together an excellent team that is clearly well led and an asset to anyone seeking an objective and well supported opinion. After years of working with hundreds of clients, in a variety of condemnation related legal problems, our firm has been involved with experts across many different jurisdictions. The dedication that you show to your craft, and your attention to detail, stands out within your field.

I wish you continued good fortune in your endeavors and look forward to crossing paths again, hopefully on the same side.

Sincerely yours,

LITTLE, OLIVER & GALLAGHER



Steve Oliver

SO/je



Dallas | Houston | Austin

3800 Lincoln Plaza
500 N. Akard Street
Dallas, Texas 75201-6659
Main 214.855.7500
Fax 214.855.7584
munsch.com

Direct Dial 214.855.7547
Direct Fax 214.978.5382
ccovington@munsch.com

Nick Nicholas, CRE, CCIM, MAI
Nicholas Co.
8150 N. Central Expy
Dallas, Texas 75206

To whom it may concern:

You would do well to hire Nick Nicholas as your next expert on real-estate valuation. We retained Nick to offer expert testimony on the fair rental value of two Class-A, big-box, commercial-retail spaces in Dallas, Texas. In addition to his valuation testimony, Nick testified on the proper discount rates to apply when valuing a rental stream years into the future. Nick and his organization were responsive, timely, and professional in their work. We asked Nick to prepare his expert report in a very short time frame, which he had no problem with. In addition, Nick was always accessible when we needed him.

Nick has the heart of a teacher, and took the time to educate this non-specialist as our case progressed. Nick also testified very well at his deposition. We will not hesitate to use him again as an expert witness in these areas.

Feel free to contact me if you would like any additional information about Nick or the matters on which he testified.

Very truly yours,

Curt Covington



STARLIGHT CLEANING SERVICE

A Division of Rama Services Inc.

Nick Nicholas, CRE, CCIM, MAI
Nicholas Co.
8150 N. Central Expressway
Suite 835
Dallas, TX 75206

RE: Eminent Domain Representation

Dear Nick,

I just wanted to take a moment to express my sincere gratitude for all of the work that you did to make the eminent domain sale and taking of my property so much more fair and equitable. Without your drive, determination, and knowledge of the process, I would not have received anywhere near the final settlement price that you obtained.

After negotiating with the condemning authority for over six months for myself I retained you at the suggestion of my real estate broker. I couldn't believe you were able to obtain an additional \$400,000 on my behalf.

I have been involved in many real estate projects and it seems like every time I go to the closing table, a surprise pops up—but not this time. Your diligent anticipation and proactive solving of problems combined with your tenacious representation of my interests made the transaction as painless as possible for a condemnation sale.

In the future when you need a reference, please feel free to have your prospective client call me and I will be more than happy to tell them how you do business and what they can expect.

I look forward to doing business with you again soon.

Sincerely,

Ray Harvey, President

2000 Lone Star Dr.
Dallas, Texas 75212
(214) 363-1517
Fax (214)-363-1831

Herbert D. Weitzman
Chairman / CEO

hdw@weitzmangroup.com

Nick Nicholas
8150 N. Central Expressway
Suite 835
Dallas, TX 75206

Re: Colony Park Project

Dear Nick:

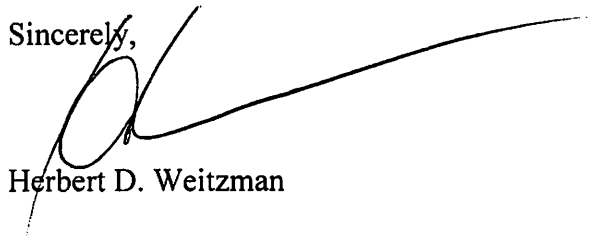
I wanted to take this opportunity to thank you personally for all the help which you provided to us in connection with our Colony Park Project in Bryan, Texas.

Kim Fredenburg advised me that you have been a tremendous help by providing invaluable recommendations and advice.

Nick, I appreciate our long time relationship and the help that you provided. If I can ever be of any assistance to you in any matter in the future, please do not hesitate to call me.

Best wishes to you and your family in 2011.

Sincerely,



Herbert D. Weitzman

HDW/cfw