

**BUILDERS INTERESTS GROUP
16820 Barker Springs Road, Suite 510
Houston, Texas 77084**

May 30, 1986

TO WHOM IT MAY CONCERN:

The purpose of this letter is to introduce Gary W. Patterson. Gary has been a valued employee of the Builders Interests group of companies since March, 1978, when we hired him away from our outside accounting firm, Peat Marwick Mitchell & Co. For the past eight years Gary has been involved in all aspects of the operations of our companies, including corporate, financial, and tax planning; preparation of Federal corporate and partnership income tax returns, preparation of a Federal estate tax return for my late wife's estate, project structuring, lender coordination, and management. As Treasurer and later as Secretary - Treasurer of our companies, Gary has at all times held my complete confidence. In the time that Gary worked with me, our operations grew from a construction company, a management company, and 16 related partnerships to over 100 business entities at the peak of our operations.

In the first year that Gary worked with me, he was instrumental in assisting me in making the management decisions that resulted in our selling eight apartment complexes to a buyer that he located. These sales yielded in excess of \$4,000,000 of cash and approximately \$4,000,000 of notes receivables that contributed significantly to the subsequent growth of our companies. Gary also established our current bookkeeping system and laid the foundation for financial planning that allowed us to increase our operations by 600% in a six-year period. Throughout the years we have been able to make intelligent business decisions based on Gary's (i) incisive short-range and long-range corporate plans, (ii) financial projections, and (iii) analyses of changes in real estate markets, the economy, and the Internal Revenue Code.

Gary's ability to work with financial institutions and professionals in many disciplines has always been critical in our successful negotiation and restructuring of large construction loans and permanent loans. For the past two years, he has primarily worked on the contraction of our business operations. This process has necessitated an independent financial and market analysis of each project, a loan work-out in many instances, and an overall transactional coordination among, as applicable, each buyer, lender, project partner, project syndicator, and their representative professionals. An example of Gary's diligence and persistence is that one project took five fully-negotiated sales contracts before it was finally closed and funded. Since March, 1984, Gary has restructured and/or sold real estate valued at in excess of \$100,000,000.

I can assure you that I would not allow Gary to leave the employ of the Builders Interests Group if there were any way that I could afford to keep him.

Sincerely,



William W. Austin