

# ANCIRA

## ANCIRA ENTERPRISES

6111 Bandera Road • P.O. Box 29719 • San Antonio, TX 78238 • phone: (210) 681-4900 • ancira.com

March 2, 2006

Rodney Deyoe  
The Charter Group  
3000 S. 31<sup>st</sup> Street, Suite 500  
Temple, Texas 76502

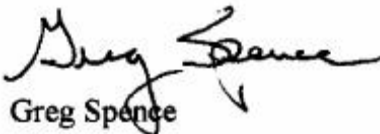
Dear Rodney,

We wanted to thank you and your team for all you do for Ancira. It's hard to believe we have only been working with each other for just over a year, considering all that we've accomplished in that time. I was reviewing our prior year results and we had a very active 2005:

- Converted all our accounting records and financial statements;
- Transitioned from prior management company;
- Added two new tenants;
- Renewed and extended the leases with four existing tenants;
- Increased the property net income by over 40%; and
- Responded much more quickly to our tenant's needs and requests.

You and your staff have certainly lived up to your promise "to do an outstanding job of leasing and managing" our Temple mall. We appreciate your hard work, expertise, and specially, the keen insight you provide in the Temple business community. We're looking forward to growing our relationship with Charter in the years to come.

Sincerely,



Greg Spence  
EVP



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April 11, 2008

Rodney Deyoe  
The Charter Group  
3000 S. 31<sup>st</sup> Street, Suite 500  
Temple, Texas 76502

Dear Rod,

Thanks for hosting our visit the other day. Ernesto was really impressed with the condition of the mall. Matter of fact, he commented that this was the best he has seen the property look since we purchased it back in 1997. He was equally impressed with you and your people and your vision for improving our asset.

Please pass along our thanks to all your people and let them know we appreciate all their hard work.

Sincerely,

  
Greg Spence  
EVP

