

BFW Construction Co., Ltd.

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BFW

January 23, 2003

Rodney Deyoe
Charter Property Management
4102 S 31st Street, Suite 700
Temple, Texas 76502

Dear Rodney:

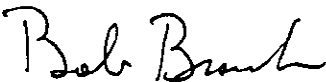
The gift certificate from Green's Sausage House was terrific. Green's is one of my favorite specialty places and during the holidays I seem to eat more than enough of Green's pork tenderloin and cheese.

Rodney, the job your folks have done in managing our duplexes continues to amaze me. Their attention to detail and great service are so much appreciated. I look forward to getting to know you better and working together for many years.

I hope you are off to a good new year and 2003 proves to be very prosperous.

Sincerely,

BFW CONSTRUCTION CO., LTD.



Bob Browder
Vice President

BB/jjh
cc: File