



TO Stanley Spigel
cc: Ron Slovacek

FROM Kyle Robertson

DATE January 24, 2005

RE **Resumes of Managing and Financial Partners for the Lancaster Keist Shopping Center project.**



Per our conversations, attached are the above-referenced resumes for your use.

Ron Slovacek – General Managing Partner
Andrea Spencer – Managing Partner
Kirby Albright – Lead Financial Partner
Charles Cabrera – Financial Partner

This group was specifically formed to capitalize on redevelopment opportunities in the south Dallas Market. They have already had some preliminary success in work with the City. See the attached proposed Bond funding letter dated January 14, 2005 from the City.

The group envisions the site as a multi-use redevelopment project providing retail, residential, office, and other community services. An example of this would be the Mockingbird Station project located on the north side of downtown close to Mockingbird and Hwy 75 in Dallas.

Lastly, as we discussed, it is critical the property be bought in its entirety to ensure the integrity of the proposed project. The buyers are willing to work with you on any alternative or contingency that would accommodate your user.

I will call you shortly to confirm receipt and answer any questions you might have. Again, thank you for your continued interest in selling the property.

Kyle

DALLAS ♦ FORT WORTH ♦ AUSTIN ♦ SAN ANTONIO ♦ HOUSTON

GOVERNMENT
EXHIBIT
1355
3:07-CR-0289-M

318A Dallas Drive - Denton, Phone 940-243-0812 - Fax 940-243-0955 -
Texas 76205 E-mail LandDevelopment@ez2.net

Ronald W. Slovacek, CGB

Employment

1986 - 1991 Self Employed Denton, Texas

Carpenter

- Subcontractor for local residential construction companies
- Crew leader

1991-Present RON-SLO, INC. Denton, Texas

Framing Contractor 1991-2001

- Owner of company
- Framed over 50 homes per year
- Light commercial and multifamily
- Over 100 employees and subcontractors

Home Builder, General Contractor, Developer 1996-present

- Owner of company
- Multifamily, single family, commercial
- Land development

Education

1988 - 1991 University of North Texas Denton, Texas

BA/Political Science

- Received E.C. Buell Award in Comparative Politics
- Dean's List

National Association of Home Builders, Home Builders Institute-Certified Graduate Builder

National Association of Home Builders, Home Builders Institute continuing education classes including: Onsite Project Management, Design/Build, Construction Contracts and Law, Customer Service, Estimating, Off-Site Project Management, and Scheduling

National Association of Home Builders, Institute of Residential Marketing training classes including: Certified Sales Professional; Lifestyle Merchandising, Advertising and Promotion Strategies; New Home Sales Management, Strategies, and Training; Marketing Strategies, Plans, and Budgets

Professional memberships

Home Builders Association of Greater Dallas, Board of Directors,
President- Greater Denton Division, Chairman- Retention Committee,
Chairman-Membership Committee, member Executive Committee

Texas Association of Builders, Board of Directors

National Association of Builders

Denton Chamber of Commerce, Development Code Review Task Force

City of Denton, Downtown Task Force

Languages

Spanish

Awards received

Home Builders Association of Greater Dallas-Excellence Awards in
Government Relations-2001

Home Builders Association of Greater Dallas-Achievement Award in
Leadership Development-2001

Andrea L. Spencer

- Dallas, TX 75243

Andrea L. Spencer has over 8 years experience in Residential Construction, construction management and Land Development & Acquisition. Ms. Spencer is a graduate of OSU-OKC with a BBS, Computer Science in 1995, and Certification in Construction Management & Technology from Northlake Community College and pursuant to receive Certified Master Builder from Dallas Homebuilders Association. With Ms. Spencer extensive knowledge of development and residential construction her strengths are in Marketing and Business Strategy, Financing and Lending, Design/Build and Procurement/Estimating

Ms. Spencer has recently been apart of a start-up homebuilder since 2002 where she served as Manager of Operations & Sales/Marketing and created and managed the following area:

- Managed over 30 MILL in financing. Created and managed relationships with major banks
- Created and maintained marketing business plan
- Intense Project management - Sales, Accounting and Construction
- Coordinate, design, creation and installation of all sales Models
- Brand awareness in marketing and advertising
- Design/Created Website for company
- Created/Produced all marketing Collateral for advertisement
- Managed budget of over \$135,000 for HotOn Homes.
- Created and Managed all Banking, Payroll and Tax Prep for 18 months
- Manage Insurance and Subcontractor relations
- Start all new homes from finance, Engineering to City Permit
- Schedule all buyer closing with lender and title company
- Decision making process of Purchase of New properties
- Managed all Local, City and State governmental agencies
- Market research and strategies to ensure key positioning for new land packages

Ms. Spencer was also with KB Home as Marketing Manager from 2000 to 2001:

- Project management (all departments)
- Coordinating, design, creation and installation of all sales displays
- Brand awareness in marketing and advertising
- Manage budget/expenditures.
- Set up new communities, permits and relationship with City and Utilities contractors
- Create sales measurements and awards
- Coordinate Co-ops and partnerships relating advertising
- Interface with PR firm to ensure local coverage, press release, advertising
- Manage marketing business plan

Ms. Spencer also at Centex Homes as Land Development Coordinator from 1999 to 2000:

- Prepare, maintain due diligence reports on Land Considered for purchase, Acquisitions and development
- Maintain reports and prepare budgets with Project status
- Prepare bid tabulations, create database with comparisons and cost estimates
- Contract management (Primavera)
- Liaison for land owners and City officials

Villas de Portofino

DEVELOPMENT EXPERIENCE - As of 1-1-2000

KIRBY ALBRIGHT

Kirby Albright has been engaged through different operating companies in the real estate development and construction business in the Dallas Metroplex for over 30 years. Following is a brief summary of his current projects:

- 1) Currently completing development of Benton Woods and Benton Court, a 40 lot upscale residential project of homes in the \$300,000 and up range in Rockwall.
- 2) He is a consultant for the construction of 95 lakefront condominiums on Lake Ray Hubbard, Rockwall, Texas.
- 3) He is a majority owner of a Limited Partnership that is developing a 112 lot phased development - Lakeside Village, Rockwall, Texas.

He was a custom home builder in Dallas and Rockwall, and developed several successful subdivisions beginning with Caribou Estates in the White Rock area of Dallas and also in Rockwall. He developed a twenty acre successful industrial park in Garland, Texas and served as the general contractor for the construction of several manufacturing and office-warehouse buildings. The Walnut Creek Shopping Center in Garland, Texas was owned and operated by his company. During the period of 1973 through 1983 he developed and marketed an 8,000 acre recreational property in the Texas Hill Country. He has had banking experience as he was the founder and served as Chairman of the Board of Directors of the Colonial National Bank in Garland, Texas, until he sold the bank in 1973 to a Bank Holding company at an attractive price.

Personal Financials Contact: Larry Parks, President
American National Bank
2865 Ridge Road
Rockwall, TX 75032
972-771-8361

Charles Cabrera

Colleyville, Tx 76034

SUMMARY OF QUALIFICATIONS:

- o Senior executive (Vice President) of 2nd largest credit card financial institution.
- o Entrepreneur in developing and marketing a franchise chain of restaurants.
- o Real estate investor with various properties in Texas (single family homes) and in Florida (beach side condominiums) with prior properties in New York and Colorado.
- o Innovative (United States Patent).

EDUCATIONAL BACKGROUND:

- o Masters of Mechanical Engineering
City College of New York, New York City
Magna Cum Laude
- o Masters of Science in Physics
Cornell University, Ithaca, New York
- o Bachelor of Science in Physics
City College of New York, New York City

PROFESSIONAL EXPERIENCE:

- o Vice President: (August, 1997 – Present)
MBNA Information Services, Dallas, Texas (2nd largest credit card bank)
Manage department of over 30 professional staff with over a \$5 million budget.
- o Technical Lead : (January, 1994-August, 1997)
Goldman, Sachs & Co., New York, New York (Wall Street brokerage firm)
Manage a small team of technical professionals.

BUSINESS EXPERIENCE:

- o Partner, Destinee Enterprises, LLC: (September, 1999-Current)
Owns & operates corporate Wild Over Wings restaurant.
- o Partner, WOW Franchising, LLC: (January, 2001-Current)
Franchisor for Wild Over Wings restaurants with two current franchisee's.

- o **Real Estate investor: (1984-Current)**
 - Single family houses & condominiums in Boulder, Colorado (1984-1996)**
 - Single & multi family houses in New York, New York (1992-1998)**
 - Single family houses, Plano, Texas (2003-current)**
 - Beach side condominiums, Sunny Isles, Florida (2003-current)**

ACHIEVEMENTS:

- o **UNITED STATES PATENT (1987): Developed as an Engineer at IBM.**



CITY OF DALLAS

January 14, 2005

Kiest Blvd, LP
13232 Fall Manor Drive
Dallas, Texas 75243

Dear Ms. Spencer
Mr. Slovacek:

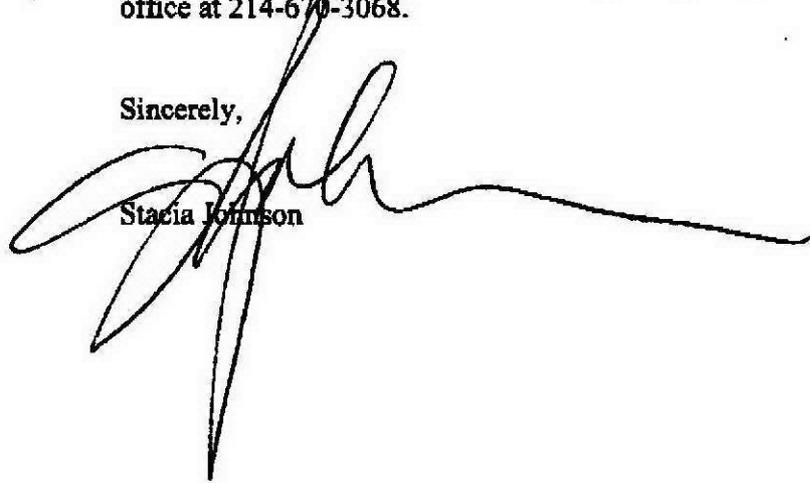
As per your request, I am providing you with the status of your proposal submitted for the City of Dallas's Housing Departments Single-family Bond Program for 2004-2005. The Bond Review committee met on January 6, 2005, and provided a recommendation that your proposal be approved. All recommended proposals will be presented to the Housing and Neighborhood Development committee on January 18, 2005. If there are not outstanding concerns and/ or issues with proposals presented, the HNDC committee (comprised of City Councilpersons) will recommend forwarding these to the full City Council for final approval on February 23, 2005.

Upon approval by the City Council, the department will schedule pre-construction conferences with all developers, to discuss and outline the requirements of the Development Services Department as well as what is required of the Housing Department for contract execution.

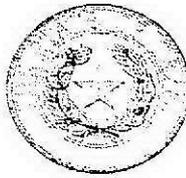
Generally, I would want all contracts executed by April, since we provide 180 days from Council approval to begin construction.

If you require additional information regarding this process, please feel free to contact my office at 214-670-3068.

Sincerely,


Stacia Johnson

DIRECTOR
L. Reed



CHAIRWOMAN
Brenda Pejovich

COMMISSIONERS
Stuart S. Coleman
James S. Duncan
Bob Jones
Victor E. Leal
Mary Ann Newman-Buckley
Betty Reinbeck

Texas Building and Procurement Commission

July 19, 2005

Attention: Rachel Hurst
Spigel Properties, Inc.
Donaldson Properties, LTD.
40 NE Loop 410, Suite 102
San Antonio, Texas 78216

Re: RFP# 303-5-10933
Lease Requirements for Dallas for DFPS

Dear Ms. Hurst:

The Texas Building and Procurement Commission regretfully informs you, your company was not selected for award of a lease contract for above referenced lease requirements. TBPC appreciates your valuable time and effort in responding to the RFP.

The Texas Building and Procurement Commission has awarded the above referenced lease contracts to Saran, Ltd. Details of the award have been posted to the Electronic State Business Daily (ESBD) and can be accessed through that web site <http://esbd.tbpc.state.tx.us>, by selecting "Search Awards", inputting the RFP number in the Agency Requisition Block and hitting the find button. Additional information concerning the results of the RFP, not found there, may be obtained by contacting the office below:

Open Records Program
ATTN: Ms. Hadassah Schloss
Phone: (512) 475-2497
Email: hadassah.schloss@tbpc.state.tx.us

The TBPC greatly appreciates your efforts in participating in the solicitation process. We look forward to having your company participate in future solicitations for TBPC's lease requirements around the State.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Ming".

Kenneth Ming, CTPM, Purchaser V
Texas Building and Procurement Commission
Internal Procurement Services
Telephone: 512-463-2743 Facsimile: 512-463-3360
kenneth.ming@tbpc.state.tx.us

cc: Facilities Leasing
file

After technical evaluations, negotiations and Best and Final Offers were submitted. A ten (10) year Lease Contract has been awarded to Saran, Ltd. c/o Henry S. Miller Commercial, 1100 Providence Towers West, 5001 Spring Valley Road, Dallas, Texas 75244. The monthly lease cost is \$43,559.40 and does not include janitorial or utility costs. The property is located at Kessler Hills Shopping Center, 1050 N. Westmoreland, Suite 200, Dallas, Texas, 75211.

*Kessler Hills SC
45,800
57,250*

Jo. Rachaux

Johnny Tellis, Jr.
Inspector II



CITY OF DALLAS
Department of Code Compliance
Field Operations 5B
4230 W. Illinois, #203
Dallas, Texas 75211

Telephone 214/670-6736
Fax 214/670-7677

this is him

Allen Turnbough
Inspector II



CITY OF DALLAS
Department of Code Compliance
Field Operations
District 6A
320 E. Jefferson Blvd., Room 212
Dallas, Texas 75203

Telephone 214/886-1913
Fax 214/948-4294
E-mail: thomas.turnbough@dallascityhall.com

BINDING LETTER OF INTENT

For and in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00), DONALDSON PROPERTIES, LTD., hereinafter referred to as Seller, hereby grants to KIEST GENERAL, LLC and/or its ASSIGNS, hereinafter referred to as Purchaser, an exclusive right and option to purchase the following described property (herein "Property") on the terms and conditions provided below:

Approximately 23.00 acres of Land, more or less, including all improvements located at 3050 Lancaster Road, Blocks 6075 and 6076, of the City of Dallas, County of Dallas, State of Texas, together with all fixtures, rights, and appurtenances pertaining thereto, including any right, title and interest of Seller in and to adjacent streets, alleys, or rights-of-way.

less approx 24,000 sq. ft. at corner of Lancaster and Kiest for ped site

Feasibility Period

1. This Letter of Intent, which is irrevocable during the time period beginning with the execution of this document by Seller and ending on the Expiration Date, will expire at 12:00 a.m., ~~June 30, 2005~~ *March 30, 2005* (herein "Expiration Date"), unless exercised or otherwise extended as provided herein.

payment of \$10,000

2. Purchaser may extend the Feasibility Period beyond the Expiration Date in successive thirty (30) day periods by tendering to Seller, at Seller's Address set forth below, on or before the Expiration Date or Extended Expiration Date, the sum of \$10,000.00 for each successive thirty (30) day period. In the event the Purchaser tenders such additional sum(s) to Seller, then the Expiration Date shall be extended to 12:00 a.m., of the Thirty-first (31st) day following the preceding Expiration Date as extended (herein "Extended Expiration Date"). Payment may be in the form of personal check, cashier's check, money order, or electronic wire transfer to the account of Seller, if Seller so directs. Regardless of the foregoing, the Extended Expiration Date shall not be extended beyond ~~March 1, 2006~~ *June 30, 2005*.

Seller can sell the corner site of 24,000 sq ft without Buyer's consent until Landlord can make all leases and extensions w/o Buyer's consent until sales contract.

Purchase Price

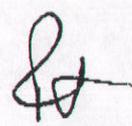
3. The purchase price for the Property is FIVE MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$5,500,000.00) in cash. The consideration paid herein shall be applied against the Purchase Price in the event this Letter of Intent is exercised.

Forfeiture of Consideration

4. If Purchaser fails to exercise this Letter of Intent on or before the Expiration Date or Extended Expiration Date, the consideration paid herein shall be retained by Seller.

Notice of Purchaser's Exercise

5. Purchaser's election to exercise this Letter of Intent shall be by execution of the attached Real Estate Sales Contract and thereafter delivery of such contract to Seller at The Law Office of Jason W. Chosick, 2318 N.W. Military Hwy., #204, San Antonio, Texas 78231 (herein "Seller's Address"), on or before the Expiration Date or Extended Expiration Date, whichever is later. "Delivery" shall be presumed to have occurred either upon the date of actual receipt of the executed Real Estate Sales Contract by Seller or Jason Chosick, or his agents, employees, or representatives, at the Seller's Address, or upon the date the executed Real Estate Sales Contract is deposited with proper postage, certified mail, return receipt requested, properly addressed to Seller in the care of Jason W. Chosick at the Seller's Address, in the care, custody, and control of the United States Postal Service. In the event of delivery by certified mail, Purchaser shall obtain an official certificate or receipt from the United States Postal Service showing the date of deposit and evidencing compliance with the terms. Upon delivery of said executed sales contract, Seller shall forthwith execute the same and deliver the original to the title company set forth therein within five (5) days and deliver an executed copy to Purchaser within three (3) days thereafter.



Binding Effect

6. This Letter of Intent shall be binding on Seller, its heirs, successors, and assigns, and shall inure to the benefit of Purchaser and its heirs, successors, and assigns. Purchaser may assign or otherwise transfer, sell, or convey this Letter of Intent or any right contained herein without the express written permission from Seller in Purchaser's sole and complete discretion.

Executed this ___ day of February, 2005.

Seller:

DONALDSON PROPERTIES, LTD.

By: _____, as _____ of _____, its General Partner

Executed this 24 day of February, 2005.

Purchaser:

KIEST GENERAL, LLC, and/or ASSIGNS


By: Ron Slovacek, its Manager

The LKE Dallas

1409 S. Lamar Ste 103
Dallas Tx 75215

214-485-0811

214-485-1684 fax

Andrea Spencer - 469-826-6337

Ronald Slovacek - 469-231-2825

Dangelo Lee - 214-729-2484

Andrea Lke @ grandecom.net



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CDK

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REALTY ADVISORS

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PRINCIPAL

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Ph: (214) 253-2140
Fax: (214) 253-2141
Cell: (214) 755-1211
Email: jon@cdkra.com



Dane Thomson
President

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