Black State Employees Association of Texas
Community Development Corporation, Inc.

October 14, 2004

Attention: Brian

From: Darren [redacted]-0848

Re: The BSEATCDC, Inc. Rosemont at Laureland & Rosemont at Scyene/Lake June Contract Proposals

Dear Brian:

I appreciate you and Jack visiting with Steve and I today. I look forward to expanding on and developing a mutually respectful and beneficial community development relationship/partnership.

I am in the process of scheduling a meeting with Councilman Don Hill and State Senator Royce West regarding the referenced projects. Both of these guys are to be in attendance for our 15th Annual Banquet and Awards Presentation next Saturday, October 23, 2004. Please see enclosure. We would appreciate seeing and having you, Jack and or representatives from your company join us.

After conducting our review of several project cost/budget projections comps (including Southwest Housing), The BSEATCDC, Inc. now submits what we consider a fair and basic contractor proposal. Please review and feel free to make your observations and comments for consideration and negotiations purposes. Fax back at your earliest convenience. Additionally, The BSEATCDC will forego any interest in the project ownership aspect and will focus mainly on the project development items.

In closing, Allen McGill and Gail Terrell is in the process of conducting some additional due diligence regarding the Cedar Crest Retail development proposal/options. As discussed, The BSEATCDC and Southwest Housing share a mutual interest in exploring options and opportunities in developing retail components either adjacent to or nearby any and all housing developments.

Again, thanks for your continued interest and support for Southern Dallas revitalization.

"MAKING THE VISION A REALITY"
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