



# STATE BANK AND TRUST CO.

SAN MARCOS, TEXAS

November 30, 1992

TO WHOM IT MAY CONCERN

Dear Sir or Madam,

This letter is on behalf of Day Cable of Austin, TX. I have known Mr. Cable since 1985 when he was in charge of management and leasing for the office building where I worked. At that time Mr. Cable was, along with other projects, handling two approximately 50,000 square foot "Class A" office buildings. These buildings were owned by a group closely associated with the bank where I was employed.

As a Vice President for Greater Texas Bank, Austin I had frequent contact with Mr. Cable from the perspective of a tenant. I also worked with Day on several occasions when the bank had become a property owner through foreclosure. He advised me on all issues regarding the management and disposition of the acquired property.

I have always been satisfied with Day's efforts and results. He is an efficient manager and possesses a high degree of integrity. I would not hesitate to recommend him for any job requiring expert property management and leasing skills.

Please contact me if you have questions or if I can provide additional information.

Sincerely,

Larry D. Hammonds  
Vice President



LARRY D. HAMMONDS  
VICE PRESIDENT

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