

February 4, 2013

Mr. Teddy Peinado
14800 Landmark Blvd.
Suite 220
Dallas, Texas 75254

Dear Mr. Peinado,

I wanted to thank you and your team for an outstanding job in completing our Wylie Medical Office building at the end of 2012. Your entire onsite team truly shined in completing a full scale medical building with a state-of-the-art imaging center and free-standing emergency center.

As you know, we broke ground on June 30th and your team had the building officially dried-in in 3 ½ months' time in order to start the interior finish-out of 14,000 square feet of medical office space which opened for business on January 7, 2013.

One key component that sticks out in my mind and our very pleased tenant, Lake Pointe Hospital, is your team's organizational ability to coordinate the installation of the MRI and imaging equipment which did not arrive until November 26th, approximately 30 days before the project completion. The late arrival of this equipment in the construction process as you know held up completion of the walls and finishes in the tenant's space as well as the main lobby until it was rolled into the building. Your onsite team was additionally constrained with the fact the equipment had to be energized immediately upon arrival and kept fully powered and dust-free during the completion of the project. No small task for your team considering the amount of work remaining to complete.

Despite an overly ambitious schedule and long hours your entire team kept a positive attitude and strived to exceed PMRG's and Lake Pointe's expectations of delivering the project on time. This was accomplished despite losing over 30 days to bad weather and the need to turn over key aspects of the project early in order for Lake Pointe to open approximately 1 week after shell completion.

This is no surprise to our firm because of the successful history we have with FA Peinado. In 2009 your team delivered Texoma Medical Center in Sherman, Texas in a 7 month time period, totaling 120,000 square feet with 45,000 square feet of interior space finish-out.

The efforts and professionalism your team has provided PMRG and our clients during the completion of these two successful medical projects are greatly appreciated and we look forward to our next successful project with FA Peinado.

Sincerely,



Kerry Burden
Senior Vice President
Development & Construction Services