

EXHIBIT 40



October 7, 2015

Mrs. Harryette Ehrhardt
5731 Swiss Avenue
Dallas, TX 75231

Dear Harryette,

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2015 - 2016*

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*David Preziosi
Executive Director*

The Aldredge House is one of Dallas' most important historic houses and a landmark for the Swiss Avenue Historic District. The French Eclectic style home completed in 1917 has one of the most intact residential interiors in the city with most of its original design and finishes surviving, making it that much more significant. The house has even been recognized by the Texas Historical Commission as a Recorded Texas Historic Landmark.

The Dallas County Medical Society Alliance & Foundation (the "Alliance") has taken meticulous care of the house since it was donated to them in 1975 by Rena Munger Aldredge. Mrs. Aldredge, of course, was part of the Munger family who developed Munger Place of which Swiss Avenue is a part. She donated the house to the Alliance with the specific intent that it would be enjoyed by the public through the meetings and events to be held at the house.

Over the years, those meetings and events have provided funds for the enormous upkeep of the house, operations, payment of property taxes, and completion of repairs. The work to the house has been done to the highest standards of preservation and has been very costly, as opposed to undertaking cheaper and less sensitive repairs that most likely would have resulted in a diminishing of its historic significance. Preservation Dallas recognized this outstanding effort in 2014 with a Preservation Achievement Award for the restoration of the dining room ceiling, front windows, and the conservatory.

Preservation Dallas is very pleased that the Alliance has agreed to preservation criteria for the exquisite first floor interior in order to protect it for future generations. We feel this is a tremendous gift to the City and are pleased that the Landmark Designation Committee and the Landmark Commission have both recommended the preservation criteria and designation of the interior.

We have been following the recent issue regarding the use of the Aldredge House by the Alliance and its impact to the surrounding Swiss Avenue neighborhood. We understand that several neighbors have complained of the negative impact the events at the house are having on the enjoyment of their property and have thus filed a request with the Board of Adjustment to revoke the legal non-conforming use of the property. We understand that if the use of the house for events by the Alliance is revoked, the home would likely be closed to the public, taking away the public's opportunity to enjoy one of the most historic residential interiors in Dallas. It would be a shame if the public could not have access to this wonderful historic house. The Aldredge House was placed on our Most Endangered Historic Places list this year for that very reason and so that attention could be called to the plight the house and the Alliance are facing.

Since the concerns of the neighbors have been brought forward to the Alliance, we also understand the Alliance has worked to revise their operating procedures for events and has reduced the number of events allowed per year. The Alliance has been a dedicated steward of the historic Aldredge House for decades, and we trust they will continue to work with the neighbors to reach a solution to the recent issues that is agreeable to all parties and allows the Aldredge House to remain open to the public for a very long time to come.

Sincerely,



David Preziosi
Executive Director