

EXHIBIT 11

AFFIDAVIT OF STEVE CLICQUE

**THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §**

Before me, the undersigned notary personally appeared Steve Clicque, who being duly sworn did depose as follows:

1. My name is Steve Clicque. I am over the age of twenty-one (21), of sound mind and body, and competent to make this affidavit. The statements set forth in this affidavit are true and correct based upon my personal knowledge.

2. I live at 5703 Swiss Avenue. Since 1990, I have resided at four different Swiss Avenue addresses and owned and restored seven properties on the street.

3. My first exposure to the Swiss Avenue Historic District (“SAHD”) was an event at 5500 Swiss Avenue, Dallas, Texas (the Aldredge House) in the late 1980s. As a direct result of this exposure to SAHD in 1990, I was convinced, as my partners were, that purchasing 4515 Swiss Avenue, a rundown apartment/drug house, would be a good investment. We ultimately purchased six (6) more properties on Swiss Avenue.

4. Crime was our biggest problem with investing in the area. The crime is what forced me to live in so many properties while they were being restored. Approximately two weeks before closing on 4515 Swiss, the property was seized by a joint local and federal drug enforcement operation. In the course of two days, over 100 people were arrested while coming to buy narcotics. I viewed video of the “sting” operation provided to me by the Assistant U.S. Attorney. He was the government representative that negotiated our purchase of 4515 Swiss from the federal government.

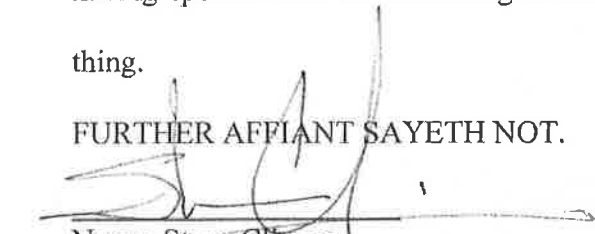
5. In 1991/1992, President George H.W. Bush came to visit me at my “home”, 4515 Swiss Avenue and to make a campaign speech. He explained that rehab of the former drug house represented the meaning of a “1000 points of light.” 4515 Swiss Avenue joined in building a base which led to Peak Suburban Historic District, much like the Aldredge House did for SAHD.

6. The loss of a home like the Aldredge House, open to the public, is a loss for the City of Dallas and will hurt the value of SAHD as a whole. I was drawn to an area in which I have now invested extensively that I did not know existed before a visit to the Aldredge House. It changed me from a North Dallas accountant to a developer, contractor preservationist. In the 25 years I have spent being active in the area, I have never heard criticism of the Aldredge House prior to the past few months. It is impossible for me to believe a cornerstone for the creation and rehabilitation of SAHD cannot be the same good neighbor it has been from the beginning of SAHD—without being forced into single-family status (where its positive impact on our four Old East Dallas historic districts will be substantially reduced).

7. 4515 and 4806 Swiss Ave are the two apartments I restored in Peak Suburban. They were zoned legal non-conforming like the Aldredge House. I felt the zoning would hurt future financing and/or sale and convinced the neighborhood to allow me to rezone to MF-2. Apparently knowledgeable neighbors and City staff assured me that the rezone was a waste of time and money. I was told the only way legal non-conforming was a problem would be if “an act of God” destroyed some 50% +/- of the structure, otherwise the existing zoning was grandfathered in. I believed this was accurate for years and

having spoken with the remaining SAHD founders and I know they believed the same thing.

FURTHER AFFIANT SAYETH NOT.

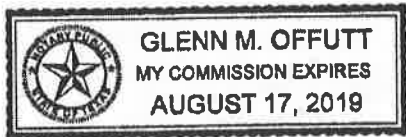

Name: Steve Clicque
Title: Investor


THE STATE OF TEXAS
COUNTY OF DALLAS

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BEFORE ME, the undersigned authority, on this day personally appeared Steve Clicque known to me to be the person who executed the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this seventh (7) day of October, 2015.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: Aug. 17, 2019