

EXHIBIT 20

AFFIDAVIT OF FRANK RINALDI

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

1. My name is Frank Rinaldi. 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 and based upon my personal knowledge.

2. I live at 6027 Sandhurst Lane, Dallas, Texas 75206. I resided at 6308 Bryan Parkway, a part of the Swiss Avenue Historic District, for 60 plus years. I was living on Bryan Parkway at the time the original rezoning and planning of the historic district began.

3. In the late 1970s and early 1980s, I attended all neighborhood meetings regarding the then proposed zoning and creation of the historic district, and the application by the Dallas County Medical Society Women’s Auxiliary (“DCMSA”) for its zoning ordinance.

4. At that time, and at the time of enactment of the ordinance, a clear understanding and agreement by the residents, city staff and city council members was established regarding the Aldredge House and DCMSA’s ownership and utilization of it. Those uses included, but were not limited to, weddings, meetings, parties, and receptions. It was known and expected in the 1970s/early 1980s that such activities would generate the income needed for maintenance and restoration of the Aldredge House property –both

internally and externally, which was necessary to maintain its important historic characteristics.

5. Furthermore, it was contemplated that the DCMSA would use valet services and purchase a remote parking lot on Gaston Avenue, requirements to which they have adhered.

6. The Swiss Avenue Homeowners' Association and the Historic Preservation League (now known as the Swiss Avenue Historic District Association) worked diligently with both the DCMSA and the city staff to carefully craft the Aldredge House exception to residential zoning to encourage the preservation of the Aldredge House.

7. The neighborhood's desire and need at that time was to have a beautiful, preserved and 'pubic' location to 'sell' and promote our neighborhoods which were deteriorating. The intent of the 'public' uses of the Aldredge House and the associated and income stream was always clearly meant to promote the neighborhood, drive up property values and increase the City of Dallas tax base.

