

EXHIBIT 38

District

My Name is Janis Adams, I live at 6044 Bryan Parkway, a part of the Swiss Avenue Historic District (SAHD), since 1976. I was living on Bryan Parkway at the time the SAHD ordinance was modified to add our block to the district. I attended neighborhood meetings with residents and city staff regarding the addition and modification of the ordinance.

At that time and at the time of enactment of the modified ordinance in 19~~76~~, a clear understanding and agreement by the residents, city staff and city council members was established regarding the Aldredge House and Medical Auxiliary ownership and uses. Those uses included but were not limited to; weddings, meetings, parties, receptions. These events were known and agreed at that time to act as a source of maintenance and restoration funds for the property in order to keep intact the exterior and interior historic characteristics. With the uses the residents and Auxiliary agreed to parking / valet monitoring plus the purchase and use of a remote parking lot on Gaston Avenue, to which they have adhered.

The homeowners association, Historic Preservation League (now known as the Swiss Avenue Historic District Association), worked diligently with both the Medical Auxiliary organization and city staff to carefully craft the exception to residential zoning to encourage the preservation of the Aldredge House property. We also worked with property owners and city staff to allow other non-conforming uses in place at that time. The neighborhood's desire and very desperate need at that time was to have a beautiful, preserved and 'public' location to 'sell' our deteriorated neighborhoods. The intent of the 'public' uses and income stream was always clear as a means to promote the neighborhood, drive property values and increase the City of Dallas tax base.

Janis Adams