

Exhibit "I"

SPECIAL DURABLE POWER OF ATTORNEY
FOR REAL ESTATE MATTERS

DATE: JUNE 5, 2020

PRINCIPAL: William Rallis

PRINCIPAL'S
MAILING ADDRESS: 2802 Westerland Drive, Houston, Texas 77063

AGENT: Omar Izfar

AGENT'S
MAILING ADDRESS: 2500 Fannin Street, Houston, Texas 77002

EFFECTIVE DATE: the Date shown above

PROPERTY: Lot Six (6), Block Forty-seven (47), of Meineke Addition, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 476, Page 250 and Volume 855, Page 39, of the Deed Records of Harris County, Texas, commonly known as 1724 Fairview Avenue, Houston, Texas 77006 (the "Property").

POWERS GIVEN WITH
RESPECT TO THE PROPERTY:

1. Petition or apply to the City of Houston and/or any other government agency or authority (collectively, the "Government") for authorization for or acquiescence to the relocation and/or abandonment of a sewer line presently existing under the Property (the "Sewer Line"), so as to make the Property suitable for the construction of two patio homes upon it.

2. Negotiate one or more non-monetary agreements with the government regarding the relocation and/or abandonment of the Sewer Line, so as to make the Property suitable for the construction of two patio homes upon it.

3. Indemnify and hold harmless any third party who accepts and acts under this power of attorney.

4. Do everything and sign everything necessary or appropriate to accomplish the powers set out above.

Principal appoints Agent to act for Principal in accordance with the powers given with respect to the Property, and Principal ratifies all acts done pursuant to this appointment. Agent's authority shall begin on the Effective Date and will end on December 31, 2020.

This power of attorney shall not terminate on the subsequent disability or incapacity of Principal.

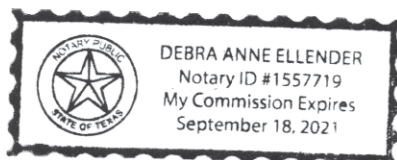


WILLIAM RALLIS, Principal

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5th day of June, 2020, by
WILLIAM RALLIS, Principal.

[SEAL]



NOTARY PUBLIC, STATE OF TEXAS

Debra Ellender

PRINTED NAME

9/18/2021

MY COMMISSION EXPIRES:



Will Rallis <wrinvest@gmail.com>

Fwd: 1724 Fairview

Mike Salomon <mrsalomon@sbcglobal.net>
To: Will Rallis <wrinvest@gmail.com>

Wed, Apr 1, 2020 at 2:07 PM

FYI

Mike Salomon, P.E., President
Sandcastle Homes, Inc.
(713) 298-9489
www.SandcastleHouston.com

EXHIBIT "B"

The Best Value in Town

Begin forwarded message:

From: "Cox, Marjorie - HPW" <Marjorie.Cox@houstontx.gov>
Subject: FW: 1724 Fairview
Date: April 8, 2019 at 5:14:49 PM CDT
To: "Mike Salomon" <mrsalomon@sbcglobal.net>, "Jason I. Ginsburg" <jig@jayginsburglaw.com>
Cc: "Taylor, Ondrea - LGL" <Ondrea.Taylor@houstontx.gov>, "Boaz, William - HPW" <William.Boaz@houstontx.gov>, "Banks, Holland - LGL" <Holland.Banks@houstontx.gov>, "Alfred, Johnny - HPW" <Johnny.Alfred@houstontx.gov>

Mr. Salomon,

The Real Estate and Legal departments have fully reviewed the documentation presented in prior discussions. The JRC application submitted for approval of the relocation of the sanitary sewer line for the redevelopment of the property is the responsibility of the property owner. The sanitary sewer line is identified on the survey included with the application dated April 6, 2018, which would indicate that the sanitary line is open, continuous and meets other requirements of a prescriptive easement.

Through the application process, the JRC Committee with an OCE representative agreed to a variance for the easement of the IDM standard 25-foot to a 10-foot sanitary sewer line easement on the property line to expand the buildable footprint and allow for Wastewater to service the line.

There are numerous applications submitted to the Joint Referral Committee on an annual basis for approval to relocate an utility easement. The relocation of utilities for purposes of

redevelopment is a developer expense, and Real Estate is not able to make an exception to policy for this application.

Marjorie L. Cox

Assistant Director|Real Estate Services

Houston Public Works|Capital Projects

Phone: (832) 395 – 3130 Fax: (832) 395-3170

From: Jason I. Ginsburg <jig@jayginsburglaw.com>

Sent: Monday, January 28, 2019 3:29 PM

To: Cox, Marjorie - HPW <Marjorie.Cox@houstontx.gov>

Cc: Taylor, Ondrea - LGL <Ondrea.Taylor@houstontx.gov>; Boaz, William - HPW <William.Boaz@houstontx.gov>; Banks, Holland - LGL <Holland.Banks@houstontx.gov>; Alfred, Johnny - HPW <Johnny.Alfred@houstontx.gov>; 'Mike Salomon' <mrsalomon@sbcglobal.net>

Subject: RE: 1724 Fairview

Hi Marjorie,

Following up on my conversation with Bill Boaz last week regarding this matter, when you write “your client can analyze whether it is more economically feasible to relocate the residences to the sanitary sewer lines in Maryland Street and Fairview Street, or to relocate the line that is currently on the subject lot into the proposed 10 foot-wide sanitary sewer easement at the property line”, it would be helpful to know whether the City would take the lead on relocating the neighbors’ connections regardless of who would bear the expense of doing so.

Even if my client were inclined to pay for relocating the neighbors’ connections (BTW, my client is not presently so inclined), it is currently impossible to determine the amount of that expense as it might include protracted negotiations and even litigation with the neighbors to force them off the current connection. On the other hand, if the City were to agree to require the neighbors to relocate their connections, regardless of the damage that the resulting digging might do to their driveways, decks, flower beds, etc, then my client would be willing to consider the material and labor costs of the project. But if the City is unwilling to take any hand in relocating the neighbors’ connections, then my client cannot really analyze the economic feasibility of doing so as the expense of doing so would be open ended.

All in all, my client continues to view this as a City problem – it is only the City that supposedly needs a 10 foot easement to continue to service all of the neighbors. If the City wants this matter resolved in a non-litigious manner, then it will either have to take the lead with the neighbors or prepare a market value offer to my client for a 10 foot easement. My client is not

interested in making arrangements directly with the neighbors to dye-test their homes or otherwise.

Regardless, please note that my client continues to maintain that no one has any kind of easement on the subject property for any purpose, and therefore all of the foregoing only constitutes a good faith effort to avoid litigation rather than an admission of any kind.

I await your response.

Sincerely,

Jason I. Ginsburg

Attorney & Escrow Officer

Jay S. Ginsburg, P.C.

Chicago Title - West Loop

6575 West Loop South, Suite 150

Bellaire, Texas 77401

jig@jayginsburglaw.com

jig@ctwestloop.com

713-665-2181 Law Office

713-665-6575 Title Office

713-665-0740 Fax

281-658-1293 Mobile

WARNING - FRAUDULENT FUNDING INSTRUCTIONS

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

From: Cox, Marjorie - HPW [<mailto:Marjorie.Cox@houstontx.gov>]

Sent: Thursday, January 17, 2019 3:09 PM

To: Jason I. Ginsburg

Cc: Taylor, Ondrea - LGL; Boaz, William - HPW; Banks, Holland - LGL; Alfred, Johnny - HPW; 'Mike Salomon'

Subject: RE: 1724 Fairview

Mr. Ginsburg,

The City's Utility Analysis Section has completed a site investigation into the sanitary sewer line at 1724 Fairview. UAS was able to confirm that the sanitary sewer line is active with multiple residences tied to it; however, they were unable to determine the exact number of homes connected to the line. In order to determine exactly which residences are connected to the line, your client will need to make arrangements to dye-test each home.

Per the City's standard practices, the costs of relocating the residences are typically the responsibility of the requestor/developer. Once the homes are identified your client can analyze whether it is more economically feasible to relocate the residences to the sanitary sewer lines in Maryland Street and Fairview Street, or to relocate the line that is currently on the subject lot into the proposed 10 foot-wide sanitary sewer easement at the property line.

Further, the respective departments within the City have agreed upon a variance to a 10' sanitary sewer line easement from the 25' easement required by the IDM to provide adequate area for maintenance and operations.

Please let us know any additional questions on this matter.

Marjorie L. Cox

Assistant Director|Real Estate Services

Houston Public Works|Capital Projects

Phone: (832) 395 – 3130 Fax: (832) 395-3170

From: Jason I. Ginsburg <jig@jayginsburglaw.com>

Sent: Tuesday, January 15, 2019 10:42 AM

To: Cox, Marjorie - HPW <Marjorie.Cox@houstontx.gov>

Cc: Taylor, Ondrea - LGL <Ondrea.Taylor@houstontx.gov>; Boaz, William - HPW <William.Boaz@houstontx.gov>; Banks, Holland - LGL <Holland.Banks@houstontx.gov>; Alfred, Johnny - HPW <Johnny.Alfred@houstontx.gov>; 'Mike Salomon' <mrsalomon@sbcglobal.net>

Subject: RE: 1724 Fairview

Hi Marjorie,

Were you able to complete your analysis of exactly which properties are connected to the subject line last week as you anticipated?

Sincerely,

Jason I. Ginsburg

Attorney & Escrow Officer

Jay S. Ginsburg, P.C.

Chicago Title - West Loop

6575 West Loop South, Suite 150

Bellaire, Texas 77401

jig@jayginsburglaw.com

jig@ctwestloop.com

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From: Cox, Marjorie - HPW [<mailto:Marjorie.Cox@houstontx.gov>]

Sent: Friday, January 4, 2019 5:29 PM

To: mrsalomon@sbcglobal.net

Cc: jig@jayginsburglaw.com; Taylor, Ondrea - LGL; Boaz, William - HPW; Banks, Holland - LGL; Alfred, Johnny - HPW

Subject: 1724 Fairview

Gentlemen,

We appreciated the opportunity to meet with you in December to discuss the JRC Application to relocate the sanitary sewer easement within the above referenced property. We understand the history of discussions between the prospective purchaser and City of Houston

departments regarding the sanitary sewer line and easement as outlined within your correspondence dated December 3, 2018.

As indicated during our discussion, Real Estate has engaged the City's Utility Analysis Section to research and inspect the current use of this line. An inspection has been completed, and we're awaiting an analysis of the impact of the number of residences. We should have additional feedback next week and we look forward to further discussion on this application to relocate the sanitary sewer easement.

Thank you,

Marjorie L. Cox

Assistant Director|Real Estate Services

Houston Public Works|Capital Projects

Phone: (832) 395 – 3130 Fax: (832) 395-3170



1724 Fairview Survey.pdf

67K