



EGGLESTON KING DAVIS

ATTORNEYS & COUNSELORS

JONATHAN A. CONE
WHITNEY A. DAVIS*
JOHN P. DODSON
JACK B. EGGLESTON^o
JAMES D. EGGLESTON, JR.*^o^o
EMMA C. GROTTING
BRETT F. GUNTER*
PHIL KING
COURTNEY A. KUYKENDALL
DAVID D. RAPP
ERIKA J. SESSUM
JOHN J. SHAW
ROBERT A. (DOC) WATSON*^o^o

HOUSTON PLACE
102 Houston Avenue
Suite 300
Weatherford, Texas 76086

(817) 596-4200

WWW.EKDLAW.COM

Of Counsel:
GERALD A. BATES

Also Admitted:
*California

Board Certified:
•Commercial Real Estate Law
^oFarm and Ranch Real Estate Law
^oResidential Real Estate Law
Texas Board of Legal Specialization

^oFellow of the American College
of Real Estate Lawyers

Author's email: jim@ekdlaw.com

October 31, 2024

Mr. John M. Nolan
Chair, Member Selection Committee
c/o American College of Real Estate Lawyers
220 N. Market Street, Suite 100
Frederick, MD 21701

Re: Nomination of Michael H. Gentry for Membership in the American College of Real Estate Lawyers

Dear Mr. Nolan:

Please accept this letter and enclosed package as my nomination of my friend and colleague, Mike Gentry, for membership in the American College of Real Estate Lawyers. It is my privilege and my pleasure to make this nomination of Mike, not only for his outstanding and numerous qualifications as a very fine real estate lawyer in Texas, but also because of his community service, commitment to his faith, service to the business communities of Bryan/College Station, and his humility as a person of example, influence, and leadership.

Mike has been a member of the State Bar of Texas (SBOT) since 1981, and became Board Certified in Commercial Real Estate Law by the Texas Board of Legal Specialization (TBLS) in 1998. Mike is an honors graduate of the University of Texas School of Law, a graduate of the United States Army Judge Advocate General's School, and an honors graduate of Texas A&M University (magna cum laude).

Mike is certainly a distinguished property law practitioner and is well-known in his community and statewide as a specialist in commercial real estate law. He truly enjoys an outstanding reputation for excellence and integrity in the practice of law.

As to the “Distinction Requirement” for Nominees to ACRE, I can recite numerous ways Mike satisfies this requirement. Among the many professional activities and distinctions for which Mike is known are the following (which include service in numerous roles for the State Bar of Texas, writing, teaching, and performing public service in support of the legal profession, and working in support of excellence in the real estate practice of law, in particular, and ethics of all lawyers in general):

- Service on the TBLS Real Estate Law Examination Commission, the SBOT Advanced Real Estate Drafting Course Planning Committee, the SBOT District 8 Grievance Committee, the Texas Bar Foundation, and TBF’s District 8 leadership committee.
- Service in leadership rolls with the Texas Mortgage Bankers Association and the Brazos County Bar Association (president).
- Member of the Independent Bankers Association of Texas, Independent Community Bankers Association, and the Texas Association of Bank Counsel.
- It has also been my privilege to serve with him as a panel member and co-author of “An Owners Legacy: handling Reverters, Restrictions, Covenants, and Conditions,” 16th Annual Advanced Real Estate Strategies Course (Texas, 2022), and as a co-author of “Creation, Enforcement, Avoidance and Termination of Deed Restrictions and Restrictive Covenants,” 30th Annual Advanced Real Estate Drafting Course (Texas, 2019).

His professional expertise can be further defined as “distinguished” from a quick review of the following recent transactions in which he has been involved:

- Represented promoters of \$100 million real estate investment fund providing capital in the workforce, student, and senior housing space.
- Assisted real estate developer in the creation of a housing and multi-use commercial real estate project including golf, recreation, single-family housing, multi-family housing, condominiums, hotel, and retail space.
- Negotiated construction contracts for multi-million dollar conversion of downtown historical building into residential condominiums.
- Assisted with \$10 million project to finance acquisition and construction of a solar panel manufacturing facility.
- Represented owners of thousands of acres of land in the negotiation of solar leases and solar construction projects.
- Negotiated economic development agreement for the construction of \$150 million manufacturing facility and handled real estate closing for this facility.

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- Assisted in the creation of and financing for a restaurant holding company with 30+ locations across the country.
- Represented rural residential developer putting together high-end ranchette properties with a 600-acre multi-use recreational amenity and all associated management agreements.
- Worked with large retail power center developer in the creation of a tax incremental reinvestment zone to provide public funding for infrastructure costs.

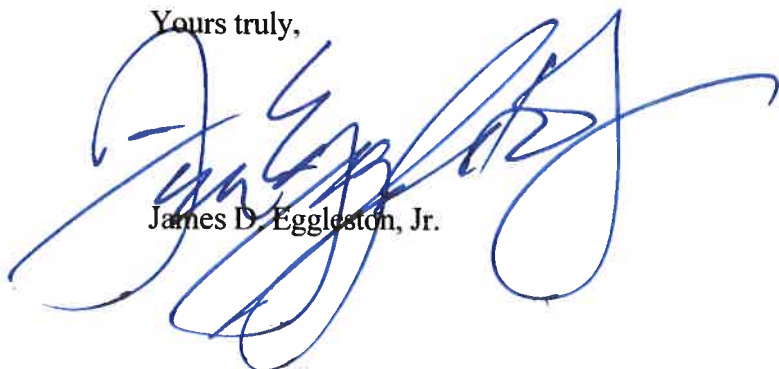
As to the “*Giveback Requirement*”, Mike has demonstrated a lifetime of proven “giveback” service and activities to the Bar, to his community, and to his faith. This service has not been just of quantity, but more importantly, they are activities of quality. Many of these have been oriented towards building the economic development opportunities for his community, supporting and encouraging the youth of his hometown and Texas A&M, and serving in a variety of public roles since the time of his first admittance to the Bar. He did not start this life of service after it was easy, rather his service began when such service was a sacrifice to his practice and his family.

- Chairman of the Brazos Valley Economic Development Corporation, and Chairman of the Bryan/College Station Chamber of Commerce (including participation with its leadership class).
- Service as a Director for two banks in Somerville and Bryan, Texas, the Bryan County A&M Club, and the MSC OPAS (support of performing arts for Texas A&M students and residents of Brazos Valley).
- Service on College Station’s Zoning Board of Adjustment and Planning and Zoning Commission, the Brazos County 4-H Sportsman’s Club, Invest Research Valley Leadership Council, and as General Counsel for the Bryan/College Station Junior League.
- Mike has also served on the Grace Bible Church Board of Elders for 35 years.

In my opinion and to my knowledge, Mike Gentry satisfies each of the tenets of ACREL’s Statement of Professionalism and exemplifies the standards of professional integrity and civility as provided in ACREL’s Membership Guidelines. I am not a member of any firm, business entity, faculty or other organization with Mike Gentry. Neither myself nor my firm are regularly engaged by Mr. Gentry or his firm.

Please contact me at any time if I can provide further information concerning Mike Gentry and his qualifications as a very worthy Nominee for ACREL membership.

Yours truly,

A large, stylized handwritten signature in blue ink, appearing to read 'James D. Eggleston, Jr.', is written over the typed name below.

James D. Eggleston, Jr.