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December 15, 2000

Mr. Doug Hanson
6021 Pine Meadows Drive
Katy, Texas 77493

Dear Doug:

Our Managers' Meeting is over and it was a huge success! Everyone loved the venue and program, especially your presentation on Monday. This really got the meeting off to a rousing start, making everyone feel good about our Company and each other. We've always promoted a family atmosphere, but that has become increasingly difficult as our properties have become more spread out. These meetings are so important in our attempt to keep that feeling.

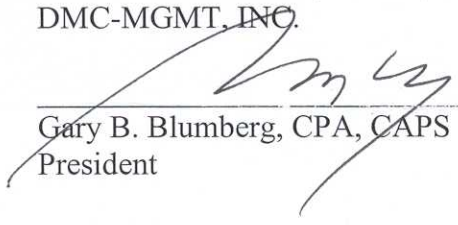
Your presentation was light but inspiring, a perfect compliment to our agenda. Thanks for joining us. I hope we cross paths again in the future.

Happy Holidays to you and your family.

DMC-MANAGEMENT CO., LTD.

By: DMC-MGMT, INC.

By: _____


Gary B. Blumberg, CPA, CAPS
President