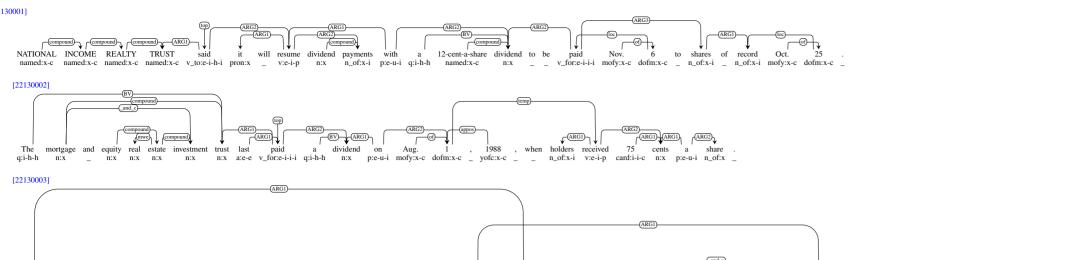
## **Document 2130**



Despite continuing troubles with problem properties and nonperforming loans , the Dallas trust said it has rebuilt reserves , abandoned properties with little potential and experienced improved operating results from joint ventures . p:e-u-i v:e-i n:x p:e-u-i n:x p:e-u-