



July 10, 2000

Mr. Charles Martin Wender
Westover Hills Development Partners, L.P.
8023 Vantage Drive, Suite 200
San Antonio, Texas 78230

Re: Westover Hills Area

Dear Mr. Wender:

In accordance with your request, I have prepared this letter to address the engineering aspects of the properties within the Westover Hills development. As I am sure you are aware, in every engineering aspect the Westover Hills area has an excellent rating. This development has been designed to attract large companies that demand the availability of large utility capacities.

Listed below are the items available to a proposed user of property within the Westover Hills area:

1. Water Distribution System - This area is served by the San Antonio Water System (SAWS), and water distribution mains have been constructed throughout the Westover Hills area. The San Antonio Water System has a well and booster site located on Loop 1604 adjacent to the Westover Hills development. There are adequate water commitments available to serve most proposed user within the Westover Hills development.
2. Sanitary Sewer System - The Westover Hills area is served by the City of San Antonio Sanitary Sewer Collection System. Mains have been constructed within all of the creek areas of Westover Hills and each sanitary sewer has been designed to carry a very large discharge quantity. The waste discharge within the Westover Hills area is treated by the Leon Creek Wastewater Treatment Plant which has a 35 million gallon per day capacity. The City of San Antonio has available treatment capacity within this sector of the City of San Antonio and, therefore, will make a commitment of capacity to a proposed user.

3. Electrical Distribution System - The Westover Hills development is served by the City Public Service Electric System and the City Public Service has available in this sector ample reserve electrical capacity to serve any proposed user. In addition, there is a 138,000 volt transmission line that crosses a portion of the Westover Hills development and this provides a source from the most reliable electrical system available in the City of San Antonio. City Public Service is willing to serve directly off this line for customers requiring a substation.
4. Gas Distribution System - Gas is furnished by City Public Service and there are distribution gas mains ranging in size between 4 inches and 6 inches within the Westover Hills development to serve each proposed user.
5. Communications - Southwestern Bell serves this area with fiber optics available throughout the project.
6. Zoning - Most of Westover Hills is located within the City limits and therefore, has a zoning designation. Most tracts are zoned either B-3, B-2 or I-1, which are the "highest" business zoning's available.
7. Accessibility to Site - The Texas Department of Highways and Public Transportation has completed construction on the first phase of the Stotzer Freeway (State Highway 151) system which connects downtown San Antonio to Loop 1604 and traverses through the Westover Hills development. This provides excellent access from downtown, from Loop 410, the airport, and a connection to the outer loop, Loop 1604. In addition, the State Department of Highways and Public Transportation has completed a \$3,600,000 road and bridge project that gives access to Culebra Road, which is a major thoroughfare just north of the Westover Hills development. Westover Hills Boulevard, within the Westover Hills development, connects Culebra Road and the Stotzer Freeway providing for an excellent transportation system within the Westover Hills development. Thirty-four million one hundred sixty thousand dollars (\$34.16 million) have been allocated by the Texas Department of Transportation to construct the main lanes from U.S. Hwy. 90 to Loop 1604. This will complete full freeway access from Westover Hills to downtown San Antonio.

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8. Environmental - The Westover Hills development is not over the Edwards Recharge Zone and therefore does not have sensitive environmental concerns. In addition, a biological survey for endangered species has been completed by SWCA Environmental Consultants and the property does not contain endangered species or critical habitat of endangered species common to this area.
9. Drainage Area - The 100-year storm high water has been determined on all drainageways within the Westover Hills area and all culverts constructed within the Westover Hills area have been designed to carry the 100-year storm without flooding the roadways. The City currently requires onsite detention or a fee paid in lieu of detention for onsite development.
10. Tree Ordinance - While the City of San Antonio has a Tree Ordinance, Westover Hills has been granted a development right that grandfathers the property from the conditions of the City ordinance.

Please be advised that Pape-Dawson Consulting Engineers, Inc. has detailed information on all engineering aspects of the Westover Hills development and of course, those are available to you at any time upon your request. If you need any additional information regarding the Westover Hills development, please contact me.

Sincerely,
Pape-Dawson Engineers, Inc.



Gene Dawson, Jr., P.E.
President