



April 28, 2000

Raba-Kistner Consultants, Inc.
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Mr. Charles Martin Wender
C/O Westover Hills Development Partners, L.P.
KCI Tower, Suite 200
8023 Vantage Drive
San Antonio, TX 78230-4752

Re: Westover Hills Development
San Antonio, Texas

Dear Marty,

This letter is a summary of our firm's activities over the last twelve years in Westover Hills. Specific site and design information has been reported to our clients during the conduct of these investigations.

Raba-Kistner provided engineering services on a number of facilities within the development, including microchip manufacturing plant sites for *Motorola, Inc.*, as well as *VLSI Technology*, *Sea World of Texas*, the *Westside Expressway*, *QVC Network*, the *Hyatt Regency Hill Country Resort and Golf Course*, the new *World Savings National Operations Center*, the *Capital Group*, *ACCD Northwest Vista College*, and *B.A.B.N. Technologies*. The scope of our investigations varied from locale to locale, but generally included the following services or investigations:

- site-specific environmental assessments
- structural geology mapping
- in situ vibration attenuation evaluations
- comprehensive geotechnical engineering investigations
- hydrogeologic and groundwater studies
- geologic site assessments

We have also provided extensive services on the nearby *Sony Microelectronic Corporation* plant (formerly known as *Advanced Micro Devices*). The results of all the above investigations concluded the site to be excellent with respect to environmental, hydrogeologic and geological characteristics. Wetlands do not exist within the site, or to the adjacent properties, to the best of our knowledge.

Vibration attenuation testing for the microchip facilities indicated highly desirable characteristics. Vibration consultants employed by the owners to review the data classified the site to be one of the best they had encountered.

The geotechnical engineering conditions underlying all of the sites provide for the construction of economical foundation and pavement systems. Typically, structures can be supported on foundation systems consisting of slab-on-grade, spread footings and/or drilled footings.

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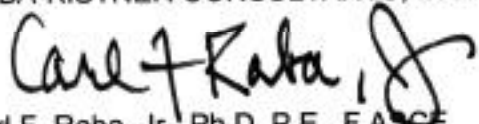
Engineering analyses predict these foundation systems will experience little to no subsequent movements due to expansion or consolidation of underlying soil or rock media.

San Antonio does not have seismic activity and is rated in the lowest seismic classification in the Uniform Building Code.

If you have any questions or if we can be of further assistance, please contact me personally.

Very truly yours,

RABA-KISTNER CONSULTANTS, INC.

A handwritten signature in black ink that reads "Carl F. Raba, Jr." with a stylized flourish at the end.

Carl F. Raba, Jr., Ph.D. P.E., F.ASCE
Chairman of the Board and CEO

CFR/ksg