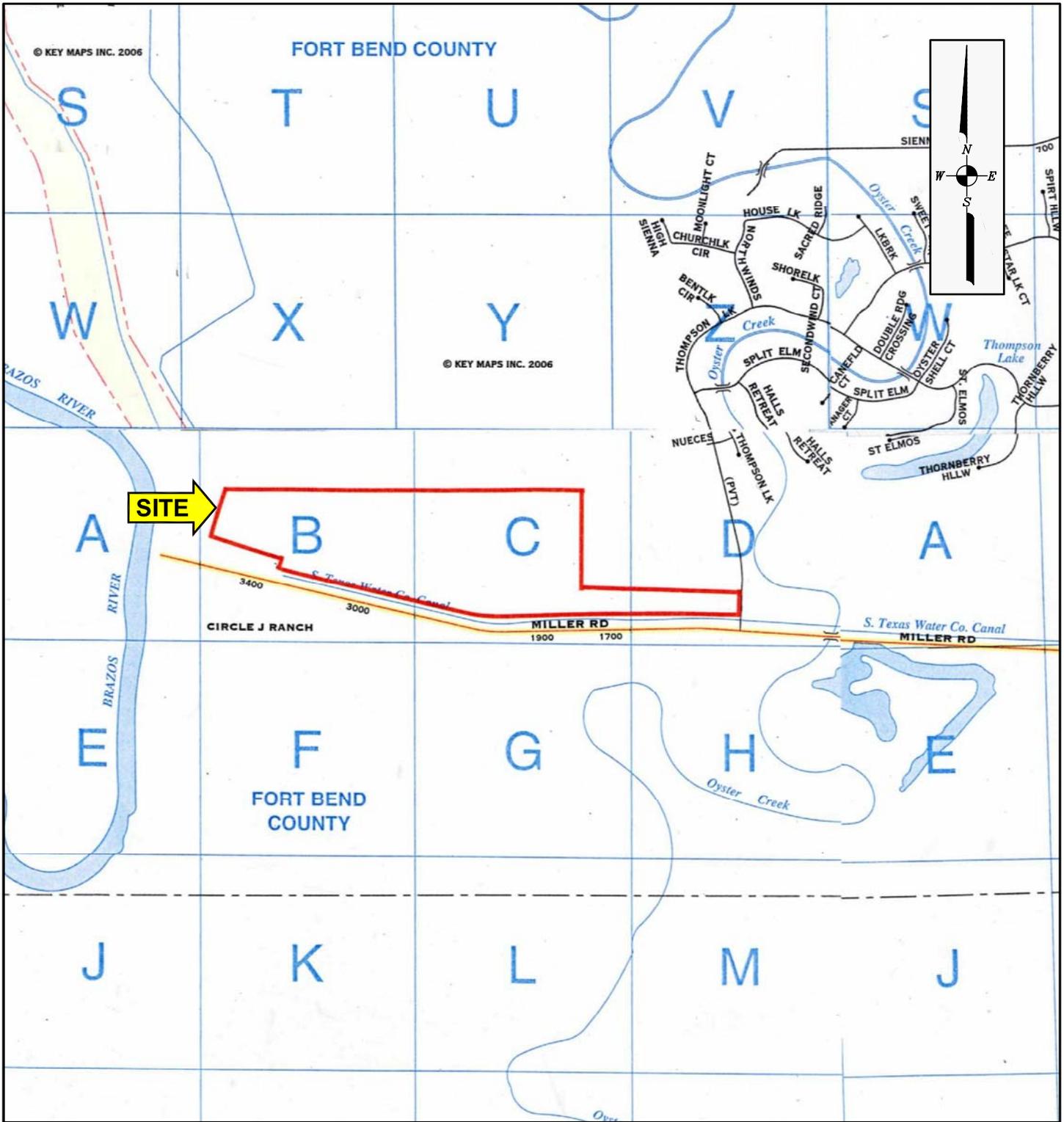


APPENDIX A
KEY MAP



Source:
 Key Maps, Inc. 2006
 Houston - Galveston,
 Brazoria County
 pp. 650, 651, 690, 691



SITE LOCATION MAP

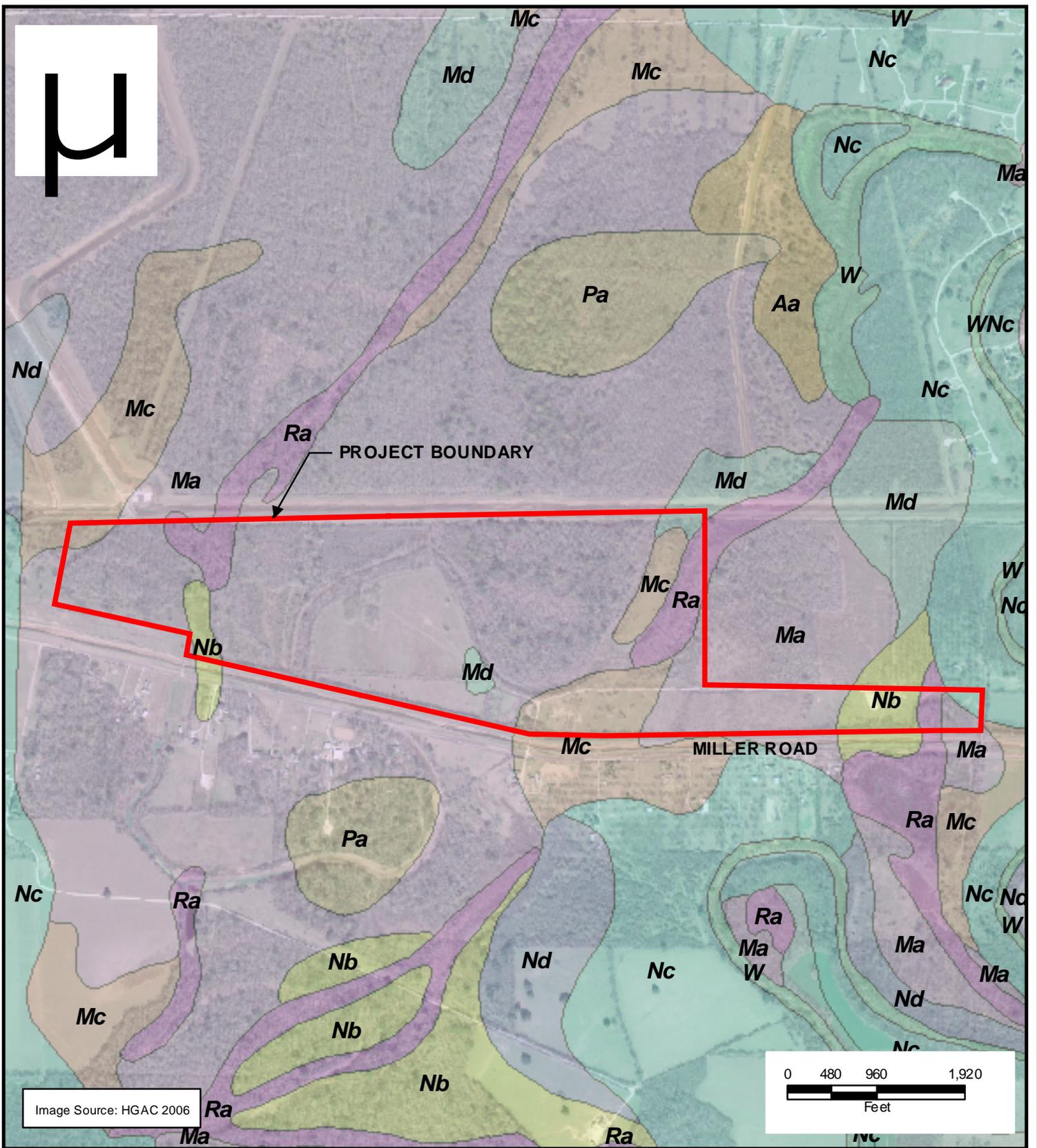
PROJECT #: 6585
 FOR: REGENT CAPITAL HOLDINGS
 LOCATION: MILLER ROAD & FM 521
 FORT BEND COUNTY, TEXAS

| REVISIONS: |
|----------------------|
| Dec. 14, 2007 by LFM |
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 PHONE (281) 589-0898 <http://www.bergoliver.com>



APPENDIX B
FORT BEND COUNTY SOIL SURVEYMAP



**NRCS SOILS MAP on 2006 HGAC AERIAL
SITE LOCATION**

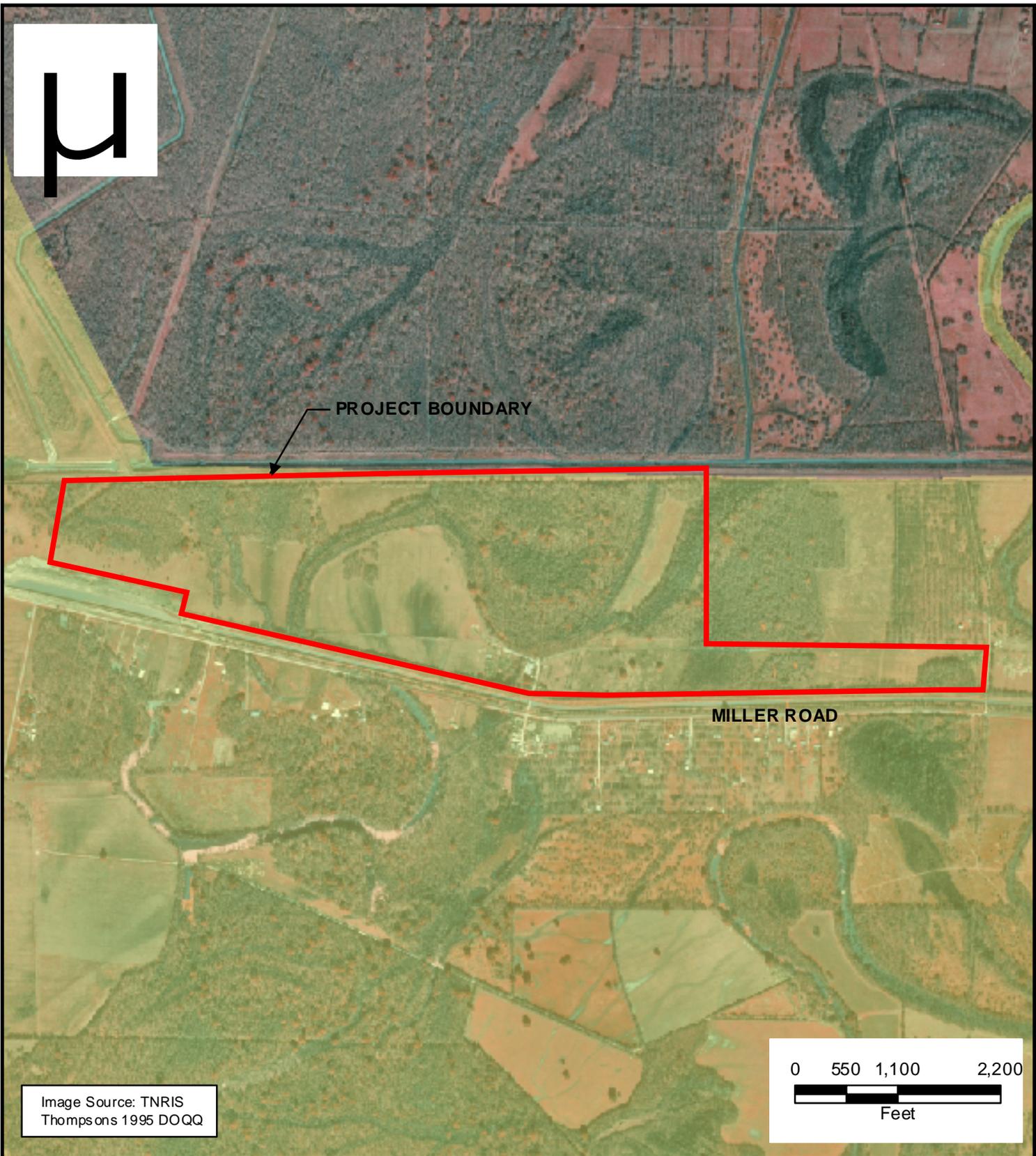
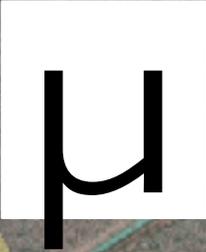
Project #: 6585
 For: REGENT CAPITAL HOLDINGS
 Location: MILLER ROAD and FM 521
 FORT BEND COUNTY, TEXAS

| Revisions |
|----------------------|
| Oct. 25, 2007 by LFM |
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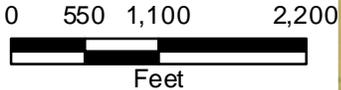
APPENDIX C
FEMA 100-YEAR FLOODPLAIN MAP



PROJECT BOUNDARY

MILLER ROAD

Image Source: TNRI
Thompsons 1995 DOQQ



FEMA 100-YEAR FLOODPLAIN MAP SITE LOCATION

| | |
|------------|---|
| Project #: | 6585 |
| For: | REGENT CAPITAL HOLDINGS |
| Location: | MILLER ROAD and FM 521 FORT BEND COUNTY, TEXAS |

| Revisions | |
|---------------|--------|
| Oct. 25, 2007 | by LFM |
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APPENDIX D
UNITED STATES GEOLOGIC SURVEY TOPOGRAPHIC MAP

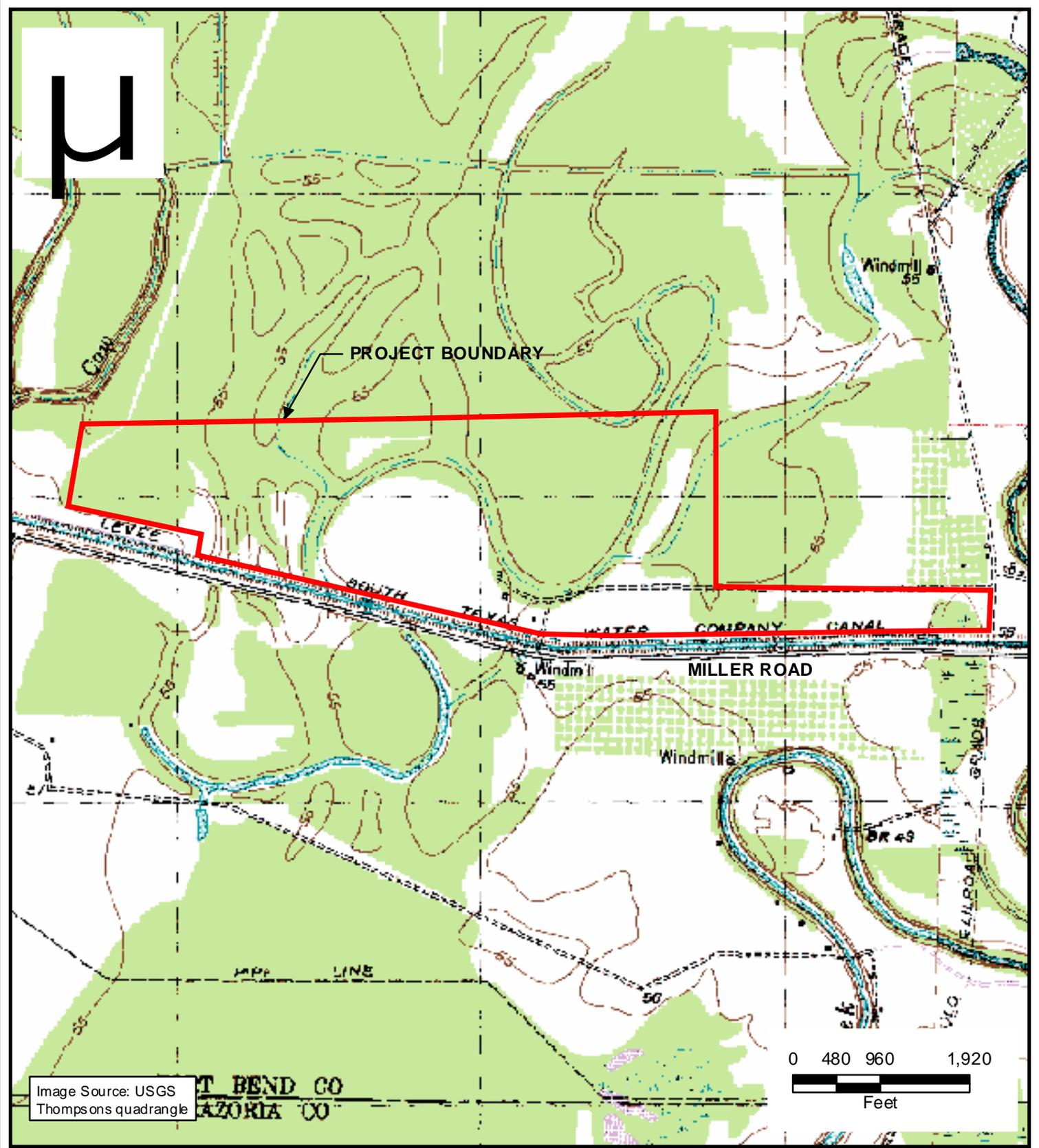
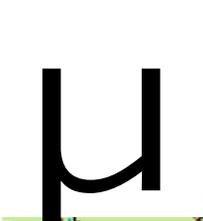


Image Source: USGS
Thompsons quadrangle

T BEND CO
AZORIA CO

USGS TOPOGRAPHY MAP SITE LOCATION

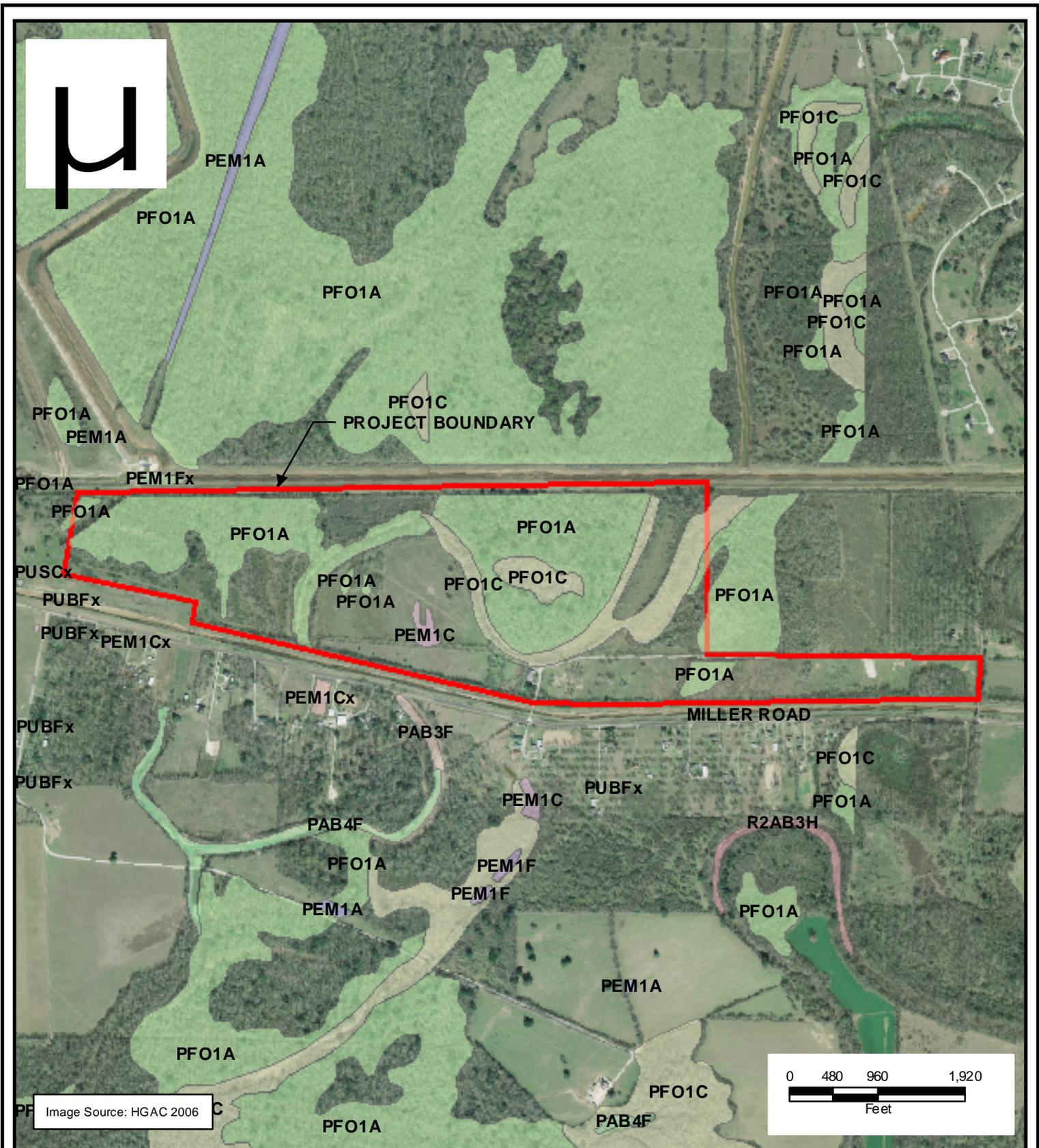
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|------------|---|
| Project #: | 6585 |
| For: | REGENT CAPITAL HOLDINGS |
| Location: | MILLER ROAD and FM 521 FORT BEND COUNTY, TEXAS |

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| Revisions |
| Oct. 25, 2007 by LFM |
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APPENDIX E
NATIONAL WETLAND INVENTORY MAP



**NWI MAP on 2006 HGAC AERIAL
SITE LOCATION**

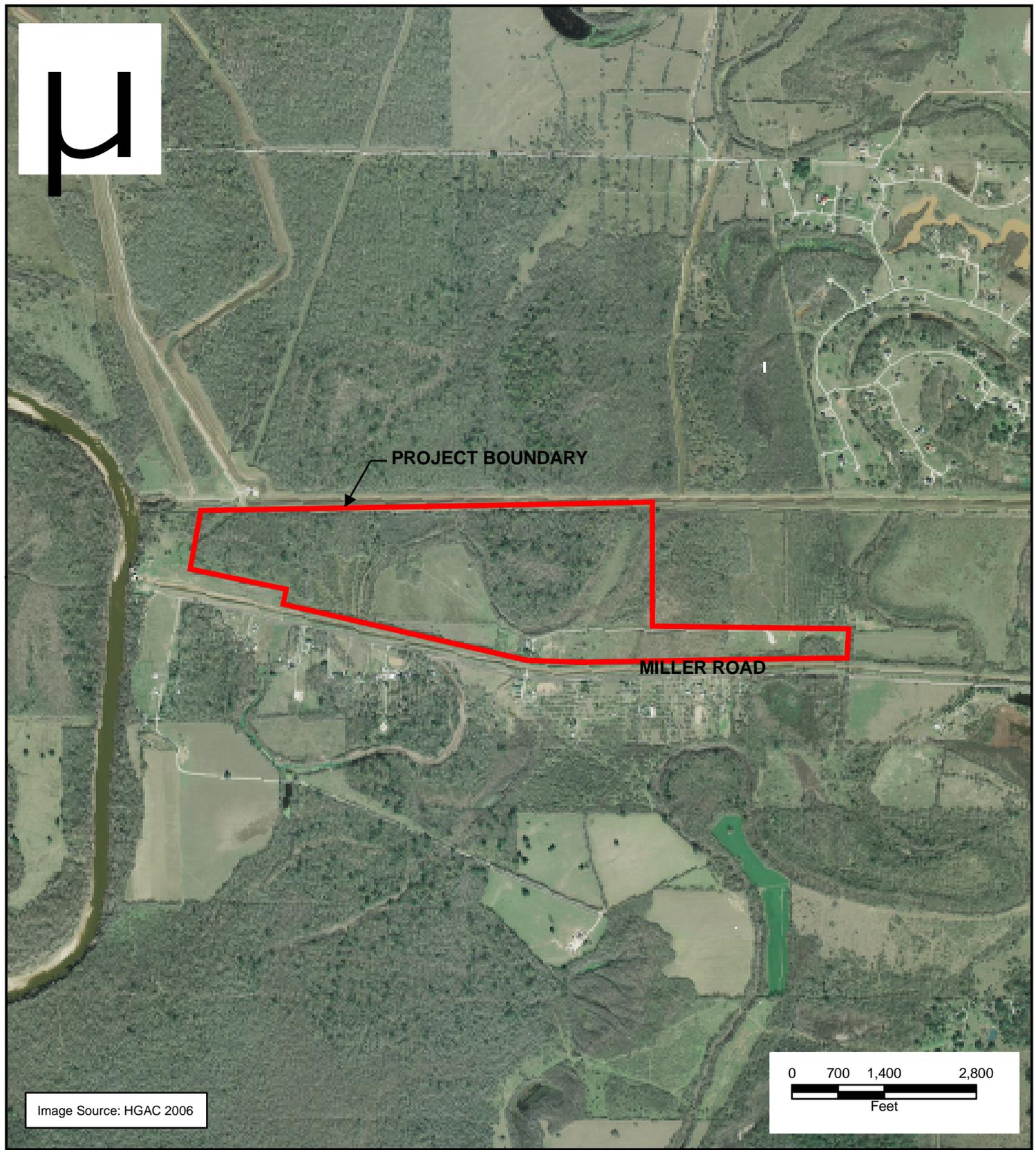
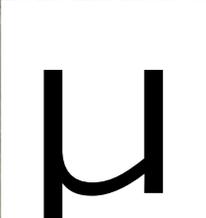
| | |
|-------------------|---|
| Project #: | 6585 |
| For: | REGENT CAPITAL HOLDINGS |
| Location: | MILLER ROAD and FM 521 FORT BEND COUNTY, TEXAS |

| Revisions | |
|---------------|--------|
| Oct. 25, 2007 | by LFM |
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APPENDIX F
AERIAL PHOTOGRAPHY



**SITE LOCATION MAP
on 2006 HGAC AERIAL**

| | | | | |
|-------------------|--------------------------------|-----------------------------|---|--|
| Project #: | 6585 | <i>Revisions</i> | BERGxOLIVER ASSOCIATES, INC. ENVIRONMENTAL SCIENCE, ENGINEERING & LAND USE CONSULTANTS 14701 ST. MARY'S LANE, SUITE 400 HOUSTON, TX 77079 PHONE (281) 589-0898 http://www.bergoliver.com | |
| For: | REGENT CAPITAL HOLDINGS | <i>Oct. 25, 2007 by LFM</i> | | |
| Location: | MILLER ROAD and FM 521 | | | |
| | FORT BEND COUNTY, TEXAS | | | |
| | | | | |

APPENDIX G
PRELIMINARY WETLAND SURVEY



BERG ♦ OLIVER ASSOCIATES, INC.
Environmental Science, Engineering & Land Use Consultants
14701 St. Mary's Lane, Suite 400
Houston, Texas 77079
(281) 589-0898 fax: (281) 589-0007

December 11, 2007

Mr. Jim Price
Regent Sienna Plantation Partnership LP
14735 Summerway Lane
Houston, TX 77014

RE: Due Diligence Wetland Study Mitigation Assessment Letter Report
330 acre tract Fort Bend County, Texas
BOA Job No: 6585WP

Dear Mr. Price,

At your request, Berg♦Oliver Associates, Inc. performed a Due Diligence Wetland Study Mitigation Assessment on the 330 acre tract located on Miller Road, Fort Bend County, Texas.

Jurisdictional Waters of the United States, specifically wetlands, are regulated by the Clean Water Act (CWA) under the authority of the United States Army Corps of Engineers (USACE). Based upon a January 9, 2001 Supreme Court Ruling (SWANCC vs. USACE), isolated wetlands may not be considered jurisdictional by the USACE; however, adjacent wetlands, headwaters, tributaries, and other Waters of the U.S. remain jurisdictional.

The purpose of the study was to determine the approximate sizes and locations of wetlands and other areas that could potentially be classified as "Jurisdictional Waters of the United States." To classify an area jurisdictional, one of the following must be evident:

- ♦ The area has a hydrological connection to a Water of the U.S.
- ♦ The area lies within the 100-year floodplain of a Water of the U.S.
- ♦ The area is a Water of the U.S.

Survey methods included the following: 1) review of U.S. Geological Survey topographic maps, Natural Resources Conservation Service maps and local county Soil Survey maps; 2) review of historical color, black and white, and infrared aerial photographs; 3) review of the U.S. Federal Emergency Management Agency floodplain maps; and 4) site reconnaissance. Due to the methods employed in a preliminary study, small marginal areas may not have been observed and a moderate margin of error can be expected. A wetland delineation according to the 1987 Corps of Engineers Wetland Delineation Manual was not conducted.

The site reconnaissance survey was conducted on June 12, 2007 by Aron Edwards and Derith Hiers of Berg♦Oliver Associates, Incorporated. The site was assessed for the presence of non-jurisdictional and jurisdictional areas, as determined by the CWA. The subject property contained the following areas:

Adjacent Wetlands – Remnant Oxbows (jurisdictional) 79.1 (±) acres

The locations and sizes of the site's areas listed above are depicted on the attached Due Diligence Wetland Study Map. These values were derived from aerial photograph interpretation, interpretation of historical topography, soil data, floodplain data, and general field observations/measurements. This should not be considered as precise, as would data derived from a wetland delineation.

It is the professional opinion of Berg♦Oliver Associates that the subject property's wetlands would be considered jurisdictional for the following reasons: 1) the areas lie within the 100-year floodplain of the Brazos River, and 2) the areas are adjacent water bodies that are not Waters of the U.S.

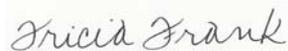
If an "official" designation of these wetland areas is needed, the USACE, the final authority on jurisdictional status, should perform a jurisdictional determination.

Thank you for allowing Berg♦Oliver Associates, Inc. to provide you with these environmental services. We look forward to working with you in the future. If you have any questions please feel free to call me at (281) 589-0898.

Sincerely,



Aron Edwards
Project Manager



Trish Frank
Ecologist

DUE DILIGENCE WETLAND MITIGATION ASSESSMENT SITE LOCATION MAP

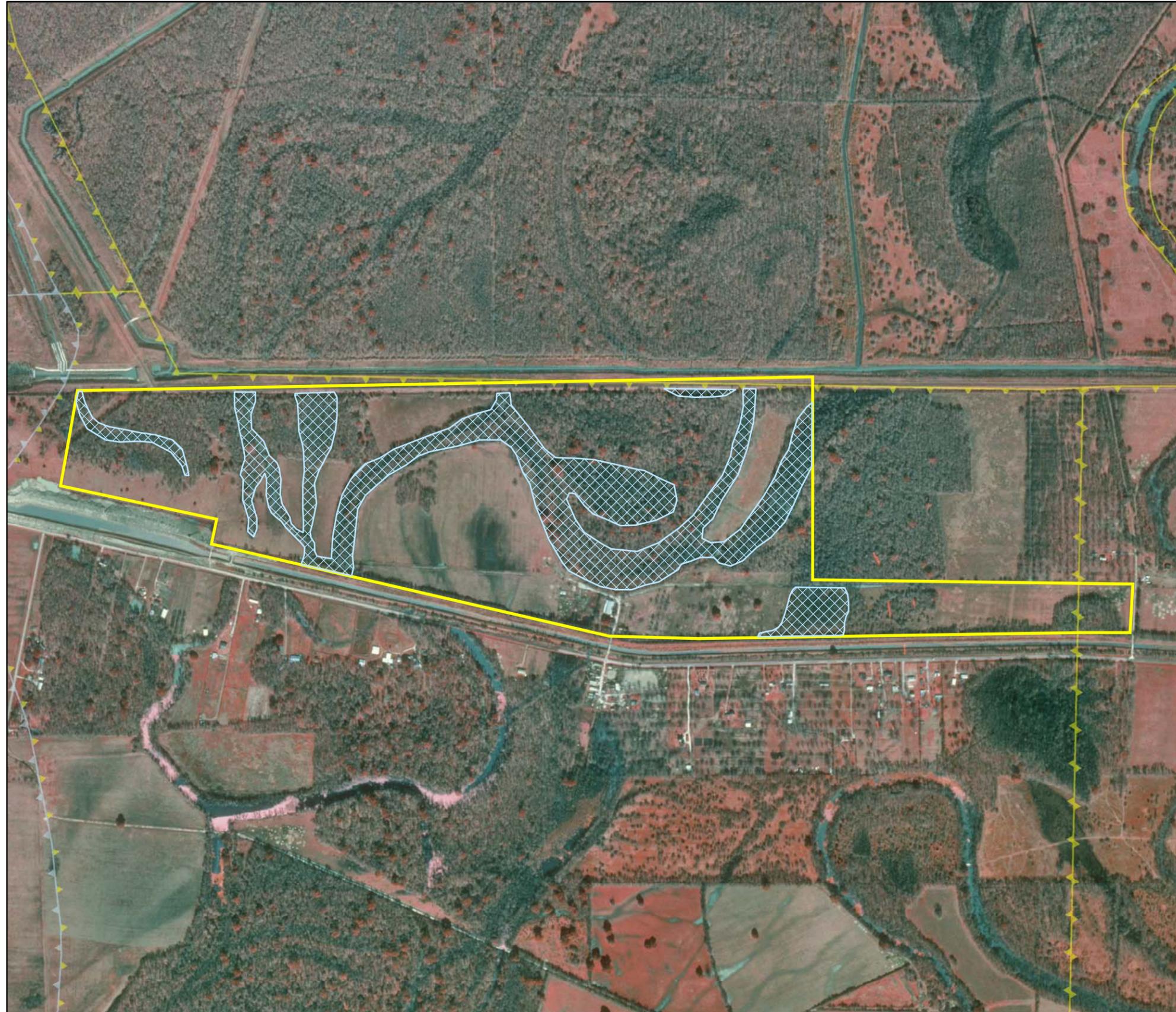
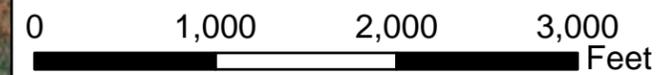


Image Source: TNRIS 1995 DOQQ
(Quad Name, Texas)
Projection: UTM, NAD83 (meters)
GIS Contact: Larry Martin (lmartin@bergoliver.com)

NOTE: Potential wetland and jurisdictional water areas depicted have been classified as "isolated" or "adjacent" based upon Berg-Oliver Associates, Inc.'s assessment of the jurisdictional designation of these potential wetland and water areas. The actual designations should be verified by the Corps of Engineers - the final authority on jurisdictional status.

A delineation using the Corps of Engineers 1987 manual was not performed. This map was prepared from photo interpretation, supported by field verifications of potential wetland areas. The features on this map have not been flagged or surveyed. A certain margin of error will exist for boundaries or locations in the field. This map should not be used for any planning or engineering purposes.

| Legend | | Acres |
|---------------|--|--------------|
| | Remnant Oxbow Wetlands (Jurisdictional) | 79.1 |
| | Project Boundary | 330 |



DUE DILIGENCE WETLAND MITIGATION ASSESSMENT SITE LOCATION MAP



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HOUSTON, TEXAS 77079 PHONE (281)589-0898 <http://www.bergoliver.com>

| REVISIONS |
|----------------------|
| June 14, 2007 by ASE |
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Project #: 6585
For: Regent Sienna Plantation Partnership LP
Location: 305 acres, Miller Road
Fort Bend County, Texas