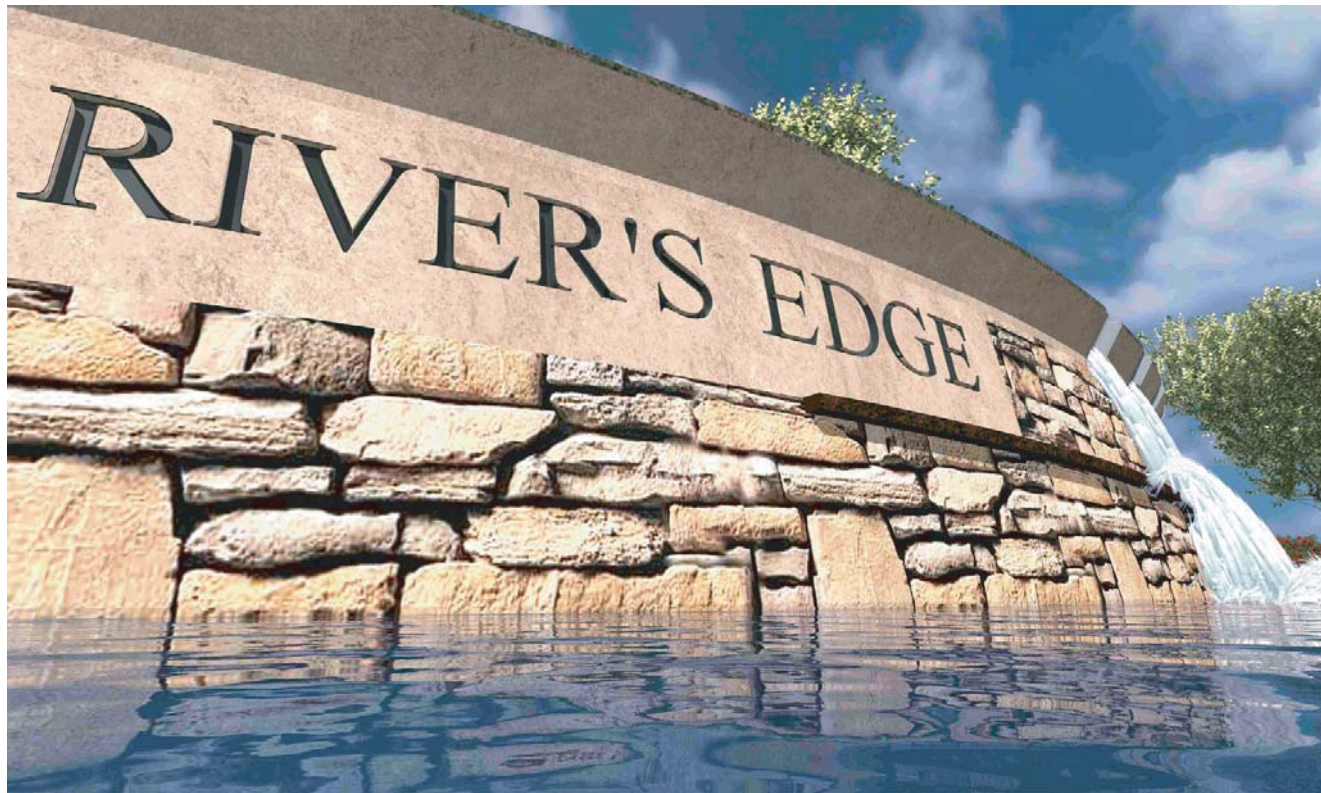


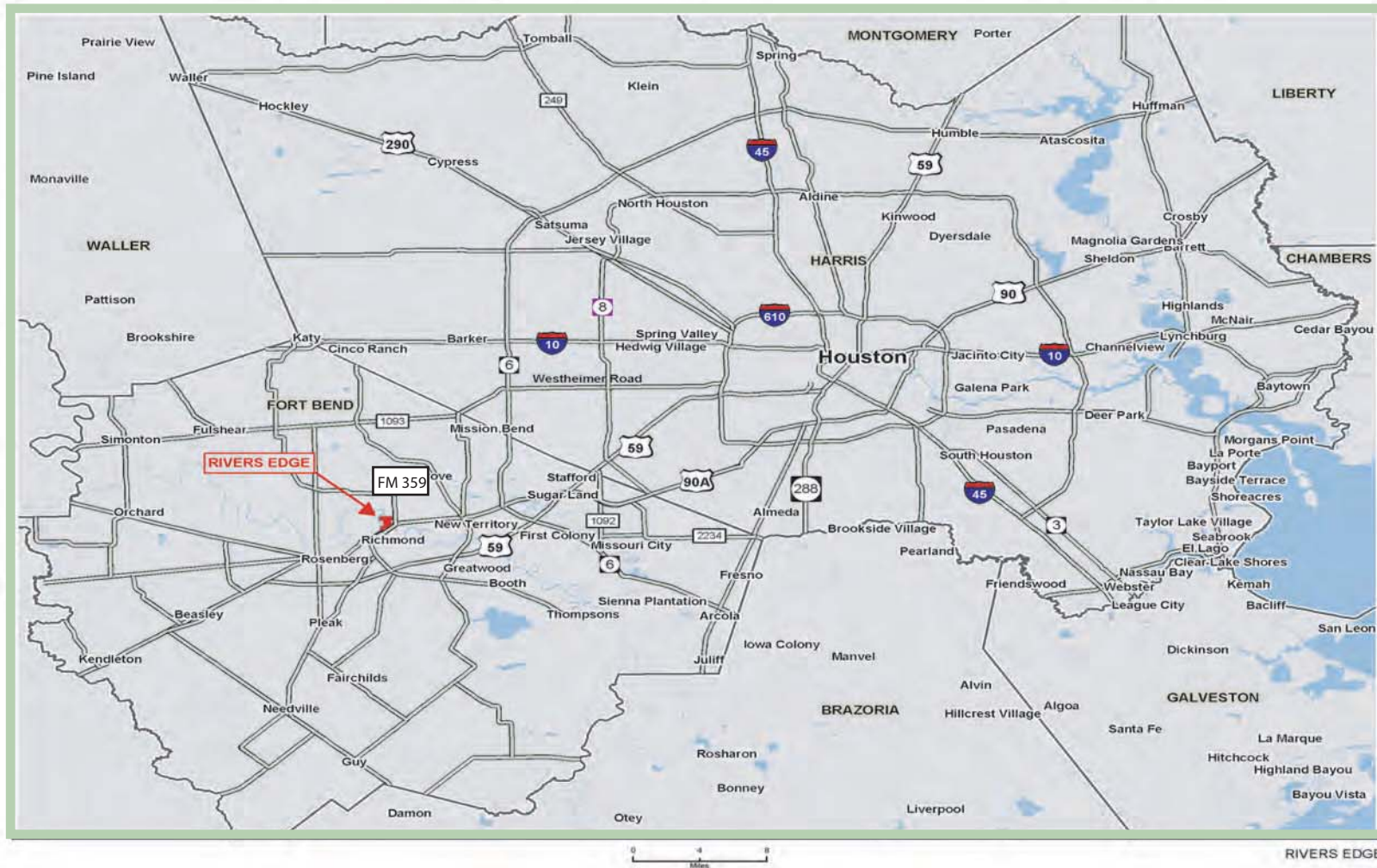
RIVER'S EDGE

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RIVER'S EDGE

Location

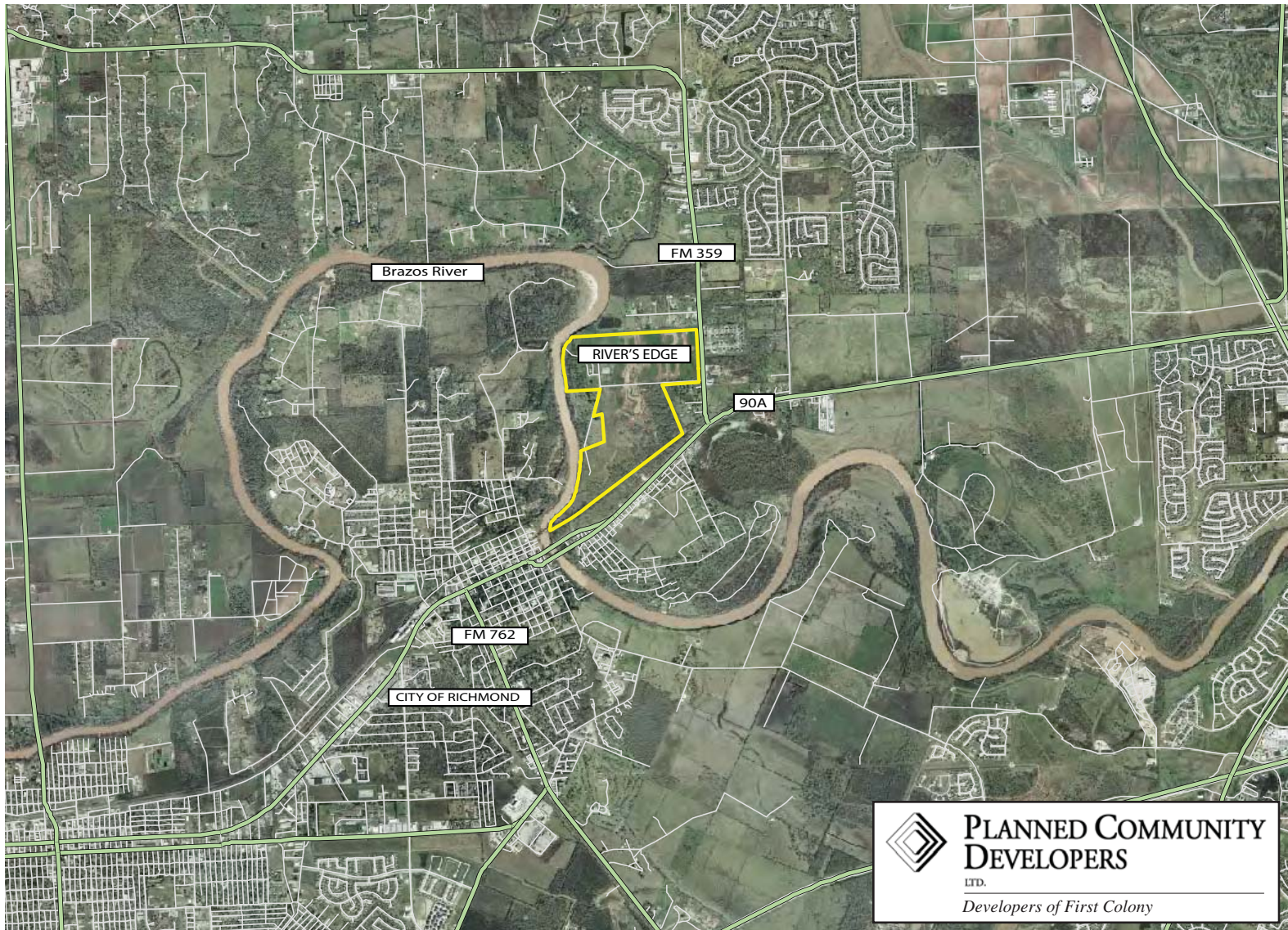


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Area Aerial



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River's Edge Court



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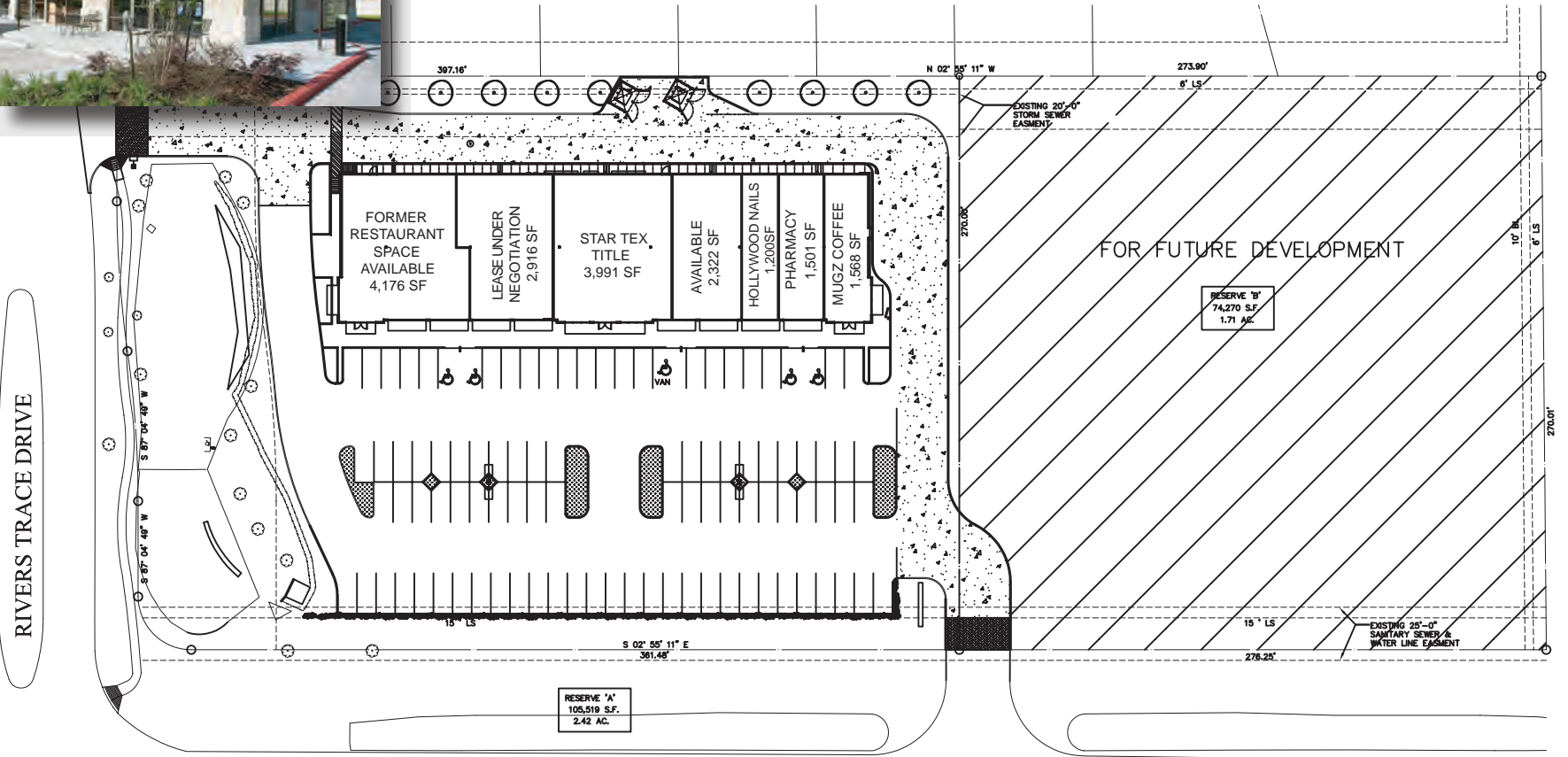
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River's Edge Court Site Plan



HIGHWAY 359



PLANNED COMMUNITY DEVELOPERS LTD.

Rivers Edge Court

Hermes Architects

Members A.L.A.
7915 Westglon Drive
Houston, Texas 77063
Tel 713-785-3644
Fax 713-953-2515
www.hermesarchitects.com

RIVER'S EDGE



Information

Site	Located on FM 359, 1/4 Mi. N of 90A	2009	Lamar CISD : \$1.29
Developer	Planned Community Developers, Ltd. (Developers of First Colony)	Taxes	Fort Bend County: \$0.49 Fort Bend MUD 140: \$1.25 Estimated Total: \$3.46 per \$100 assessed valuation
Project Size	368 Acres		
Lots Planned	800 Lots (with 465 developed)	Amenities	Sports Center • Adult and Kiddy Pod • Playground • Pool Changing Building • Baseball Field • Soccer Field • Recreation Center Nature Park Three (3) Residential Lakes
Commercial Property	<ul style="list-style-type: none"> • 16 Acres • build to suit • ready for immediate development 		
Traffic Count	14,746 VPD (Feb. 2003)		
School District	Lamar Consolidated ISD		
Current School Zones	Frost Elementary Briscoe Jr. High Foster High School	Residential Builders	<ul style="list-style-type: none"> • Perry Homes • Newmark • Plantation Homes • David Weekly (Price Range \$140,000 - \$500,000)
Jurisdiction	City of Richmond ETJ (10' annexation strip along northern boundary)		

RIVER'S EDGE

Master Plan

An Energy Star Community



In the event that mineral development occurs in River's Edge, all or part of the sports fields could be put out of use temporarily or permanently. This map is a scanned drawing only and is not for computation or construction purposes. Said drawing is a pictorial representation only and is subject of change. Additionally no warranties or representations, express or implied, concerning the actual design, location or character of the facilities shown on this map are intended. This presentation graphic represents a compilation of datum obtained from maps, surveys and other documents provided to Kerry R. Gilbert & Associates, Inc.



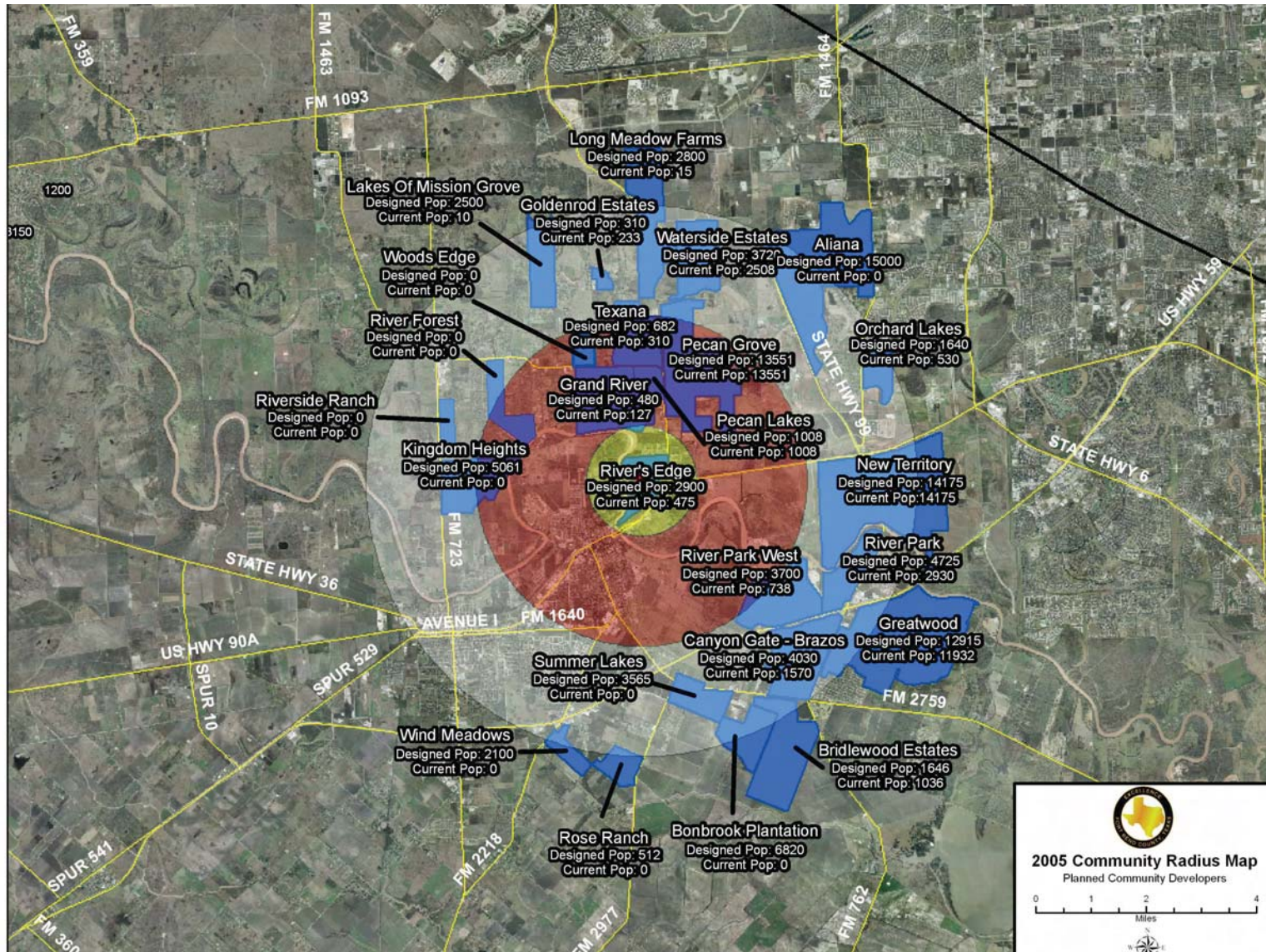

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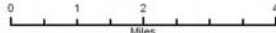

RIVER'S EDGE



Community Radius Map

2005 Community Radius Map
Planned Community Developers

RIVER'S EDGE



The Developer

Planned Community Developers, Ltd. ("PCD") is a Texas limited partnership formed in 1997 by the executive officers of Sugarland Properties Incorporated ("SPI") for purposes of pursuing the acquisition and development of planned communities, shopping centers, and suburban offices. PCD continues to manage the remaining development of the 9,700-acre First Colony, which is expected to achieve substantial build-out by 2008.

The six principals of PCD have an average tenure of over 19 years with SPI, with each having considerable prior experience in their respective areas of development, construction, finance, sales/leasing and real estate law. The partners have complementary skills and talents combining for a very effective development team which has successfully guided the company's many projects over the past 20 years.

The team has developed and sold over 6,000 residential lots with attendant amenities and hundreds of acres of both commercial and industrial sites. This team has developed, managed, and sold over 2.0 million square feet of retail shopping centers (including three power centers and two neighborhood centers) and nearly 500,000 square feet of industrial and office space. PCD's projects have been characterized by innovative architectural designs and quality construction and have had a positive impact on the communities in which they have been built.



**PLANNED COMMUNITY
DEVELOPERS**

LTD.

Developers of First Colony