

ADVANCES MADE IN THE LJA DISCOVERY PROCESS

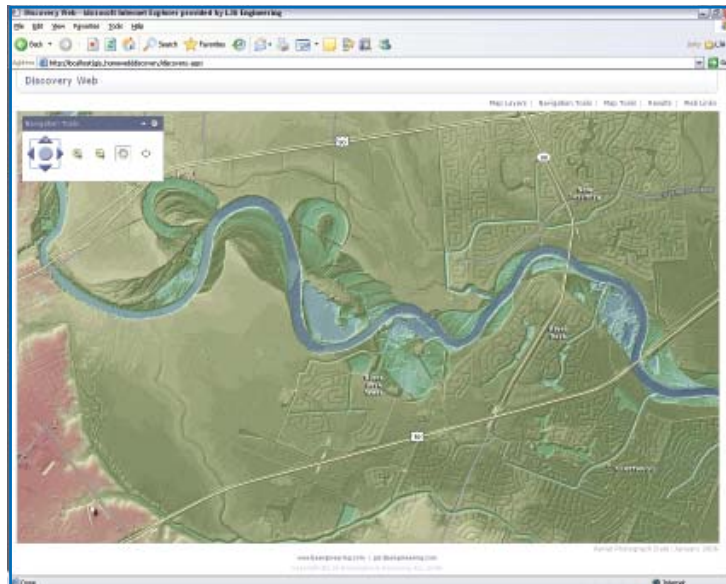
LJA's Discovery Gets Faster, More Targeted

Clients, especially developers, have always hired engineering firms like LJA to perform feasibility studies on land they have already under contract or purchased. LJA took the process one step further by developing a unique "Discovery" program that combines GIS-based mapping information with data such as geography, drainage, ownership, etc. to point out potentially fatal flaws or highlight possible opportunities to help clients make informed decisions.

Discovery is a powerful tool that allows clients to evaluate several different parcels of land and compare their possibilities, quickly and economically, prior to making an offer. The key advantage is the ability to "cruise" properties, looking for specific traits while avoiding fatal flaws.

"So far, we're the only engineering firm to make this package work," said John Perry, LJA senior consultant. "Clients can't believe how much time and money it saves."

LJA provides the Discovery service free of charge for both existing and future clients.



Only Getting Better

"Over the past two years, LJA has worked with the Discovery program to make it more useful," continued Perry. Some of the "tweaks" include:

Specific Client Profiles. LJA has developed a survey tool to catalog a client's needs in a piece of property. The resulting Client Profile helps streamline the search process. "The process can help clients establish priorities," said Perry, "and we only present tracts that match what they're looking for."

County-Based Construction Costs. LJA's Discovery database contains detailed information for several counties, but costs can vary widely among them. LJA has

tightened the figures to more accurately reflect current construction costs in each county. The result is more realistic business models.

Same-Time Webcasts, Anywhere in the World. While Discovery generally takes place in a conference room using one large projection screen, LJA has developed the capability to broadcast images over the Internet so that up to 10 locations can view the same information simultaneously. In one recent

example, LJA hosted an interactive session where partners in Houston and Singapore analyzed properties as if they were in the same room.

Discovering Possibilities

Once clients have seen the benefits of LJA's Discovery system, they always want to use it again. John Perry estimates that LJA currently provides 2-3 sessions each week.

"What we've developed is something that combines the best of technology with a lot of expertise in the land development process," summarized Perry. "Clients realize we're providing an excellent way to discover possibilities, support decisions and manage risk."

FORT BEND POLO COMMUNITY TAKES SHAPE

LJA is on schedule to deliver the first phase of a major new community to be developed in Fort Bend County. Aliana, a 2,000-acre master-planned community located just north of the intersection of the Grand Parkway and Highway 90A, is expected to encompass 6,000 homes, more than 1 million square feet of office space, and at least one upscale hotel and town center.

The centerpiece of the community, the first in Houston by Dallas-based Aliana Development Company, is an exclusive, one-of-a-kind polo facility with multiple fields. Large estate lots in a gated community surround the polo center, as well as extensive landscaping, large-scale water features and a 300-acre chain of canals and lakes connecting the entire site.

LJA Sets the Stage

LJA's services involve creating plans for immediate and long term development in



terms of site work, infrastructure and traffic control. In addition to general land and thoroughfare planning, LJA is designing Aliana Water Plant No. 1 and Wastewater Treatment Plant No. 1, along with an on-site regional lift station, wastewater discharge permit application, master drainage plan and master utility plan.

LJA is coordinating with TxDOT on the re-alignment of FM 1464, which runs through the project. LJA will also be coordinating with Fort Bend County to upgrade the existing two-lane Madden Road to a full boulevard, as well as the extension of West Belfort Boulevard and West Airport Boulevard.

Currently LJA is completing plans for the first phase of residential lots.

The property for Aliana, purchased from the Texas General Land Office in March 2005, was the site of a former prison farm. As it develops through 2020, it will connect the fast-growing areas of Katy and Sugar Land, Texas.



*(Aliana Ground Breaking Ceremony, May 17, 2007
l - r; Commissioner James Patterson, Paul Cheng, Jeffrey Wiley)*

LJA Insights is published for clients and friends of the firm.

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BARTON CREEK: LUXURY LIVING IN AUSTIN

LJA's engineering work continues on Barton Creek, a 4,000-acre luxury living community located 15 minutes southwest of downtown Austin on the edge of the Texas Hill Country. Amenities include three award-winning golf courses, the Barton Creek Country Club, the Barton Creek Resort and Spa and a rapidly growing community of 18 neighborhoods. LJA is currently providing engineering services to



develop over 460 acres of single family development.

The developer is Stratus Properties, based in Austin, which has also engaged LJA to provide engineering services for Circle C Ranch, Lantana and Meridian in southwest Austin.

Keeping Pace with Demand

LJA's services include platting; TCEQ permitting; street and drainage improvements; water and wastewater infrastructure; stormwater management and water quality facilities; and construction administration.

Engineering challenges at Barton Creek involve complying with the stringent regulations in the Austin area regarding water quality and environmental controls.



LJA is currently providing construction administration on three subdivisions: Wynton Place, Phase I, Barton Creek, Section H, Phase 3, and Barton Creek, Section H, Phase 4.

In 2007, LJA will be working to complete engineering for Amarra Drive, Phases 2 and 3. These lots range in size from 0.25 acres to 4 acres, comprising the last of the limited number of lots adjacent to the Fazio Canyons Golf Course.

PARK PLANNING IN THE WORKS

LJA was selected by the City of Shenandoah to create a master parks and pathways plan for the City. The plan will provide the City of Shenandoah with, "an information base to guide decisions related to parks, pathways, recreation and open space within the community, to assist the implementation of those decisions and to set guidelines for future park and open space development," stated LJA's Director of Planning, Jim Wendt, AIA.

Shenandoah recognized a need within the community for an updated plan which would address all of the existing park facilities, plan for future parks and link them with pedestrian and bike trails where possible. The plan will also identify opportunities to tie into existing and proposed trails in the adjacent communities.

An established community, Shenandoah is experiencing a new generation of growth with lots of young families, and is experiencing residential development west of Interstate 45. On the east side of I-45, Shenandoah has very successful retail



developments and plans for a large nature park.

The study will include an extensive inventory that identifies the City's current parks and facilities along with new developments underway. LJA will look for opportunities to make logical connections throughout the City. This plan will kick off a series of town hall meetings for the residents to review and give their input.

The final product to be presented to the City will be a prioritized parks and pathways plan detailing specific projects and their associated costs.

"It will basically be a blueprint that the City can follow to update and expand its parks and pathways facilities in a systematic and logical way," says Jim Wendt.

LIFESTYLE CENTER FOR PEARLAND

LJA is providing full engineering services for The Promenade Shops at The Spectrum, a mixed-use retail/residential development at the intersection of State Hwy. 288 and Sam Houston Tollway, within Harris County, in Pearland. The 100-acre center being developed by Poag & McEwen Lifestyle Centers is adjacent to Shadow Creek Ranch, a 3,300-acre master planned community for which LJA also provided services.

LJA's responsibilities on the Promenade Shops include site development engineering, offsite public infrastructure, traffic impact studies, traffic signal design and environmental services.

Popular Concept

The Promenade Shops at The Spectrum is a town center, pedestrian oriented concept,



including walkways, eye-catching architectural design elements, extensive landscaping, a five-acre lake and plazas to create a unique people-friendly environment.

The Promenade will be anchored by Bass Pro Shops, and will include the Islamorada Fish Company restaurant, which will offer a patio overlooking the lake. The center will also provide multi-

family housing units, a farmers market, theater, hotel, specialty shops and other familiar restaurants to create a new, vibrant community. Surrounding the Promenade will be business, technology and other mixed-use developments.

Currently LJA is working on the first phase of construction for the Promenade under an accelerated schedule. Plans call for the community to be open in Fall 2008.

LJA ASSISTS WITH NEW DIPLOMATIC COMPOUND IN FIJI

Under a sub-contract with the architectural firm Hellmuth, Obata and Kassabaum (HOK), in Washington, DC, LJA is providing professional civil engineering services for a new compound for the U.S. diplomatic mission in Suva, Fiji.



LJA is currently submitting the first portion of the site design for the design/build project, which includes an office building and a walled compound to house the U.S. State Department's services in the multi-island nation.

For the 11-acre site, LJA's design responsibilities include the perimeter wall

design, geometric control, grading, onsite utilities, paving, drainage, storm water management and a package wastewater treatment plant.

Design challenges included 36 feet of vertical relief across the small site combined with the fact that Suva receives over 117 inches of rainfall each year.

Traditionally, these facilities are designed and constructed by U.S. firms, working collaboratively with multi-government entities on an aggressive schedule.

LJA visited the site in early February to verify utility availability, identify local permitting requirements, examine existing topography and identify the tributary watershed near the site.

This is a turnkey project to be delivered in 24 months. LJA's portion of the civil engineering design started in January 2007.



SAN ANTONIO OFFICE CELEBRATES ONE YEAR ANNIVERSARY

In April 2006, LJA Engineering & Surveying, Inc. opened its San Antonio Office to serve clientele in the San Antonio and surrounding areas. The office, located on Old Blanco Road, is headed by David M. Quebedeaux, PE.

David has more than 28 years of experience in the performance of engineering projects including: municipal projects for both the City of San Antonio and TxDOT's MPO involving the preparation of plans, specifications and estimate documents, as well as numerous other projects for local school districts, commercial and residential developments, and business industrial parks. His technical expertise includes the performance of drainage studies, site feasibility analyses, and residential and commercial master plans. He is also experienced in the design of sanitary sewer systems, water distribution systems, and underground storage tank removal/upgrades, as well as roadway/street designs, new installation designs, construction management, and project management.

Some of the projects the office is currently working on include 160 acres northwest of San Antonio. Services include master-planning by the firm's Woodlands Office Planner Jim Wendt, processing of the master drainage plan, design for about 110 lots, entrance infrastructure into the



San Antonio Office Complex

development, master utility plans and preliminary cost estimates for the entire development, in addition to preliminary planning for an additional 50 acres.

San Antonio personnel are also working on 300 acres in northeast Bexar County near Randolph AFB in the cities of San Antonio,

Converse and Schertz. Services include the master plan developed by Jim Wendt. LJA's Hydrology & Hydraulics Department is also working on a flood study of the creek which runs through the project.

The office has also designed three projects for CPS Energy which are currently under construction – Paving for a new two-acre equipment storage area for the SW Service Center; repaving of an existing two-acre storage area for their NW Service Center; and civil plan design for the construction of a backup data center and a training building.

The San Antonio office currently has seven employees and is steadily growing to handle their expanding list of projects in the area. “We continue to add to our capabilities and staff to meet the growing demands of the San Antonio and surrounding area market,” said David Quebedeaux, “and we are excited about the diversification of our market area.”

“MY NEIGHBORHOOD” COMES TO SUGAR LAND

A web-based program designed and implemented by LJA allows Sugar Land residents to quickly access service information available on the City of Sugar Land website specifically for their own address.

LJA provided ArcGIS Server 9.2 installation, web solutions and development for the two-month project, completed in 2007.

Today, when a resident types in an address, the program filters the general information and brings up direct links to city offices and services pertaining to that location.

Available are specific trash pick-up dates, mosquito spray schedules, city representatives and police beat information, as well as local parks, city facilities and Capital Improvement Projects within one mile of the entered address.

NEW DEVELOPMENT TO THE NORTH

LJA has completed the conceptual master plan for a 2,500-acre development just north of The Woodlands, Texas.

Woodforest, a 6,100-home community by The Johnson Development Corp., features the 27-hole Woodforest Golf Club, as well as more than 500 acres of heavily wooded, natural state parkland and a number of recreational amenities.

LJA is providing preliminary engineering, including hydrologic and hydraulic studies and engineering services to provide drainage improvements related to Fish Creek, Lake Creek and Mound Creek, which all run through the development.

LJA is also responsible for all major infrastructure design for Woodforest, including the design and construction management of wastewater utilities and two wastewater treatment plants (interim and permanent).

In addition, LJA has provided services to create three Municipal Utility Districts for the development, Montgomery County MUDs 113, 114 and 121.

Part of LJA's responsibility is developing thoroughfares within the Woodforest community. The Fish Creek thoroughfare is to be improved to a four-lane divided

boulevard, with collector roads running throughout.

Woodforest will offer homes priced from the upper \$100,000s to the many millions. In addition to homes, the master plan calls for retail and commercial properties, sites for churches and schools, an aquatics and tennis center as well as numerous parks and playgrounds.

The first lots, located in the center section of the development, are scheduled to become available in the summer of 2008. The completion of the development is planned for 2018.

EDGEWATER PROJECT STARTS WITH A BANG

LJA is providing engineering services for a 538-acre mixed-use project under development in Webster, Texas, by The Johnson Development Corp. and Cherokee Investment Partners, LLC.

The property, located on the north shore of Clear Creek, west of Clear Lake, with frontage on NASA Parkway, was made vacant by the implosion and demolition of a decommissioned HL&P power plant that took place in late 2006 and early 2007.

Over the next four to six years, Edgewater will become a vibrant mixed-use community containing 240 single-family home sites, a gated enclave of 113 custom homes, several variations of multi-family homes, and retail, commercial and office space. With its creation, Edgewater offers one of the last opportunities to build single-family homes on Clear Creek's north shore.

A key feature of the development is an inland boat basin surrounded by residential town homes and condominiums and a man-

made island with finger lakes providing boat access to the back yards of the custom homes.

Engineering Challenges

Although it is a relatively small site by master planned community standards,



Edgewater presented a number of engineering challenges due to its location, features, and unique history.

LJA provided the hydrologic and hydraulic engineering analysis that demonstrated to the Harris County Flood Control District that storm water detention was not required for this development.

In addition, LJA worked carefully to incorporate the remaining infrastructure from the power plant's intake and discharge canals into the system for the community.

Harris County Municipal Utility District No. 481 was created to help fund more than \$23 million of improvements, such as utilities, excavation for a navigation system, interior lakes, parks and trails.



The first phase of single-family residential design is

now complete, with a scheduled delivery date for new home sites in the first quarter of 2008.

IN MEMORIAM

LJA lost a co-worker and friend, Jerry Davis. Jerry passed away May 12, 2007.

Jerry was hired by Dutch Lichliter in 1979 and transitioned through Lichliter/Jameson, Rust and then LJA Engineering & Surveying, Inc. After being with the company for 27 years, he retired on April 12, 2006, as the Director of the Surveying Department. During the last year, Jerry worked on a part-time basis as a Senior Consultant. Jerry would have turned 70 years old on May 13.

Our condolences are with his wife, Blanche, and their family.



EMPLOYEE ANNOUNCEMENTS

New Additions to the LJA Family

Mr. Bert Estrada has joined LJA as a Project Manager in the firm's Houston Land Development Division.

Mr. Douglas Kneupper, PE, has joined LJA as a Project Manager in the firm's Houston Land Development Division.

Mr. Mark Scioneaux, ASLA, has joined LJA as a Senior Landscape Architect in the firm's Land Planning Group.

Mr. Haibing Wang has joined LJA as a GIS Developer in the firm's GIS Group.

Mr. Andrés Pulido has joined LJA as a Planner in the firm's Land Planning Group.

Promotions

The Land Development Division in LJA's Houston Office is pleased to announce the following promotions:

Mr. Gary Mensik, PE, has been promoted to Vice President.

Mr. Wallace Trochesset, PE, has been promoted to Vice President.

Mr. David Rivera, PE, has been promoted to Project Manager.

Mr. Vince Salazar, PE, recently received his Professional Engineer's License from the State of Texas, and has been promoted to Project Manager.

Please join us in congratulating these individuals in their many achievements.



LJA Engineering & Surveying, Inc. (LJA) is a full-service consulting engineering firm serving the private and public sectors in Southeast and Central Texas. The firm, previously known as Lichliter/Jameson & Associates, Inc., continues its focus and dedication to providing high quality infrastructure design services to its clients.

LJA is employee-owned and operated and is able to provide responsive and cost-effective services to its clients. The LJA staff includes over 325 experienced civil engineers, transportation engineers, hydrologists, construction managers, land planners, landscape architects, designers, GIS specialists, technicians and surveyors. LJA currently has offices in Houston, Austin, San Antonio and The Woodlands, Texas.

LJA is managed by the firm's Board of Directors and eleven-member Advisory Committee. The Board of Directors, which consists of Calvin Ladner, Jim Moehlman, and Jeff Collins, has experience managing and directing some of the largest infrastructure projects in the State of Texas, including some of the most prestigious master-planned communities, regional and area-wide flood control projects, and major transportation planning and improvement projects.

LJA ranks as one of the top engineering firms in *Engineering News-Record's* annual publication.

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