ADMINISTRATIVE PROCEEDING
BEFORE THE
SECURITIES COMMISSIONER OF MARYLAND

IN THE MATTER OF:	*	
SYNVEST, INC. (f/k/a SYNVEST R.E.I.T., INC.), and	*	
	*	
WILLIAM A. GREEN, individually and in his capacities with the issuer,	*	FILE NOS. 2003-0356 and 2007-0256
RIVER WALK DEVELOPMENT PHASE TWO, LLC,	*	
	*	
Respondents	*	

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ORDER DISMISSING ORDER TO SHOW CAUSE

WHEREAS, SynVest, Inc., formerly known as SynVest R.E.I.T., Inc. (“Synvest”), a Nevada corporation, offered and sold securities in and from Maryland in the form of common stock; and

WHEREAS, William A. Green (“Green”) was president, director, CEO, secretary, treasurer, controlling stockholder, and promoter of Synvest during the period relevant to this proceeding; and

WHEREAS, the Maryland Division of Securities (the "Division"), pursuant to the authority granted by section 11-701 of the Maryland Securities Act, Title 11, Md. Code Ann., Corps. & Ass’ns (1999 Repl. Vol. and 2004 Cum. Supp.) ("Act"), undertook an investigation with regard to possible violations of the Act by Synvest and Green in connection with the offer and sale in and from Maryland of Synvest common stock; and

WHEREAS, the Commissioner issued a Consent Order on March 2, 2005, whereby respondents in that case and River Walk Development Phase Two, LLC (“River Walk”) (together, the “Respondents” here) consented to offer rescission to certain investors and to pay restitution to others; and

WHEREAS, the Division subsequently learned that Respondents may have failed to make restitution to a complaining investor; and

WHEREAS, on the basis of the Division’s investigation of that complaint, the Commissioner issued an Order to Show Cause on June 29, 2007, alleging various violations of the Act, including violation of the March 2, 2005 Consent Order; and

WHEREAS, Respondents have paid restitution to the complaining investor; and

WHEREAS, there is some question as to the status of the complainant's investment in Synvest's R.E.I.T. at the time of the rescission offer and restitution made in conjunction with the March 2, 2005 Consent Order; and

WHEREAS, the Division has moved to dismiss the Order to Show Cause issued in this matter on June 29, 2007, on the ground that SynVest, Inc. and River Walk have reached an agreement with the complaining investor whose investment was at issue in the Order to Show Cause; and

NOW THEREFORE, IT IS HEREBY ORDERED that the Order to Show Cause issued on June 29, 2007 be dismissed without prejudice to modifying this Order and reinstating the Order to Show Cause issued on June 29, 2007 if further evidence comes to light that Respondents violated the Consent Order of March 2, 2005.

Commissioner's signature is on file w/original document

DATED: 1/29/08

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Melanie Senter Lubin
Securities Commissioner