

CITY OF EDINBURG

Proposal Highlights for McAllen Station Site:

- 20.6 Acres.
- Property owned by the City and to be donated to BP.
- Site located on Trenton Rd. and about ¼ of Mi. West from Bus. 281.
- Site is approximately ½ Mi. East from Edinburg Regional Hospital.
- Property is approximately 4 Mi. North from Expressway 83, with easy access to rest of Rio Grande Valley. Site will have easy access to Military Hwy., once I-69 is built to Pharr International Bridge.
- Site is approximately 15 Miles NE from present location of McAllen BP Station. This site will add 10 to 15 minute drive to areas of responsibility.
- All utilities available on site.
- There are some gas tanks on SE side of the property, outside from the property area. There is no signage of any kind of underground pipes.
- City has executed Phase I Environmental Assessment study, dated Sept. 2001.
- City has agreement with Magic Valley Electric Cooperative for a fixed reduced rate for a number of years.

- 98 10' 50" 26 15' 46"

W TRENTON RD

E TRENTON RD

ROSE HARENA ST

MENDOZA ST

THOMPSON AV

E JUAREZ ST

E ESTRADA ST

S HANES AVE

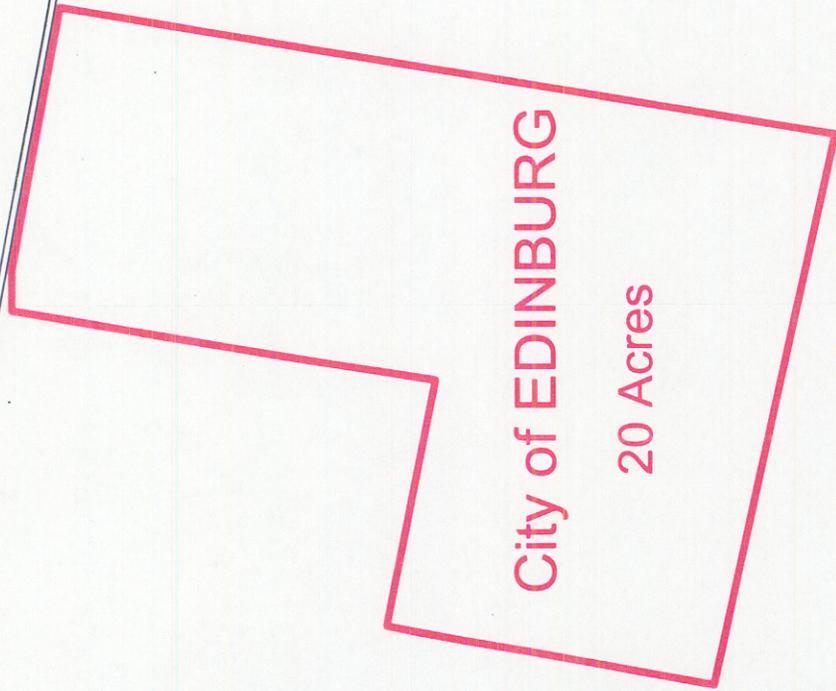
Rio Grande Bible Institute

58

S EMLERT AVE

S CLOSER AVE
US HWY 281

** Proposed Site for McAllen Station



City of EDINBURG
20 Acres

500 ft



- 98 10' 04" 26 15' 18"

- 98 10' 33" 26 15' 02"

- 98 09' 12" 26 15' 02"



City of EDINBURG
31.8 Acres





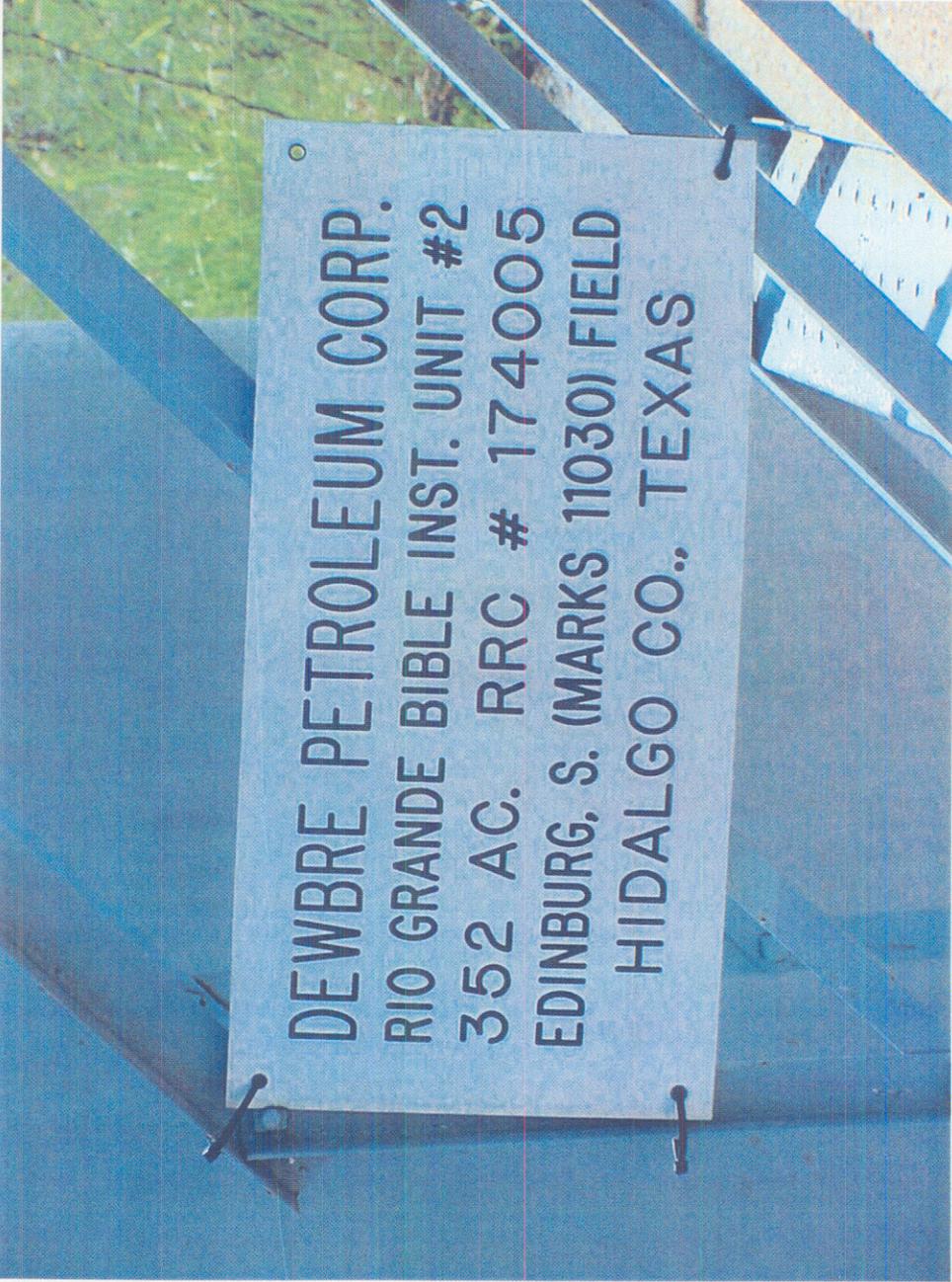












DEWBRE PETROLEUM CORP.
RIO GRANDE BIBLE INST. UNIT #2
352 AC. RRC # 174005
EDINBURG, S. (MARKS 11030) FIELD
HIDALGO CO., TEXAS



Raba-Kistner Consultants, Inc.
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McAllen, Texas 78501
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Project No. ASF00-295-00
September 29, 2000

Mr. Alonzo Vega, Chief Appraiser
Hidalgo County Appraisal District
Well Fargo Bank Tower
118 South Cage, Third Floor, Room 309
Pharr, Texas 78577

Re: Phase I Environmental Site Assessment
4.0 Acres, Lot 1 - Trenton Road
Edinburg, Hidalgo County, Texas

Dear Mr. Vega:

Attached is the Phase I Environmental Site Assessment report for the above-referenced property. This Phase I ESA is for the sole use of the Hidalgo County Appraisal District and may not provide adequate information for other purposes or parties. If other parties wish to rely on this report, please have them contact us so that a mutual understanding and agreement of the terms and conditions for our services can be established prior to their use of this information.

We appreciate the opportunity to be of professional service to the Hidalgo County Appraisal District on this important project. If you have any questions or if we can be of further assistance, please contact us at your earliest convenience.

Very truly yours,

RABA-KISTNER CONSULTANTS, INC.

Handwritten signature of Alvaro Gurrola.

Alvaro Gurrola
Environmental Professional

AG/BJM/srw

Copies submitted: Above (2)

Attachments

Handwritten signature of Billy J. McClatchy.

Billy J. McClatchy
Environmental Project Manager

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1.0 EXECUTIVE SUMMARY

As authorized by Mr. Alonzo Vega, on behalf Hidalgo County Appraisal District (CLIENT), Raba-Kistner Consultants, Inc. (R-K) has completed a Phase I Environmental Site Assessment (ESA) for approximately 4.0 acre tract of land located on Trenton Road, approximately 0.3 miles west of Closner Street in Edinburg, Texas, hereafter referred to as the SITE. This ESA was performed in accordance with R-K's Proposal No. PSF00-E91, dated September 6, 2000. The American Society for Testing and Materials (ASTM) Practice E 1527, Standard Practice For Environmental Site Assessments; Phase I ESA Process, was used as a guidance document for the performance of this Phase I ESA. The SITE reconnaissance for the ESA was performed by R-K on September 14, 2000. The findings and conclusions developed by R-K during this Phase I ESA are presented as follows:

The SITE is currently undeveloped property. Historically, the SITE has been used for agricultural purposes, primarily as farmland for production of citrus, since at least the 1940's. There was no evidence of physical improvements or other use of this property during this time frame.

Based on the information reviewed, there is no evidence that the SITE is currently under regulatory review or enforcement actions.

The site reconnaissance revealed no "recognized environmental conditions" involving the subject property. However, due to the historic usage of the SITE as farmland, the potential exists for impact to the surficial soils from the past applications of chemicals, if any, associated with pesticides and herbicides.

Based on the information reviewed, no further environmental related actions or recommended for the SITE at this time. However, if uncertainty of impact to the SITE from past chemical applications for crop production, if any, is of concern to CLIENT, additional environmental assessment activities, such as soil sampling, may be considered.

This executive summary is for an overview only and should not be relied upon as the sole source of the reported results without first reading the full contents of this report, including appended materials.

6.0 FINDINGS AND CONCLUSIONS

Based on the information reviewed, there is no evidence that the SITE or its adjacent properties are currently under regulatory review or enforcement actions. The findings and conclusions developed by R-K during this Phase I ESA are presented as follows:

The SITE is currently undeveloped property. Historically, the SITE has been used for agricultural purposes, primarily as farmland for production of citrus, since at least the 1940's. There was no evidence of physical improvements or other use of this property during this time frame.

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BP SITE EVALUATION

SITE No:Edinburg by: F.G. Lopez BPA	Importance	Rating	Value	Remarks:
Site size	1.00	10.00	10.00	
Conflicts with MW transmission	0.85	9.00	7.65	
Conflicts with MW tower height	0.85	9.00	7.65	
Willingness of owner to sell	0.90	10.00	9.00	City owns property
Environmental clean up	0.70	10.00	7.00	Phase I finished.
Compatibility with neighborhood	0.95	10.00	9.50	Hospital, car dealership
Conflicts with Air Ops traffic	0.85	8.00	6.80	
Site terrain and drainage	0.75	10.00	7.50	dr. canal on W side.
Shape of property	0.60	8.00	4.80	
Vehicular traffic and circulation patterns	0.90	9.00	8.10	close to major streets.
Soil conditions	0.90		0.00	
Availability of Water	0.95	10.00	9.50	provided by City
Availability of Sewer	0.95	10.00	9.50	" " "
Availability of Power	0.95	10.00	9.50	" " "
Availability of Gas	0.95	10.00	9.50	
Availability of Communications	0.80	10.00	8.00	
Threatened or endangered species	1.00	9.00	9.00	
Conditions of existing access roads	0.90	10.00	9.00	new roads.
Demolition cost (existing site improvements)	0.00	10.00	0.00	
Land cost	0.90	10.00	9.00	\$0.00
Location with respect to border	0.75	5.00	3.75	additional 15 miles
Location with respect to other USBP facilities	1.00	8.00	8.00	easier access.
Ability to purchase additional acreage	0.50	5.00	2.50	

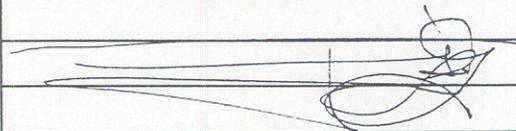
SITE SCORE:

165.25

Comments: Great vehicular access to major thoroughfares. 15 Miles away from present location.

4 Miles North from Hwy 83 Hwy 281 exchange. City has installed all utilities on site.

City paved a new street to give access to the back of the property.



2/13/01

F.G. Lopez 3/28/01