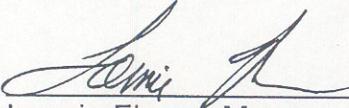


Dear Border Patrol Selection Committee:

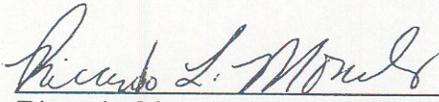
Enclosed please find the incentives the City of Donna commits to offer the United States Border Patrol by locating the new McAllen Sector facility within the City of Donna. The City of Donna is extremely interested in having the U.S. Border Patrol sector facility within the city limits. Donna is the "Heart of the Valley" and we believe that Donna is the ideal location to establish the new sector facility for the Rio Grande Valley.

If you have any questions on this proposal, please do not hesitate to contact Mr. Juan Ortiz, interim city manager, or Mr. Xavier Cervantes, planning director, by calling at 464-3314.

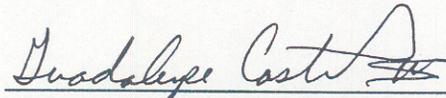
Yours truly,



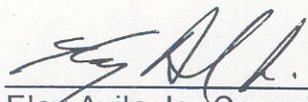
Lonnie Flores, Mayor



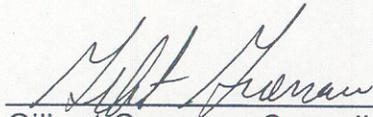
Ricardo Morales, Mayor Pro-tem



Guadalupe Castillo III, Councilman



Eloy Avila Jr., Councilman



Gilbert Guerrero, Councilman

CITY OF DONNA

Proposal Highlights for HQ/ Weslaco Station Site:

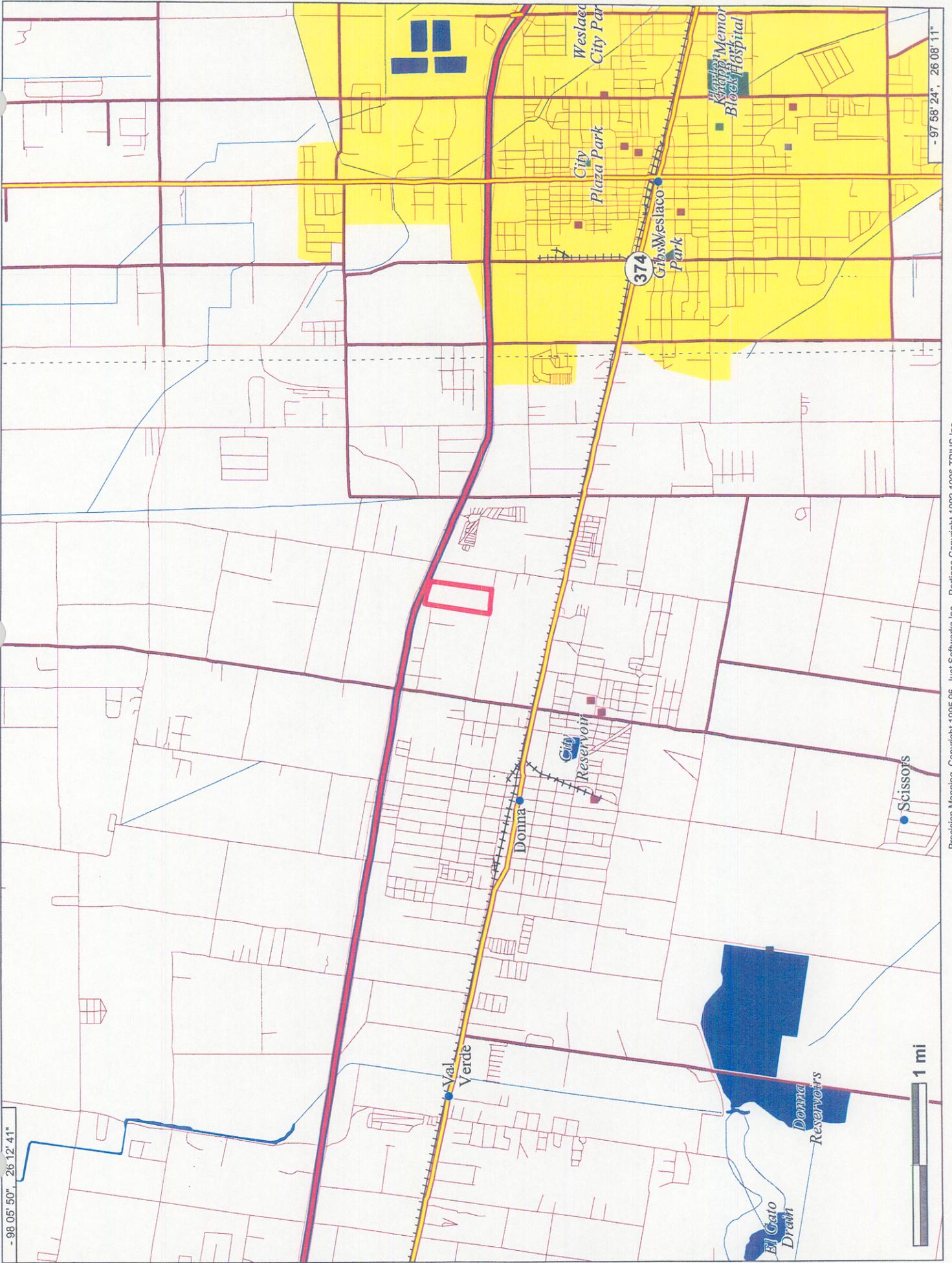
- 30 Acres.
- Property for sale and to be purchased by the City and to be **donated** to BP.
- Site located on frontage Expressway 83 and approximately ½ Mi. from Victoria Rd.
- Easy access to whole Rio Grande Valley and to southward areas of responsibility.
- Site is not presently inside City limits. City will annex property in order to provide all utilities needed. City will spend approximately \$1.3 mill. to increase water lines and sewage services to proposed site.
- Commercial area.

The City of Donna will allocate up to \$650,000.00 for the acquisition of property to be offered to the Border Patrol. An ideal location is the West 15 acres out of Block H and the West 15 acres out of Block K, Hooks Reserve North Pirkle Subdivision, Hidalgo County, Texas. This property is located along the South side of U.S. Expressway 83 between D. Salinas Boulevard (FM 493) and Victoria Road (see enclosed map).

The property is centrally located within the Rio Grande Valley. It is accessible to both the Valley International Airport in Harlingen and the McAllen-Miller International Airport in McAllen. Military Highway is minutes South of this Location. Business 83, or Old Highway 83 is immediately South of this Location. Business 83 is immediately South, U.S. Expressway 281 is within a ten minute drive and U.S. Expressway 77 is within a twenty minute drive.

Locating within the City of Donna offers great accessibility to all surrounding communities. Whether going East to Weslaco, Mercedes or Harlingen, West to McAllen, Mission or La Joya, or North to Edinburg and Elsa, all have access through a major thoroughfare.

When we say Donna is the "Heart of the Valley," we mean it!



-96 05' 50", 26 12' 41"

-97 58' 24", 26 08' 11"

1 mi

FM 493

SITE LOCATION

US EXPRESSWAY 83

VICTORIA ROAD

MRS. J.R. PIRKLE
RR - SUBDIVISION

STADIUM

RR - SUBDIVISION OF BANK LAND

HOOKS

RESERVE

MRS. DONNA H. FLETCHER SUBD.

US BUSINESS 83

D. SALINAS BLVD

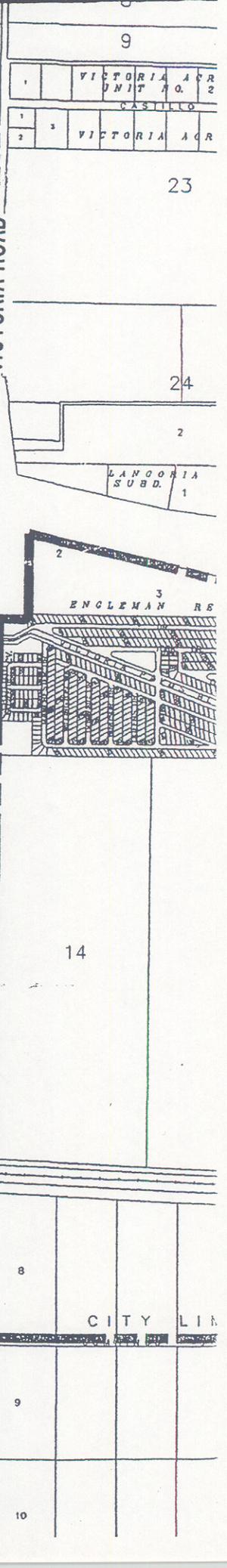
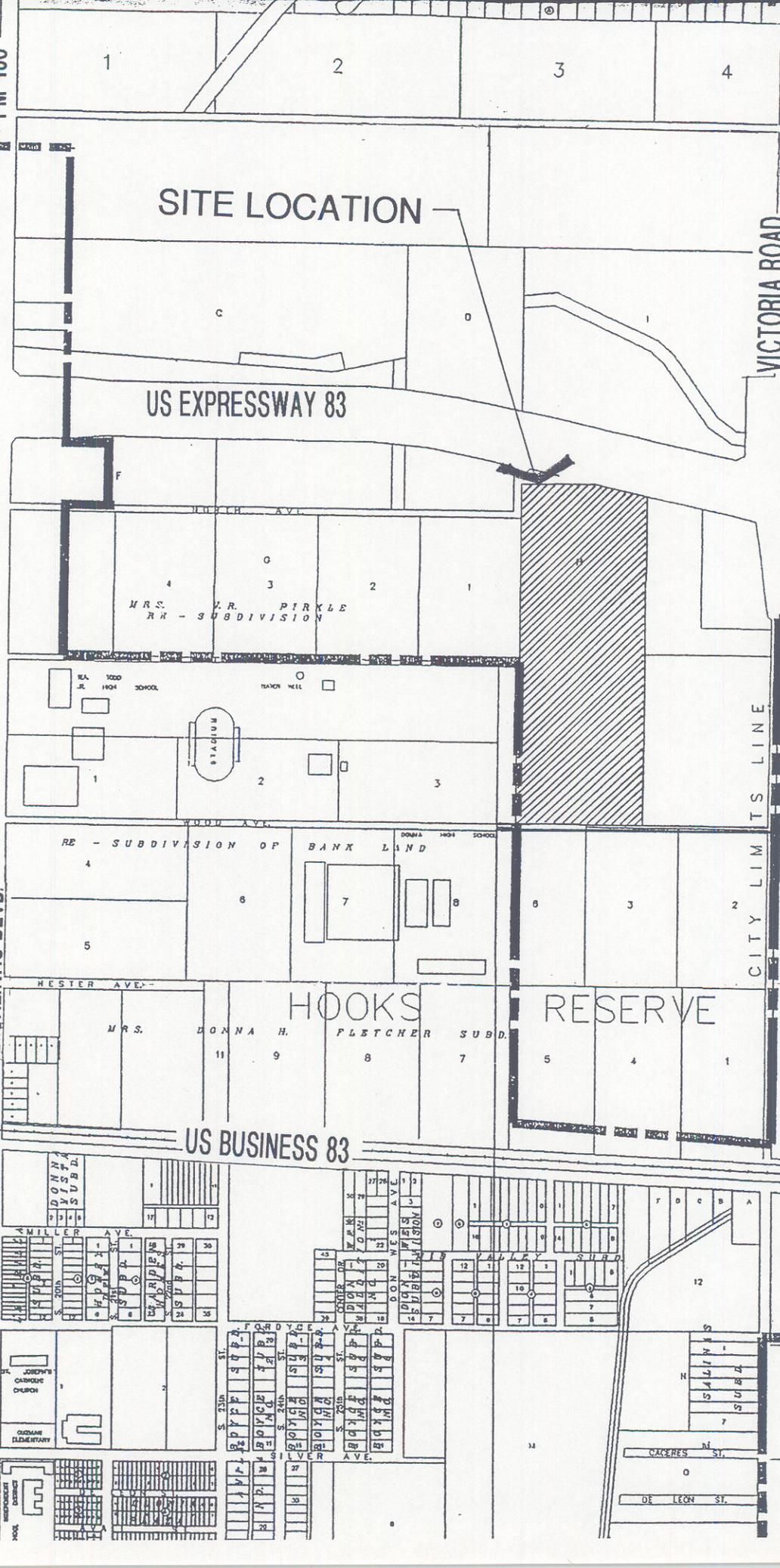
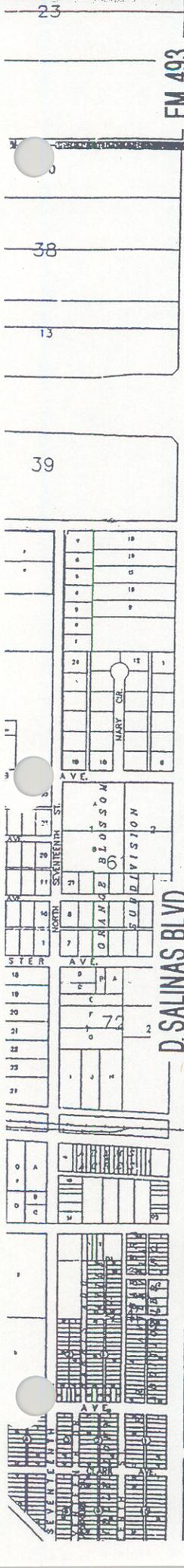
CITY LIMITS LINE

CITY LIMITS LINE

1	VICTORIA ACR	2
2	UNIT NO.	2
CASTILLO		
1	3	VICTORIA ACR
2		

LANGORIA		
SUBD. 1		

ENGLEMAN RR



CITY INCENTIVES TO OBTAIN THE FACILITY

Below are the incentives the City of Donna promises to offer to convince the U.S. Border Patrol to locate the new sector facility within the City of Donna:

- Commitment to purchase the above-mentioned property and then sell it to the Border Patrol for \$1.00;
- Commitment to provide the water and sewer infrastructure to the facility (estimated cost to the city - \$1.3 million – see enclosed estimate provided by the city engineer);
- Waiver of building permit fees;
- Waiver of water and sewer hook-up fees; and
- Commitment to expedite the issuance of all permits towards the construction of the facility as much as possible.

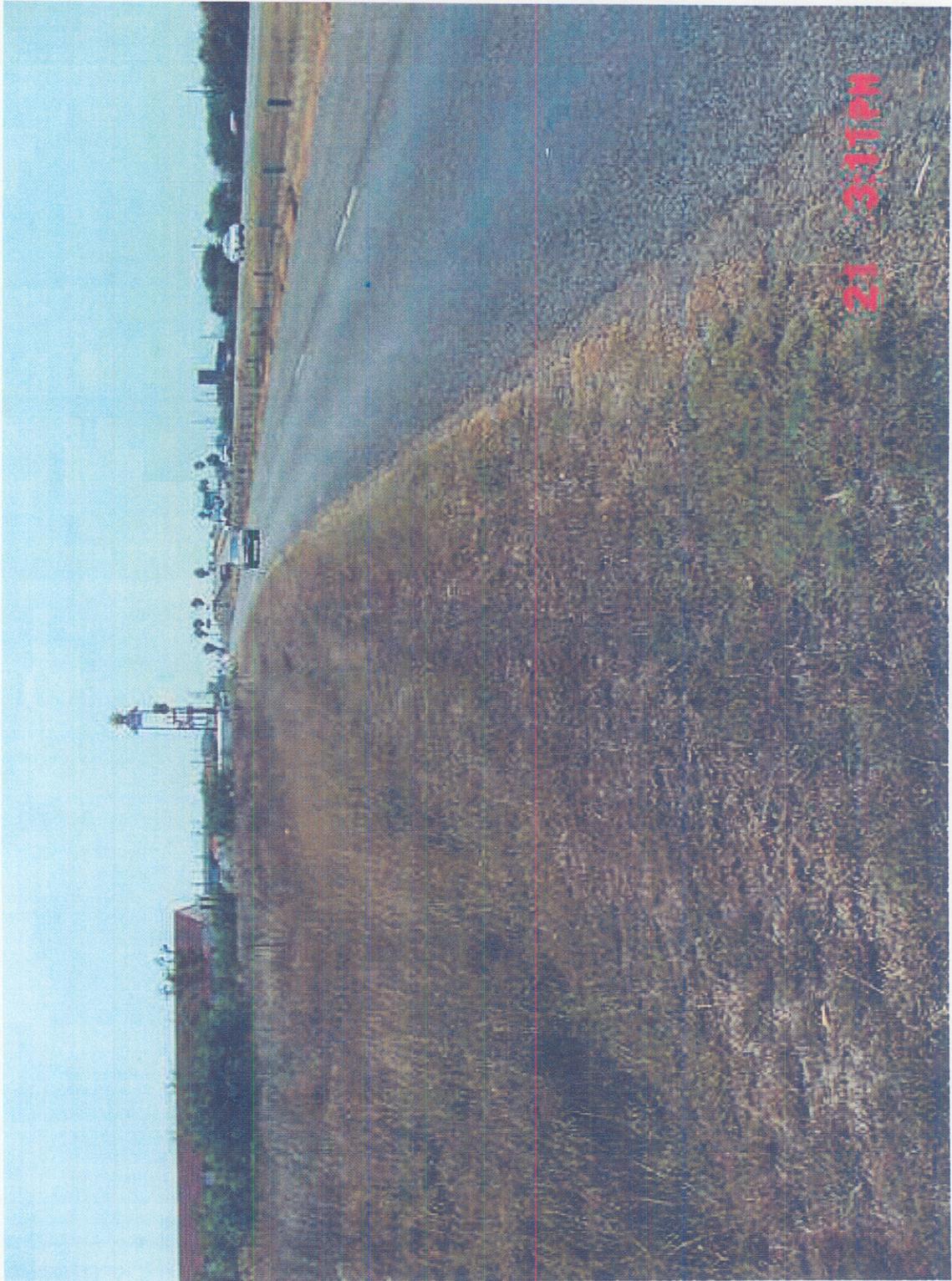
CITY INCENTIVES TO THE EMPLOYEES OF THE BORDER PATROL SECTOR FACILITY

Below are the incentives the City of Donna promises to offer the facility employees in order to convince the U.S. Border Patrol to locate the sector facility within the City of Donna:

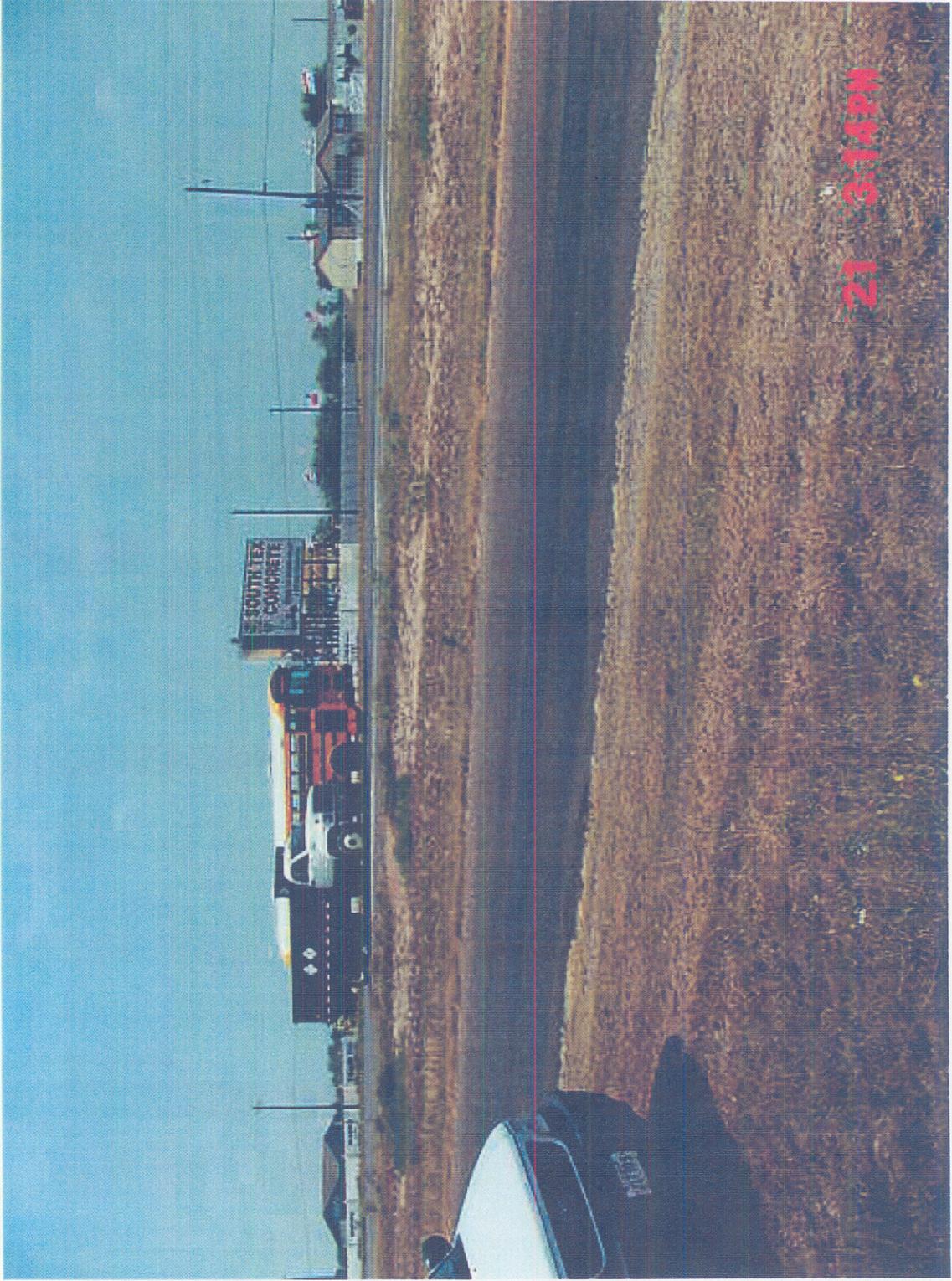
- 100 % tax abatement from city property taxes on homesteads the first year if employee purchases/ builds home within the City of Donna anytime after headquarters is established here;
- 80 % tax abatement from city property taxes on homesteads the second year if employee purchases/ builds home within the City of Donna;
- 60 % tax abatement from city property taxes on homesteads the third year if employee purchases/ builds home within the City of Donna;
- 40 % tax abatement from city property taxes on homesteads the fourth year if employee purchases/ builds home within the City of Donna;
- 20 % tax abatement from city property taxes on homesteads the fifth year if employee purchases/ builds home within the City of Donna;
- Waiver of building permit fees to employees of the Border Patrol sector facility;
- Waiver of water and sewer hook-up fees to employees of the Border Patrol sector facility;
- Commitment to expedite all permits to the Border Patrol Sector employees as much as possible; and
- The establishment of a "Border Patrol, Police and Fire Departments Appreciation Day" every year where the city will host an appreciation event to the Border Patrol and to the city's police and fire departments at the Donna Square.



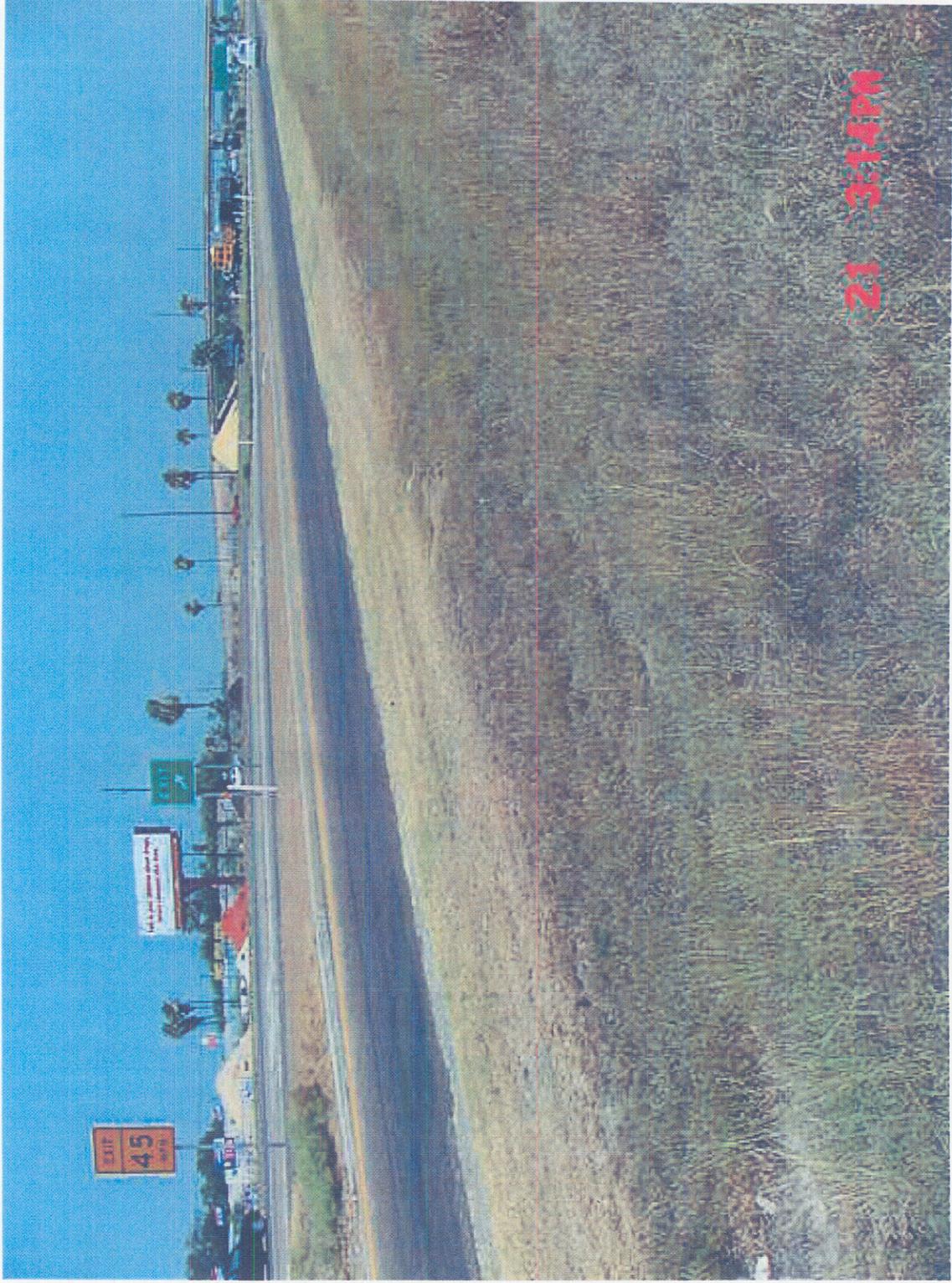


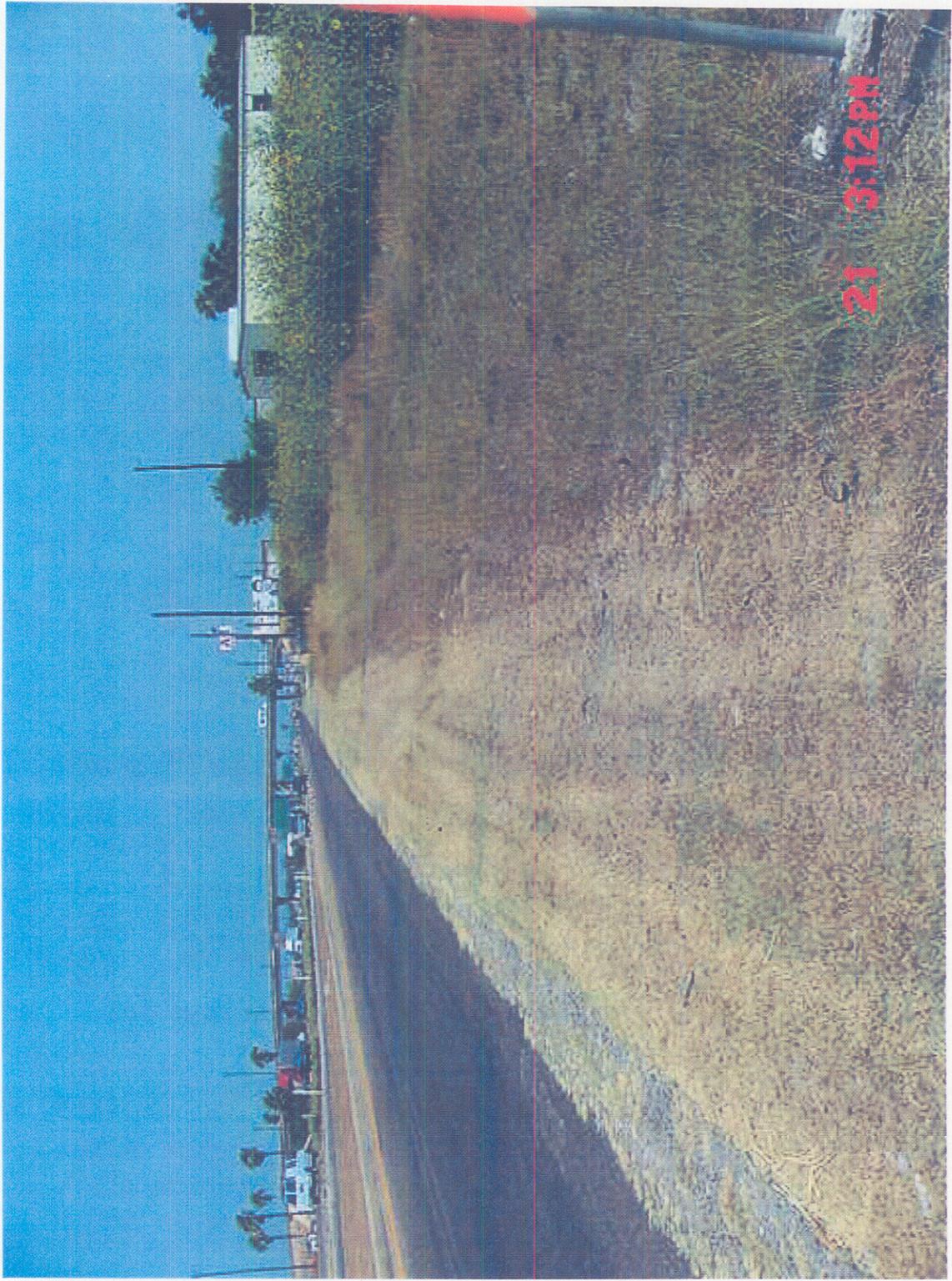


21 311PM



21 3:18PM







PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

UNIMPROVED PROPERTY CONTRACT
NOTICE: Not For Use For Condominium Transactions

1. PARTIES: Rice Park, Inc. (Seller) agrees to sell and convey to City of Donna, Lonnie Flores (Buyer) and Buyer agrees to buy from Seller the property described below.

2. PROPERTY: Lot Reserve North Pirkle Blk.H & K, Block Hidalgo, 30+ ac.+/-ac.out of Hooks Addition, City of Expwy. 83, 78537 County, Texas, known as (Address/Zip Code),

or as described on attached exhibit, (the Property). The Property is not subject to mandatory membership in an owners' association. The TREC Addendum For Property Subject To Mandatory Membership In An Owners' Association is not attached.

NOTICE TO BUYER: If the Property is subject to mandatory membership in an owners' association, Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community in which the Property is located, you are obligated to be a member of an owners' association. Restrictive covenants governing the use and occupancy of the Property and a dedicatory instrument governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instrument may be obtained from the county clerk. You are obligated to pay assessments to the owners' association. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of the Property.

3. SALES PRICE: A. Cash portion of Sales Price payable by Buyer at closing \$ 725,000. B. Sum of all financing described below \$ 650,000.00 C. Sales Price (Sum of A and B) \$ 650,000.00

4. FINANCING: Buyer shall apply for all third-party financing or noteholder's approval of any assumption and make every reasonable effort to obtain financing or assumption approval. Financing or assumption approval will be deemed to have been obtained when the lender determines that Buyer has satisfied all of lender's financial requirements (those items relating to Buyer's net worth, income and creditworthiness). If financing or assumption approval is not obtained within 30 days after the effective date hereof, this contract will be void and the Sales Price will be refunded to Buyer. Each note to be executed hereunder must be secured by a deed of trust or deed of trust and mortgage. The portion of Sales Price not payable in cash will be paid as follows:

- A. THIRD PARTY FINANCING: (1) This contract is subject to approval for Buyer to exceed % of the Sales Price, not less than \$, due in full % per annum for the first year. (2) This contract is subject to approval for Buyer to exceed % of the Sales Price, not less than \$, due in full % per annum for the first year. B. SELLER FINANCING: A promissory note from Buyer to Seller at interest per annum, secured by vendor's deed and deed of trust. Conditions set forth in the attached TREC Seller Financing Addendum. Insurance is furnished, Buyer shall furnish Seller with a mortgage. C. ASSUMPTION: (1) Buyer shall assume the unpaid principal balance of the note at closing will be \$. Total amount of principal, interest and any reserve deposits is \$. Buyer's initial payment will be the amount of the first payment due after closing.

To Beed Copy

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(2) Buyer shall assume the unpaid principal balance of a second lien promissory note payable to _____ which unpaid balance at closing will be \$ _____. The total current monthly payment including principal, interest and any reserve deposits is \$ _____. Buyer's initial payment will be the first payment due after closing.

Buyer's assumption of an existing note includes all obligations imposed by the deed of trust securing the note.

If the unpaid principal balance(s) of any assumed loan(s) as of the Closing Date varies from the loan balance(s) stated above, the cash payable at closing Sales Price will be adjusted by the amount of any variance; provided, if the total principal balance of all assumed loans varies in an amount greater than \$350.00 at closing, either party may terminate this contract and the earnest money will be refunded to Buyer unless the other party elects to eliminate the excess in the variance by an appropriate adjustment at closing. If the noteholder requires (a) payment of an assumption fee in excess of \$ _____ in C(1) above or \$ _____ in C(2) above and Seller declines to pay such excess, or (b) an increase in the interest rate to more than _____ % in C(1) above, or _____ % in C(2) above, or (c) any other modification of the loan documents, Buyer may terminate this contract and the earnest money will be refunded to Buyer. A vendor's lien and deed of trust to secure assumption will be required which shall automatically be released on execution and delivery of a release by noteholder. If Seller is released from liability on any assumed note, the vendor's lien and deed of trust to secure assumption will not be required.

NOTICE TO BUYER: The monthly payments, interest rates or other terms of some loans may be adjusted by the lender at or after closing. If you are concerned about the possibility of future adjustments, do not sign the contract without examining the notes and deeds of trust.

NOTICE TO SELLER: Your liability to pay the note assumed by Buyer will continue unless you obtain a release of liability from the lender. If you are concerned about future liability, you should use the TREC Release of Liability Addendum.

D. CREDIT APPROVAL ON ASSUMPTION OR SELLER FINANCING: Within _____ days after the effective date of this contract, Buyer shall deliver to Seller credit report verification of employment, including salary verification of funds on deposit in financial institutions current financial statement to establish Buyer's creditworthiness or assumption approval or seller financing _____

If Buyer's documentation is not delivered within the specified time, Seller may terminate this contract by notice to Buyer within 7 days after expiration of the time for delivery, and the earnest money will be paid to Seller. If this contract is terminated, Seller will be deemed to have accepted Buyer's credit. If the documentation is timely delivered, and Seller determines in Seller's sole discretion that Buyer's credit is unacceptable, Seller may terminate this contract by notice to Buyer within 7 days after expiration of the time for delivery and the earnest money will be refunded to Buyer. If Seller does not so terminate this contract, Seller will be deemed to have accepted Buyer's credit. Buyer hereby authorizes any credit reporting agency to furnish to Seller at Buyer's sole expense copies of Buyer's credit reports.

5. **EARNEST MONEY:** Buyer shall deposit \$ 2,000.00 as earnest money with _____ 702 W. Expwy. 83, Weslaco at Sierra Title (Address), as escrow agent, upon execution of this contract by both parties. Additional earnest money of \$ na must be deposited by Buyer with escrow agent on or before na. If Buyer fails to deposit the earnest money as required by this contract, Buyer will be in default.

6. **TITLE POLICY AND SURVEY:**

A. TITLE POLICY: Seller shall furnish to Buyer at Seller's Buyer's expense an owner policy of title insurance (the Title Policy) issued by _____ Sierra Title (the Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:

- (1) Restrictive covenants common to the platted subdivision in which the Property is located.
- (2) The standard printed exception for standby fees, taxes and assessments.

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- (3) Liens created as part of the financing described in Paragraph 4.
 - (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
 - (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
 - (6) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements.
 - (7) The standard printed exception as to marital rights.
 - (8) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
- Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (the Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment other than the standard printed exceptions. Seller authorizes the Title Company to mail or hand deliver the Commitment and related documents to Buyer at Buyer's address shown below. If the Commitment is not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days.

B. SURVEY: (Check one box only)

- (1) Within _____ days after the effective date of this contract, Buyer shall obtain a survey at Buyer's expense.
- (2) Within 10 days after the effective date of this contract, Seller shall cause a survey to be delivered to Buyer at Seller's expense.
- (3) Within _____ days after the effective date of this contract, Seller will deliver to Buyer the existing survey plat of the Property dated _____, which will will not be recertified to a date subsequent to the effective date of this contract at the expense of Buyer Seller.

The survey must be made by a Registered Professional Land Surveyor acceptable to the Title Company and any lender.

~~Buyer may object to existing zoning and zoning ordinances, items or matters shown on the survey if Buyer determines that any such ordinance, items or matters prohibits the following use or activity:~~

~~Buyer will have 7 days after the receipt of the latter of the Commitment or survey to object in writing to matters disclosed in the Commitment or survey. Buyer's failure to object under Paragraph 6 within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment will not be deemed to have been waived. Seller shall cure the timely objections of Buyer or any third party lender within 20 days after Seller receives the objections and the Closing Date will be extended as necessary. If objections are not cured by the extended Closing Date, this contract will terminate and the earnest money will be refunded to Buyer unless Buyer elects to waive the objections.~~

NOTICE TO SELLER AND BUYER:

- (1) Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.
- (2) If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49 of the Texas Water Code requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.
- (3) If the Property abuts the tidally influenced waters of the state, Section 33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum either promulgated by TREC or required by the parties should be used.
- (4) Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum either promulgated by TREC or required by the parties should be used.

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- (5) If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (6) Unless expressly prohibited in writing by the parties, Seller may continue to show the Property for sale and to receive, negotiate and accept back-up offers.

7. PROPERTY CONDITION:

A. INSPECTIONS, ACCESS AND UTILITIES: Buyer may have the Property inspected by an inspector selected by Buyer, licensed by TREC or otherwise permitted by law to make such inspections. Seller shall permit access to the Property at reasonable times for inspection, repairs and treatment and for reinspection after repairs and treatment have been completed. Seller shall pay for turning on utilities for inspection and reinspection.

B. ACCEPTANCE OF PROPERTY CONDITION: NOTICE: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs. (check one box only):

- (1) In addition to any earnest money deposited with escrow agent, Buyer has paid Seller \$ 100.00 (the "Option Fee") for the unrestricted right to terminate this contract by giving notice of termination to Seller within 45 days after the effective date of this contract. If Buyer gives notice of termination within the time specified, the Option Fee will not be refunded, however, any earnest money will be refunded to Buyer. If Buyer does not give notice of termination within time specified, Buyer will be deemed to have accepted the Property in its current condition and the Option Fee will will not be credited to the Sales Price at closing.
- (2) Buyer accepts the Property in its present condition.

8. ~~BROKERS FEES~~: All obligations of the parties for payment of ~~brokers fees~~ are contained in separate written agreements. December 31st 2001

9. ~~CLOSING~~: The closing of the sale will be on or before ~~November 31, 2001~~, within 7 days after objections to matters disclosed in the Commitment or by the survey have been cured, whichever date is later (the Closing Date). ~~if financing or assumption approval has been obtained pursuant to Paragraph 4, the Closing Date will be extended up to 15 days if necessary to comply with lender's closing requirements. If either party fails to close this sale by the Closing Date, the non-defaulting party will be entitled to exercise the remedies contained in Paragraph 15. At closing Seller shall furnish tax statements or certificates showing no delinquent taxes and a general warranty deed conveying good and indefeasible title showing no additional exceptions to those permitted in Paragraph 6.~~

10. POSSESSION: Seller shall deliver possession of the Property to Buyer at closing and funding.

11. SPECIAL PROVISIONS: (Insert only factual statements and business details applicable to this sale. TREC rules prohibit licensees from adding factual statements or business details for which a contract addendum, lease or other form has been promulgated by TREC for mandatory use.)

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12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

- (1) Appraisal fees will be paid by na
- (2) The total of loan discount fees may not exceed na % of the loan of which Seller shall pay na and Buyer shall pay the remainder. The total of any buydown fees may not exceed na which will be paid by na
- (3) Seller's Expenses: Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses stipulated to be paid by Seller under other provisions of this contract.
- (4) Buyer's Expenses: Loan application, origination and commitment fees; loan assumption costs; preparation and recording of deed of trust to secure assumption; lender required expenses incident to new loans, including preparation of loan documents, recording fees, tax service and research fees, warehouse or underwriting fees, copies of restrictions and easements, amortization schedule, premiums for mortgage title policies and endorsements required by lender, credit reports, photos, required premiums for flood and hazard insurance; required reserve deposit for insurance premiums and ad valorem taxes; interest on all monthly installment notes from date of disbursements to one month prior to dates of first monthly payments; one-half of escrow fee; and other expenses stipulated to be paid by Buyer under other provisions of this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. In no event will Buyer pay charges and fees expressly prohibited by governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:A. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. If taxes for the current year vary from the amount prorated at closing the parties shall adjust the prorations when tax statements for the current year are available. If a loan is assumed and the lender maintains an escrow account, the escrow account must be transferred to Buyer without any deficiency. Buyer shall reimburse Seller for the amount in the transferred account. ~~Buyer shall pay the premium for a new insurance policy if not paid at or prior to closing. Buyer will be obligated to pay taxes for the current year.~~B. ROLLBACK TAXES: If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, ~~penalties or interest (Assessments prior to closing, the Assessments will be the obligation of Buyer. If Seller's change in use of the Property prior to closing or denial of a special use valuation on the Property claimed by Seller results in Assessments for periods prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.~~

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty loss after the effective date of the contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may either (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition and accept an assignment of insurance proceeds. Seller's obligations under this paragraph are independent of any obligations of Seller under Paragraph 7.

15. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may either (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If, due to factors beyond Seller's control, Seller fails within the time allowed to make any non-casualty repairs or deliver the Commitment, Buyer may either (a) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (b) terminate this contract as the sole remedy and receive the earnest money. If Seller fails to comply with this contract for any other reason, Seller will be in default and Buyer may either (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.

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- 16. **DISPUTE RESOLUTION:** It is the policy of the State of Texas to encourage the peaceable resolution of disputes through alternative dispute resolution procedures. The parties are encouraged to use an addendum approved by TREC to submit to mediation disputes which cannot be resolved in good faith through informal discussion.
- 17. **ATTORNEY'S FEES:** The prevailing party in any legal proceeding brought under or with respect to the transaction described in this contract is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.
- 18. **ESCROW:** The earnest money is deposited with escrow agent with the understanding that escrow agent is not (a) a party to this contract and does not have any liability for the performance or nonperformance of any party to this contract, (b) liable for interest on the earnest money and (c) liable for any loss of earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent. At closing, the earnest money must be applied first to any cash down payment, then to Buyer's closing costs and any excess refunded to Buyer. If both parties make written demand for the earnest money, escrow agent may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of escrow agent from all parties. If one party makes written demand for the earnest money, escrow agent shall give notice of the demand by providing to the other party a copy of the demand. If escrow agent does not receive written objection to the demand from the other party within 30 days after notice to the other party, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money. Escrow agent's notice to the other party will be effective when deposited in the U.S. Mail, postage prepaid, certified mail, return receipt requested, addressed to the other party at such party's address shown below. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.

~~19. **REPRESENTATIONS:** Seller represents that as of the Closing Date (a) there will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing payment of any loans assumed by Buyer and (b) assumed loans will not be in default. If any representation in this contract is untrue on the Closing Date, this contract may be terminated by Buyer and the earnest money will be refunded to Buyer. All representations contained in this contract will survive closing.~~

~~20. **FEDERAL TAX REQUIREMENT:** If Seller is a "foreign person", as defined by applicable law, or if Seller fails to deliver an affidavit that Seller is not a "foreign person", then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. IRS regulations require filing written reports if cash in excess of specified amounts is received in the transaction.~~

21. **AGREEMENT OF PARTIES:** This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (list): _____

22. **CONSULT YOUR ATTORNEY:** Real estate licensees cannot give legal advice. This contract is intended to be legally binding. READ IT CAREFULLY. If you do not understand the effect of this contract, consult your attorney BEFORE signing.

Buyer's Attorney is: _____ Seller's Attorney is: _____

Initialed for identification by Buyer _____ and Seller _____

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23. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by facsimile machine as follows:

To Buyer at:
P.O. Box 27320
Austin, Tx. 78755

To Seller at:
307 N.12th
Donna, Tx. 78537

Telephone: 512-327-6001
Facsimile: 512-327-6641

Telephone: 956-464-3314
Facsimile: _____

EXECUTED the 10th day of September, 2001 (THE EFFECTIVE DATE). (BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

[Signature]
Buyer City of Donna, Lonnie Flores

Seller Rice Park, Inc.
Seller

Buyer

The form of this contract has been approved by the Texas Real Estate Commission. Such approval relates to this contract form only. Trec forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. It is not suitable for complex transactions. Extensive riders or additions are not to be used. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (http://www.trec.org)

BROKER INFORMATION AND RATIFICATION OF FEE

Listing Broker has agreed to pay Other Broker NAI Rioco Realty of the total sales price when Listing Broker's fee is received. Escrow Agent is authorized and directed to pay Other Broker from Listing Broker's fee at closing.

NAI Rioco Realty License No. 0392396
Other Broker represents Seller as Listing Broker's subagent
 Buyer only as Buyer's agent

Matlock Realty License No. 0332352
Listing Broker represents Seller and Buyer as an intermediary
 Seller only as Seller's agent

Dale Johnson Telephone _____
Associate
3607 Plantation Blvd. Broker Address
956-584-2999 Telephone
584-9046 Facsimile

Lou Ann Matlock Telephone _____
Listing Associate
Lou Ann Matlock Telephone _____
Selling Associate
2114 W. 6th St., Weslaco, Tx. 78596 Broker Address
956-968-8317 Telephone
956-968-0281 Facsimile

RECEIPT

Receipt of Contract and \$ _____ Earnest Money in the form of _____ is acknowledged.

Escrow Agent: _____ Date: _____

By: _____

Address _____ Telephone: _____

City _____ State _____ Zip Code _____ Facsimile: _____

DEVELOPMENT CORPORATION OF
DONNA, INC. 4(B)-SAVINGS
307 SOUTH 12TH STREET PH 956-464-3314
DONNA, TX 78537

1213

88-2141/1149

DATE 09/12/01

PAY
TO THE
ORDER OF

SIERRA TITLE

\$ 2,000.00

TWO THOUSAND DOLLARS AND .00 CENTS

DOLLARS

[F] Security Mark
required by
Regulation CC



FIRST NATIONAL BANK

MEMBER
FDIC

CHECK VERIFICATION (959) 303-3251
CUSTOMER SERVICE (956) 303-8333

Drive Branch (956) 464-5510
HWY 77, Solon Drive, TX 78537

VOID IF NOT CASHED WITHIN 180 DAYS

Daniel J. Downs

TO RESERVE PROPERTY FOR THE BORDER
FOR PATROL HEADQUARTERS

Jan [Signature]

⑈001213⑈ ⑆114921415⑆

⑈0124010695⑈

BP SITE EVALUATION

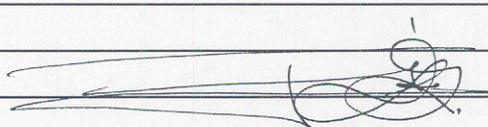
SITE No: Donna by: F.G. Lopez BPA/Arch	Importance	Rating	Value	Remarks:
Site size	1.00	10.00	10.00	30 Acres.
Conflicts with MW transmission	0.85	9.00	7.65	
Conflicts with MW tower height	0.85	9.00	7.65	
Willingness of owner to sell	0.90	10.00	9.00	City has option.
Environmental clean up	0.70	8.00	5.60	
Compatibility with neighborhood	0.95	8.00	7.60	some commercial.
Conflicts with Air Ops traffic	0.85	10.00	8.50	
Site terrain and drainage	0.75	8.00	6.00	
Shape of property	0.60	10.00	6.00	rectangular.
Vehicular traffic and circulation patterns	0.90	8.00	7.20	frontage Hwy 83
Soil conditions	0.90		0.00	
Availability of Water	0.95	5.00	4.75	to be provided.
Availability of Sewer	0.95	5.00	4.75	" " "
Availability of Power	0.95	5.00	4.75	" " "
Availability of Gas	0.95	5.00	4.75	
Availability of Communications	0.80	10.00	8.00	
Threatened or endangered species	1.00	8.00	8.00	
Conditions of existing access roads	0.90	10.00	9.00	
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	7.00	5.25	
Location with respect to other USBP facilities	1.00	10.00	10.00	centrally located.
Ability to purchase additional acreage	0.50	6.00	3.00	

SITE SCORE:

146.45

Comments: Site on frontage Expwy 83. Great visibility and vehicular access to major thoroughfares.

City has to annex this area. No utilities available at this time. City is committed to provide all utilities.



9/13/01

F.G. Lopez 3/28/01