REAL ESTATE PLAN

MISSION REACH ECOSYSTEM RESTORATION PROJECT
SAN ANTONIO RIVER
SAN ANTONIO, BEXAR COUNTY, TEXAS

1. PURPOSE

The following Real Estate Plan (REP) supports the feasibility study and describes the acquisition of lands, easements, and right of way (LER) to be acquired for the Mission Reach Ecosystem Restoration Project. San Antonio River Authority (SARA) is the sponsor for the project. Section 335 of WRDA 2000 modified the previous 1954 and WRDA 1976 authorizations of the completed flood control project to include ecosystem restoration and recreation as project purposes. The study was initiated in response to WRDA 2000 implementation guidance to determine if ecosystem restoration and recreation improvements are warranted. The objectives of the project are as follows: to improve the quality and increase the quantity of the riparian and bottomland hardwood habitat for the benefit of multiple species of birds and wildlife; to improve the quality and increase the quantity of the emergent wetland habitat to restore nesting, brood rearing, and wintering habitat for multiple birds and wildlife; to reestablish a contiguous riparian corridor to allow unobstructed migration and avian and wildlife species; to restore a more natural hydrologic regime; to restore and improve aquatic habitat for fish and other aquatic organisms; to improve and restore habitat for migrant neotropical and waterfowl, as well as residential wildlife species; to provide a sustainable level of food, nesting, and cover for all wildlife communities; to protect and buffer the riparian habitat from adjacent land uses and encroaching development activities; to improve the water quality in conjunction with other ecosystem restoration activities; and to improve the aesthetics, as well as the recreational and educational opportunities that are compatible with ecosystem restoration activities for a wide variety of interests. The real estate dealt with in this plan includes only the additional LER for the recommended plan, which is outside the previous Federal project. This is the original Real Estate Plan for the Mission Reach Ecosystem Restoration Project.

2. LAND, EASEMENT, AND RIGHT OF WAY FOR THE RECOMMENDED PLAN. SAN ANTONIO RIVER AUTHORITY WILL ACQUIRE LANDS.

LAND TO BE ACQUIRED

FEE SIMPLE	138.40 acres
TEMPORARY EASEMENT	140 acres (Disposal Site)

The 138.40 acres proposed for fee acquisition is located entirely within the city limits of San Antonio, immediately South of San Antonio Central Business District to

South of Loop 410. The project will be approximately 8 miles in length along the San Antonio River. The disposal site will be a temporary work area easement located south of the main project area. This stretch of the San Antonio River is urban in nature at the north end, gradually transitioning to suburban in the south. The north is typified by dense industrial, institutional and residential development adjacent to the central business district and Interstate 10. There is substantial residential development through out the reach, mixed with light industrial uses; park and open space, including the historic San Antonio Missions, and limited commercial enterprises mostly concentrated along the major traffic arteries. The southern portion of the project contains a significant amount of vacant land.

SARA will be responsible for acquiring LER. Based Bexar Central Appraisal District records, the required property is divided into 113 parcels, which are held by 34 different owners. The current property ownership includes the San Antonio River Authority (SARA), the City of San Antonio, the United States of America, the State of Texas, Bexar County, as well as private parties and organizations. The project is planned for construction in four phases.

Phase 1 – San Juan Diversion to Espada Dam
Phase 2 – Lone Star to San Pedro Creek
Phase 3 – San Pedro Creek to San Juan Diversion
Phase 4 – Espada Dam to Project End

A breakdown of properties by phase is attached as Exhibit C.

3. SUMMARY OF ESTIMATED REAL ESTATE COSTS

ESTATE	ESTIMATED VALUE
Fee Lands	
Mission Reach Project Area	$3,102,200
Disposal Site-Temporary Work Area Easement	$198,240
Relocation of Utilities and Facilities	$5,021,579
Minerals	$6,500
Severance Damage	$310,870
Contingencies 15%	$542,672
Contingencies for Relocations	$1,202,345
TOTAL	$10,384,406
Rounded to	$10,384,000

4. NON-STANDARD ESTATES

There are no non-standard estates.

5. EXISTING FEDERAL PROJECT

As discussed in paragraph 1 this project involves ecosystem restoration of the previously completed San Antonio River flood control project. There will be no LER credit to the non-Federal sponsor for lands associated with the completed flood control project. All LER addressed under this real estate plan lie outside the previous Federal flood control project.

6. FEDERALLY OWNED LAND

Some of the land required for the recommended plan is within the boundaries of the San Antonio Missions National Historical Park. The Historical Park was established by Section 201 of P.L. 95-629, November 10, 1978 to preserve, restore and interpret the Spanish Missions of San Antonio for the benefit and enjoyment of present and future generations. Portions of the designated park are under Federal ownership and administered by the National Park Service. Other parts are currently in non-Federal ownership. The National Park Service (NPS) has entered into cooperative agreements with the property owners to provide for certain rights of use for park purposes and covenants to protect historic values.

The following table displays the land requirements for the recommended plan within the Historical Park, by owner:

LANDS TO BE ACQUIRED WITHIN THE SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK	
Owner	**Acres**
Federal	23.03
San Antonio River Authority	2.03
City of San Antonio	19.92
Mission Cemetery	0.84
Private	2.50
No Information	1.08
TOTAL	49.40

The recommended plan calls for excavation on these lands to increase floodwater conveyance and planting of vegetation compatible with ecosystem restoration. These project uses potentially conflict with preservation of historic resources, including buried resources and the cultural landscape. During the next project phase, known as preconstruction, engineering and design (PED), detailed cultural resource studies will be

accomplished in cooperation with the NPS and any adverse impacts will either be avoided or properly mitigated. It is possible that the results of the studies may prohibit the use of some or all of the area, thus altering the recommended plan. If the lands within the park are ultimately utilized for this project, the NPS desires the following: 1) that the cultural impacts be mitigated in accordance with the findings of the cultural resources impact study, and 2) the NPS be relieved of any future operation and maintenance requirements on the lands used for ecosystem restoration.

A possible outcome of the cultural resource study is mitigation of impacts to the cultural landscape through the acquisition of other historically significant land, and exchange of this land for the impacted area. Should this be the case a revised real estate plan and environmental assessment may be required. No existing authority has been identified for acquisition of land for cultural mitigation purposes. Thus, the acquisition of additional lands by SARA and the subsequent exchange with the NPS will likely require supplemental Federal legislation, especially if redrawing of the Historical Park boundaries is necessary. Such legislation would be sought by the non-Federal sponsor in consultation with the Federal executive agencies involved.

The lands within the Historical Park are mostly located in Phase 4; under the recommended plan with the exception of 2 tracts of Federal land in Phase 1.

The non-Federal Sponsor, the National Park Service, and the Fort Worth District are in agreement with the plan going forward. The actual method of accomplishment for use of the Federal lands, and the other lands within the Historical Park, will be subject to the cultural resource study during PED. Given the agreement between the agencies, this real estate plan has been written with the assumption the lands within the Historical Park will be included in the ecosystem restoration project. The value of these lands, as determined by the gross appraisal, have been included in project costs. Based on the further study during PED, this real estate plan, including cost for LERRD may need to be revised.

7. NAVIG ATIONAL SERVITUDE

Mission Reach is not a navigational stream/river and therefore navigational servitude is not applicable.

8. PROJECT AREA

The project area consists of approximately 138.40 acres, and is approximately 8 miles in length. All lands to be acquired for project purposes are adjacent to the San Antonio River (previous Federal project) and are located on each side of the stream at various sites. Attached is Exhibit A, three tract maps (sheets 1 thru 3), Exhibit B is the disposal site, Exhibit C is the tract listing by project phase, and Exhibit D displays the breakdown of lands relative to the Historical Park.

9. FLOODING OF PROJECT AREA

There will be no induced flooding to private property caused by the construction, operation, and maintenance of this Ecosystem Restoration Project.

10. BASELINE COST ESTIMATE FOR REAL ESTATE

Property values included in the cost estimate are based on a Gross Appraisal dated March 18, 2004, prepared by Thurman A. Schweitzer and Randy L. Roberts and approved by Rocky D. Lee, MAI, SRA., of the Real Estate Division, Fort Worth District. The Fort Worth District Technical Resources Branch staff estimated administrative costs. Contingencies have been added to the cost estimates as follows:

01.23.03.01 Real Estate Planning Documents, 10% based on reasonable certainty of costs.

01.23.01.02 Real Estate Acquisition Documents, 10% based on reasonable certainty.

01.23.03.03 Real Estate Condemnation Documents, 25% based on expectation of at least two condemnations.

01.23.03.05 Real Estate Appraisal Documents, 10% based on reasonable certainty of contract costs.

01.23.03.15 Real Estate Payment Documents, 10% based on contingencies assigned by the Appraiser in the Gross Appraisal. Relocation of Facilities is 25% contingencies

01.23.03.17 Real Estate LERRD Accounting Documents, 25% based on reasonable certainty regarding accounting requirements.

Estimates are presented in the standard Code of Accounts from MCACES Models Database, October 1994. Costs are presented as follows:

ACCOUNT	DESCRIPTION	ESTIMATE	CONTINGENCY
01.23.03.01	RE Planning Documents	$ 10,000	$ 1,000
01.23.03.02	RE Acquisition Documents		
	Acquisition by Local Sponsor	$ 350,000	$ 35,000
	Review of Local Sponsor	$ 20,000	$ 2,000
01.23.03.03	RE Condamnation Documents		
	Condemnation by Sponsor	$ 96,000	$ 24,000
	Review of Sponsor	$ 10,000	$ 2,500

01.23.03.05	RE Appraisal Documents		
	Appraisal by Sponsor	$ 70,000	$ 7,000
	Review of Sponsor	$ 20,000	$ 2,000
01.23.03.15	RE Payment Documents		
	Payment by Sponsor		
	Land	$3,300,440	$ 330,044
	Improvements	-0-	-0-
	Minerals	$ 6,500	$ 650
	Severance Damage	$ 310,870	$ 31,087
	Review of Sponsor	$ 5,000	$ 500
	Relocation of Facilities	$5,021,719	$ 1,202,880
01.23.03.17	RE LERRD Accounting Documents	$ 2,000	$ 500
	TOTAL ADMIN AND PAYMENTS	**$ 9,222,529**	
	TOTAL CONTINGENCY		**$ 1,639,161**
	GRAND TOTAL	**$10,861,690**	

11. RELOCATION ASSISTANCE P.L. 91-646

There are no homes, farms, or businesses, to be relocated within the project footprint.

12. MINERAL AND TIMBER ACTIVITY

There is no significant mineral exploration or production activity or merchantable timber in the project area. Project lands to be acquired for the project will be purchased with minerals. The local sponsor must acquire/subordinate minerals now, or acquire "subject to". The present zoning of the project area (within the city limits of San Antonio) prohibits oil, gas or mineral exploration.

13. COST SHARED PROJECT

The cost-share for this ecosystem restoration project is 65% Federal and 35% sponsor. The non-Federal sponsor will receive credit for their LERRD costs toward their share of total project costs. The San Antonio River Authority will work out an agreement with the state and county for their lands required for project purposes. San Antonio River Authority has authority for eminent domain for private lands.

14. ENACTMENT OF ZONING ORDINANCES

There are no special zoning ordinances proposed to be enacted in connection with this project.

15. LAND ACQUISITION

There are approximately 138.40 acres of land within the footprint area of the project.

Schedule of all land acquisition milestones:

Execution of PCA	December 2004
Prepare mapping and legal descriptions	February 2005
Obtain tract appraisals	May 2005
Conduct negotiations for land	September 2005
Prepare condemnations	November 2005
Perform condemnations	December 2005
Perform closing for land	March 2006
Obtain possession of condemnation land	December 2005
Certify availability of real estate For Phase 1 (San Juan Diversion to Espada Dam)	March 2006
Advertise construction contract on Phase 1 of the project-sponsors land	May 2006
Prepare and submit credit request	December 2007
Review credit requests	February 2008
Approve or deny credit requests	February 2008

Dates for certification of real estate on subsequent phases:

Phase 2 - Lonestar to San Pedro Creek	November 2006
Phase 3 - San Pedro Cr. To San Juan Diversion	May 2007
Phase 4 - Espada Dam to Project End	October 2007

16. FACILITY OR UTILITY RELOCATIONS

The project has 13 sewer lines, 8 water lines, overhead electric lines and poles, road, bridge, sidewalk, parking lot, and approximately 90 outfall structures to be relocated in conjunction with this project. See attached Preliminary Attorney's Report of Compensability, Dated 2 August 2004, Mark B. McMurry, Asst. District Council, Office of Council, Fort Worth District, U.S. Army Corps of Engineers, Exhibit E.

17. CONTAMINANTS ON REAL ESTATE ACQUISITIONS

There are no known HTRW lands on the project area. This has been verified by the Planning, Environmental and Regulatory Division of this District.

18. OPPOSITION BY LANDOWNERS IN PROJECT AREA

No landowners in the project area have come forward to give positive or negative responses concerning this project.

19. LAND ACQUISITION PRIOR TO PCA

The sponsor, San Antonio River Authority, has been informed not to purchase any property prior to the PCA being signed.

20. RELEVANT ISSUES

No additional real estate issues have been identified.

ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY
MISSION REACH ECOSYSTEM RESTORATION PROJECT

I. Legal Authority:

a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? Yes

b. Does the sponsor have the power of eminent domain for this project? Yes for private property.

c. Does the sponsor have "quick-take" authority for this project? Yes

d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? No

e. Are any of the lands/interests in land required for project owned by an entity whose property the sponsor cannot condemn? Yes, National Park Service, State of Texas, and Bexar County.

II. Human Resources Requirements:

a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P. L. 91-646, as amended? No, there are no homes, farms, or businesses in the project area.

b. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? Yes

c. Is the sponsor's projected in-house staffing level sufficient considering it other work load, if any, and the project schedule? Yes

d. Can the sponsor obtain contractor support, if required in a timely fashion? Yes.

e. Will the sponsor likely request USACE assistance in acquiring real estate? It is possible SARA could request USACE assistance for acquisition of the Federal land involved in the project, however, the current plan calls for additional study of these lands and the related cultural resources impacts during the PED Phase.

III. Other Project Variables:

a. Will the sponsor's staff be located within reasonable proximity to the project site? Yes

b. Has the sponsor approved the project/real estate schedule/milestones? Yes

IV. Overall Assessment:

a. Has the sponsor performed satisfactorily on other USACE projects? Yes, SARA was the principle agency in the San Antonio Channel Improvement Project.

b. With regard to this project, the sponsor is anticipated to be: Highly Capable

V. Coordination:

a. Has the assessment been coordinated with the sponsor? Yes

b. Does the sponsor concur with this assessment? Yes

Prepared by:

Russ Hendricks

Russ Hendricks
Realty Specialist
Fort Worth District

19 August 2004
Date

PHASE 1 - SAN JUAN DIVERSION TO ESPADA DAM		
Tract		
No.	**Owner**	
5	Mission Cemetary	
6	San Antonio River Authority	
7	US Government	
8	US Government	
9	City of San Antonio	
31	Mission Cemetary	
32	City of San Antonio	
33	City of San Antonio	
34	Private	
35	Private	
36	Private	
37	San Antonio River Authority	
38	San Antonio River Authority	
39	San Antonio River Authority	
40	Private	
41	Private	
42	Private	
43	Private	
44	State of TX Hospital	
19 tracts	***11 owners***	***24.971 acres***

PHASE 2 - LONE STAR TO SAN PEDRO		
Tract		
No.	**Owner**	
114	Private	
117	Private	
113	Bexar County	
111	City of San Antonio	
115	City of San Antonio	
116	City of San Antonio	
120	City of San Antonio	
121	City of San Antonio	
118	Private	
110	Private	
112	Private	
11 tracts	***6 owners***	***13.257***

PHASE 3 - SAN PEDRO TO SAN JUAN DIVERSION		
Tract		
No.	**Owner**	
46	Bexar County	
47	Bexar County	
48	Bexar County	
101	Bexar County	
97	City of San Antonio	
102	City of San Antonio	
103	City of San Antonio	
105	City of San Antonio	
123	City of San Antonio	
104	Private	
45	Private	
96	Private	
122	Private	
98	Private	
108	San Antonio River Authority	
106	Private	
109	Private	
99	Private	
100	Private	
19 tracts	***11 owners***	***60.082 acres***

PHASE 4 - ESPADA DAM TO PROJECT END					
Tract					
No.	**Owner**				
56	Private		76	San Antonio River Authority	
20	Private		85	San Antonio River Authority	
62	Bexar County		86	San Antonio River Authority	
50	Private		87	San Antonio River Authority	
61	Private		89	San Antonio River Authority	
11	City of San Antonio		92	San Antonio River Authority	
12	City of San Antonio		124	San Antonio River Authority	
13	City of San Antonio		125	San Antonio River Authority	
64	City of San Antonio		14	Private	
65	City of San Antonio		1	National Park Service	
68	City of San Antonio		2	US Government	
70	City of San Antonio		3	US Government	
72	City of San Antonio		15	US Government	
78	City of San Antonio		27	US Government	
51	Private		28	US Government	
54	Private		30	US Government	
24	Private		73	US Government	
55	Private		74	US Government	
59	Private		77	US Government	
67	Private		79	US Government	
63	Private		80	US Government	
4	San Antonio River Authority		81	US Government	
10	San Antonio River Authority		82	US Government	
16	San Antonio River Authority		83	US Government	
23	San Antonio River Authority		84	US Government	
25	San Antonio River Authority		88	US Government	
26	San Antonio River Authority		90	US Government	
29	San Antonio River Authority		91	US Government	
49	San Antonio River Authority		93	US Government	
60	San Antonio River Authority		94	US Government	
66	San Antonio River Authority		95	US Government	
69	San Antonio River Authority				
75	San Antonio River Authority				
			64 tracts	**14 owners**	**40.049 acres**

SAN ANTONIO RIVER CHANNEL IMPROVEMENT PROJECT
GENERAL REEVALUATION REPORT

LANDS NEEDED TO BE ACQUIRED FOR THE RECOMMENDED PLAN

LANDS WITHIN SAN ANTONIO MISSIONS NATIONAL HISTORIC PARK		LANDS OUTSIDE SAN ANTONIO MISSIONS NATIONAL HISTORIC PARK		TOTAL LANDS NEEDED TO BE ACQUIRED FOR PROEJCT	
Owner	**Acres**	**Owner**	**Acres**	**Owner**	**Acres**
NPS / Federal	23.03	NPS / Federal	2.6	NPS / Federal	25.63
State of Texas	0.00	State of Texas	0	State of Texas	0.00
San Antonio River Authority	2.03	San Antonio River Authority	2.02	San Antonio River Authority	4.05
Bexar County	0.00	Bexar County	27.44	Bexar County	27.44
City of San Antonio	19.92	City of San Antonio	18.19	City of San Antonio	38.11
Mission Cemetary	0.84	Mission Cemetary	0.42	Mision Cemetary	1.26
Private	2.50	Private	30.74	Private	33.24
No Information	1.08	No Information	7.47	No Information	8.55
TOTAL ACRES	49.40	TOTAL ACRES	88.88	TOTAL ACRES	138.28

Electronic files delineating the project footprint and property parcels were overlain on aerial photograph (using GIS ArcView); property parcels and ownership based on information obtained from the Bexar County Appraisal District. The San Antonio Missions National Historic Park boundary was manually overlain on aerial photography based on available data. Property ownership will be updated as new information is available

EXHIBIT D

San Antonio River, San Antonio, TX
Channel Improvement Project
Local Cooperative Project

PRELIMINARY ATTORNEY'S REPORT OF COMPENSABILITY

I, Mark B. McMurry, am an attorney employed by the Department of the Army, Fort Worth District, Corps of Engineers, and am authorized to pass on the sufficiency of title to land under the delegation of authority issued by the Attorney General of the United States on 2 October 1970, as amended, and implemented by the Department of the Army. I have investigated the potential need for relocation of public improvements to the Mission Reach of the San Antonio River Channel Improvement Project affected by the project described in paragraph I. and hereby report as follows:

I. THE PROJECT

The San Antonio Channel Improvement Project was originally authorized under Section 203 of the Flood Control Act of 1954 as part of a comprehensive plan for flood protection on the Guadalupe and San Antonio Rivers. Section 103 of the Water Resources Development Act of 1976 and Section 335 of the Water Resources Development Act of 2000 added ecosystem restoration and recreation as authorized project purposes. Two areas, Park Reach and Mission Reach, are under study for flood damage reduction (Park Reach only) and ecosystem restoration (Park Reach and Mission Reach). This Attorney's Report of Compensability covers only the Mission Reach portion of the project.

Under the project, the Corps expects to relocate 13 sewer lines and 8 water lines and an unknown number of electric lines. In addition, the Corps expects to make alterations or improvements to two bridges, a parking lot, a road, and walkways. The San Antonio Water System, a public utility owned by the City of San Antonio, owns all of the water and sewer lines. City Public Service, also a public utility owned by the City of San Antonio, owns all of the electrical lines. The bridge on Southcross is owned by Bexar County. The bridge on White Ave., the parking lot, the roadway and the walkway are owned by the City of San Antonio. The local sponsor of the project, the San Antonio River Authority, a political subdivision of the State of Texas, will pay for the relocation of facilities. The fee estate for property within the project area appears to be owned by the United States of America, various state and local agencies, and a number of private entities and individuals. The San Antonio River is not a navigable stream.

II. FACILITIES AFFECTED

The proposed project provides for the stabilization of the riverbanks and restoration of the riparian habitat. Thirteen (13) sewer lines, eight (8) water lines, and a small number of electric transmission lines are the facilities that are expected to require

EXHIBIT E

relocation. In addition, the Corps expects to make alterations or improvements to two bridges, a parking lot, a road, and walkways. The San Antonio Water System, a public utility owned by the City of San Antonio, owns the water and sewer lines. City Public Service, a public utility owned by the City of San Antonio, owns all of the electric transmission lines. The bridge on Southcross is owned by Bexar County. The bridge on White Ave., the parking lot, the roadway and the walkway are owned by the City of San Antonio.

III. NECESSITY FOR RELOCATION

From the data and maps provided by the Fort Worth District, in partnership with the City of San Antonio, and as a result of my investigation, the San Antonio River Channel Improvement Project will necessitate the alteration and relocation of the aforementioned facilities.

IV. SOURCE OF TITLE

The proposed project will take place on land owned by a variety of federal, state and local agencies and by a variety of private entities and individuals. The San Antonio Water System and City Public Service, public utilities of the City of San Antonio, own and operate all of the utilities to be relocated. The City of San Antonio and the County of Bexar own the bridges, the parking lot, the roadway and the walkway to be altered. While they have not provided copies of the documents establishing their source of title, it is apparent that title can be demonstrated by adverse possession even in the absence of title documentation. Absent a finding of legal disability on the part of the person challenging title, title to property claimed under adverse possession cannot be challenged after 10 years. Tex. Prac. & Civ. Rem. Code §16.026 (2004). It appears that the San Antonio Channel Improvement Project, and the facilities to be relocated, have been in their present location for substantially longer than the 10 year statute of limitations.

The project sponsor is the San Antonio River Authority. Acquisition of easements and/or permits will be required where neither the local sponsor nor the United States of America possesses the necessary estate in real property to accommodate the relocated facilities. It will be necessary for the facility owners to provide documentation demonstrating record title to their interests.

V. GOVERNMENT'S LIABILITY

All of the facilities to be relocated in connection with the project are public utilities owned by the City of San Antonio or the County of Bexar. The City of San Antonio is legally required to provide these facilities to the public. Tex. Local Gov't Code §§ 43.056 and 43.0567 (2004). The San Antonio River is not navigable. The Government's liability in connection with this project is governed solely by the cost sharing arrangements contained within the Project Cooperation Agreement. Under the Project

Cooperation Agreement, the San Antonio River Authority will be responsible for acquiring all necessary easements and/or permits to relocate the facilities.

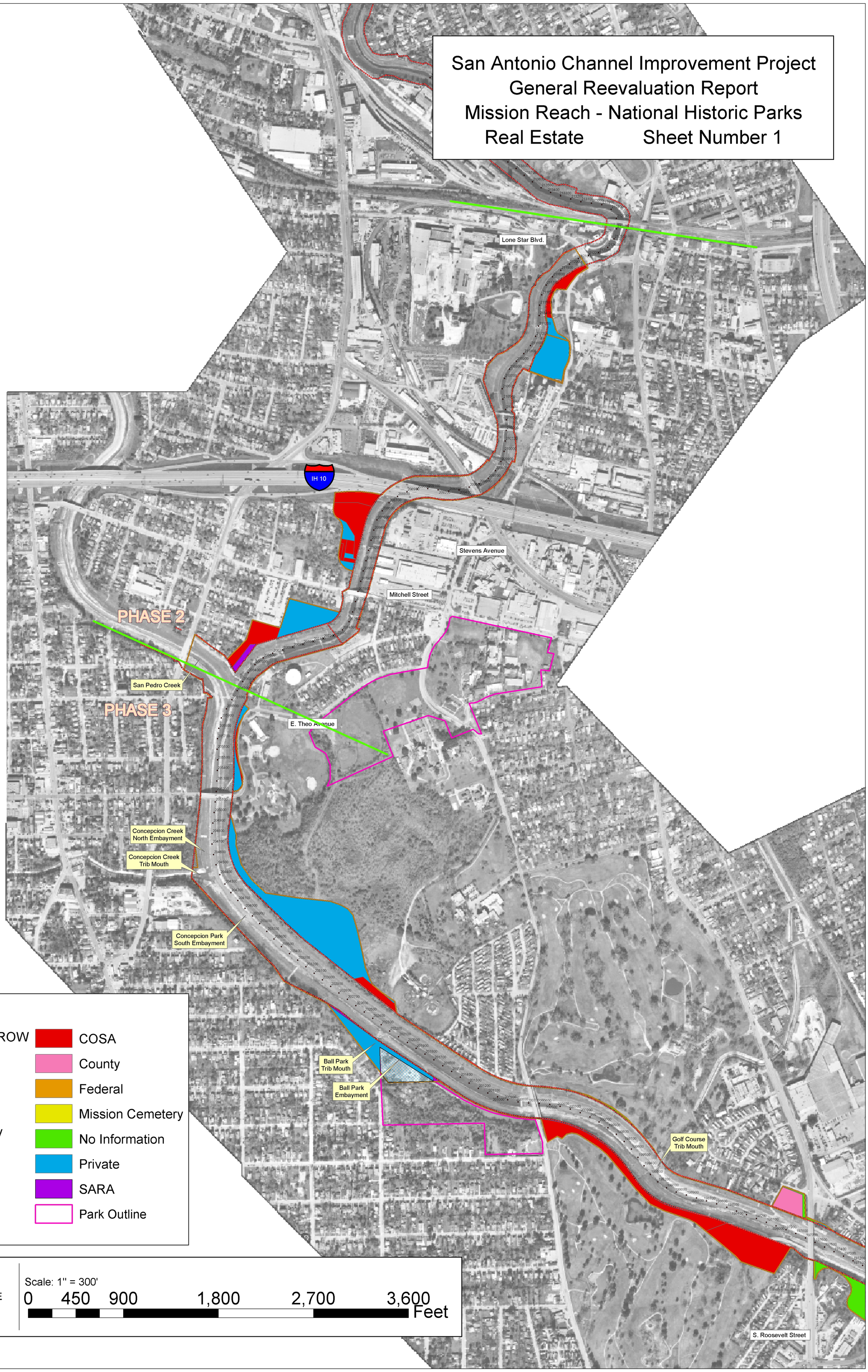
The proper measure of compensation for the public facilities is the cost of replacing these facilities with functionally equivalent substitutes, but only to the extent that such facilities are still needed. *City of Fort Worth v. United States.*, 188 F.2d 217, 222 (5th Cir. 1951). If the facilities are not needed, only nominal consideration is due to the public owner. *Georgia v. United States,* 341 F.2d 106 (5th Cir. 1965). When the market value of a public facility is ascertainable, market value is the proper measure of compensation for the public facility. *United States v. 50 Acres of Land*, 469 U.S. 24, 26 (1984). Determining market value for any of the public facilities to be relocated would be very difficult. While there is a market for commercial parking lots, it would appear that there would be very little basis for valuation of a parking lot that is provided free to the public for access to public parks and historical facilities. Market values for easements for electric, water and sewer lines may be available, but it would appear that the public utilities would be adequately compensated by the provision of substitute facilities. Therefore, the City of San Antonio and the County of Bexar may be compensated for the cost of substitute facilities only, and only to the extent that there is a continuing need for these facilities.

Respectfully submitted,

Mark B. McMurry
Asst. District Counsel, Office of Counsel
Fort Worth District
U.S. Army Corps of Engineers

02 August 2004

San Antonio Channel Improvement Project
General Reevaluation Report
Mission Reach - National Historic Parks
Real Estate Sheet Number 1



Legend

- Existing Federal ROW
- Project Limit
- COSA
- Federal
- Mission Cemetery
- No Information
- Private
- SARA
- State Of Texas
- COSA
- County
- Federal
- Mission Cemetery
- No Information
- Private
- SARA
- Park Outline

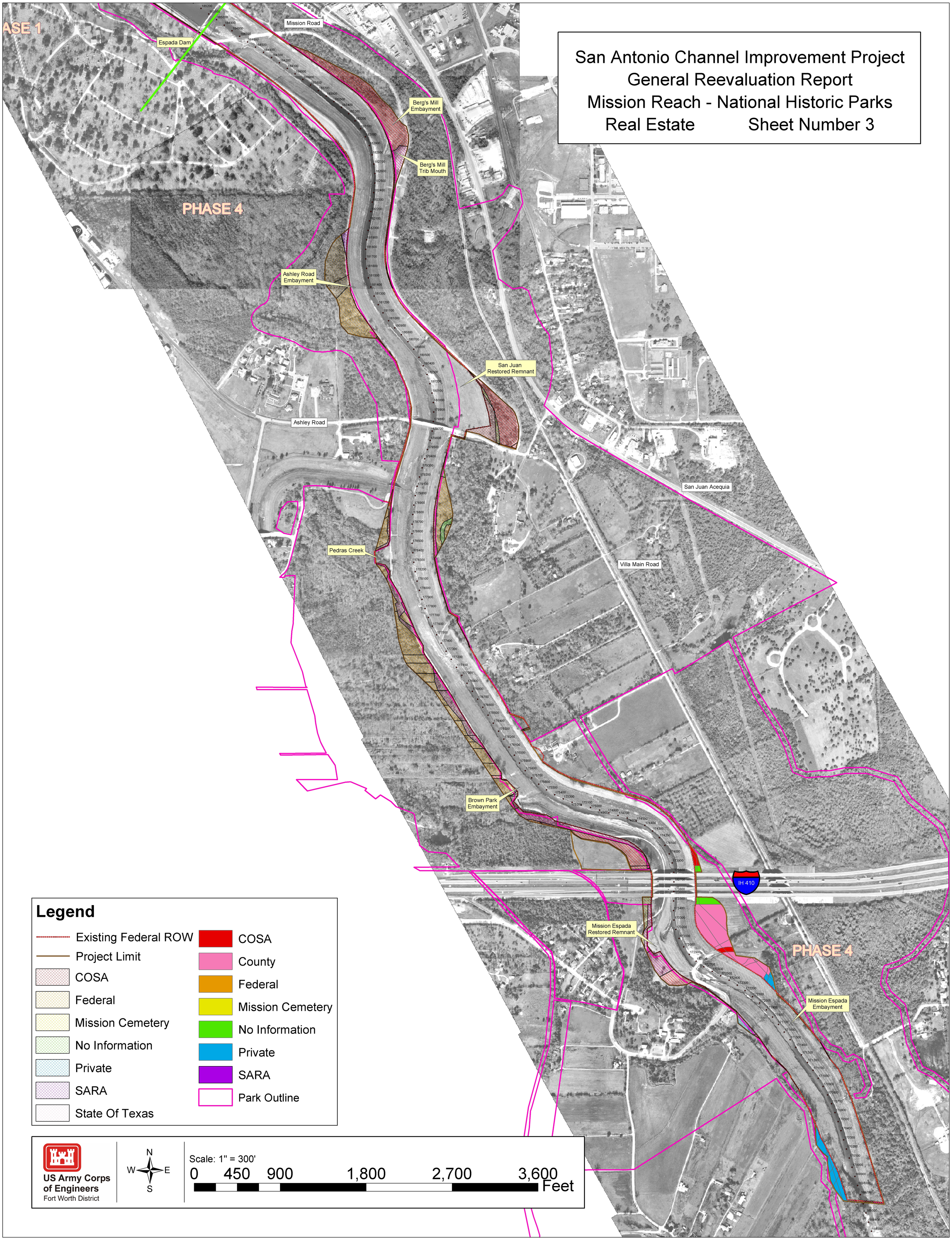
US Army Corps of Engineers
Fort Worth District

N W E S

Scale: 1" = 300'

0 450 900 1,800 2,700 3,600 Feet

San Antonio Channel Improvement Project
General Reevaluation Report
Mission Reach - National Historic Parks
Real Estate Sheet Number 3



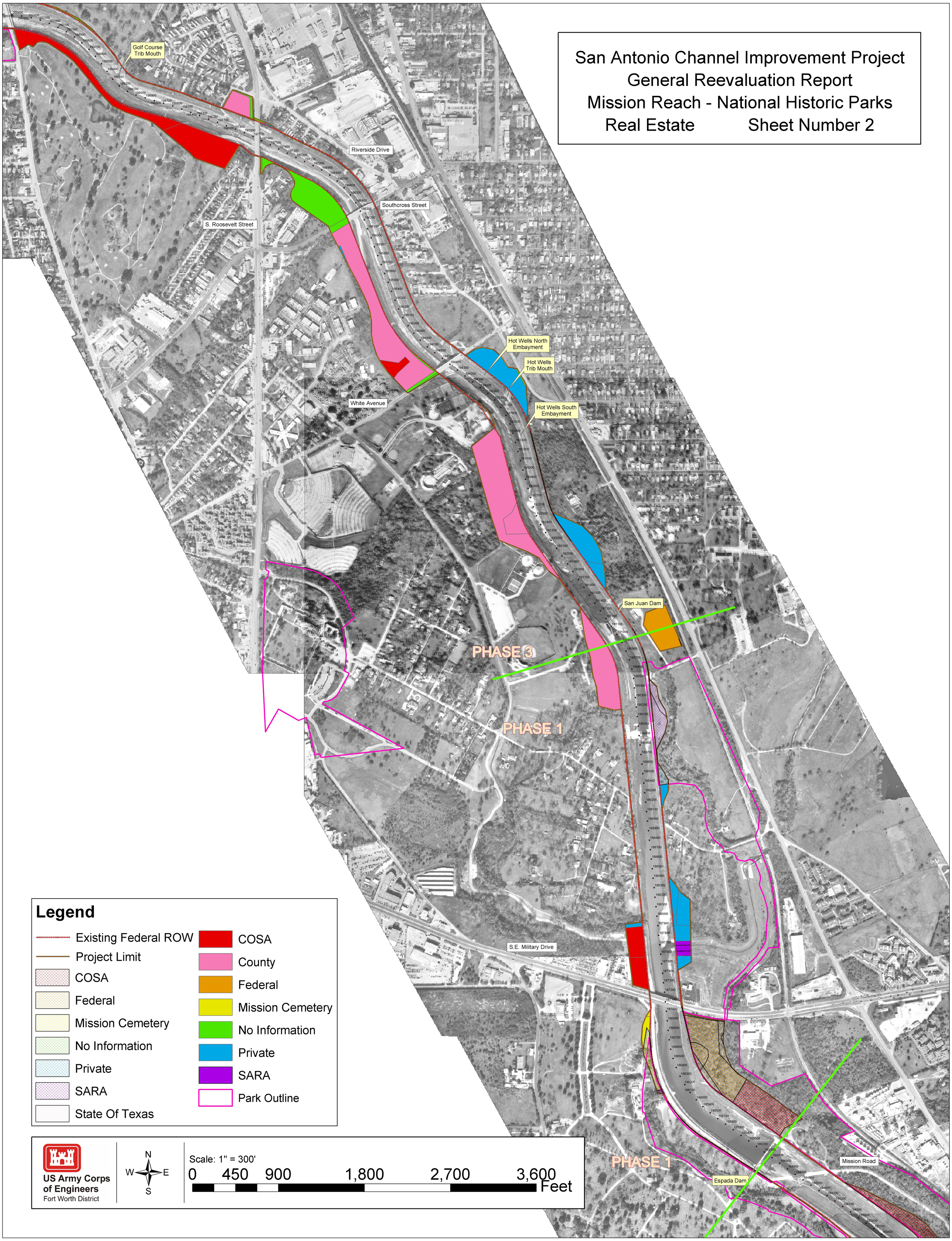
Legend

- Existing Federal ROW
- Project Limit
- COSA
- Federal
- Mission Cemetery
- No Information
- Private
- SARA
- State Of Texas
- COSA
- County
- Federal
- Mission Cemetery
- No Information
- Private
- SARA
- Park Outline

US Army Corps of Engineers
Fort Worth District

N W E S

Scale: 1" = 300'

0 450 900 1,800 2,700 3,600 Feet

San Antonio Channel Improvement Project
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