

THE STATE OF TEXAS   §  
  §  
COUNTY OF HIDALGO   §

**LEASE AGREEMENT**  
**C-11-026-03-021**

**THIS AGREEMENT** is made and entered into this 21<sup>st</sup> day of **March, 2011** by and between **O. E. INVESTMENTS, LTD.**, hereinafter referred to as Lessor, and **COUNTY OF HIDALGO, TEXAS**, hereinafter referred to as Lessee.

**ARTICLE I. DEMISE OF LEASE PROPERTY**

Lessor, for and in consideration of the rents, covenants, and promises herein contained to be kept, performed, and observed by Lessee, does hereby lease and demise to Lessee, and Lessee does hereby rent and accept from Lessor, that certain premises more particularly described on Exhibit "A-1" and Exhibit "A-2", hereto, in Hidalgo County, Texas (hereinafter referred to as the "Property").

**ARTICLE 2. LEASE TERM**  
**Term**

**2.01** This lease shall be a term of **one (1) year** hereinafter referred to as the "initial lease term" commencing on **March 1, 2011** and expiring on **February 29, 2012**; subject, however, to earlier termination as hereinafter provided.

**Renewal**

**2.02** Provided Lessee is not in default hereunder, Lessee is granted the option to renew this Lease for **nine (9) additional one (1) year terms** (the "Renewal Term(s)" as stated in the Request for Bid (RFB) Procurement Packet in Exhibit "A", under the same terms and conditions set forth in this Agreement except that the rent amount for the Property shall be established as proposed by Lessor in Exhibit "B" (the "Bid Page") and which was accepted by County. Lessee shall give Lessor written notice of its intent to exercise its renewal option at least thirty (30) days prior to the expiration of the Initial Term or any Renewal Term.

**Holdover**

**2.03** If Lessee holds over and continues in possession of the Leased Premises after expiration of the term of this Lease, Lessee will be deemed to be occupying the Premises on the basis of a month to month tenancy, subject to all of the terms and conditions of this Lease. The inclusion of this Article 2.03 shall not be construed as Lessor's consent for Lessee to hold over.

### **Voluntary Termination**

**2.04** Lessee may terminate this Contract at any time for any reason or no reason at all upon giving thirty (30) days prior written notice to the Lessor.

### **Commitment of Current Revenues Only**

**2.05** In the event that, during any term hereof, the Commissioners Court does not appropriate sufficient funds to meet the obligations of Lessee under this Agreement, Lessee may terminate this Agreement upon sixty (60) days written notice to Lessor. Lessee agrees, however, to use reasonable efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of Lessee pursuant to the provisions of Tex. Loc. Govt. Code Ann. ' 271.903 (Vernon Supp. 1996).

## **ARTICLE 3. RENT**

### **Monthly Rental**

**3.01** Lessee agrees to and shall pay to Lessor as rent for the use and occupancy of the Property during the initial lease term the sum of **Two Thousand Two Hundred Dollars (\$ 2,200.00)** per month for a **one (1) year period**. The rental amount during the Renewal Term, if Lessee exercises its renewal options, shall increase every year thereafter as described and attached hereto **Exhibit B-Bid Page 1, 2 & 3** during the nine (9) one (1) year renewal terms. Each Rental payment shall be due in advance on the first day of each month during the term of the lease, beginning on, **March 1, 2011** rent hereunder, when and as the same may become due and payable, shall be paid in lawful money of the United States at the time to the Lessor at: **P.O. Box 4408, McAllen, Texas 78502**, unless and until Lessor notifies Lessee in writing to make the payments to some other address.

**3.02** Lessor also leases to Lessee approximately twenty (20) square feet of the interior of that certain air conditioned, solid concrete building with generator backup located on the property described on Exhibit A-2 (the "Equipment Building") for location of Lessee's transmitter and other ancillary equipment. Lessor grants Lessee unlimited access to the Equipment Building twenty-four hours of the day, seven days a week during the term of this Lease.

## **ARTICLE 4. UTILITIES**

Lessor shall pay or cause to be paid all charges for electricity, used on the Property throughout the term of this lease, including any connection fees.

## **ARTICLE 5. USE OF PROPERTY**

Lessee shall have the right to use the Property for any lawful purpose pertaining to the receipt, broadcast or rebroadcast of data or radio signals.

## **ARTICLE 6. REPAIR AND MAINTENANCE**

Lessor will, throughout the lease term, maintain the Property and keep it free of waste and nuisance. Lessor will, at Lessor's own expense, during the term of this Lease, maintain air conditioning systems, all windows, the roof, the foundation, the structural soundness of the exterior walls, the electrical wiring, paving the doors, the guy wires, the tower structure, the tower warning lights or beacons and all other components of the Property. Lessor will maintain all records and make all reports required by the Federal Aviation Administration with respect to maintenance and operation of tower warning light or beacons. In the event Lessor should neglect to reasonably maintain the Property. Lessee will have the right, but not the obligation, to cause repairs or corrections to made, with any reasonable costs therefor to be payable by Lessor to Lessee as an offset against rental on the next rental installment date. Lessee will, at its sole cost and expense, maintain and repair its own equipment, cables and antennae.

## **ARTICLE 7. OBLIGATIONS OF LESSOR AND LESSEE**

### **Taxes**

**7.01** Lessee shall be liable for, and shall pay and discharge before the same become delinquent, all taxes levied or assessed against personal property, furniture, or fixtures located in or upon the Property owned by Lessee, but not by other Lessees or by Lessor, on the real property. Lessor shall be liable for, and shall pay and discharge before the same become delinquent, all ad valorem taxes and assessments levied against the Property, including any fixtures and improvements.

### **Alteration, Additions, and Improvements**

**7.02** Lessee may, at Lessee's discretion, but shall not be required to, make any alterations, additions or improvements to the Property, provided Lessee obtains the prior written consent of Lessor, which consent shall not be unreasonably withheld. All alterations, additions or improvements made to the Property described in Exhibit A-I, excluding equipment placed on the Property by Lessee, shall become the property of Lessor at the termination of this Lease Agreement.

**7.03 Addition of New and Replacement Equipment.** In accordance with provision 7.02 of this Lease Agreement, Lessee shall be allowed to replace existing equipment used on the Property with the prior written consent of Lessor as described in 7.02, without experiencing an increase in monthly rental costs. Should Lessee desire to add new equipment to the Property currently not in place at Lessee's expense, Lessee shall also seek the prior written consent of Lessor as described in 7.02 and Lessor shall submit a written proposal to Lessee of the additional rental costs associated with the new equipment. If the parties reach an agreement for additional rental costs due to new equipment, then the new equipment may be added. In no event, however, will the total rental costs associated with this Lease Agreement exceed Twenty-five Thousand Dollars and no/100ths (\$25,000.00) per year.

### **Damage or Destruction**

**7.04** In the event the Property or any portion thereof is damaged or destroyed by fire, tornado, or other casualty, Lessee shall be entitled to an abatement of rent as a result and Lessor shall promptly repair any such damages or destruction using materials and workmanship of a similar nature and quality to the original construction.

### **Insurance**

**7.05** Lessor agrees to insure the Property, at its sole cost and expense, against loss by fire, or other casualty, including extended coverage, with a policy or policies acceptable to Lessor. The coverages under such policy or policies shall provide for coverage in an amount reasonably required by Lessor to provide for the replacement or repair of the improvements located on the Property, or such portion thereof as may be damaged by a covered loss, but in no event less than the amount required by any party holding a security interest in or lien on the Property. Lessor agrees to hold Lessee harmless from any and all claims actions proceedings, damages, and liabilities arising from the use, condition and operation of the Property, and to carry liability insurance insuring at the sole cost and expense of lessor, both Lessor and Lessee against such loss and liability, in such amounts as Lessor may reasonably require. In the event Lessor should neglect to provide any insurance coverage required under this paragraph, Lessee shall have the right, but not the obligation, to purchase such coverage to protect Lessee's interest, with any reasonable costs therefor to be payable by Lessee.

### **Lessee's Insurance**

**7.06** Lessee, at its own expense, shall provide and maintain in force effective **March 1, 2011** and continuing during the term of this Lease Liability insurance in the amounts deemed adequate by Lessee, naming Lessor as additional insured.

## **ARTICLE 8. DEFAULT**

### **Events of Default**

**8.01** The following events shall be deemed to be events of default by Lessee under this lease. Lessee shall fail to pay any installment of rent hereby reserved and such failure shall continue for a period of thirty (30) days. Lessee shall fail to comply with any term, provision, or covenant of this lease, other than the payment of rent, and shall not cure such failure within thirty (30) days after written notice thereof to Lessee.

### **Remedies**

**8.02** Upon the occurrence of any event to default specified in Paragraph 8.01 hereof, Lessor shall have the option to pursue any one or more of the following remedies without notice of demand whatsoever.

### **Re-entry**

Lessor may re-enter the Property immediately and remove all Lessee's personal property therefrom. Lessor may store the personal property in a public warehouse or at another place at Lessor's choosing at Lessee's expense or to Lessee's account.

### **Termination**

After re-entry, Lessor may terminate the lease on giving ten (10) days' written notice of such termination to Lessee. Re-entry only, without notice of termination, will not terminate the lease.

### **Re-letting Property**

After re-entering, Lessor may re-let the Property or any part thereof, for any term, without terminating the lease at such rent and on such terms as Lessor may choose. Lessor may make repairs to the Property at Lessee's expense.

### **Quiet Enjoyment Pending Cure Period**

**8.03** Notwithstanding anything to the contrary herein, Lessor understands, acknowledges and agrees that some of the Property is utilized in the receipt, transmission and/or retransmission of radio signals for law enforcement and emergency services, which Lessee is authorized to operate by virtue of a license issued by the Federal Communications Commission. Lessor shall not, except following written notice of a default and the failure to cure such default by Lessee within the time periods provided in Section 8.02 (a) and (b), exercise any remedy which may affect or in any manner interfere with Lessee's use, possession or quiet enjoyment of the property or the receipt, transmission or retransmission of any radio signal by Lessee. Further, except for any time period following expiration of any cure period for which Lessee has not satisfactorily cured any Lessee default, Lessee shall have full access to, use of any quiet enjoyment of the property undisturbed by Lessor.

## **ARTICLE 9. INTENTIONALLY OMITTED**

## **ARTICLE 10. MISCELLANEOUS Notices and Addresses**

**10.01** All notices provided to be given under this agreement shall be given by certified mail or registered mail addressed to the proper party, or in person against a receipt. The date of mailing of any notice under this agreement shall be deemed to be the date of such notice and shall be effective from such date. The addresses of the parties of this agreement are as follows:

#### **LESSOR**

O. E. Investments, Ltd.  
Attn.: Othal E. Brand, Jr.  
P. O. Box 4408  
Mc Allen, Texas 78502

#### **LESSEE**

County Of Hidalgo, Texas  
Attn: Ramon Garcia, County Judge  
1615 South Closner, Suite J  
Edinburg, Texas 78539

**With copy to:**  
Hidalgo County Sheriff's Office  
Attn: Guadalupe "Lupe" Trevino, Sheriff  
P. O. Box 1228  
Edinburg, Texas 78541

**Parties Bound**

**10.02** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives and assigns where permitted by this Agreement.

**Texas Law to Apply**

**10.03** This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County, Texas

**Legal Construction**

**10.04** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions thereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

**Prior Agreements Superseded**

**10.05** This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the within subject matter.

**Amendment**

**10.06** No amendment, modification or alteration of the terms hereof shall be binding unless the same in writing, dated subsequent to the date hereof, and duly executed by the parties hereto.

**Waiver of Default**

**10.07** No waiver by the parties hereto of any default of breach of any term, condition or covenant of this lease shall be deemed to be a waiver of any other breach of the same or any other term, conditions or covenant contained herein.

**Attorney's Fee**

**10.08** In the event Lessor or Lessee breaches any of the terms of this Agreement whereby the party not in default employs attorneys to protect or enforce his rights hereunder and prevails, then the defaulting party agrees to pay the other party reasonable attorneys' fees so incurred by such other party.

## **ARTICLE 11. WAIVER OF SUBROGATION**

Lessor hereby waives Lessor's right of recovery against Lessee for damages caused by fire, explosion and other perils to any of the Property to the extent that recovery is made by Lessor under insurance policies in effect at the time of loss; and Lessee hereby waives Lessee's rights of recovery against Lessor for damages to any of Lessor's property caused by fire, explosion and other perils to the extent that recovery is made by the Lessee under insurance policies in effect at the time of loss. This agreement does not extend to and waiver does not apply to any damage suffered by either party hereto which is not recovered by the injury party under its insurance policies.

## **ARTICLE 12. SPECIAL PROVISIONS**

### **Access to Property**

**12.01** During the term of this agreement, Lessor agrees that technical and maintenance employees and representatives and agents of Lessee shall have at all time rights of ingress and egress to the Property for the Purpose of installing, maintaining and repairing Lessee's equipment. Lessee agrees to insure that its subcontractors and employees performing maintenance or technical services on Lessee's equipment are covered by adequate levels of liability insurance and by any state-mandated worker's compensation insurance, if applicable.

### **Duty Not to Impair Lessee's Operations**

**12.02** Lessor agrees not to lease or license the use of the Property, or any portion thereof, to any party which will interfere with Lessee's use of the Property, and to require than any other lessees and licenses use and operation of radio or television transmission equipment of the Property shall be performed in such a manner as not to interfere with the operation of any equipment which Lessee has therefore installed or may thereafter install on the Property. In the event interference should result, upon notice of such interference from lessee, Lessor shall cause its lessees and licenses to take all necessary steps, without costs or expense to lessee, to remove said interference or shut down communication equipment temporarily pending repair.

### **Hazardous Substances**

**12.03** Lessor represents that it has no knowledge of any substance, chemical or waste collectively "substance") on the Site that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Lessee will not introduce or use any such substance on the Site in violation of any applicable law.

**IN WITNESS WHEREOF**, the undersigned Lessor and Lessee hereto execute this Agreement as of the day and year first above written

**APPROVED BY COMMISSIONER COURT ON \_\_\_\_\_, 2011.**

**APPROVED AS TO FORM:**

Atlas & Hall, .LL.P.

By: \_\_\_\_\_  
Stephen L. Crain, Attorney

**LESSEE:**  
County Of Hidalgo

By: \_\_\_\_\_  
Ramon Garcia, County Judge

**LESSOR:**  
O.E. Investments, Ltd

By: \_\_\_\_\_  
Othal E. Brand, Jr., President/CEO

**ATTEST:**

\_\_\_\_\_  
Arturo Guajardo, Jr., County Clerk

**EXHIBIT "A"**  
REQUEST FOR BIDS (RFB) PROCUREMENT PACKET



PURCHASING DEPARTMENT  
County Of Hidalgo

December 28, 2010

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Re: **HIDALGO COUNTY SHERIFF'S OFFICE**  
Request for Bids –“LEASE OF TOWER SPACE”  
**Bid No: 2011-026-01-12-ERT**

Dear Gentleman/Ladies:

Enclosed please find a Request for Bid (RFB) packet for your review and consideration.

Hidalgo County Purchasing Department welcomes and appreciates your participation in the bid process.

If any further assistance is required, please do not hesitate to call the Purchasing Department 956/318-2626.

Sincerely,

Martha L. Salazar, CPPB  
Hidalgo County Purchasing Agent

MLS/ert

Enclosures



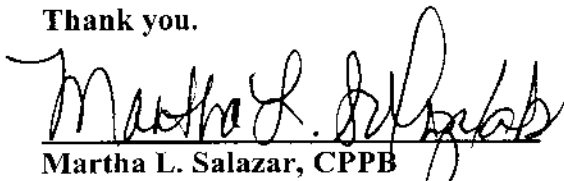
PURCHASING DEPARTMENT  
County Of Hidalgo

**REQUEST FOR BID (RFB)  
CHECKLIST  
HIDALGO COUNTY SHERIFF'S OFFICE  
"LEASE OF TOWER SPACE"  
Bid No: 2011-026-01-12-ERT**

1. Request For Bid Letter, consisting of 1 page.
2. Request for Bid, Legal Notice, consisting of 8 pages.
3. Exhibit "A" Specifications consisting of 4 pages.
4. Exhibit "B" Bid Page consisting of 3 pages.
5. Exhibit "C" Insurance Requirements consisting of 4 pages.
6. Exhibit "D" CIQ Conflict of Interest Questionnaire, consisting of 1 page.
7. Vendor/Bidder Application, consisting of 2 pages.
8. W-9 form, consisting of 4 pages.
9. Certification Regarding Debarment consist of 1 page.
10. Draft Lease Agreement, consisting of 12 pages.

The above mentioned items shall be found in the Request for Bid (RFB) packet that is attached herewith. Should you find that any of the items are not attached in its entirety please contact Purchasing by calling (956) 318-2626, advise of missing documentation, and Purchasing will forward information either through facsimile or by U.S. Mail.

Thank you.

  
Martha L. Salazar, CPPB  
Purchasing Agent

December 28, 2010  
Date

<b>Bid No: 2011-026</b>	<b>Buyer: Eric Trevino</b>	<b>Tel. No: (956) 318-2626 ext. 4882</b>
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## **REQUEST FOR BIDS**

### **HIDALGO COUNTY SHERIFF'S OFFICE**

#### **"LEASE OF TOWER SPACE"**

**BID OPENING DATE:**

**JANUARY 12, 2011**

Contact Person:

Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
2812 So. Business 281 - New Administration Building  
Edinburg, Texas 78539

956 318-2626

Form HCPD-03

1. Sealed bids will be received for **HIDALGO COUNTY SHERIFF'S OFFICE – "LEASE OF TOWER SPACE"** in accordance with the specifications attached as Exhibit "A" hereto. Bids should address all specifications set forth. Bidders may suggest substitutions of features which they feel would be in the best interest of Hidalgo County ("County"). Strong rationale must be presented for any deviation from the specifications. Hidalgo County reserves the right to reject the deviation and its effect on the overall bid.
2. One (1) original and Three (3) copies of all bids are required with the bidders name and return address clearly typed/printed on upper left hand corner and the proper notation clearly typed/printed on the lower left hand corner of the envelope and/or package: **BID-2011-026-01-12-ERT HIDALGO COUNTY SHERIFF'S OFFICE - "LEASE OF TOWER SPACE"** and in County's Purchasing Department, 2812 So. Business 281, New Administration Building, Edinburg, Texas, **on or before 9:30 a.m., WEDNESDAY, JANUARY 12, 2011. NO FACSIMILES OR LATE ARRIVALS WILL BE ACCEPTED. ANY RFB RECEIVED AFTER THAT TIME WILL NOT BE OPENED AND WILL BE RETURNED. OVERNIGHT MAIL MUST ALSO BE PROPERLY LABELED ON THE OUTSIDE OF EXPRESS ENVELOPE OR PACKAGE WITH REFERENCE TO REQUEST FOR BIDS-2011-026-01-12-ERT RFB-HIDALGO COUNTY SHERIFF'S OFFICE – "LEASE OF TOWER SPACE"**. Hidalgo County reserves the right to refuse and reject any/all RFB and to waive any/all formalities or technicalities, or to accept the RFB considered the best and most advantageous to Hidalgo County. Hidalgo County reserves the right to refuse and reject any/all bids and to waive any/all formalities or technicalities, or to accept the bid considered the best and most advantageous to Hidalgo County
3. Hidalgo County reserves the right to: A. separate and accept, or eliminate any item(s) listed under this bid that it deems necessary to accommodate budgetary and/or operational requirements; B. reject any or all bids submitted and further reserves the right to design the evaluation criteria to be used in selecting the lowest and best bid for approval; and C. award the bid to one bidder or to multiple bidders if the County determines it is in its best interest to do so."
4. The Bidder shall not substitute items named in the bid without the express written consent of Hidalgo County. Failure of the delivered item(s) to perform as specified, or failure to meet the stated delivery schedule shall release Hidalgo County from all obligations to the contracting party with regard to the item(s) in question. In such event, County may elect to award the contract to the next-lowest responsible bidder, or to reject all bids and re-advertise.
5. For work to be performed at a County owned or operated location, each bidder shall, in its sole discretion, visit the job site before preparing the bid and thoroughly familiarize himself/herself with existing conditions. Bidder should take field dimensions and note all circumstances which affect the dollar amount of the bid.
6. Descriptive specifications are referenced in this document to indicate the general kind

and quality of equipment desired by Hidalgo County. Due to various styles and models of equipment, bidders are required to include illustrations, specifications, explanation of warranties, and service data with their bid including catalogue numbers and any necessary references.

7. No bid may be withdrawn within thirty (30) days from the scheduled time to open bids.
8. Proposed prices are to remain firm for a minimum of ninety (90) days after bid opening.
9. Any interpretations, amendments, corrections or changes to this bid document must be in a written addendum and signed by the County Judge or his designee. Addenda will be mailed to all who are known to have received a copy of the Request for Bids. Bidders shall acknowledge receipt of all addenda as a part of their bid.
10. County reserves the right to accept or reject any or all bids.
11. Costs are to be net F.O.B., County Prepaid.
12. County is exempt from Federal Excise Tax, State Tax and Local Tax. Do Not include tax in cost figure. If it is determined that tax was included in the cost figures it will not be included in the tabulation of any awards. Tax exemption certificates will be furnished upon request.
13. Funds for this procurement have been provided through the County budget for this fiscal year only. County, on an annual basis, has the right to reconsider a contract during the budget process for ensuing years if financial resources of County are insufficient to meet the liabilities of said contract. The award of a bid or contract hereunder will not be construed to create a debt of the County which is payable out of funds beyond the current fiscal year.
14. Upon award and prior to execution of a contract, Sole Proprietorships are required to submit a copy of their social security cards to the Hidalgo County Auditor's Office in order to establish an account with the County. All awarded vendors must submit a completed W-9 and a copy of their Federal ID Number Certificate.
15. DELIVERY INSTRUCTIONS:
  - . No deliveries accepted after 3:00 P.M., Monday-Friday.
  - . At least seventy two (72) hours prior notice of delivery must be given to Martha L. Salazar, Purchasing Agent before delivery will be accepted.
  - . If you need additional information call the office listed below:

Hidalgo County Purchasing Department  
Martha L. Salazar, Purchasing Agent  
(956) 318-2626

16. BILLING AND PAYMENT INSTRUCTIONS:

- . Invoices must include:
  - a) Name and address of successful bidder
  - b) Name and address of receiving department or official
  - c) Purchase Order Number (if any)
  - d) Notation - **HIDALGO COUNTY SHERIFF'S OFFICE - "LEASE OF TOWER SPACE"** Descriptive information as to the items or services delivered, including product code, item number, quantity, etc.
- . Discount payments will be considered when offered.
- . Contact person for Billing and Payment questions:

Hidalgo County Sheriff's Office  
Attn: Myra Montoya  
711 E. El Cibolo Rd.  
Edinburg, Texas 78539  
(956) 383-8114

17. Schedule of Events

<b>Bid Opening, 9:30 AM</b>	<b><u>JANUARY 12, 2011</u></b>
Award of Contract	_____, 2011
Commence Work or Deliver Products	_____, 2011

18. Bid or Performance Bond and Debarment Certification; Payment Under Contract:

. If the contract proposed is for the construction of public works or is for a contract for goods & services exceeding \$100,000, all bidders shall furnish a good and sufficient bid bond in the amount of five percent of the total contract price. A bid bond must be executed with a surety company authorized to do business in Texas. All bidders are also required to furnish a certification or acknowledgment stating that the contractor or vendor is free from suspension or debarment pursuant to federal regulation 45CFR Part 76.

. Together with the signing of a contract or issuance of a purchase order following the acceptance of a bid, and prior to commencement of the actual work, the bidder shall furnish a performance bond to the County for the full amount of the contract, if that contract exceeds \$50,000.

. If the contract is for \$50,000 or less, no money will be paid to the contractor until completion and acceptance of the work or the fulfillment of the purchase obligation to the County, and, if applicable, the receipt by County of satisfactory evidence that all subcontractors and material men have been paid.

. If a contract is for the construction, alteration or repair of public buildings

or public works, the contractor *shall* provide a payment bond for a contract in excess of Twenty Five Thousand Dollars (\$25,000.00), as required by Tex. Govt. Code Ch. 2253.

For requirements contracts, bond requirements are determined by applying the proposed unit price to the estimated quantities included in the specifications.

19. Ethical Standards:

. It shall be a breach of ethics to offer, give or agree to give any elected official, department head or employee, or former elected official, department head or employee, of the County, or for any elected official, department head or employee or former elected official, department head or employee of the County, to solicit, demand, accept or agree to accept from another person, entity or organization, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation or any part of a program requirement or purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefore pending before any department or agency of the County.

. It shall be a breach of ethics for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor for any contract for the County, or any person associated therewith, as an inducement for the award of a subcontract or order.

. No public official shall have an interest in a contract awarded hereunder except in accordance with Tex. Loc. Govt. Code Chapter 171.

20. Disclosure of Conflict of Interest

. Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor, person, consultant or contractor considering doing business with Hidalgo County ("the County") to disclose in the Conflict of Interest Questionnaire (the "CIQ") attached as Exhibit D, the vendor, person, consultant or contractor's affiliation or business relationship that might cause a conflict of interest with the County. By law, the CIQ must be filed with the Hidalgo County Clerk's Office no later than the seventh business day after the date the person becomes aware of facts that require that statement to be filed. The disclosure requirement applies to a person or business who contracts or seeks to contract with Hidalgo County for the sale or purchase of property, goods or service. Any purchase order or contract resulting from this process shall be considered null and void if the successful bidder fails to comply with Texas Local Government Code Chapter 176. Vendors, consultants, contractors and others who

desire to conduct business with Hidalgo County are encouraged to refer to Texas Local Government Code Chapter 176 for the details of this law. An offense under Texas Local Government Code Chapter 176 is a Class C Misdemeanor.

**Please Submit completed CIQ forms to the Hidalgo County Clerk's Office located at 100 N. Closner, Edinburg, Texas 78539-Hidalgo County Courthouse**  
**COMPLETION AND SUBMISSION OF FORM CIQ IS THE SOLE RESPONSIBILITY OF THE PROSPECTIVE BIDDER.**

21. If, during the life of any contract or bid awarded, the successful bidder's net prices generally available to other customers for items awarded herein are reduced below the contracted price, it is understood and agreed that the benefits of such reduction shall be extended to County.
22. Bids, and all goods and services provided thereunder, shall comply with all federal, state and local laws concerning this type(s) of goods and/or services.
23. Minimum Standards For Responsible Prospective Bidders: A prospective bidder must affirmatively demonstrate bidder's responsibility. A prospective bidder, by submitting a bid, represents to County that it meets the following requirements:
  - . Possess or is able to obtain adequate financial resources as required to perform under the bid;
  - . Be able to comply with the required or proposed delivery schedule;
  - . Have a satisfactory record of performance;
  - . Have a satisfactory record of integrity and ethics;
  - . Be otherwise qualified and eligible to receive an award.
24. Successful bidder will pay or cause to be paid, without cost or expenses to County, all FICA, FUTA/SUTA and Federal Income Withholding Taxes of all employees, and all wages and benefits as required by Federal or State law. Successful bidder's officers, agents and/or employees will not be entitled to any benefits of an employee or elected official of County, including, but not limited to, benefits associated with County's civil service system.
25. Any contract award to a successful bidder will be in effect until (a) the contract expires, (b) delivery and acceptance of products, and/or performance of services ordered, or (c) terminated by County with thirty day's written notice prior to cancellation.
26. County reserves the right to enforce performance of any contract awarded hereunder in any manner prescribed by law or deemed to be in the best interest of the County in the event of breach or default by successful bidder; County reserves the right to terminate any contract immediately in the event a successful bidder fails to:
  - A. Meet schedules;

- B. Pay any required fees or taxes; or
- C. Otherwise perform in accordance with the specifications.

27. Successful bidder shall defend, indemnify and save harmless County and all its elected officials, officers, agents and employees from all suits, actions, or other claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the successful bidder, or of any agent, employee, subcontractor or supplier of successful bidder in the execution of, or performance under, any contract which may result from bid award or which arises from any event or casualty happening on or within County premises themselves or happening upon or in any halls, elevators, entrances, stairways or approaches of or to such County facilities. Successful bidder shall pay any judgement with costs which may be obtained against County growing out of such injury or damages, and shall, upon request, provide a defense to County by counsel reasonably acceptable to County. Successful bidder's indemnity hereunder shall include, but is not limited to, claims relating to patent, copyright or trademark infringement, and the like, arising out of the goods and services provided by successful bidder.
28. Successful bidder shall warrant that all items/services shall conform with the specifications and/or all warranties provided under the Uniform Commercial Code and be free from all defects in material, workmanship and the like. Items supplied under a contract pursuant to this Request for Bids shall be subject to County's approval. Items found to be defective or not meeting specifications shall be replaced by successful bidder within two business days at no expense to County. Items not picked up within one (1) week after notification shall be deemed a donation to County and may be used or disposed of at County's discretion and without waiver of any other rights of County as to the item's nonconformity.
29. This document and any disputes arising hereunder shall be governed and construed according to the laws of the State of Texas, and will be performable exclusively in Hidalgo County, Texas.
30. The successful bidder shall not assign, sell, transfer or convey its rights under any awarded contract, in whole or in part, without the prior written consent of County.

Bid  
For

**HIDALGO COUNTY SHERIFF'S OFFICE**  
**"LEASE OF TOWER SPACE"**  
**BID NO.: 2011-026-01-12-ERT**

To: Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
2812 So. Business 281 -- New Administration Building  
Edinburg, Texas 78539

In accordance with the Specifications, and subject to all laws and regulations of the United States and state and local laws, the undersigned bidder proposes and commits to furnish all labor, equipment, material, software and services as set forth in the documents hereinbefore mentioned. The undersigned bidder further agrees, upon acceptance of its bid, to execute a contract and/or Purchase Order issued by Hidalgo County for performing and completing the work described in the Specifications within the time stated and for the prices proposed in the documents attached hereto and made a part hereof.

Bidder acknowledges receipt of all of the pages of the documents referenced in the Invitation to Bid Checklist presented in connection with this procurement. Bidder understands that Hidalgo County reserves the right to reject any or all bids and further reserves the right to design the evaluation criteria to be used in selecting the lowest and best bid.

Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving bids, as contained in the Specifications.

Respectfully submitted,

Bidder:

Address:

By:

Printed Name:

Title:

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**Exhibit "A"**

**HIDALGO COUNTY SHERIFF'S OFFICE  
"LEASE OF TOWER SPACE"  
RFB. No. 2011-026-01-12-ERT  
SPECIFICATIONS**

**Hidalgo County is seeking to lease tower space for the Hidalgo County Sheriff's Office. Specifications are as follows, but not limited to the following:**

**Specifications & Requirements, Terms & Conditions**

---

- 1). All costs and expenses associated with the preparation and submission of (bid, proposals and / or quotes) shall be responsibility of the bidder and no reimbursements for such charges or expenses shall be passed onto HIDALGO COUNTY.
- 2). Lease property must have shelter to house transmission, reception and rebroadcast equipment.
- 3). Tower shelter must have electricity and air condition system.
- 4). Tower shelter should be of block construction or other construction capable of withstanding sustained hurricane force winds.
- 5). Tower site must have a back up power source, generator preferred, capable of providing electricity for Sheriff's Department equipment and tower operations for a period of forty-eight (48) hours.
- 6). Height of tower should be four hundred eighty (480) ft. or taller.
- 7). Tower must meet all F.A.A. and F.C.C guidelines and be licensed by the F.C.C and tower provider shall attach a copy of each F.C.C. Antenna Site Registration.
- 8). Tower site shall be an existing site or a new site, with construction to be completed and ready for installations of equipment, meeting all city, county, state, and federal standards by the 1st day of January, 2011. Tower site must be geographically located within 2 nautical miles of the following:

Latitude	Longitude
26-20-26.2N	98-13-58.4W

This is essential to ensure County Wide radio coverage for mobile radio, portable radio and mobile data radio systems.

- 9). Tower must be equipped with a Tower Top Amplifier, 10db. Gain at 453 mhz. Sheriff's Department data radio will be connected to this amplifier for receive only.
- 10). Tower provider will be responsible for all fines and penalties assessed by the F.A.A. or F.C.C. for the tower and tower related equipment as it relates to the tower site.

- 11). Tower rent **must** include cost of electricity.
- 12). Lessor throughout the lease term, will maintain the property and keep it free of waste and nuisance.
- 13). Lessor throughout the lease term, at his own expense will maintain air conditioning systems all windows, the roof, the foundation, the structural soundness of the exterior walls, the electrical wiring, paving, the doors, the guy wires, the tower structure, the towering warning lights or beacons an all other components of the property.
- 14). Lessor will maintain all records and make all reports required by the Federal Aviation Administration with respect to maintenance and operation of tower warning light or beacons.
- 15). Lessor agrees that Hidalgo County employees and contracted agents of Hidalgo County shall have at all times rights of ingress and egress to the property for the purpose of installing, maintaining and repairing Hidalgo County's equipment subject to the lessor's approval/disapproval.
- 16). Lessor agrees not to lease or license the use of the property, or any portion thereof, to any party which will interfere with Lessee's use of the property.
- 17). Lessor represents that it has no knowledge of any substance, chemical or waste (collectively, substance) on the site that is identified as hazardous, toxic or dangerous in any applicable federal state or local law or regulation.
- 18). Tower must have the capability for six circuits to be connected to ATT, SBC or Southwestern Bell Telephone.
- 19). Lessor must submit property legal description and a warranty deed.
- 20). Vendor must provide bid on initial term including all renewal terms.
- 21.) Bid award will be based on a total lump sum basis to the lowest bidder meeting all requirements and specifications.
- 22). Hidalgo County Sheriff's Office shall be allowed to replace current existing equipment used on the property with the prior written consent of awarded bidder without experiencing an increase in monthly rental costs. However, In the event, Hidalgo County Sheriff's Office desires to add "new" equipment to the property currently not in place at Hidalgo County Sheriff's Office expense, Hidalgo County Sheriff's Office shall also seek the prior written consent of awarded bidder, and awarded bidder shall submit a written proposal to Hidalgo County Sheriff's Office of the additional rental costs associated with the new equipment. If the parties reach an agreement for additional rental costs due to the addition of new equipment, then the new equipment may be added.

**Equipment to be installed at tower site**

Hidalgo County Sheriff's Department will install the following antennas, lines, and transmitters.

- UHF Antenna @ 480 feet
- VHF Antenna @ 480 feet
- 1 VHF Antenna @ 400 feet
- 1 VHF Antenna @ 200 feet

All cables will be 7/8 inch heliax screwed to tower with tie wire and be grounded at both top and bottom. The Hidalgo County Sheriff's Department will install 3 VHF transmitters and one UHF transmitter at site.

Two Macom transmitter's serial numbers 98775246 and 98775247  
 Two V.H.F. Duplexors serial numbers 311-6142-A and 55412-A  
 One transmit antenna combiner  
 One Motorola MSR-2000 serial number 482CRG0227  
 One data radio transmitter serial number 12343

**Premises:**

Tower Space(s) at the elevation of 480, 480, 400, 275 feet on an approximately 480 foot transmission tower located at Latitude 26° 20' 26" and Longitude 98° 13' 58", together with the nonexclusive right to the use of the tower structure for transmission cables and/or wave guides and for access to lessee's antenna. Approximately 20 square feet, (20 square feet representing four (4) transmitter boxes) of equipment shelter space to house Lessee's transmission, reception and rebroadcast equipment in and around the equipment building located on the property.

**Frequencies:**

-TX 155.625 -TX 155.730 -TX 155.370 -TX 453.100  
 RX 154.770 RX 154.815 RX 154.950 RX 458.100  
 RX 155.370

**Terms and Conditions:**

- 1). The initial term of the lease contract will be for a period of one (1) year. Hidalgo County may in its sole discretion elect the option to extend the contract for nine (9) additional one (1) year terms.
- 2). Hidalgo County reserves the right to continue this bid for an additional sixty (60) days grace period at the end of the contract term due to any unforeseen delay in the procurement process.
- 3). Hidalgo County reserves the right to hold bids for a period of ninety (90) days without taking any action.
- 4). Hidalgo County reserves the right to reject any/all bids, to waive any/all formalities or technicalities, or to accept the bid considered the best and most advantage to the County.
- 5). After bid is awarded and successful awarded contractor defaults in meeting the general instructions to bidders(s) and/or in complying with the contract agreement,

Hidalgo County reserves the right to seek the services from the next low bidder(s). In such event, Hidalgo County shall charge the successful bidder the difference for any additional cost to the County.

- 6). Lessor agrees to insure the property, at its sole cost and expense, against loss by fire, or other casualty, including extended coverage, with a policy or policies acceptable to Lessee, The coverages under such policy or policies shall provide for coverage in an amount reasonably required by Lessee to provide for the replacement or repair of the improvements located on the property, or such portion thereof as may be damaged by a covered loss, but in no event less than the required by any party holding a security interest in or lien on the property.
- 7). Lessor agrees to hold Lessee harmless from any and all claims, actions, proceedings, damages and liabilities arising from the use, condition and operation of the property, and to carry liability insurance insuring, at the sole cost and expense of Lessor, both Lessor and Lessee against such loss and liability, in such amounts as Lessee may reasonably require. In the event Lessor should neglect to provide any insurance coverage required under this paragraph, Lessee shall have the right, but not the obligation, to purchase such coverage to protect Lessee=s interests, with any reasonable cost therefore to be payable by Lessor.
- 8). The awarded bidder shall adhere to the following insurance requirements:  
Property insurance shall provide that any proceeds for loss or damage to building or to improvements shall be payable solely to Lessor, which sum shall be used by Lessor for repair and restoration purposes. Certificates of insurance shall be submitted to Hidalgo County for approval prior to rental services being performed by Lessor hereunder. Bidder shall maintain liability insurance on the building as described and listed in: Insurance Requirements: See exhibit "C" attached. Plus also insure building for fire, accident and natural disaster; the award of the bid will be evidenced by a written lease agreement in a form acceptable to Hidalgo County.

**ALL WRITTEN INQUIRIES WILL BE ACCEPTED VIA FACSIMILE NO LATER THAN, January 5, 2011 by 5:00 P.M.. Responses to said inquiries will be sent to all applicants via facsimile by no later than, January 7, 2011 by 5:00 p.m.**

# EXHIBIT "B"

## BID PAGE

HIDALGO COUNTY SHERIFF'S OFFICE

"LEASE OF TOWER SPACE"

BID No: 2011-026-01-12-ERT

Bid Opening Date: JANUARY 12, 2011 at 9:30 AM

Note: Vendor must provide bid on initial term including all renewal terms.

<b>Initial 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	
Total cost for 1 <sup>st</sup> term of 1 year (12 months)	
<b>Below are the Renewal Options – nine (9) one (1) year terms</b>	
<b>2<sup>nd</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	
Total cost for 2 <sup>nd</sup> term of 1 year (12 months)	
<b>3<sup>rd</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	
Total cost for 3 <sup>rd</sup> term of 1 year (12 months)	
<b>4<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>

Total cost per month	
Total cost for 4 <sup>th</sup> term of 1 year (12 months)	
<b>5<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	
Total cost for 5 <sup>th</sup> term of 1 year (12 months)	
<b>6<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	
Total cost for 6 <sup>th</sup> term of 1 year (12 months)	
<b>7<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	
Total cost for 7 <sup>th</sup> term of 1 year (12 months)	
<b>8<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	
Total cost for 8 <sup>th</sup> term of 1 year (12 months)	
<b>9<sup>th</sup> 1 year term:</b>	

<u>Description</u>	<u>Bid Amount</u>
<b>Total cost per month</b>	
<b>Total cost for 9<sup>th</sup> term of 1 year (12 months)</b>	
<b>10<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
<b>Total cost per month</b>	
<b>Total cost for 10<sup>th</sup> term of 1 year (12 months)</b>	
<b>Grand Total</b>	
<u>Description</u>	<u>Bid Amount</u>
<b>Total Cost for 10 years (120 months)</b>	
<b>FCC Antenna Site Registration #</b>	

BIDDER'S INFORMATION:

BIDDER/COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP CODE: \_\_\_\_\_

PHONE & FAX NO'S: \_\_\_\_\_

CELLULAR NO: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE \_\_\_\_\_

**EXHIBIT "C"**  
**Insurance Requirements**  
**Applicable to the Acquisition of Goods and /or Services (other than**  
**Professional Services)**

The Bidder awarded the contract shall furnish proof of insurance, which will also include any subcontractor that is subcontracted by the bidder in at least the following limits, to be in place prior to providing any services under this Contract and to continue at all times in force in effect during the term of this Contract:

1. A Five Hundred Thousand Dollar (\$500,000.00) Comprehensive General Liability insurance policy providing additional coverage to all underlying liabilities of County.
2. Automobile liability insurance policy with limits of at least Three Hundred Thousand Dollars (\$300,000.00) per person and Five Hundred Thousand Dollars (\$500,000.00) per occurrence. Coverage should include injury to or death of persons and property damage claims with limits up to Five Hundred Thousand (\$500,000.00) arising out of the services provided to County hereunder.
3. Uninsured/Underinsured motorist coverage in an amount equal to the bodily injury limits set forth immediately above;
4. Workers compensation insurance in amounts established by Texas law, unless the Bidder is specifically exempted from the Texas Workers Compensation Act, Texas Labor Code Chapter 401, et. seq.

**Hidalgo County will only accept certificates of insurance on an Acord form (as attached hereto).** Certificates of insurance naming County as an additional insured shall be submitted to County for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the County prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence adequate replacement coverage is provided to County. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, this Contract shall automatically terminate.

Revised 10/02/08

# ACORD

## CERTIFICATE OF INSURANCE

DATE (MM/DD/YY)

PRODUCER

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

### INSURERS AFFORDING COVERAGE

INSURED

INSURER A:

INSURER B:

INSURER C:

INSURER D:

INSURER E:

### COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THEIR TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF COVERAGE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<b>GENERAL LIABILITY</b>				EACH OCCURRENCE \$
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire) \$
	<input type="checkbox"/> CLAIMS MADE OCCUR				MEB (Any one person) \$
	<input type="checkbox"/> OWNERS & CONT PROT				MEB (Any one injury) \$
	<input type="checkbox"/> OWNERS PROTECTIVE LIABILITY				ANNUAL AGGREGATE \$
	<input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER POLICY PROJECT <input type="checkbox"/> JOG				PRODUCTS - COMP OR \$
B	<b>AUTOMOBILE LIABILITY</b>				COMBINED SINGLE LIMIT (EA ACC. JEOP) \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	<b>GARAGE LIABILITY</b>				AUTO ONLY (EA ACCIDENT) \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY (EA ACC. ASSG) \$
					\$
C	<b>EXCESS LIABILITY</b>				EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
	<input type="checkbox"/> DEDUCTIBLE \$				\$
	<input type="checkbox"/> RETENTION \$				\$
D	<b>WORKERS COMPENSATION AND EMPLOYER'S LIABILITY</b>				WC STATUS <input type="checkbox"/> OTHER POLICY LIMITS
					E.L. EACH ACCIDENT \$
					E.L. DISEASE (EA EMPLOYE) \$
	<b>OTHER</b>				E.L. DISEASE POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATION / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
 County of Hidalgo shall be named as additional insured on all Commercial General Liability policies.

CERTIFICATE HOLDER	ADDITIONAL INSURED: INSURER LETTER	CANCELLATION
Hidalgo County Attn: Purchasing Department 2812 S Highway Bus. 281 Edinburg, Texas 78539		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <b>30</b> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
		AUTHORIZED REPRESENTATIVE

# Insurance Requirement Acknowledgment

I, \_\_\_\_\_, authorized representative for \_\_\_\_\_,  
Company/Vendor

hereby acknowledge receipt of the County's required insurance limits. Said requirements:

- • will be acquired within 10 working days after notification from Purchasing Department of bid awarded by the Hidalgo County Commissioners' Court;
- • will acquire additional amounts required to meet the County's requirements within 10 working days after notification from Purchasing Department of bid award by the Hidalgo County Commissioners' Court; currently carry the following:

Automobile Liability: \$ \_\_\_\_\_ General Liability: \$ \_\_\_\_\_

- • have already been met, see attached copy of insurance certificate.

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Date

## **Notice to Bidder:**

A certificate of insurance for the required insurance limits shall be provided to the Purchasing Department's Contract Managers in order to qualify for award of bid and to execute a contract between your Company and the County

Failure to provide Certificates of Insurance to the Purchasing Department's Contract Managers will cause the bid award to be rescinded and re-awarded to next lowest bidder. Certificates of Insurance will be monitored and verified on a **quarterly basis** to ensure coverage policy is in place. It is the Company's obligation to maintain the appropriate insurance coverage throughout the term of the contract.

**THIS FORM MUST ACCOMPANY BID PACKET**

**PROJECT REQUIREMENTS  
ACKNOWLEDGMENT**

This is to certify that I, \_\_\_\_\_, possess all of the APPLICABLE:

- 1. Licenses: \_\_\_\_\_.
- 2. Bonds: \_\_\_\_\_.
- 3. Certificates: \_\_\_\_\_.
- 4. Permits: \_\_\_\_\_.
- 5. Other: \_\_\_\_\_.

necessary to carry out the required project. Furthermore, I am providing copies of the required documentation so that, if my company is awarded this bid, I may be eligible to enter into a contract with Hidalgo County and proceed to complete the project in a timely manner.

\* Any licenses, bonds, certificates, permits, etc. which are required must be presented as part of the bid packet in order to expedite the bid evaluation process. Failure to provide said documentation will result in the disqualification of your bid.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

# EXHIBIT "D"

## CONFLICT OF INTEREST QUESTIONNAIRE

**FORM CIQ**

For vendor or other person doing business with local governmental entity

<p>This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.</p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.</p> <p>A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.</p>	<p><b>OFFICE USE ONLY</b></p> <hr/> <p>Date Received</p>
<p><b>1</b> Name of person who has a business relationship with local governmental entity.</p>  	
<p><b>2</b> <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire.</p> <p style="margin-left: 40px;">(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)</p>	
<p><b>3</b> Name of local government officer with whom filer has employment or business relationship.</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Name of Officer</p> <p>This section (item 3 including subparts A, B, C &amp; D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.</p> <p>A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?</p> <p style="margin-left: 40px;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?</p> <p style="margin-left: 40px;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?</p> <p style="margin-left: 40px;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>D. Describe each employment or business relationship with the local government officer named in this section.</p>  	
<p><b>4</b></p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Signature of person doing business with the governmental entity</p> <p style="text-align: right; margin-right: 100px;">_____</p> <p style="text-align: right; margin-right: 100px;">Date</p>	

# HIDALGO COUNTY PURCHASING DEPARTMENT Bidder/Vendor Application

Complete in print or type. Please return this application to the Hidalgo County Purchasing Department  
Thru Facsimile: (956) 318-2629 or (956) 292-7612  
in person or regular mail to: 2812 S. Business Hwy. 281 , Edinburg, Texas 78539  
or email: [purchasing@co.hidalgo.tx.us](mailto:purchasing@co.hidalgo.tx.us)

Company Name:		Telephone No. (      )	
dba Name:			
Legal Name:			
Mailing Address :		Fax No. (      )	
Physical Address:			
City, State, Zip		Tax I.D. No.	
Remit to Address :		City, State, Zip	
E-Mail Address:			
Representative(s) Name(s) & Title(s)			
Type of Organization (check one): <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Non-Profit			
<input type="checkbox"/> LLC <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Other, Specify			
State Identification No. _____ (Please attached completed W-9 form with this application)			
Federal Identification No. or (if individual) SS No.			
State of Incorporation: _____		Date: _____ Other: _____	
Type of Business (check one): <input type="checkbox"/> Manufacturer <input type="checkbox"/> Wholesaler <input type="checkbox"/> Retailer <input type="checkbox"/> Broker			
<input type="checkbox"/> Distributor <input type="checkbox"/> Service Organization <input type="checkbox"/> Other, Specify			
Name & Title of Person(s) Authorized to Sign Bids, Proposals, and/or Contracts:			
<u>Small and/or Disadvantaged Business Information (check application criteria)</u>			
Small Business:		Disadvantaged Business (At Least 51% Ownership)	
<input type="checkbox"/> Less than 125,000 annual gross receipt	<input type="checkbox"/> Black American	<input type="checkbox"/> Native American	
<input type="checkbox"/> Less than 250,000 annual gross receipt	<input type="checkbox"/> Hispanic American	<input type="checkbox"/> Women	
<input type="checkbox"/> Less than 499,000 annual gross receipt	<input type="checkbox"/> Asian Pacific American	<input type="checkbox"/> Other	
<input type="checkbox"/> More than 500,000 annual gross receipt			
Have you been certified as a HUB or an MBE/WBE source?:			<input type="checkbox"/> Yes <input type="checkbox"/> No
Indicate Certification No.(s): _____ or are Certificate(s) attached?:			<input type="checkbox"/> Yes <input type="checkbox"/> No
What type of product(s) is/are solicited by your company?:			
Would you like to be provided with specifications for procurements of such products?: <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>To Be Completed by the County: Rec'd by (Purchasing): _____ Date Rec'd by (Purchasing): _____</b>			
<b>Date Forwarded Information to Auditor's Office: _____ Entry Date: _____ Vendor No.: _____</b>			

**HISTORICALLY UNDERUTILIZED BUSINESS (HUB) DECLARATION**

The primary objective of the Hidalgo County HUB Program is to ensure Historically Underutilized Businesses receive a fair and equal opportunity for participation in the County's procurement process. This fact holds true for Services (Professional & Non-Professional), Commodities, and Construction contracts and any subcontracts thereto. The program strongly encourages Prime Contractors to provide subcontracting opportunities to Certified Hub Contractors/Vendors. Our goal for HUB contractor/vendor participation, as well as HUB subcontractor participation is 30%. To be considered as a "Certified HUB Contractor/Vendor" the contractor/vendor must have been certified by, and hold a current and valid certification with any of the three agencies listed below.

Have you been Certified as a HUB or an MBE/WBE source?:  Yes  No

If yes, by whom?:  Texas Building & Procurement Commission  Other \_\_\_\_\_

---

Indicate Certification No(s): \_\_\_\_\_ or Are Certificate(s) Attached?:  Yes  No

**LIST OF CERTIFIED HUB SUBCONTRACTORS**

(Attach additional pages if necessary)

What percentage of the Bid, RFP, or RFQ is to be subcontracted with Certified HUB sources?: \_\_\_\_\_%  
(List HUB Subcontractor information below).

HUB Subcontractor Name: \_\_\_\_\_ HUB Status: \_\_\_\_\_  
Certifying Agency (Check all applicable):  Texas Building & Procurement Commission  Other  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_ Phone No.: (\_\_\_\_) \_\_\_\_\_  
Subcontract Amount: \$ \_\_\_\_\_ Description of Work to be Performed: \_\_\_\_\_

HUB Subcontractor Name: \_\_\_\_\_ HUB Status: \_\_\_\_\_  
Certifying Agency (Check all applicable):  Texas Building & Procurement Commission  Other  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_ Phone No.: (\_\_\_\_) \_\_\_\_\_  
Subcontract Amount: \$ \_\_\_\_\_ Description of Work to be Performed: \_\_\_\_\_

HUB Subcontractor Name: \_\_\_\_\_ HUB Status: \_\_\_\_\_  
Certifying Agency (Check all applicable):  Texas Building & Procurement Commission  Other  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_ Phone No.: (\_\_\_\_) \_\_\_\_\_  
Subcontract Amount: \$ \_\_\_\_\_ Description of Work to be Performed: \_\_\_\_\_

---

## Request for Taxpayer Identification Number and Certification

Give form to the  
requester. Do not  
send to the IRS.

Print or type  
See Specific Instructions on page 2.

Name (as shown on your income tax return)	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶ _____	
<input type="checkbox"/> Exempt from backup withholding	
Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
City, state, and ZIP code	
List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number
+

OR

Employer identification number
+

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

**Sign Here**

Signature of  
U.S. person ▶

Date ▶

### Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

**U.S. person.** Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

In 3 above, if applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes, you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or
- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

**Nonresident alien who becomes a resident alien.**

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments (after December 31, 2002). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 4 for details),

3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate Instructions for the Requester of Form W-9.

Also see *Special rules regarding partnerships* on page 1.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

**Sole proprietor.** Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

**Limited liability company (LLC).** If you are a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Treasury regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business name" line. Check the appropriate box for your filing status (sole proprietor, corporation, etc.), then check the box for "Other" and enter "LLC" in the space provided.

**Other entities.** Enter your business name as shown on required federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

**Note.** You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

### Exempt From Backup Withholding

If you are exempt, enter your name as described above and check the appropriate box for your status, then check the "Exempt from backup withholding" box in the line following the business name, sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

**Note.** If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

**Exempt payees.** Backup withholding is not required on any payments made to the following payees:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2),
  2. The United States or any of its agencies or instrumentalities,
  3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities,
  4. A foreign government or any of its political subdivisions, agencies, or instrumentalities, or
  5. An international organization or any of its agencies or instrumentalities.
- Other payees that may be exempt from backup withholding include:
6. A corporation,
  7. A foreign central bank of issue,
  8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States,
  9. A futures commission merchant registered with the Commodity Futures Trading Commission,
  10. A real estate investment trust,
  11. An entity registered at all times during the tax year under the Investment Company Act of 1940,
  12. A common trust fund operated by a bank under section 584(a),
  13. A financial institution,
  14. A middleman known in the investment community as a nominee or custodian, or
  15. A trust exempt from tax under section 664 or described in section 4947.

The chart below shows types of payments that may be exempt from backup withholding. The chart applies to the exempt recipients listed above, 1 through 15.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt recipients except for 9
Broker transactions	Exempt recipients 1 through 13. Also, a person registered under the Investment Advisers Act of 1940 who regularly acts as a broker
Barter exchange transactions and patronage dividends	Exempt recipients 1 through 5
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt recipients 1 through 7 <sup>2</sup>

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation (including gross proceeds paid to an attorney under section 6045(f), even if the attorney is a corporation) and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees; and payments for services paid by a federal executive agency.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-owner LLC that is disregarded as an entity separate from its owner (see *Limited liability company (LLC)* on page 2), enter your SSN (or EIN, if you have one). If the LLC is a corporation, partnership, etc., enter the entity's EIN.

**Note.** See the chart on page 4 for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at [www.socialsecurity.gov](http://www.socialsecurity.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/businesses](http://www.irs.gov/businesses) and clicking on Employer ID Numbers under Related Topics. You can get Forms W-7 and SS-4 from the IRS by visiting [www.irs.gov](http://www.irs.gov) or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note.** Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

**Part II. Certification**

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt recipients, see *Exempt From Backup Withholding* on page 2.

**Signature requirements.** Complete the certification as indicated in 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
5. Sole proprietorship or single-owner LLC	The owner <sup>3</sup>
For this type of account:	Give name and EIN of:
6. Sole proprietorship or single-owner LLC	The owner <sup>3</sup>
7. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
8. Corporate or LLC electing corporate status on Form 8832	The corporation
9. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
10. Partnership or multi-member LLC	The partnership
11. A broker or registered nominee	The broker or nominee
12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or "DBA" name on the second name line. You may use either your SSN or EIN (if you have one). If you are a sole proprietor, IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the legal trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules regarding partnerships* on page 1.

**Note.** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Privacy Act Notice**

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA, or Archer MSA or HSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, the District of Columbia, and U.S. possessions to carry out their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 28% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.

## **Certification Regarding Debarment, Suspension and Ineligibility**

As is required by the Federal Regulations Implementing Executive Order 12549, Debarment and Suspension, 45 CFR Part 76, Government-wide Debarment and Suspension, the applicant certifies, to the best of his or her knowledge and belief, that both it and its principals:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency;
- b. Have not within a three-year period preceding this bid proposal and/or application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicated for or otherwise criminally or civilly charged by a government entity with commission of any of the offenses enumerated herein; and
- d. Have not within a three-year period preceding this bid proposal and/or application had one or more public transactions terminated for cause or default.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Date: \_\_\_\_\_

If the bidder is unable to verify to all of the statements in this Certification, such bidder should attach an explanation to this proposal.

**EXHIBIT "A-1"**  
**LEGAL DESCRIPTION**

**LEASE OF TOWER SPACE IN  
THE CITY OF EDINBURG, TEXAS**

That space located 498 feet above ground level (AGL) or 613 feet above mean sea level (AMSL) on that certain tower located in Edinburg, Texas on that certain property more particularly described in Exhibit A-2 attached hereto.



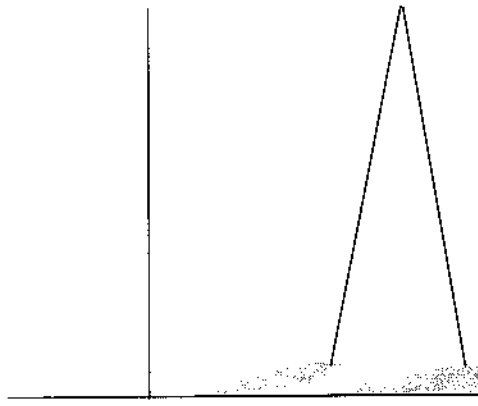
**UNITED STATES OF AMERICA  
FEDERAL COMMUNICATIONS COMMISSION**



**ANTENNA STRUCTURE REGISTRATION**

Part 17 of the FCC rules requires you to: (1) immediately provide a copy of this registration to each FCC licensed tenant of your structure (although not required, you may want to use Certified Mail to obtain proof of receipt); and, (2) display the Registration Number in a conspicuous place visible near the base of the structure (unless a government entity object, in writing, to the display near a historic landmark). SEE INFORMATION ON REVERSE.

<b>Owner:</b>  O E INVESTMENTS INC O E BRAND JR PO BOX 4408 MCALLEN TX 78502-4408	<b>Registration Number:</b>  1062608
<b>Location of Antenna Structure:</b>  FM 1925 & ROUTH RD EDINBURG TX	<b>Issue Date:</b>  05/21/99  <b>Ground Elevation:</b> 35.0 meters <b>Overall Height Above Ground (AGL):</b> 152.0 meters
<b>Latitude</b> <b>Longitude</b> N26-20-26                      W098-13-58                      NAD 27	<b>Overall Height Above Mean Sea Level (AMSL):</b> 187.0 meters
<b>Painting and Lighting Requirements:</b> FCC Paragraphs 1, 3, 4, 13, 21 attached  <b>Special Conditions:</b>	



	From meters	Approx feet	
Ground Elevation =	35	115	
Above Ground =	152	498	
Total Above Se =	<u>187</u>	<u>613</u>	LF Linear Feet

MTC#2


[FCC Home](#) | [Search](#) | [Updates](#) | [E-Filing](#) | [Initiatives](#) | [For Consumers](#) | [Find People](#)


## Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > Registration 1062608

[FCC Site Map](#)

ASR Registration Search

### Registration 1062608

HELP

[New Search](#)
[Return to Results](#)
[Printable Page](#)
[Reference Copy](#)

#### Registration Detail

Reg Number	1062608	Status	Constructed
File Number	A0073158	Constructed	01/01/1987
FAA Study	87-ASW-0746-OE	EMI	No
FAA Issue Date	06/02/1987	NEPA	No

#### Antenna Structure

Structure Type TOWER - Free standing or Guyed Structure used for Communications Purposes

**Location** (in NAD83 Coordinates - [Convert to NAD27](#))

Lat/Long 26-20-26.0 N 098-13-58.0 W FM 1925 & ROUTH RD

City, State EDINBURG , TX

Center of  
AM Array

#### Heights (meters)

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
35.0	152.0
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
187.0	146.0

#### Painting and Lighting Specifications

FCC Paragraphs 1, 3, 4, 13, 21

#### Owner & Contact Information

FRN

Licensee ID

#### Owner

O E INVESTMENTS INC  
P.O. Box 4408  
MCALLEN , TX 78502-4408

P: (956)793-0103

E:

#### Contact

P:

E:

Last Action Status

Status	Constructed	Received	03/24/1999
Purpose	New	Entered	03/25/1999
Mode	Mail In (Manual)		

**Related Applications**

03/24/1999    A0073158 - New (NE)

**Comments****Comments**

None

**Automated Letters**

None

<b>ASR Help</b>	<a href="#">ASR License Glossary</a> - <a href="#">FAQ</a> - <a href="#">Online Help</a> - <a href="#">Documentation</a> - <a href="#">Technical Support</a>
<b>ASR Online Systems</b>	<a href="#">TOWAIR- CORES/ASR Registration</a> - <a href="#">ASR Online Filing</a> - <a href="#">Application Search</a> - <a href="#">Registration Search</a>
<b>About ASR</b>	<a href="#">Privacy Statement</a> - <a href="#">About ASR</a> - <a href="#">ASR Home</a>
<b>Registration Search</b>	By Registration Number <input type="text"/> <input type="submit" value="SUBMIT"/>

**EXHIBIT "A-2"**  
PROPERTY LEGAL DESCRIPTION

**LEASE OF TOWER SPACE IN  
THE CITY OF EDINBURG, TEXAS**

4  
SW

101654  
WARRANTY DEED

OFFICIAL RECORDS

THE STATE OF TEXAS \*  
\*  
COUNTY OF HIDALGO \*

KNOW ALL MEN BY THESE PRESENTS:

Correct as per  
Andena Structuring  
Registration

That WE, WILLIAM E. CHEATHAM and wife, JULIA CHEATHAM, of the County of Pima and State of Arizona for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto

O. E. INVESTMENTS, INC.

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

The South 11.72 acres of the North 31.72 acres of the combined Lot Eleven (11), Block Four (4) and all of Block Two (2), M and N Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 20, Map Records, Hidalgo County, Texas, together with the existing fruit crop now growing on the above described property.

SUBJECT TO THE FOLLOWING:

- (1) Reservation of all oil, gas and other minerals, except as to 1/8 of 1/8, non-participating royalty interest contained in deeds dated May 20, 1961, recorded in Volume 1008, Page 92, and dated May 5, 1966, recorded in Volume 1144, Page 879, Deed Records, Hidalgo County, Texas.
- (2) Easement for RIGHT OF WAY granted to J. ARTHUR DAVIS, as set forth in instrument recorded in Volume 839, Page 237, Deed Records, Hidalgo County, Texas.
- (3) Easement for RIGHT OF WAY granted to SHARVLAND TUMER SUPPLY CORPORATION, as set forth in instrument recorded in Volume 1639, Page 236, Deed Records, Hidalgo County, Texas.
- (4) Easement for RIGHT OF WAY granted to MUSIC VALLEY ELECTRIC COOPERATIVE, INC., a Texas Corporation, as set forth in instrument recorded in Volume 1799, Page 285, Deed Records, Hidalgo County, Texas.
- (5) Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 1.
- (6) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- (7) Taxes for the year 1986 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whatsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 1st day of August, 1986.

*William E. Cheatham*  
WILLIAM E. CHEATHAM

*Julia A. Cheatham*  
JULIA A. CHEATHAM

EXHIBIT  
3362

*Property legal description*

A 13.20 acre ~~tract of land~~, more or less, out of a 21.72 acre tract out of the combined Lot Eleven (11), Block Four (4) and all of Block Two (2), M and M Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Page 20, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes, said tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point on the East line of Block 2, for the Northeast corner of the following described tract of land, said point being in Rooth Road and located South 9 degrees 01 minute West, 324.97 feet from the Northeast corner of Block 2;

THENCE, with the East line of Block 2, in Rooth Road, South 9 degrees 01 minute West 626.78 feet to the Southeast corner of the 21.72 acre tract, for the Southeast corner hereof;

THENCE, with the South line of the 21.72 acre tract, North 80 degrees, 12 minutes West, at 20.0 feet pass the West line of Rooth Road, at 45.0 feet pass an iron pipe on the West line of Magic Valley Electric Cooperative easement and at 917.6 feet an iron pipe, for the Southwest corner hereof;

THENCE, parallel to the East line of Block 2, North 9 degrees 01 minute East, 626.78 feet to an iron pipe on the North line of the 21.72 acre tract, for the Northwest corner hereof;

THENCE, with the North line of the 21.72 acre tract, South 80 degrees 13 minutes East, at 872.6 feet pass an iron pipe on the West line of Magic Valley Electric Cooperative easement, at 897.6 feet pass the West line of Rooth Road and at 917.6 feet the PLACE OF BEGINNING, containing 13.20 acres of land, more or less, of which the East 20.0 feet, comprising 0.30 acre, lies in Rooth Road right of way.

**Reservations From and Exceptions to Conveyance and Warranty:**

- a. Zoning and building ordinances in favor of the City of McAllen;
- b. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code;
- c. Easements and reservations as shown according to the map or plat thereof recorded in Volume 8, Page 20, Map Records, Hidalgo County, Texas;
- d. Easements, or claims of easements, which are not recorded in the public records;
- e. Right of way easement granted to J. Arthur Davis, recorded in Volume 834, Page 237, being Document No. 14933, Deed Records, Hidalgo County, Texas;
- f. Right of Way easement granted to Sharyland Water Supply Corporation,

recorded in Volume 1639, Page 236, being Document No. 28806, Deed Records, Hidalgo County, Texas;

g. Right of way easement granted to Sharyland Water Supply Corporation, recorded in Volume 1641, Page 57, being Document No. 30348, Deed Records, Hidalgo County, Texas;

h. Easement and right of way granted to Magic Valley Electric Cooperative, In., a Texas Corporation, recorded in Volume 1795, Page 823, being Document No. 28503, Deed Records, Hidalgo County, Texas;

i. Easement and right of way granted to Magic Valley Electric Cooperative Inc., a Texas Corporation, recorded in Volume 1799, Page 285, being Document No. 31477, Deed Records, Hidalgo County, Texas;

j. Agricultural Use Statement dated September 16, 1993, filed September 16, 1993 under Document No. 343922, Official Records, Hidalgo County, Texas, executed by Paula K. Strait for O. E. Investments, Inc.;

k. Memorandum of Lease Agreement made and entered into on September 20, 1996 by and between O. E. Investments, Inc. d/b/a McAllen Tower Company, as landlord and Sprint Spectrum L.P., as tenant, said Memorandum of Lease being filed on May 6, 1997, under Document No. 596505, Official Records, Hidalgo County, Texas;

l. Taxes for the year 1999 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership, all of which taxes Grantee, by acceptance of this deed, assumes and agrees to pay.

For Grantor and Grantor's successors and assigns, in common with Grantee and Grantee's successors, a reservation of the free, uninterrupted, and perpetual use of an easement over the passageway described in this paragraph and located on the property. This easement is to be twenty (20) feet in width, the center line of which shall be the existing telephone and electrical cable leading from Rooth Road to that certain 8.52 tract owned by Grantor herein and located west of the Property herein conveyed and on which is located a microwave tower. The said 8.52 acre tract shall be the dominant estate. The purpose of the easement is to provide ingress and egress, and for the purpose of installing and maintaining electrical, telephone, and communications service, to the dominant estate from Rooth Road.

By acceptance of this deed, Grantee covenants not to undertake any improvement or change in the Property herein conveyed that will impede the natural water flow from the 8.52 acre tract west of the property herein conveyed and owned by Grantor.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and

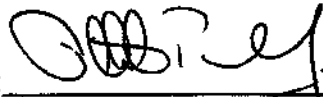
assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

O.E. INVESTMENTS, INC.

BY:

  
\_\_\_\_\_  
Othal E. Brand, Jr.  
President

**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on November 22, 1999, by Othal E. Brand, Jr., President of O.E. INVESTMENTS, INC., a Texas corporation, on behalf of said corporation.



  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
David J. Guerrero  
Meyer & Guerrero, L.L.P.  
308 North 15th Street  
McAllen, Texas 78501

AFTER RECORDING RETURN TO:  
David J. Guerrero  
Meyer & Guerrero, L.L.P.  
308 North 15th Street  
McAllen, Texas 78501

November 21, 1997

13.20 ACRES OF LAND OUT OF A 21.72 ACRE TRACT OUT OF LOT 11, BLOCK 4 AND BLOCK 2, M & M SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS.

-----  
BEGINNING at a point on the East line of Block 2, for the Northeast corner of the following described tract of land; said point being in Rooth Road and located South 9 Deg. 01 Min. West, 324.97 feet from the Northeast corner of Block 2;

THENCE, with the East line of Block 2, in Rooth Road, South 9 Deg. 01 Min. West, 626.78 feet to the Southeast corner of the 21.72 acre tract, for the Southeast corner hereof;

THENCE, with the South line of the 21.72 acre tract, North 80 Deg. 13 Min. West, at 200.0 feet pass the West line of Rooth Road, at 45.0 feet pass an iron pipe on the West line of Magic Valley Electric Co-Op. easement and at 917.6 feet an iron pipe, for the Southwest corner hereof;

THENCE, parallel to the East line of Block 2, North 9 Deg. 01 Min. East, 626.78 feet to an iron pipe on the North line of the 21.72 acre tract, for the Northwest corner hereof;

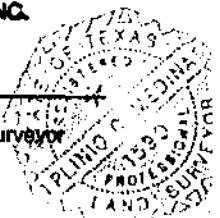
THENCE, with the North line of the 21.72 acre tract, South 80 Deg. 13 Min. East, at 872.6 feet pass an iron pipe on the West line of Magic Valley Electric Co-Op. easement, at 897.6 feet pass the West line of Rooth Road and at 917.6 feet the PLACE OF BEGINNING. Containing 13.20 acres, more or less, of which the East 20.0 feet, comprising 0.30 acre, lies in Rooth Road right-of-way.

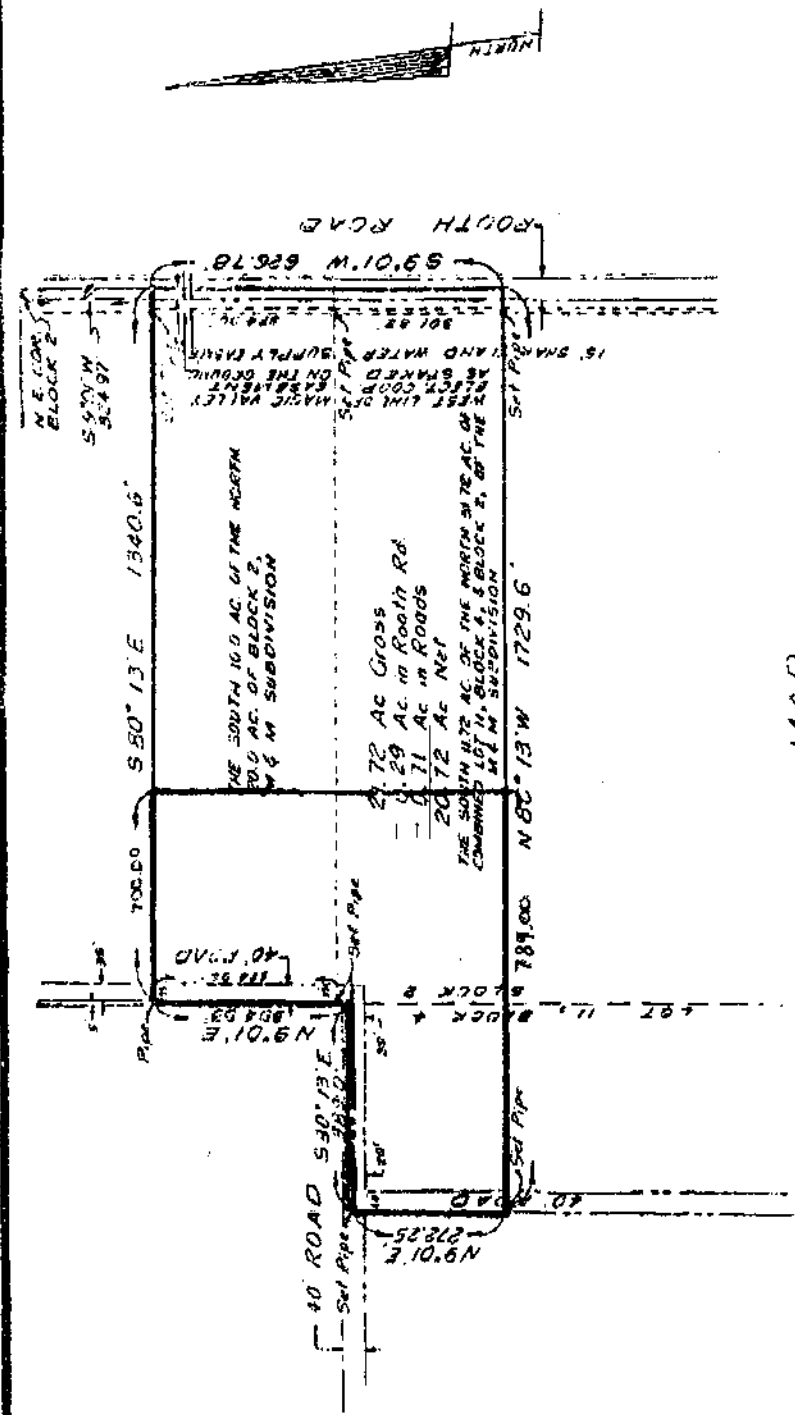
FABIAN NELSON & MEDINA, INC.



By P.C. MEDINA

Registered Professional Land Surveyor





MAP  
OF  
2172 ACRES OF LAND  
OUT OF LOT 11, BLOCK 2 & BLOCK 2,  
M & M SUBDIVISION,  
TEXAS-MEXICAN RAILWAY CO'S SURVEY,  
HIDALGO COUNTY, TEXAS

L. FLORES C. MEDINA, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THIS FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

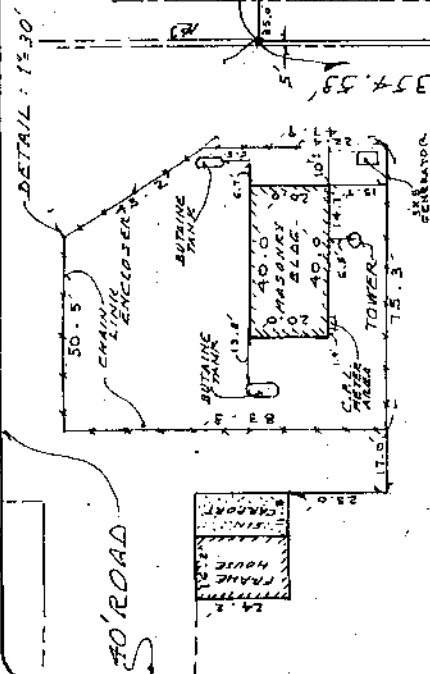
*[Signature]*  
FLORIAN C. MEDINA  
REGISTERED PUBLIC SURVEYOR  
MCALLEN, TEXAS

PREPARED BY  
FABIAN NELSON & MEDINA, INC.  
MCALLEN, TEXAS

C. L. FABIAN P. C. MEDINA  
REGISTERED PUBLIC SURVEYORS

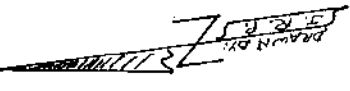
PL. No. 27892 P. 338  
MCALLEN, TEXAS  
SCALE 3/8" = 100'

MTC#2 INSTEAD OF PL 1500



I, PLINIO C. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP.

*[Signature]*  
 PLINIO C. MEDINA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 McALLEN, TEXAS



59° 01' W 522.97' W  
 N 80° 13' W 717.6'  
 4 ROOTH ROAD

8.52 AC. GROSS  
 - 0.71 AC. IN ROADS  
 7.81 AC. NET

VOL. 2749, P. 58, D.R.  
 S 80° 13' E 423.0'

59° 01' W 626.78'  
 VOL. 2326 P. 184 D.R.

40' ROAD  
 S 80° 13' E 389.0'

40' ROAD  
 S 80° 13' E 389.0'

40' ROAD  
 S 80° 13' E 389.0'

N 9° 01' E 272.25'  
 LOT 7, BLK 4 VOL. 8, P. 20, M.R.

N 9° 01' E 354.53'  
 LOT 11, BLK. 2 VOL. 8, P. 20, M.R.

N 80° 13' W 812.0'  
 DOC. 445521

59° 01' W 626.78'  
 N 80° 13' W 717.6'

MAP OF  
 8.52 AC. OF LAND  
 OUT OF LOT 11, BLK. 4 & BLK. 2,  
 M & M SUB'D,  
 OF SECTION 231,  
 TEXAS MEXICAN RAILWAY  
 CO'S SURVEY,  
 HIDALGO COUNTY, TEXAS  
 RECORDED IN VOL. 8, P. 20, M/R

PREPARED BY <b>FABIAN, NELSON &amp; MEDINA, INC.</b> TEL. 328 N. 15TH ST. 120182-3414 McALLEN, TEXAS 78501 1210182-3418 FAX	PLINIO C. MEDINA, MICHAEL FABIAN REGISTERED PROFESSIONAL LAND SURVEYORS V. O. # 41407 BK. TEX. MEX PG. 566 SCALE: 1" = 100' DATE: 5/27/97	
--	--	--

I, PLINIO C. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP.

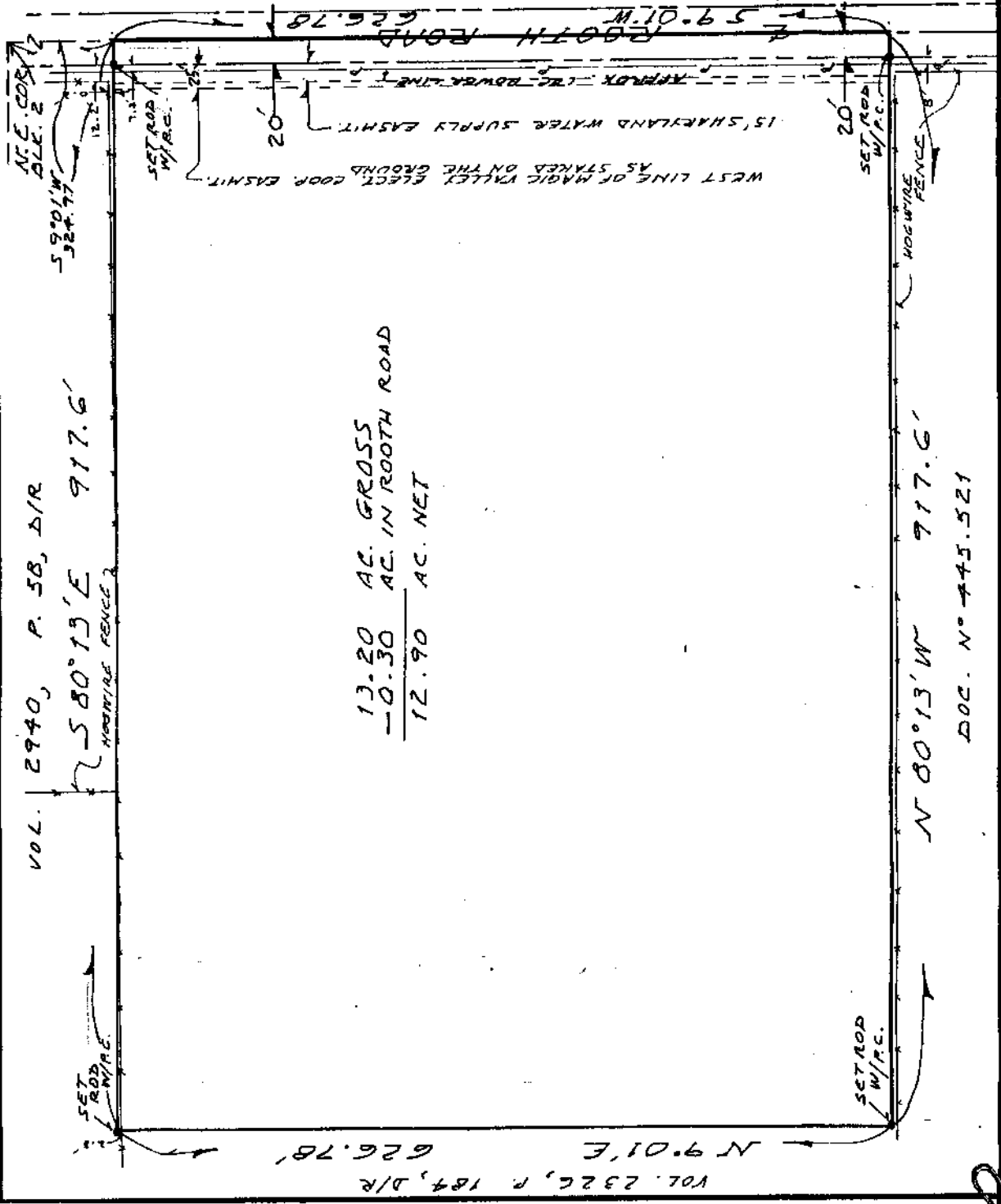
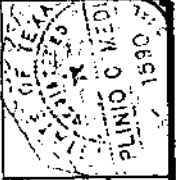
*Plinio C. Medina*  
 PLINIO C. MEDINA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 McALLEN, TEXAS

**MAP**  
 OF  
 13.20 AC. TRACT OF LAND  
 OUT OF BLK. 2,  
 M & M SUB. D.  
 OF SECTION 23,  
 TEXAS - MEXICO,  
 RAILWAY CO'S SURVEYS  
 HIDALGO COUNTY TEXAS  
 P.O. & P. 28, 1988

PREPARED BY  
**FABIAN, NELSON & MEDINA, INC.**  
 TEL. 328 N. 15<sup>th</sup> ST.  
 P.O. BOX 3411 McALLEN, TEXAS 78501 (210) 482-3416 FAX

PLINIO C. MEDINA, MICHAEL FABIAN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYORS

V.O. # 43950  
 BK. TEX-MEX PG. 635  
 SCALE: 1" = 100' DATE: 10/8/99



13.20 AC. GROSS  
 - 0.30 AC. IN ROOTH ROAD  
 12.90 AC. NET

VOL. 2940, P. 58, D/R  
 N 80° 13' E 917.6'  
 HOSIERY FENCE

N 80° 13' W 917.6'  
 DOC. NO. 445.521

VOL. 232C, P. 184, D/R  
 N 9° 01' E 626.78'

LOT 12  
 SECTION 23  
 TEXAS - MEXICAN RAILWAY SURVEYS



**Equipment to be installed at tower site:**

Hidalgo County Sheriff's Department will install the following antennas, lines, and transmitters:

- UHF Antenna @ 480 feet
- VHF Antenna @ 480 feet
- 1 VHF Antenna @ 400 feet
- 1 VHF Antenna @ 200 feet

All cables will be 7/8 inch helix screwed to tower with tie wire and be grounded at both top and bottom. The Hidalgo County Sheriff's Department will install 3 VHF transmitters and one UHF transmitter at site.

Two Macom transmitter's serial numbers 98775246 and 98775247  
Two V.H.F. Duplexors serial numbers 311-6142-A and 55412-A  
One transmit antenna combiner  
One Motorola MSR-2000 serial number 482CRG0227  
One data radio transmitter serial number 12343

**Premises:**

Tower Space(s) at the elevation of 480, 480, 400, 275 feet on 480' transmission tower located at Latitude 26degrees 20minutes and 26 seconds, and Longitude 98degrees 13minutes and 58seconds, together with the nonexclusive right to the use of the tower structure for transmission cables and or wave guides and for access to lessee's antenna. Approximately 20-square feet (20-square feet representing four (4) transmitter boxes) of equipment shelter space to house Lessee's transmission, reception and rebroadcast equipment in and around the equipment building located on the property.

**Frequencies:**

-TX155.625   -TX155.730   -TX155.370   -TX453.100  
RX154.770   RX154.815   RX154.950   RX458.100  
RX155.370

OE Investments acknowledges that the awarded bidder shall adhere to the following insurance requirements: Property insurance shall provide that any proceeds for loss or damage to building or to improvements shall be payable solely to Lessor, which sum shall be used by Lessor for repair and restoration purposes. Certificates of insurance shall be submitted to Hidalgo County for approval prior to rental services being performed by Lessor hereunder. Bidder shall maintain liability insurance on the building

as described and listed in: Insurance Requirements: See exhibit "C" attached. Plus also insure building for fire, accident and natural disaster; the award of the bid will be evidenced by a written lease agreement in a form acceptable to Hidalgo County.

Term: The term of the lease contract will be for a period of One (1) year. Hidalgo County may in it's sole discretion elect the option to extend the contract for Nine (9) additional One (1) year terms.

**EXHIBIT "B"**  
**VENDOR'S BID**

Bid  
For

**HIDALGO COUNTY SHERIFF'S OFFICE**  
**"LEASE OF TOWER SPACE"**  
**BID NO.: 2011-026-01-12-ERT**

*Original*

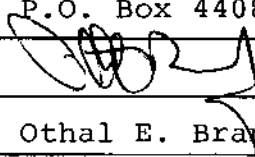
To: Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
2812 So. Business 281 – New Administration Building  
Edinburg, Texas 78539

In accordance with the Specifications, and subject to all laws and regulations of the United States and state and local laws, the undersigned bidder proposes and commits to furnish all labor, equipment, material, software and services as set forth in the documents hereinbefore mentioned. The undersigned bidder further agrees, upon acceptance of its bid, to execute a contract and/or Purchase Order issued by Hidalgo County for performing and completing the work described in the Specifications within the time stated and for the prices proposed in the documents attached hereto and made a part hereof.

Bidder acknowledges receipt of all of the pages of the documents referenced in the Invitation to Bid Checklist presented in connection with this procurement. Bidder understands that Hidalgo County reserves the right to reject any or all bids and further reserves the right to design the evaluation criteria to be used in selecting the lowest and best bid.

Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving bids, as contained in the Specifications.

Respectfully submitted,

Bidder: O.E. Investments, Ltd.  
Address: P.O. Box 4408, McAllen, TX 78502  
By:   
Printed Name: Othal E. Brand, Jr.  
Title: President & CEO

**EXHIBIT "B"**  
**BID PAGE**

**HIDALGO COUNTY SHERIFF'S OFFICE**  
**"LEASE OF TOWER SPACE"**

**BID No: 2011-026-01-12-ERT**

**Bid Opening Date: JANUARY 12, 2011 at 9:30 AM**

**Note: Vendor must provide bid on initial term including all renewal terms.**

<b>Initial 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	\$2,200.00
Total cost for 1 <sup>st</sup> term of 1 year (12 months)	\$26,400.00
<b>Below are the Renewal Options – nine (9) one (1) year terms</b>	
<b>2<sup>nd</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	\$2,310.00
Total cost for 2 <sup>nd</sup> term of 1 year (12 months)	\$27,720.00
<b>3<sup>rd</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	\$2,425.50
Total cost for 3 <sup>rd</sup> term of 1 year (12 months)	\$29,106.00
<b>4<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>

Total cost per month	\$2,546.78
Total cost for 4 <sup>th</sup> term of 1 year (12 months)	\$30,561.30
<b>5<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	\$2,674.11
Total cost for 5 <sup>th</sup> term of 1 year (12 months)	\$32,089.37
<b>6<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	\$2,807.82
Total cost for 6 <sup>th</sup> term of 1 year (12 months)	\$33,693.84
<b>7<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	\$2,948.21
Total cost for 7 <sup>th</sup> term of 1 year (12 months)	\$35,378.53
<b>8<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	\$3,095.62
Total cost for 8 <sup>th</sup> term of 1 year (12 months)	\$37,147.46
<b>9<sup>th</sup> 1 year term:</b>	

<u>Description</u>	<u>Bid Amount</u>
Total cost per month	\$3,250.40
Total cost for 9 <sup>th</sup> term of 1 year (12 months)	\$39,004.83
<b>10<sup>th</sup> 1 year term:</b>	
<u>Description</u>	<u>Bid Amount</u>
Total cost per month	\$3,412.92
Total cost for 10 <sup>th</sup> term of 1 year (12 months)	\$40,955.07
<b>Grand Total</b>	
<u>Description</u>	<u>Bid Amount</u>
Total Cost for 10 years (120 months)	\$332,056.40
FCC Antenna Site Registration #	1062608

9:40  
1-12-2010

**BIDDER'S INFORMATION:**

BIDDER/COMPANY NAME: O.E. Investments, Ltd. *ga*

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ADDRESS: P.O. Box 4408, McAllen, TX 78502

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CITY/STATE/ZIP CODE: McAllen, TX 78502

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PHONE & FAX NO'S: (956) 793-0103, FAX: (956) 631-2334

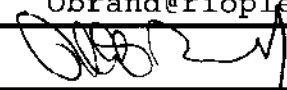
---

CELLULAR NO: (956) 793-0103

---

E-MAIL ADDRESS: Obrand@rioplexwireless.com

---

AUTHORIZED SIGNATURE: 

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PRINTED NAME: Othal E. Brand, Jr.

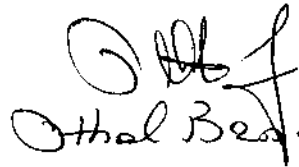
---

TITLE President & CEO

---

Mr. Trevino,

I confirm the way you calculated is  
True and correct as stated in your  
February 03, 2011 e-mail.

  
Othel Beaulieu Jr.

**Eric Trevino**

---

**From:** Eric Trevino [eric.trevino@co.hidalgo.tx.us]  
**Sent:** Friday, February 04, 2011 2:17 PM  
**To:** 'leticia.saenz@co.hidalgo.tx.us'  
**Subject:** FW: Bid HC Sheriff's Office - Lease of Tower Space  
**Attachments:** img-114105515-0001.pdf; cert of insurance.pdf

Letty,

This is the emails I have been sending to the vendor. Vendor just needs to confirm that he meant to put these numbers below on the bid page. Vendor charged us 8 pennies more that what he meant on the GRAND TOTAL. Also, vendor needs to update workers comp and to add the clause to the description that says COUNTY SHALL BE ADDITIONALLY INSURED..... THAT'S IT.

-----Original Message-----

**From:** Eric Trevino [mailto:eric.trevino@co.hidalgo.tx.us]  
**Sent:** Thursday, February 03, 2011 1:37 PM  
**To:** 'eddie@ez4congress.com'  
**Cc:** 'ezamora@rioplexwireless.com'; 'obrand@rioplexwireless.com'  
**Subject:** FW: Bid HC Sheriff's Office - Lease of Tower Space

Hello,

1. As of right now you have been recommended by the Hidalgo County Sheriff's Office.

2. Attached is your bid page,

All we can change is the calculated amounts (when multiplied by 12 months) not the actual amount that you mentioned for each month. All I would need from you is to CONFIRM that the figures below are correct. This would give us a grand total of \$332,056.32 for 10 years. Please email me confirming these amounts as soon as possible in order to proceed.

Year 1: \$26,400.00  
Year 2: \$27,720.00  
Year 3: \$29,106.00  
Year 4: \$30,561.36  
Year 5: \$32,089.32  
Year 6: \$33,693.84  
Year 7: \$35,378.52  
Year 8: \$37,147.44  
Year 9: \$39,004.80  
Year 10: 40,955.04

GRAND TOTAL: \$332,056.32

3. I also need for you to UPDATE the workers comp insurance since it expired on last month (Attached is the insurance form you submitted).

Once I receive this then Hidalgo County can proceed for AWARDING.

Thank you so much Mr. Brand. At this point you are the only vendor who meets the specifications. Thank you so much gentlemen.

-----Original Message-----

**From:** Eric Trevino [mailto:eric.trevino@co.hidalgo.tx.us]  
**Sent:** Wednesday, January 19, 2011 3:38 PM  
**To:** 'eddie@ez4congress.com'



**EXHIBIT "C"**  
INSURANCE CERTIFICATE

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
**02/04/2011**

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Shepard Insurance Agency P O Box 4288 5801 N 10th #300 McAllen, TX 78502	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): <b>956.686.3888</b> FAX (A/C, No): <b>956.682.5650</b> E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:  <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; border: none;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: right; border: none;">NAIC #</td> </tr> <tr> <td style="border: none;">INSURER A: <b>Essex Ins Co</b></td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER B: <b>Texas Mutual Insurance Company</b></td> <td style="border: none; text-align: right;"><b>0060</b></td> </tr> <tr> <td style="border: none;">INSURER C:</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER D:</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER E:</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER F:</td> <td style="border: none;"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: <b>Essex Ins Co</b>		INSURER B: <b>Texas Mutual Insurance Company</b>	<b>0060</b>	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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<b>INSURED</b> O. E. Investments, Ltd. P.O. Box 4408 McAllen, TX 78502															

**COVERAGES      CERTIFICATE NUMBER: Master 2010-2012      REVISION NUMBER:**

**THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS									
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			CL420912456	01/18/2011	01/18/2012	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>Excluded</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>Excluded</b> \$									
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$									
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$									
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A	TSF0001208277	01/28/2011	01/28/2012	<table style="width: 100%; border: none;"> <tr> <td style="border: none;">WC STATU-TORY LIMITS</td> <td style="border: none;">OTH-ER</td> </tr> <tr> <td style="border: none;">E.L. EACH ACCIDENT</td> <td style="border: none; text-align: right;">\$ <b>1,000,000</b></td> </tr> <tr> <td style="border: none;">E.L. DISEASE - EA EMPLOYEE</td> <td style="border: none; text-align: right;">\$ <b>1,000,000</b></td> </tr> <tr> <td style="border: none;">E.L. DISEASE - POLICY LIMIT</td> <td style="border: none; text-align: right;">\$ <b>1,000,000</b></td> </tr> </table>	WC STATU-TORY LIMITS	OTH-ER	E.L. EACH ACCIDENT	\$ <b>1,000,000</b>	E.L. DISEASE - EA EMPLOYEE	\$ <b>1,000,000</b>	E.L. DISEASE - POLICY LIMIT	\$ <b>1,000,000</b>
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**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)**  
**Tower Located at: FM 1925 & Rooth Rd. Edinburg, Texas 78539**  
**Additional insured in favor of certificate holder as pertains to General Liability & Business Auto**  
**30 Day notice of cancellation as pertains to Workers Compensation Policy**

<b>CERTIFICATE HOLDER</b>  Hidalgo County 2812 S. Bus. Hwy 281 Edinburg, TX 78539	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  Kent Shepard
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