EXHIBIT 17

Former Home Depot Site – Environmental Site Assessment, Memo

MEMORANDUM

DATE: January 25, 2008
TO: Sharon Moore, Property Agent
FROM: Thomas Balestiere, Senior Appraiser
SUBJECT: 3995.08 (New Muni Court – Home Depot)

I have reviewed the Phase I Environmental Site Assessment (ESA) prepared by Terracon Consulting Engineers & Scientists dated January 15, 2008.

The Terracon study identified the following facilities within the specified search radii:

- one (1) RCRA generator facility (the subject site)
- eighteen (18) TCEQ LUST (leaking underground storage tank) facilities
- two (2) TCEQ UST (underground storage tank) facilities
- two (2) TCEQ IHW (industrial hazardous waste) facilities

However, the report states that based on facility charcteristics, environmental setting and distance from the site, the identified facilities "do not appear to constitute 'recognized environmental conditions' (RECs) in connection with the site".

The report concludes that Terracon did not identify RECs which would " require additional investigation at this time".

The report appears to be substantially self-contained and to comply with the City's standards for a Phase I ESA.

Please let me know should you need any additional information.

Sincerely,

Thomas A. Balestiere