

APPENDIX I

REAL ESTATE

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LOWER CACHE RIVER
MONROE COUNTY, ARKANSAS
SECTION 1135 DETAILED PROJECT REPORT
REAL ESTATE PLAN

1 December 2010

1. Purpose of Real Estate Plan

This Real Estate Plan was prepared for the purpose of supporting the Detailed Project Report of the Lower Cache River Environmental Restoration Project. The U. S. Army Corps of Engineers, Memphis District, conducted the study under the U. S. Army Continuing Authorities Program, Section 1135, Fish and Wildlife Restoration. This project will restore the riverine nature of the Lower Cache River, and its associated fish, wildlife and waterfowl habitat by restoring flows through previously isolated meanders. The formulated restoration plan will be consistent with the function and operation of the original flood control project as authorized by the Flood Control Act of 1950.

2. Description of Features

The Cache River Environmental Restoration Project is a feasibility study based on restoring the lower seven miles of the Cache River ecosystem and flow to isolated meanders that were plugged in the early 1970's. The project area is located in Monroe County, Arkansas almost entirely within the boundaries of the Cache River National Wildlife Refuge. The reach of the Cache River under study begins approximately 1.5 miles north of Clarendon, Arkansas and ends approximately 8.5 miles north of Clarendon. The earthen plugs were placed in the upstream openings of at least six meanders by the Corps, thereby changing them from lotic to lentic in structure and function.

In order to restore the ecosystem of the Lower Cache River, the Memphis District, U.S. Army Corps of Engineers, has proposed opening the earthen plugs and restoring flow to these meanders. The identified National Ecosystem Restoration (NER) "Best Buy" plan was determined to be Alternative 2a - Meanders 1, 2, 3, 4, 5, & 6. This alternative plan consists of restoring flow to all six isolated meanders with weirs being placed immediately downstream of these openings which will force flow through the meanders. The weirs will be at a height that will restore flow to the meanders during low flows, but will not impede the flow of excess water through the channelized section during high water events. No impairment of the authorized purpose of the original flood control project will occur.

Lower Cache River – Alternative 2a (Meanders 1, 2, 3, 4, 5, & 6)

Estates and Acres

Monroe County, AR

Standard Channel Improvement Easement for Bank Migration 1/	60.0 Acres
Existing Channel Improvement Easement & Fee in Sponsor's and Federal Ownership for Project Construction footprint 2/	<u>42.0 Acres</u>
TOTAL PROJECT ACRES	102.0 Acres

Ownership: Four ownerships will be involved. One is in the name of the USFWS and another is in the name of the Cache River-Bayou DeView Improvement District. Two are privately owned.

Estimated costs for Lands & Damages	\$ 129,000
Estimated costs for Acquisition & Administrative	\$ 48,000
P. L. 91-646 Benefits	<u>\$0</u>
TOTAL PROJECT REAL ESTATE COST	\$ 177,000

1/ Lands that the sponsor will need to acquire for this restoration project that are located outside the existing project right-of-way, and these lands will be eligible for LERRDs crediting.

2/ These are the same lands that were acquired for the existing flood control project that are being used to restore the channel to its previous condition. No financial costs for these lands will be incurred by the sponsor. NOTE: Only actual project implementation costs are to be included in the total project cost calculations for the Cost Effectiveness and Incremental Cost Analyses (CE/ICA), per Corps policy. These lands are not eligible for LERRDs crediting.

NOTE: The Cache River-Bayou DeView Improvement District Board passed on 20 Jan 1964 a Resolution of Assurance of Local Co-Operation which states that they will: "Furnish without cost to the United States all lands, easements, and rights-of-way required for the construction of the improvement." Lands within the USFWS Cache River Refuge should also be provided at no costs to the project.

3. Sponsor-Owned Real Estate Rights

The non-Federal sponsor is the Arkansas Game and Fish Commission (AGF), and Ducks Unlimited. The AGF is an Agency of the State of Arkansas, and they do not own any of the lands needed for the project. (NOTE: The sponsor is working in cooperation with both the Cache River National Wildlife Refuge (USFWS), and the Cache River-Bayou DeView Improvement District who are the majority landowners of the project right-of-way.)

4. Proposed Estate

Right-of-way for this project will be acquired through the use of a standard Channel Improvement Easement, (ER 405-1-12, 1 Aug 2003, Exhibit 5-29c, paragraph 8), as shown below:

CHANNEL IMPROVEMENT EASEMENT

A perpetual and assignable right and easement to construct, operate, and maintain channel improvement works on, over and across (the land described in Schedule A) (Tracts Nos. _____, _____ and _____) for the purposes as authorized by the Act of Congress approved under Section 1135 of the Water Resources Development Act of 1986 Fish and Wildlife Restoration, including the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions therefrom; to excavate: dredge, cut away, and remove any or all of said land and to place thereon dredge or spoil material; and for such other purposes as may be required in connection with said work of improvement; reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

5. Existing Federal Projects

The Federal government channelized and constructed the existing Cache River flood control project in partnership with the Cache River-Bayou DeView Improvement District as the non-Federal sponsor. The Cache River-Bayou DeView Improvement District Board passed on 20 Jan 1964 a Resolution of Assurance of Local Co-Operation which states that they will: "Furnish without cost to the United States all lands, easements, and rights-of-way required for the construction of the improvements." The Channel Improvement Easement under this Assurance is still valid and in effect, and gives the Corps the use of the existing Channel Improvement Easement that extends about 200 feet from the bank channel to construct the restoration project. However, the restoration project will need to acquire additional land from the Cache River-Bayou DeView Improvement District that extends about 100 feet beyond the original project right-of-way.

Corps attorneys reviewed the existing easements and found that they contain enough rights; and is therefore sufficient to complete the required channel improvement work and environmental enhancement needed for the project. However, to protect the government from future lawsuits under the Tucker Act, we were advised to purchase additional right-of-way in the area that the river might actively channelize the opposite bank.

6. Existing Federal Lands

Over half of the project lands within the 7-mile long project area are presently owned by the Federal government. These lands are located within the Cache River National Wildlife Refuge and being managed by the U.S. Fish and Wildlife Service.

7. Navigational Servitude

The Cache River is not considered to be navigable waters of the United States. Navigational servitude does not apply and is not available for the project.

8. Maps

A map of the overall project and project right-of-way is shown in the main report.

9. Induced Flooding

No induced flooding outside the feature boundaries is expected to be caused by the construction, operation, or maintenance of the project. The project is designed to reduce any potential flooding caused by a large inundation.

10. Baseline Cost Estimate for Real Estate

The Baseline Cost Estimate, which includes acquisition cost, is estimated to be about \$177,000. The tracts of land to be acquired by the non-federal sponsor for the project will be finalized in plans and specs. The Real Estate Division will provide the non-federal sponsor a map of these tracts.

11. PL 91-646 Residence/Business Relocations

There are no known Public Law 91-646 relocations necessary for the project. No person, farms, or business will be displaced as a result of the project.

12. Timber and Minerals

Surface and subsurface mineral activity in the vicinity is not present. No commercial timber is present in the project area.

13. Non-Federal Sponsor's Acquisition Capability

The non-Federal sponsor is the Arkansas Game and Fish Commission (AGF). The AGF is an Agency of the State of Arkansas, and is working with the Cache River National Wildlife Refuge (USFWS), Ducks Unlimited, and Cache River-Bayou DeView Improvement District concerning land acquisition for the Cache River Restoration Project. As such, they have the experience and capability to acquire land for the construction, operation, and maintenance of the project. The real estate contact for the sponsor has been notified of their responsibilities in regards to P.L. 91-646 actions. His staff is aware of the requirements and has abided by them for other public acquisitions. The booklets developed by the Federal Highway Administration will be provided to the sponsor. The non-Federal Sponsor has been told of the importance of keeping accurate records of their time and costs for the project and of reasonable items of administration.

The non-Federal sponsor will provide all lands, easements, and right-of-ways necessary for the construction and maintenance of the project. The Acquisition Capability Checklist is included as an attachment.

14. Zoning Ordinances

Lands located within the project area are classified as rural and agricultural. No change in zoning is anticipated.

15. Acquisition Schedule

Acquisitions will not be initiated until after the Project Partnership Agreement is signed. No condemnation is anticipated, and the following schedule is based on the premise that no condemnation will be required. A deviation from any of these assumptions will affect the schedule. This schedule shows the duration of each event, as well as the cumulative duration from the beginning of real estate activities.

1) Request right-of-entry from non-Federal sponsor	Begin real estate activities
2) Non-Federal sponsor obtains title information	½ month (½ month total)
3) Non-Federal sponsor obtains mapping information	1 month (1½ months total)
4) Non-Federal sponsor obtains appraisals	1 month (2½ months total)
5) Non-Federal sponsor issues right-of-entry	2 months (4½ months total)
6) If condemnation is necessary, the non-Federal sponsor issues right-of-entry	1½ months (6 months total)

16. Facility/Utility Relocations (Preliminary Report)

A review of the construction plans and field inspection of the project area revealed that there were no private improvements located in the right-of-way. No relocations of public facilities or utilities are needed for this project. Since there are no relocations, no attorney's report is needed regarding compensable interest.

17. Hazardous, Toxic, and Radioactive Wastes

No evidence of existing or potential HTRW sites was noted during an inspection of the project right-of-way. Based upon information gathered during the Corps of Engineers assessment, it is reasonable to assume that no HTRW will be encountered within or near the project. There should be no impact to real estate by HTRW.

18. Support or Opposition by Landowners

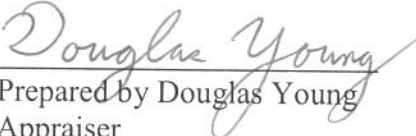
Landowners in the area support the concept of restoring and maintaining the Cache River. No specific opposition is known.

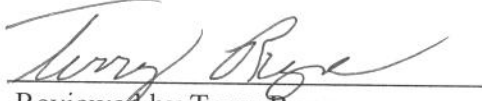
19. Notice to Sponsor

The non-Federal sponsor has been notified about the risks associated with acquiring land before the execution of the Project Partnership Agreement (PPA). The sponsor will be eligible to receive credit for administrative costs on lands that were acquired within 5 years from the PPA signing date. The determination of Lands, Easements, Right-of-way, Relocations, & Dredge Material (LERRDs) credit will be ascertained and credited at the end of the project.

20. Other Issues

There are no other issues to be discussed.


Prepared by Douglas Young
Appraiser
1 December 2010


Reviewed by Terry Rupe
Chief, Real Estate Division
1 December 2010

Quality Control Plan Checklist

Real Estate Plans

And other similar Feasibility-Level Real Estate Planning Documents

ER 405-1-12, Section 12-16, Real Estate Handbook, 1 May 1998

A Real Estate Plan (REP) is prepared in support of a decision document for full-Federal or cost shared specifically authorized or continuing authority projects. It identifies and describes lands, easements and rights-of-way (LER) required for the construction, operation, maintenance, repair, replacement, and rehabilitation (OMRR&R) of a proposed project including requirements for mitigation, relocations, borrow material, and dredged or excavated material disposal. It also identifies and describes facility/utility relocations, LER value, and the acquisition process. The REP does not just cover LER to be acquired by the non-Federal sponsor (NFS) or Government. The report covers all LER needed for the project, including LER already owned by the NFS, Federal Government, other public entities, or subject to the navigation servitude.

The REP must contain a detailed discussion of the following 20 topics, as set out in Section 12-16 of the ER, including sufficient description of the rationale supporting each conclusion presented. If a topic is not applicable to the project, this should be stated in the REP. The pages of a REP should be numbered.

PROJECT: LOWER CACHE RIVER

REPORT TITLE: LOWER CACHE RIVER - MONROE COUNTY, ARKANSAS - SECTION 1135 DETAILED PROJECT REPORT

Date of Report: December 2010

Date of REP: December 2010

1. Purpose of the REP. X

- a. Describe the purpose of the REP in relation to the project document that it supports.
- b. Describe the project for the Real Estate reviewer.
- c. Describe any previous REPs for the project.

2. Describe LER. X

- a. Account for all lands, easements, and rights-of-way underlying and required for the construction, OMRR&R of the project, including mitigation, relocations, borrow material and dredged or excavated material disposal, whether or not it will need to be acquired or will be credited to the NFS.
- b. Provide description of total LER required for each project purpose and feature.
- c. Include LER already owned by the Government, the NFS and within the navigation servitude.
- d. Show acreage, estates, number of tracts and ownerships, and estimated value.
- e. Break down total acreage into fee and the various types and durations of easements.

f. Break down acreage by Government, NFS, other public entity, and private ownership, and lands within the navigation servitude.

3. NFS-Owned LER. X

a. Describe NFS-owned acreage and interest and whether or not it is sufficient and available for project requirements.

b. Discuss any crediting issues and describe NFS views on such issues.

4. Include any proposed Non-Standard Estates. X

a. Use Standard Estates where possible.

b. Non-standard estates must be approved by HQ to assure they meet DOJ standards for use in condemnations.

c. Provide justification for use of the proposed non-standard estates.

d. Request approval of the non-standard estates as part of document approval.

e. If the document is to be approved at MSC level, the District must seek approval of the non-standard estate by separate request to HQ. This should be stated in the REP.

f. Exception to HQ approval is District Chiefs of RE approval of non-standard estate if it serves intended project purposed, substantially conforms with and does not materially deviate from the standard estates found in the RE Handbook, and does not increase cost or potential liability to the Government. A copy of this approval should be included in the REP. (See Section 12-10c. of RE 405-1-12)

g. Although estates are discussed generally in topic 2, it is a good idea to also state in this section which standard estates are to be acquired and attach a copy as an appendix. The duration of any temporary estates should be stated.

5. Existing Federal Projects. X

a. Discuss whether there is any existing Federal project that lies fully or partially within LER required for the project.

b. Describe the existing project, all previously-provided interests that are to be included in the current project, and identify the sponsor.

c. Interest in land provided as an item of local cooperation for a previous Federal project is not eligible for credit.

d. Additional interest in the same land is eligible for credit.

6. Federally-Owned Lands X

a. Discuss whether there is any Federally owned land included within the LER required for the project.

b. Describe the acreage and interest owned by the Government.

c. Provide description of the views of the local agency representatives toward use of the land for the project and issues raised by the requirement for this land.

7. Navigation Servitude. X

a. Identify LER required for the project that lies below the Ordinary High Water Mark, or Mean High Water Mark, as the case may be, of a navigable watercourse.

b. Discuss whether navigation servitude is available

- c. Will it be exercised for project purposes? Discuss why or why not.
- d. Lands over which the navigation servitude is exercised are not to be acquired nor eligible for credit for a Federal navigation or flood control project or other project to which a navigation nexus can be shown.
- e. See paragraph 12-7 of ER 405-1-12.

8. **Map** X

- a. An aid to understanding
- b. Clearly depicting project area and tracts required, including existing LER, LER to be acquired, and lands within the navigation servitude.
- c. Depicts significant utilities and facilities to be relocated, any known or potential HTRW lands.

9. **Induced Flooding** can create a requirement for real estate acquisition. X

- a. Discuss whether there will be flooding induced by the construction and OMRR&R of the project.
- b. If reasonably anticipated, describe nature, extent and whether additional acquisition of LER must or should occur.
- c. Physical Takings Analysis (separate from the REP) must be done if significant induced flooding anticipated considering depth, frequency, duration, and extent of induced flooding.
- d. Summarize findings of Takings Analysis in REP. Does it rise to the level of a taking for which just compensation is owed?

10. **Baseline Cost Estimate** as described in paragraph 12-18. X

- a. Provides information for the project cost estimates.
- b. Gross Appraisal includes the fair market value of all lands required for project construction and OMRR&R.
- c. PL 91-646 costs
- d. Incidental acquisition costs
- e. Incremental real estate costs discussed/supported.
- f. Is Gross Appraisal current? Does Gross Appraisal need to be updated due to changes in project LER requirements or time since report was prepared?

11. **Relocation Assistance Benefits** Anticipated. X

- a. Number of persons, farms, and businesses to be displaced and estimated cost of moving and reestablishment.
- b. Availability of replacement housing for owners/tenants
- c. Need for Last Resort Housing benefits
- d. Real Estate closing costs
- e. See current 49 CFR Part 24

12. **Mineral Activity.** X

- a. Description of present or anticipated mineral activity in vicinity that may affect construction, OMRR&R of project.
- b. Recommendation, including rationale, regarding acquisition of mineral rights or interest, including oil or gas.

- c. Discuss other surface or subsurface interests/timber harvesting activity
- d. Discuss effect of outstanding 3rd party mineral interests.
- e. Does estate properly address mineral rights in relation to the project?

13. NFS Assessment X

- a. Assessment of legal and professional capability and experience to acquire and provide LER for construction, OMRR&R of the Project.
- b. Condemnation authority
- c. Quick-take capability
- d. NFS advised of URA requirements
- e. NFS advised of requirements for documenting expenses for credit.
- f. If proposed that Government will acquire project LER on behalf of NFS, fully explain the reasons for the Government performing work.
- g. A copy of the signed and dated Assessment of Non-Federal Sponsor's Real Estate Acquisition Capability (Appendix 12-E) is attached to the REP.

14. Zoning in Lieu of Acquisition X

- a. Discuss type and intended purpose
- b. Determine whether the proposed zoning proposal would amount to a taking for which compensation will be due.

15. Schedule X

- a. Reasonable and detailed Schedule of land acquisition milestones, including LER certification.
- b. Dates mutually agreed upon by Real Estate, PM, and NFS. X

16. Facility or Utility Relocations X

- a. Describe the relocations, identity of owners, purpose of facilities/utilities, whether owners have compensable real property interest.
- b. A synopsis of the findings of the Preliminary Attorney's Investigation and Report of Compensable Interest is included in the REP as well as statements required by Sections 12-17c.(5) and (6).
- c. Erroneous determinations can affect the accuracy of the project cost estimate and can confuse Congressional authorization.
- d. Eligibility for substitute facility
 - 1. Project impact
 - 2. Compensable interest
 - 3. Public utility or facility
 - 4. Duty to replace
 - 5. Fair market value too difficult to determine or its application would result in an injustice to the landowner or the public.
- e. See Sections 12-8, 12-17, and 12-22 of ER 405-1-12.

17. HTRW and Other Environmental Considerations X

- a. Discussion the impacts on the Real Estate acquisition process and LER value estimate due to known or suspected presence of contaminants.

- b. Status of District's investigation of contaminants.
- c. Are contaminants regulated under CERCLA, other statues, or State law?
- d. Is clean-up or other response required of non-CERCLA regulated material?
- e. If cost share, who is responsible for performing and paying cost of work?
- f. Status of NEPA and NHPA compliances
- g. See ER 1165-2-132, Hazardous, Toxic, and Radioactive Waste (HTRW) Guidance for Civil Works Projects.

18. **Landowner Attitude.** X

- a. Is there support, apathy, or opposition toward the project?
- b. Discuss any landowner concerns on issues such as condemnation, willing seller provisions, estates, acreages, etc.?

19. A statement that the NFS has been notified in writing about the risks of acquiring LER before the execution of the PPA. If not applicable, so state. N/A

20. **Other Relevant Real Estate Issues.** Anything material to the understanding of the RE aspects of the project. X

A copy of the completed Checklist is attached to the REP. X
 (Draft REPs must contain a draft checklist and draft Technical Review Guide)

I have prepared and thoroughly reviewed the REP and all information, as required by Section 12-16 of ER 405-1-12, is contained in the Plan.

Douglas Young
 Preparer

1 Dec 2010
 Date

A copy of the Real Estate Agency Technical Review Guide for Civil Works Decision Documents is attached and signed by me as the Reviewer

 RE Agency Technical Reviewer

 Date

The REP has been signed and dated by the Preparer and the District Chief of Real Estate.

REAL ESTATE AGENCY TECHNICAL REVIEW GUIDE FOR CIVIL WORKS DECISION DOCUMENTS

Real Estate Guide for Review of Civil Works Decision Documents

1. Initially, read the entire Real Estate Plan (REP). After reading the REP:
 - a. Do you have a good idea of the scope of the project?
 - b. Did you note any omissions?
 - c. What questions do you have regarding the project?
 - d. Were all the elements of an REP as listed in Chapter 12 covered?
 - e. Do you have a completed Quality Control Plan for the REP?
2. Next, read the main body of the decision document (including the chapter on the recommended plan), paying particular attention to the overall scope of the project, proposed facility relocations, environmental investigations, mitigation requirements, navigational servitude, and possibility of induced flooding.
3. Then, read the REP again, noting any discrepancies between the REP and the main report. Pay particular attention not only to what the report says, but also to what the report does not say. Many review comments are due to items being omitted or not discussed in enough detail in the REP.
4. Finally, ask yourself specific questions about the project such as the following. You should be able to answer them by reading the REP.
 - a. What is the project's purpose and have there been prior real estate planning documents for this project?
 - b. Is the purpose of the report to gain Congressional authorization (e.g., a Feasibility Report)? If not, what is the real estate acquisition authority for the project and is the proper authority cited in the report?
 - c. Who is the sponsor that will execute the PPA? Has an assessment of the sponsor's capability been completed and included in the report? Does the sponsor have eminent domain and quick take authority? If not, does the report address how acquisition will be accomplished if condemnation is required? Does the sponsor currently own any lands required for the project? If

so, were any of these lands obtained as part of another Federal project or funded with Federal funds in whole or in part?

d. Are there any lands currently owned by the Federal government involved in this project? If so, has it been coordinated with the

e. Does the project involve a navigable waterway and could the navigational servitude be utilized for purposes of the project? If the project is not a navigation project and asserting navigational servitude is proposed, does the report state the legal basis for asserting navigational servitude?

f. Is there a possibility of induced flooding, and has a taking analysis been completed? What was the outcome of that analysis? Are flowage easements required because the anticipated flooding will rise to the level of a taking?

g. Are the interests and estates sufficient to provide for construction, operation, maintenance, repair, replacement and rehabilitation (OMRR&R) of the project? Do the estates not only grant the interest needed for construction and maintenance, but do they prohibit practices that might interfere with the project in the future? Is the term for any temporary easements defined and are they for an appropriate duration?

h. How do we physically access the project site? Is an additional real estate interest required for construction access and/or OMRR&R access?

i. Is there a need to dispose of borrow material? If so, are these areas included in the report as LERRD items or, if proven cost efficient, contractor provided items? Are the environmental issues associated with borrow/disposal effectively addressed?

j. Will a contractor's staging area be required?

k. Are any persons being displaced from their homes as a result of the project? If so, how many? Is replacement housing available? Will standard PL 91-646 benefits be provided? Will any businesses require relocation assistance? Has a replacement housing survey been accomplished?

l. Are there any public facilities to be altered or relocated? Do the below relocations meet all of the following five tests?

(1) The project design requires the facility to be moved in whole or in part (temporarily or permanently), or the project will negatively impact the ongoing function or operation of the facility.

(2) The owner of the facility has a compensable real property interest in the land on which the impacted portion of the facility is located.

(3) The facility serves a public purpose.

(4) The owner of the facility has a duty to replace the facility as a result of legal or factual necessity (continuing need).

(5) The fair market value of the interest that must be acquired due to project impact is too difficult to ascertain, or payment of fair market value instead of providing a substitute facility would result in manifest injustice to the owner or the public. Have preliminary opinions of compensability be completed for each facility? If the REP is part of a decision document that will serve as the basis for Congressional authorization, does it contain the disclaimer language required by ER 405-1-12, para. 12-17c(6)?

m. Are any cemeteries in the project area? If so, how will they be impacted? If they are allowed to remain in place, how will permanent access be provided? If they are to be relocated, the report should address the preparation of a cemetery relocation plan.

n. Does the report address the types of ownership, number of tracts and acres, and estates to be acquired? Does the report address mineral activity and whether the minerals will be acquired, subordinated, or left outstanding?

o. Does the report state if any nonstandard interest or estate will be utilized? If so, is a copy of the estate in the report?

p. Do the acres, values, and estates contained in the baseline cost estimate agree with those contained in an approved gross appraisal for the project? If not, any discrepancy should be discussed with the Appraisal Branch and reconciled. Does the acreage and cost presented in the REP agree with real estate acreage and costs shown elsewhere in the main report or MCACES estimate? Does the cost estimate show the estimated cost by estate, contingency, administrative cost, and relocation assistance? The cost should be shown for both Federal and non-Federal, where appropriate.

q. Does the report address the status of all environmental considerations and approvals, HTRW assessments, NEPA compliance, and NHPA compliance? If any land required for the project is contaminated, is it CERCLA or non-CERCLA regulated material?

r. Does the report contain a reasonable schedule for acquisition, and has the schedule been coordinated with the sponsor? Is the project to be accomplished in more than one phase?

s. Does the report contain a map depicting all of the tracts and estates to be acquired? Does it show any known or potential HTRW lands?

t. Obviously, all of the above items will not apply to every project; however, if the REP fails to address an item, the reviewer does not know if it is considered. If the individual preparing the document is aware that an item is not applicable, but fails to include that information in the REP, the report should contain a statement that this item is not applicable.

u. The Reviewer should verify that the real estate requirements shown in the REP are in consort with the latest design drawings.

v. The Reviewer should consult with the other team members and Real Estate employees, as necessary, to resolve questions or misunderstandings prior to preparing comments to the Report Preparer.

I have reviewed LOWER CACHE RIVER SECTION 1135
(Report Name)

and have considered all of the above.

Real Estate Agency Technical Reviewer

Date