

APPENDIX E

**RIO GRANDE DE MANATI FLOOD CONTROL PROJECT
MANATI, PUERTO RICO**

REAL ESTATE PLAN

JUNE 1, 2020

**RIO GRANDE DE MANATI FLOOD CONTROL PROJECT
MANATI, PUERTO RICO**

APPENDIX E

REAL ESTATE PLAN

TABLE OF CONTENTS

1.0 REFERENCES	4
2.0 PROJECT AUTHORIZATION.....	4
3.0 PROJECT LOCATION	4
4.0 BACKGROUND AND PURPOSE	5
5.0 PROJECT DESCRIPTION.....	5
6.0 PROJECT LANDS, EASEMENT, RIGHTS-OF-WAY, RELOCATIONS AND DISPOSAL AREAS (LERRDS)	7
7.0 EXISTING FEDERAL PROJECTS.....	9
8.0 FEDERALLY OWNED LANDS	9
9.0 NAVIGATION SERVITUDE	9
10.0 ESTATES TO BE ACQUIRED	9
11.0 SPONSORED OWNED LANDS	9
12.0 NON-FEDERAL OPERATION/MAINTENANCE RESPONSIBILITIES	10
13.0 NON-FEDERAL AUTHORITY TO PARTICIPATE IN PROJECT	10
14.0 LANDOWNER OPPOSITION	10
15.0 MINERALS	11
16.0 HAZARDOUS, TOXIC, AND RADIOACTIVE WASTE (HTRW)	11
17.0 CULTURAL RESOURCES	11
18.0 ENVIRONMENTAL IMPACTS	11
19.0 INDUCED FLOODING	12
20.0 ZONING ORDINANCES	12
21.0 RELOCATIONS ASSISTANCE (PUBLIC LAW 91-646)	12
22.0 FACILITY AND UTILITY RELOCATIONS	12
23.0 STANDING TIMBER AND VEGETATIVE COVER.....	12
24.0 ACQUISITION/ADMINISTRATIVE COSTS	12
25.0 SUMMARY OF PROJECT REAL ESTATE COSTS	13
26.0 REAL ESTATE ACQUISITION SCHEDULE.....	14
27.0 PROJECT SPONSOR RESPONSIBILITIES AND CAPABILITIES	14
28.0 OTHER RELEVANT REAL ESTATE ISSUES	15

LIST OF TABLES

SUMMARY OF PROJECT REAL ESTATE COSTS 13

LIST OF EXHIBITS

EXHIBIT A NON SPONSOR CAPABILITY SHEET..... 16

EXHIBIT B PROJECT MAPS 19

**RIO GRANDE DE MANATI FLOOD CONTROL PROJECT
MANATI, PUERTO RICO**

APPENDIX F

REAL ESTATE PLAN

1.0 REFERENCES

References included for this report is the Project Management Plan (PMP) dated November 2018 and the Gross Appraisal dated May 1, 2020 and reviewed by the South Atlantic Division.

2.0 PROJECT AUTHORIZATION

The authority for the Rio Grande de Manati (Ciales), Puerto Rico Feasibility Study is Section 204 of the River and Harbor and Flood Control Acts of 1970 (PL 91-611), which states:

“The Secretary of the Army, acting through the Chief of Engineers, is authorized to cooperate with the Commonwealth of Puerto Rico, political subdivisions thereof, and appropriate agencies and instrumentalities thereof, in the preparation of plans for the development, utilization, and conservation of water and related land resources of drainage basins and coastal areas in the Commonwealth of Puerto Rico, and to submit to Congress reports and recommendations with respect to appropriate participation by the Department of the Army in carrying out such plans...”

“The Secretary of the Army, acting through the Chief of Engineers, shall consider plans to meet the needs of the Commonwealth for protection against floods, wise use of flood plain lands, improvement of navigation facilities, regional water supply, and waste management systems, outdoor recreation facilities, the enhancement and control of water quality, enhancement and conservation of fish and wildlife, beach erosion control, and other measures for environmental enhancement.”

3.0 PROJECT LOCATION

The Municipality of Ciales is located on the northern slopes of the Puerto Rican Central Mountain Range, approximately 25 miles southwest of San Juan and has a population of approximately 19,000 (see Vicinity Map below). The study area is generally centered on the community of Dos Rios, which sits at the confluence of the Rio Grande de Manati and Rio Cialitos. The study area

was defined as the flood-prone area [i.e., within the 0.002 annual exceedance probability (AEP) (0.2%) floodplain, or area inundated during the 500-year flood] extending approximately 12,500 linear feet along the Rio Grande de Manati from the PR-145 Bridge downstream to the PR-6685 Road.

4.0 BACKGROUND AND PURPOSE

The purpose of this Real Estate Plan (REP) is to present the overall real estate requirements, costs, and acquisition schedules, in support of the recommended plan identified in the Rio Grande de Manati, Ciales, Puerto Rico Flood Risk Management Feasibility Study. United States Geological Survey data indicate the Rio Grande de Manati has reached flood stage 35 times in the past 50 years, with flooding caused by Hurricane Maria representing the largest event within the same time period. In response to Hurricane Maria, the feasibility study was appropriated in the Supplemental Appropriations of the Bipartisan Budget Act of 2018 (Public Law 115-123). The objectives of the study were to:

- Objective 1: Reduce risks to life safety associated with inundation of structures, as well as transportation routes required for evacuation and post-flood recovery within Dos Rios, Ciales Pueblo, and Alturas de Ciales over the next 50 years.
- Objective 2: Reduce risk of flood damage to structures and public infrastructure within the communities of Dos Rios, Ciales Pueblo, and Alturas de Ciales over the next 50 years.

The recommended plan, referred to as Alternative 3B, consists of non-structural acquisition of at-risk homes/businesses and the relocation of the occupants of these structures. There may be modifications to the plans that occur during Pre-construction, Engineering and Design (PED) phase, potentially changing the final acquisition area(s) and/or administrative and land cost. The Real Estate Appendix is intended to support the integrated feasibility report and environmental assessment for the project. **The author of this report is not familiar with the project area and has never seen the project site.** The Puerto Rico Department of Natural and Environmental Resources (DNER) will be the non-Federal sponsor for the project. The real estate plan is tentative in nature for planning purposes only and both the final real property acquisition lines and estimates of value are subject to change even after approval of this report.

5.0 PROJECT DESCRIPTION

Non-Structural Relocations

Structures within the 0.04 AEP (4%) floodplain would be acquired and demolished. Residents would be relocated outside of the floodplain. See also attached general vicinity map depicting the general location within Puerto Rico, as well as the 100 year flood zone.

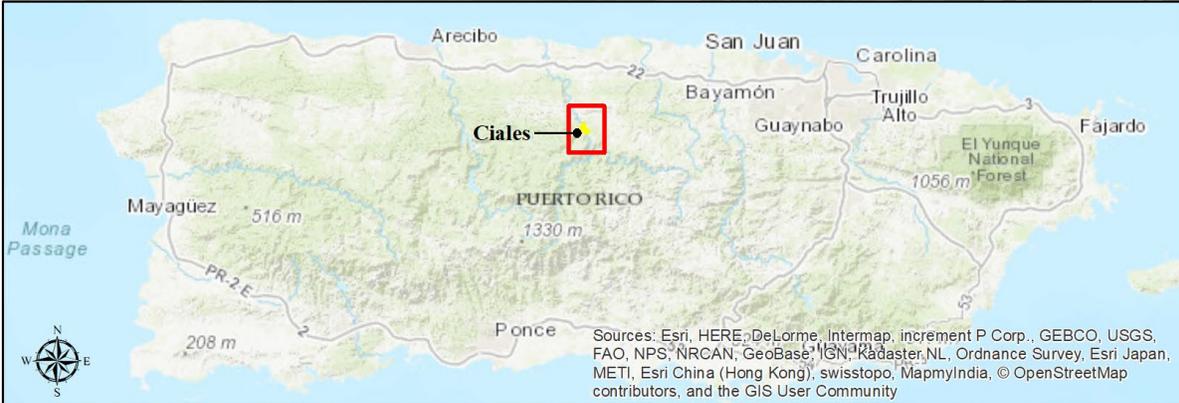


US Army Corps of Engineers
Pittsburgh District Real Estate Geospatial

Vicinity Map



BUILDING STRONG®



6.0 PROJECT LANDS, EASEMENT, RIGHTS-OF-WAY, RELOCATIONS AND DISPOSAL AREAS (LERRDS)

This project will require the acquisition of permanent real estate rights for 59 structures consisting of approximately 23.66 acres total. The estate will be fee simple for the non-structural relocations. The Non-Federal Sponsor is responsible for the acquisition of the LERRDS. The table below has the details of the lands required.

Real Estate required for the project is as follows:

- a) Non Structural Relocations- There are 59 structures that will be acquired and the occupants relocated pursuant to the requirements of PL91-646 and its regulations. Fifty-one structures included in the acquisition and relocation are residential, and the remaining eight are commercial properties for a total of 23.66 acres (three commercial structures (numbers 29, 30, and 31 in the structure buyout list) comprise one business).
- b) Disposal Area - There will no disposal site and any materials that need disposed of will be taken to a properly permitted landfill according to environmental regulations.
- c) Road Access - Public Roads are available and will be used to access project lands.

See the table below for list of the real estate buyouts needed for this project. The Real Estate Maps in Exhibit B show the real estate properties needed for acquisition within the project limits.

BUYOUT STRUCTURE LIST

Number	Parcel ID	Property Type	Size (sqft)	Unit Value	Estimated Market Value	Acres
1	108-075-052-16	SFR	900	\$75	\$67,500	0.45
2	108-085-052-33	Commercial	2500	\$25	\$62,500	0.09
3	108-085-054-25	SFR	1200	\$75	\$90,000	0.16
4	108-085-054-27	MFR	1500	\$50	\$75,000	0.14
5	108-085-054-28	MFR	2200	\$50	\$110,000	0.11
6	108-085-052-31	SFR	1200	\$75	\$90,000	0.32
7	108-085-052-23	MFR	1800	\$50	\$90,000	0.12
8	108-085-052-23	MFR	2800	\$50	\$140,000	
9	108-085-052-18	MFR	1700	\$50	\$85,000	0.23
10	108-085-053-33	SFR	1050	\$75	\$78,750	0.08
11	108-085-053-32	MFR	1600	\$50	\$80,000	0.08
12	108-085-053-32	MFR	1500	\$50	\$75,000	
13	108-085-053-30	SFR	1200	\$75	\$90,000	0.08
14	108-095-053-29	SFR	1200	\$75	\$90,000	0.09
15	108-085-052-19	SFR	1100	\$75	\$82,500	0.12
16	108-085-052-20	SFR	1200	\$75	\$90,000	0.12
17	108-085-052-21	SFR	1000	\$75	\$75,000	0.12
18	108-085-052-12	SFR	1000	\$75	\$75,000	0.11

19	108-095-052-11	MFR	2350	\$50	\$117,500	0.13
20	108-095-052-10	SFR	1000	\$75	\$75,000	0.13
21	108-095-052-09	SFR	1100	\$75	\$82,500	0.13
22	108-095-052-08	SFR	1000	\$75	\$75,000	0.13
23	108-095-052-07	SFR	3000	\$75	\$225,000	0.13
24	108-095-052-06	MFR	3000	\$50	\$150,000	0.13
25	108-095-052-05	SFR	1300	\$75	\$97,500	0.13
26	108-095-052-03	SFR	1000	\$75	\$75,000	0.13
27	108-095-052-02	MFR	1600	\$50	\$80,000	0.12
28	108-095-052-01	Commercial	3000	\$25	\$75,000	0.59
29	108-095-051-09	Commercial	10000	\$25	\$250,000	0.14
30	108-095-051-10	Commercial				0.08
31	108-095-051-11	Commercial				0.08
32	108-095-051-12	SFR	1000	\$75	\$75,000	0.07
33	108-095-051-13	SFR	1200	\$75	\$90,000	0.08
34	108-095-051-14	SFR	1110	\$75	\$83,250	0.07
35	108-095-051-15	SFR	1200	\$75	\$90,000	0.08
36	108-095-051-16	SFR	900	\$75	\$67,500	0.07
37	108-095-051-17	SFR	900	\$75	\$67,500	0.08
38	108-095-051-18	MFR	1700	\$50	\$85,000	0.08
39	108-095-051-19	SFR	1300	\$75	\$97,500	0.09
40	108-095-051-20	SFR	1100	\$75	\$82,500	0.08
41	108-095-051-21	SFR	1200	\$75	\$90,000	0.06
42	108-095-051-22	SFR	1100	\$75	\$82,500	0.08
43	108-095-051-24	SFR	1100	\$75	\$82,500	0.07
44	108-095-051-24	SFR	1100	\$75	\$82,500	0.08
45	108-095-051-25	SFR	1500	\$75	\$112,500	0.11
46	137-006-036-01	SFR	1600	\$75	\$120,000	0.23
47	137-006-036-02	SFR	2500	\$75	\$187,500	0.23
48	137-006-036-03	MFR	3000	\$50	\$150,000	0.22
49	137-006-036-17	SFR	1100	\$75	\$82,500	5.05
50	137-006-036-13	SFR	1200	\$75	\$90,000	0.16
51	137-000-003-12	Commercial	4000	\$25	\$100,000	7.38
52	137-016-016-55	Commercial	4080	\$25	\$102,000	2.59
53	137-016-016-55	SFR	1000	\$75	\$75,000	
54	137-016-016-55	SFR	1200	\$75	\$90,000	
55	137-016-016-55	SFR	1860	\$75	\$139,500	
56	137-016-016-55	MFR	2200	\$50	\$110,000	
57	137-016-025-23	MFR	4200	\$50	\$210,000	0.08
58	137-016-025-28	Commercial	10000	\$25	\$250,000	1.79
59	137-016-040-02	SFR	1400	\$75	\$105,000	0.37
				Total	\$5,848,500	23.66

Black shaded areas are parcel acreage already counted prior and deleted to eliminate acreage duplication

7.0 EXISTING FEDERAL PROJECTS

There are no federal projects within the Project Limits.

8.0 FEDERALLY OWNED LANDS

There are no Federally owned lands within project limits per real estate tax assessment data and no other Federal projects within this area including FEMA funded work. The Federal Emergency Management Agency and Housing and Urban Development are relocating 110 public housing units from the communities of Dos Rios and Alturas de Ciales within the study area. However, no LERRDs required for the recommended plan are included in this ongoing relocation of public housing.

9.0 NAVIGATION SERVITUDE

The Rio Grande de Manati is a non-navigable river and thus navigational servitude does not apply.

10.0 ESTATE TO BE ACQUIRED

The estate to be acquired is fee simple, a standard estate contained in EC 405-1-11 (described below). There is no anticipation of using a non-standard estate.

A. Fee Simple

Full ownership subject to existing easements.

11.0 SPONSORED OWNED LANDS

There are no Non-Federal Sponsor owned lands within project limits and all the lands needed for this project will have to be acquired by the Sponsor from private and public owners based on review of the tax assessment data. For information purposes: The Commonwealth's "public lands" are defined as "those lands that belong to the Government of Puerto Rico, its agencies, entities, and instrumentalities." Public waters also include all waters in the public domain. No one may take public land from the Commonwealth by possession or encroachment. In 1972, the Commonwealth created DNER and transferred all flood prevention projects and the project's public lands to DNER. Unlike other public owners, DNER owns river banks and three (3) meters of rights of way on banks adjacent to rivers and creeks, waters within flood control

public works, riverbeds, channels, all intermittent running waters and streams, and the maritime-terrestrial zone.

The Puerto Rico Department of Transportation (PRDOT) owns the Commonwealth's highways. Municipal public property includes town squares, streets, avenues, lanes, and municipally funded general service public works. The Commonwealth's public utilities, including Puerto Rico Sewer and Aqueduct Authority (PRASA) and Puerto Rico Electric Authority (PREPA) own public lands, and are authorized, upon consent [of the public owner, DNER or PRDOT], to locate facilities on, above, through any lands that are Commonwealth public lands.

The extent to which the channel has migrated and changed due to Hurricane Maria will require an updated survey to determine ownership delineation. The maps and tables will be updated when the property is surveyed for the final acquisition maps and appraisals.

12.0 NON-FEDERAL OPERATION/MAINTENANCE RESPONSIBILITIES

There is no O&M responsibilities with this project since the project consists of non-structural relocations.

13.0 NON-FEDERAL AUTHORITY TO PARTICIPATE IN PROJECT

Non-Federal Sponsor's authority to participate in projects comes from Puerto Rico Law 23 of June 20, 1972, Section 5(e), as amended:

"Article 5. Faculties and obligations of the Secretary

The Secretary of Natural Resources shall have, in addition to those transferred by this chapter, the following functions and duties:

(e) Execute the agreements necessary and convenient in order to achieve the objectives of the Department and its programs with bodies from the government of the United States of America, with state governments, with other departments, agencies or instrumentalities of the Government of the Commonwealth, its municipalities and with private institutions; [he/she] is also thus empowered to accept and receive any donations or funds on account of appropriations, advances or any other kind of assistance or benefit when these originate from said government bodies or from nonprofit institutions."

14.0 LANDOWNER OPPOSITION

Public meetings were held on March 24, 2019 and March 8, 2020, during which there was minimal opposition to and overwhelming support for the recommended plan. There was a

general consensus among participants that relocation of private at-risk structures—similar to the effort to relocate the 110 public housing units from Dos Rios—was the preferred action. There was also general lack of support for a structural action that would result in some level of residual risk to those residents in the floodplain.

15.0 MINERALS

There are no known minerals or oil and gas within the project area and acquisition of sub-surface mineral interests is not required. There is an ongoing gravel mining operation within the study area; however, this area falls outside of the proposed project footprint.

16.0 HAZARDOUS, TOXIC, AND RADIOACTIVE WASTE (HTRW)

A phase one environmental assessment was completed and is included in the Environmental Appendix, Appendix B. Temporary minor soil disturbance is expected during removal of the former gasoline station structure and homes proposed for non-structural relocation. However, soil disturbance is minimal and no significant impacts to HTRW are expected.

17.0 CULTURAL RESOURCES

There are nine documented cultural resources within the study area, none of which are within the project footprint. However, there is the potential to impact unknown cultural resources. Furthermore, aerial imagery indicates that several structures included within the project footprint may qualify for consideration as historical properties.

Due to budgetary constraints for this study, USACE has developed a Programmatic Agreement in coordination with the Puerto Rico SHPO to defer final identification and evaluation of historic properties until the study is approved and the project enters the Preconstruction Engineering and Design phase in compliance with Section 106 of the National Historic Preservation Act (36 CFR § 800.4[b][2]). The signed Programmatic Agreement is included in the Environmental Appendix, Appendix B. Prior to acquisition, a cultural resource compliance memo will be obtained.

18.0 ENVIRONMENTAL IMPACTS

The recommended plan is not expected to have any significant environmental impacts. Environmental Impacts are addressed in detail within the main report.

19.0 INDUCED FLOODING

The project will not result in induced flooding. Demolition and removal of structures from the floodplain will likely reduce flood elevations throughout the study area.

20.0 ZONING ORDINANCES

There is zoning in the municipality of Ciales and this will not require any changes in zoning for the project. There are no zoning changes needed in lieu of, or to facilitate, LERRD requirements in connection with this project.

21.0 RELOCATIONS ASSISTANCE (PUBLIC LAW 91-646)

It is estimated that 59 structures (51 residences and 8 commercial structures, one of which has 3 buildings and one owner) will be included in the non-structural relocation. Estimates of all costs to comply with P.L. 91-646 totals \$11,293,050 which represents estimated costs for expenses incurred for recording fees, transfer taxes and costs for prepayment of pre-existing mortgages, incident to conveying real property to the local sponsor and the estimated costs associated with providing displaced persons with comparable decent, safe, and sanitary housing. Availability of replacement housing as the result of the project is generally located within the Municipality of Ciales or the neighboring communities such as San Juan and there are no concerns with finding existing housing.

22.0 FACILITY AND UTILITY RELOCATIONS

There are no anticipated utility relocation requirements associated with the recommended plan. The recommended plan consists of non-structural relocations and will not involve excavation that would impact underground utilities.

23.0 STANDING TIMBER AND VEGETATIVE COVER

There is no marketable timber or unusual vegetative cover in the project area based on aerial maps.

24.0 ACQUISITION/ADMINISTRATIVE COSTS

The estimate of the Federal real estate acquisition/administrative cost is \$11,293,050 for the Projects. This figure includes project real estate planning, review, monitoring, land acquisition, relocations, appraisals, surveys, and transportation costs. The non-Federal sponsor will receive

credit towards its share of real estate acquisition/administrative project cost incurred for real estate certification.

25.0 SUMMARY OF PROJECT REAL ESTATE COSTS

Non-Structural Relocations

ADMINISTRATIVE COSTS (Federal)				Estimated Cost
Real Estate Administration			Labor	\$ 171,000
ACQUISITION (Sponsor)				
Surveying and Mapping			Labor	\$ 285,000
Appraisals			Labor	\$ 285,000
Acquisition Administration (57 owners)			Labor	\$ 171,000
Condemnation (20% of owners Estimated that Condemnation may be needed)			Labor	\$ 57,000
Title Evidence (57 owners)			Labor	\$ 285,000
20% Contingency				\$250,800
Sub-Total				\$ 1,504,800
LERRDS	Acres			
59 Structures (Based on Gross Appraisal)	23.66			\$ 5,848,500
30% Contingency				\$1,754,550
Estimated Relocation Costs				\$1,821,000
20% Contingency				\$364,200
Sub-Total	23.66			\$9,788,250
Grand Total	23.66			\$ 11,293,050

Administrative costs were developed using the Memorandum of Real Estate Administration Costs, Huntington District, October 2, 2017. Relocation costs were developed in coordination with the Mobile District. A relocation cost of \$31,000 was assumed for each residential structure, and a relocation cost of \$40,000 was assumed for each commercial and public structure. These relocation costs reflect the statutory limits and, thus, represent conservative estimates.

The acquisition costs were determined from the Gross Appraisal completed by the Savannah District dated May 1, 2020.

26.0 REAL ESTATE ACQUISITION SCHEDULE

Task	Duration
Survey Land Acquisition	180 Days
Prepare Map and Legal Descriptions	180 Days
Order Title	180 Days
Appraisals and Appraisal Reviews	180 Days
Negotiation of Land Purchase	330 Days
Condemnation Package (if necessary)	360 Days
DOJ Review and File Condemnations	120 Days
Certify Real Estate	30 Days

All real estate acquisitions will be completed by the Sponsor when the PPA is signed and they receive a Notice to Proceed. The NFS has reviewed the schedule and each task will be done sequentially until the property is acquired.

27.0 PROJECT SPONSOR RESPONSIBILITIES AND CAPABILITIES

The Puerto Rico Department of Natural and Environmental Resources will be the non-Federal Project Sponsor (NFS). **The NFS has the responsibility to acquire all real estate interests required for the Project.** They have worked with USACE on other projects in Puerto Rico and have the experience and staff to perform the necessary acquisitions for the lands. The NFS shall accomplish all alterations and relocations of facilities, structures and improvements determined by the government to be necessary for construction of the Project. Title to any acquired real estate will be retained by the NFS and will not be conveyed to the United States Government. Prior to advertisement of any construction contract, the NFS shall furnish to the government an Authorization for Entry for Construction (Exhibit "A" to the Real Estate Appendix) to all lands, easements and rights-of-way, as necessary. The NFS will also furnish to the government evidence supporting their legal authority to grant rights-of-way to such lands. An Assessment of the Non-Federal Sponsor's Capability to Acquire Real Estate is at Exhibit "A". This is was approved by the Sponsor per email dated March 12, 2020.

This project was funded through the Bipartisan Budget Act of 2018 (supplemental hurricane funding) meaning if funds from the act remain available acquisition of all required real estate will be covered. If funding from this act is no longer available the non-federal sponsor must provide all lands, easements, rights-of-way, relocations, and disposal areas (LERRDS).

The NFS has been made aware that they should not acquire lands required for the project prior to execution of the Project Partnership Agreement (PPA) and the Letter to Proceed. Should the NFS proceed with acquisition of lands prior to execution of the PPA, it is at the risk of not

receiving credit or reimbursement for any costs incurred in the connection with the acquisition process should the PPA not be signed.

The Mobile district will be reviewing the relocation effort and the Jacksonville district will be reviewing the acquisition effort.

28.0 OTHER RELEVANT REAL ESTATE ISSUES

This Real Estate Plan is based on information available at the date of this report and was based on reports provided in the reference section the report and second hand information. There was no field visit to the site. There are several risks involved with the land acquisition. One is that land values could change between now and the time the project is authorized. Contingencies were added to the land values to minimize this risk. The contingencies were based on historical land value appreciation rates typical for these areas. These risks could delay the schedule and add costs to the project if other lands have to be obtained. If so, other lands would have to be investigated, environmental compliance would have to be updated and a revised REP submitted for approval.

This Real Estate Plan is tentative in nature and for planning purposes only. Any other changes in the land or mitigation projects, if developed, will be added once all the information is available. If there are any other changes to the scope of the project, the Real Estate Plan will be revised and updated accordingly.

EXHIBIT A

**ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION CAPABILITY
AND SAMPLE AUTHORIZATION FOR ENTRY FOR CONSTRUCTION
FOR RIO GRANDE DE MANATI FLOOD CONTROL PROJECT**

**Assessment of Non-Federal Sponsor's
Real Estate Acquisition Capability**

I. Legal Authority:

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? (yes/no) **YES**
- b. Does the sponsor have the power to eminent domain for this project? (yes/no) **YES**
- c. Does the sponsor have "quick-take" authority for this project? (yes/no) **YES**
General Law on Forced Condemnation" Law of 12 march 1903
- d. Are any of the land/interests in the land required for this project located outside the sponsor's political boundary? (yes/no) **NO**
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? (yes/no) **NO**

II. Human Resource Requirements:

- a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P. L. 91-646, as amended? (yes/no) **NO**
- b. If the answer to II.a. is "yes", has a reasonable plan been developed to provide such training? (yes/no)
- b. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? (yes/no) **YES**
- c. Is the sponsor's projected in-house staffing level sufficient considering its other work load, if any, and the project schedule? (yes/no) **YES**
- e. Can the sponsor obtain contractor support, if required in a timely fashion? (yes/no) **YES**
- f. Will the sponsor likely request USACE assistance in acquiring real estate? (yes/no) **NO**

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? (yes/no) **YES**
- b. Has the sponsor approved the project/real estate schedule/milestones? (yes/no) **YES.**
Once USACE notify us, DNER is capable to make the acquisitions in 15 to 18 months.

IV. Overall Assessment:

- a. Has the sponsor performed satisfactory on other USACE projects? **YES**
(yes/no/not applicable)
- b. With regard to the project, the sponsor is anticipated to be: **highly capable/fully capable/moderately capable/marginally capable/insufficiently capable.**

V. Coordination:

- a. Has this assessment been coordinated with the sponsor? (yes/no) **YES**
- b. Does the sponsor concur with this assessment? (yes/no) (If "no", provide explanation)
YES

Prepared by:

KELLY.JAMES.J.1241943344 Digitally signed by KELLY.JAMES.J.1241943344
Date: 2020.03.12 13:29:40 -0400

James Kelly
Realty Specialist

Reviewed and approved by:

 2020.03.12 13:12:39
-04'00'
2019.021.20061

Ken Lieu
Chief, Real Estate Office

AUTHORIZATION FOR ENTRY FOR CONSTRUCTION

(project name)

I, _____ (name), _____ (title) for
_____ (name of Sponsor) do hereby certify that the
_____ (Sponsor) has acquired the real property interests required by
the Department of the Army, and otherwise is vested with sufficient title and interest in lands,
to support construction of _____ Project. Further, I hereby
authorize the Department of the Army, its agents, employees, and contractors to enter upon
Tract(s) _____ to construct the
_____ Project as set forth in the plans and
specifications held in the U.S. Army Corps of Engineers' _____ District Office,
_____ (District Address).

WITNESS my signature as _____ (title) for
_____ (sponsor's name) this ____ day of _____, 20 ____.

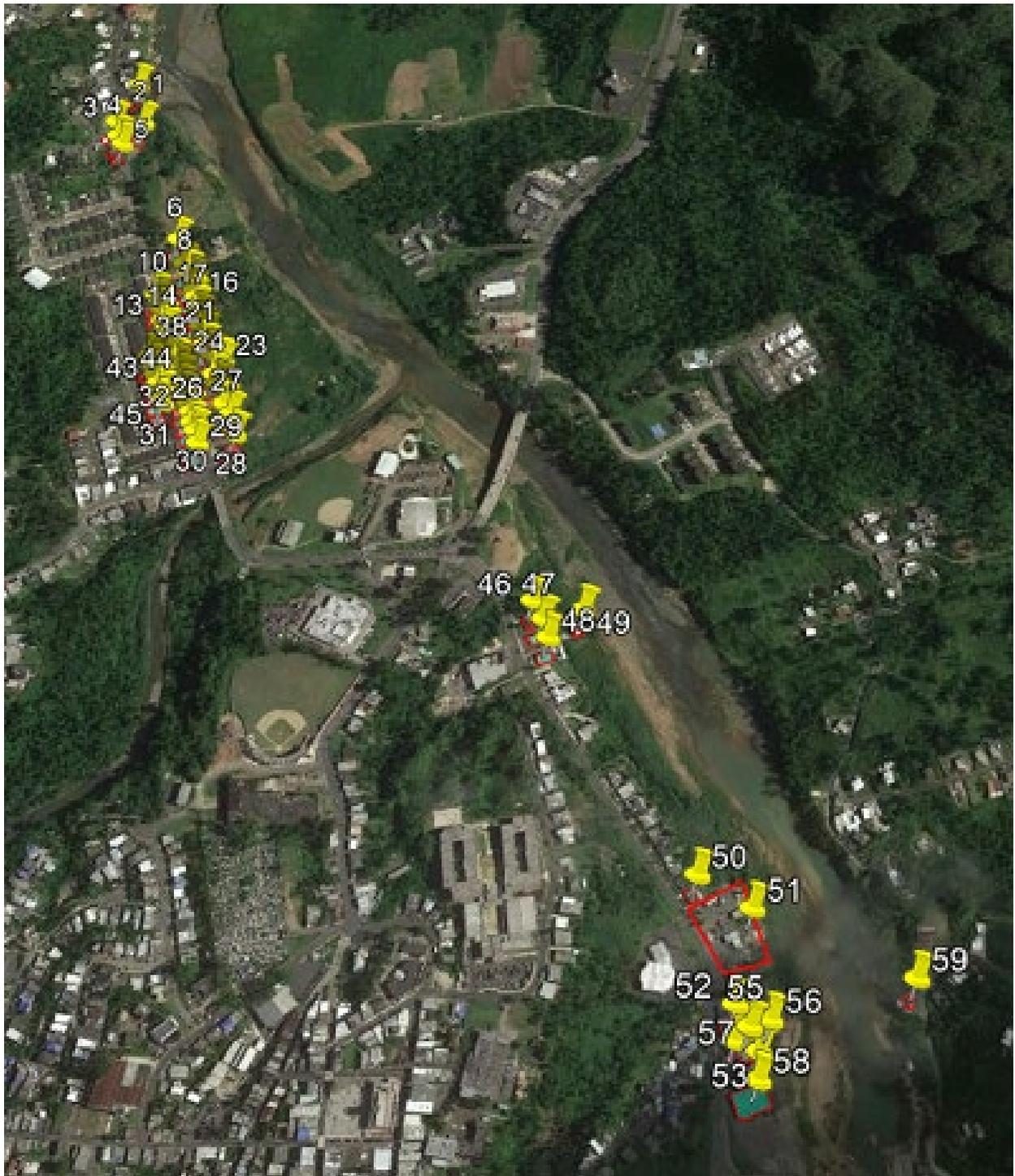
By: _____ (name)
_____ (title)

EXHIBIT B

REAL ESTATE MAPS

(Copied directly from Gross Appraisal)

NOTE: Not all property boundaries are shown on the following maps



Overall List of Structures and Structure Nos.



Structures Nos. 1-5 (northern area)



Structures Nos. 6-28 (mid-northern area)



Structures Nos. 46-49 (mid-southern area)



Structures Nos. 50-58 (southern area)