

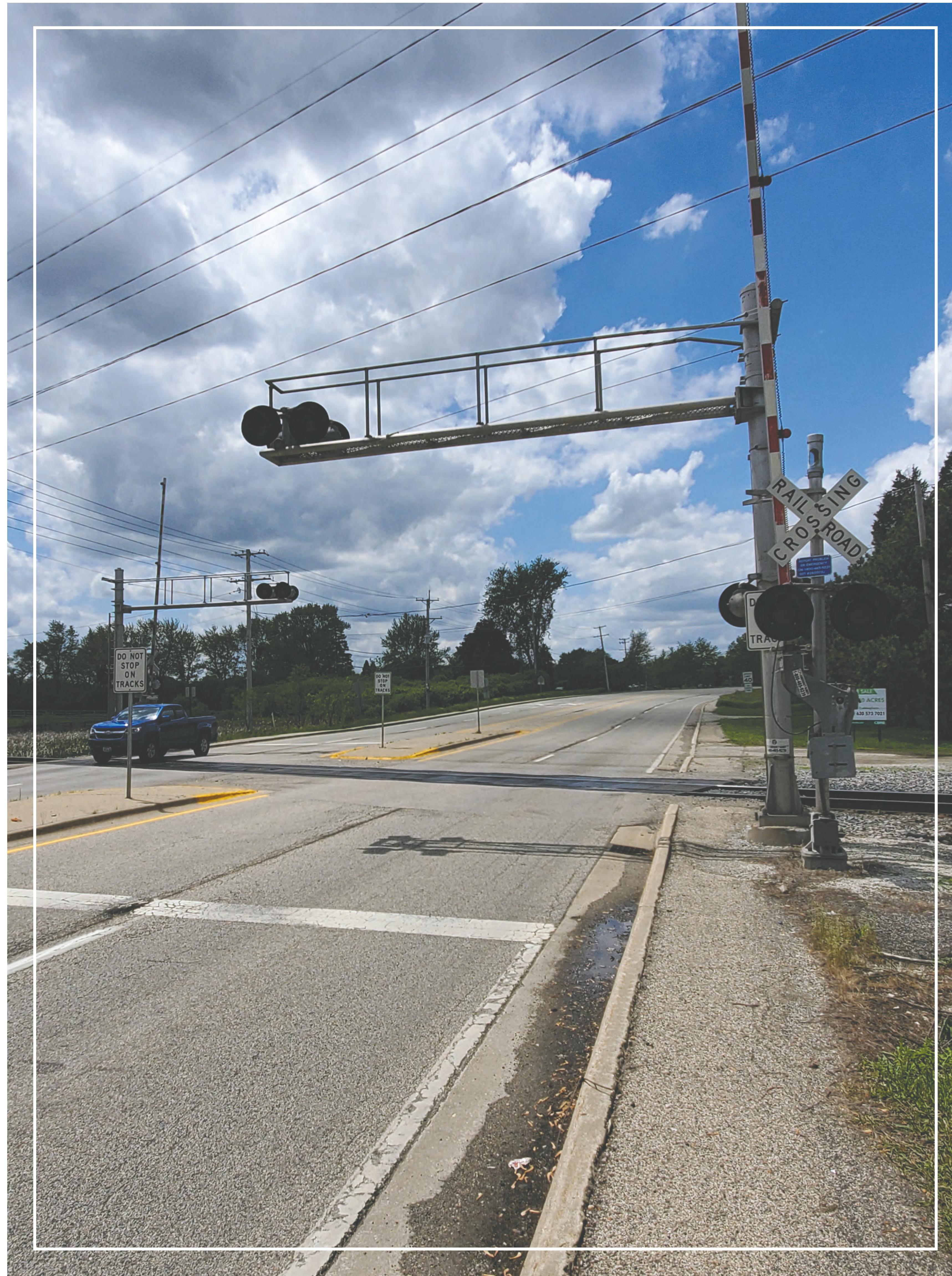
LAND ACQUISITION

LAND ACQUISITION PROCESS

After Phase 1 Engineering is complete, land acquisition will formally begin.

The land acquisition process involves the following steps:

- 1** The ownership of the property is confirmed;
- 2** A plat of survey drawing is prepared to show the dimensions and amount of property that is being acquired;
- 3** An appraisal and independent review appraisal are made to determine the fair market value of the property to be acquired;
- 4** Negotiations begin with an offer to acquire the necessary property at the appraised value;
- 5** If a settlement cannot be reached, the matter is referred to the courts for acquisition under the law of eminent domain, in which property owners are compensated fair market value for the acquired property.



LAND ACQUISITION

TYPES OF LAND ACQUISITION

Following completion of Phase 1 Engineering, the formal land acquisition process will begin in conjunction with Phase 2 Engineering. One of the first steps of Phase 2 Engineering will be to evaluate design refinements to minimize impacts to adjacent properties. Three types of land acquisition are described below:

1

FEE SIMPLE ACQUISITION

The acquisition of all rights and interest of real property (such as right-of-way).

2

PERMANENT EASEMENT

Where underlying ownership is retained by the property owner, but access is permanently allowed during and after construction for maintenance of facilities such as drainage structures.

3

TEMPORARY EASEMENTS

Where underlying ownership is retained by the property owner, but access is temporarily allowed only during construction of items such as grading work, driveway construction, and other minor improvements.