

**APPENDIX D  
REAL ESTATE PLAN**

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## D REAL ESTATE PLAN

The purpose of this Real Estate Plan is to identify and describe the real estate interests and activities needed to support the South Florida Water Management District (SFWMD) Lake Okeechobee Storage Reservoir Section 203 Study (Section 203 Study). LOCAR will be part of the Comprehensive Everglades Restoration Plan (CERP) once it is authorized by U.S. Congress under the Water Resources Development Act (WRDA). CERP, as documented in the 1999 Central and Southern Florida Project (C&SF Project) Comprehensive Review Study Final Integrated Feasibility Report and Programmatic Environmental Impact Statement (the Yellow Book), consists of 68 different components. The purpose of CERP is to modify structural and operational components of the C&SF Project to achieve restoration of the Everglades and the south Florida ecosystem while providing for other water-related needs such as urban and agricultural water supply and flood protection. The Component A Reservoir is one of the 68 total CERP components.

The purpose of Component A is to detain water during wet periods for later use during dry periods in Lake Okeechobee. Increased storage capacity would reduce the duration and frequency of both high and low water levels in Lake Okeechobee that are stressful to the lake's littoral ecosystems and cause large discharges from the lake that are damaging to the downstream estuary ecosystems.

The Real Estate Plan is tentative in nature. It is for planning purposes only and both the final real property lines and real estate cost estimates provided are subject to change even after approval of the Section 203 Study. The information presented in this appendix is based on available information provided by the Project Delivery Team (PDT) members. It presents an estimate of land, easements, right-of-way, relocations, borrow and disposal requirements, and a description of the nature and scope of the non-federal sponsor's responsibilities.

### D.1 Project and Study Authorization

The Water Resources Development Act of 2000 (WRDA 2000) (Public Law [P.L.] 106-541), Title VI, Section 601 provides for and guides modifications to the C&SF Project and describes authorizations specific to CERP:

- Section 601(b)(A)—“Comprehensive Everglades Restoration Plan Approval” provides authority for CERP
- Section 601(d)—“Authorization of Future Projects” provides the authority for the preparation of Project Implementation Reports (PIRs)

Section 203 of the Water Resources Development Act (WRDA) of 1986, as amended, allows a non-federal sponsor to perform feasibility studies for submission to the Assistant Secretary of the Army for Civil Works (ASA(CW)).

The ASA(CW)'s Office, in coordination with the U.S. Army Corps of Engineers (Corps), reviews and approves the Section 203 Study before submitting it to Congress for authorization. SFWMD initiated the Study in 2023 as the non-federal sponsor. The Jacksonville District Corps is the lead federal agency and intends to prepare a National Environmental Policy Act (NEPA) assessment in accordance with Title 40 of the Code of Federal Regulations [CFR], Chapter V, Parts 1500 through 1508 to support the ASA(CW) review of the Section 203 Study.

### D.2 Project Location and Study Area

The Recommended Plan is located north of Lake Okeechobee and west of the Kissimmee River (Canal [C-] 38) in south Florida within Highlands County (Figure D-1).



Figure D-1. Project location.

The Study Area covers a portion of the Lake Okeechobee Watershed in Florida, which includes four major drainage basins—Fisheating Creek, Indian Prairie, Taylor Creek/Nubbin Slough—and portions of the Lower Kissimmee (Structure [S-] 65D and S-65E). The Study Area totals approximately 920,000 acres (ac) of land in Glades, Highlands, Okeechobee, and Martin Counties, along with the Seminole Tribe of Florida (STOF) Brighton Reservation (Figure D-2). The Recommended Plan is located in the Indian Prairie sub-watershed, but it also affects conditions in Lake Okeechobee and the Northern Estuaries (i.e., Caloosahatchee and St. Lucie River Estuaries) totaling approximately 1,450,000 ac.

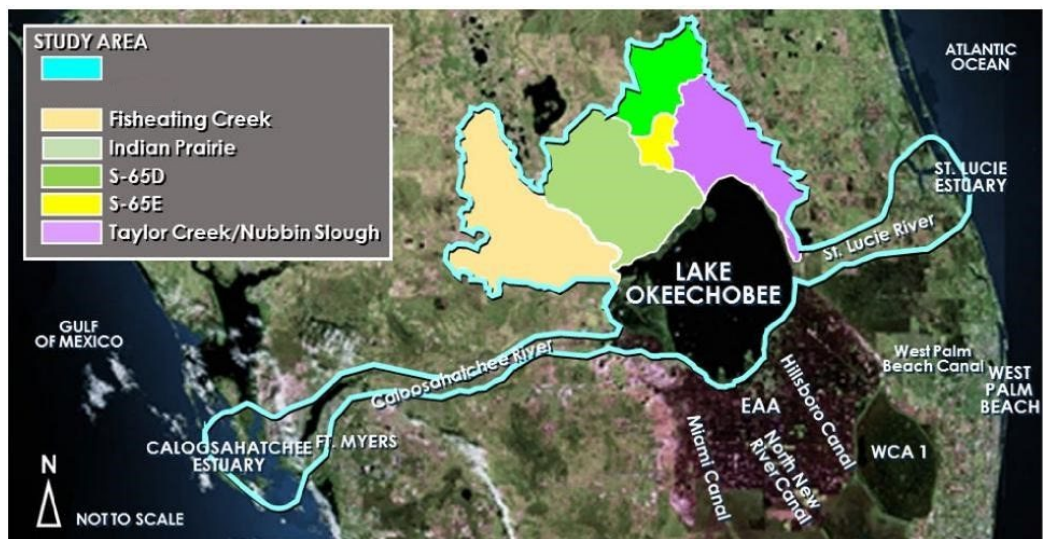


Figure D-2. LOCAR Study Area Map.

### D.3 Project Description

The Recommended Plan is a 200,000-acre-foot (ac-ft) aboveground storage reservoir north of C41A (**Figure D-3**). The 12,800-ac reservoir would be designed to have an average storage depth of 17 feet (ft) at its normal full-storage level. Reservoir operations would allow for a combination of methods to divert and return water to Lake Okeechobee from the reservoir. Features would be operated in conjunction with the existing C&SF Project features for the purpose of filling and emptying the storage reservoir.

The location of the two reservoir gated outflow culverts, Culvert (CU-) 1A and CU-2, would enable water to be released from the reservoir into the C-41A upstream and/or downstream of S-83, to convey water to the Indian Prairie Sub-basin, via C-41A, C-41, C-39A, C-40, and/or C-38, as well as to Lake Okeechobee. CU-1A and CU-2 would be designed to provide a maximum outflow rate of 1,500 cubic feet per second (cfs).

During times when water would be conveyed into the reservoir for storage, depending on the current and forecasted water management needs within the Study Area, the reservoir would be filled to a level not to exceed its normal full storage level (NFSL) of 51.7 ft North American Vertical Datum of 1988 (NAVD88) through one or a combination of the following methods:

1. Full or partial diversion of flow in C-41A, downstream of S-83, into the reservoir at a maximum rate of 1,500 cfs by operating pump station PS-2.
2. Full or partial diversion of flow in C-41A, upstream of S-83, into the reservoir by gravity at a maximum rate of 1,500 cfs, through opening gated culvert CU-2. Unlike methods 1 and 3, this method allows for only partial filling of the reservoir up to an elevation below the headwater stage at S-83, which normally ranges from 30.6 ft to 31.0 ft NAVD88. Water conveyed to the reservoir through this method would be stored mostly within the southern portion of each storage cell where the ground surface is the lowest. Stage-storage calculations for the Recommended Plan indicate that there is about 6,600 ac-ft of aboveground storage capacity in the reservoir at elevation 31.0 ft NAVD88 (3,800 ac-ft in the east cell and 2,800 ac-ft in the west cell), which is about 3 percent of the reservoir's total storage capacity of 200,000 ac-ft at its NFSL of 57.1 ft NAVD88.
3. Back-pumping water from Lake Okeechobee into the reservoir at a maximum rate of 1,500 cfs, by operating pump stations PS-1 and PS-2 concurrently. The first pump station, PS-1, to be located at the existing S-84 site, will move water in C-41A from the downstream (tailwater) side of the existing S-84 site into C-41A on the upstream (headwater) side of the existing S-84 site. The second pump station, PS-2, to be located between the reservoir's east cell and C-41A, will pump water from C-41A via the reservoir east inflow-outflow canal (CNL-2), directly into the reservoir's east cell.

Each of the reservoir's storage cells would include one ungated overflow spillway, designed to convey excess water in the storage cell (water within the storage cell above the NFSL of 51.7 ft NAVD88) to the reservoir perimeter canal (CNL-1), to then be discharged through the perimeter canal overflow structures into C-41A. Ungated Overflow Spillway (OS-) 1 to be located along the south perimeter dam of the east cell, was designed to provide a maximum outflow rate of 750 cfs. Ungated overflow spillway OS-2 to be located along the south perimeter dam of the west cell, is designed to provide a maximum outflow rate of 750 cfs.



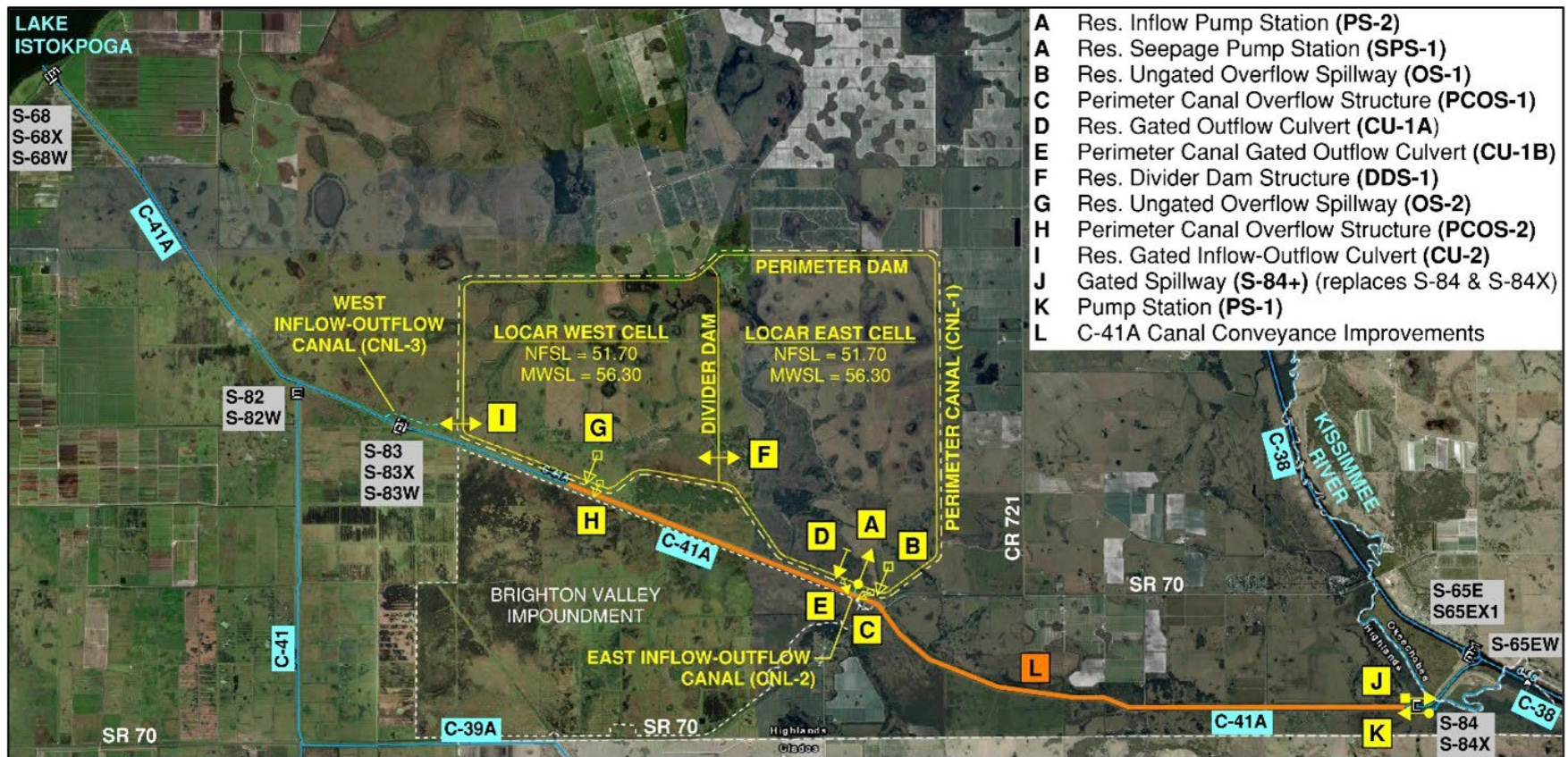


Figure D-3. Recommended Plan Project footprint with major project features.

## **D.4 Real Estate Requirements**

The real estate interests and lands identified below are required for the construction, operation, and maintenance of the LOCAR. The SFWMD as the non-federal sponsor is responsible for providing lands necessary for the project purpose and will acquire those lands identified for the project purpose in accordance with SFWMD policy.

### **D.4.1 Reservoir Footprint**

The Project features impact two landowners. Damages may occur for reasons such as diminished access, diminished use, and the shape of the remainder lands. To account for the impacted parcels, 15 percent was added to the Real Estate Incremental cost.

### **D.4.2 Staging and Access**

Staging areas will be within the Project footprint and identified during the Planning, Engineering, and Design (PED) phase of this Project. Access to this Project Area is primarily from State Road 70 on the south and State Road 700/US 98 and County Road 621 to the north. County Road 721, to the east, connects to State Road 70 to the south. Other access areas will be identified during PED for this Project. A temporary work area easement may be required for areas identified for access outside the Project Area.

## **D.5 Non-federally Owned Lands**

The non-federal sponsor has fee simple and easement interests in the C-41A canal right-of-way. The non-federal sponsor does not own any of the other land located within the Project footprint.

## **D.6 Standard Estates**

The following estates are required:

### FEE

The fee simple title to all of Highlands County Property Control Numbers C013732A0000100000 and C3635310100RET0120, and a portion of C243732A0000100000 and C013731A0000100000; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

### TEMPORARY WORK AREA EASEMENT

A temporary easement and right-of-way in, on, over and across land to be determined, for a period not to exceed **(TBD)**, beginning with the date possession of the land is granted to the project sponsor, for use by the United States, its representatives, agents, and contractors as a (borrow area) (work area) including the right to (borrow and/or deposit fill, spoil, and waste material thereon) (move, store and remove equipment and supplies, and erect and remove temporary structures on the land), and to perform any other work necessary and incident to the construction of the Project, together with the right to trim, cut, fell, and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, 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.



### **D.7 Non-standard Estates**

Currently, it is anticipated that the non-federal sponsor will acquire the standard fee estate required for ecosystem restoration. However, all pertinent information will be reviewed prior to the final PIR and during acquisition negotiations to determine if a lesser estate might be warranted. If a lesser estate is determined to be preferable for a specific location and scenario, the Jacksonville District will coordinate the review and approval of the estate with the South Atlantic Division and the Corps Headquarters as soon as appropriate information, design, sponsor feedback, etc., is available to assess the proposed lesser estate thoroughly.

### **D.8 Existing Federal Projects**

The Central and Southern Florida Flood Control Canal Number C-41A will be partially impacted by the lands, easements, and rights-of-way (LER) required for the Project. The C-41A was constructed as part of the C&SF Project. The C-41A where the Project overlaps will be closed and/or diverted during construction of the LOCAR. The non-federal sponsor has fee simple and easement interests in the lands within the C-41A right-of-way, which were certified to the Federal Government granting formal permission and authority to enter upon lands in perpetuity. The C-41A land interests are sufficient and available for LOCAR. The non-federal sponsor will not receive credit for the value of LER within the C-41A right-of-way, including incidental costs for lands acquired and credited as part of other projects.

### **D.9 Federally Owned Lands**

There are no known federally owned lands within the Project Area.

### **D.10 Navigation Servitude**

The navigation servitude is not applicable to this Project.

### **D.11 Real Estate Maps**

The real estate planning map depicts the Project Area. See **Exhibit A**.

### **D.12 Induced Flooding**

Preliminary analyses indicate there will be no induced flooding during the construction or the operation and maintenance of the Project. During PED, if it is determined that induced flooding is anticipated, a Takings Analysis will be prepared to determine if the expected induced flooding would rise to the level of a taking that would require additional real estate for the Project. During PED, if it is determined that additional real estate is required, the additional lands impacted by induced flooding will be authorized to be acquired as part of this real estate plan for LOCAR.

### **D.13 Mitigation**

#### Cultural Resources:

LOCAR will potentially have adverse effects on cultural resources, some of which are unavoidable and long term, and cannot be assessed until the detailed design phase of the Project. Avoidance of adverse effects to cultural resources is the Corps' preference; therefore, throughout the planning process for LOCAR, the project archaeologist, engineers, and plan formulators have worked closely to determine alternatives and features of alternatives that reduce or eliminate impacts on cultural resources. Pursuant to 36 CFR § 800.1, where possible, the project design will be modified to avoid impacting significant historic properties and

culturally significant sites. Where avoidance is not possible, minimization and mitigation measures will be considered. Mitigation measures will be developed during the PED phase in consultation with the State Historic Preservation Officer, Tribal groups, and other interested parties as established in implementing regulations of Section 106 of the National Historic Preservation Act (**Appendix C**).

#### **D.14 Relocation Assistance (P.L. 91-646)**

It is estimated that one farm will qualify for relocation-assistance benefits at an estimated cost of \$200,000.

#### **D.15 Minerals**

Preliminary assessment indicates no known present or anticipated mineral or sub-surface mineral-extraction activities within the vicinity of the proposed area, which may affect construction, operation, or maintenance of the Project.

#### **D.16 Non-federal Sponsor's Authority to Participate in Project**

The SFWMD is the non-federal sponsor for this Project. The SFWMD is empowered and authorized to acquire the lands, easements, rights-of-way, relocations, and disposal (LERRD) for the construction, operation, and maintenance of the Project. The SFWMD is familiar with P.L. 91-646 requirements and the requirements for documenting expenses for credit purposes.

#### **D.17 Corps' Acquisition on Behalf of the Non-federal Sponsor**

If SFWMD encounters landowners unwilling to convey their lands to the SFWMD, then it can request the Corps to acquire the lands or interest in lands pursuant to Article II.H. of the Master Agreement between the Department of the Army and South Florida Water Management District for Cooperation in Constructing and Operating, Maintaining, Repairing, Replacing, and Rehabilitating Projects Authorized to be Undertaken Pursuant to the Comprehensive Everglades Restoration Plan, dated August 13, 2009.

Article II.H reads as follows:

*H. The Non-Federal Sponsor may request the Government to provide lands, easements, rights-of-way; or to perform relocations on behalf of the Non-Federal Sponsor. Such requests shall be in writing and shall describe the services requested to be performed. If in its sole discretion the Government elects to perform the requested services or any portion thereof, it shall so notify the Non-Federal Sponsor in a writing that sets forth any applicable terms and conditions, which must be consistent with the PPA for the authorized CERP Project. In the event of conflict between such a writing and the PPA for the authorized CERP Project, the PPA shall control. The Non-Federal Sponsor shall be solely responsible for all costs of the requested services and shall pay all such costs in accordance with Article VII.D. of this Master Agreement. Notwithstanding the provision of lands, easements, rights-of-way, or performance of relocations by the Government, the Non-Federal Sponsor shall be responsible, as between the Government and the Non-Federal Sponsor, for the costs of cleanup and response in accordance with Article XV.C. of this Master Agreement.*

### **D.18 Zoning Ordinances**

Preliminary investigations indicate that no enactments of zoning ordinances are proposed in lieu of, or to facilitate, acquisition in connection with the Project.

### **D.19 Real Estate Acquisition Schedule**

The SFWMD is responsible for certifying that lands are available for Project advertisement and construction. For scheduling purposes, 18 to 24 months have been established to accomplish real estate certification, once final plans and specs have been completed, funds have been provided, and the Project Partnership Agreement (PPA) has been executed. The Project Sponsor, Project Manager, and Real Estate Technical Manager will formulate the milestone schedule upon Project approval to meet the date for advertisement and award of the construction contract. The SFWMD was advised by letter of the risks associated with land acquisition prior to the execution of the PPA or prior to the federal government's formal notice to proceed with the acquisition.

### **D.20 Relocations, Alterations, Vacations, and Abandonments (Utilities, Structures and Facilities, Cemeteries, and Towns)**

There are expected to be service lines for occupied structures in the Project Area. Since these areas are to be acquired, no facility or utility relocations are expected. See **Appendix A, Engineering**, for detailed information regarding facility or utility relocations.

A preliminary Attorney's Opinion of Compensability was not prepared; the federal government will make a final determination. If survey during PED identifies that utilities are required to be relocated, a Final Attorney's Opinion of Compensability will be prepared in writing for each proposed utility relocation.

*Any conclusion or categorization contained in this report that an item is a utility or facility relocation to be performed by the non-federal sponsor as part of its LERRD responsibilities is preliminary only. The government will make a final determination of the relocations necessary for the construction, operation, or maintenance of the project after further analysis and completion and approval of Final Attorney's Opinions of Compensability for each of the impacted utilities and facilities.*

### **D.21 Hazardous, Toxic, and Radioactive Waste**

Currently there are no impacts to the real estate acquisition process and LER value estimate due to Hazardous, Toxic, and Radioactive Waste (HTRW) contaminants within the Project Area. The environmental site assessment process will identify and provide resolution of any HTRW sites prior to certification of LER for Project construction. Should remediation of HTRW contamination be required, it will be the responsibility of the SFWMD, the non-federal sponsor, at their sole expense per the Engineer Regulation (ER) 1165-2-132. In the event that HTRW contaminants are identified and are under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended; for crediting purposes, the Corps or SFWMD, whichever is appropriate, shall follow policy per ER 405-1-12, 12-37. *Special Considerations*, c.(3)g. A discussion of available environmental site assessment information and other HTRW reports are provided in **Appendix C**.

## D.22 Attitude of Landowners

The corporate owner of the majority of the lands within the Project footprint has indicated that they are not willing to sell this portion of their much larger contiguous land holdings at market value. Therefore, condemnation proceedings will likely be required to acquire the lands. However, it is possible that the landowner may be willing to sell at a significant premium over market value to avoid a lengthy legal process of condemnation by the non-federal sponsor.

## D.23 Real Estate Acquisition/Incidental Costs

Department of the Army regulation ER 405-1-04 provides that cost estimates for projects in which the value of real estate are not expected to exceed 15 percent of total project costs, a cost estimate will be acceptable for purposes of the feasibility phase. An estimate of value for the Project lands was calculated based on the Highlands County Property Appraiser's value comparable land sales data in place of a Rough Order of Magnitude (ROM) Acquisition Cost Estimate or a gross appraisal, per the Corps Real Estate guidance.

A 40 percent incremental cost factor is added to the estimate of land value for the Project lands. The non-federal sponsor is projecting that the lands will be cost effective and beneficial to the implementation of the Project and in the non-federal sponsor's best interest to avoid the risks and added expenses associated with a condemnation process for the real estate acquisition. Given the land ownership and location of the project, it is expected that the corporate landowner of the majority of the land would not be a willing seller at the appraised value because the Project would bifurcate their property with a large reservoir. Therefore, an additional 30 percent incremental cost factor to resolve a condemnation proceeding for the acquisition cost of the real estate interest is added to the estimate of value for the Project lands. Combining the estimated \$200,000 relocation-assistance cost, and a 40 percent general contingency and an additional 30 percent contingency to avoid condemnation, with the real estate cost estimate of for the Project lands required for the construction, operation, and maintenance to include the contingency is approximately \$211,004,000.

The estimate of the federal real estate incidental acquisition cost including a contingency is \$5,362,000. This cost includes Project real estate planning, mapping, review, oversight, monitoring, administrative costs, crediting review costs, certification of lands required for Project purposes, real estate analysis, or other requirements that may be necessary during PED. The estimate of the non-federal sponsor incidental costs associated with the acquisition, including a contingency, is \$2,877,000.

The total real estate cost estimate, including contingencies and relocation assistance, to implement this Project is approximately \$219,243,000. The non-federal sponsor will receive credit toward its share of real estate Project costs incurred for certification of lands, including incidental costs, as long as lands were not credited as part of another project.

## D.24 Summary of Project Real Estate Costs

The following cost figures (Table D-1, Table D-2, and Table D-3) are subject to change prior to construction.

**Table D-1. Baseline Cost Estimate for Real Estate: Lands.**

Lands and Damages	Cost
Lands	\$123,920,000
Relocation Assistance	\$200,000
Lands and Damages	\$124,120,000
CONTINGENCY (40%)	\$49,648,000
CONTINGENCY TO AVOID CONDEMNATION (30%)	\$37,236,000
Total Lands and Damages	\$211,004,000

Note: The Contingency amount incorporates the cost estimate's Real Estate Incremental Cost Factor of 40 percent for the Lands plus an additional 30 percent to avoid condemnation.

**Table D-2. Baseline Cost Estimate for Real Estate: Administrative Costs.**

Administrative Costs for Federal and Non-federal Sponsor	Cost
Federal Review of NFS	\$3,830,000
CONTINGENCY (40%)	\$1,532,000
Total Federal Review of NFS	\$5,362,000
NFS Administrative Costs	\$2,055,000
CONTINGENCY (40%)	\$822,000
Total NFS Administrative Costs	\$2,877,000

NFS–Non-federal Sponsor

**Table D-3. Baseline Cost Estimate for Real Estate: Total Real Estate Cost Estimate.**

Category	Cost
Total Lands and Damages	\$211,004,000
Total Federal Review of NFS	\$5,362,000
Total NFS Administrative Costs	\$2,877,000
Total Real Estate Cost Estimate	\$219,243,000

NFS–Non-federal Sponsor

## D.25 Real Estate Chart of Accounts

Table D-4 summarizes the chart of accounts for the Project.

**Table D-4. Chart of Accounts for the Revised Recommended Plan.**

Codes for Chart of Accounts	Lands and Damages	Federal	Non-federal	Totals
01b20	<b>Acquisition:</b> Administrative Costs By NFS	\$0	\$2,055,000	\$2,055,000
01b40	<b>Acquisition:</b> Review of NFS	\$3,830,000	\$0	\$3,830,000
01c20	<b>Condemnations:</b> By Sponsor	\$0	\$0	\$0
01c40	<b>Condemnations:</b> Review of NFS	\$0	\$0	\$0
01F20	<b>PL 91-646 Relocation Assistance:</b> By NFS	\$0	\$200,000	\$200,000
01R1	<b>Real Estate Payments:</b> Land Payments	\$0	\$123,920,000	\$123,920,000
N/A	<b>Total Real Estate Cost Excluding Contingency</b>	<b>\$3,830,000</b>	<b>\$126,175,000</b>	<b>\$130,005,000</b>
N/A	<b>Contingency (40%)</b>	\$1,532,000	\$50,470,000	\$52,002,000
N/A	<b>Contingency to Avoid Condemnation (30%)</b>	\$0	\$37,236,000	\$37,236,000
N/A	<b>Total Project Real Estate Cost Estimate</b>	<b>\$5,362,000</b>	<b>\$213,881,000</b>	<b>\$219,243,000</b>

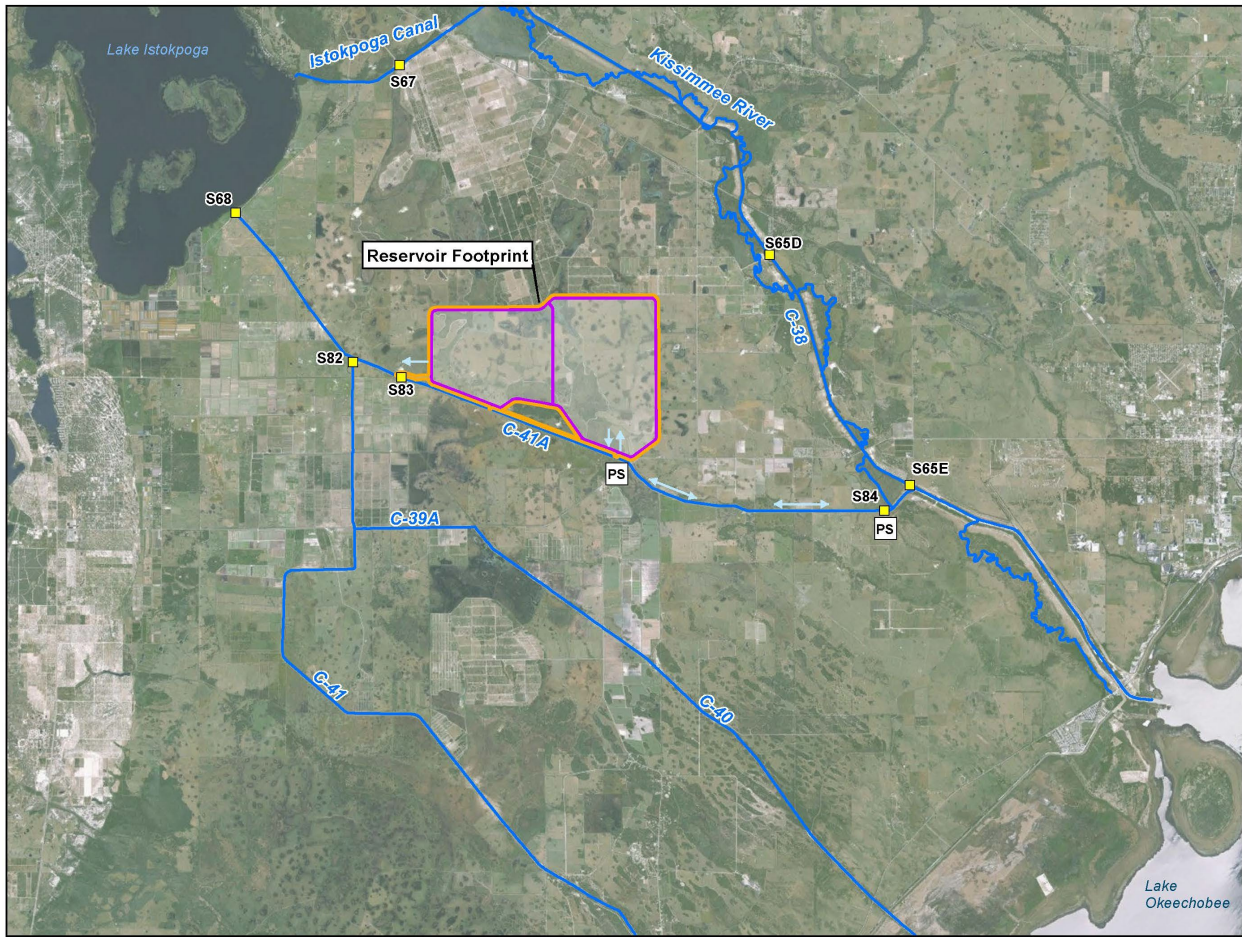
Note: The Contingency incorporates the ROM cost estimate's Real Estate Incremental Cost Factor of 40 percent for the Real Estate Payments, 30 percent to avoid condemnation, and a contingency factor of 40 percent for the Federal administrative costs and the NFS's incidental costs, to include administrative and relocation assistance.

NFS–Non-federal Sponsor



**D.26 Signatures**

D.27 Exhibit A



**Exhibit "A"**  
**Real Estate Map**