

REAL ESTATE PLAN

**Real Estate Plan
Fourche Bayou Basin, Arkansas**

**Prepared for
U.S. Army Corps of Engineers
Southwestern Division
Little Rock District**

**As of
21 September 2004**

**Prepared by
Ronald Bridges
Real Estate Division**

**Real Estate Plan
Fourche Bayou Basin, Arkansas**

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Attachments:

- Exhibit A Project Area Map
- Exhibit B Assessment of Local Sponsor's Capability

Prepared By: Ronald Bridges
Real Estate Division

Date: 21 September 2004

Real Estate Plan
Fourche Bayou Basin, Arkansas

[1] Purpose of the Real Estate Plan

The purpose of this Real Estate Plan is to outline the real estate requirements necessary for the completion of the Fourche Bayou Basin Project Area study. The project is to preserve a large remaining tract of bottomland conifers and hardwoods in the Fourche Bayou Basin and establish nature appreciation areas within the boundary of this project. A project area map, attached as Exhibit A, shows the location of the project. The City of Little Rock will be the non-federal or local sponsor for this proposed project.

[2] Description of Lands, Easements and Rights-of-Way (LER's)

The proposed project will cover an aggregate area of approximately 1,750 acres. The project properties consist of commercial, manufacturing or industrial, open spaces, and wooded areas. Many of these areas are subject to some degree of flooding from Fourche Creek. A clearly defined boundary has not been established for the proposed study project. The project properties are situated in parts of Sections 14, 15, 16, 17, 18, 19, 20, 21, and 22, Township 1 North, Range 12 West and Section 13, Township 1 North, Range 13 West, all in Pulaski County, Arkansas. All of the lands are within the corporate limits of the City of Little Rock, Arkansas.

A map depicting the proposed project area is shown in Exhibit A.

[3] LER owned by Sponsor

The non-federal sponsor has acquired approximately 1,342 acres of the proposed project area over more than a 35-year period. There are approximately 408 acres of non-contiguous land that are to be acquired to fulfill the total 1,750-acre area for this proposed project.

[4] Non-Standard Estates

There are no non-standard estates for this proposed project. Fee simple is the estate for the acquisition of the land for the project that is yet to be acquired.

Fee Simple

The fee simple title to (land described in Schedule A) 1/ (Tract Nos. _____, _____, and _____), subject, however, to existing easements for public roads and highways, public utilities, railroad and pipelines.

[5] Any existing federal project that lies fully or partially within the LER required for the project.

None of the lands in this project site are part of a previously authorized federal project.

[6] Any federally owned land

None of the lands are federally owned that lie within this proposed site.

[7] LER that lies below the ordinary high water mark

None of the Land, Easement and Rights-of-Way (LER) for the proposed project lies under the ordinary high-water mark.

[8] Map depicting project area

The map depicting the location of the proposed project is shown in Exhibit A. There are no known or potential Hazardous, Toxic, and Radiological Waste (HTRW) affecting the lands for the proposed project. There are no utilities or facilities to be relocated due to the construction of this project.

[9] Any possible flooding

No induced flooding will occur as a result of the construction of the proposed project.

[10] Real Estate Cost Estimate

The real estate cost estimate is based upon value estimate memorandum dated August 16, 1996, a gross appraisal dated September 24, 2003 and another value estimate memorandum dated December 16, 2003. Ronald Bridges, Review Appraiser, U.S. Army Corps of Engineers, Little Rock District prepared the reports.

Approximately 1,342.0 acres of the 1,750-acre project had been acquired by the non-federal sponsor and were valued at the time of purchase over a 35-year period of time. The estimated value for this acreage is \$805,200. \$1,015,200 is the estimated value of the yet to be acquired 408 acres for the Fourche project.

\$2,750,000 (rounded up from \$2,749,170) is the indicated baseline real estate cost estimate for the Fourche Bayou Basin project.

**BASELINE COST ESTIMATE FOR REAL ESTATE
FOURCHE BAYOU BASIN, ARKANSAS**

01	Lands & Damages		
01.23	Construction Contract Documents		
01.23.03	Real Estate Analysis Documents		
01.23.03.01	Real Estate Planning Documents		
	Planning by Local Sponsor	\$2,400	20% = \$480
	Corps of Engineers Real Estate Plan	\$8,000	20% = \$1,600
	Review of Local Sponsor	\$1,600	20% = \$320
01.23.03.02	Real Estate Acquisition Documents		
	Acquisitions by Local Sponsor (includes estimated survey cost)	\$390,120	25% = \$97,530
	Review of Local Sponsor	\$20,800	20% = \$4,160
01.23.03.03	Real Estate Condemnation Documents		
	Condemnations by Local Sponsor	0	0
	Review of Local Sponsor	0	0
01.23.03.05	Real Estate Appraisal Documents		
	Appraisals by Local Sponsor	\$21,000	20% = \$4,200
	Review of Local Sponsor	\$4,000	20% = \$800
01.23.03.06	Real Estate PL 91-646 Asst. Documents		
	PL 91-646 Asst. by Local Sponsor	0	0
	Review of Local Sponsor	0	0
01.23.03.15	Real Estate Payment Documents		
	Payments by Local Sponsor (Land)	\$1,820,400	20% = \$364,080
	Payments by Local Sponsor (Damages)	0	0
	Payments by Local Sponsor (PL 91-646 Asst.)	0	0
	Review of Local Sponsor	0	0
01.23.03.17	Real Estate LERRD Crediting Documents		
	Preparation by Local Sponsor	\$4,000	20% = \$800
	Review of Local Sponsor	\$2,400	20% = \$480
	TOTAL ADMIN & PAYMENTS	\$2,274,720	
	TOTAL CONTINGENCY		\$474,450
	ESTIMATED TOTAL		(R) \$2,749,170 \$2,750,000

[11] Relocation Assistance Benefits

No relocation benefits will be involved with this project.

[12] Mineral Activity

There is no ongoing or anticipated mineral activity within the project area.

[13] Assessment of Non-Federal Sponsor

See Assessment of Local Sponsor's Capability (Exhibit B). The non-federal sponsor has been advised of the requirement for documenting expenses for crediting purposes.

[14] Application of Zoning Ordinances

The subject properties for the proposed project are zoned as commercial, industrial, manufacturing, single family, multifamily, and open space.

[15] Land Acquisition Milestones

The non-federal sponsor is already in possession of approximately 77% or 1,342 acres of the lands required for this proposed project. Barring condemnation, it is considered that the remaining 408 acres of real estate for this project can be acquired within a twelve-month period.

[16] Facility or Utility Relocations

There are no anticipated facility or utility relocations associated with this project.

[17] Known Contaminants

There are no known or suspected contaminated sites within the proposed project area.

[18] Support or opposition to the project

This Project has received considerable support from the local community due to the fact that the wildfowl habitat will be restored. No opposition by any individual or group has been expressed regarding the proposed project.

[19] Statement that non-federal sponsor has been notified in writing about the risks associated with acquiring land.

The non-federal has been notified regarding the risks associated with acquiring the land for this proposed project.

[20] Other Real Estate Issues

There are no other issues that need be considered or addressed relevant to this proposed project.

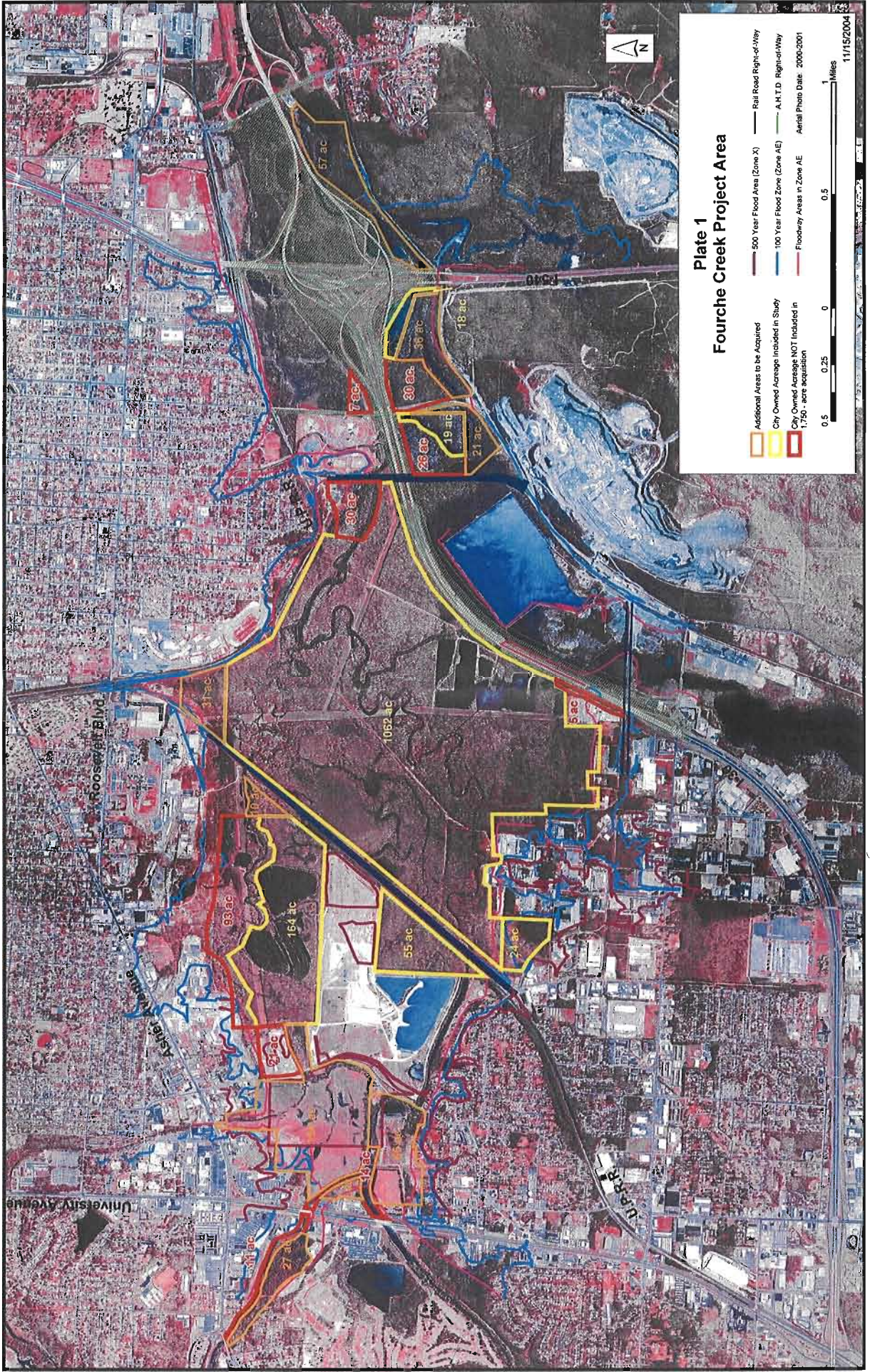


Exhibit A

FOURCHE BAYOU BASIN, ARKANSAS
(CITY OF LITTLE ROCK, ARKANSAS – NON-SPONSOR)

ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY

1. LEGAL AUTHORITY:

- (a) Does the sponsor have legal authority to acquire and hold title to real property for project purposes? YES
- (b) Does the sponsor have the power of eminent domain for this project? YES
- (c) Does the sponsor have “quick-take” authority for this project? NO
- (d) Are any of the lands/interests in land required for the project located outside of the sponsor’s political boundary? NO
- (e) Any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? NO.

2. 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? NO
- (b) If the answer to 2.a is “yes”, has a reasonable plan been developed to provide such training? N/A
- (c) Dose the sponsor’s in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? YES
- (d) Is the sponsor’s projected in-house staffing level sufficient considering its other workload, if any, and the project schedule? YES
- (e) Can the sponsor obtain contractor support, if required, in a timely fashion? YES
- (f) Will the sponsor likely request USACE assistance in acquiring real estate? NO (If “yes”, provide description).

3. OTHER PROJECT VARIABLES:

- (a) Will the sponsor's staff be located within reasonable proximity to the project site? YES
- (b) Has the sponsor approved the project/real estate schedule milestones? YES

4. OVERALL ASSESSMENT:

- (a) Has the sponsor performed satisfactorily on other USACE projects? YES
- (b) With regard to this project, the sponsor is anticipated to be: X. Highly capable; _____ Fully capable; _____ Moderately capable; _____ Marginally capable; _____ Insufficiently capable. (If sponsor is believed to be ?Insufficiently capable?, provide explanation).

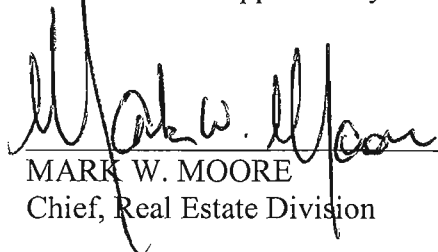
5. COORDINATION:

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

Prepared by:

 _____ (Signature)
JENNIFER DALTON
Attorney Advisor

Reviewed and Approved by:

 _____ (Signature)
MARK W. MOORE
Chief, Real Estate Division