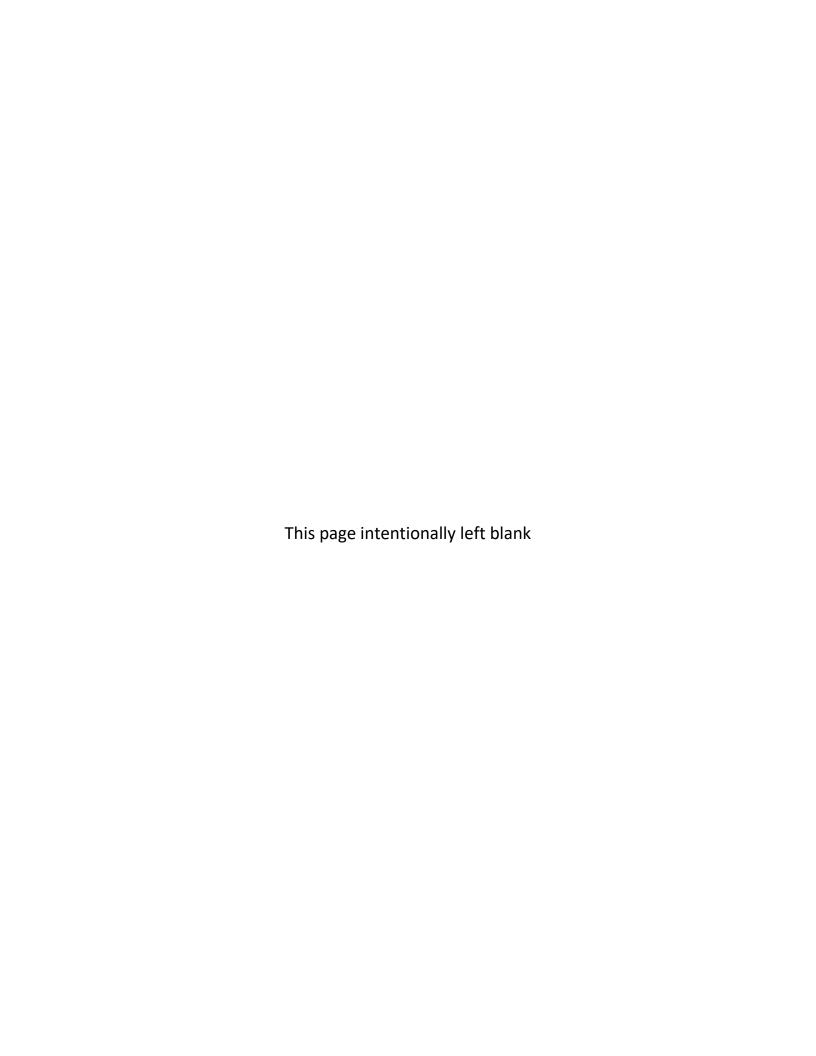
Appendix G. Real Estate Plan



REAL ESTATE PLAN ANACOSTIA WATERSHED RESTORATION PROJECT PRINCE GEORGE'S COUNTY, MARYLAND

Prepared by: Adam Oestreich Realty Specialist CENAB-RE-C/IIS 12/8/2017

REAL ESTATE PLAN ANACOSTIA WATERSHED RESTORATION PROJECT PRINCE GEORGE'S COUNTY, MARYLAND

- 1. GENERAL
- 2. REAL ESTATE REQUIREMENTS
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 - c. Non-Standard Estates
 - d. Current Ownership
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- 9. PUBLIC LAW 91-646 RELOCATIONS
- 10. MINERAL ACTIVITY
- 11. TIMBER RIGHTS
- 12. ASSESSMENT OF NON-FEDERAL SPONSOR'S ACQUISITION CAPABILITY
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- 17. ATTITUDES OF THE LANDOWNERS
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1. GENERAL

This Real Estate Plan (REP) is in support of the Anacostia Watershed Restoration (AWR) Project, Prince George's County, Maryland, Feasibility Study. The Project purpose is to develop and evaluate potential ecosystem restoration opportunities to address degraded aquatic ecosystems in the Anacostia River Watershed. The AWR Study is being conducted under the authority of a September 8, 1988 resolution of the House Committee on Public Works and Transportation. This cost-shared Study is being conducted in partnership with Prince George's County, Maryland, which is the non-Federal Sponsor (NFS) for this Project. This preliminary REP is based on the Tentatively Selected Plan (TSP), which is currently at a concept-level of design (approximately 10% design).

The objectives of the Anacostia Watershed Restoration (AWR) study include:

- 1. Restoring historic natural infrastructure of the watersheds.
- 2. Enhancing, restoring and creating wetland and wildlife habitat throughout the watersheds and improving nutrient removal functions.
- 3. Improving in-stream habitat by restoring natural stream channels and removing fish blockages.
- 4. Stabilization of the streambed/channel and streambanks.
- 5. Reducing erosion and sediment transport.

The overall goal is to create a stable and functional environmental system that has minimal adverse impacts regarding flooding and removal of trees/vegetation, while also improving aesthetics in the Project area for the community. Six potential reaches (liner sections/lengths of stream) have been identified, located as shown in Exhibit A. The TSP includes Reaches 3, 5, 9, 11, 13 and 15.

2. REAL ESTATE REQUIREMENTS

a. Description of Land, Easements, Rights-of-Way and Relocations (LERR) Requirements for the Project

In-stream structures, in combination with plantings, will be used to provide streambed and streambank grade control. Varying site-specific designs will be constructed in the floodplain to provide long term environmental stability and ecosystem improvements at each of the 6 reaches. Project construction, operation and maintenance will be within the existing streambed/streambank and floodplain. Staging areas and site access which may be required during Project construction will be identified as Project design is further developed.

b. Standard Estates

Standard Temporary Work Area Easements (TWAE's) will be required for staging and access, as needed. Acquisition Tract numbers, Project Approval Date, and Term of TWAE's (typically 3 years) will be determined in the future should this Project be approved for construction.

TEMPORARY WORK AREA EASEMENT (Standard Estate No.15)

A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract Nos. _____), for a period not to exceed _____ (___) years, beginning with the date possession of the land is granted to Prince George's County, Maryland, for use by Prince George's County, Maryland, its representatives, agents, and contractors as a work area, including the right to 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 Anacostia Watershed Resources Project, together with the right to trim, cut, fell and remove there from 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.

Access to the Project sites may require standard perpetual Road Easements:

ROAD EASEMENT (Standard Estate No. 11)

A (perpetual non-exclusive and assignable) (temporary) easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. _____, ____ and _____) for the location, construction, operation, maintenance, alteration replacement of (a) road(s) and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; (reserving, however, to the owners, their heirs and assigns, the right to cross over or under the right-of-way as access to their adjoining land at the locations indicated in Schedule B); ¹ subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

c. Non-Standard Estates

Since the purpose of this Project is ecosystem restoration, the minimum real property interest required by regulation is fee simple. However, since this Project will be constructed within the existing streambank and adjacent floodplain, a non-standard perpetual Ecosystem Restoration Easement is recommended. This lesser interest, a perpetual easement, will be sufficient for Project construction, and allow required ongoing operation and maintenance, which will be minimal.

For sites not already owned in fee simple by the NFS, the NFS may not be willing to acquire small parcels of fee simple property at each site. Generally, sponsors have not been open to increasing the public fee ownership footprint, taking those areas out of the tax base; and did not want to be responsible for maintaining small tracts of property scattered within the watershed. For the landowner, it is often advantageous to be able to retain fee ownership for certain lot size requirements to meet zoning development regulations. Here a non-standard perpetual Ecosystem Restoration Easement is sufficient for Project purposes and better serves the purposes of both NFS and landowner. Project construction, operation and maintenance in the streambed and adjacent floodplain will require this non-standard perpetual Ecosystem Restoration Easement.

The following non-standard estate language has been previously approved for use in the Green/Duwamish River Basin Ecosystem Restoration General Investigation Project in the Seattle District, and was recommended by USACE North Atlantic Division for use with this Project. This non-standard estate language is being submitted for approval for use for this Project as part of the overall Anacostia Watershed Restoration Project, Prince George's County, Feasibility Study.

PERPETUAL ECOSYSTEM RESTORATION EASEMENT - A perpetual and assignable right and easement in, on, over and across the lands of the Grantors described in Exhibit A, attached hereto, to construct, operate, maintain, repair, alter, rehabilitate, remove, replace and monitor features of the Anacostia Watershed Restoration Project, Prince George's County, Maryland, including: vegetative plantings; modifications and improvements within and adjacent to the channel or shore for grade control, or bank stabilization purposes; fish and wildlife habitat or other ecosystem restoration improvements; placement of materials or structures in the bed, banks, or shorelines that influence stream velocity or channel form; removal or placement of gravels, cobbles, boulders, woody debris, and other structures or conveyances to recharge or maintain flow to existing wetlands; together with the right to remove structures or obstructions including levees; reserving, however, to the owners, their heirs and assigns, all other rights and privileges that may be used without interfering with or abridging the enumerated rights and easement hereby conveyed and acquired; all subject to existing easements for public roads and highways, public utilities, railroads and pipelines.

d. Current Ownership

Current ownership for each of the 6 reaches is shown in Exhibit B.

e. Real Estate Mapping

Preliminary mapping of the locations and impacted properties of the 6 study reaches is attached as Exhibit A.

Summary of acreages by Reach:

Acreages	Ecosyste	m Restora	ation Easem	nent	Roa	d Access	Easement			TWAE/St	aging		Grand
Reach	MNCPPC	Public	Private	total	MNCPPC	Public	Private	total	MNCPPC	Public	Private	total	Total
3	16.3	0.0	0.0	16.3	0.4	0.0	0.0	0.4	1.9	0.0	0.0	1.9	18.7
5	12.7	4.6	5.7	22.9	0.3	0.0	0.0	0.3	0.3	0.0	0.0	0.3	23.6
9	6.4	0.0	0.0	6.4	0.3	0.0	0.0	0.3	0.4	0.0	0.0	0.4	7.1
11	5.7	7.0	14.1	30.8	0.6	0.0	0.0	0.6	0.9	0.0	0.0	0.9	32.2
13	18.0	0.0	1.0	19.0	0.1	0.0	0.0	0.1	0.9	0.0	0.0	0.9	20.0
15	12.7	0.0	0.0	12.7	0.1	0.0	0.0	0.1	0.7	0.0	0.0	0.7	13.5
Acres	71.7	15.6	20.7	108.0	1.9	0.0	0.0	1.9	5.1	0.0	0.0	5.1	115.0

MNCPPC: the NFS is a controlling partner. MNCPPC owns 79 acres of the 109 acres in the Project area.

3. EXISTING FEDERAL PROJECTS

There are existing Anacostia River Federal and cost-shared flood protection, environmental restoration and navigation Projects in the proposed Project area. The extent of the proposed Project's overlap with any existing Project has not been determined at this stage. The NFS

will not receive credit for LERR for any lands/interests previously provided for any existing Project. Figure 1-8 and Table 1-2, both from Section 1.6 of the main report, describe existing Federal and cost-shared projects, including Sponsors, in the proposed Project area.

4. EXISTING FEDERALLY OWNED LANDS

There is no Federally-owned land within the proposed Project area.

5. LANDS OWNED BY THE NON-FEDERAL SPONSOR

The NFS is a controlling partner in the MNCPPC, which owns parcels in the study area. MNCPPC has participated in other similar cost-shared Projects, such as Anacostia Northwest Branch, Paint Branch, and Western Branch-Patuxent River.

MNCPPC owns 79 acres of the 109 acres required for the Project, all of which were acquired more than five years prior to this Feasibility Study. NFS/MNCPPC ownership by Reach is shown in Section 2.e. above.

The NFS is responsible for providing all real property interests required to construct, operate, and maintain the Project, which may require acquisitions. When the NFS owns or controls all real estate required for Project construction, operation and maintenance, the NFS executes a standard Authorization for Entry for Construction instrument. This authorizes "... the Department of the Army, its agents, employees and contractors, to enter upon..." the Project site(s) as per the executed PPA, should the Project proceed to this Approval stage.

6. NAVIGATIONAL SERVITUDE

Navigational servitude is not applicable to this Project.

7. INCREASED FLOODING

No increased flooding due to the Project is anticipated.

8. BASELINE COST ESTIMATE FOR REAL ESTATE

Baseline Real Estate Cost Estimates in MCACES format for each reach are included as Exhibit "C".

9. PUBLIC LAW 91-646 RELOCATIONS

No residential or commercial relocations are anticipated to be required for the proposed Project. There is a parcel in Reach 5 with active railroad tracks owned by CSX railroad. No Project construction is anticipated on this parcel and there would be no impact on the operation of the rail lines from any proposed Project features.

10. MINERAL ACTIVITY

There is no present or anticipated mining and drilling activity in the vicinity of the Project that may affect the operation thereof.

11. TIMBER RIGHTS

There is no present or anticipated timber harvesting activity in the vicinity of the Project that may affect the operation thereof.

12. ASSESSMENT OF NON-FEDERAL SPONSOR'S ACQUISITION CAPABILITY

Prince George's County is the NFS. The NFS will be responsible for acquisition of the required real estate interests. The NFS has the necessary experience and resources to acquire the real estate interests required for the Project in accordance with PL 91-646 (the 'Uniform Act'). The assessment of the NFS's real estate acquisition capability is included as Exhibit D.

13. ZONING

The enactment of zoning ordinances is not proposed to facilitate acquisition.

14. ACQUISITION SCHEDULE

At this preliminary stage, a general acquisition time-requirement for the NFS is estimated to be approximately 12 to 18 months. A detailed schedule will be developed with the NFS as Project design and real estate requirements are established.

15. UTILITY AND FACILITY RELOCATIONS

There are public water, sewer and gas lines within the Project area. At this level of design, it is assumed that work will be performed around and/or over them. Should utility/facility relocations be necessary, Attorney's Opinions of Compensable Interest will be completed.

The TSP includes relocation (realignment) of 2 pedestrian bridges, one in Reach 3, and one in Reach 13. These are owned by MNCPPC as part of a park trail system. Costs associated with bridge realignments (relocations) will be borne 100% by the NFS.

16. ENVIRONMENTAL CONCERNS

No hazardous, toxic, and radioactive waste (HTRW) requiring mitigation is known to be located on the sites.

As required by USACE Engineering Regulation 1165-2-132, the study team facilitated early identification and appropriate consideration of hazardous, toxic, and radioactive waste (HTRW) in the study area. An extensive set of reports were generated for each Project area to assess the likelihood of existing HTRW concerns. The reports generated are intended to meet EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and the ASTM Standard Practice for Environmental Site Assessments (E 1527-13). Any areas of concern were resolved with further records review; therefore, no HTRW requiring mitigation is known to be located on the sites. Further information is documented in the Main Report, Section 2.5.7 "Hazardous, Toxic, and Radiological Waste".

Cultural and Historical Resource reviews and surveys were conducted in compliance with Section 106 of the National Historic Preservation Act of 1966. No adverse impacts to cultural resources were identified. Further information is documented in the Main Report, Section 5.5.6 "Cultural Resources".

17. ATTITUDES OF THE LANDOWNERS

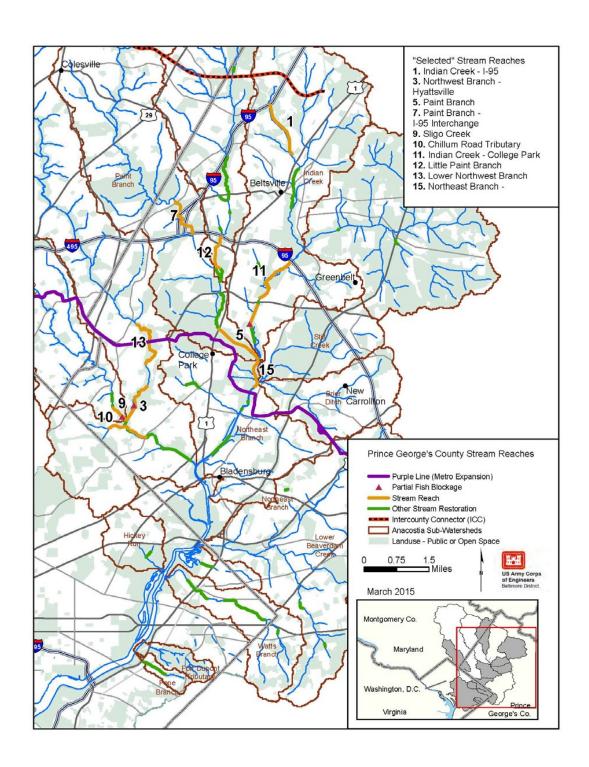
The attitude of the primary landowner, MNCPPC, is generally positive toward this Project based on interaction in meetings and written correspondence during this study. Generally, stream erosion and degradation are readily noticeable, and there is general support for the restoration and preservation of natural habitat with no negative comments received from study notices sent to adjacent landowners.

18. NOTIFICATION TO NON-FEDERAL SPONSOR

The NFS is generally aware of their responsibilities for real estate acquisition under PL 91-646 and the requirements to receive credit for real estate acquisitions. By letter dated February 3, 2016, the NFS has been notified in writing of the risks associated with acquisition of real estate in advance of PPA execution.

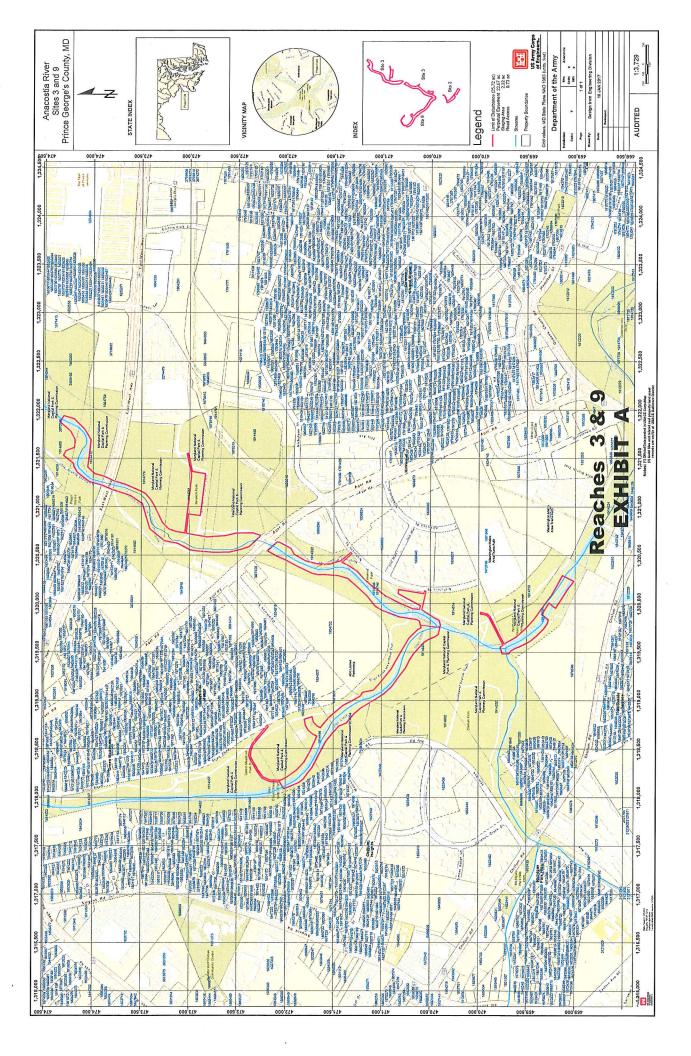
19. RISK ANALYSIS

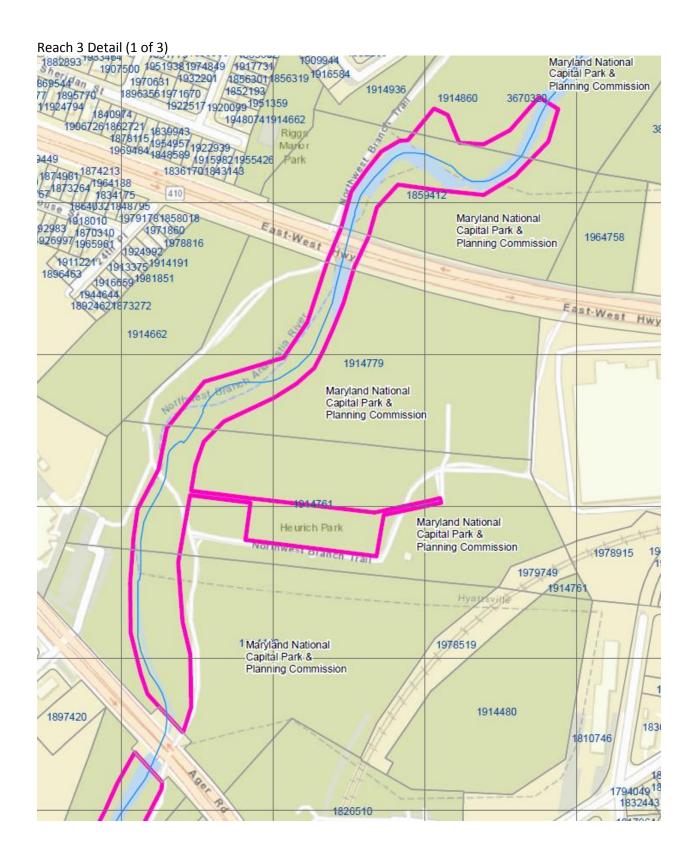
Real estate acquisitions required in conjunction with this Project appear to be fairly low risk since the Project will be located within the existing streambed/streambank and floodplain where development is prohibited.

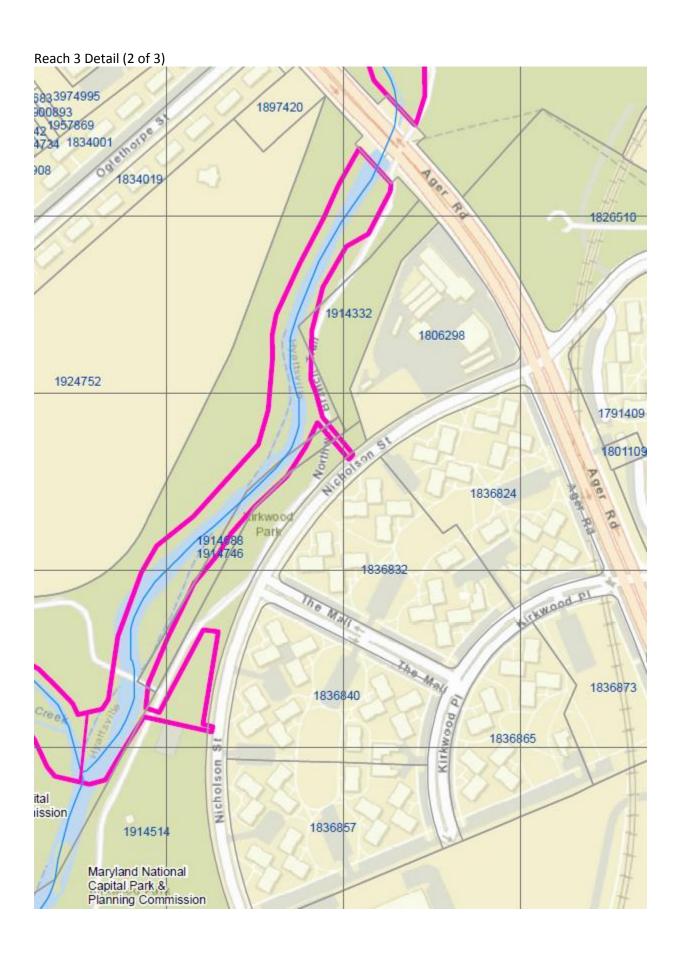


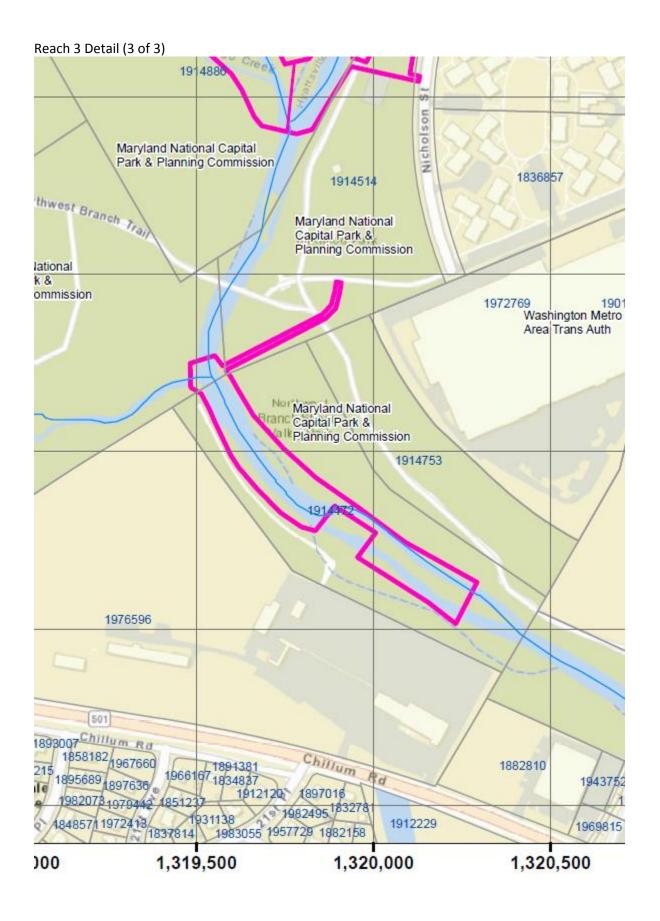
Anacostia Watershed Restoration Study Prince George's County, Maryland. Reaches 3, 5, 9, 11, 13, and 15 are included in the Tentatively Selected Plan (TSP).

EXHIBIT A

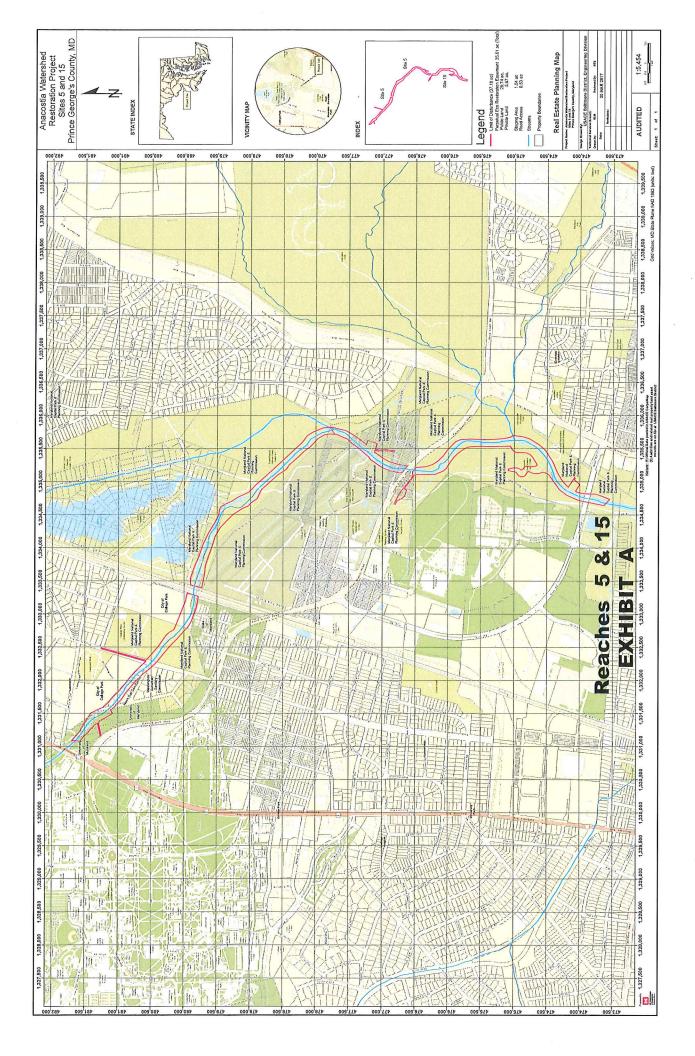




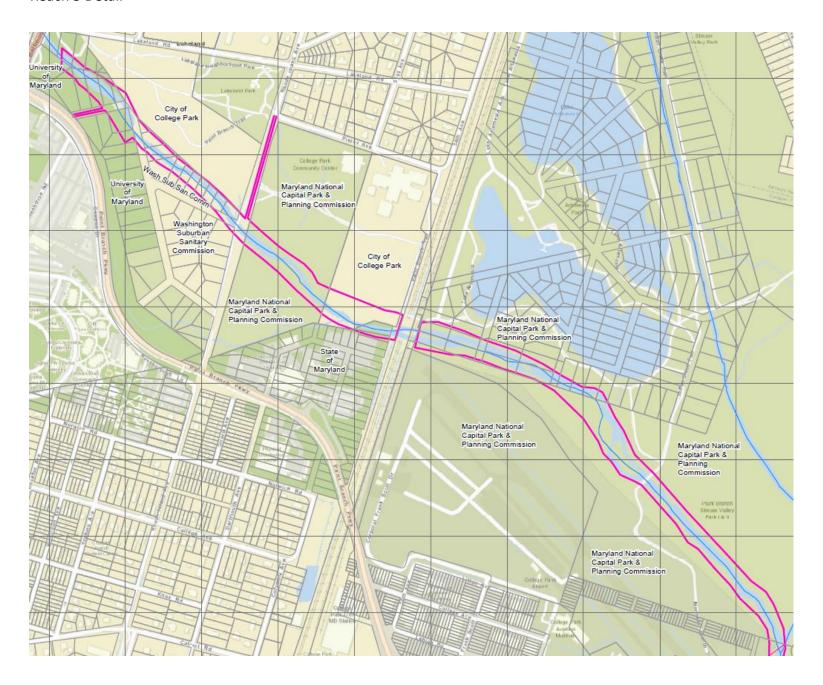


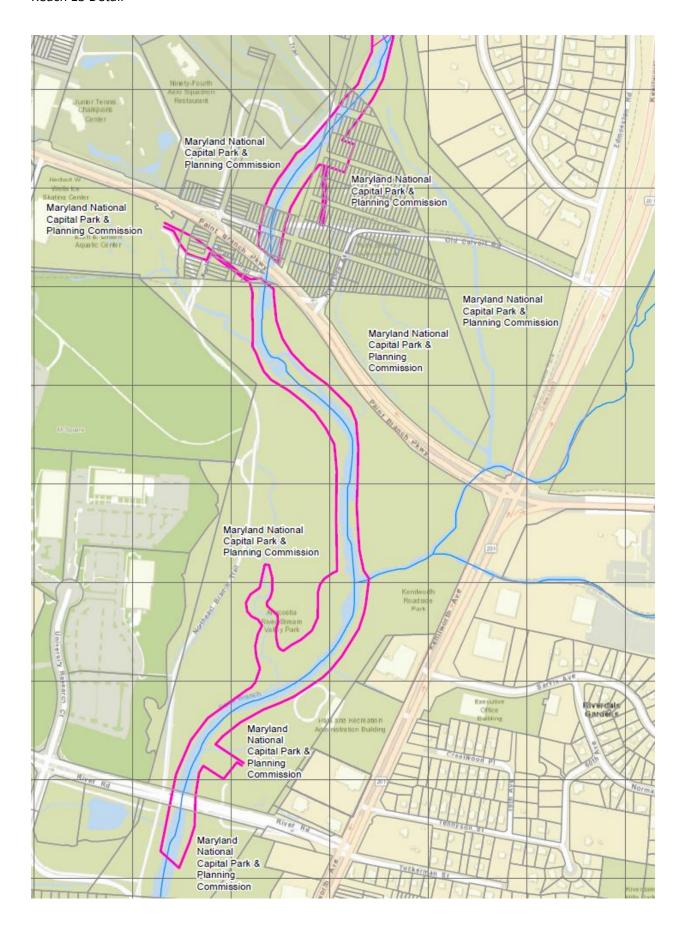


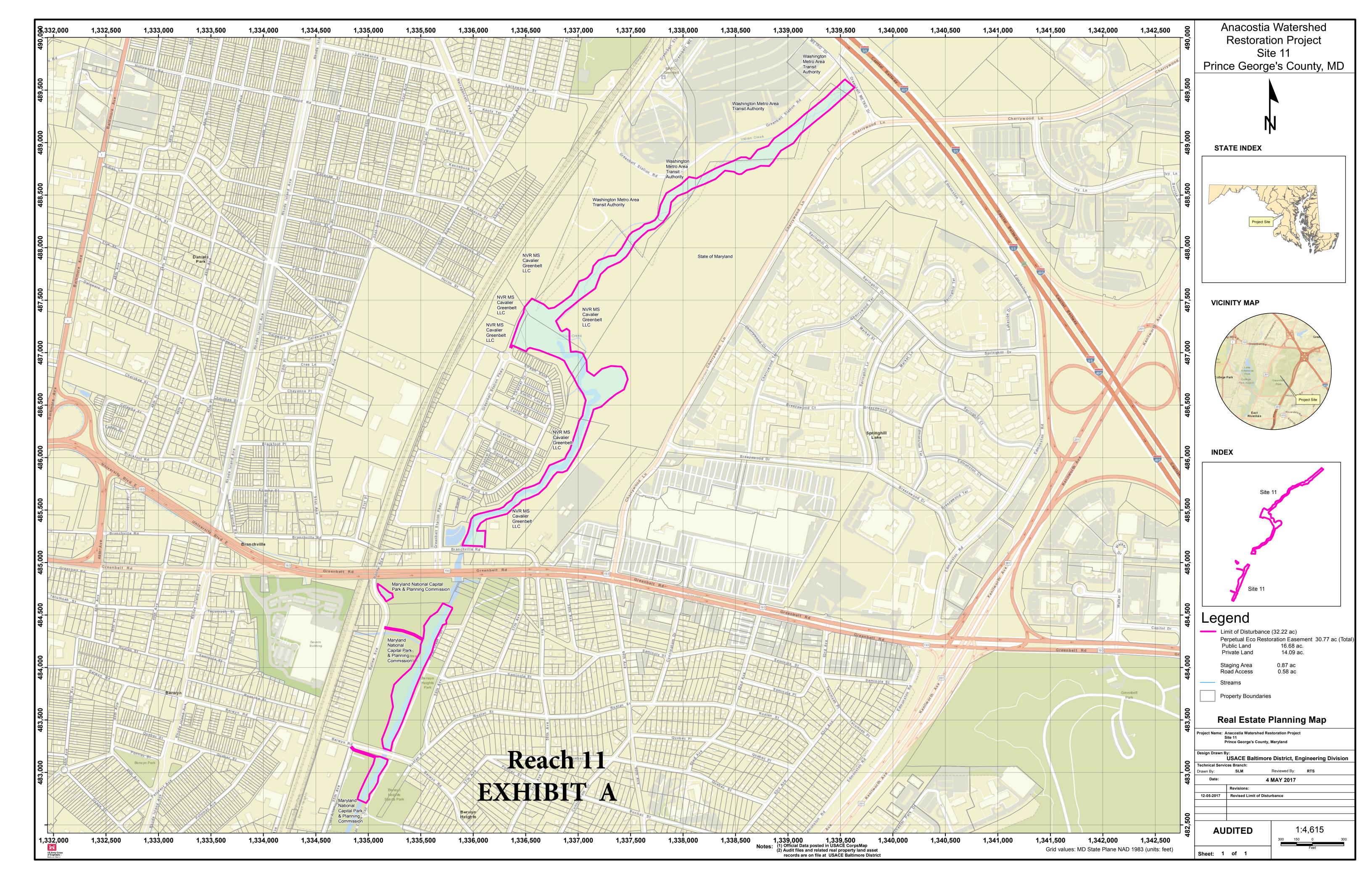
Reach 9 Detail 1920222 18834951849090 1889823 187 1193 Maryland National 1895739 305 19548821870237 18656331968601 Capital Park & 1902725 1870591 194007 1892827 Planning Commission. 1929165 1960228 1864370 1960624 1867845 1948702 1975291 196895719689401972025 19785351948447 1943125 1873777 Green Meadows 1869775 18495951862986 1917996 1907203 1889799 185 1951003 14993 Park Bu 1886407 1855683397499 1984111 1870484 1900893 19113791923754 1892942 1957869 1954734 1834 1890953 1971688 1859990 1911858 1862929 1854223 1896612 18815491913235 1977719 1948884 1853142 Slige 487308219570831954908 Creek Stream 1924307 18517241843721 1974922 1867126 valle y Par Maryland National 18941531904101 19536861924349 Capital Park & 19814741960541 858612 Planning:Commission 1841881 980325 18909121893148 186144519434061698907 5 1894039 191253418992361984210 954619 1924588 1922434 1943216 1862259 889682 1964246 1929942 71943422 1834027 1943927 1914498 491927672 1943398 14341969351 1943711 9114111892629 192475 1973395 85183 18955561981422 1943703 1970250 1886514 197579 Maryland National 1881804 Madison857929 1861 Capital Park & 1975127 Planning Commission 914704 ADC Limited 74096 Partnership 211 71861624 Sigo C. Cet Hiker/Biker 1927466 Trail Maryland National Capital Park & Planning Commission 855428 Rd Ray 1914886 1855436 Maryland National Capital 1914902 Park & Planning Commission



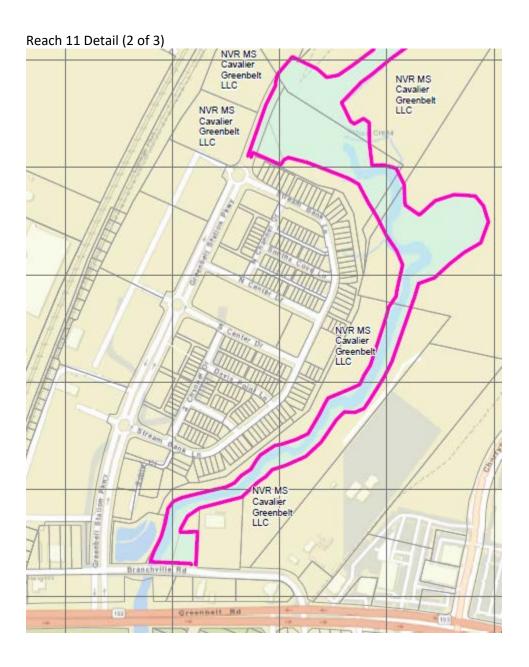
Reach 5 Detail

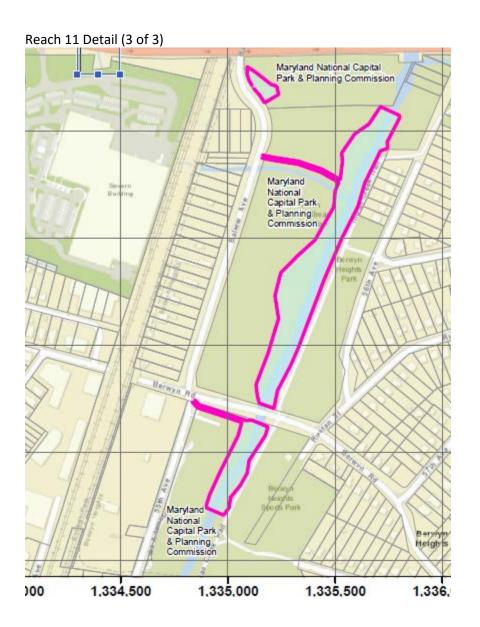


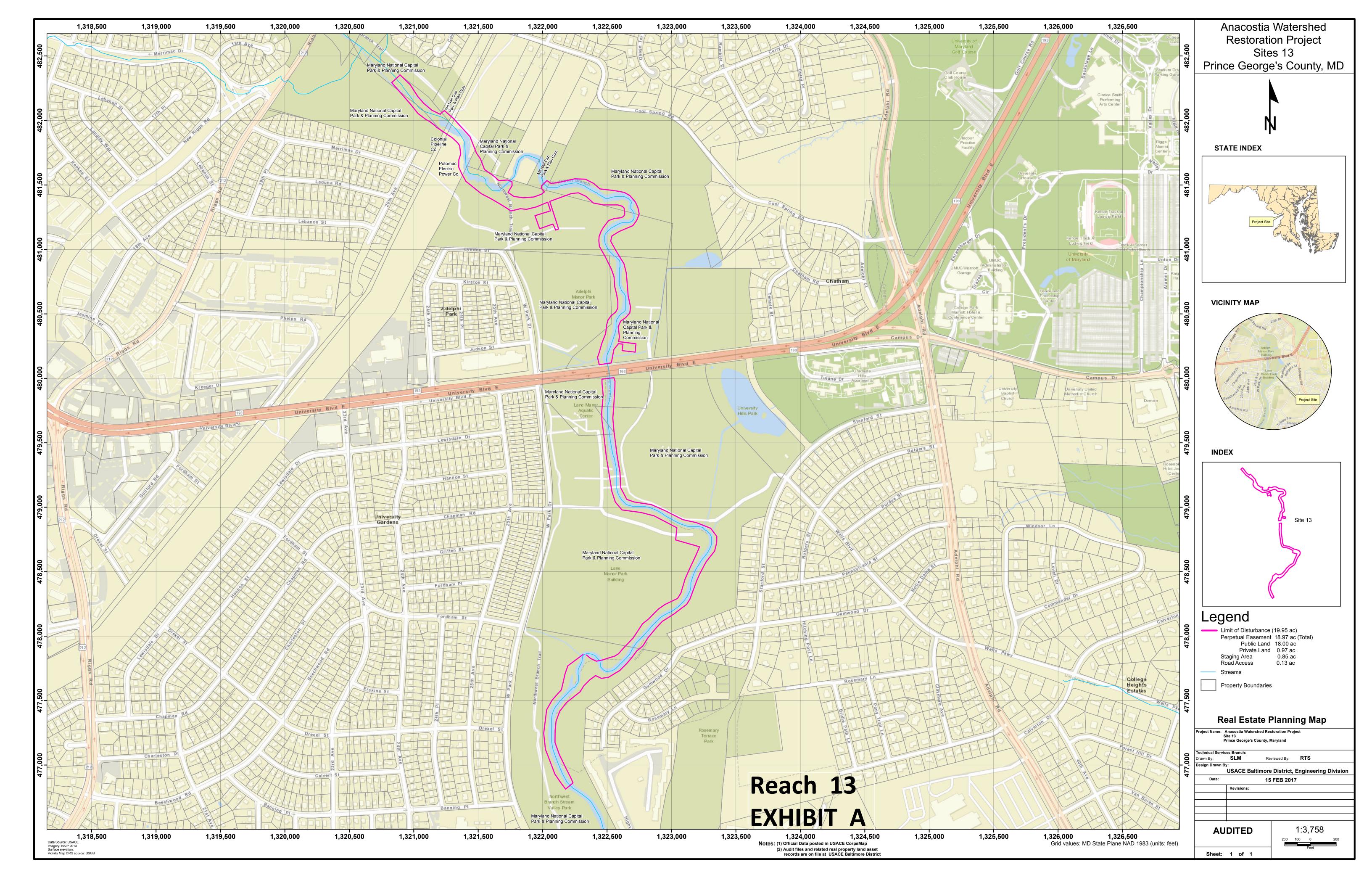


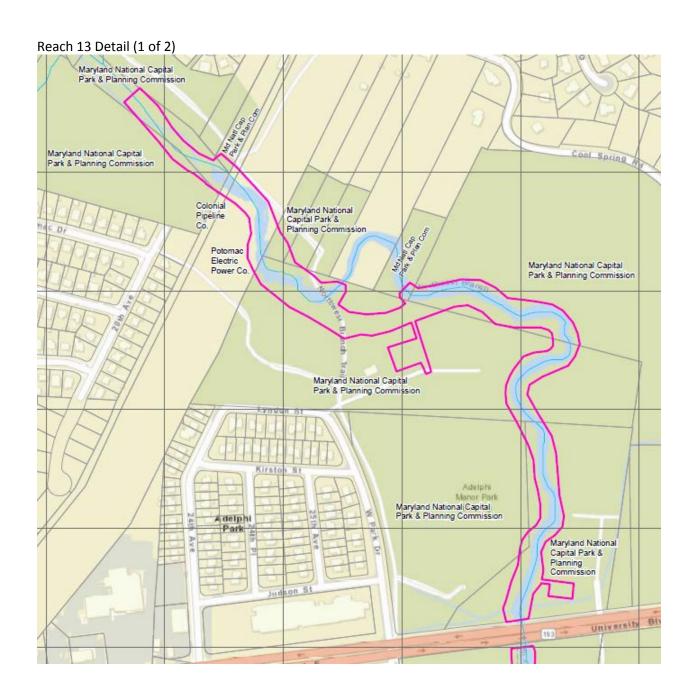


Reach 11 Detail (1 of 3) Washington Metro Area Transit Authority Washington Metro Area Transit Authority Cheliywoo Indian Oreas on Station Rd Washington Metro Area Transit Authority Washington Metro Area Transit Authority State of Maryland NVR MS Cavalier Greenbelt LLC









Reach 13 Detail (2 of 2) 193 Maryland National Capital Park & Planning Commission Lane Manor Aquatic Center Unit Maryland National Capital Park & Planning Commission Maryland National Capital Park & Planning Commission Lane Manor Park Building Rosemary Terrace Park Northwest Branch Stream Valley Fark Maryland National Capital Park & Planning Commission

1

Anacostia Watershed Restoration Project-Prince George's County Real Estate Plan Owner List

A. Reach 3				
ACCOUNT OWNER NAME	MAIL STREET	MAIL CITY	MAIL STAT MA	L ZIP5
1914779 MARYLAND NATL CAPT PARK & PLANN COMM	6600 KENILWORTH AVE	RIVERDALE	MD	20737
B. Reach 5				
ACCOUNT OWNER NAME	MAIL STREET	MAIL CITY	MAIL STAT MA	L ZIP5
2411213 UNIVERSITY OF MARYLAND	UNIVERSITY OF MARYLAND	COLLEGE PARK	MD	20742
2362838 MARYLAND NATL CAPT PARK & PLANN COMM	6600 KENILWORTH AVE	RIVERDALE	MD	20737
2292977 BOARD OF EDUCATION	14201 SCHOOL LN	UPPER MARLBORO	MD	20772
2420487 WASHINGTON SUB SANITARY COMM	14501 SWEITZER LN	LAUREL	MD	20707
2400182 STATE OF MARYLAND	ROWE BLVD	ANNAPOLIS	MD	21404
2284347 COLLEGE PARK CITY OF	4500 KNOX RD	COLLEGE PARK	MD	20740
C. Reach 9				
ACCOUNT OWNER NAME	MAIL STREET	MAIL CITY	MAIL STAT MAI	
1914779 MARYLAND NATL CAPT PARK & PLANN COMM	6600 KENILWORTH AVE	RIVERDALE	MD	20737
D. Reach 11				
ACCOUNT OWNER NAME	MAIL STREET	MAIL CITY	MAIL STAT MAI	L ZIP5
2308427 MARYLAND NATL CAPT PARK & PLANN COMM	6600 KENILWORTH AVE	RIVERDALE	MD	20737
2397420 WASHINGTON METRO AREA TRANS AUTH	600 5TH ST NW	WASHINGTON	DC	20001
2397727 NVR MS CAVALIER GREENBELT LLC	11700 PLAZA AMERICA DR	RESTON	VA	20190
3025384 BERWYN HEIGHTS TOWN OF	5700 BERWYN RD	BERWYN HEIGHTS	MD	20740
3361813 STATE OF MARYLAND	300 W PRESTON ST	BALTIMORE	MD	21201
E. Reach 13				
ACCOUNT OWNER NAME	MAIL STREET	MAIL CITY	MAIL STAT MAI	
1932896 POTOMAC ELECTRIC POWER COMPANY	701 NINTH ST NW	WASHINGTON	DC	20068
1858737 COLONIAL PIPELINE CO	PO BOX 18855	ATLANTA	GA	31126
1915016 MARYLAND NATL CAPT PARK & PLANN COMM	6600 KENILWORTH AVE	RIVERDALE	MD	20737
F. Reach 15			000 000 0000000000000000000000000000000	
ACCOUNT OWNER NAME	MAIL STREET	MAIL CITY	MAIL STAT MAI	
2148575 MARYLAND NATL CAPT PARK & PLANN COMM	6600 KENILWORTH AVE	RIVERDALE	MD	20737

Private-ownerships are highlighted.



AWR-PG County Site 3 Cost Estimate-MCACES Format Real Estate Acquisition Requirements Prince George's County, Maryland 9/12/2017

	Private			Commerci	al		Public			Requirement	
O102	# Seach	D91	推	Seach	160	推	Seach	req	Base (Zontingency 20%	Total
010604 Review of NFS								_			
SUBTOTAL								·			
0107 TEMPORARY PERMITS/LICENSES/ 010701 By Government	RIGHTS-OF-WAY										
010702 By Non-Federal Sponsor (NFS) 010703 By Government on Behalf of NFS						1	15,000	15,000	15,000	3,000	18,000
010704 Review of NFS 010705 Other						1	1,500	1,500	1,500	300	1,800
010706 Damage Claims											
SUBTOTAL								-	16,500	3,300	19,800
0115 REAL ESTATE PAYMENTS											
011501 Land Payments 01150101 By Government 01150102 By Non-Federal Sponsor (NFS) 01150103 By Government on Behalf of NFS 01150104 Review of NFS 011502 PL 91-646 Assistance Payments 01150201 By Government 01150202											
01150204 Review of NFS 011503 Damage Payments 01150301 By Government 01150302 By Non-Federal Sponsor (NFS) 01150303 By Government on Behalf of NFS 01150304 Review of NFS											
SUBTOTAL								-			
TOTAL Lands, Easements, Right	s-of-way								16,500	3,300	19,800
Account 02 Facility/Utility Relocations (Construct	ion cost only)							=	262,011	81,538	343,549
	REAL E	STATE AC	QUIS	SITION TO	TAL				\$278,511	\$84,838	\$363,349

This represents the administrative costs associated with getting the Agreement between the NFS, PG County, and M-NCPPC to use M-NCPPC parkland. There is no acquisition/conveyance/credit, similar to a Right-of-Entry.

Bridge relocation

Reach 3



AWR-PG County Site 5 Cost Estimate-MCACES Format Real Estate Acquisition Requirements Prince George's County, Maryland 5/23/2017

	Privale		Commerci	al		Public			Requirement	
0102 ACQUISITIONS	# \$ each	ted	# \$ each	req	#	\$ each	req	Base	Contingency 20%	Total
010201 By Government										
010202 By Non-Federal Sponsor (NFS) 01020201 Survey and Legal Descriptions			1 1,000	1,000				1,000	200	1,200
01020102 Tille Evidence			1 750	750				750	150	900
01020203 Negoliations 010203 By Government on Behalf of NFS		-	1 2,000	2,000			-	2,000	400	2,400
010204 Review of NFS		200								
01020401 Survey and Legal Descriptions 01020402 Tille Evidence	-	-	1 200	200 200				200 200	40	240 240
01020403 Negotiations			1 200	200				200	40	240
SUBTOTAL	•		2				-	4,350	870	5,220
0103 CONDEMNATIONS 010301- By Government										
010302— By Government 010302— By Non-Federal Sponsor (NFS)										
010303— By Government on Behalf of NFS 010304— Review of NFS										
SUBTOTAL 0105 APPRAISALS	i.									
010501 By Government										
010502 By Non-Federal Sponsor (NFS) 010503 By Government on Behalf of NFS			1 2,500	2,500				2,500	500	3,000
010504— Review of NFS			1 750	750			<u> </u>	750	150	900
SUBTOTAL								3,250	650	3,900
								0,200	000	0,500
0106 PL 91-646 ASSISTANCE 010601 By Government							•			
010602— By Non-Federal Sponsor (NFS)	7.6									
010603 By Government on Behalf of NFS 010604 Review of NFS		¥								
							_	· .		
SUBTOTAL										
0107—— TEMPORARY PERMITS/LICENSES/RM 010701 By Government	SHTS-OF-WAY									
010702* By Non-Federal Sponsor (NFS)	4.0				5	15,000	75,000	75,000	15,000	90,000
TWAE 010703 By Government on Behalf of NFS								870	174	1,044
010704 Review of NFS					5	1,500	7,500	7,500	1,500	9,000
010705 Olher 010706 Damage Claims										
							_			
SUBTOTAL								83,370	16,674	100,044
0115 REAL ESTATE PAYMENTS										
011501 Land Payments										
01150101 By Government 01150102 By Non-Federal Sponsor (NFS)								7,000	1 100	0.700
01150102 By Non-Federal Sponsor (NFS) 01150103 By Government on Behalf of NFS								7,300	1,460	8,760
01150104 Review of NFS										
011502 PL 91-646 Assistance Payments										
01150201 By Government 01150202 By Non-Federal Sponsor (NFS)										
01150203 By Government on Behalf of NFS										
01150204 Review of NFS										
011503 Damage Payments										
01150301 By Government 01150302 By Non-Federal Sponsor (NFS)										
01150303 By Government on Behalf of NFS 01150304 Review of NFS										
01100304 Review of NPS										
SUBTOTAL								7,300	1,460	8,760
Account 02 Facility/Utility Relocations (Construction By Government	cost only)									
							-			
	REAL EST	TATE ACQ	UISITION TO	TAL				\$98,270	\$19,654	\$117,924

1 acquisitions and 5 administrative Agreements between the NFS and M-NCPPC for M-NCPPC property, University of Maryland, Montgomery County Board of Education, State of Maryland and City of College Park.

Reach 5

AWR-PG County Site 9 Cost Estimate-MCACES Format Real Estate Acquisition Requirements Prince George's County, Maryland 3/30/2017

		Private			Commerc	cial		Public			Requirement	
0102	#	\$ each	req	<u>#</u>	<u>\$ each</u>	<u>req</u>	<u>#</u>	<u>\$ each</u>	pen	Base (Contingency 20%	Total
SUBTOTAL 0103 CONDEMNATIONS 010301 By Government 010302 By Non-Federal Sponsor (NFS) 010303 By Government on Behalf of NFS 010304 Review of NFS									-			
0105 APPRAISALS 010501 By Government 010502 By Non-Federal Sponsor (NFS) 010503 By Government on Behalf of NFS 010504 Review of NFS									-			8
SUBTOTAL 0106 PL 91-646 ASSISTANCE 010601 By Government 010602 By Non-Federal Sponsor (NFS) 010603 By Government on Behalf of NFS 010604 Review of NFS									-	,		
SUBTOTAL									-			
0107 TEMPORARY PERMITS/LICENSES/	RIGHT	rs-of-way										
010701 By Government 010702 By Non-Federal Sponsor (NFS)							1	15,000	15,000	15,000	3,000	18,000
010703 By Government on Behalf of NFS 010704 Review of NFS 010705 Other 010706 Damage Claims							1_	1,500	1,500	1,500	300	1,800
SUBTOTAL									-	16,500	3,300	19,800
0115 REAL ESTATE PAYMENTS												
011501 Land Payments 01150101 By Government 01150102 By Non-Federal Sponsor (NFS) 01150103 By Government on Behalf of NFS 01150104 Review of NFS												
011502 PL 91-646 Assistance Payments 01150201 By Government 01150202 By Non-Federal Sponsor (NFS) 01150203 By Government on Behalf of NFS 01150204 Review of NFS												
011503 Damage Payments 01150301												
SUBTOTAL									-			-
Account 02 Facility/Utility Relocations (Construct By Government	ion cos								=			
		REAL ESTA	TE ACQ	JISITION TO	TAL					\$16,500	\$3,300	\$19,800

This represents the administrative costs associated with getting the Agreement betweeen the NFS, PG County, and M-NCPPC to use M-NCPPC parkland.

There is no acquisition/conveyance/credit, similar to a Right-of-Entry.

Reach 9



AWR-PG County Site 11 Cost Estimate-MCACES Format Real Estate Acquisition Requirements Prince George's County, Maryland 8/4/2017

		Private			Commerc	iai		Public			Requirement	
0102 ACQUISITIONS	<u>#</u>	\$ each	req	#	\$ each	ted	#	\$ each	req	Base	Conlingency 20%	Total
010201 By Government												
010202 By Non-Federal Sponsor (NFS) 01020201 Survey and Legal Description				2	750	1,500				1,500	300	1,800
01020102 Title Evidence		500000		2		1,000				1,000	200	1,200
01020203 Negotiations 010203— By Government on Behalf of NF	8				2,000	4,000	-			4,000	800	4,800
010204— Review of NFS 01020401 Survey and Legal Description:				2	200	400				400	80	480
01020402 Title Evidence	,			2	200	400				400	80	480
01020403 Negotiations	-			2	200	400				400	80	480
0103—— CONDEMNATIONS	L					9			-	7,700	1,540	9,240
010301— By Government												
010302— By Non-Federal Sponsor (NFS) 010303— By Government on Behalf of NF	S			¥.								
010304— Review of NFS	3				27							
SUBTOTA	L								-			
0105 APPRAISALS												
010501 By Government 010502 By Non-Federal Sponsor (NFS)	-			2	700	1,400				1,400	280	1,680
010503 By Government on Behalf of NF- 010504 Review of NFS	3			2	500	1,000				1,000	200	1,200
	-				300	1,000			-			
SUBTOTA	L									2,400	480	2,880
0106 PL 91-646 ASSISTANCE												
010601 By Government 010602 By Non-Federal Sponsor (NFS)												
010603 By Government on Behalf of NFS 010604 Review of NFS	3											
									_			
SUBTOTA	-											
0107 TEMPORARY PERMITS/LICENSE 010701 By Government	.s/RIGHT	S-OF-WAY								*		
010702 By Non-Federal Sponsor (NFS)							3	15,000	45,000	45,000	9,000	54,000
010703— By Government on Behalf of NFS 010704— Review of NFS	3						3	1,500	4,500	4,500	900	5,400
010705 Other				0				31,555	3,5-2-	1,122	***	
010708 Damage Claims											9	
SUBTOTAL	-									49,500	9,900	59,400
0115 REAL ESTATE PAYMENTS												`
011501 Land Payments												
01150101 By Government 01150102 By Non-Federal Sponsor (NFS)				2		26,200				26,200	5,240	31,440
01150103 By Government on Behalf of NFS	3										21017	31114
01150104 Review of NFS												
011502 PL 91-646 Assistance Payments 01150201 By Government												
01150202 By Non-Federal Sponsor (NFS)												
01150203 By Government on Behalf of NFS 01150204 Review of NFS	į.											
011503 Damage Payments 01150301 By Government				*								
01150302 By Non-Federal Sponsor (NFS) 01150303 By Government on Behalf of NFS												
01150304 Review of NFS												
SUBTOTAL										26,200	5,240	31,440
Account 02 Facility/Utility Relocations (Constr By Government	uction cos	st only)										
const. Continues to the state of depositions				10611161		. 			-	A0H	A/W	****
		REAL E	STATE	ACQUISI	HON TO	IAL				\$85,800	\$17,160	\$102,960

2 acquisitions and 3 administrative Agreement between the NFS and M-NCPPC for M-NCPPC property, Town of Berwyn Heights and state of Mayland.

Reach 11

EMB G

AWR-PG County Site 13 Cost Estimate-MCACES Format Real Estate Acquisition Requirements Prince George's County, Maryland 9/12/2017

		Private			Commerc	ial		Public			Requirement	
0102 ACQUISITIONS	#	\$ each	req	<u>#</u>	\$ each	req	#	\$ each	req	Base C	Contingency 20%	Total
010201 By Government 010202 By Non-Federal Sponsor (NFS)												
01020201 Survey and Legal Descriptions	_			2	750	1,500				1,500	300	1,800
01020102 Title Evidence 01020203 Negotiations				2	500 2,000	1,000 4,000				1,000 4,000	200 800	1,200 4,800
010203 By Government on Behalf of NFS 010204 Review of NFS												
01020401 Survey and Legal Descriptions				2	200 200	400 400				400 400	80 80	480 480
01020402 Title Evidence 01020403 Negotiations				2	200	400				400	80	480
SUBTOTAL									=	7,700	1,540	9,240
0103 CONDEMNATIONS 010301 By Government												
010302 By Non-Federal Sponsor (NFS) 010303 By Government on Behalf of NFS												
010304 By Government on Beriail of NFS												
SUBTOTAL									=			
0105 APPRAISALS 010501 By Government												
010502 By Non-Federal Sponsor (NFS)				2	700	1,400				1,400	280	1,680
010503 By Government on Behalf of NFS 010504 Review of NFS				2	500	1,000				1,000	200	1,200
SUBTOTAL									-	2,400	480	2,880
0106 PL 91-646 ASSISTANCE												
010601 By Government												
010602 By Non-Federal Sponsor (NFS) 010603 By Government on Behalf of NFS												
010604 Review of NFS												
SUBTOTAL									-			
0107 TEMPORARY PERMITS/LICENSES	3/RIGHT	rs-of-way										
010702 By Non-Federal Sponsor (NFS)							1	15,000	15,000	15,000	3,000	18,000
010703 By Government on Behalf of NFS 010704 Review of NFS							1	1,500	1,500	1,500	300	1,800
010705 Other 010706 Damage Claims												
SUBTOTAL									-	16,500	3,300	19,800
0115 REAL ESTATE PAYMENTS										10,000	0,000	10,000
011501 Land Payments 01150101 By Government												
01150102 By Non-Federal Sponsor (NFS) 01150103 By Government on Behalf of NFS										26,200	5,240	31,440
01150104 Review of NFS												
011502 PL 91-646 Assistance Payments												
01150201 By Government 01150202 By Non-Federal Sponsor (NFS)												
01150203 By Government on Behalf of NFS 01150204 Review of NFS												
011503 Damage Payments												
01150301 By Government												
01150302 By Non-Federal Sponsor (NFS) 01150303 By Government on Behalf of NFS												
01150304 Review of NFS												
SUBTOTAL										26,200	5,240	31,440
TOTAL Lands, Easements, Rig	hts-of-w	<i>ı</i> ay								52,800	10,560	63,360
Account 02 Facility/Utility Relocations (Constru	ıction cc	ost only)								318,643	112,800	431,443
		REAL E	ESTATE AC	cquisi	TION TO	OTAL			=	\$371,443	\$123,360	\$494,803

2 acquisitions and the administrative Agreement between the NFS and M-NCPPC for M-NCPPC property.

Bridge relocation

Reach 13

EXHIBIT C

AWR-PG County Site 15 Cost Estimate-MCACES Format Real Estate Acquisition Requirements Prince George's County, Maryland 5/22/2017

	Private		Commerci	n1		Public			Desidence	
0402 ACCURENTIONS	# \$ each	req	# \$ each	ted	#	\$ each	req	Base	Requirement Contingency 20%	Total
0102 ACQUISITIONS 010201 By Government										
010202 By Non-Federal Sponsor (NFS) 01020201 Survey and Legal Descriptions										
01020102 Tille Evidence 01020203 Negotiations										
010203 By Government on Behalf of NFS										
010204 Review of NFS 01020401 Survey and Legal Descriptions										
01020402 Title Evidence 01020403 Negotiations						(2)				
SUBTOTAL							9			
0103 CONDEMNATIONS										
010301 By Government 010302 By Non-Federal Sponsor (NFS)										
010303 By Government on Behalf of NFS 010304 Review of NFS										
SUBTOTAL										
0105 APPRAISALS										
010501 By Government 010502 By Non-Federal Sponsor (NFS)										
010503— By Government on Behalf of NFS 010504— Review of NFS										
SUBTOTAL										
0106 PL 91-646 ASSISTANCE										
010601 By Government 010602 By Non-Federal Sponsor (NFS)										
010603 By Government on Behalf of NFS										
010604— Review of NFS SUBTOTAL							-			
0107 TEMPORARY PERMITS/LICENSES 010701 By Government	/RIGHTS-OF-WAY								N.	
010701 By Government 010702 By Non-Federal Sponsor (NFS) 010703 By Government on Behalf of NFS	RIGHTS-OF-WAY				1	15,000	15,000	15,000	3,000	18,000
010701 By Government	//RIGHTS-OF-WAY				1	15,000	15,000	15,000 1,500	3,000 300	18,000
010701 By Government 010702 By Non-Federal Sponsor (NFS) 010703 By Government on Behalf of NFS 010704 Review of NFS	//RIGHTS-OF-WAY									
010701 By Government 010702 By Non-Federal Sponsor (NFS) 010703 By Government on Behalf of NFS 010704 Review of NFS 010705 Other	//RIGHTS-OF-WAY									
010701 By Government 010702 By Non-Federal Sponsor (NFS) 010703 By Government on Behalf of NFS 010704 Review of NFS 010705 Other 010706 Damage Claims	· · · · · · · · · · · · · · · · · · ·							1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY		,					1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY							1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY							1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY	0	,					1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY	5	,					1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY	-	,					1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY		,					1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY							1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY							1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY							1,500	300	1,800
101701 By Government	//RIGHTS-OF-WAY							1,500	300	1,800
101701								1,500	300	1,800
101701	lion cost only)	TATE ACQU						1,500	300	1,800

This represents the administrative costs associated with getting the Agreement between the NFS, PG County, and M-NCPPC to use M-NCPPC parkland.

There is no acquisition/conveyance/credit, similar to a Right-of-Entry.

Reach 15

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

Anacostia Watershed Restoration Project Located in Prince Georges County, Maryland Non-Federal Sponsor (NFS): Prince Georges County, Maryland

1. <u>Legal Authority</u>

a. Does the NFS have legal authority to acquire and hold title to real property for project purposes?

Yes. The NFS has acquisition authority in the project area.

b. Does the NFS have the power of eminent domain for this project?

Yes. The NFS has the power of eminent domain for this project, however, it is not likely to be used for an environmental restoration project such as this.

c. Does the NFS have "quick-take" authority for this project?

No.

d. Are there any lands/interests in land required for the project located outside the NFS's political boundary?

No.

e. Are any of the lands/interests in land required for the project owned by an entity whose property the NFS cannot condemn?

The NFS cannot condemn real property owned by the State of Maryland, which would be required for construction, operation and maintenance of Reach 5 only.

2. Human Resource Requirements:

a. Will the NFS'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. The NFS is familiar with the requirements of P.L. 91-646.



Page 1 of 3

b. If the answer to 2a is yes, has a reasonable plan been developed to provide such training?

N/A

c. Does the NFS's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

Yes.

d. Is the NFS's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Yes.

- e. Can the NFS obtain contractor support, if required, in a timely fashion?

 Contractor support is not anticipated to be necessary.
- f. Will the NFS likely request USACE assistance in acquiring real estate?

 No.

3. Other Project Variables:

- a. Will the NFS's staff be located within reasonable proximity to the project site?
 Yes.
- b. Has the NFS approved the project/real estate schedule/milestones?

Yes. The current estimated schedule is 12 to 18 months for real estate acquisition, which is the period from Project Partnership Agreement execution to the start of construction.

4. Overall Assessment:

a. Has the NFS performed satisfactorily on other USACE projects?

Yes, Prince Georges County was also the NFS for the Paint Branch CAP206 Project.



b. With regard to this project, the NFS is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable?

Fully capable.

5. <u>Coordination</u>

a. Has this assessment been coordinated with the NFS?

Yes.

b. Does the NFS concur with this assessment?

Yes.



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