

APPENDIX 9
REAL ESTATE PLAN

YAZOO BACKWATER AREA REFORMULATION

APPENDIX 9

REAL ESTATE PLAN

Table of Contents

LIST OF ATTACHMENTS

<u>No.</u>	<u>Title</u>
1	INITIAL ARRAY
2	ARRAY NO. 2
3	ARRAY NO. 3
4	FINAL ARRAY
5	ASSOCIATED LIMITING AND APPRAISER CERTIFICATION

YAZOO BACKWATER AREA REFORMULATION

APPENDIX 9

REAL ESTATE PLAN

1. The Yazoo Backwater Reformulation Study is the result of a directive from the Office of Management and Budget (OMB) as contained in the Fiscal Year 1991 Budget Passback, which directed the U.S. Army Corps of Engineers to reformulate the remaining works of improvements associated with Yazoo and Big Sunflower Basins, Flood Control Projects, Mississippi. The Backwater Reformulation is the third element of this reformulation effort, following the Upper Steele Bayou Reformulation and the Upper Yazoo Reformulation, which were completed and approved in June 1993 and June 1994, respectively. The OMB directive required that the remaining works of improvements be evaluated under the then current Principles and Guidelines, including full consideration of predominantly nonstructural and nontraditional measures. The Fish and Wildlife Coordination Act and the National Environmental Policy Act were to be complied with during the reformulation effort.

2. The original project was authorized under the Flood Control Act of 18 August 1941 (HD/359/77/1) as amended by Acts of 22 December 1944 and 27 October 1965 (HD/308/88/2) and consisted of two pumping plants; one located at the confluence of the Big Sunflower River and the Yazoo River and the other at the confluence of Steele Bayou and the Yazoo River. Each was to serve as a method of evacuating each watershed during periods of high water stages on the Mississippi River.

3. The Yazoo Backwater Area is located in west-central Mississippi and lies between the left descending bank of the Mississippi River levee that forms the western boundary and the Will M. Whittington Auxiliary Channel, which forms the eastern boundary. The southern boundary is

formed by the Yazoo Backwater Levees, and the northern limit is the 100-year flood elevation which is estimated to be 100.3 feet, National Geodetic Vertical Datum (NGVD). The counties of Issaquena, Sharkey, Humphreys, Warren, and Washington lie in whole or in part within the estimated 630,000± acres that are subject to the 100-year flood event. The total acreage within the basin is estimated to be 780,000± acres, more or less. The acreage within the basin is approximately 73 percent open and 27 percent wooded with numerous small communities located therein. Within the 100-year event, 36.7 percent of the area remains in woodland while the remaining 63.3 percent is considered to be open (cropland, roads, and developed).

4. The initial project study involved a real estate valuation of six alternatives that consisted of five purely structural (pumps only) to one levee alternative. The real estate estimate for this initial array of alternatives can be found in Attachment 1. The project study was expanded to include 29 alternatives, or plans, that varied from a purely structural (pumps only) to a purely nonstructural alternative. The real estate estimate for these alternatives or plans are outlined as Array No. 2 and can be found in Attachment 2.

5. After meetings with the local sponsor, the public, U. S. Fish and Wildlife Service, and the Environmental Protection Agency, a subsequent study was conducted that involved 30 alternatives. Real Estate valuations were provided for the 30 plans, and are outlined as Array No. 3 (Attachment 3). These plans involved two pumping plant sizes as well as structural measures in combination with flood damage reduction measures such as land use conversion and land use restriction. Environmental features such as the creation of a pool of water at varying elevations during the spring months were also evaluated as a feature of several alternatives.

6. Eventually, a Final Array consisting of seven alternatives or plans was adopted for consideration in this report. These plans varied from no action and wholly nonstructural to a combination of flood damage reduction measures with a 14,000-cubic-foot-per-second (cfs) pumping plant. The associated real estate costs for the final array alternatives or plans can be

found in Attachment 4 of this report. As stated earlier, this study is the reformulation of an older project, and as such, a Real Estate Plan, as prescribed in Chapter 12, was not prepared for inclusion in this report. This exclusion of a Real Estate Plan was predicated on guidance given the Vicksburg District's Chief, Real Estate Division, by the Deputy Chief of Staff for Real Estate. Upon the determination of a final plan, a Real Estate Design Memorandum will be prepared and submitted to the Mississippi Valley Division Real Estate for approval prior to initiation of land acquisition. The Yazoo Backwater Project was authorized prior to the Water Resources Development Act of 1986, and as such, all lands, easements, and rights-of-way will be acquired under direct Federal authority. However, the Board of Mississippi Levee Commissioners, the local sponsor, will have minor maintenance responsibilities for the inlet and outlet channels associated with the pumping station, as required under the terms of the Assurances of Local Cooperation.

7. The easement estates utilized in the entire array of studies included standard estates as well as a variety of nonstandard estates. The nonstandard estates are unique to the alternatives under evaluation, and would require modification of existing authorities before acquisition could occur. Overviews of the estates required for the backwater study are as follows:

- a. Standard Fee Simple Estate.
- b. Conservation Easement Woodland.

Perpetual Easement Estate to encumber existing bottom-land hardwood tracts that would essentially do the following:

- (1) Prohibit the conversion of the bottom-land hardwood tract to another use.
- (2) Allow for continued normal silvicultural practices.
- (3) Maintain indigenous hardwood regime.

(4) Limit construction of improvements.

c. Conservation Easement With Reforestation

(1) Perpetual Easement Estate to encumber open lands and provide for reforestation of the encumbered area with indigenous hardwood planting.

(2) Easement estate would then be the same as "b" above.

d. Standard Flowage Easement: Occasional Flooding.

The right, power and privilege to inundate an area for project purposes.

e. Standard Flowage Easement in combination with "b" above.

f. Standard Flowage Easement in combination with "c" above.

g. Conservation easement over open land would include the following:

(1) Land use intensification restriction, limit construction of improvements and development.

(2) Restrict land use to agricultural.

h. Standard Perpetual Levee and Channel Improvement Easement.

8. The per-acre land values reflected in the individual real estate costs estimates for the Initial Array, Array No. 2, Array No. 3 and the Final Array are a weighted average and should not be construed as the value assigned to individual ownerships affected by the project. The weighted

value per acre was determined by calculating the fair market value of the various land types within the project area at varying elevations and applying the indicated estate. The Vicksburg District, Hydraulics Branch, provided the elevations and acreages within the project areas. This information when applied to the fair market value of the land types found in the project area, and the estate to be imposed, provided the weighted value per acre of the land types in each real estate cost estimate for the various Project Array. The weighted values were not applied to individual ownerships, but were used to estimate total project costs. Upon selection of a project plan, individual ownerships will be analyzed using such factors as location, elevation, flood frequency, and the proposed estate to determine their fair market value.

9. The end result of the reformulation effort is a selected plan (Plan No. 5 of the Final Array), which consists of (a) a 14,000-cfs pumping plant to be located at Steele Bayou floodgate, (b) the reforestation of up to 62,500 acres, more or less, of frequently flooded open lands lying below the 87-foot, NGVD, elevation which will function as a flood damage reduction feature, and (c) the purchase in fee of an estimated 40 acres, more or less, of woodlands in and around the proposed pumping plant site to facilitate the relocation of a public road and the construction of the plant itself. This plan would involve the use of two estates, a standard fee simple estate and a nonstandard conservation easement with reforestation. These estates will be included in the Real Estate Design Memorandum to be prepared. The proposed nonstandard estate requires approval by CERE-A.

10. The nonstandard Conservation Easement estate to be acquired is a perpetual and assignable easement and right in, on, over and across (the land described in Exhibit A) (Tracts Nos. __, __, and __) to alter, manage and control vegetation, topography, and hydrology, for the purpose of establishing, protecting, and propagation of indigenous bottom-land hardwood species of trees, as part of the Yazoo Basin Project, including the prohibition of (a) grazing of livestock and all other commercial agricultural activities, (b) no structure or building for permanent human habitation shall be constructed or maintained on said land, that no other structures shall be

constructed or maintained on the land except as may be approved in writing by the District Engineer, U.S. Army Engineer District, Vicksburg, or his duly authorized representative, (c) the burning or cutting of trees, except as provided for under a forestry management plan developed by either a representative of the Mississippi Forestry Commission or a registered professional forestry consultant, (d) disposal of trash, garbage, vehicle bodies, and/or other debris and refuse, and (e) any excavation or placement of landfill, disruption or alteration of natural water courses, lakes, ponds, marshes or wetlands except as may be approved by the District Engineer.

Reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired including the right to cultivate, manage, harvest merchantable timber (subject to the above limitation on cutting), and the right to receive all revenues generated from the encumbered area, subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines.

11. The standard fee excluding minerals estate to be acquired is the fee simple title to the land, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; excepting and excluding from the taking all oil and gas in and under said land, and all appurtenant rights for the exploration, development, and removal of said oil and gas, but without the right to enter upon or over the surface of said land for the purposes of drilling and extracting therefrom said oil and gas.

12. This project is a full Federal acquisition project that was originally authorized in 1941. The local sponsor will be tasked with minor maintenance work. The purchase of the estates mentioned above will involve an estimated 700 ownerships that are scattered across the southern end of the basins. This conservation easement is a flood damage reduction feature of the project, and as such, will be acquired in lands owned by individuals seeking flood damage relief. The purchase will be from willing sellers for the reestablishment of bottom-land hardwoods and will involve 62,500 acres of primarily frequently flooded open lands, which are composed mainly of

Class III and IV soils below the target elevation. As stated earlier, the value per acre reflected in the real estate cost estimate for Plan 5 of the Final Array is a weighted average. The weighted value was not applied to individual ownerships, but was used to estimate total project costs. Upon project approval, individual ownerships will be analyzed using such factors as location, elevation, flood frequency, and the proposed estate to determine their fair market value.

13. The project will utilize all or parts, in varying degrees, lands acquired previously in either the fee simple estate or various forms of easements for the specific purpose of constructing the pumping plant, mitigation, forest management and/or related flood control projects, in the United States of America. Prior acquisitions within the project area are listed below:

- a. Steele Bayou Sump Area, Yazoo Basin Backwater Project, Issaquena and Warren Counties, Mississippi, Supplements A and B, Real Estate Design Memorandum No. 2-C.
- b. Real Estate Design Memorandum No.2, Yazoo Backwater, Levee Items 1, 2, and 3.
- c. Real Estate Design Memorandum No. 2-A, Yazoo Basin Backwater, Levee Items 4, 5, and 6.
- d. Real Estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Items 1 through 16, etc.
- e. Supplement 1, Real Estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Item 7.
- f. Supplement 2, Real Estate Design Memorandum No. 2-B, Steele Bayou Floodgate and Levee Closure.

- g. Supplement 3, Real estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Item 8.
- h. Supplement 4, Real Estate Design Memorandum No. 2-B, Yazoo Basing Backwater, Item 14.
- i. Supplement 5, Real Estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Item 16.
- j. Supplement 6, Real Estate Design Memorandum No. 2-B, Yazoo Basin Backwater, Item 15.
- k. Real Estate Design Memorandum No. 7, Yazoo Basin Backwater Satartia Backwater Levee and Collins Creek Drainage Structure.
- l. Real Estate Design Memorandum 2B, Pearl and Big Black River Basins, Mississippi, Tennessee-Tombigbee Waterway Wildlife Mitigation Project.

14. The majority of the acquisitions shown above have dealt with rights-of-ways for the construction, operation and maintenance of a system of levees, channels and floodgates to facilitate the flood control mission for the south Delta. The acquisition of mitigation lands within the south Delta for the Tennessee-Tombigbee Waterway constitute the largest fee simple holdings under the control of the Corps within the area. Other lands of the United States, which are located within the project area, are the Delta National Forest that is under the control of the U.S. Department of Agriculture, Forest Service. The Government owns 385.05 acres in fee and 2.13 acres in perpetual easement that were acquired in 1984 for construction of this project. These acres will be utilized for the pump site construction, as well as the fee acquisition of an additional 40.0 acres for the relocation of Mississippi State Highway 462.

15. The navigation servitudes will be exercised within the top banks of Steele Bayou and Big Sunflower River. The servitude will be used wherever applicable; however, its use is expected to be minor, due to the fact it is only located below top bank in these small streambeds.

16. No persons, dwellings, commercial structures, farms or associated businesses will be displaced as a result of the project. There will be Title III costs involved with the acquisition of over 700 ownerships, and those costs have been included in the cost estimate.

17. Phase One surveys for hazardous, toxic, and radioactive waste will be accomplished during the initial phases of the acquisition process. The areas subject to the acquisition historically have yielded little evidence of contamination. No real estate will be acquired until all hazardous, toxic, and radioactive waste issues are resolved.

18. There are no visual signs of mineral activity existing within the project work area. In addition, there are no known outstanding water rights, gravel deposits, lignite deposits, or plans for future mineral activity.

19. It is anticipated that this project will encounter extreme opposition from national and local environmental groups but will be strongly supported by the local sponsor and the impacted populace.

20. No compensatory mitigation is required for this project due to the reestablishment of bottom-land hardwoods on the frequently flooded open lands.

21. The relocation of the bridge on Mississippi State Highway 462 at Steele Bayou is expected to be the only major relocation. Relocations of utilities and public roads, based on current knowledge, will be limited to those that surround the proposed pumping plant site. An

Attorney's Investigation and Opinion of Compensability will be prepared covering all utilities/facilities in concert with the preparation of the REDM, prior to project approval.

22. A map depicting the project area is located on Plate 4-1.

23. The Real Estate Cost Estimate for the Initial Array, Array No. 2, Array No. 3, and the Final Array are attached to this appendix along with the associated limiting and appraiser certification (Attachments 1-5, respectively).

We the undersigned certify that we have personally examined the information contained in this estimate. The statements and conclusions represented therein are our unbiased opinion. We do further certify that we have no present or intended future interest in the lands affected by this proposed project.

December 14, 1999

ROBERT S. WOOD
Staff Appraiser
Real Estate Division
Vicksburg District

MARION K. WHITE
Chief, Appraisal Branch
Real Estate Division
Vicksburg District

DANE GRAY
Chief, Planning and Control Branch
Real Estate Division
Vicksburg District

BURKE S. TORREY
Chief, Real Estate
Real Estate Division
Vicksburg District

ATTACHMENT 1

INITIAL ARRAY

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 10,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 1

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	15,000	\$800.00	\$12,000,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	15,040		\$12,044,000.00
Contingencies 25%			\$3,011,000.00
Total Lands and Damages			\$15,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	16	\$17,550	\$ 280,800.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	8	\$25,000.00	\$ 200,000.00
Title III Payments, Ownerships	16	\$600.00	\$ 9,600.00
(d) Total Estimated Real Estate Costs			\$15,545,400.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 LEVEE PROTECTION
 PLAN NUMBER 6

ESTIMATE OF REAL ESTATE COSTS

(a) Lands and Damages

Land Use	Acres	Unit Value \$	Total Value \$
Perpetual Levee Easements			
Cropland	6,501	\$1,000.00	\$ 6,501,000.00
Woodland	692	\$ 500.00	\$ 346,000.00
Home Sites	80	\$4,500.00	\$ 360,000.00
Improvements			\$ 2,000,000.00
Improvements			\$ 920,700.00
Total Lands	7,273		\$10,128,00.00
Contingencies 25%			\$ 2,532,000.00
Lands and Damages			\$12,660,000.00
(b) Acquisition Costs			
Ownerships	450*	\$17,655	\$7,945,000.00
(c) P.L. 91-646 Costs			
Title III Payments	3,000	\$6,400	\$2,880,000.00
(d) Total Estimated Real Estate Costs			\$23,485,000.00

*Estimated

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 LEVEE PROTECTION
 MITIGATION LANDS
 PLAN NUMBER 6

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	10,000	\$800.00	\$8,000,000.00
Improvements			0
Severance			0
Total Lands	10,000		\$8,000,000.00
Contingencies 25%			\$2,000,000.00
Total Lands and Damages			\$10,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	10	\$17,550	\$ 175,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	5	\$25,000.00	\$ 125,000.00
Title III Payments, Ownerships	10	\$600.00	\$ 6,000.00
(d) Total Estimated Real Estate Costs			\$10,306,500.00

Summary of Draft Nationwide Permits

NWP	Title	Applicable Waters	Maximum Acreage	PCN Threshold
3	Maintenance - add removal of accumulated sediment from existing structures - add activities in waters of US associated with replacing uplands lost due to storm event	all waters	200 linear feet from structure; 50 cubic yards	all except repair, replacement or rehabilitation of existing structures
7	Outfall Structures and Maintenance - add removal of accumulated sediments from intakes, outfalls, and canals	all waters	restricted to original configuration	all
12	Utility Activities - add access roads normally constructed at grade - add substations and foundations for overhead lines	non-tidal waters, excluding adjacent to tidal (access roads, substations); all waters (others)	1 acre for substations; 1 acre for access roads; minimum necessary for foundations	1/4 acre (substations); 500 linear feet (access roads constructed above grade in waters)
14	Linear Transportation Crossings - no change for private roads and public crossings in tidal and non-tidal wetlands adjacent to tidal waters - add larger crossings for public projects only	non-tidal waters excluding adjacent to tidal waters	1 acre (public)	1/4 acre; discharges in special aquatic sites
		all waters	1/3 acre (private and public)	
27	Stream and Wetland Restoration Activities - add restoration of non-tidal streams and open waters - add restoration of former tidal waters	all waters	no limit	non-Federal public or private land (in agreement)
39	Residential, Commercial, and Institutional Developments - building pads and attendant features	non-tidal waters, excluding adjacent to tidal waters	indexed; 3 acres maximum	1/4 acre; all below OHWM
40	Agricultural Activities - no change to farm buildings - NRCS has lead for USDA program participants - Corps has lead for non-participants in USDA programs	non-tidal waters excluding adjacent to tidal waters	1 acre (building); 2 acres (indexed 1 acre for playas, prairie potholes, and vernal pools)	1/4 acre (non-participants); 500 linear feet of ditch relocation
41	Reshaping Existing Drainage Ditches - purpose of activity is to improve water quality - cannot increase drainage or flows or relocate the ditch	non-tidal waters, excluding adjacent to tidal waters	restricted to minimum necessary	sidecast into waters of U.S.; 500 linear feet of ditches in waters of US
42	Recreational Facilities - only activities that are integrated into the natural landscape with low impact, such as trails, campgrounds, and environmentally designed golf courses or ski areas - no playing fields, basketball and tennis courts, race tracks, stadiums, or arenas	non-tidal waters, excluding adjacent to tidal waters	1 acre	1/4 acre; 500 linear feet of stream bed
43	Stormwater Management Facilities - no construction in perennial streams	non-tidal waters, excluding adjacent to tidal waters	2 acres (construction); none for maintenance	1/4 acre; 500 linear feet of stream bed
44	Mining Activities - aggregate (sand and gravel and stone) mining - hard rock and mineral mining	isolated waters, non-tidal wetlands, lower perennial streams	2 acres, including 1 acre for support activities	all

ATTACHMENT 2

ARRAY NO. 2

REAL ESTATE COST ESTIMATE
YAZOO BACKWATER REFORMULATION
NONSTRUCTURAL ALTERNATIVE
CONSERVATION EASEMENT. 100.3' NGVD AND BELOW
100 YEAR FREQUENCY
LAND USE RETAINED
PLAN NUMBER 1

ESTIMATE OF COSTS

(a) Lands and Damages			
Land Use	Acres*	Unit Value \$	Total Value \$
Openland	356,061	\$250.00	\$89,015,250.00
Woodland	175,058	\$100.00	\$17,505,800.00
Improvements			-0-
Severance Damages			\$5,326,052.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$116,998,102.00
(b) Acquisition Costs			
Ownerships	7,300		\$54,750,000.00
(c) P.L. 91-646			
Title III Payments			
Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Real Estate Cost			
Contingencies 25%			\$43,393,275.00
(d) Total Plan Costs			\$216,966,377.00

REAL ESTATE COST ESTIMATE
 YAZOO BACKWATER REFORMULATION NONSTRUCTURAL ALTERNATIVE ,
 AGRICULTURAL LANDS BELOW 80' NGVD
 FLOWAGE EASEMENTS, LAND USE RETAINED, INDUCED PONDING
 CONSERVATION EASEMENTS ABOVE 80' NGVD
 PLAN NUMBER 2

ESTIMATE OF COSTS			
(a) Lands and Damages			
Lands Use	Acres	Unit Value \$	Total Value \$
Openlands Conservation	328,632	\$250.00	\$82,158,000.00
Openlands Flowage	27,429	\$400.00	\$10,971,600.00
Woodlands Flowage	32,901	\$400.00	\$13,160,400.00
Woodlands Conservation	142,157	\$100.00	\$14,215,700.00
Severance			
Lands			\$6,025,285.00
Improvements	1,275 ea.	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$131,681,985.00
(b) Acquisition Costs			
Estimated Ownerships 7,300			\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$188,256,895.00
Contingencies 25%			\$47,064,246.00
Total Plan Cost			\$235,321,231.00

REAL ESTATE COSTS
YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE
AGRICULTURAL LANDS BELOW 85' NGVD
FLOWAGE EASEMENTS, LAND USE RETAINED, INDUCED PONDING
CONSERVATION EASEMENTS LAND USE RETAINED ABOVE 85' NGVD
PLAN NUMBER 3

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres*	Unit Value \$	Total Value \$
Conservation Easement Openlands	298,477	\$250.00	\$74,619,250.00
Flowage Easement Openland	57,584	\$400.00	\$23,033,600.00
Flowage Easement Woodland	63,161	\$400.00	\$25,264,400.00
Conservation Easement Woodland	111,897	\$100.00	\$11,189,700.00
Severance			
Lands			\$6,705,347.00
Improvements	1,275 ea	\$44,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$145,963,297.00
(b) Acquisition Costs			
Estimated Ownerships 7,300			\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			
			\$202,538,297.00
Contingencies 25%			\$50,634,574.00
(d) Total Estimated Real Estate Costs			
			\$253,172,871.00

REAL ESTATE COSTS
YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE
AGRICULTURAL LANDS BELOW 85' NGVD
CONSERVATION EASEMENTS AND REFORESTATION OF OPEN LANDS
CONSERVATION EASEMENTS LAND USE RETAINED ABOVE 85' NGVD
PLAN NUMBER 4

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	298,477	\$250.00	\$74,619,250.00
Openlands to be Reforested	57,584	\$450.00	\$25,912,800.00
Woodlands	175,058	\$100.00	\$17,505,800.00
		\$	
Severance			
Lands			\$5,901,893.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$129,090,743.00
(b) Acquisition Costs			
Estimated Ownerships 7,300			\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			
			\$185,665,743.00
Contingencies 25%			\$46,416,438.00
Total Plan Costs			\$232,082,179.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE
AGRICULTURAL LAND, COMBINATION OF FLOWAGE AND CONSERVATION
EASEMENTS WITH REFORESTATION AND CONSERVATION EASEMENTS WITH
LAND USE RETAINED
85' NGVD & ABOVE CONSERVATION EASEMENTS; 80' TO 85' NGVD
CONSERVATION EASEMENT WITH REFORESTATION OF OPENLAND; 80'NGVD
AND BELOW FLOWAGE EASEMENT WITH REFORESTATION OF OPENLAND
PLAN NUMBER 5

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' NVGD & Above			
Openland	298,475	\$250.00	\$74,618,750.00
Woodland	111,899	\$150.00	\$16,784,850.00
Conservation Easement 80' to 85' NVGD			
Openland Reforested	30,155	\$450.00	\$13,569,750.00
Woodland	30,260	\$150.00	\$4,539,000.00
Flowage Easement 80' NVGD & Below			
Openland Reforested	27,429	\$450.00	\$12,343,050.00
Woodland	32,901	\$400.00	\$13,160,400.00
Severance			
Land			\$6,750,790.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$146,917,590.00
(b) Acquisition Costs			
Estimated Ownerships 7,300			\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300		\$2,265,000.00
(d) Total Estimated Real Estate Costs			
Contingencies 25%			\$50,983,148.00
Total Plan Costs			\$254,915,738.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE
AGRICULTURAL LANDS, BELOW 85' NGVD
FLOWAGE EASEMENTS, REFORESTATION, INDUCED PONDING
ABOVE 85' NGVD CONSERVATION EASEMENTS LAND USE RETAINED
PLAN NUMBER 6

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement Openland	298,477	\$250.00	\$74,619,250.00
Flowage Easement Openland Reforested	57,584	\$450.00	\$25,912,800.00
Flowage Easement Woodland	63,161	\$400.00	\$25,264,400.00
Conservation Easement Woodland	111,897	\$100.00	\$11,189,700.00
Severance			
Lands			\$6,849,307.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$148,968,457.00
(b) Acquisition Costs			
Estimated Ownerships 7,300			\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			
Contingencies 25%			\$51,385,864.00
Total Plan Costs			\$256,929,321.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE
AGRICULTURAL LANDS
CONSERVATION EASEMENTS, LAND USE RETAINED 90' NGVD & ABOVE
REFORESTATION ON OPEN LANDS BELOW 90' NGVD
PLAN NUMBER 7

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement Openlands	243,591	\$250.00	\$60,897,750.00
Openland to be Reforested	112,470	\$450.00	\$50,611,500.00
Woodland	175,058	\$100.00	\$17,505,800.00
Severance			
Lands			\$6,450,752.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$140,616,802.00
(b) Acquisition Costs			
Estimated Ownerships 7,300			\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$197,191,802.00
Contingencies 25%			\$49,297,951.00
(d) Total Estimated Real Estate Costs			\$246,489,753.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE
AGRICULTURAL LAND, COMBINATION OF FLOWAGE AND CONSERVATION
EASEMENTS WITH REFORESTATION AND CONSERVATION EASEMENTS WITH
LAND USE RETAINED
80' TO 90' NGVD CONSERVATION EASEMENTS WITH REFORESTATION OF
OPENLAND; 80' NGVD AND BELOW FLOWAGE EASEMENT WITH
REFORESTATION OF OPENLAND
PLAN NUMBER 8

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 90'NVGD & Above			
Openland	243,591	\$250.00	\$60,897,750.00
Woodland	68,172	\$150.00	\$10,225,800.00
Conservation Easement 80' to 90' NVGD			
Openland Reforested	85,041	\$450.00	\$38,268,450.00
Woodland	73,985	\$150.00	\$11,097,750.00
Flowage Easement 80' NVGD & Below			
Openland Reforested	27,429	\$450.00	\$12,343,050.00
Woodland	32,901	\$400.00	\$13,160,400.00
Severance			
Land			\$7,299,660.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,119		\$158,443,860.00
(b) Acquisition Costs			
Estimated Ownerships 7,300			\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$2,265,000.00
(d) Total Estimated Real Estate Costs			
Contingencies 25%			\$53,864,715.00
Total Plan Costs			\$269,323,575.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION NON STRUCTURAL ALTERNATIVE
AGRICULTURAL LAND COMBINATION PLAN
FLOWAGE AND CONSERVATION EASEMENT WITH REFORESTATION
CONSERVATION EASEMENTS WITH LAND USE RETAINED
PLAN NUMBER 9

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 90' NVGD & Above			
Openland	243,591	\$250.00	\$60,897,750.00
Woodland	68,172	\$150.00	\$10,225,800.00
Conservation Easement 85' to 90' NVGD			
Openland Reforested	54,886	\$450.00	\$24,698,700.00
Woodland	43,727	\$150.00	\$6,559,050.00
Flowage Easement 85' NVGD & Below			
Openland Reforested	57,584	\$450.00	\$25,912,800.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvement			\$ 139,000.00
Severance			
Land			\$7,677,925.00
Improvements	1,275 ea	\$4,040.00	\$5,151,000.00
Total Lands and Damages	531,121		\$166,526,425.00
(b) Acquisition Costs			
Estimated Ownerships 7,300			\$54,750,000.00
(c) P.L. 91-646 Costs			
Relocations			\$ 300,000.00
Title II Payments			\$ 225,000.00
Title III Payments			\$2,265,000.00
(d) Total Estimated Real Estate Costs			\$224,066,425.00
Contingencies 25%			\$56,016,606.00
Total Plan Costs			\$280,083,031.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 NON STRUCTURAL ALTERNATIVE
 CONSERVATION EASEMENTS 85' NGVD AND BELOW
 LAND USE RETAINED
 PLAN NUMBER 10

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	57,584	\$300.00	\$17,275,200.00
Woodland	63,161	\$175.00	\$11,053,175.00
Improvements			-0-
Severance			\$1,416,419.00
Total Lands and Damages	120,745		\$29,744,794.00
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200		\$360,000.00
(d) Total Estimated Real Estate Costs			\$39,104,794.00
Contingencies 25%			\$9,776,199.00
Total Plan Costs			\$48,880,993.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
PUMPING PLANT
CONSERVATION EASEMENTS, LAND USE RETAINED 80' TO 85' NGVD
FLOWAGE EASEMENTS, INDUCED PONDING, LAND USE RETAINED
80' NGVD AND BELOW
PLAN NUMBER 11

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 85'			
Openland	30,155	\$250.00	\$7,538,750.00
Woodland	30,260	\$150.00	\$4,539,000.00
Flowage Easements			
Openland	27,429	\$400.00	\$10,971,600.00
Woodland	32,901	\$400.00	\$13,160,400.00
Improvements			-0-
Severance			
			\$1,810,488.00
Total Lands and Damages			
	120,745		\$38,020,488.00
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships		1,200	\$250.00
			\$300,000.00
(d) Total Estimated Real Estate Costs			
			\$47,320,488.00
Contingencies 25%			
			\$11,830,122.00
Total Plan Costs			
			\$59,150,610.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
FLOWAGE EASEMENTS 85' NGVD AND BELOW
LAND USE RETAINED, INDUCED PONDING
PLAN NUMBER 12

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	57,584	\$400.00	\$23,033,600.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvements			-0-
Severance			\$2,414,900.00
Total Lands and Damages	120,745		\$50,712,900.00
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200		\$360,000.00
(d) Total Estimated Real Estate Costs			\$60,072,900.00
Contingencies 25%			\$15,018,225.00
(d) Total Estimated Real Estate Costs			\$75,091,125.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
CONSERVATION EASEMENTS 85' NGVD AND BELOW
REFORESTATION
PLAN NUMBER 13

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	57,584	\$450.00	\$25,912,800.00
Woodland	63,161	\$175.00	\$11,053,175.00
Improvements			-0-
Severance			\$1,416,419.00
Total Lands and Damages	120,745		\$38,382,394.00
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200		\$360,000.00
(d) Total Estimated Real Estate Costs			\$48,114,274.00
Contingencies 25%			\$11,935,599.00
Total Plan Costs			\$59,677,993.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
PUMPING PLANT
CONSERVATION EASEMENTS, OPENLAND REFORESTED 80' TO 85' NGVD
FLOWAGE EASEMENT, INDUCED PONDING, OPEN LAND REFORESTED 80' NGVD
AND BELOW
PLAN NUMBER 14

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 85'			
Openland Reforested	30,155	\$450.00	\$13,569,750.00
Woodland	30,260	\$150.00	\$4,539,000.00
Flowage Easements			
Openland Reforested	27,429	\$450.00	\$12,343,050.00
Woodland	32,901	\$400.00	\$13,160,400.00
Improvements			-0-
Severance			\$2,180,610.00
Total Lands and Damages	120,745		\$45,792,810.00
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs			
Contingencies 25%			\$13,773,203.00
Total Plan Costs			\$68,866,013.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
FLOWAGE EASEMENTS 85' NGVD AND BELOW
REFORESTATION, INDUCED PONDING
PLAN NUMBER 15

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	57,584	\$450.00	\$25,912,800.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvements			-0-
Severance			\$2,558,860.00
Total Lands and Damages	120,745		\$53,736,060.00
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200		\$360,000.00
(d) Total Estimated Real Estate Costs			
			\$63,096,060.00
Contingencies 25%			\$15,774,015.00
Total Plan Costs			\$78,870,075.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
CONSERVATION EASEMENTS 90' NGVD AND BELOW
LAND USE RETAINED
PLAN NUMBER 16

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	112,470	\$300.00	\$33,741,000.00
Woodland	106,886	\$175.00	\$18,705,050.00
Improvements			-0-
Severance			\$2,622,303.00
Total Lands and Damages	219,396		\$55,068,353.00
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400		\$420,000.00
(d) Total Estimated Real Estate Costs			
Contingencies 25%			\$16,497,088.00
Total Plan Costs			\$82,485,441.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
PUMPING PLANT
CONSERVATION EASEMENTS, LAND USE RETAINED 80' TO 90' NGVD
FLOWAGE EASEMENT, INDUCED PONDING, LAND USE RETAINED 80' NGVD AND
BELOW
PLAN NUMBER 17

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 90'			
Openland Reforested	85,041	\$250.00	\$21,260,250.00
Woodland	73,985	\$150.00	\$11,097,750.00
Flowage Easements			
Openland Reforested	27,429	\$400.00	\$10,971,600.00
Woodland	32,901	\$400.00	\$13,160,400.00
Improvements			-0-
Severance			\$2,824,500.00
Total Lands and Damages			\$59,314,500.00
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs			
			\$70,164,450.00
Contingencies 25%			\$17,541,125.00
Total Plan Costs			\$87,705,625.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
PUMPING PLANT
CONSERVATION EASEMENTS, LAND USE RETAINED 85' TO 90' NGVD
FLOWAGE EASEMENT, INDUCED PONDING, LAND USE RETAINED 85' NGVD &
BELOW
PLAN NUMBER 18

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' to 90'			
Openland Reforested	54,886	\$250.00	\$13,721,500.00
Woodland	43,725	\$150.00	\$6,558,750.00
Flowage Easements			
Openland	57,584	\$400.00	\$23,033,600.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvements			-0-
Severance			
			\$3,428,913.00
Total Lands and Damages			
	219,356		\$72,007,163.00
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships		1,400	\$250.00
			\$350,000.00
(d) Total Estimated Real Estate Costs			
			\$82,857,163.00
Contingencies 25%			
			\$20,714,290.00
Total Plan Costs			
			\$103,571,454.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
NON STRUCTURAL ALTERNATIVE
CONSERVATION EASEMENTS 90' NGVD AND BELOW
REFORESTATION
PLAN NUMBER 19

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	112,470	\$450.00	\$50,611,500.00
Woodland	106,886	\$175.00	\$18,705,050.00
Improvements			-0-
Severance			\$3,465,828.00
Total Lands and Damages	219,396		\$72,782,378.00
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships			\$420,000.00
(d) Total Estimated Real Estate Costs			
			\$83,702,378.00
Contingencies 25%			\$20,925,595.00
Total Plan Costs			\$104,627,973.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
PUMPING PLANT
CONSERVATION EASEMENTS, OPENLAND REFORESTED 80' TO 90' NGVD
FLOWAGE EASEMENT, INDUCED PONDING, OPEN LAND REFORESTED 80' NGVD
AND BELOW
PLAN NUMBER 20

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 90'			
Openland Reforested	85,041	\$450.00	\$38,268,450.00
Woodland	73,985	\$150.00	\$11,097,750.00
Flowage Easements			
Openland Reforested	27,429	\$450.00	\$12,343,050.00
Woodland	32,901	\$400.00	\$13,160,400.00
Improvements			-0-
Severance			\$3,743,483.00
Total Lands and Damages	219,356		\$78,613,133.00
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs			\$89,463,133.00
Contingencies			\$22,365,783.00
(d) Total Estimated Real Estate Costs			\$111,828,916.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
PUMPING PLANT
CONSERVATION EASEMENTS, OPENLAND REFORESTED 85' TO 90' NGVD
FLOWAGE EASEMENT, INDUCED PONDING, OPEN LAND REFORESTED 85' NGVD
AND BELOW
PLAN NUMBER 21

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' to 90'			
Openland Reforested	54,886	\$450.00	\$24,698,700.00
Woodland	43,725	\$150.00	\$6,558,750.00
Flowage Easements			
Openland Reforested	57,584	\$450.00	\$25,912,800.00
Woodland	63,161	\$400.00	\$25,264,400.00
Improvements			-0-
Severance			\$4,121,733.00
Total Lands and Damages	219,356		\$86,556,383.00
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs			\$97,406,383.00
Contingencies 25%			\$24,351,595.00
(d) Total Estimated Real Estate Costs			\$121,575,978.00

YAZOO BACKWATER REFORMULATION
STRUCTURAL/CONSERVATION EASEMENT PLAN, 14,000 CFS PUMP
PLAN NUMBER 22

ESTIMATE OF REAL ESTATE COSTS

(a) Lands and Damages

Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easements			
Woodland	159,000	250.00	\$39,750,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Severance			\$ 1,987,500.00
Total Lands	159,040		\$41,781,500.00
Contingencies 25%			\$10,445,375.00
Lands and Damages			\$52,226,875.00
(b) Acquisition Costs			
Ownerships	2,175*	\$7,500	\$16,312,500.00
(c) P.L. 91-646 Costs			
Title III Payments	2,175	\$250	\$543,750.00
(d) Total Estimated Real Estate Costs			\$69,083,125.00

*Estimated

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 10,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 23

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	15,000	\$800.00	\$12,000,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	15,040		\$12,044,000.00
Contingencies 25%			\$3,011,000.00
Total Lands and Damages			\$15,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	16	\$17,550	\$ 280,800.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	8	\$25,000.00	\$ 200,000.00
Title III Payments, Ownerships	16	\$600.00	\$ 9,600.00
(d) Total Estimated Real Estate Costs			\$15,545,400.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 14,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 24

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	18,500	\$800.00	\$14,800,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	18,540		\$14,844,000.00
Contingencies 25%			\$3,711,000.00
Total Lands and Damages			\$18,555,000.00
(b) Acquisition Costs			
Estimated Ownerships	18	\$17,550	\$ 315,900.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	9	\$25,000.00	\$ 225,000.00
Title III Payments, Ownerships	18	\$600.00	\$ 10,800.00
(d) Total Estimated Real Estate Costs			\$19,106,700.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 17,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 25

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	19,000	\$800.00	\$15,200,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	19,040		\$15,244,000.00
Contingencies 25%			\$3,800,000.00
Total Lands and Damages			\$19,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	20	\$17,550	\$ 351,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	10	\$25,000.00	\$ 250,000.00
Title III Payments, Ownerships	20	\$600.00	\$ 12,000.00
(d) Total Estimated Real Estate Costs			\$19,613,000.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 21,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 26

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	22,000	\$800.00	\$17,600,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	22,040		\$17,644,000.00
Contingencies 25%			\$4,411,000.00
Total Lands and Damages			\$22,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	24	\$17,550	\$ 421,200.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	12	\$25,000.00	\$ 300,000.00
Title III Payments, Ownerships	24	\$600.00	\$ 14,400.00
(d) Total Estimated Real Estate Costs			\$22,790,600.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 24,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 27

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	25,000	\$800.00	\$20,000,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	25,040		\$20,044,000.00
Contingencies 25%			\$5,011,000.00
Total Lands and Damages			\$25,055,000.00
(b) Acquisition Costs			
Estimated Ownerships	26	\$17,550	\$ 456,300.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	13	\$25,000.00	\$ 325,000.00
Title III Payments, Ownerships	26	\$600.00	\$ 15,600.00
(d) Total Estimated Real Estate Costs			\$25,851,900.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 LEVEE PROTECTION
 PLAN NUMBER 28

ESTIMATE OF REAL ESTATE COSTS

(a) Lands and Damages

Land Use	Acres	Unit Value \$	Total Value \$
Perpetual Levee Easements			
Cropland	6,501	\$1,000.00	\$ 6,501,000.00
Woodland	692	\$ 500.00	\$ 346,000.00
Home Sites	80	\$4,500.00	\$ 360,000.00
Improvements			\$ 2,000,000.00
Improvements			\$ 920,700.00
Total Lands	7,273		\$10,128,00.00
Contingencies 25%			\$ 2,532,000.00
Lands and Damages			\$12,660,000.00
(b) Acquisition Costs			
Ownerships	450*	\$17,655	\$7,945,000.00
(c) P.L. 91-646 Costs			
Title III Payments	3,000	\$6,400	\$2,880,000.00
(d) Total Estimated Real Estate Costs			\$23,485,000.00

*Estimated

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 LEVEE PROTECTION
 MITIGATION LANDS
 PLAN NUMBER 28

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	10,000	\$800.00	\$8,000,000.00
Improvements			0
Severance			0
Total Lands	10,000		\$8,000,000.00
Contingencies 25%			\$2,000,000.00
Total Lands and Damages			\$10,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	10	\$17,550	\$ 175,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	5	\$25,000.00	\$ 125,000.00
Title III Payments, Ownerships	10	\$600.00	\$ 6,000.00
(d) Total Estimated Real Estate Costs			\$10,306,500.00

ATTACHMENT 3

ARRAY NO. 3

REAL ESTATE COST ESTIMATE
YAZOO BACKWATER REFORMULATION
WHOLLY NONSTRUCTURAL ALTERNATIVE
CONSERVATION EASEMENT. 100.3' NGVD AND BELOW 100 YEAR FREQUENCY
LAND USE RETAINED, AND REFORESTATION OF OPEN LAND BELOW
91.0' NGVD
PLAN NUMBER 1

ESTIMATE OF COSTS

(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	338,476	\$350.00	\$118,466,600.00
Woodland	217,716	\$150.00	\$32,657,400.00
Severance Damages			\$7,556,200.00
Improvements	(1,275 ea)	\$4,040.00	\$5,151,000.00
Total	556,192		\$163,831,200.00
Contingencies 25%			\$40,957,800.00
Total Lands and Damages			\$204,789,000.00
(b) Acquisition Costs			
Ownerships	7,300		\$54,750,000.00
(c) P.L. 91-646			
Title III Payments			
Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$261,364,000.00

REAL ESTATE COST ESTIMATE
 YAZOO BACKWATER REFORMULATION NONSTRUCTURAL ALTERNATIVE,
 AGRICULTURAL LANDS
 CONSERVATION EASEMENTS 90' NGVD AND ABOVE
 REFORESTATION OF OPENLANDS BELOW THE 90' NGVD
 PLAN NUMBER 2

ESTIMATE OF COSTS			
(a) Lands and Damages			
Lands Use	Acres	Unit Value \$	Total Value \$
Openlands Conservation	236,709	\$350.00	\$82,848,150.00
Openlands to be Reforested	101,767	\$700.00	\$71,236,900.00
Woodlands	217,716	\$150.00	\$35,923,200.00
Severance			
Lands			\$9,500,412.50
Improvements	(1,275 ea.)	\$4,040.00	\$5,151,000.00
Total Lands	556,192		\$199,508,662.50
Contingencies 25%			\$49,877,165.63
Total Lands and Damages			\$249,385,828.13
(b) Acquisition Costs			
Estimated Ownerships 7,300			\$54,750,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			
			\$305,960,828.13

REAL ESTATE COSTS
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN, 85' NGVD AND BELOW
CONSERVATION EASEMENTS AND LAND USE RETAINED
PLAN NUMBERS 3 AND 15

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres*	Unit Value \$	Total Value \$
Conservation Easement, 85' and below			
Openland	52,981	\$250.00	\$13,245,250.00
Woodland	78,365	\$150.00	\$11,754,750.00
Improvements			-0-
Severance			\$1,250,000.00
Total Lands	131,346		\$26,250,000.00
Contingencies 25%			\$6,562,500.00
Total Lands and Damages			\$32,812,500.00
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs			\$42,112,500.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN
CONSERVATION EASEMENTS, LAND USE RETAINED 80' TO 85' NGVD
WATER MANAGEMENT 80' NGVD AND BELOW
PLAN NUMBERS 4 AND 16

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 85'			
Openland	2,5477	\$250.00	\$6,369,250.00
Woodland	35,128	\$150.00	\$5,269,200.00
Flowage/Conservation Easements, 80'and below			
Openland	27,504	\$450.00	\$12,376,800.00
Woodland	43,237	\$400.00	\$17,294,800.00
Improvements			-0-
Severance			\$2,065,502.50
Total Lands	131,346		\$43,375,552.50
Contingencies 25%			\$10,843,888.13
Total Lands and Damages			\$54,219,440.63
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs			\$63,519,440.63

*Blocking factor, 25%, applied

** Acreage adjusted for blocking at 80'

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN, 85' NGVD AND BELOW
WATER MANAGEMENT, WOODLAND CONSERVATION & RETAINED LAND USE
EASEMENTS
PLAN NUMBERS 5 AND 17

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Flowage/Conservation Easement			
Openland	52,981	\$450.00	\$23,841,450.00
Woodland	78,365	\$400.00	\$31,346,000.00
Improvements			-0-
Severance			\$2,759,372.50
Total Lands	131,346		\$57,946,822.50
Contingencies 25%			\$14,486,705.63
Total Lands and Damages			\$72,433,528.13
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs			\$81,733,528.13

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN, 85' NGVD AND BELOW
CONSERVATION EASEMENTS AND REFORESTATION OF OPENLAND
PLAN NUMBERS 6 AND 18

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement			
Woodland	78,365	\$150.00	\$11,754,750.00
Reforestation Easement	52,981	\$450.00	\$23,841,450.00
Improvements			-0-
Severance			\$1,779,810.00
Total Lands	131,346		\$37,376,010.00
Contingencies 25%			\$9,344,002.50
Total Lands and Damages			\$46,720,012.50
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs			\$56,020,012.50

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN
CONSERVATION EASEMENTS, OPENLAND REFORESTED 80' TO 85' NGVD
WATER MANAGEMENT AND OPENLAND REFORESTATION, 80' NGVD & BELOW
PLAN NUMBERS 7 AND 19

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 85'			
Openland Reforested	25,477	\$450.00	\$11,464,650.00
Woodland	35,128	\$150.00	\$5,269,200.00
Flowage Easements, 80' and below			
Openland Reforested	27,504	\$450.00	\$12,376,800.00
Woodland	43,237	\$400.00	\$17,294,800.00
Improvements			-0-
Severance			\$2,320,272.50
Total Lands	131,346.00		\$48,725,722.50
Contingencies 25%			\$12,181,430.63
Total Lands and Damages			\$60,907,153.13
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs			
			\$70,207,153.13

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN
 WATER MANAGEMENT AND REFORESTATION, 85' NGVD AND BELOW
 PLAN NUMBERS 8 AND 20

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Flowage/Conservation Easement			
Woodland	78,365	\$400.00	\$31,346,000.00
Flowage/Reforestation Easement	52,981	\$450.00	\$23,841,450.00
Improvements			-0-
Severance			\$2,759,372.50
Total Lands	131,346		\$57,946,822.50
Contingencies 25%			\$14,486,705.63
Total Lands and Damages			\$72,433,528.13
(b) Acquisition Costs			
Estimated Ownerships 1,200			\$9,000,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,200	\$250.00	\$300,000.00
(d) Total Estimated Real Estate Costs			
			\$81,733,528.13

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN, 90' NGVD AND BELOW
CONSERVATION EASEMENTS AND LAND USE RETAINED
PLAN NUMBERS 9 AND 21

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 90 'and below			
Openland	101,767	\$325.00	\$33,074,275.00
Woodland	134,830	\$175.00	\$23,595,250.00
Improvements			-0-
Severance			\$2,833,476.25
Total Lands	236,597		\$59,503,001.25
Contingencies 25%			\$14,875,750.31
Total Lands and Damages			\$74,378,751.56
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs			
			\$85,228,751.56

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN
CONSERVATION EASEMENTS, LAND USE RETAINED 80' TO 90' NGVD
WATER MANAGEMENT, LAND USE RETAINED, 80' NGVD AND BELOW
PLAN NUMBERS 10 AND 22

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 90'			
Openland	74,263	\$320.00	\$23,764,160.00
Woodland	91,593	\$175.00	\$16,028,775.00
Flowage/Conservation Easements 80' and below			
Openland	27,504	\$450.00	\$12,376,800.00
Woodland	43,237	\$400.00	\$17,294,800.00
Improvements			-0-
Severance			
			\$3,473,226.75
Total Lands	236,597		\$72,937,761.75
Contingencies 25%			
			\$18,234,440.44
Total Lands and Damages			\$91,172,202.19
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs			
			\$102,022,202.19

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN
CONSERVATION EASEMENTS, LAND USE RETAINED 85' TO 90' NGVD
WATER MANAGEMENT 85' NGVD AND BELOW
PLAN NUMBERS 11 AND 23

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' to 90'			
Openland	48,786	\$325.00	\$15,855,450.00
Woodland	56,465	\$175.00	\$9,881,375.00
Flowage/Conservation Easements, 85' and below			
Openland	52,981	\$450.00	\$23,841,450.00
Woodland	78,365	\$400.00	\$31,346,000.00
Improvements			-0-
Severance			
			\$4,046,213.75
Total Lands	236,597		\$84,970,488.75
Contingencies 25%			
			\$21,242,622.19
Total Lands and Damages			\$106,213,110.94
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs			
			\$117,063,110.94

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN, 90' NGVD AND BELOW
 CONSERVATION EASEMENTS AND OPENLAND REFORESTATION
 PLAN NUMBERS 12 AND 24

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement			
Woodland	134,830	\$175.00	\$23,595,250.00
Reforestation Easement	101,767	\$700.00	\$71,236,900.00
Improvements			-0-
Severance			\$4,741,607.50
Total Lands	236,597		\$99,573,757.50
Contingencies 25%			\$24,893,439.38
Total Lands and Damages			\$124,467,196.88
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs			\$135,317,196.88

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN
CONSERVATION EASEMENTS, OPENLAND REFORESTED 80' TO 90' NGVD
WATER MANAGEMENT, OPENLAND REFORESTED 80' NGVD AND BELOW
PLAN NUMBERS 13 AND 25

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 80' to 90'			
Openland Reforested	74,263	\$700.00	\$51,984,100.00
Woodland	91,593	\$175.00	\$16,028,775.00
Flowage/Conservation Easements, 80' and below			
Openland Reforested	27,504	\$450.00	\$12,376,800.00
Woodland	43,237	\$400.00	\$17,294,800.00
Improvements			-0-
Severance			\$4,884,223.75
Total Lands	236,597		\$102,568,698.75
Contingencies 25%			\$25,642,174.69
Total Lands and Damages			\$128,210,873.44
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs			
			\$139,060,873.44

*Blocking factor, 20%, applied

** Acreage adjusted for blocking factor at 80'

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
COMBINATION PLAN
CONSERVATION EASEMENTS, OPENLAND REFORESTED 85' TO 90' NGVD
WATER MANAGEMENT, OPENLAND REFORESTED 85' NGVD AND BELOW
PLAN NUMBERS 14 AND 26

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easement 85' to 90'			
Openland Reforested	48,786	\$700.00	\$34,150,200.00
Woodland	56,465	\$175.00	\$9,881,375.00
Flowage/Conservation Easements, 85' and below			
Openland Reforested	52,981	\$450.00	\$23,841,450.00
Woodland	78,365	\$400.00	\$31,346,000.00
Improvements			-0-
Severance			\$4,960,951.25
Total Lands	236,597		\$104,179,976.25
Contingencies 25%			\$26,044,994.06
Total Lands and Damages			\$130,224,970.31
(b) Acquisition Costs			
Estimated Ownerships 1,400			\$10,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	1,400	\$250.00	\$350,000.00
(d) Total Estimated Real Estate Costs			
			\$141,074,970.31

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 STRUCTURAL PLAN 14,000 CFS PUMP
 80.0' NGVD
 PLAN NUMBER 27

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	27,200	\$800.00	\$21,760,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	27,240		\$21,804,000.00
Contingencies 25%			\$5,451,000.00
Total Lands and Damages			\$27,255,000.00
(b) Acquisition Costs			
Estimated Ownerships	30	\$17,550	\$ 526,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	15	\$25,000.00	\$ 375,000.00
Title III Payments, Ownerships	30	\$600.00	\$ 18,800.00
(d) Total Estimated Real Estate Costs			\$28,174,500.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 17,500 CFS PUMP
80.0' NGVD
PLAN NUMBER 28

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	32,400	\$800.00	\$25,920,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	32,440		\$25,964,000.00
Contingencies 25%			\$6,491,000.00
Total Lands and Damages			\$32,455,000.00
(b) Acquisition Costs			
Estimated Ownerships	34	\$17,550	\$ 596,700.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	17	\$25,000.00	\$ 425,000.00
Title III Payments, Ownerships	34	\$600.00	\$ 20,400.00
(d) Total Estimated Real Estate Costs			
			\$33,497,100.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 LEVEE PROTECTION
 PLAN NUMBER 29

ESTIMATE OF REAL ESTATE COSTS

(a) Lands and Damages

Land Use	Acres	Unit Value \$	Total Value \$
Perpetual Levee Easements			
Cropland	7,043	\$1,000.00	\$ 7,043,000.00
Woodland	750	\$ 500.00	\$ 375,000.00
Home Sites	87	\$4,500.00	\$ 391,500.00
Improvements			\$ 2,175,000.00
Severance			\$ 998,450.00
Total Lands	7,880		\$10,982,950.00
Contingencies 25%			\$ 2,745,738.00
Lands and Damages			\$13,728,688.00
(b) Acquisition Costs			
Ownerships	485*	\$17,655	\$8,562,675.00
(c) P.L. 91-646 Costs			
Title III Payments	485*	\$6,400	\$3,104,000.00
(d) Total Estimated Real Estate Costs			\$25,395,363.00

*Estimated

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 STRUCTURAL/CONSERVATION EASEMENT PLAN, 14,000 CFS PUMP
 PLAN NUMBER 30

ESTIMATE OF REAL ESTATE COSTS

(a) Lands and Damages

Land Use	Acres	Unit Value \$	Total Value \$
Conservation Easements			
Woodland	217,716	\$175.00	\$38,100,300.00
Severance			\$1,905,015.00
Total Lands			\$40,005,315.00
Contingencies 25%			\$10,001,328.75
Lands and Damages			\$50,006,643.75
(b) Acquisition Costs			
Ownerships	3,000*	\$7,500	\$22,500,000.00
(c) P.L. 91-646 Costs			
Title III Payments	3,000	\$250	\$750,000.00
(d) Total Estimated Real Estate Costs			\$73,256,643.75

*Estimated

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 14,000 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 3

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	21,000	\$800.00	\$16,800,000.00
Improvements			0
			0
Severance			0
Total Lands	21,000		\$16,800,000.00
Contingencies 25%			\$4,200,000.00
Total Lands and Damages			\$21,000,000.00
(b) Acquisition Costs			
Estimated Ownerships	22	\$17,550	\$ 386,100.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	11	\$25,000.00	\$ 275,000.00
Title III Payments, Ownerships	22	\$600.00	\$ 13,200.00
(d) Total Estimated Real Estate Costs			\$21,674,300.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 14,000 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 4

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	17,600	\$800.00	\$14,080,000.00
Improvements			0
			0
Severance			0
Total Lands	17,600		\$14,080,000.00
Contingencies 25%			\$3,520,000.00
Total Lands and Damages			\$17,600,000.00
(b) Acquisition Costs			
Estimated Ownerships	18	\$17,550	\$ 315,900.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	9	\$25,000.00	\$ 225,000.00
Title III Payments, Ownerships	18	\$600.00	\$ 10,800.00
(d) Total Estimated Real Estate Costs			\$18,151,700.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 14,000 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 5

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	17,600	\$800.00	\$14,080,000.00
Improvements			0
			0
Severance			0
Total Lands	17,600		\$14,080,000.00
Contingencies 25%			\$3,520,000.00
Total Lands and Damages			\$17,600,000.00
(b) Acquisition Costs			
Estimated Ownerships	18	\$17,550	\$ 315,900.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	9	\$25,000.00	\$ 225,000.00
Title III Payments, Ownerships	18	\$600.00	\$ 10,800.00
(d) Total Estimated Real Estate Costs			\$18,151,700.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 14,000 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 9

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	13,200	\$800.00	\$10,560,000.00
Improvements			0
			0
Severance			0
Total Lands	13,200		\$10,560,000.00
Contingencies 25%			\$2,640,000.00
Total Lands and Damages			\$13,200,000.00
(b) Acquisition Costs			
Estimated Ownerships	14	\$17,550	\$ 245,700.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	7	\$25,000.00	\$ 175,000.00
Title III Payments, Ownerships	14	\$600.00	\$ 8,400.00
(d) Total Estimated Real Estate Costs			\$13,629,100.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 14,000 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 10

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	3,900	\$800.00	\$3,120,000.00
Improvements			0
			0
Severance			0
Total Lands	3,900		\$3,120,000.00
Contingencies 25%			\$ 780,000.00
Total Lands and Damages			\$3,900,000.00
(b) Acquisition Costs			
Estimated Ownerships	4	\$17,550	\$ 70,200.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	2	\$25,000.00	\$ 50,000.00
Title III Payments, Ownerships	4	\$600.00	\$ 2,400.00
(d) Total Estimated Real Estate Costs			
			\$4,022,600.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 14,000 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 11

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	3,900	\$800.00	\$3,120,000.00
Improvements			0
			0
Severance			0
Total Lands	3,900		\$3,120,000.00
Contingencies 25%			\$ 780,000.00
Total Lands and Damages			\$3,900,000.00
(b) Acquisition Costs			
Estimated Ownerships	4	\$17,550	\$ 70,200.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	2	\$25,000.00	\$ 50,000.00
Title III Payments, Ownerships	4	\$600.00	\$ 2,400.00
(d) Total Estimated Real Estate Costs			
			\$4,022,600.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 17,500 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 15

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	22,900	\$800.00	\$18,320,000.00
Improvements			0
			0
Severance			0
Total Lands	22,900		\$18,320,000.00
Contingencies 25%			\$ 4,580,000.00
Total Lands and Damages			\$22,900,000.00
(b) Acquisition Costs			
Estimated Ownerships	24	\$17,550	\$ 421,200.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	12	\$25,000.00	\$ 300,000.00
Title III Payments, Ownerships	24	\$600.00	\$ 14,400.00
(d) Total Estimated Real Estate Costs			\$23,635,600.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 17,500 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 16

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	19,600	\$800.00	\$15,680,000.00
Improvements			0
			0
Severance			0
Total Lands	19,600		\$15,680,000.00
Contingencies 25%			\$ 3,920,000.00
Total Lands and Damages			\$19,600,000.00
(b) Acquisition Costs			
Estimated Ownerships	20	\$17,550	\$ 351,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	10	\$25,000.00	\$ 250,000.00
Title III Payments, Ownerships	20	\$600.00	\$ 12,000.00
(d) Total Estimated Real Estate Costs			\$20,213,000.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 17,500 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 17

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	19,600	\$800.00	\$15,680,000.00
Improvements			0
			0
Severance			0
Total Lands	19,600		\$15,680,000.00
Contingencies 25%			\$ 3,920,000.00
Total Lands and Damages			\$19,600,000.00
(b) Acquisition Costs			
Estimated Ownerships	20	\$17,550	\$ 351,000.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	10	\$25,000.00	\$ 250,000.00
Title III Payments, Ownerships	20	\$600.00	\$ 12,000.00
(d) Total Estimated Real Estate Costs			\$20,213,000.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 17,500 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 21

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	15,300	\$800.00	\$12,240,000.00
Improvements			0
			0
Severance			0
Total Lands	15,300		\$12,240,000.00
Contingencies 25%			\$ 3,060,000.00
Total Lands and Damages			\$15,300,000.00
(b) Acquisition Costs			
Estimated Ownerships	16	\$17,550	\$ 280,800.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	8	\$25,000.00	\$ 200,000.00
Title III Payments, Ownerships	16	\$600.00	\$ 9,600.00
(d) Total Estimated Real Estate Costs			\$15,790,400.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 17,500 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 22

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	4,900	\$800.00	\$ 3,920,000.00
Improvements			0
			0
Severance			0
Total Lands	4,900		\$ 3,920,000.00
Contingencies 25%			\$ 980,000.00
Total Lands and Damages			\$ 4,900,000.00
(b) Acquisition Costs			
Estimated Ownerships	6	\$17,550	\$ 105,300.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	3	\$25,000.00	\$ 75,000.00
Title III Payments, Ownerships	6	\$600.00	\$ 3,600.00
(d) Total Estimated Real Estate Costs			\$ 5,083,900.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 17,500 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 23

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	4,900	\$800.00	\$ 3,920,000.00
Improvements			0
			0
Severance			0
Total Lands	4,900		\$ 3,920,000.00
Contingencies 25%			\$ 980,000.00
Total Lands and Damages			\$ 4,900,000.00
(b) Acquisition Costs			
Estimated Ownerships	6	\$17,550	\$ 105,300.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	3	\$25,000.00	\$ 75,000.00
Title III Payments, Ownerships	6	\$600.00	\$ 3,600.00
(d) Total Estimated Real Estate Costs			\$ 5,083,900.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 LEVEE PLAN
 MITIGATION LANDS
 PLAN NUMBER 29

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	12,900	\$800.00	\$10,320,000.00
Improvements			0
			0
Severance			0
Total Lands	12,900		\$10,320,000.00
Contingencies 25%			\$2,580,000.00
Total Lands and Damages			\$12,900,000.00
(b) Acquisition Costs			
Estimated Ownerships	14	\$17,550	\$ 245,700.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	7	\$25,000.00	\$ 175,000.00
Title III Payments, Ownerships	14	\$600.00	\$ 8,400.00
(d) Total Estimated Real Estate Costs			
			\$13,329,100.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 COMBINATION PLAN AND 14,000 CFS PUMP
 MITIGATION LANDS
 PLAN NUMBER 30

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	27,200	\$800.00	\$21,760,000.00
Improvements			0
			0
Severance			0
Total Lands	27,200		\$21,760,000.00
Contingencies 25%			\$5,440,000.00
Total Lands and Damages			\$27,200,000.00
(b) Acquisition Costs			
Estimated Ownerships	30	\$17,550	\$ 526,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	15	\$25,000.00	\$ 375,000.00
Title III Payments, Ownerships	30	\$600.00	\$ 18,000.00
(d) Total Estimated Real Estate Costs			\$28,119,500.00

ATTACHMENT 4

FINAL ARRAY

REAL ESTATE COST ESTIMATE
YAZOO BACKWATER REFORMULATION
WHOLLY NONSTRUCTURAL ALTERNATIVE
CONSERVATION EASEMENT. 100.3' NGVD AND BELOW 100 YEAR FREQUENCY
LAND USE RETAINED, AND REFORESTATION OF OPEN LAND BELOW
91.0' NGVD
PLAN NUMBER 2

ESTIMATE OF COSTS

(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Openland	231,476	\$350.00	\$81,016,600.00
Woodland	217,716	\$0.00	\$0.00
Reforestation Easement			
Openland	107,000	\$700.00	\$ 74,900,000.00
Severance Damages			\$7,795,830.00
Improvements	(1,275 ea)	\$4,040.00	\$5,151,000.00
Total	556,192		\$168,863,430.00
Contingencies 25%			\$42,215,858.00
Total Lands and Damages			\$211,079,288.00
(b) Acquisition Costs			
Ownerships	7,300		\$54,750,000.00
(c) P.L. 91-646			
Title III Payments			
Ownerships	7,300	\$250.00	\$1,825,000.00
(d) Total Estimated Real Estate Costs			\$267,654,288.00

REAL ESTATE ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
STRUCTURAL PLAN 14,000 CFS PUMP
80.0' NGVD
PLAN NUMBER 3

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Fee			
Heavy Cropland	27,200	\$800.00	\$21,760,000.00
Fee			
Woodland	40	\$1,100.00	\$ 44,000.00
Improvements			0
Severance			0
Total Lands	27,240		\$21,804,000.00
Contingencies 25%			\$5,541,000.00
Total Lands and Damages			\$27,255,000.00
(b) Acquisition Costs			
Estimated Ownerships	30	\$17,550	\$ 526,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	15	\$25,000.00	\$ 375,000.00
Title III Payments, Ownerships	30	\$600.00	\$ 18,000.00
(d) Total Estimated Real Estate Costs			\$28,174,500.00

REAL ESTATE ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
85' NGVD, AND AN OCCASIONAL POOL AT ELEVATION 70' TO 73' NGVD
PLAN NUMBER 4

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Perpetual Reforestation Easement			
Openland	15,303	\$500.00	\$7,651,500.00
Improvements			0
Severance			\$ 382,575.00
Total Lands	15,303		\$8,034,075.00
Contingencies 25%			\$ 2,008,519.00
Total Lands and Damages			\$10,042,594.00
(b) Acquisition Costs			
Estimated Ownerships	245	\$8,500	\$ 2,082,500.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	245	\$300.00	\$ 73,500.00
(d) Total Estimated Real Estate Costs			\$12,198,594.00

REAL ESTATE ESTIMATE
 YAZOO BACKWATER REFORMULATION
 REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
 87' NGVD, AND AN OCCASIONAL POOL AT ELEVATION 70' TO 73' NGVD
 PLAN NUMBER 5

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Reforestation Easement			
Openland	45,422	\$600.00	\$27,253,200.00
Improvements			0
Severance			\$ 1,362,660.00
Total Lands	45,422		\$28,615,860.00
Contingencies 25%			\$7,153,965.00
Total Lands and Damages			\$35,769,825.00
(b) Acquisition Costs			
Estimated Ownerships	510	\$8,500	\$ 4,335,000.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	510	\$300.00	\$ 153,000.00
(d) Total Estimated Real Estate Costs			\$40,257,825.00

REAL ESTATE ESTIMATE
FINAL ARRAY OF ALTERNATIVES
YAZOO BACKWATER REFORMULATION
REFORESTATION OF FREQUENTLY FLOODED OPENLAND BELOW
88.5' NGVD, AND VOLUNTARY CONSERVATION EASEMENTS
PLAN NUMBER 6

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Reforestation Easement			
Openland	67,598	\$600.00	\$40,558,800.00
Improvements			0
Severance			\$ 2,027,940.00
Total Lands	67,598		\$42,586,740.00
Contingencies 25%			\$10,646,685.00
Total Lands and Damages			\$53,233,425.00
(b) Acquisition Costs			
Estimated Ownerships	655	\$8,500	\$ 5,567,500.00
(c) P.L. 91-646 Costs			
Title III Payments, Ownerships	655	\$300.00	\$ 196,500.00
(d) Total Estimated Real Estate Costs			\$58,997,425.00

REAL ESTATE ESTIMATE
YAZOO BACKWATER REFORMULATION
FISH AND WILDLIFE SERVICE PROPOSED COMBINATION PLAN
WOODLAND CONSERVATION EASEMENTS, IMPROVEMENTS REMOVED
AND OPENLAND REFORESTED BELOW 91' NGVD
PLAN NUMBER 7

ESTIMATE OF COSTS			
(a) Lands and Damages			
Land Use	Acres	Unit Value \$	Total Value \$
Reforestation Easement			
Openland	102,708	\$700.00	\$ 71,895,600.00
Improvements			\$ 218,000.00
Severance			\$ 3,594,780.00
Total Lands	102,708		\$75,708,380.00
Contingencies 25%			\$ 18,927,095.00
Total Lands and Damages			\$94,635,475.00
(b) Acquisition Costs			
Estimated Ownerships	775	\$8,500	\$6,587,500.00
(c) P.L. 91-646 Costs			
Title II Payments, Ownerships	21	\$500.00	\$ 105,000.00
Title III Payments, Ownerships	775	\$250.00	\$ 193,750.00
(d) Total Estimated Real Estate Costs			\$101,521,725.00

ATTACHMENT 5

ASSOCIATED LIMITING AND APPRAISER
CERTIFICATION

ASSUMPTIONS AND LIMITING CONDITIONS
REAL ESTATE ESTIMATE FOR PLANNING PURPOSES

These estimates for the foregoing arrays were developed expressly subject to the following limiting conditions and any special limiting conditions contained herein, which are incorporated herein by reference.

1. The estimates for the different plan arrays contained one or a combination of eight estates. **These easement estates, which were utilized within this study, may contain assumptions, which would require modification of existing authorities of other agencies or units of government. These assumptions or criteria are unique to the alternatives under evaluation as part of this reformulation effort and are not intended to give the reader of this report the belief that this agency has the authority to alter other Federal agencies or units of government authorities or programs.**
2. The estimates are subject to the accuracy of the mapping, descriptions and quantities (acres) furnished the appraisers; however, the appraisers assume no responsibility for matters legal in nature, nor do the appraisers render an opinion as to the title of any of the properties that may be involved within the scope of this study.
3. No surveys of the properties involved were furnished nor made available. Information concerning the location of project features was furnished on the equivalent of a 1:250,000-scale map.
4. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.
5. The distribution of the total valuation in this report between land and improvements applies only under the Highest and Best Use of the properties under evaluation. Allocations between improvements and lands are made on an individual basis and incorporated within the total estimate utilizing a weighted average of land uses.
6. Unless otherwise stated, subsurface rights (minerals, oil, etc.) were not considered in making this estimate.
7. The appraisers have inspected, as far as practical and given the level of effort required for this estimate, the lands and improvements thereon.
8. Comparable sales data relied upon to formulate this estimate were obtained from sources believed to be reliable. It was not possible to inspect every comparable sale nor was it possible to inspect every property affected by the proposed project features. Information obtained from others was relied upon in instances to formulate this estimate.

9. Boundaries of the areas under study were assumed to be correct.
10. The estimates are to be utilized in their entirety and not on a unit basis since weighted averages were incorporated to formulate the estimates and any inference to a specific parcel or type of property cannot be made.
11. Unless otherwise stated in this report, the existence of hazardous or environmental material, which may or may not be present on the property, was not observed by the appraiser. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, contaminated soil, leaking underground storage tanks, or other potentially hazardous materials may affect the value of the property. The value estimates were predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.
12. The Lands and Damages estimates contained within this report are the product of an accelerated schedule that allowed limited field time for investigation.
13. The adverse effects of prolonged flooding on bottom-land hardwoods could not be quantified given the available data. Materials and information reviewed and studied were obtained from the Southern Hardwood Center, USDA, Forest Service, Stoneville, MS, and Mississippi State University, Mississippi State, MS.
14. The budget data utilized in this report were obtained from Mississippi State University, Department of Agricultural Economics.

CERTIFICATION OF APPRAISERS

The undersigned do hereby, except as otherwise noted in this appraisal report, that:

We have relied on prior visits to the area or have inspected to the most practical extent the properties or have relied on information from others as to the composition and makeup of properties affected by the features of the proposed project under evaluation.

We have no present or contemplated future interest in the real estate that is the subject of this report.

We have no personal interest or bias with respect to the subject matter of this evaluation or the parties involved.

Our salary is not contingent upon reporting a predetermined value or upon the amount of the value estimated.

To the best of our knowledge and belief, the statements of fact contained within this evaluation, upon which the estimates and conclusions expressed herein are based, and are true and correct.

This estimate/evaluation sets forth all of the limiting conditions affecting the estimates.

This Project Cost Estimate, for planning purposes, was prepared for the internal use of our employer, the U.S. Army Corps of Engineers. Though not complying with all provisions of the Uniform Standards of Professional Appraisal Practice, the document does conform to the Corps regulations. For purposes of this estimate, we have been advised that the Corps of Engineers operates under a Jurisdictional Exception provision of USPAP.

December 14, 1999

Robert S. Wood
Staff Appraiser
Real Estate Division
Vicksburg District

John C. Segrest, Jr.
Review Appraiser
Real Estate Division
Vicksburg District