

STATEMENT OF JUST COMPENSATION

This document shall be used for land acquisition projects assisted by funds from the North Carolina Parks and Recreation Trust Fund. A separate **STATEMENT OF JUST COMPENSATION** will be required for each individual conveying property to the project sponsor.

Section A: Project Description (Completed by the project sponsor)

1. PARTF Project Number <input style="width: 90%;" type="text"/>	2. DENR Contract Number <input style="width: 90%;" type="text"/>	3. PARTF Project Title <input style="width: 90%;" type="text"/>
4. Project Sponsor <input style="width: 90%;" type="text"/>		5. Sponsor's Representative <input style="width: 90%;" type="text"/>
6. Project Description/Purpose of the Acquisition <input style="width: 95%; height: 40px;" type="text"/>		
7. Estate to be Acquired <input style="width: 95%; height: 25px;" type="text"/>		
8. Acreage to be Acquired <input style="width: 80%; height: 25px;" type="text"/>	10. Names and Addresses of Property Owners Conveying Property to Project Sponsor <input style="width: 95%; height: 80px;" type="text"/>	
9. County of Location <input style="width: 80%; height: 25px;" type="text"/>		

Section B: Project Description (Completed by the project sponsor)

A legal description of the real property proposed for conveyance must be attached to this document. This legal description must be reviewed by the both the landowner and project sponsor before the Statement of Just Compensation is signed.

Section C: Just Compensation (Completed by the project sponsor)

This Statement of Just Compensation considers property location, highest and best use of said property and current market conditions affection sale of the property. An increase or decrease in the market valuation based on proposed future use for public recreation and the likelihood the property would be acquired for such purposes have been disregarded in making the property value determination. Only elements causing value increases/decreases shall be accounted for the stated property value.

1. Just Compensation, the State Property Office Approved Fair Market Value has been identified as:		\$ <input style="width: 80%; height: 30px;" type="text"/>
2. Just Compensation <u>includes</u> amounts for the land, improvements, severance, if any, and other elements, as follows:		
Land and Improvements	\$ <input style="width: 80%; height: 25px;" type="text"/>	<input type="checkbox"/> Amount includes buildings, structures and other improvements
Less Damage to the Remainder	\$ <input style="width: 80%; height: 25px;" type="text"/>	
Less / Plus Other	\$ <input style="width: 80%; height: 25px;" type="text"/>	
TOTAL		\$ <input style="width: 80%; height: 25px;" type="text"/> Must be equal to amount in C(1) above

Section D: Fee Simple Title / Easement for Public Recreation Purposes (completed by project sponsor)

ONE OF THE FOLLOWING BOXES MUST BE CHECKED

Acquisition will be of fee simple title free of all liens, encumbrances and restrictions with no property interests reserved by the landowner.

Acquisition will be an easement for public recreation purposes in perpetuity.

Acquisition will be of fee simple title and is subject to easements, restrictions or rights, interest reserved by the landowner, or title as described on attached page(s). *
***Notice** —All easements, restrictions, and reservations must have prior approval by NC-DENR. If this box is checked the project sponsor should not proceed with the acquisition without written approval from NC-DENR.

Section E: Project Sponsor Certification (completed by project sponsor)

1. In compliance with Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, PL91-646, just compensation has been identified for the real property identified elsewhere in the document.
2. The Just Compensation amount is based upon a State Property Office approved appraisal prepared for the project sponsor and is not less than the appraiser’s opinion of fair market value that she/he determined after a personal inspection of said property.
3. The landowners were given the opportunity to accompany the appraiser.
4. The project sponsor is prepared to commence with negotiations for the purchase of this property.
5. The project sponsor will ensure all occupants of the property are made aware of the potential relocation benefits.
6. The project sponsor will pay all incidental costs associated with the acquisition, unless the landowner(s) waives this requirement in writing.
7. This is NOT an offer to purchase.

Signature of Chief Elected Official

Date

Section F: LANDOWNER(S) CERTIFICATION (completed by landowner)

1. I was offered the opportunity to accompany the appraiser during the appraisal visit to the property covered by this agreement.
2. I have received a copy to this “Statement of Just Compensation,” have reviewed it fully, and have been advised of my rights under P.L. 91-646.
3. By signing this statement, I acknowledge that I personally completed section F and have received a copy this statement with original signatures. This statement places me under no obligation to convey the property described herein.

LANDOWNERS SIGNATURES

I or my representative DID; DID NOT accompany the appraiser (you must check one)

Signature of Landowner or Owner’s Legal Representative

Date

It is a requirement that this completed and fully executed document be submitted with the project’s sponsor’s **first** PART F Request for Reimbursement.