|  |  |  |  |
| --- | --- | --- | --- |
| PROJECT Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City/County of\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | **YES** | **NO** | **N/A** |
| **PROJECT Name (Road or Bridge)**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |  |  |
| |  |  |  |  | | --- | --- | --- | --- | | PARCEL Specific: Parcel No. \_\_\_\_\_\_\_\_\_ Owner \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | **YES** | **NO** | **N/A** | | |  |  |  |  | | --- | --- | --- | --- | |  | **YES** | **NO** | **N/A** | | |  |  |  |  | | --- | --- | --- | --- | | PARCEL Specific: Parcel No. \_\_\_\_\_\_\_\_\_ Owner \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | **YES** | **NO** | **N/A** | | |  |  |  |  | | --- | --- | --- | --- | | PARCEL Specific: Parcel No. \_\_\_\_\_\_\_\_\_ Owner \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | **YES** | **NO** | **N/A** | |
| 1) Environmental document and Section 106 has been completed? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 2) Notice to Proceed (no federal funds)? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 3) Federal Participation in right of way? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| a) If yes: (A-Date) approved? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 4) Do the right of way plans contain information required in Section 3 of LPA EPG? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 5) Agency staff performed RW and Easement acquisition? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 6) Agency used fee services for negotiations from qualified sources? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 7) Proper interest acquired in right of way and easements (temporary or permanent) and  recorded? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 8) Agency is aware of document retention (3years after final audit)? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 9) Reasonable effort made to contact owner or owner’s representative by appropriate means? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 10) Acquisition explained? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 11) Acquisition brochure provided? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 12) Prorata Tax Claim Form provided? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 13) Reasonable effort to acquire expeditiously by negotiations? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 14) Negotiator’s report is adequate? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 15) Right of Way acquired by Donation? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 1. If yes, did owner or tenant sign waiver letter? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 16) Valuation made complying with the LPA EPG? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 17) Appraiser and Review Appraiser are on MoDOT roster? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 18) Did the agency approve just compensation? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 19) Prompt written offer to acquire for full amount of approved appraisal? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 20) Offer to acquire uneconomic remnant(s) on this parcel? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 21) Were tenant structures involved? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 1. Tenant-owned structures considered part of realty and included in fair market value? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 1. Tenant-owned structures paid the greater of contributory value or fair market value for   removal? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| c) Owner disclaimed any interest in tenant-owned structures prior to payment? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| d) Prompt written offer to acquire provided for the tenant-owned improvements? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| e) Tenant rejected offer and sought payment through condemnation? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 22) Administrative Settlement? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 1. If yes, is it property documented and approved by agency official? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 23) Full payment of consideration was made prior to possession of property? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 24) Persons, and / or personal property were displaced due to the project? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 25) Owners were reimbursed for incidental expenses after the acquisition? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 26) Separation of various RW functions was found to be adequate? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 27) Agency properly instituted condemnation proceedings? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 28) Was there evidence of coercion during the acquisition? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |
| 29) Was there evidence of discrimination during the acquisition? | \_\_\_\_Yes \_\_\_\_No \_\_\_\_N/A |  |  |

This reviewer certifies the above parcel was acquired in keeping with the Uniform Act.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_

Name Title Date