

Exhibit 1a

ASSIGNMENT CONDITIONS FOR AN APPRAISER

Prepare an appraisal report that conforms to the most recent edition of both the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA or Yellow Book) and the Uniform Standards of Professional Appraisal Practice (USPAP).

Provide a legal description of the subject property sufficient to locate and inspect the subject property. The legal description must describe the rights and interests that make up the subject property and any encumbrances or exceptions to title. If only part of an ownership will be conveyed, the legal description must also locate and identify: (a) any physical part of the real estate to be retained by the owner and (b) any real property rights or interests to be retained by the owner.

State all general assumptions and limiting conditions, which must be appropriate, not alter the assignment, and result in a credible analysis. The general assumptions and limiting conditions must not substitute for inspecting the property or gathering information where feasible and necessary to support the opinion of market value.

State all extraordinary assumptions and use one only if: (a) it is required to develop credible opinions and conclusions, (b) you have a reasonable basis for it, (c) it will result in a credible analysis, and (d) you comply with the USPAP disclosure requirements for extraordinary assumptions.

State all hypothetical conditions and use one only if: (a) it is clearly required for legal purposes, reasonable analysis, or comparison; (b) you include in the addenda of the appraisal report a copy of the UASFLA-required legal instructions, *which must be from the state Attorney General's Office if the acquisition is funded by a grant to a state or state agency*; (c) the hypothetical condition will result in a credible analysis; and (d) you comply with the USPAP disclosure requirements for hypothetical conditions.

Complete the larger-parcel determination required by UASFLA 1.2.7.3.1. Obtain legal instructions if the ownership interests in all parts of the potential larger parcel are not identical. Include in the addenda of the appraisal report a copy of the UASFLA-required legal instructions, *which must be from the state Attorney General's Office if the acquisition is funded by a grant to a state or state agency* (see UASFLA 4.3.4.4).

Show only one highest and best use for each parcel, which may be an integrated use if justified by supporting data. The highest and best use must be an economic use. Noneconomic uses, such as conservation and preservation, are unacceptable. A state agency's intended use of the property is an improper highest and best use unless you conclusively show that private demand exists for that intended use.

Define in the appraisal report any term for a real property interest that is subject to different interpretations.

Confirm in the appraisal report that you hold a credential listed below that qualifies you for the scope of work in this assignment. Indicate which credential you hold and the state that issued it:

(a) *Licensed Residential Real Property [or Real Estate] Appraiser.*

(b) *Certified Residential Real Property [or Real Estate] Appraiser.*

(c) *Certified General Real Property [or Real Estate] Appraiser.*

(d) A credential with a different name than those at (a) through (c) above, but with an equivalent scope of practice and equivalent requirements for education, experience, and examination (see most recent version of *The Real Property Appraiser Qualification Criteria* at www.appraisalfoundation.org for these requirements).

Give copies of the appraisal report to the following intended users and authorize them to discuss it with you and each other:

- Recipient and any subrecipient of the Federal grant that funds or leverages acquisition of the subject property.
- The designated review appraiser.
- The U.S. Fish and Wildlife Service's grant manager and his or her designees.

Disregard any perceived pressure from client or landowner to develop a predetermined value or direction in value.

Exhibit 1b

ASSIGNMENT CONDITIONS FOR A TECHNICAL REVIEW APPRAISER

Prepare an appraisal review report that conforms to the most recent edition of the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA or Yellow Book) and the Uniform Standards of Professional Appraisal Practice (USPAP).

Include one of the following conclusions in the report:

- (a) Recommend the appraisal as the basis of the amount believed to be just compensation;
- (b) Accept the appraisal as meeting all the requirements, but do not recommend it as the basis of the amount believed to be just compensation; or
- (c) Do not accept the appraisal because it does not meet all requirements.

Confirm in the appraisal review report that you hold a credential listed below that qualifies you for the scope of work in this assignment. Indicate which credential you hold and the state that issued it:

- (a) *Licensed Residential Real Property [or Real Estate] Appraiser.*
- (b) *Certified Residential Real Property [or Real Estate] Appraiser.*
- (c) *Certified General Real Property [or Real Estate] Appraiser.*
- (d) A credential with a different name than those at (a) through (c) immediately above, but with an equivalent scope of practice and equivalent requirements for education, experience, and examination (see most recent version of *The Real Property Appraiser Qualification Criteria* at www.appraisalfoundation.org for these requirements).

Give copies of the report to the following designated users and authorize them to discuss it with you and each other:

- (a) Recipient and any subrecipient of the Federal grant that funds or leverages acquisition of the subject property, AND
- (b) The U.S. Fish and Wildlife Service's grant manager and his or her designees.