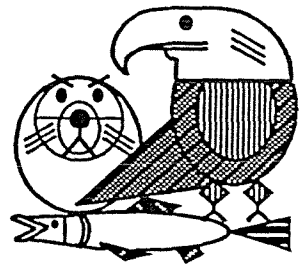


Exxon Valdez Oil Spill Trustee Council

Restoration Office

645 G Street, Suite 401, Anchorage, AK 99501-3451

Phone: (907) 278-8012 Fax: (907) 276-7178



FAX COVER SHEET

To: _____ Number: _____

From: Dave Gibbons Date: 4/21/94

Comments: _____ Total Pages: 3

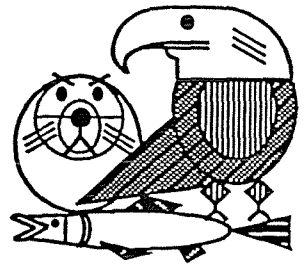
Please comment by 1:00 p.m. 4/22.

Exxon Valdez Oil Spill Trustee Council

Restoration Office

645 G Street, Suite 401, Anchorage, AK 99501-3451

Phone: (907) 278-8012 Fax: (907) 276-7178



FAX COVER SHEET

To: _____ Number: _____

From: DAVE GUBBONS Date: 4/21/94

Comments: _____ Total Pages: 3

BARBARA - PLS FAX TO

BOB Rice ✓

CAROL Fries ✓

Judy ROBINSON ✓

DENNIS LATTY ✓

NORM Lee ✓

PLS comment by 1:00 pm 4/22

Thank you

Trustee Agencies

State of Alaska: Departments of Fish & Game, Law, and Environmental Conservation

United States: National Oceanic and Atmospheric Administration, Departments of Agriculture, and Interior

April 21, 1994

ATTORNEY-CLIENT PRIVILEGED COMMUNICATION; ATTORNEY WORK PRODUCT
DO NOT RELEASE UNDER FOIA

11 STEP PROCESS FOR APPRAISAL/APPRAISAL REVIEW/APPROVAL

1. Lead Negotiating Agency advises Landowner that the Trustee Council is prepared to undertake an appraisal. The Lead Negotiating Agency informs the Landowner that it may, at its option and expense, procure its own appraisal but that it must comply with USPAP and UASFLA in order to be considered by the governments.
2. Lead Negotiating Agency, through the Executive Director, requests that the Forest Service task the Contract Appraiser to conduct an appraisal of Landowner's interests. The task order is reviewed by landowner and permission given to proceed with the appraisal.
3. The Forest Service issues a task order to the Contract Appraiser identifying the scope of work to be conducted. The task order, among other things, requires the Contract Appraiser to address the following: (1) the objective of the assignment; (2) an identification of the real estate and property rights being appraised; (3) the date of the value estimate; and (4) the definition of fair market value used in the appraisal. A copy of the standardized appraisal instructions is attached.
4. The Contract Appraiser and representatives from the Lead Negotiating Agency hold a Pre-Work Conference with Landowner to discuss the conduct of the appraisal. The Landowner is advised that they should provide all information the Landowner believes is important in determining the value of its interests.
5. A site visit of the Landowner interests by the Contract Appraiser and Agency Lead Negotiator is conducted. The Landowner is encouraged to attend and provide further pertinent information.
6. The Contract and Landowner Appraisers (if a landowner appraisal was prepared) submit Draft Appraisal Reports, which the Forest Service distributes to the Lead Negotiating Agency Review Appraiser and the State and Federal Review Appraisers for review and comment (this is to facilitate concurrent appraisal review). The Lead Negotiating Agency Review Appraiser and State and Federal Review Appraisers review the overall methodology used by the Contract and Landowner Appraisers (if prepared) to determine whether they are consistent with USPAP and UASFLA. The review appraisers cannot modify the Contract or Landowner Appraisers value determinations (by USPAP and UASFLA???)

7. State and Federal Review Appraisers submit comments to Lead Review and Forest Service Review Appraisers; Forest Service provides comments to Contract and Landowner Appraisers.
8. The Contract and Landowner Appraisers consider comments received and modify the Draft Appraisal Reports where appropriate. The Contract and Landowner Appraisers submit Appraisal Reports, which are distributed to the Lead Negotiating Agency Review Appraiser and the State and Federal Review Appraisers.
9. State, and Federal Review Appraisers submit comments to the Lead Negotiating Agency Review Appraiser whom issues a Review Statement.
10. The Lead Negotiating Agency submits a approved Appraisal Report and Review Statement to the Landowner for review and comment.
11. Lead Negotiating Agency Review Appraiser determines whether the approved Appraisal Report must be amended in light of comments received from the Landowner. The Lead Negotiating Agency Review Appraiser identifies the Final Approved Appraisal and issues a Final Review Statement. The Final Review Statement is submitted to the Trustee Council.