

<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>  <b>CONDEMNATION MEMORANDUM AND CHECKLIST</b>	Project Code:	
	Parcel No:	
	Project No:	
	Region:	County:

<b>OWNERS OF RECORD</b>		
Names/Addresses (cannot be a PO Box)	Nature of Interest	Recorded Information

<b>OTHER PARTIES OF INTEREST: BENEFICIARIES, LIEN HOLDERS, JUDGEMENTS, LESSEES, WATER, ETC.</b>		
Names / Addresses	Nature of Interest	Recorded Information

<b>APPRAISAL DATA</b>				
Appraiser Name/Address/Phone #	Land Value (Including TEs and Land Parcels)	Improvements	Damages/ Benefits	Total
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$

Review appraiser: Has landowner's appraisal been reviewed?    YES    NO  
 Attach copies of all CDOT appraisals, property owner appraisals and FMVS.

<b>ACQUISITION DATA</b>		
Description of improvements taken:		
Status of taxes:      Attach current treasurer's certificate of taxes due		
Who is in possession of the premises? Name:	<input type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Family <input type="checkbox"/> Tenant If ownership is leased, attach a copy of the lease.	
Address:		
Is this a total taking or part of the total ownership? <input type="checkbox"/> Partial <input type="checkbox"/> Total Taking		
Is Hazardous Waste Involved? <input type="checkbox"/> No <input type="checkbox"/> Yes   (Attach a copy of the PSI)		
If access rights are to be limited, what means of ingress and egress are left for, or to be provided to, the owner?	Will the owner stipulate to possession? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Opposing Attorney: - Phone # Name: Address: City      State      Zip Code	Detail negotiations with owner:	
Public Trustee: - Phone # Name: Address: City      State      Zip Code	Amount Offered For:	The Land      \$
		Improvements Taken      \$
		Damages/Benefits      \$
		Land Rental      \$
County Treasurer: - Phone # Name: Address: City      State      Zip Code	Remainder(s)      \$	
	Total amount of offer      \$	
	Salvage Value      \$	
Attach copy of original offer letter, final letter/letter of compromise and any counteroffers.		
Owner's reasons for rejecting the offer:		

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**NEGOTIATOR'S DATA**

Attach copy of the completed, signed Parcel Negotiation Record and Certificate, CDOT Form #273.  
 Attach copy of all correspondence with owner or owner's representatives.

Has the owner entered into any agreement with CDOT? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain:	Is wetlands, gravel, drainage, water rights, access, noise an issue? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Explain:
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Attach a copy of any agreement and closing statement, (possession, crop damage, ditch, and construction features).

**MEMORANDUM OF OWNERSHIP/TITLE COMMITMENT**

Has title work been updated to within 90 days of this action?    Yes    No  
 Attach legible copies of all conveyance documents, deeds of trust, easements and other encumbrances affecting the acquisition.

Is there a problem getting releases?  <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Explain:	Is there a severed mineral interest that may affect the sub-surface support? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Explain:
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**UTILITIES/OTHER EASEMENTS**

Will utility or other easements remain within the acquisition?  <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: Attach copy of the common use agreement if applicable	Will it be necessary to relocate any utilities because of the acquisition? If no, explain below.  <input type="checkbox"/> Yes <input type="checkbox"/> No Explain:  If so, has a utility relocation agreement been executed? <input type="checkbox"/> Yes <input type="checkbox"/> No  <div style="text-align: right;">Attach copy if available</div>
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**LEGAL DESCRIPTIONS AND MAPPING**

Attach two copies of the line sheets outlining parcels and easements to be acquired.

Attach copies of the latest real property and access descriptions used in negotiations including temporary easements.

Attach full size copy of all subdivision plats including signature pages.

Do fair market value areas correspond with descriptions and plans?    Yes    No

Are all easements affecting the acquisition shown on the line sheets and ownership map?  <input type="checkbox"/> Yes <input type="checkbox"/> No Explain:	Are all easements affecting the remainder shown on the line sheets and ownership map?  <input type="checkbox"/> Yes <input type="checkbox"/> No Explain:
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Are all signs, wells, improvements, utilities, and flood plains, planned roads that affect the acquisition shown on the line sheets and ownership map?

<input type="checkbox"/> Yes <input type="checkbox"/> No Explain:
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**PROJECT DATA**

Is immediate possession required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Is the parcel on a virgin alignment? <input type="checkbox"/> Yes <input type="checkbox"/> No	Freeway resolution? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, #
Pending construction	Future right of way (attach copies)	
Proposed ad date:	Are right of way funds in the five-year program? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No	Has the environmental assessment been approved? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Region Right of Way Manager: - Phone # Name: Address: City          State          Zip Code		
Resident Engineer: - Phone # Name: Address: City          State          Zip Code		
Utility Engineer: - Phone # Name: Address: City          State          Zip Code		
Remarks of real estate specialist which may aid attorneys in the prosecution of the action:		
Region Approval	Real Estate Agent	Date