

EXHIBIT C

COLORADO DEPARTMENT OF TRANSPORTATION APPLICATION FOR APPRAISAL QUALIFICATION FOR WORK ON LOCAL PUBLIC AGENCY (LPA) PROJECTS

Return to: Region Right of Way Office
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Name (Individual)	Phone Number
Address (street, city, state, zip)	Fax Number
LPA or Firm associated with (if applicable)	E-mail Address
Legal Status: (Corporation, Partnership, Association, etc.)	Social Security or FEIN Number
	Colorado Certified General License Number

The purpose of this statement is to establish a list of qualified individuals who may be hired by LPAs for LPA Project(s).

CRITERIA FOR QUALIFICATION – REAL ESTATE APPRAISAL SERVICES

In order to qualify for Appraisal Services, you must comply with each of the following criteria:

APPRAISER CERTIFICATION:

You must possess and maintain a current Colorado Certified General Appraiser license, and submit a copy of the license with this statement. You must state whether or not your state license or any professional designation you have is currently or has been under disciplinary action by the State of Colorado Board of Real Estate Appraisers or by any professional appraisal organization.

APPRAISAL REPORT – SAMPLE DOCUMENT:

To demonstrate your appraisal ability, submit a copy of your best example of a partial acquisition eminent domain appraisal report that uses the State of Colorado's modified before and after rule. The appraisal report submitted must be a factual appraisal prepared for an actual client. "Demonstration Reports" will NOT be accepted. The appraisal report submitted with this statement may have been prepared for another condemning agency besides CDOT (municipality, county, utility company, etc.), or for a property owner. In any case, you must have personally performed the appraisal. The selected appraisal report must be signed by you as a sole signatory, or co-signed by you. If you are shown as sole signatory or as a co-signer, you will be considered as having performed all appraisal analysis including the final valuation conclusions. If more than one appraiser from an appraiser-staffed firm is submitting an LPA appraiser statement, each appraiser is required to submit a separate and individually distinct appraisal report on a different property. In other words, if a report is co-signed then the main signatory and co-signor must decide which appraiser will submit that appraisal for evaluation.

The proposer will be evaluated primarily on the partial acquisition appraisal report submitted. Specifically, evaluation will focus on:

- The appraisal methodology as reflected in the report
- The level of quality and complexity of the work performed
- Basic information in the report (e.g., letter of transmittal, certification, assumptions and limiting conditions, market value definition, effective date of appraisal and value, state, region and/or neighborhood data, and exhibits)
- Subject property data and analysis (e.g., larger parcel description, land data, improvement data, sales history, zoning, utilities, etc., and highest and best use before the taking)
- Analysis and value of the larger parcel using applicable approaches to value
- Analysis and value of the residue (remainder) after the taking or acquisition
- Analysis of any compensable damages and/or specific benefits, and compensation summary
- The perceived level of sound judgment exercised by you in the valuation problem.

REAL ESTATE APPRAISAL SERVICES AREAS:

You shall provide a clear and adequate statement of qualifications to provide the following appraisal services, including a list of references. List the name(s) of those individuals and Local Public Agencies, e.g., counties,

municipalities, utilities, etc., and a phone number of a contact person for whom you have performed eminent domain or right of way appraisal. These references must be able to confirm that you have verifiable experience in eminent domain or right of way appraisal.

Appraisal Experience:

The statement must include information evidencing past experience performing "appraisal services" (or other related work) for general appraisal assignments, appraisals for litigation, and specifically eminent domain appraisals on behalf of CDOT, FHWA, property owners, and/or other public agencies. The information selected for inclusion should aim to support your capability to perform appraisal services.

Litigation Experience:

The statement must include information evidencing your past experience performing "litigation services," including the extent of such previous litigation related services to CDOT, FHWA, property owners, and/or other public agencies at pre-trial conferences, depositions, court appearances, and expert witness testimony concerning the "appraisal services" performed.

This statement section should include a listing of all Federal and State District Courts where you have been qualified as an expert witness, dates, and the number of times you have testified as an expert in litigation valuation. A complete list of litigation depositions and hearings in which you were qualified as an expert witness must also be provided.

- Other areas of litigation experience may include but are not limited to immediate possession hearings, administrative hearings, board of equalization testimony, etc.
- Lack of litigation experience will not necessarily preclude you from qualifying as an appraiser for Local Public Agencies.

REAL ESTATE EDUCATION:

This section of the statement must include information evidencing course work completed in the area of real property appraisal, litigation/eminent domain appraisal, and/or comparable, related field(s).

REGIONAL WORK AGREEMENT:

Include a statement as to which of the six CDOT Regions you can and agree to perform the type of services described in this statement. Ask a Region ROW Manager/Supervisor for a complete listing of various counties served by each CDOT Region. You may indicate to perform the services in only one Region, or in only certain Regions, or in all six Regions (e.g., Region 1, 2, 3, 4, 5, and 6). This information will be used to compile both a Master and Regional List for Local Public Agency appraisers. You will be limited to working for those LPAs with projects in the Regions where you agree to work.

Acknowledgment: I DECLARE UNDER PENALTY OF PERJURY IN THE SECOND DEGREE, AND ANY OTHER APPLICABLE STATE OR FEDERAL LAWS, THE STATEMENTS ATTACHED TO THIS DOCUMENT ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Signature of individual:

Title:

Date:

Approved by Region ROW Manager/Supervisor

Date