

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE J	PAGE OF PAGES 1 4
2. AMENDMENT/MODIFICATION NO. 0002	3. EFFECTIVE DATE 19-Dec-2003	4. REQUISITION/PURCHASE REQ. NO.		5. PROJECT NO.(If applicable)
6. ISSUED BY CONTRACTING DIVISION USAED, HONOLULU BLDG S230 FT. SHAFTER HI 96858-5440	CODE W9128A	7. ADMINISTERED BY (If other than item 6) See Item 6		
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code)		X	9A. AMENDMENT OF SOLICITATION NO. W9128A-04-T-0006	
		X	9B. DATED (SEE ITEM 11) 12-Dec-2003	
			10A. MOD. OF CONTRACT/ORDER NO.	
			10B. DATED (SEE ITEM 13)	
CODE	FACILITY CODE			
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS				
<input checked="" type="checkbox"/> The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offer <input type="checkbox"/> is extended, <input checked="" type="checkbox"/> is not extended. Offer must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended by one of the following methods: (a) By completing Items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.				
12. ACCOUNTING AND APPROPRIATION DATA (If required)				
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.				
A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.				
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).				
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:				
D. OTHER (Specify type of modification and authority)				
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input type="checkbox"/> is required to sign this document and return _____ copies to the issuing office.				
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.) SERVICE: APPRAISAL SERVICES FOR THREE (3) PARCELS LOCATED ON THE ISLAND OF OAHU, HAWAII (See continued pages)				
Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.				
15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)		
		TEL: _____ EMAIL: _____		
15B. CONTRACTOR/OFFEROR _____ (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA BY _____ (Signature of Contracting Officer)	16C. DATE SIGNED 19-Dec-2003	

SECTION SF 30 BLOCK 14 CONTINUATION PAGE

SUMMARY OF CHANGES

SECTION SF 1449 - CONTINUATION SHEET

The following have been modified:

SCOPE OF WORK:

SCOPE OF WORK

**APPRAISAL SERVICES FOR
THREE (3) PARCELS LOCATED ON THE
ISLAND OF OAHU, HAWAII**

10 December 2003

Revised 19 December 2003

Purpose:	<p>The assignment is to prepare three (3) appraisal reports estimating the fair market of identified interests for a proposed acquisition. Value as defined by the definitions contained within the Uniform Appraisal Standards for Federal Land Acquisitions, and as stated herein.</p> <p>Report 1. Market Value Estimate of Fee Simple Interest of a partial taking.</p> <p>Report 2. Market Value Estimate of a Perpetual perpetual non-exclusive use Easement Interest</p> <p>Report 3. Market Value Estimate of a Perpetual perpetual non-exclusive use Easement Interest</p>
Real Estate:	<p>Report 1. South Range 1,402 acres of land west of Kunia Road adjacent to and south of Schofield Barracks, Kunia, Oahu, Hawaii. Two parcels of land 1. 111.963 acres, 2. 1,290.037 acres with the owner of record being The Estate of James Campbell.</p> <p>Report 2. Schofield Barracks to Helemano Military Use Trail Portion owned by Dole Food Company. Approximately 5.5+- acres for an access road being approximately twenty-one feet in width and 2.3 miles in length. Use will be a non-exclusive use perpetual easement for a military vehicle route. Meets-Metes and bounds survey and final maps to be provided at time of contract award.</p> <p>Report 3. Schofield Barracks to Helemano Military Use Trail owned by George Gallbrith Trust, with a portion leased by Del Monte Fresh Produce. Approximately 7+- acres for an access road being approximately twenty-one feet in width and 2.8 miles in length. Use will be a non-exclusive use perpetual easement for a military vehicle route. Meets-Metes and bounds survey and final maps to be provided at time of contract award.</p>
Value/Property Rights Appraised:	<p>Fair Market Value for the proposed acquisition of the identified real estate.</p>

Report 1. Fee simple title to the land described in Exhibit A, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Report 2. A perpetual and assignable **non-exclusive use** easement and right-of-way in, on, over and across (the land described by ~~meets-metes~~ and bounds survey to be provided Exhibit to be determined) for the location, construction, operation, maintenance, alteration replacement of (a) road(s) and appurtenances thereto; together with the right to trim, cut, fell, and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; (reserving, however, to the owners, their heirs and assigns, the right to cross over or under the right-of-ways access to their adjoining land at the locations indicated in Schedule to be determined); Subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Report 3. Same as Report 2 above.

Legal Description:

Report 1. 1,402-acre as depicted in EXHIBIT A-1, A-2 South Range

Report 2. Legal Description will be provided at time of contract award

Report 3. Legal Description will be provided at time of contract award

Site Sizes:

Parcel 1. 1,402-acre, more or less. (Site maps EXHIBIT B South Range Acquisition)

Parcel 2. 5.5+- acres for an access road being approximately **twenty-one** feet in width and 2.3 +- miles in length. Final site Description will be provided at time of contract award, a representative map included for reference EXHIBIT C.

Parcel 3. 7+- acres for an access road being approximately **twenty-one** feet in width and 2.8 +- miles in length. Final site Description will be provided at time of contract award, a representative map included for reference EXHIBIT D.

**Appraiser
Qualifications:**

Principal contractor shall be certified "General Appraiser" with the Department of Commerce and Consumer Affairs, State of Hawaii. Preference will be given to respondents that possess designations in recognized professional appraisal associations. The Appraiser shall be knowledgeable and competent in valuing partial interest acquisitions of properties under the Federal Rule. The actions are subject to condemnation authority and the Appraiser shall have experience in testifying in Federal Court. This solicitation is for a specific appraiser and not for a firm; therefore, the successful candidate will be the only point of contact and the signatory of the document. The Appraiser's firm shall qualify as a small business. **The appraiser shall not have any active assignments with parties who have legal interest in the property to be appraised. The appraiser who is contracted to complete this assignment shall be the signatory of the appraisal document.**

Valuation:

The appraisal shall conform to the "UNIFORM APPRAISAL STANDARDS FOR FEDERAL LAND ACQUISITIONS", as the properties will be appraised utilizing the Federal Rule <http://www.usdoj.gov/enrd/land-ack>. Additionally the appraisal shall comply with the UNIFORM STANDARDS of PROFESSIONAL APPRAISAL PRACTICE <http://www.appraisalfoundation.org/html/USPAP2003/toc.htm>. **In the event there is a conflict, UASFLA will prevail and the appraiser may invoke the Jurisdictional Exception. If certain sections are not applicable, so state and provide your reasoning.**

The value requested is the difference between the **current fair market value** before and after the take of the subject parcel portion of the larger parcel. **Fair market value** is defined as the amount in cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. **This definition shall be used in the appraisal.** Major Assumption: The property is to be appraised as is, and as if clear of any contaminants.

Report: Each appraisal shall be presented individually as a complete, self-contained report (one for each property but which may contain multiple tracts) in conformity with the “UNIFORM APPRAISAL STANDARDS FOR FEDERAL LAND ACQUISITIONS”. The Army Corps of Engineers ER 405-1-2 regulations regarding appraisal requirements shall be complied with. A copy of the scope of work shall be included in the Addenda of your appraisal report.

Special Instructions: Draft Review 15 days prior to final completion date. The Government will provide the appraiser with the point of contact (POC) for arranging an inspection of the property. The metes and bounds survey will be provided. Additional information will need to be provided by the contract appraiser.

Quantity: Five (5) typewritten and certified copies of each. The report shall also be provided on a CD-ROM in a Microsoft Word Format.

Delivery: Appraisal shall be completed and report delivered no later than 45 calendar days from award date. A draft copy of the reports shall be provided 30 calendar days from the award date.

Delivery to address:

U.S. Army Engineer District, Honolulu
Attn: Real Estate Division
(Richard Rodier)
Building 230
Fort Shafter, HI 96858-5440

Contact: Technical information available from Richard Rodier, District Appraiser, Real Estate Division, U.S. Army Engineer District, Honolulu, Hawaii, Phone (808) 438-1308, Fax (808) 438-3701.

--- END SCOPE OF WORK ---

(End of Summary of Changes)