

OPPORTUNITY TO ACCOMPANY THE APPRAISER DURING HIS INSPECTION OF THE PROPERTY.

(3) BEFORE THE INITIATION OF NEGOTIATIONS FOR REAL PROPERTY, THE PUBLIC AGENCY CONCERNED SHALL ESTABLISH AN AMOUNT WHICH IT BELIEVES TO BE JUST COMPENSATION THEREFOR AND SHALL MAKE A PROMPT OFFER TO ACQUIRE THE PROPERTY FOR THE FULL AMOUNT SO ESTABLISHED. IN NO EVENT MAY THIS AMOUNT BE LESS THAN THE PUBLIC AGENCY'S APPROVED APPRAISAL OF THE FAIR MARKET VALUE OF THE PROPERTY. THE PUBLIC AGENCY CONCERNED SHALL PROVIDE THE OWNER OF REAL PROPERTY TO BE ACQUIRED WITH A WRITTEN STATEMENT OF, AND SUMMARY OF THE BASIS FOR, THE AMOUNT IT ESTABLISHED AS JUST COMPENSATION. IF APPROPRIATE THE JUST COMPENSATION FOR THE REAL PROPERTY ACQUIRED AND FOR DAMAGES TO REMAINING REAL PROPERTY SHALL BE SEPARATELY STATED.

(4) NO OWNER MAY BE REQUIRED TO SURRENDER POSSESSION OF REAL PROPERTY BEFORE THE PUBLIC AGENCY CONCERNED PAYS THE AGREED PURCHASE PRICE, OR DEPOSITS WITH THE COURT IN ACCORDANCE WITH APPLICABLE LAW, FOR THE BENEFIT OF THE OWNER, AN AMOUNT NOT LESS THAN THE PUBLIC AGENCY'S APPROVED APPRAISAL OF THE FAIR MARKET VALUE OF THE PROPERTY, OR THE AMOUNT OF THE AWARD OF COMPENSATION IN THE CONDEMNATION PROCEEDING FOR THE PROPERTY.

(5) THE CONSTRUCTION OR DEVELOPMENT OF A PUBLIC IMPROVEMENT SHALL BE SO SCHEDULED THAT, TO THE GREATEST EXTENT PRACTICABLE, NO PERSON LAWFULLY OCCUPYING REAL PROPERTY IS REQUIRED TO MOVE FROM A DWELLING (ASSUMING A REPLACEMENT DWELLING AS REQUIRED BY SECTIONS 12-202 TO 12-204 WILL BE AVAILABLE), OR TO MOVE HIS BUSINESS OR FARM OPERATION, WITHOUT AT LEAST NINETY DAYS' WRITTEN NOTICE FROM THE PUBLIC AGENCY CONCERNED, OF THE DATE BY WHICH THE MOVE IS REQUIRED.

(6) IF THE PUBLIC AGENCY PERMITS AN OWNER OR TENANT TO OCCUPY THE REAL PROPERTY ACQUIRED ON A RENTAL BASIS FOR A SHORT TERM OR FOR A PERIOD SUBJECT TO TERMINATION BY THE PUBLIC AGENCY ON SHORT NOTICE, THE AMOUNT OF RENT REQUIRED MAY NOT EXCEED THE FAIR RENTAL VALUE OF THE PROPERTY TO A SHORT-TERM OCCUPIER.

(7) IN NO EVENT MAY THE PUBLIC AGENCY EITHER ADVANCE THE TIME OF CONDEMNATION, DEFER NEGOTIATIONS OR CONDEMNATION AND THE DEPOSIT OF FUNDS IN COURT FOR THE USE OF THE OWNER, OR TAKE ANY OTHER ACTION COERCIVE IN NATURE, IN ORDER TO COMPEL AN AGREEMENT ON THE PRICE TO BE PAID FOR THE PROPERTY.

(8) IF ANY INTEREST IN REAL PROPERTY IS TO BE ACQUIRED BY EXERCISE OF THE POWER OF EMINENT DOMAIN, THE PUBLIC AGENCY CONCERNED SHALL INSTITUTE FORMAL CONDEMNATION PROCEEDINGS. NO PUBLIC AGENCY MAY INTENTIONALLY MAKE IT NECESSARY FOR AN OWNER TO INSTITUTE LEGAL PROCEEDINGS TO PROVE THE FACT OF THE