

Rule 1.12

LAND CONDEMNATION PROCEEDINGS

(a) **Separate Civil Actions.** For each tract, economic unit, or ownership for which the just compensation is required to be separately determined in a total lump sum, there shall be a separate civil action. The condemner's counsel shall make the initial determination of each tract, economic unit, or ownership for which just compensation is required to be separately determined, subject to review by the Court after filing. A single declaration of taking may incorporate one or more tracts, economic units, or ownerships.

(b) **Master File.** Where the United States files separate condemnation actions and a single declaration of taking relating to those separate actions, the Clerk will establish a Master File in which the declaration of taking will be filed, and the filing of the declaration of taking therein shall constitute a filing of the same in each of the actions to which it relates.

(c) **Incorporation by Reference.** The file in the civil action containing the first complaint filed under a single declaration of taking for multiple tracts shall be designated as the Master File for all actions based upon the declaration of taking. The single declaration of taking shall be filed in the Master File only. A separate complaint shall be filed for the action designated as the Master File. In all other actions for condemnation of property which is the subject of the declaration of taking, and appropriate reference to the Master File case number in a standard form of complaint shall be deemed to incorporate in the cause the declaration of taking by reference, and shall be a sufficient filing of the declaration of taking to which it refers.

(d) **Standard Form of Complaint.** A standard form of complaint (printed, photocopied, mimeographed, or otherwise reproduced) may be used for each civil action filed to condemn a tract, economic unit, or ownership for which the issue of just compensation is required to be determined and which is the subject of the declaration of taking filed in a Master File.

(e) **Reference to Tract Number.** All pleadings shall contain a reference to the tract number assigned by the condemner, which is to be indicated immediately below the number of the action as prescribed by Rule 1.9 (a)(3)(A).

(f) **Assignment of Judge.** The case containing the declaration of taking and designated as the Master File shall be assigned to a District Judge in accordance with Rule 1.2(e), and all other cases which are subject to the declaration of taking will be assigned to that District Judge without resorting to further assignment by automated random selection.