

EXHIBIT B – EXAMPLE NOMINATION SUBMISSION

FLTFA LAND DISPOSAL NOMINATION

Name of Project—Indian Springs-High Desert Prison (Unserialized). Proposed sale of reversionary interest in a portion of lands patented under the Recreation and Public Purposes (R&PP) Act.

Field Office—Las Vegas (LVFO).

Field Office Contact—Judy Fry, 702-515-5081.

County—Clark County.

Closest Community—The property is located in unincorporated Clark County, approximately eight miles southeast of Indian Springs, NV.

Land use plan(s)—Las Vegas Resource Management Plan, approved October 5, 1998. The land in which the project area is located was identified as part of the Indian Springs South Disposal Area.

Legal description and acreage—Mount Diablo P.M., T. 16 S., R. 57 E., Sec. 33: SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, and NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, encompassing approximately 22.5 acres. See attached maps.

All of Section 33 was patented to the State of Nevada (State) (Patent No. 27-83-0052, Serial No. N-25221) on July 20, 1983. Ditches and canals and all minerals were reserved to the United States, and the patent was issued subject to the following: CC-018191, right-of-way to the Nevada Highway Department for highway purposes; CC-021488, right-of-way to Bell Telephone Company of Nevada for communication line purposes; Nev-043546, right-of-way to Southern Nevada Power Company for powerline purposes; N-22069, oil and gas lease; an easement (unserialized) 50 feet in width along north, south, east, and west boundaries for road and utility purposes to insure continued ingress and egress to adjacent lands; and an easement (unserialized) 60 feet in width for the existing Cold Creek Road as it traverses the subject lands. N-22069 expired on February 28, 1990.

If the R&PP reversionary interest would be conveyed, no additional Federal reservations or encumbrances would be necessary. The lands would continue to be subject to the Federal reservations in the original patent, and the encumbrances to which the original patent was subject would not be affected.

Estimated Fair Market Value—The estimated fair market value (FMV) for the R&PP reversionary interest is \$124,000. This value comes from an appraisal contracted by the State with Lubawy & Associates and completed on March 17, 2003. The BLM is a co-client to the appraisal, but to date, the BLM has not reviewed this appraisal to verify the appraised value. The highest and best use of the property is for single family residential use, based on the current Clark County zoning .

The purchase price for the transfer of the reversionary interest would be the FMV minus the amount paid by the State for the lands under the original patent. The special pricing rate in effect at the time of the original patent was \$2.50 per acre. Therefore, a credit of \$56.25 would be applied for the 22.5 acres involved in this proposal.

Costs and proposed schedule—

Task	Cost Estimates			FO or contract	Proposed Schedule	
	Total Cost	5870 Request	Other (Subactivity/ Amount)		Start (Mo/Yr)	Finish (Mo/Yr)
Appraisal	\$ 0*	\$ 0	\$ 0	Contract (State)	1/03	4/03
Environmental Site Assessments (preliminary and final)	\$ 500	\$ 0	1430-\$ 500	FO	5/03	10/03
NEPA compliance	\$2,500	\$ 0	1430-\$2,500	FO	5/03	6/03
NORA publication	\$1,500**	\$ 0	1430=\$1,500	FO	8/03	N/A
Patent Preparation and Issuance	\$ 1,000	\$ 0	1430-\$1,000	FO/ NSO	8/03	10/03

* Contracted by proponent, actual cost not known

** Includes an estimated \$1,000 in actual publication costs that would be originally charged to 1430, but would be reimbursed by proponent with payment of bid deposit

Following is a description of the tasks that would not be necessary and the rationale:

- Cadastral Survey—The description of the property to be conveyed is in aliquot parts.
- Mineral Report—The mineral potential was evaluated for the original patent in which all minerals were reserved to the United States. This mineral reservation would continue to be in effect.
- Cultural Resources—Clearances were completed for the original patent.
- T&E Clearance—Section 7 consultation was completed for the original patent. As non-Federal land (surface ownership), surface disturbance is subject to the Clark County Multi-Species Habitat Conservation Plan. Wildlife mitigation fees would be assessed at the time a building permit would be issued by Clark County.
- Notice to grazing permittee(s)/waivers—As non-Federal land (surface ownership), the property is not within a livestock grazing allotment.
- Other public information/ marketing—Conveyance would be through a direct sale.
- Auction costs—Conveyance would be through a direct sale.

Known or anticipated processing actions, including costs, above “standard” clearances—None anticipated.

Known or anticipated conflicts or issues—The schedule identified above is based on “standard” processing timeframes, including the anticipated 6 to 8 weeks for W.O. review of the NORA prior to publication. The State’s fiscal year ends June 30, 2003. In past meetings, the State has indicated it may wish to utilize current year funds that will have to be obligated before the end of its fiscal year. Because of the timeframes for NORA publication, including W.O. approval, and the subsequent regulatory 60-day time period before sale could occur, it is not possible to make an offer prior to June 30. If the State wishes to use current year funds, other arrangements would have to be considered that would allow the State to obligate the funds, even though patent would not be issued until sometime after June 30. Regardless of the timeframe, the State has indicated this is a high priority for the Department of Corrections.

Reason for nomination of parcel—Because the lands were patented under the R&PP Act, the types of activities that can occur on the patented land are restricted. The State Department of Corrections wishes to develop an industrial park near the prison to allow opportunities for job training for inmates as part of

its rehabilitation efforts, and has indicated this project is a high priority for the State. Space in the industrial park would be sold or leased to for-profit entities which would operate the facilities as part of their business operations. Commercial uses of this nature would not be in compliance with the R&PP Act. Therefore, the State wishes to purchase, at FMV, the reversionary interest in the proposed industrial park area to eliminate the R&PP restrictions.

Proposed method of sale—Direct sale. This proposal meets the criteria in 43 CFR 2710.0-6(c)(3)(iii) and 2711.3-3 in which direct sale can be considered for transfer of land to a State government and to protect existing equities in the land. Because the subject lands are currently owned by the State, it would not be appropriate to sell an interest in the land to another entity.

Known or anticipated support or opposition—As the proponent, the State supports the sale, and it is not expected the County would oppose the sale. Other than the State, the nearest non-Federal land is eight miles from the project area. It is also not anticipated there would be opposition by interest groups, the general public, or rights-of-way holders. It is believed there is a very low likelihood of protests, IBLA appeals, or litigation.

Adverse consequences of delay of schedule—See the known or anticipated issues identified above. It is expected that the sale could be processed prior to the expiration of the current appraisal.

Annual workplan—This proposed sale is not a planned accomplishment/performance measure in the FY 2003 annual plan.

Nevada Legacy Plan goals and objectives—Because this proposal would only convey an interest in land that is already patented, it would not significantly further Nevada Legacy Plan goals and objectives for land disposal acreage.

Utilization of Statewide FLTFA realty positions—Because of other annual work plan commitments, the LVFO requests one of the Statewide realty positions assume the lead for this project and complete the realty case processing. The LVFO would be responsible for completing the preliminary and final environmental site assessments and resource (cultural, wildlife, etc.) input into the NEPA document. It is anticipated one workmonth or less would be needed by the Statewide position to process the case.