

EXHIBIT C – EXAMPLE NOMINATION SUBMISSION

FLTFA LAND DISPOSAL NOMINATION

Name of Project – Fish Lake Valley Land Sale (serialized)

Field Office – Battle Mountain FO, Tonopah Field Station.

Field Office Contact – Wendy Seley, 775-482-7806

County - Esmeralda County

Closest Community - The sale consists of several scattered parcels located in Fish Lake Valley in the southwestern portion of Esmeralda County, Nevada. Two groups of parcels are located about 4 miles and 11 miles north of the community of Dyer along Nevada State Highway 264. A third group is located about 5 miles southeast of Dyer also along Highway 264.

Land use plan(s) – Tonopah Resource Management Plan, approved October 6, 1997. The land in which the proposed sales areas are located was identified for disposal in Appendix 14 of the LUP.

Legal description and acreage – The following acreages were taken from the Tonopah Resource Management Plan, approved October 6, 1997. See attached maps.

| TWP. | RNG. | Sec. | Aliquot | Acres |
|------|-------|------|-----------------------------------|-----------------|
| 1 S. | 35 E. | 16 | Lots 11,12,14-20,NW4SW4; | 163.33 |
| 2 S. | 35 E. | 15 | E2,NW4NW4,NW4SW4,S2SW4(less Pvt); | 470 |
| | | 16 | All except Pvt; | 637.5 |
| | | 21 | N2NE4,W2SE4; | 160 |
| | | 22 | E2SW4; | 80 |
| 4 S. | 36 E. | 5 | N2NW4,SE4NW4; | 120 |
| | | 6 | NE4,E2W2, Lots 1-4; | 480.24 |
| | | | | |
| | | | TOTAL | 2,111.07 |

Known Encumbrances –

The single parcel offered in Section 16, T.1S., R.35E., MDM, is traversed by 8 linear ROWs. These are:

- CC-020855, State of Nevada, 400’ wide for Highway 264.
- NEV-51579, Valley Electric Association, 100’ wide for a power line.
- NVN-31117, Nevada Bell, 10’ wide for a telephone line.
- NVN-35353, Nevada Bell, 10’ wide for a telephone line.
- NVN-41985, Valley Electric Association, 75’ wide for a powerline.
- NVN-46803, Esmeralda County, 50’ wide for a road.
- NVN-76971, Access Road to Pvt. Property, 25’ wide.
- NVN-77212, Access Road to Pvt. Property, 16’ wide.

There are no active mining claims on the parcel.

The following encumbrances occur on the parcels proposed for sale in T.2S., R.35E., MDM:

Section 15:

NVN-6324, Valley Electric Association, 20' wide powerline ROW.
 NVN-54400, Esmeralda County, a road with RS 2477 status of variable width.
 NEV-51579, Valley Electric Association, 100' wide for a power line.
 NVN-39774, Valley Electric Association, 20' wide powerline ROW.

There are no active mining claims on the parcel.

Section 16:

CC-020855, State of Nevada, 400' wide for Highway 264.
 NVN-29833, Randall Williams, This is a 317.5 acre Desert Land Entry application in the E2 of the section which has been pending for over 20 years and may have been disallowed because it was determined to be unsuitable.
 NVN-41596, Randall Williams, This is a pending 317.5 acre competitive sale nominated by the proponent because their DLE application for the same area appears to have been disallowed.
 NVN-35353, Nevada Bell, 10' wide for a telephone line.
 NVN-41985, Valley Electric Association, 75' wide for a powerline.
 NVN 54399, Esmeralda County, a road with RS 2477 status of variable width.
 NVN-54400, Esmeralda County, 2 roads of variable width with RS 2477 status.
 NEV-51579, Valley Electric Association, 100' wide for a power line.

There are no active mining claims on the parcel.

Section 21:

CC-020855, State of Nevada, 400' wide for Highway 264.
 NVN-35353, Nevada Bell, 10' wide for a telephone line.
 NEV-51579, Valley Electric Association, 100' wide for a power line.

There are no active mining claims on the parcel.

Section 22:

NEV-51579, Valley Electric Association, 100' wide for a power line.

There are no active mining claims on the parcel.

The following encumbrances occur on the parcels proposed for sale in T.4S., R.36E., MDM:

Section 5:

NVN-54423, Esmeralda County, a road with RS 2477 status of variable width.
 NEV-51579, Valley Electric Association, 100' wide for a power line.

There are no active mining claims on the parcel.

Section 6:

NVN-35352, Nevada Bell, 10' wide for a telephone line.
 NVN-39529, Esmeralda County, ROW 60' wide for a road.
 NVN-54671, Nevada Bell, 10' wide for a buried telephone line.
 NEV-9885, State of Nevada, 400' wide for Highway 264.
 NEV-51579, Valley Electric Association, 100' wide for a power line.

There are no active mining claims on the parcel.

Estimated Value –

There are very few real estate listings of comparable properties in Fish Lake Valley. One listing was found by internet search for a 440 acre farm at the southern end of the valley for \$750,000 or approximately \$1,700 per acre. In July 2004, a 1.35 acre sale of public land located about 7 miles north

of Dyer was sold for \$5,500 or \$4074 per acre to resolve an inadvertent trespass. A collective listing of properties by sellers as of January 15, 2005, listed the following properties in the area; 5 acres of bare land at \$25,500, 1 acre of bare land with highway frontage for \$10,000, and 160 acres subdivided in 5 acre lots at \$499,000, or about \$3,100 per acre. The Della Paterson sale to resolve another inadvertent trespass is expected to appraise for over \$5,000 per acre.

Since some of the parcels proposed for sale are smaller and might sell for a higher price per acre and because all three groups of property have highway access or are near utility lines, it does not seem unreasonable to use a value of \$5,000 per acre. Using that figure, a total estimated value of \$10,500,000 is estimated for these sales.

Revised Costs and proposed schedule*

| Task | Cost Estimates | | | FO or contract | <i>Proposed</i> Schedule | |
|--|------------------|------------------|--------------------------|----------------|--------------------------|---------|
| | Total Cost | 5870 Request | Other Subactivity Amount | | Start | Finish |
| | | | | | (Mo/Yr) | (Mo/Yr) |
| TFS Administrative | \$10,000 | \$10,000 | \$0 | FO | 11/05 | 1/07 |
| Environmental Site Assessments (preliminary and final) | \$10,000 | \$10,000 | \$0 | Contract | 11/05 | 5/06 |
| Cultural Report(s) | \$91,000 | \$91,000 | \$0 | Contract | 11/05 | 5/06 |
| Mineral Report | \$10,000 | \$10,000 | \$0 | Contract | 11/05 | 5/06 |
| T&E Report | \$11,000 | \$11,000 | \$0 | Contract | 11/05 | 5/06 |
| Appraisal(s) | \$20,000 | \$20,000 | \$0 | Contract | 1/06 | 8/06 |
| NEPA compliance | \$50,000 | \$50,000 | \$0 | Contract | 11/05 | 8/06 |
| DR/FONSI Signature | \$6,000 | \$6,000 | \$0 | Contract | 8/06 | 8/06 |
| Response to Anticipated Appeals | \$10,000 | \$10,000 | 0 | Contract | 8/06 | 10/06 |
| Notice to Grazing Permittee/Waiver | \$1,500 | \$1,500 | 0 | Contract/FO | 12/05 | 1/06 |
| NORA publication | \$6,000 | \$6,000 | \$0 | FO | 2/06 | 7/06 |
| Sale (2) | \$284,000 | \$284,000 | \$0 | Contract/FO | 10/06 | 10/06 |
| Patent Preparation and Issuance | \$5,000 | \$5,000 | \$0 | FO/NSO | 1/07 | 1/07 |
| REVISED TOTALS | \$519,500 | \$519,500 | | | | |

It is expected that this sale will likely be held in the same or similar format as recent SNPLMA sales in Las Vegas. It is also expected that the same or similar audience of potential bidders will be present. For these reasons, the same costs for holding the recent public land sale in Las Vegas, and post sale actions are used in this revised estimate.

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

- Cadastral Survey - all of the properties proposed for conveyance are describable in aliquot parts.

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 NORA would be published after the FMV was determined, consistent with WO direction. The sale must be held within 6 months of appraisal approval date.

Reason for nomination of parcels – These parcels have been nominated by local farmers and ranchers with adjacent property who are interested in expanding their holdings. For most of these people, expanding their operations would allow more efficient and economical use of their water rights for irrigation and their equipment.

Proposed method of sale – Competitive bid sale in an auction format.

Known or anticipated support or opposition – It is not expected that Esmeralda County would oppose the sale, in fact, sales of public land are usually supported by the county because of the increase in the county’s limited property tax base. It is anticipated that this action would be opposed by a small number of special interest groups and any grazing allottees who might stand to lose some of their AUM’s . No opposition is expected from the general public, rights-of-way holders or other federal, state or local government agencies.

Adverse consequences of delay of schedule – See the known or anticipated issues identified above. The only adverse consequence would be the need to repeat reappraise the property if the sale is delayed beyond the expiration date.

Annual work plan – This proposed sale is not a planned accomplishment/performance measure in the FY 2006 annual work plan. It is expected that this sale would not be completed until late 2007.

Nevada Legacy Plan goals and objectives – This proposal would further Nevada Legacy Plan goals and objectives for consolidating land ownership disposal of appropriate lands. A goal of the Legacy Plan is to offer 100,000 acres of public land for disposal by 2006.

Utilization of Statewide FLTFA realty positions – The TFS expects to utilize third party contractors for most of the non-administrative work. Little or no commitment of funds or statewide FLTFA workmonths would be required.