

EXHIBIT B

FLTFA LAND DISPOSAL NOMINATION PACKAGE REQUIREMENTS

All nominations will be submitted with a memorandum signed by the respective Field & District Managers recommending the nominations and their commitment to their processing completion.

Field Offices may submit nominations electronically via e-mail or in hard copy. GIS maps, Google aerial maps, assessor's parcel maps, and site pictures are required.

If submitted electronically, maps, photographs, and other documents which were not originally created or obtained electronically should be scanned. Maps and photographs must be provided in .jpg format. Text must be provided in MSWord 2003 or higher.

Nomination packages for a 5874 land disposal project MUST include the following information and documents:

- Name of Project (include LR2000 serial number).
- District and specific Field Office.
- Field Office Contact (name and phone number). This should be the project manager, realty specialist, or other person who can answer technical questions concerning the proposed project.
- The county in which the property is located.
- The community in which the property is located (if applicable) or closest community and distance.
- Land use plan(s) (e.g., RMP or MFP) in which property(ies) were identified as suitable for disposal and date of approval; if not all of the property is covered under the FLTFA, specify the portion of the property to which each land use plan/plan amendment is applicable.
- The legal description and the size of the property in acres; if not all of the property is covered under the FLTFA, specify the portion and size of the property to which FLTFA is, or is not, applicable. If the project includes multiple sale parcels, identify the legal description and acreage for each sale parcel. Include map.
- The encumbrances of record (e.g., rights-of-way, mining claims, grazing permits, special recreation permits, etc.); include any applications for land use authorizations that may have to be processed in conjunction with the sale processing.
- The estimated value anticipated for the property and an explanation of how the estimated value was developed, including anticipated highest and best use, effects of local zoning, or other factors that would affect estimated value, as applicable. Examples are: (a) previous appraisal of the property – if so, provide appraiser name and date of approval of appraisal; (b) consultation with Appraisal Services Directorate appraisal staff; (c) recent appraisal of a similar, nearby property (either private or public lands), include appraiser name and date; (c) recent (last twelve

months) sales of similar nearby property; (d) broker's estimate of market price. For competitive or modified competitive sales, the estimated value would be the anticipated minimum bid amount. If the project includes multiple sale parcels, also identify the estimated value for each sale parcel. If a parcel is to be divided into multiple sale parcels, identify the rationale for the configuration of the parcels, including the effect on estimated value. If not all of the property is covered under the FLTFA, specify the portion of the estimated value to which FLTFA is, or is not, applicable.

Costs and proposed schedule for completing sale processing actions. Identify total costs, specifying the costs for which 5874 funds are being requested, as well as other funding sources (MLR by subactivity(ies), contributed funds (7122), etc.) proposed or committed by the field office for processing. If not all of the property is covered under the FLTFA, specify the portion of the costs which is applicable to the FLTFA. Also, identify whether the task would be completed in-house or by contract. At a minimum, the following tasks must be addressed: appraisal, cadastral survey, environmental site assessments, mineral report, cultural resource clearance, T&E clearance (plant and animal), NEPA compliance, notice to grazing permittee(s)/waivers, NORA publication and other public information/marketing, and auction costs. Identify tasks that have been completed or are not necessary, as applicable. If the project includes multiple sale parcels, identify if the costs are equally attributable to each parcel

Ratio of processing costs to expected revenue. This percentage (rounded to nearest whole number) is the product of the estimated processing expenses divided by the estimated value of the land.

Known or anticipated processing actions, including costs, above "standard" clearances (e.g., validity examinations because of mining claims, cultural resource treatment plans and treatments, Section 7 consultation, etc.). If the project includes multiple sale parcels, identify whether all parcels are affected.

Known or anticipated conflicts or issues.

Known or anticipated support or opposition by State/Local Government, interest groups, general public, adjacent or nearby landowners, permittees, etc. Identify the likelihood of protests/IBLA appeals/litigation.

Reason for nomination of parcel; identify entity(ies) interested in having parcel offered for sale and rationale (e.g., community expansion, trespass resolution, etc.); identify known imminent willing buyer(s) and/or other rationale explaining the expected likelihood of sale at the estimated value. If the project includes multiple sale parcels, identify the likelihood of sale for each parcel.

Nominator or proponent – Party who has proposed or suggested BLM to offer the nominated parcel for sale. Was the parcel proposed larger or smaller than the one being nominated?

Known potential bidders. Have any potential bidders stepped forward? If so, how many and do they have the expected wherewithal to consummate the sale if they are the high bidder?

Proposed method of sale (competitive, modified competitive, or direct); for methods other than competitive, provide justification in accordance with WO I.M. 2002-143 and 2003-259. If the

method of sale proposed is competitive or modified competitive, is it anticipated to be offered by auction or sealed bid? Why?

- Why nominated parcel should sell? Summarize why the parcel should sell. This could be due to its location, zoning, community expansion, lack of similarly suitable land in the private sector or other reasons.
- Why nominated parcel might not sell? Summarize why the parcel wouldn't sell. Factors to consider are: current real estate market, difficulty in obtaining financing in current market, location, or other undesirable or marketing factors.
- Chance (percentage) of successful offering of the parcel – Given all the parcel's positives and negatives state a percentage estimation of the chances of the parcel selling in the current market place at the time of nomination.
- Annual work plan - Identify if the project is a planned accomplishment/performance measure in the annual work plan.
- Nevada Legacy Plan goals and objectives - Identify how the project would meet Nevada BLM planning targets and workload goals.

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POTENTIAL EVALUATION CRITERIA FOR SALE NOMINATION PACKAGES

- High estimated value parcels and high likelihood that estimated value is reasonable.
- High likelihood of sale occurring.
- Expected low ratio processing costs to revenue generated (e.g., processing costs would be less than 20% of estimated value and/or there are other committed funding sources that would eliminate/reduce FLTFA funding need); could also include projects in which various processing tasks were completed through other means (i.e., lands considered in an exchange but dropped because of equalization).
- High profile sale (Congressional/State/Local Government/County Citizen Advisory Board support).
- Low chance of protests/appeals/litigation.
- Low chance of resource issues that would stop or add lengthy delays to sale processing or would cause significant processing costs.
- Comparison of Nevada targets and goals with costs (e.g., SLT willing to do “deficit” sale because of P.R. or other factors).
- Comparison of disposal actions and Federal land acquisitions, by county.
- Identified in annual work plan as a planned accomplishment/performance measure.

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