

NOTICE OF DECISION  
EXCHANGE OF LANDS IN WASHOE COUNTY, NEVADA

N-62746

UNITED STATES DEPARTMENT OF THE INTERIOR, Bureau of Land Management, Carson City Field Office, 5665 Morgan Mill Road, Carson City, Nevada 89701.

Notice is hereby given that on August 9<sup>th</sup>, 2000, John O. Singlaub, Manager, Carson City Field Office, Bureau of Land Management (BLM), issued a decision finding certain Federal lands suitable for disposal by exchange and approving the first phase of a proposed assembled land exchange with Loeb Enterprises, a Nevada limited liability company. The Federal government is acquiring a fee interest in the private lands, including the mineral interest. A copy of the decision and other information concerning the exchange may be obtained from the Assistant Manager, Non-renewable Resources at the above address.

The following described Federal land has been determined to be suitable for disposal by exchange in conformance with the Lahontan Resource Management Plan and pursuant to the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1716), as amended:

Mt. Diablo Meridian

T. 20 N., R. 20 E.,

sec. 14, lots 1-3, 6, 7, 13, & 14, and SW $\frac{1}{4}$ NE $\frac{1}{4}$ .

(containing 307.86 acres, more or less)

The value of this 307.86 acres of Federal land has been determined to be \$2,500,000.

In the first phase of the exchange the following described 142 acres from the previously described 307.86 acres of Federal land will be exchanged to Loeb Enterprises:

Mt. Diablo Meridian

T. 20 N., R. 20 E.,

sec. 14, Portions of Lot 1, Lot 3, portions of Lot 6, portions of Lot 7,  
portions of Lot 13, E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , and SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ .

(containing 142 acres, more or less)

The Federal land will be more accurately described based on survey work to be completed prior to title transfer. The final acreage figure may be more or less than 142 acres.

In exchange the United States will acquire the following described land from Loeb Enterprises:

Mt. Diablo Meridian

T. 20 N., R. 21 E.,

sec. 19, lots 1-4, E $\frac{1}{2}$ .

(containing 529.48 acres, more or less)

The land to be acquired by the United States is located in the Spanish Springs Canyon area of the Pah Rah Range and contains a critical public access point to the western portion of the Pah Rah

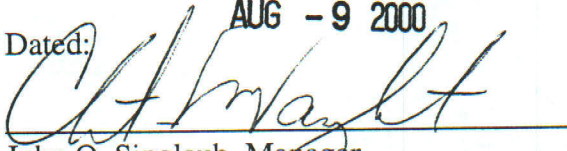
Range. The land has scenic, recreational, open space, cultural and wildlife values. BLM acquisition of the private land will lead to consolidation of a checkerboard public and private ownership pattern and facilitate more effective BLM management of the resource values. The Federal land being conveyed is in the same vicinity as the private land, but is adjacent to residential property. This land would be used for community expansion and would likely be developed for golf course and residential purposes. The public interest will be well served by making the exchange.

The value of the selected Federal lands to be conveyed in Phase I is determined to be \$1,250,000. The value of the offered private lands has been determined to be \$1,000,000. The value of the federal lands to be conveyed in Phase I is \$250,000 greater than the value of the private lands. The imbalance in value that the proponent owes the Federal government will be considered part of the equalization necessary in subsequent exchange and disposal of Federal lands in accordance with the regulations at 43 CFR 2201.1-1, which describes assembled land exchange arrangements. Additional non-federal lands to be included in the second phase of this exchange will be described in a subsequent Notice of Exchange Proposal. Acquisition of the additional non-federal land conforms with the BLM land use plan covering the area.

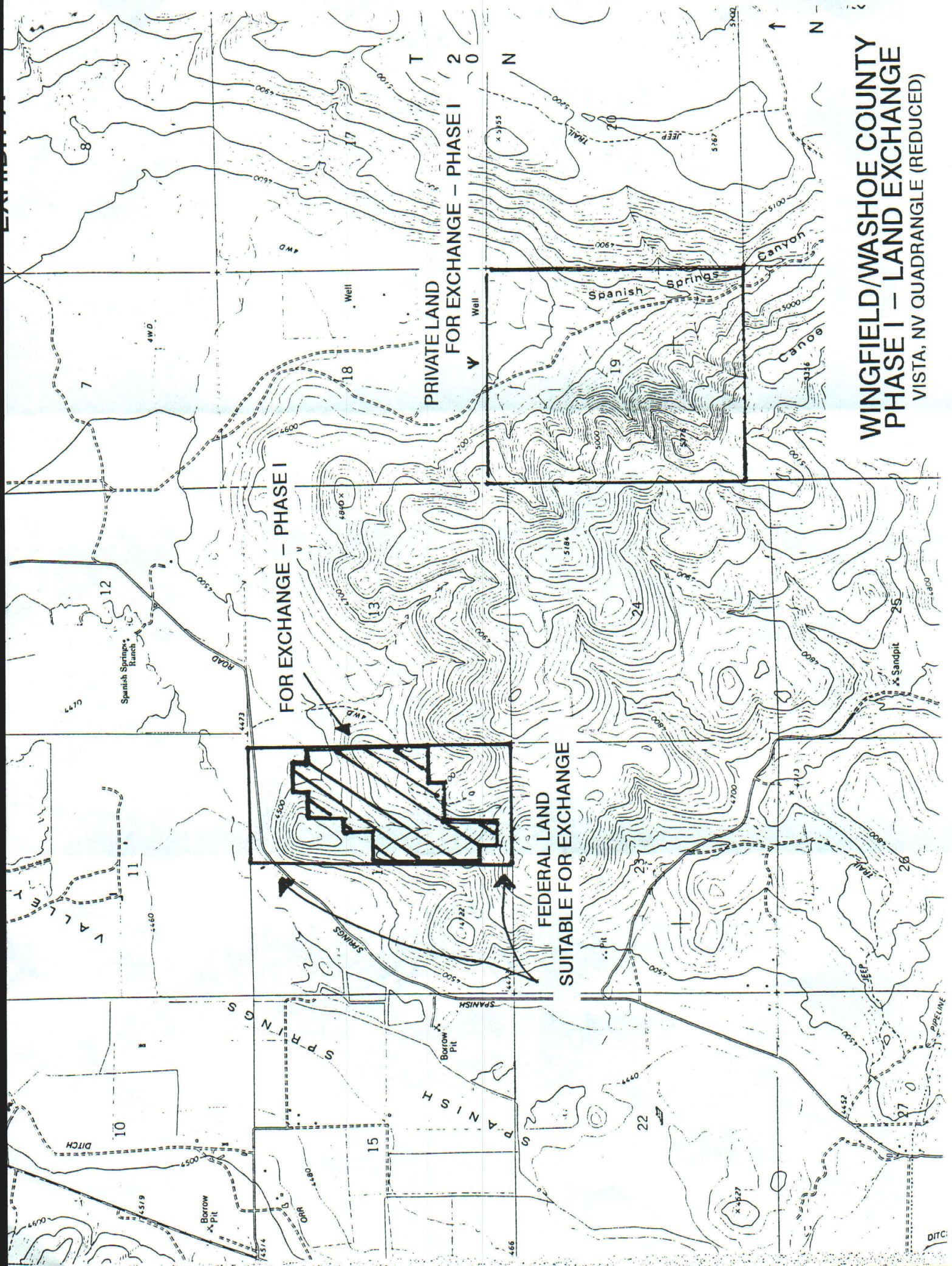
For a period of 45 days from the date of publication of this notice in the Reno Gazette Journal and Sparks Tribune (August 11, 2000) interested parties may submit written protests to the Assistant Manager, Non-renewable Resources, Carson City Field Office, at the above address. We ask that you be specific if your response is to be considered as a protest and state the reasons for your protest.

Dated:

AUG - 9 2000

  
John O. Singlaub, Manager  
Carson City Field Office





**WINGFIELD/WASHOE COUNTY  
PHASE I – LAND EXCHANGE  
VISTA, NV QUADRANGLE (REDUCED)**