


Land Exchange Process

FEASIBILITY AND SCHEDULING PHASE:

- Exchange title and survey information
- Value Consultation
- Prepare feasibility report and draft ATI & NOEP
- Develop consultation list of 3rd party interests, adjacent landowners, other key constituents
- Prepare draft patent(s) and draft deed (s)
- Approve feasibility by WO

EXCHANGE PROCESSING PHASE:

- Current Step
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- Execute (sign) ATI (Non-Binding)
 - Publish in newspapers and mail NOEP to Native American tribes, congressional delegations, state and local government, key constituents. **45 day comment period from 1st day of publication (July 5 - August 18, 2005)**
 - Environmental Site Assessment (Haz mat)
 - Request appraisals
 - NEPA Documentation. Resource assessment: Cultural/historic, T&E, biological, botanical, noxious weeds, timber, wetlands, floodplains, water resources, recreation, wilderness, visual, socio-economic, environmental justice, minerals and mineral potential for federal land. **30 day comment period.**
 - Certification of Inspection and Possession, and Preliminary Title Opinion
 - Appraisal Review

DECISION PHASE:

- Agreement on value and equalization
- Prepare decision and Notice of Decision
- Publish and mail Notice. **45 day comment period from 1st day of publication.**
- Binding Exchange Agreement (optional)
- Prepare escrow instructions, final patent(s)/deeds(s) and assign closing costs

CLOSING PHASE:

- Title policy to BLM and deed to escrow equalization
- Final Title Opinion
- Patent to escrow
- Certificate of Inspection and Possession
- Protest resolution, if applicable
- Closing