

Notice of Exchange Proposal
Proposed Exchange of Properties in Rio Grande County, Colorado
Serial No. COC-68881

UNITED STATES DEPARTMENT OF THE INTERIOR, Bureau of Land Management, San Luis Valley Public Lands Center, 1803 West Highway 160, Monte Vista, Colorado 81144.

Notice is hereby given that the Bureau of Land Management (BLM) is considering a proposal to exchange lands and interests in lands pursuant to Section 206 of the Federal Land Policy and Management Act of 1976, as amended (43 U.S.C. 1716). The parties to this exchange are the Sun Peaks Land Company and the Bureau of Land Management. The proposed exchange involves the exchange of ten parcels of federal lands totaling approximately 2,693 acres in Rio Grande County to acquire up to 189.8 acre-feet of water annually from the Anderson Ditch.

The federal lands selected for this proposed exchange are listed below by parcel, legal description, and parcel acreage.

Parcel A

T. 39 N., R. 6 E., N.M.P.M.
sec. 12, proposed lots 1, 8, and 9,
containing 82.38 acres, more or less, subject to approval of survey.

Parcel B

T. 39 N., R. 7 E., N.M.P.M.,
sec. 7, proposed lots 6 and 7;
sec. 18, proposed lots 5, 11, and 12 and NW $\frac{1}{4}$ NE $\frac{1}{4}$,
containing 204.12 acres, more or less, subject to approval of survey.

Parcel C

T. 39 N., R. 6 E., N.M.P.M.,
sec. 7, lots 3 and 4, and SE $\frac{1}{4}$ SW $\frac{1}{4}$,
containing 119.89 acres.

Parcel D

T. 39 N., R. 4 E., N.M.P.M.,
sec. 3, lots 5, 6, 7, and 8;
T. 40 N., R. 4 E., N.M.P.M.,
sec. 34, W $\frac{1}{2}$ W $\frac{1}{2}$,
containing 249.85 acres.

Parcel E

T. 40 N., R. 4 E., N.M.P.M.,
sec. 20, N $\frac{1}{2}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$,
containing 120 acres.

Parcel F

T. 40 N., R. 4 E., N.M.P.M.,
sec. 32, S $\frac{1}{2}$ NE $\frac{1}{4}$,
containing 80 acres.

Parcel G

T. 40 N., R. 4 E., N.M.P.M.,
sec. 32, S $\frac{1}{2}$,
containing 320 acres.

Parcel H

T. 39 N., R. 5 E., N.M.P.M.,
sec. 8, N $\frac{1}{2}$ and SE $\frac{1}{4}$;
sec. 9, SW $\frac{1}{4}$,

containing 640 acres.

Parcel I

T. 40 N., R. 5 E., N.M.P.M.,
sec. 12, NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$.

T. 40 N., R.6 E., N.M.P.M.,
sec. 7, lots 1, 2, and 3, N $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, and NW $\frac{1}{4}$ SE $\frac{1}{4}$;

sec. 8, NW $\frac{1}{4}$;

containing 757.13 acres.

Parcel J

T. 38 N., R, 7 E., N.M.P.M.,
sec. 10, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$,

containing 120 acres.

The public lands described above will be segregated from appropriation under the public land laws for a period of five years. The BLM proposes to convey the above listed lands to Sun Peaks Land Company, LLC, subject to valid existing rights.

In exchange for the above selected federal lands, Sun Peaks Land Company, LLC, will convey the following described property to BLM:

Water Rights

189.8 acre feet of historic consumptive use from water right priority 90 (appropriation date May 31, 1875) and water right priority 143 (appropriation date May 31, 1887) of the Anderson Ditch, decreed "In the Matter of the Adjudication of the Priorities of Water Rights in Water District 20," District Court In and For Costilla County, State of Colorado, on May 1, 1896. The decreed point of diversion for the Anderson Ditch is located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 22, T39N R7E, New Mexico P.M.

The properties in the exchange proposal will be appraised in accordance with federal regulations and federal appraisal standards. The values of the federal and non-federal properties must be equal, or capable of being equalized, in order for the exchange to be approved. Lands may be deleted from the exchange in order to equalize values.

More detailed information concerning the proposed exchange may be obtained from Thomas Malecek, Del Norte Field Office Manager, 13308 W. Highway 160, Del Norte, Colorado, 81132, telephone (719) 657-3321 or Sue Swift-Miller, Interdisciplinary Team Leader, La Jara Field Office, 15571 County Road T-5, La Jara, Colorado 81140, (719) 274-8971.

An environmental analysis and other resource reports will be prepared as required to analyze the exchange. Interested parties may submit comments or concerns about the proposed exchange, including liens, encumbrances, or other claims related to the proposal, to the Interdisciplinary Team Leader at the La Jara Field Office address given above. In order to be considered in the environmental analysis of the proposed exchange, comments must be in writing to the Interdisciplinary Team Leader and be received within 45 days of initial publication of this Notice in the Valley Courier.

/s/ Dan S. Dallas

12/16/2007

Center Manager/Forest Supervisor

Date _____