



United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Kremmling Field Office

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In Reply Refer To:
CON020
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Memorandum

To: Elijah Waters, Northwest District Manager *Elijah Waters 3/3/2023*
From: Stephen Leonard, Kremmling Field Manager, Acting
Subject: Errata sheet for the Record of Decision (ROD) for the Blue Valley Ranch Land Exchange Final Environmental Impact Statement (DOI-BLM-CO-N020-2016-0046-EIS) issued on January 16, 2023.

After further review of the ROD, I note a mathematical error and typographical errors in two legal descriptions. The corrections are listed below. I also provide clarification on parcels and acreage tallies. New text is indicated by grey highlighting (e.g., new text), while deleted text is struck through (e.g., ~~deleted text~~).

2023 ROD – Page 4, Table 2

Clarification:

Non-Federal parcel BVR-2 as described in Table 2 includes all of parcels BVR-2A and BVR-2B. As described in more detail in the ROD at pages 8 and 18, BVR-2 was split into two parcels, BVR-2A and BVR-2B, to facilitate donation. Parcel BVR-2A is included in the exchange while parcel BVR-2B, totaling 165.3 acres, is conveyed as a donation.

The total acreage for non-Federal parcels being exchanged is listed as 1,830 acres, which includes the *donated* 165.3 acres of BVR-2B.

Corrected text:

Legal description of non-Federal parcel BVR-3:

Township 2 South, Range 80 West, Sixth Principal Meridian
Section 2, S1/2NE1/4, and that part of the SE1/4 lying Northerly and Easterly of the
Right of Way of Colorado State Highway No. 9 as disclosed by Deed recorded

September 11, 1958 in Book 153 at Page 14, except Parcel 2 as described in Exhibit B of Quit Claim Deed recorded June 27, 2016 under Reception No. 1114672.

Legal description of non-Federal parcel BVR-7:

A perpetual, non-exclusive, 30-foot-wide access easement located in the N1/2NE1/4 of Section 8, Township 1 South, Range 81 West of the 6th P.M., for ingress and egress purposes, being further described as follows:

A 30 Foot easement, being 15 feet on either side of the centerline of an existing traveled way, lying in Section 8, Township 1 South, Range 81 West of the 6th P.M., and beginning at a point, whence the ~~NW~~ NE corner of said Section 8, bears S 89°45'13" E" for a distance of 1333.69 feet;

Thence South 47°51'37" East for a distance of 366.10 feet, to a point;
Thence South 42°59'42" East for a distance of 184.10 feet, to a point;
Thence South 58°25'58" East for a distance of 227.84 feet to the POINT OF TERMINUS.

This was a Scrivener's error which had been corrected by affidavit prior to completion of the Environmental Impact Statement; the ROD inadvertently carried forward the original error.

2023 ROD – Page 8

Corrected text:

The Proponent will convey nine parcels of non-Federal lands (identified above) totaling 1,830 acres, subject to existing rights, to the United States. In order to exchange parcels of equal value, the Proponent has offered to donate a portion of BVR-2 totaling 165.3 acres ~~plus and the BLM will provide a cash equalization payment to the Proponent check payable to the United States Treasury~~ for \$5,000 to make up the difference in appraisal values.

2023 ROD – Page 18

Corrected text:

The June 3, 2021, supplemental appraisal report prepared by Kevin Chandler of Chandler Consulting, which was reviewed and approved by Michael Hastings, Office of Valuation Services, concludes a per acre value of \$2,750 for BVR-2A, BVR-2B, and BVR-10, which were combined for appraisal purposes to constitute one larger parcel. For the purposes of donation BVR-2 was split into two parcels, BVR-2A and BVR-2B. BVR-2A and BVR-10 will remain in the exchange; however, BVR-2B was separated out to facilitate donation. Thus, donation rather than exchange of the 165.3-acre BVR-2B, together with a cash equalization check payable to the ~~United States Treasury~~ non-Federal party for \$5,000, result in a donation of BVR land with a value of \$460,000 to the United States.

2023 ROD – Page 19*Corrected text:*

With this reduction in non-Federal land within the exchange, and the resulting decrease in the value of the non-Federal parcels, the land exchange meets the equal value requirements.

Excluding the donation of a portion of BVR-2, the BVR lands are valued at approximately ~~\$4,165,000~~ \$4,170,000 and the BLM lands are valued at approximately \$4,165,000. To equalize the values of the lands involved in the exchange, a sum of \$5,000 will be deposited into escrow by the Federal party and released to the non-Federal party upon consummation of the exchange.

CC: BLM Colorado State Office
Blue Valley Ranch
Western Land Group