

Decision Record
Sutey Ranch Land Exchange
Environmental Assessment
BLM-CO-040-2013-0061-EA

STATE: Colorado	SERIAL NUMBER: COC-074812
FIELD OFFICE: Colorado River Valley	COC-076371
COUNTIES: Eagle, Garfield and Pitkin	ACTION: Sutey Ranch Land Exchange
PROPOSERS: Leslie and Abigail Wexner	FACILITATOR: Western Land Group, Inc.

PARTICIPANTS: 2343 County Road, LLC; Prince Creek Crown, LLC; and Lady Belle Partnership, LLLP

Background

The Sutey Ranch Land Exchange is a proposed exchange between the Bureau of Land Management (BLM) and Proponents Leslie and Abigail Wexner. Participants in the exchange are 2343 County Road, LLC; Prince Creek Crown, LLC; and Lady Belle Partnership, LLLP. Western Land Group, Inc. (WLG) is a facilitator for the exchange. The parties initiated this exchange to accomplish land adjustment objectives of the BLM and the Proponents, including consolidation of land ownership boundaries in the Red Hill, the Crown, and Horse Mountain areas.

The proposed land exchange involves six parcels of Federal lands in Eagle and Pitkin Counties, Colorado and two Non-Federal Parcels in Garfield and Pitkin Counties, Colorado. The parties identify the Federal lands as Parcels A, B, B-1, C, D, and E, and the non-Federal lands as Parcels 1 (Sutey Ranch) and 2 (West Crown Parcel). The Federal lands receive little public use due to limited access. The non-Federal lands lie adjacent to large blocks of public land administered by the BLM known as the Red Hill Special Recreation Management Area (SRMA) and the Crown. Refer to Exhibits A (Federal lands), B and C (Non-Federal lands) for legal descriptions.

Decision

It is my decision to select the Proposed Action Alternative in Environmental Assessment (EA) CO-040-2013-0061 and to approve a land exchange between the Proponents Leslie and Abigail Wexner, the Participants, and the Bureau of Land Management pursuant to Sec. 206 of the Federal Land Policy and Management Act of 1976, as amended (FLPMA). It is also my decision to accept a donation of land as provided under Sec. 205 of the FLPMA. I have determined that the exchange and donation of land will well serve the public interest.

The Proponents will convey two parcels of non-Federal lands (identified as Parcels 1A and 2) totaling 433.03 acres, subject to existing rights, to the BLM. The Proponents offered to donate the 235.38 acres of the Sutey Ranch (Parcel 1B), excluded from the original land exchange proposal.

The BLM will convey six parcels of Federal surface and mineral estate totaling 1,470.01 acres. The patent(s) will reserve a right-of-way for ditches and canals constructed by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945). Federal Parcel B-1 is subject to a BLM road right-of-way. The BLM will cancel the right-of-way upon completion of the exchange. The BLM will convey Parcel D subject to a right-of-way for an existing county road.

Rationale for Decision

The decision to exchange 1,470.01 acres of Federal lands for 433.03 acres of non-Federal lands, and to accept a donation of 235.38 acres, is consistent with the FLPMA and the revised 1988 Glenwood Springs Resource Management Plan (RMP). The FLPMA authorizes the BLM to complete land exchanges and to acquire land and interests by donation when they determine the actions are in the public interest and consistent with applicable land use plans.

Public Interest Determination

The BLM analyzed the proposed land exchange in EA CO-040-2013-0061 and released the EA for a 30-day public review on April 29, 2013. The resource values of the non-Federal lands are greater than the resource values of the Federal lands.

The non-Federal lands have county road access and provide more recreational opportunities and public benefits than the Federal lands. The non-Federal lands contain valuable big game winter habitat and water rights allowing for the long-term protection and enhancement of natural resources. In addition to its natural resource values, non-Federal Parcel 1 has high recreational values because it is adjacent to the BLM's Red Hill Special Recreation Management Area (SRMA), a popular network of non-motorized trails. Non-Federal Parcel 2 serves as one of four recreational access points on Prince Creek Road for the BLM's popular Crown area with mountain biking opportunities including the Monte Carlo trail. BLM acquisition of non-Federal Parcel 2 will secure continued public access to this area.

The Federal lands described in Exhibit A are irregularly-shaped difficult to manage, isolated, tracts with limited public access. The Proposed Action Alternative will: consolidate land ownership boundaries in the Red Hill (Garfield County), the Crown (Pitkin County), and Horse Mountain (Eagle County) areas; provide public access; protect and enhance wildlife habitat and species; and minimize public trespass on adjacent private lands. The exchange also provides an opportunity to expand protection of those portions of the Project Area (including six Federal Parcels in Eagle and Pitkin Counties and two non-Federal Parcels in Garfield and Pitkin Counties) with high resource and social values from potential future development.

Through the EA we determined that the exchange and donation under the Proposed Action Alternative would better support local economies, community growth, and expansion goals of the three counties. The BLM expects the exchange to enhance recreational opportunities for the public with improved access to public lands, including the popular Red Hill SRMA and the Crown. The exchange will provide a substantial public benefit through the protection of open

space throughout the Project Area, with benefits to wildlife, vegetation, water resources, scenic resources and agriculture.

The Aspen Valley Land Trust (AVLT) worked for more than four years without success to secure the conservation of the Sutey Ranch. The exchange will place the AVLT's highest priority parcel in 2008— the Sutey Ranch — into public ownership. The previous owner listed the ranch for sale on the open market, with development likely, before the Proponents purchased it to be included in the exchange. The landowner could have legally subdivided the ranch into as many as 278 buildable lots. The Sutey Ranch has critical big game winter habitat in an area where large blocks of undeveloped habitat are rapidly disappearing due to development pressures in the Roaring Fork Valley. Protection of the ranch as open space will be of great benefit to wildlife and the local community.

The Eagle County parcels (Federal Parcels C, D and E) are located on Horse Mountain, which is an iconic landmark for the Town of Eagle within the viewshed of the town and Interstate 70. These parcels are part of the intermingled ownership (primarily mining claims) in the area. The protection of these parcels as conserved private land will remove the potential for access permits that could result in development on Horse Mountain.

The EA discusses the direct, indirect and cumulative impacts of the Proposed Action Alternative on a resource-by-resource basis. The BLM completed a comparative analysis of the impacts to resource values and public objectives under the No Action Alternative and the Proposed Action Alternative. The comparative analysis is in the project file. Based on this analysis, as well as the supporting documentation in the EA, the resource values and public objectives of the non-Federal lands are greater than the resource values and public objectives that the Federal land may serve if retained in Federal ownership.

The exchange will provide for improved management of the Federal and non-Federal parcels. Because of Pitkin County's concerns with the proposed land exchange, the proponents reached agreement with the Pitkin County Board of Commissioners to place a conservation easement on Federal Parcels A and B once conveyed.

The EA discusses the indirect effects of the conservation easements that the Proponents will place on the conveyed Federal parcels. The EA also describes two connected actions related to long-term management of the non-Federal Parcels that will occur upon completion of the land exchange. The Proponents have committed to donating \$1.1 million to the BLM for development of a site-specific management plan for, and long-term management of, the non-Federal Parcels.

Based on the environmental analysis, I have determined that approval of the land exchange and acceptance of the donation of a portion of the Sutey Ranch will well serve the public interest. As discussed in the EA, implementation of the Proposed Action Alternative will protect public benefits and enhance visual, cultural, wildlife, water, and other resources on both the Federal and Non-Federal lands, overall. Public access and recreational opportunities gained through the BLM's acquisition of the non-Federal lands will be superior to the access and recreational values on the Federal lands.

Appraisal

The Department of Interior's Office of Valuation Services (OVS) reviewed and approved appraisals for the proposed exchange lands. The appraiser conducted the appraisals in accordance with Federal standards and regulations. Appraisal of the lands proposed for exchange indicated the value of the non-Federal lands to be substantially higher than the value of the Federal lands. The appraised value for the Federal parcels is \$4,000,000. The value of the non-Federal lands included in the original exchange proposal appraised as \$6,240,000.

To equalize the exchange, the parties agreed to eliminate some of non-Federal Parcel 1 from the exchange. The Proponents offered to donate a portion of the 556.63-acre Sutey Ranch to the United States of America under a separate transaction authorized under Sec. 205 of the FLPMA.

A supplemental appraisal of non-Federal Parcel 1 in August 2013 separated the Sutey Ranch into two tracts, Parcel 1A to remain as the exchange parcel with Parcel 1B designated as the donation parcel. Exhibits B and C describe the non-Federal exchange and donation lands (Parcels 1A and 1B). The supplemental appraisal established a value of \$3,050,000 for the 321.25-acre Parcel 1A. The Proponents agreed to donate the remaining 235.38-acre Parcel 1B, valued at \$2,240,000, to the United States. The OVS reviewed and approved values for Parcels 1A and 1B on August 26, 2013. OVS determined a value of \$950,000 for the 111.78-acre non-Federal West Crown parcel (Parcel 2). Exhibit B describes the West Crown parcel.

Hazardous Substances

The BLM completed an environmental site assessment (ESA) in compliance with the requirements of Section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) on the Federal lands. The ESA did not reveal any evidence of spill, release or storage for one year or more of hazardous substances or petroleum products on the Federal lands. The BLM determined the Federal lands suitable for disposal.

The BLM completed an ESA in compliance with Environmental Protection Agency regulations at 40 CFR 312 on the non-Federal lands. The ESA did not reveal any evidence of spill, release or storage for one year or more of hazardous substances or petroleum products on the non-Federal lands. The BLM determined the non-Federal Parcels suitable for acquisition.

Cultural Resources and Native American Consultation

Cultural resource surveys of the Federal lands found no sites eligible for the National Register of Historical Places and no Native American grave or burial sites. Consultations with the Southern Ute Tribe, Ute Mountain Ute Tribe, and the Ute Tribe of the Uinta and Ouray Bands regarding the proposed land exchange revealed no known Native American religious or other concerns. There are no known or otherwise anticipated traditional cultural properties, sacred sites, or other Native American religious concerns on the Federal exchange lands.

There is an approximately 600 square foot uninhabitable cabin (circa 1909) and 5 ranch outbuildings (circa 1950) on Parcel 1A. The outbuildings consist of a storage shed, sheep shed, chicken coop, granary, an insulated and heated outbuilding housing a water pressure tank and associated water well equipment. All ranch outbuildings are in disrepair and no longer in active use.

Water Rights

The OVS appraised the water rights appurtenant to the Sutey Ranch with non-Federal Parcel 1A. The Proponents/Participants will convey the water rights as 12 shares of the capital stock of The Park Ditch and Reservoir Company, Certificate No. 051, and 1.33 shares of the capital stock of The Park Ditch and Reservoir Company, Certificate No. 055.

Public Participation

In the two years preceding formal notice of the proposed exchange, there were numerous articles in local newspapers related to the land exchange. The BLM published a Notice of Exchange Proposal (NOEP) in the Aspen Times, Aspen Daily News, Glenwood Post Independent and Vail Daily newspapers for four consecutive Mondays beginning May 7, 2012. News releases issued May 8, May 29, and June 6, 2012, provided additional notice of the public comment period. The BLM also posted the exchange proposal on the Colorado River Valley Field Office website to notify the public and to solicit comments.

The BLM hosted an open house May 31, 2012 at the Carbondale Town Hall to hear additional comments and answer questions from the public regarding the land exchange. At the request of the Pitkin County Commissioners, the BLM held an additional public open house June 13, 2012 at the Aspen City Hall.

The BLM received 269 comment letters from individuals, non-governmental entities, and other public agencies during the scoping period. The majority of comment submittals (66 percent) were generally supportive of the proposed exchange with 28 percent generally opposed. Six percent of the comments were neutral. The Eagle and Garfield County Boards of Commissioners, Colorado Parks and Wildlife Commission, other government agencies, and non-profit organizations submitted letters in support of the proposed exchange. Although the Pitkin County Board of Commissioners initially opposed the exchange, discussions between Pitkin County and the Proponents alleviated the County's concerns. Pitkin County documented its support of the exchange proposal by letter on January 22, 2013.

The BLM used comments received during the public comment period and the BLM's internal scoping process, to identify issues to analyze in the EA. Preparers reviewed all letters for substantive comments on which to base the Response to Comments for the Sutey Ranch Land Exchange EA.

The BLM announced the availability of the preliminary EA for the Sutey Ranch Land Exchange on April 29, 2013. The comment period on the EA extended through May 29, 2013, yielding 65 public and agency comment letters from 55 commenters. Some individuals submitted more than

one comment, while some submitted comments on behalf of more than one unique commenter. A majority of commenters (65 percent) were supportive of the proposed exchange.

Preparers organized the substantive comments into 22 categories. They combined similar comments to represent common themes. The most common themes were BLM Planning and Management (17 percent), Wildlife (14 percent), Conservation Easements (9 percent), Recreation (7 percent) and Access to Public Lands (7 percent). The EA indicated comments that resulted in updating a particular component of the analysis between the preliminary and final EA. Comments that required update of the EA received direct replies in the Response to Comments document.

Conformance with Land Use Plan

The Proposed Action Alternative will accomplish the Glenwood Springs RMP objective of increasing the overall efficiency and effectiveness of public land management. Disposing of the six Federal parcels to acquire the two non-Federal parcels is consistent with the considerations for land tenure adjustments outlined in Appendix D of the RMP. Parcel A lies in a retention zone (Category II) where the BLM may exchange Federal land if the public value of the acquired non-Federal land meets or exceeds the public value of the Federal land. Parcel A meets the suitability and priority criteria set forth by the RMP for public lands in designated disposal zones. Parcel A is isolated without access by a public road, and except for a half mile bordering the White River National Forest, the parcel surrounded by the Proponents' Two Shoes Ranch and a residential subdivision. The RMP lists Parcels B, B-1, C, D, and E as disposal lands (Category I) suitable for exchange due to their size, location, low resource value, and difficulty in management.

The non-Federal lands have significant resource values (i.e., recreation, habitat, watershed). The RMP does not directly address land acquisitions. However, BLM retention zones surround the two non-Federal parcels. Acquisition of non-Federal Parcels 1 and 2 would increase manageability of adjacent public lands. Both parcels meet considerations for determining land tenure adjustments, including consolidating public lands, providing better access to other public lands, and having valuable resources for BLM programs.

The Proposed Action Alternative is consistent with the Standards for Public Land Health and complies with major laws pertinent to the decision, including the FLPMA, Endangered Species Act, National Historic Preservation Act, and Clean Water Act.

Additional Considerations to Decision

Under the Proposed Action Alternative, two connected actions will occur upon completion of the land exchange. Proponents agreed to place conservation easements on all the Federal lands that become private and to fund the development and implementation of a site-specific management plan to manage, protect and enhance resources on the non-Federal lands upon acquisition by the United States of America. Discussions between the Proponents and Pitkin County officials, subsequent to scoping, resulted in an agreement pertaining to future activities on private lands

within the Pitkin County portion of the Project Area. The BLM analyzed these actions in the EA and described them in Chapter 2 Section C.

Upon completion of the exchange, the Proponents will place conservation easements on the Federal parcels (except the narrow one-acre Parcel B1). The Proponents will grant conservation easements on Parcels A and B in Pitkin County to the AVLTT and conservation easements on Parcels C, D and E in Eagle County to the Eagle Valley Land Trust.

The Proponents have committed to donating \$1.1 million for the planning and long-term management of the non-Federal parcels after acquisition by the United States of America. The Proponents will deposit \$100,000.00 with the BLM simultaneously with the land exchange closing.

The Proponents will also deposit \$1,000,000 with the BLM or non-profit organization (via agreement) simultaneously with the land exchange closing.

Authority

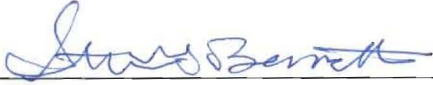
The FLPMA and the regulations at 43 CFR 2200 authorizes the BLM to complete exchanges of Federal lands for non-Federal lands where the BLM determines it to be in the public interest.

Finding of No Significant Impact

I have reviewed EA CO-040-2013-0061 and have determined that approving the proposed exchange and donation will not have any significant impacts on the human environment. An Environmental Impact Statement is not required. I have determined that the proposed exchange and donation is in conformance with the approved land use plan and in the public interest as required by 43 CFR 2200.0-6(b).

Implementation Period

Upon the Director's approval to issue the decision, the BLM will publish a Notice of Decision to initiate a 45-day protest period for the public and a 60-day review period by the Governor.



Steven G. Bennett
Field Manager
Colorado River Valley Field Office

6/20/2014

Date

EXHIBIT A
 Sutey Ranch Land Exchange
 Selected Federal Lands

Parcel	County	Legal Description	Acres
A	Pitkin	Sixth Principal Meridian, Colorado T. 8 S., R. 88 W., sec. 23, N $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$; sec. 24, W $\frac{1}{2}$; sec. 25, NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, and SW $\frac{1}{4}$ SW $\frac{1}{4}$; sec. 26, S $\frac{1}{2}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ SE $\frac{1}{4}$; sec. 35, W $\frac{1}{2}$, sec. 36, NW $\frac{1}{4}$ NW $\frac{1}{4}$	1,240.00
B	Pitkin	Sixth Principal Meridian, Colorado T. 8 S., R. 87 W., sec. 31, lots 10, 11, and 12 of Tract 86 sec. 31, lots 9 and 13	28.37
B-1	Pitkin	Sixth Principal Meridian, Colorado T. 8 S., R. 87 W., sec. 31, lots 5 and 8	1.00
C	Eagle	Sixth Principal Meridian, Colorado T. 5 S., R. 83 W., sec. 30, lots 5 to 8, inclusive, lots 10 and lot 13, and SE $\frac{1}{4}$ NW $\frac{1}{4}$. T. 5 S., R. 84 W., sec. 25, lot 10	171.26
D	Eagle	Sixth Principal Meridian, Colorado T. 5 S., R. 83 W., sec. 30, lot 9	17.41
E	Eagle	Sixth Principal Meridian, Colorado T. 5 S., R. 84 W., sec. 36, lots 2, 3, and 4	11.97
<i>Total Acreage of Federal Parcels A through E</i>			<i>1,470.01</i>

EXHIBIT B
 Sutey Ranch Land Exchange
 Non-Federal Lands Offered for Exchange

Parcel	County	Legal Description	Acres
1A	Garfield	<p>Sixth Principal Meridian, Colorado T. 7 S., R. 88 W., sec. 15, Lots 1, 2, 6, 7, 11, 12, and 14; sec. 16, Lot 8. TOGETHER WITH a parcel of land situate in the W1/2 of Lot 1, Section 14, Township 7 South, Range 88 West of the 6th Principal Meridian, County of Garfield, State of Colorado being more particularly described as follows: Beginning at a point on the West line of Lot 1 also being on the Southerly Right-of-Way line of County Road 112 from which the Northwest corner of Lot 1 also being the Northwest corner of said Section 14 bears N00°02'06"E a distance of 388.93 feet; thence along the Westerly & Southerly Right-of-Way line of said County Road No. 112 the following five (5) courses: 1) S48°18'46"E a distance of 114.75 feet; 2) thence 247.98 feet along the arc of a 530.00 feet radius curve to the left, having a central angle of 26°48'28" and subtending a chord bearing S61°43'00"E a distance of 245.72 feet; 3) thence S75°07'14"E a distance of 181.17 feet; 4) thence 127.24 feet along the arc of a 212.00 feet radius curve to the right, having a central angle of 34°23'20" and subtending a chord bearing S57°55'34"E a distance of 125.34 feet; 5) thence S40°43'54"E a distance of 17.31 feet to a point approximately 30 feet south of the centerline of an existing ranch road, to the west from said county road; thence leaving the Right-of-Way, of County Road No. 112, and being 30 feet southerly of the centerline of said ranch road to the west along the following six (6) courses: 1) 74.19 feet along a non-tangent arc of a 291.29 feet radius curve to the right, having a central angle of 14°35'35" and subtending a chord bearing S77°20'22"W a distance of 73.99 feet; 2) thence S84°38'09"W a distance of 77.64 feet; 3) thence 105.40 feet along the arc of a 554.28 feet radius curve to the right, having a central angle of 10°53'44" and subtending a chord bearing N89°54'59"W a distance of 105.24 feet; 4) thence N84°28'07"W a distance of 32.05 feet;</p>	321.25

		<p>5) thence 217.37 feet along the arc of a 288.70 feet radius curve to the left, having a central angle of 43°08'26" and subtending a chord bearing S73°57'39"W a distance of 212.27 feet;</p> <p>6) thence S52°23'26"W a distance of 131.70 feet to a point on the West line of said Lot 1 from which the West ¼ Corner of said Section 14 bears S00°02'06"W a distance of 1,764.54 feet;</p> <p>thence N00°02'06"E along the West line of said Lot 1 a distance of 478.21 feet to the point of beginning.</p> <p>Together with the appurtenant water rights described as twelve (12) shares of the capital stock of The Park Ditch and Reservoir Company, Certificate No. 051, and one and one-third (1-1/3) shares of the capital stock of The Park Ditch and Reservoir Company, Certificate No. 055.</p> <p>All in the County of Garfield, State of Colorado.</p>	
2	Pitkin	<p>Sixth Principal Meridian, Colorado T. 8 S., R. 88 W., sec. 24, a parcel of land situated in the E½NE¼, E½W½NE¼, and NE¼SE¼, County of Pitkin, State of Colorado being more particularly described as follows: Beginning at the Northeast corner of Section 24; thence S00°25'48"E along the East line of the NE¼, a distance of 2612.11 feet to the East 1/4 corner; thence S00°24'35"E along the East line of the NE¼SE¼, a distance of 852.93 feet to the West 1/4 of Section 19; thence S00°26'10"E continuing along the East line of the NE¼SE¼, a distance of 453.16 feet to the SE corner of the NE¼SE¼; thence N89°58'32"W along the South line of the NE¼SE¼, a distance of 83.84 feet to the centerline on Prince Creek Road as constructed; thence Northwesterly along said centerline the following thirty (30) courses: 1) N45°19'04"W, a distance of 5.95 feet to a point of curve; 2) Along the arc of a curve to the right having a delta of 46°34'40", a radius of 125.00 feet and a length of 101.62 feet to a point of tangent; 3) N01°15'36", a distance of 100.54 feet to a point of curve; 4) Along the arc of a curve to the left having a delta of 28°01'47", a radius of 225.00 feet and a length of 110.07 feet to a point of tangent; 5) N26°46'11"W, a distance of 228.31 feet to a point of curve;</p>	111.78

		<p>6) Along the arc of a curve to the left having a delta of $15^{\circ}41'26''$, a radius of 325.00 feet and a length of 89.00 feet to a point of tangent;</p> <p>7) $N42^{\circ}27'38''W$, a distance of 241.41 feet;</p> <p>8) $N46^{\circ}42'43''W$, a distance of 167.75 feet;</p> <p>9) $N49^{\circ}10'43''W$, a distance of 147.98 feet to a point of curve;</p> <p>10) Along the arc of a curve to the right having a delta of $20^{\circ}22'48''$, a radius of 150.00 feet and a length of 53.36 feet to a point of tangent;</p> <p>11) $N28^{\circ}47'55''W$, a distance of 436.81 feet to a point of curve;</p> <p>12) Along the arc of a curve to the left having a delta of $11^{\circ}01'51''$, a radius of 525.00 feet and a length of 101.7 feet to a point of tangent;</p> <p>13) $N39^{\circ}49'45''W$, a distance of 491.63 feet to a point of curve;</p> <p>14) Along the arc of a curve to the right having a delta of $06^{\circ}54'57''$, a radius of 2750.00 feet and a length of 331.94 feet to a point of tangent;</p> <p>15) $N32^{\circ}54'48''W$, a distance of 10.34 feet to a point of curve;</p> <p>16) Along the arc of a curve to the right having a delta of $11^{\circ}06'21''$, a radius of 550.00 feet and a length of 106.61 feet to a point of tangent;</p> <p>17) $N21^{\circ}48'27''W$, a distance of 85.50 feet to a point of curve;</p> <p>18) Along the arc of a curve to the left having a delta of $22^{\circ}13'20''$, a radius of 200.00 feet and a length of 77.57 feet to a point of tangent;</p> <p>19) $N44^{\circ}01'47''W$, a distance of 41.86 feet to a point of curve;</p> <p>20) Along the arc of a curve to the right having a delta of $23^{\circ}16'41''$, a radius of 400.00 feet and a length of 162.51 feet to a point of tangent;</p> <p>21) $N20^{\circ}45'06''W$, a distance of 54.91 feet to a point of curve;</p> <p>22) Along the arc of a curve to the right having a delta of $06^{\circ}58'38''$, a radius of 800.00 feet and a length of 97.42 feet to a point of tangent;</p> <p>23) $N13^{\circ}46'28''W$, a distance of 25.00 feet to a point of curve;</p> <p>24) Along the arc of a curve to the left having a delta of $29^{\circ}04'52''$, a radius of 200.00 feet and a length of 101.51 feet to a point of tangent;</p> <p>25) $N42^{\circ}51'20''W$, a distance of 59.64 feet to a point of</p>	
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	<p>curve;</p> <p>26) Along the arc of a curve to the right having a delta of 09°53'30", a radius of 500.00 feet and a length of 86.32 feet to a point of tangent;</p> <p>27) N32°57'50"W, a distance of 3.75 feet to a point of curve;</p> <p>28) Along the arc of a curve to the right having a delta of 20°33'10", a radius of 300.00 feet and a length of 107.61 feet to a point of tangent;</p> <p>29) N12°24'41"W, a distance of 77.00 feet to a point of curve;</p> <p>30) Along the arc of a curve to the left having a delta of 04°30'29", a radius of 400.00 feet and a length of 31.47 feet to a point on the West line of the E½W½NE¼;</p> <p>thence N00°11'22"W along the West line of the E½W½NE¼, a distance of 812.37 feet to the Northwest corner of the E½W½NE¼;</p> <p>thence S89°50'02"E along the North line of the NE¼, a distance of 663.39 feet to the NE corner of the E½W½NE¼,</p> <p>thence S89°50'02"E continuing along the North line of the NE¼, a distance of 1326.84 feet to the point of beginning.</p> <p>Said parcel contains 111.783 acres, more or less.</p>	
<i>Total Acreage of Non-Federal Parcels 1A and 2</i>		<i>433.03</i>

EXHIBIT C
 Sutey Ranch Land Exchange
 Non-Federal Land Offered for Donation

Parcel	County	Legal Description	Acres
1B	Garfield	<p>Sixth Principal Meridian, Colorado T. 7 S., R. 88 W., sec. 15, lots 8, 9, 10, 15 and 16. TOGETHER WITH a parcel of land situate in the W1/2 of Lot 1 and Lot 2 in Section 14, Township 7 South, Range 88 West of the 6th Principal Meridian, County of Garfield, State of Colorado being more particularly described as follows: Beginning at the West 1/4 Corner of said Section 14; thence N00°02'06"E a distance of 1764.54 feet along the West line of said Section 14 to a point 30.89 feet South of the centerline of a ranch road as built and in place; thence along a line 30 feet South of the centerline, of said ranch road the following six (6) courses: 1) N52°23'26"E a distance of 131.70 feet; 2) thence 217.37 feet along the arc of a 288.70 feet radius curve to the right, having a central angle of 43°08'26" and subtending a chord bearing N73°57'39"E a distance of 212.27 feet; 3) thence S84°28'07"E a distance of 32.05 feet; 4) thence 105.40 feet along the arc of a 554.28 feet radius curve to the left, having a central angle of 10°53'44" and subtending a chord bearing N89°54'59"W a distance of 105.24 feet; 5) thence N84°38'09"E a distance of 77.64 feet; 6) thence 74.19 feet along the arc of a 291.29 feet radius curve to the left, having a central angle of 14°35'35" and subtending a chord bearing N77°20'22"E a distance of 73.99 feet to a point on the West right-of-way line of County Road No. 112; thence along the West right-of-way line of County Road No. 112 the following three (3) courses: 1) S40°43'54"E a distance of 118.89 feet; 2) thence 145.47 feet along the arc of a 530.00 feet radius curve to the left, having a central angle of 15°43'32" and subtending a chord bearing S48°35'40"E a distance of 145.01 feet; 3) thence S56°27'26"E a distance of 94.76 feet; thence S00°01'00"W a distance of 1690.53 feet along the West lines of tracts of land described in Book 818 at Page 260, in Book 742 at Page 389 and in Book 1692 at Page 344, all of the records of the Clerk and Recorder of Garfield County, Colorado; thence N89°39'40"W a distance of 860.89 feet along the North lines of tracts of land described in Book 1200 at Page 357 and in</p>	235.38

		Book 1200 at Page 349 to the point of beginning. All in the County of Garfield, State of Colorado.	
<i>Total Acreage of Non-Federal Parcel 1B</i>			<i>235.38</i>