

MODEL LAND NOMINATION PACKAGE
SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT
AND FEDERAL LAND TRANSACTION FACILITATION ACT
ROUND 6

- The attached model is made up of information from prior nomination packages that have been significantly modified for purposes of illustrating the current land nomination requirements. Names, addresses, phone numbers, values, APN numbers, etc. are fictitious and not associated with any real person or property.
- **Therefore, this model nomination package is not an accurate depiction of property values, resource values, uses etc. associated with any actual real property located in Washoe or any other county although similarities may exist to properties previously nominated.**
- **This model is provided for illustrative purposes only to provide the format for writing an acceptable land nomination package and to provide a sample of text and contents. The actual text provided in Round 6 nominations will be based on the characteristics and facts associated with the property being nominated.**
- The information in the model is intended to represent a property with good resource values that would likely score and rank in the middle to upper third of properties nominated. Actual nomination package narratives may be longer or shorter, containing more or less detail as appropriate to the individual property and its resource values.

**Southern Nevada Public Lands Management Act
And/Or
Federal Land Transaction Facilitation Act
Environmentally Sensitive Land Acquisition Nomination
Round 6**

FOUR STAR RANCH

Nominated by: John Elsworth, Broker
Elsworth Real Estate
2100 South Wall Street
Las Vegas, NV 89703
W: 702-886-2222; Cell: 702-897-7755; Fax: 702-886-2245
jelsworth@broker.net

A statement authorizing Mr. Elsworth to represent the owner has been added to the owner statement contained later in the nomination package. [A separate letter signed by the owner authorizing an individual or organization to represent the owner is also acceptable.]

Property Owner: Samuel Johnson
4916 Elm Point Road
Las Vegas, NV 89109
702-335-7225

**Date Property
Was Acquired:** January 1985

Legal: SE1/2 NW1/4, Section 22, T23N, R20E, MDB&M

County: Washoe

APN: 21-301-05

Acres: +/-80

Acquiring Agency: Bureau of Land Management, Carson City Field Office

**Property Rights
Offered for Purchase:**

- Fee Acquisition of Land
- Water Rights: Specify type and acre feet, beneficial use, diversion point, etc.
30 acre-feet of groundwater; beneficial use of water rights is for agricultural purposes
with a point of diversion within the land being offered
- Conservation Easement (e.g., Development Rights)
- Mineral Rights: Owner holds no recorded mineral rights.

- Access Easement: Easement is a 40-foot wide right-of-way over public land from the public road to provide access to the property.
- Patented Mining Claims –
- Other -- describe

Rights to be Reserved: None

Rights of Others: An agricultural lease with Bolger Farms, Inc. on 10 acres expires in July 2005. There are no other tenants, rents, or leases on the property. Title was conveyed under a Grant, Bargain and Sale deed and no other entities claim any ownership rights in the property. All minerals were reserved to the United States in the patent.

Anticipated Price: \$600,000

- Previous appraisal of the property conducted in June 2002 by APlus Appraisal Services, Reno, NV
- Broker's estimate of market price obtained from Jones Realty Services, Reno, NV in January 2003
- Per acre-foot sale price of recent similar water rights in the area

Calculations: The appraised value in 2002 was adjusted upward by 20% and the 2003 broker's estimate of market value was adjusted up by 10% based on recent sales of similar adjacent land. The two adjusted values were averaged and the expected value of the water rights added in to derive the asking price.

General Description: The Four Star Ranch is located in Warm Springs Valley, approximately 25 miles north east of Reno, Nevada. The property consists of a series of alkaline, saltgrass dominated wet meadows. These meadows occur within a matrix of small sand and silt uplands. The water which maintains the meadows comes from a series of small seepy springs, fed partially from natural groundwater and partially from irrigation seepage from an adjacent alfalfa farming operation. There are no man-made structures on the property. Approximately 10 acres of the property are currently under lease for agricultural purposes for growing alfalfa. This lease expires July 2005 and will not be renewed if this nomination is accepted.

Resource Value(s): The Four Star Ranch is the last remaining known refuge in Nevada of the Carson Wandering Skipper, a small tawny orange butterfly, and one of only two sites in the world where the butterfly is known to occur. This small butterfly has been Emergency Listed as an Endangered Species. The site also contains slightly geothermal spring system and acquisition would include 30 acre-feet of ground water rights.

Federal Land Use Plan: The property is adjacent to the BLM's Carson Wandering Skipper ACEC. This ACEC was established in the Final Southern Washoe County Urban Interface Plan Amendment completed jointly by the BLM and Washoe County in January 2001. Acquisition of additional Wandering Skipper habitat is authorized by this land use plan amendment.

Federally Designated Area: The property shares a common boundary with the Carson Wandering Skipper ACEC described above. This ACEC was designated in January 2001.

Hazardous Material, Safety or Liability Issues: There are no known hazardous material, safety, health, or other liability issues associated with the acquisition of either the land or the groundwater rights at the Four Star Ranch. This assessment is based on the owner's knowledge of historical uses of the property over the last 25 plus years, physical inspection of the property, and owner's knowledge that there are no legal or title issues associated with the property. No remediation is needed since there are no known liabilities.

OWNER STATEMENT

TO: Mr. John Elsworth, Broker
Elsworth Real Estate
2100 South Wall Street
Las Vegas, NV 89703

Dear Mr. Elsworth:

I, Samuel Johnson, am the legal owner of the approximately 80 acres of real property known as a portion of the Four Star Ranch identified as APN 21-30-05; SE1/2 NE1/4, Section 22, T23N, R20E, MDB&M. I understand that this property is being nominated for acquisition by a Federal agency under Round 6 of the Southern Nevada Public Land Management Act (SNPLMA) and/or the Federal Land Transaction Facilitation Act (FLTFA) and I authorize you to act as my representative in that nomination.

I have read the document entitled "Federal Acquisition Process" and understand the basic process that the Federal government will follow if the above property is selected for acquisition under SNPLMA or FLTFA. I am willing to consider sale of the above property to the Federal government according to the process described in that document if acceptable terms and conditions can be mutually agreed upon.

I understand that the purchase price would be based on an agency-approved professional appraisal and that I have the right to accept or reject the value established by that appraisal.

My signature below indicates a willingness to consider sale of the subject property, but in no way creates an obligation to sell. I understand that I have the right to remove the property from consideration for purchase by the Federal government at any time, and agree to notify the appropriate Federal agency in a timely manner if I decide to do so.

Samuel Johnson, Owner
4916 Elm Point Road
Las Vegas, NV 89109
702-335-7225

Signature

Date

ACQUIRING AGENCY STATEMENT
BUREAU OF LAND MANAGEMENT – CARSON CITY FIELD OFFICE

I, John Doe, Acting Field Manager, Bureau of Land Management, Carson City Field Office, hereby certify that where the 80 acre portion of the Four Star Ranch property is concerned:

- 1) A representative of the BLM Carson City Field Office conducted an initial inspection of the property on September 15, 2004. Based on that inspection, the location and general description of the property presented in this nomination package is accurate.
- 2) The property is located adjacent to a “federally designated area” as that term is defined in the Federal Land Transaction Facilitation Act of 2000. The federally designated area is the Carson Wandering Skipper ACEC as correctly stated in the nomination package.
- 3) Acquisition of the property will facilitate management of the Carson Wandering Skipper ACEC by providing the BLM with control over additional habitat and water sources immediately adjacent to the ACEC. The water sources are critical to maintaining a viable habitat for the Carson Wandering Skipper.
- 4) Acquisition of the property is consistent with the Carson Wandering Skipper ACEC as established under the Final Southern Washoe County Urban Interface Plan Amendment in January 2001, an approved Federal land-use plan in force for the area within which the property is located. That amendment also provided for expansion of the ACEC boundary should additional habitat be acquired.
- 5) Not Applicable.
- 6) The planned use for the property is to remain vacant for habitat preservation and protection of habitat for the Carson Wandering Skipper. The 10 acres currently under agricultural use will be restored to a natural state, providing additional habitat for the Carson Wandering Skipper.
- 7) The initial assessment of the information in the nomination package indicates the property interests to be acquired are sufficient to satisfy the Federal acquisition objectives and, to the best of my knowledge, there are no known legal, physical, or financial issues that would prevent, or unnecessarily delay, Federal acquisition and management of the property.
- 8) Based on the initial site inspection and interview with the owner:
 - (a) The initial assessment of potential liabilities presented in this nomination package is accurate to the best of my knowledge;
 - (b) I concur that the method employed by the nominating entity to initially assess those liabilities is appropriate; and
 - (c) No remediation was described nor is any anticipated since no liabilities were identified.
- 9) Based on the agency’s initial site inspection, the resource values of Carson Wandering Skipper habitat and riparian and wetland resources as described in this nomination package are

accurate. The agency has verified claims of listed species habitat for the Carson Wandering Skipper through the Fish and Wildlife Service.

10) In the opinion of the agency, acquisition of the property and associated water rights is needed in order to ensure continued viability of habitat in the existing Carson Wandering Skipper ACEC. The acquisition will also ensure that the additional habitat located on these 80 acres of the Four Star Ranch is not destroyed by expanded agricultural use or development. Destruction of these 80 acres of habitat would have a detrimental impact on the viability of the habitat located within the current ACEC area. These reasons are an expansion on those contained in the nomination response to assessment question #9.

11) The agency has reviewed the owner's anticipated price and finds no information currently available which would indicate it is unreasonable, so is willing to proceed with the nomination in order to determine market value through the appraisal process.

12) The agency estimates \$ 43,600 will be needed to cover other acquisition direct costs (see attached acquisition cost estimate sheet for breakdown of other acquisition costs).

13) The agency has completed an initial assessment of the on-the-ground management requirements associated with the property and has the resources on its own to so manage this property if acquired. No non-federal contributions toward the management of the property are anticipated.

14) The agency is prepared to accept management responsibility for the Four Star Ranch property on the date purchase is completed.

15) The agency has the resources to acquire the property in a timely manner if approved by the Secretary of the Interior for acquisition.

16) The agency certifies that it has submitted a copy of the complete nomination package to the local government jurisdiction with a cover letter requesting the local government's review and comments, if any, by the date the final comment period closes, and offering to meet with the appropriate local government official(s) regarding the nomination if desired.

By:

John Doe
Acting Field Manager
Bureau of Land Management, Carson City Field Office

Date _____

Jane Doe, Realty Specialist
BLM-CCFO contact for this acquisition

**SNPLMA LAND ACQUISITION PROPOSAL
ESTIMATED DIRECT COSTS**

Property Name: Four Star Ranch Agency: BLM Date: _____
 Project #: _____ Priority #: _____
 Prepared by: John Doe, AFM for Lands Phone: _____

Bureaus agree to furnish the necessary equipment, materials, facilities, services, personnel, and other costs except as specified below: ESTIMATE OF OTHER ACQUISITION COSTS ONLY.

1. Land (purchase price not to exceed fair market value)	\$ _____	_____ %
2. Appraisal	\$ <u>5,000</u>	_____ %
3. Land/Boundary Survey	\$ <u>2,000</u>	_____ %
4. Environmental Site Assessment and NEPA	\$ <u>4,000</u>	_____ %
5. Water Rights or Mineral Analysis (for Title Purposes)	\$ <u>500</u>	_____ %
6. Mineral Potential Report (Prior approval required)	\$ _____	_____ %
7. Title Report, Escrow Fees, Misc. Closing Costs	\$ <u>2,000</u>	_____ %
8. Recording Fees	\$ <u>100</u>	_____ %
9. Pro-rata Share of any pre-paid property taxes or assessments	\$ _____	_____ %
10. Penalty Costs and Other Charges for prepayment of pre-existing recorded mortgage, deeds of trust or other security instrument that encumbers the real property	\$ _____	_____ %
11. Relocation Payments to Eligible Tenants	\$ _____	_____ %
12. Case Management Direct Labor or Contracted Labor Costs for: title records management; review of title documents (land, water, mineral, etc.) as well as legal description verification; preparation and review of appraisals, environmental and hazardous substance reports, water rights analyses, mineral rights analyses for title purposes, and surveys; and preparation of requests for preliminary and final title opinion, conveyance documents, and escrow closing instructions; payroll for agency personnel to procure and administer acquisition contracts (e.g., contracting officer and COR)	\$ <u>30,000</u>	_____ %
13. Travel including per diem, when official travel status is required for agency personnel to perform case management (e.g., experts to review contracted appraisals, etc.)	\$ <u>-0-</u>	_____ %
14. Official Vehicle Use (pro rata cost for use of Official Vehicles when required to carry out case management)	\$ <u>-0-</u>	_____ %
15. Balance of 10% Contingency Funds	\$ _____	_____ %
TOTAL*:	\$ <u>43,600</u>	_____ %

*Total dollar percentage may not exceed 110%; the approved amount plus a 10% contingency.

COMMENTS: This form is provided with the Acquiring Agency statement as part of The Round 6 Nomination Package for the sole purpose of helping develop the funding request associated with the nominated acquisition. This form does not substitute for submittal of a complete cost estimate during the actual acquisition process after a property nomination is approved by the Secretary of the Interior.

STATEMENT FROM COOPERATING ENTITY

[A copy of a letter from the University of Nevada, Reno indicating its agreement to develop the Conservation Plan would be placed in this location. Letters may also be included from the Nevada Department of Transportation, Federal Highway Administration, and Fish & Wildlife Service indicating their participation in the management fund addressed in the assessment questions. Alternatively a copy of the cover page and signature page of the agreement regarding the management fund could be included.]

[If there are no cooperating entities, a place holder sheet such as this should be included in the package with the statement “Not Applicable”.]

Copy of Letter Notifying County Government of Intent to Nominate

ELSWORTH REAL ESTATE

2100 South Wall Street
Las Vegas, NV 89703

Office: 702-886-2222
Cell: 702-897-7755

Fax: 702-886-2245
E-mail: jelsworth@broker.net

October 15, 2003

Chairman, County Board of Commissioners
Washoe County
123 East Street
Reno, Nevada 89222

Dear Sir:

This letter is to advise you of my intention to nominate the following real property known as the Four Star Ranch for acquisition under Round 5 of the Southern Nevada Public Land Management Act of 1998. I am taking this action as the duly authorized representative of the property owner, with his full knowledge and consent.

Washoe County APN:	21-301-05
Legal:	SE1/2 NW1/4, Section 22, T23N, R20E, MDB&M
Acres:	+/- 80
Water Rights:	30 acre-feet of ground water rights

The owner of the property is Mr. Samuel Johnson of Las Vegas, Nevada. The Four Star Ranch is located in Warm Springs Valley, approximately 25 miles north east of Reno, Nevada. The property consists of a series of alkaline, salt grass dominated wet meadows. These meadows occur within a matrix of small sand and silt uplands. The water which maintains the meadows comes from a series of small seepy springs, fed partially from natural groundwater and partially from irrigation seepage from an adjacent alfalfa farming operation. There are no man-made structures on the 80 acres proposed for acquisition. Approximately 10 acres of the property is currently under lease for agricultural purposes for growing alfalfa. This lease expires July 2004 and will not be renewed if the nomination is accepted. The property is immediately adjacent to and shares a boundary with the Carson Wandering Skipper ACEC.

The property is being nominated in order to provide additional habitat under management of the Bureau of Land Management for the Carson Wandering Skipper, a federally listed endangered species.

Sincerely,

/signature/

Mr. John Elsworth, Broker

Copy: Field Manager, BLM Carson City Field Office

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Chairman
County Board of Commissioners
Washoe County
123 East Street
Reno, NV 89222

2. Article Number

(Transfer from service label) 7002 2030 0002 1444 6900

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Lucy Smith*

Agent

Addressee

B. Received by (Printed Name)

Lucy Smith

C. Date of Delivery

10/20/03

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

Domestic Return Receipt

2ACPRI-03-P-4081

NOMINATION ASSESSMENT

1. Does the property include habitat of one or more specially designated species? YES

- Number & Type of Special Status Species and Season of Habitation: One, Carson Wandering Skipper (*Pseudocopaeodes ennus obscurus*), year round habitat
- Listing Status: Endangered; declining population.
- Significance of the Acquisition toward Preservation: The acquisition is extremely significant in preserving this species. The Four Star Ranch property is the last remaining known habitat for the Carson Wandering Skipper in Nevada, and with one other known site in California, comprises the known total worldwide distribution for this small butterfly. The acquisition of the Four Star Ranch property would help ensure the continued existence of this butterfly in Nevada.

2. Does the property contain a significant natural, aesthetic, scientific or cultural feature(s) or value(s)? YES

- Features or Values: The site has some limited natural and aesthetic value, but inestimable scientific value as habitat for the Carson Wandering Skipper, a federally listed endangered species. The habitat was confirmed with the local office of the Fish and Wildlife Service.
- Significance of the Acquisition: Acquisition and preservation of the Four Star Ranch property will preserve the habitat of this rare species. Beyond some basic life history inferences from closely related butterflies, almost nothing specific to the Carson Wandering Skipper has been determined. The butterfly is known to be an obligate of saltgrass; that is, its entire life is spent in association with salt grass. Preservation of this habitat and will allow opportunities for scientific study of this species. The riparian and seasonal wetlands help support bio-diversity in this area.
- Existence of Management Plans for the Resource Values: The BLM is working with the University of Nevada, Reno to develop a management plan for the Carson Wandering Skipper ACEC, of which this property would become a part.

3. Does the property include a wetland or riparian area? YES

- Quantity and Season: Limited perennial water of a slightly geothermal nature (a possible Skipper life requirement) is found on the parcel proposed for acquisition. Thirty acre-feet of ground water rights that would be acquired with the property will ensure the continued flow of this water and offer the opportunity to enhance existing habitats.
- Riparian Values and Public Benefit: The riparian values are limited to a meadow complex maintained by a slightly geothermal natural spring system. Public benefits are limited to the scientific value inherent in conserving the habitat for continued existence of the Skipper.
- Significance of the Acquisition to Protecting These Values: The significance in protecting these values lies in their importance to the Carson Wandering Skipper.
- Significance to the Watershed: The property has no particular significance in the context of the watershed.

4. Does the property provide recreational opportunities or improve access to Federal lands? NO. Acquisition of this property would not provide recreational opportunities nor would it enhance access to other public lands.

5. Is the property within or adjacent to a federally designated area or would its acquisition improve manageability? YES

- Name of Area: Carson Wandering Skipper ACEC; the property is adjacent to the ACEC
- Date Area Established: January 1982
- How the Acquisition Supports the Purpose of Area: The property provides additional habitat for the Carson Wandering Skipper and will provide water rights which will help maintain the current ACEC habitat as well as the additional habitat located on this property.
- Consistency with Local Planning and Zoning: Acquisition of the property is not inconsistent with local zoning which is currently for agricultural uses. There are no plans to change the zoning of the area in which the property is located.
- Improvement to Manageability of Federal Land: The BLM currently owns the ACEC land immediately to the south of the Four Start Ranch. This land was formerly part of the Ranch and the two properties share a boundary. Acquisition will enable the BLM to better control and manage additional Carson Wandering Skipper habitat and control critical water sources for the current ACEC habitat as well as this property which will be added to the ACEC.

6. Are any non-federal funding partnerships anticipated for the acquisition itself, or for the development, or management of the property? YES

- Partners and Nature and Significance of the Funding Partnerships: No contributions are planned for the acquisition itself. Nevada Department of Transportation, Federal Highway Administration, and the U.S. Fish and Wildlife Service have signed a cooperative agreement that created a fund of \$200,000 available to the BLM for the “management and enhancement” of the Carson Wandering Skipper. The Nevada Department of Transportation is providing 55% of this funding. The fund will provide for the management of the existing ACEC habitat as well as for the additional habitat being nominated for acquisition. The University of Nevada, Reno, is developing a Conservation Plan for the site, which will become the ACEC Management Plan for the site. It is anticipated that the plan will include management responsibilities and/or financial contributions for management of the ACEC from non-federal sources.
- Value and Percent of Overall Costs: The fund contains \$200,000. It is not possible at this time to determine the total overall costs for this effort. However, the contribution is considered to be significant. The value of the Conservation Plan is approximately \$175,000 as this was the estimated cost if the BLM were to have contracted for development of the plan.
- Permanence of the Contribution: All contributions are permanent. None of the \$200,000 needs to be repaid to the funding partners, nor does the University of Nevada, Reno require any payment for the Conservation Plan.
- Duration of the Contribution: The University’s contribution of the Conservation Plan is a one-time contribution. The management fund will be on-going.

7. Does the acquisition have the support of other federal agencies, the State of Nevada, local governments and/or other interested parties?

The acquisition of additional Carson Wandering Skipper habitat has the support of the Fish and Wildlife Service, Federal Highway Administration, and Nevada Department of Transportation as evidenced by the cooperative agreement between the parties for the management and enhancement of this endangered species. Washoe County's support is implicit in its inclusion of the Carson Wandering Skipper ACEC in its land use plan. No opposition to the acquisition has been voiced.

8. Other Considerations: What would happen to the property if it were not purchased and managed by the Federal government?

- Urgency for Action: The site is currently zone agricultural. Though there are no plans currently in place to change the zoning designation, or for development of the property, the site would eventually be subject to the urbanization spreading from Reno. As described above, acquisition of the water rights associated with the site will preserve the water required to maintain the site and help prevent diversion of the water to domestic or agricultural uses.
- Planned Incompatible Uses: If the property is not acquired, it is possible that an additional 10 acres, bringing the total to 20 acres, could be converted to agricultural use under a new agricultural lease. This would destroy any Carson Wandering Skipper habitat on those additional 10 acres. In addition, the 10 acres currently under agricultural use would not be available for restoration to Carson Wandering Skipper habitat.

9. Is there a compelling need for conservation and protection by a Federal agency in order to maintain the resource(s) for the benefit of the public? YES

- The need for such conservation and protection to maintain the resource values for public benefit: The property provides valuable Wandering Skipper habitat which be lost if the property is developed for agricultural or other uses by the current owner or future owners. The water associated with the property could be diverted to other uses and negatively impact the resources and habitat in the adjacent ACEC.
- How Federal Ownership Would Protect or Prevent Adverse Impacts on the Resources: Acquisition of the property will enable the BLM to better control and manage the current ACEC as well as increase the Carson Wandering Skipper habitat. The BLM will also have control over critical water sources to support the current ACEC habitat as well as this property which will be added to the ACEC. In addition, the BLM will be able to restore the natural state of the 10 acres which is currently under agricultural use to create additional habitat. These efforts to conserve, protect, and enhance the habitat can only occur if the land is acquired and managed by a Federal agency.
- Time Sensitive Issues: If the property is not acquired a new agricultural lease will be executed in July 2004 for the 10 acres currently used for alfalfa with an option for the lessee to acquire an additional 10 acres for such purposes. There are no other time sensitive issues.

Socioeconomic Information

1. Number of employees, spouses, and immediate family members that will be impacted by the acquisition due to employment associated with the land. List any employment that would be lost or created as a result of the acquisition: Ten acres is farmed by a local family for additional feed for their cattle. No employment will be lost as a result of the loss of the 10 acres. The family will likely acquire additional acreage to grow alfalfa from another property owner.

2. Annual Property Taxes: \$800.00

3. Existing Use(s) of the Property: Except for the 10 acres that is used to grow alfalfa, the land is vacant and not currently being utilized for any specific purpose.

4. Amount of Annual Revenue Generated from Enterprises Associated with the Land: No revenue is specifically generated. The value of the alfalfa which is grown on the site is approximately \$1,000.00 annually.

5. Local Public Services Being Utilized on and Provided to the Property: No public services are currently being provided to or utilized on the property.

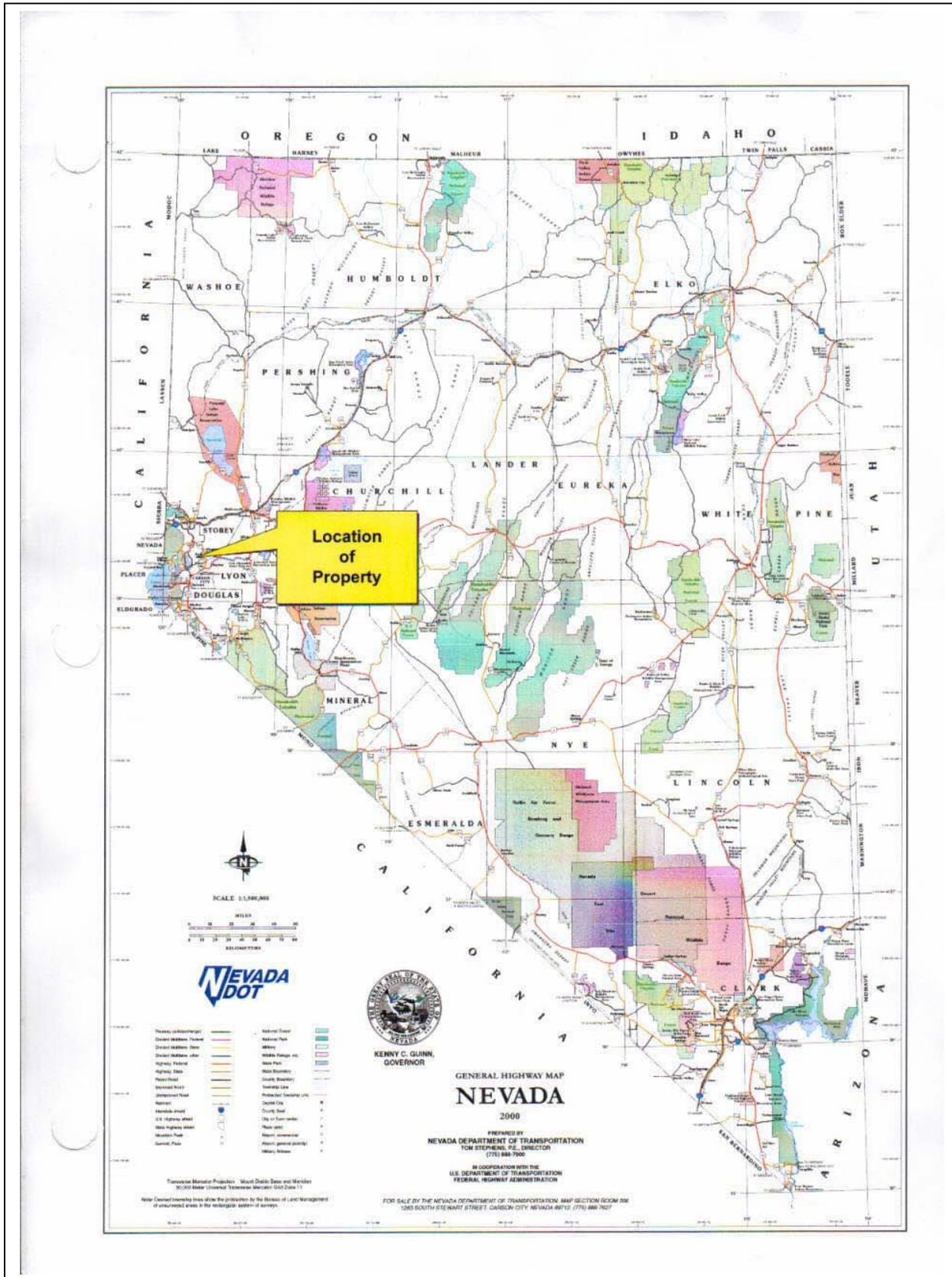
6. Local Contractors Being Utilized on the Property: No local contractors are being utilized. All work associated with the agricultural use of the 10 acres is performed by the family members who lease the land and all equipment belongs to that family.

7. Current County Land Use Plan Designations: The land is currently zoned agricultural and to my knowledge there are no plans at this time to change the zoning designation.

8. Water Rights Appurtenant to the Land: 30 acre-feet of surface water rights under Nevada permit 22204 (certificate 2220).

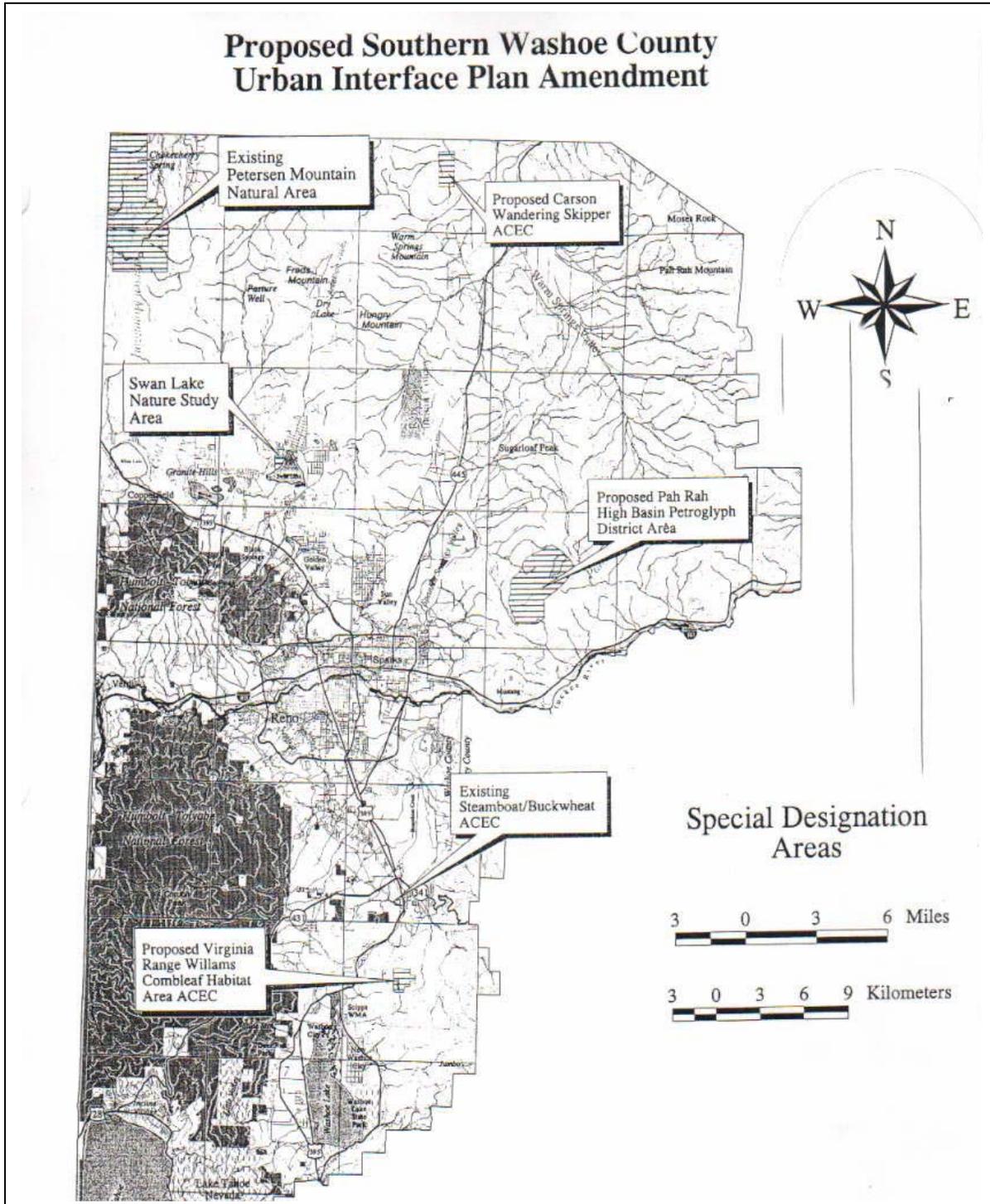
9. Known Mineral Rights: All mineral rights were reserved by the United States of America when the lands were originally patented. No mining claims were in place at the time the land was patented so no private entity possesses any mineral rights associated with the land.

GENERAL LOCATION WITHIN THE STATE OF NEVADA



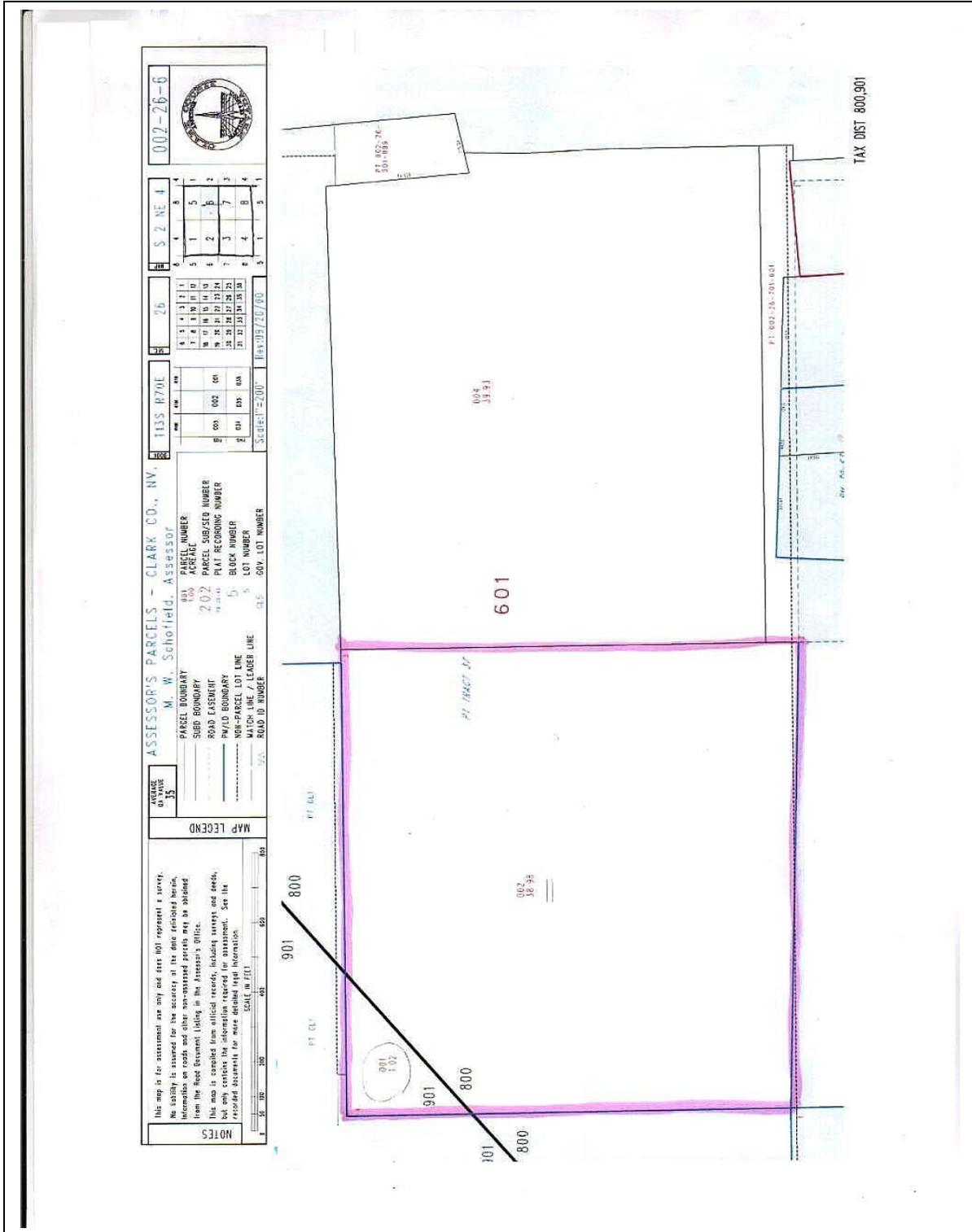
SPECIFIC LOCATION MAP

Property is located immediately adjacent to the now-approved Carson Wandering Skipper ACEC in Washoe County and will be incorporated into the ACEC.



PARCEL MAP

[This plate illustrates a typical assessor's parcel map though it does not depict the property described in this model nomination package.]



PHOTOGRAPH OF THE SALTGRASS MEADOWS WHICH PROVIDE THE SOLE HABITAT FOR THE CARSON WANDERING SKIPPER



PHOTOGRAPH OF CARSON WANDERING SKIPPER



AERIAL PHOTOGRAPH -- FOUR STAR RANCH

[This photograph illustrates one type of aerial photograph that may be provided. This photo came from a Clark County website and does not depict the property described in this model nomination package.]

