**Exchange Proposal Evaluation Exercise**

Joe Schmo comes to you with a terrific exchange proposal. For each of the following categories of evaluation, think up and write down a fatal flaw that might defeat the exchange proposal.

1. Agency Land Use Plan:
2. County Land Use Plan:
3. Official Records for Federal lands (MTP):
4. Title for Non-Federal lands:
5. County Assessor's Records:
6. Manageability of the Non-Federal Lands:
7. Resources Present on the Federal Lands:
8. Hazmat on the Non-Federal Lands:
9. Field Inspection:

**Exchange Proposal Evaluation Exercise - ANSWER KEY**

Joe Schmo comes to you with a terrific exchange proposal. For each of the following categories of evaluation, think up and write down a fatal flaw that might defeat the exchange proposal.

1. Agency Land Use Plan:

Your land use plan does not identify the proposed Federal lands for potential disposal. Your land use plan does not identify the proposed Non-Federal lands for potential acquisition.

1. County Land Use Plan:

County land use plan specifically restricts Federal land acquisitions in the area of the Non-Federal lands. While not a true fatal flaw, politically and practically this is usually enough for managers to decide against doing an exchange.

1. Official Records for Federal lands (MTP):

MTP shows a Congressional withdrawal on the proposed Federal lands; or that the proposed Federal land is not really Federal; or a public water reserve #107 on the proposed Federal lands.

1. Title for Non-Federal lands:

Vesting is shared by 25 tenants in common, not all of which want to do an exchange. Major IRS tax liens encumber the proposed Non-Federal lands, and Owner cannot pay off.

Easements for twin 500KV power lines encumber the Non-Federal land, which would be acquired in the exchange for its visual qualities.

1. County Assessor's Records:

These records reveal that the Non-Federal lands have a separate APN for the mineral rights, and are being assessed for a mineral extraction operation that the exchange proponent forgot to tell you about.

1. Manageability of the Non-Federal lands:

The Non-Federal lands are isolated (do not attach to other Federal lands), have no legal access easement, and are adjacent to an intensive agricultural area.

1. Resources Present on the Federal lands:

The Federal lands are designated critical habitat for an endangered species, contain a newly discovered campsite of the Lewis & Clark expedition, or contain the premier winter rock climbing faces in your region.

1. Hazmat on the Non-Federal lands:

The Non-Federal lands show as a Superfund site on EPA records, but EPA has not yet begun cleanup activities.

1. Field Inspection:

You discover that the actual location of the Non-Federal lands is different from that shown on your maps. A small manufacturing facility is encroaching about 50' onto the Non-Federal land, and has not been authorized by the exchange proponent.

1. Public Benefits of the Exchange:

You realize that the exchange would simplify the exchange proponent's ranching operation, saving him time and money, but there are no discernible public benefits to the exchange.

(There could be myriad other possible fatal flaws that could be present.)