**Sample Ledger Format – Final Transaction**

**BUREAU OF LAND MANAGEMENT - OREGON STATE OFFICE**

**BIG SAGE ASSEMBLED LAND EXCHANGE (OROR –99999)**

**LEDGER ACCOUNT**

**AMENDED AGREEMENT TO INITIATE DATED 11/15/2008 and the BINDING LAND EXCHANGE AGREEMENT DATED 11/18/2008**

| BLM  Serial Number | Exch.  Phase No. | Name  Patentee/Grantor | Non-Federal Acres Acquired by the U.S. | Non-Federal Dollar ($) Value Acquired | Federal Acres Conveyed by the U.S. | Federal Dollar ($)  Value  Conveyed | Equali-  zation Payments 1/ | Compen-  sation  of Costs 2/ | Value ($) Imbalance 3/ | Patent/Deed  Number/Date | Transaction Closing Date |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| OROR 99999-F1 | I | ABC Corporation |  |  | 311.57 | $609,140 |  |  |  | 46-2009-0001  01/27/2009 |  |
| OROR 99999-F2 | I | John and Jane Doe |  |  | 226.82 | $725,150 |  |  |  | 46-2009-0002  01/27/2009 |  |
| OROR-99999-F3 | I | ABC Corporation |  |  | 26.74 | $84,850 |  |  |  | 46-2009-0003  01/27/2009 |  |
| OROR-99999-P1 | I | ABC Corporation | 1,015.50 | $825,000 |  |  |  |  |  | Warranty Deed  01/26/2009 |  |
| OROR-99999-P2 | I | John and Jane Doe | 160.00 | $411,000 |  |  |  |  |  | Warranty Deed  01/26/2009 |  |
| OROR-99999-P3 | I | James Smith | 690.00 | $154,000 |  |  |  |  |  | Warranty Deed  01/26/2009 |  |
|  | I | Compensation for Costs to Exchange Partners, Inc.-Cultural Clearance |  |  |  |  |  | ($5,000.00) |  | 01/29/2009 |  |
| **SUBTOTAL – Phase I only** | | | **1,865.50** | **$1,390,000** | **565.13** | **$1,419,140** |  | **($5,000.00)** | **($24,140)** | **01/29/2009** | |
| OROR 99999-F4 | II | XYZ Limited Partnership |  |  | 18.80 | $37,000 |  |  |  | 46-2009-0017  06/22/2009 |  |
| OROR 99999-F5 | II | John and Jane Doe |  |  | 49.82 | $108,000 |  |  |  | 46-2009-0018  06/22/2009 |  |
| OROR 99999-P4 | II | XYZ Limited Partnership | 412.35 | $107,000 |  |  |  |  |  | Warranty Deed  06/19/2009 |  |
| OROR 99999-P5 | II | John and Jane Doe | 120.00 | $33,600 |  |  |  |  |  | Warranty Deed  06/19/2009 |  |
| **SUBTOTAL – Phase II only** | | | **532.35** | **$140,600** | **68.62** | **$145,000** |  |  | **($4,400)** | **06/25/2009** | |
| **TOTAL – ALL TRANSACTIONS** | | | **2,397.85** | **$1,530,600** | **633.75** | **$1,564,140** |  | **($5,000.00)** | **($28,540)** |  | |
| Compensation for Assumption of Costs and Value Imbalance must not exceed 25 percent of the value of the conveyed Federal land or ⇒ | | | | | | | | | $391,035 |  | |

1/ Equalization payments paid to the United States by the non-Federal party indicated as a negative number (in parentheses)

2/ Compensation paid by the United States to the non-Federal party indicated as a negative number (in parentheses)

3/ Value imbalance in favor of (due to) the United States indicated as a negative number (in parentheses)

The public interest determination for compensation for assumption of costs and documentation of conformance with the requirements of 43 CFR 2201.1-3 are in the Decision Record dated November 18, 2008.

\* Pursuant to 43 CFR 2201.1-1(e)(1) and 2201.6(b), the combined amount of the value imbalance and any compensation for assumption of costs cannot exceed 25 percent of the total value of the Federal land conveyed in the assembled exchange up to and including the current transaction, which is **$391,035.00** for this exchange. The combined amount of value imbalance and compensation for assumption of costs is **$33,540.00**, or **2** percent of the conveyed Federal land value, and does not exceed the 25 percent value difference limit.

**CLOSURE**: This ledger is **CLOSED**. A cash equalization payment equal to the final value imbalance of **$28,540.00** in favor of the **United States** was paid to the **United States** by **Exchange Partners, Inc.** on **June 25, 2009.** Pursuant to 43 CFR 2201.1-1(e)(2), the value imbalance must be reduced to $0.00 (balanced) with land and/or cash equalization at least every 3 years. This ledger did not exceed the time period for balancing which had to occur on or before **January 28, 2012**, 3 years from the date of the **first transaction**.

I agree that the imbalance shown on this ledger account is correct as of I agree that the imbalance shown on this ledger account is correct as of

this date. This ledger is approved. this date. I concur with the postings as shown.

By: Date: By: Date:

State Director, Oregon/Washington I. B. Goode

USDOI, Bureau of Land Management Exchange Partners, Inc.