



L A N D

B u y - B a c k P r o g r a m

f o r



T R I B A L N A T I O N S

Land Buy-Back Program for Tribal Nations

7th Annual Partners In Action Conference

Milwaukee, WI

July 17, 2018



www.doi.gov/buybackprogram



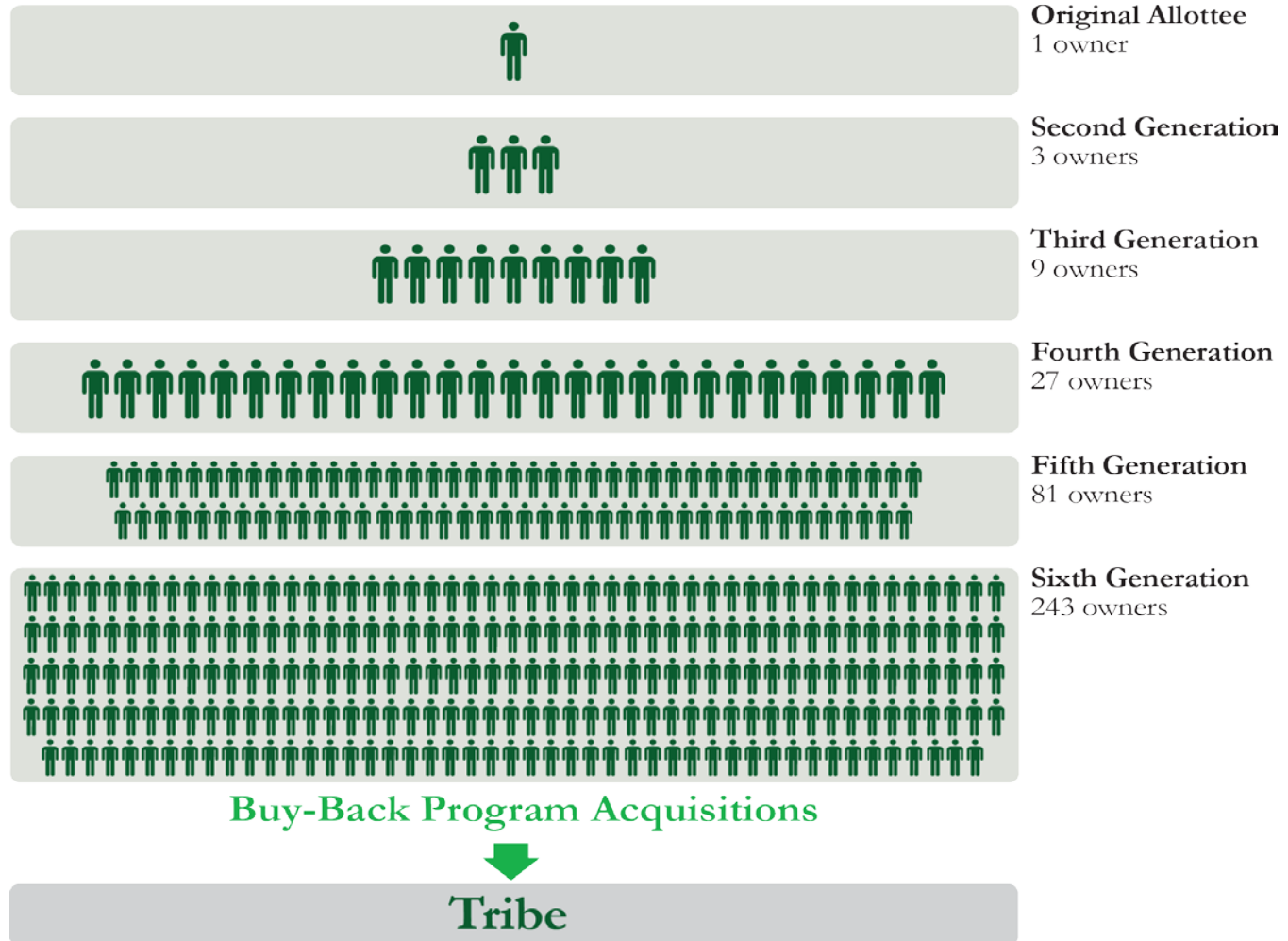
Agenda

1. Fractionation Overview
2. Land Buy-Back Program Overview
3. Land Buy-Back Program Implementation
 - Outreach
 - Research
 - Valuation
 - Acquisition
4. Timelines
5. Program Results

Fractionation Overview



Division of land interests among multiple owners after the death of the original owner or allottee.



Fractionation Overview



Fractionation is a significant problem because:

- The checkerboard ownership pattern creates jurisdictional challenges and ties up land within the reservation boundaries, making it difficult to pursue economic development and infrastructure;
- Fractionated ownership can make it hard to protect or obtain access to sacred and/or cultural sites;
- Income received from the land, such as lease income, can be so divided that individual owners may receive just a few cents based on their fractional share; and
- Administrative activities related to fractional interests cost the Department hundreds of millions of dollars annually.

Program Overview



Implements the land consolidation component of the **Cobell Settlement Agreement** to purchase:

- fractional interests
- in trust or restricted status
- from willing sellers
- at fair market value

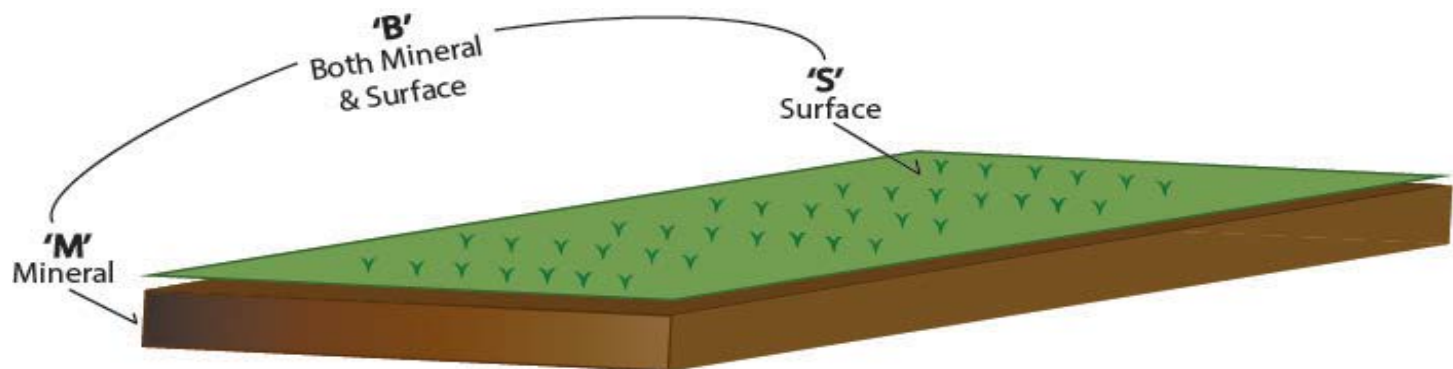
Purchased interests are transferred in trust to the tribe with jurisdiction.

Approximately \$300 million remains in fund. The Program ends when the Land Consolidation Fund is exhausted or by November 2022.

Program Overview



- Program appraises land
 - Appraised values determine total reservation offer amount; no pre-assigned dollar amount per reservation
- Program extends offers on:
 - All interests on Stage 1 Mineral tracts
 - Interests less than 25% on Surface and Both tracts
 - Cost-effective interests and tracts



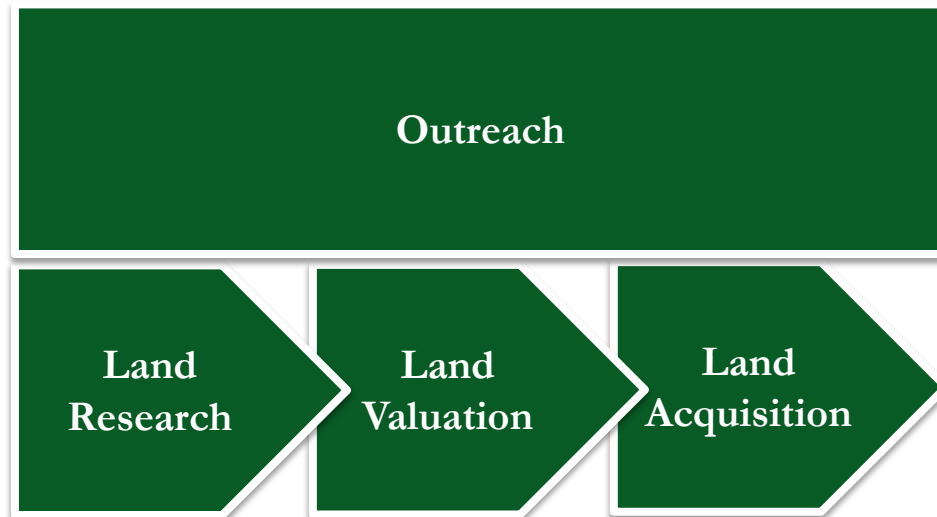
What are the major phases of the Program?

1. **Outreach** to inform landowners about the Program; answer questions; identify willing sellers; and collaborate with tribes via cooperative agreements to implement culturally specific approaches

2. **Land Research** to collect data necessary to establish fair market value for fractionated tracts that might be acquired

3. **Land Valuation** to determine the fair market value of tracts where Interior may offer to buy fractional interests

4. **Land Acquisition** to purchase interests in fractionated tracts valued in the land valuation phase that individuals would like to voluntarily sell



Program Implementation: Outreach



Landowner Outreach

Tribe and the federal team collaborate on landowner outreach activities including:

- Updating landowner contact information
- Locating whereabouts unknown landowners (WAUs)
- Identifying interested sellers
- Pre-offer outreach
 - office hours, phone calls, door-to-door visits, flyers, mailings, print/electronic/radio ads, events and workshops
- Post-offer outreach
 - includes pre-offer outreach activities and notary services

Program Implementation: Outreach



Tribes receive the following information after authorizing a tribal POC, submitting written requests for information, completing the Privacy Act training, and signing a non-disclosure agreement:

- **Tract Listing**
- **Geodatabases**
- **Landowner Name/Address**
- **Minerals Report**
- **Appraisals**
- **Offer Information**

Tribes can also use landowner and tract information to facilitate tribal and co-owner purchases. Tribes are encouraged to submit acquisition priorities to the Program as soon as possible.



Program Implementation: Land Research

Mapping

Program creates geodatabases for each location sourced from TAAMS legal descriptions and Public Land Survey System (PLSS) data

Mapping facilitates valuations by enabling land use categorization (e.g., range, dry crop, irrigated crop), geographical analysis, and comparison to surrounding land and sales

Minerals Evaluation

Minerals assessments for each location:

Stage 1: No present economic value (\$7.50/acre administrative payment)

Stage 2: Potential for economic value and need further analysis to establish value (no offers)

Stage 3: Demonstrated economic value and need further analysis to establish current value (no offers)



Program Implementation: Valuation

- Appraisal methodology conforms to the Uniform Standards Professional Appraisal Practice (USPAP)
- Each fractionated tract appraised as if it were a single-owner fee status tract
- Fair market value for tracts incorporates any contributory value from timber and minerals

Program Implementation: Acquisition



What makes a **tract** eligible?

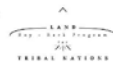
- 2+ owners
- Trust or restricted status (at least one trust or restricted interest in the tract)
- Recognized tribe must exercise jurisdiction over the tract
- Mapped (i.e., legal description of a tract does not require further research)
- Appraised
- Stage 1 if M or B tract
- Tract with improvements and no leases must have tribal resolution
- Tract must be cost-effective (e.g., not significantly more expensive than other tracts at the location)
- Not 100 percent comprised of ineligible interests

Program Implementation: Acquisition

- TAAMS is used to generate offer packages, which include a cover letter, instructions, deed, inventory, maps, and self-addressed return envelope
- Offer period - 60 calendar days from the date of the cover letter
- Offers include \$75 base payment



United States Department of the Interior
Land Buy Back Program for Tribal Nations
BUREAU OF INDIAN AFFAIRS



02/05/2017

In Reply Refer To: 34-10000000
Grantor Identification Number
Offer Number: 100

JOHN DOE
P.O. BOX 600
WOUNDED KNEE, SD 57794

Dear JOHN DOE:

We are pleased to include you in the Land Buy-Back Program for Tribal Nations (Buy-Back Program), which is part of Class Action Settlement Agreement often referred to as the Cobell Settlement. The intent of the Buy-Back Program is to consolidate highly fragmented tracts of Indian land, allowing for better utilization of the land for social, economic, or cultural purposes benefiting the tribal community. Interests purchased under the Buy-Back Program will be transferred to the Tribe in trust.

Offer Amount: This package is an offer to purchase your ownership interests in certain fractionated trust or restricted Indian lands. The offer includes fractional ownership interests with their corresponding Fair Market Value, and is non-negotiable. Please note that this offer may not include all of your ownership interests, as not all Indian trust or restricted lands have been valued or identified as eligible for purchase under the Buy-Back Program. You may choose to sell some, all, or none of your interests included in this offer. If you choose to sell all of your listed interests, you will be paid \$6,937.57. An additional base payment of \$75.00 will be included with final payment if you sell any or all interests included in the offer. You will no longer receive lease revenues or other benefits derived from those interests you sell.

Voluntary and Time-Limited Program: Participation in the Buy-Back Program is voluntary, if you are not interested in selling your fractional ownership interests, please disregard this letter and enclosures. However, if you are interested, this offer is active for 60 calendar days from the date of this letter. You must return your completed documents on or before 04/06/2015. If you do not, the Buy-Back Program may not be able to purchase your interests and you might not receive another offer due to limited funding.

Taxation and Other Benefits: Payment for any ownership interests you choose to sell will be deposited into your Individual Indian Money (IIM) account after we approve the sale. Under the Claims Resolution Act of 2010, Pub. L. No. 111-291, Section 101(f), this payment is considered tax exempt. Also, for a one year period starting on the date you receive payment, the payment will not impact benefits you receive or are eligible to receive under any federal or federally-assisted program. If you receive non-federal benefits, contact the providing office to see if your benefits could be impacted by the payment. Be sure to make the office aware of the Claims Resolution Act of 2010, or provide a copy of this letter.

Purchase Contents: Enclosed you will find Instructions for completing the required documents, a one-page Deed, an Inventory of your interests eligible for sale, Maps showing the general location of the tracts of land in which you own an interest, and a Business Reply Mail Envelope for returning your completed documents. Please read the instructions carefully before filling out your documents.

For more information visit www.dai.gov/landbuybackprogram

Page 1 of 2

Instructions

Please read all of these instructions carefully before completing any of the enclosed documents.

1. Review the enclosed documents, including:

- **Deed:** The Deed must reflect your legal name, correct ID number and date of birth, and your current mailing address. If any of this information is incorrect, **DO NOT** complete and return your documents. Instead, contact the Trust Remediation Call Center (Call Center) at 1-888-678-6836 or your local GST office to update the information and obtain new documents. If your name has recently changed, be prepared to provide documentation to the Call Center, such as a marriage certificate or divorce decree.

- **Exhibit A-Purchasable Interests Inventory (Inventory):** The Inventory lists the interests you own as tracts of trust or restricted land which the Buy Back Program is offering to purchase, and the Fair Market Value of each interest. There are two parts to the Inventory: a SUMMARY and corresponding DETAIL page(s). Select the interests you wish to sell on the SUMMARY as explained below. A legal description of each tract and additional information you may find useful is provided on the DETAIL page(s). Use the "Item" number for cross reference between the two parts of the Inventory.

- **Map(s):** Showing the general location of the tracts of land in which you own an interest.

- **Business Reply Mail Envelope:** Allows you to return your completed documents free of charge.

2. If you want to sell some but not all of your listed interests, select the interest(s) you wish to sell by filling in the bubble next to the item number on the SUMMARY part of the Inventory. You must use black ink and fill in the bubble(s) completely. Example:

3. If you want to sell all of your listed interests, fill in the bubble at the top next to "Sell All Tracts Listed Below." You do not need to fill in the rest of the bubbles.

4. After you have selected the interest(s) you wish to sell, take the Inventory and the Deed to a Notary Public. You must sign the Deed in front of a Notary Public. Be prepared to provide legal identification such as your Driver's License or other Federal, State, or Tribal identification.

5. **DO NOT** make handwritten corrections, use white-out, or place any other marks on the Inventory or Deed. If you make a mistake on or misplace your documents, or if your personal information is incorrect on the Deed, contact the Call Center or visit your local GST or BIA office to obtain replacement documents. Any alterations you make to the Inventory or Deed will result in delay and may prevent us from processing your sale. If you make alterations that prevent processing, you might not have another opportunity to sell your interests under the Buy Back Program.

6. Return the original signed and notarized Deed and all pages of the Inventory in the enclosed Business Reply Envelope no later than the date provided in your cover letter. Copies cannot be accepted. You may wish to make a copy of the documents for your records. If you return copies or miss the return deadline, we may not be able to process your sale and you might not have another opportunity to sell your interests under the Buy Back Program. **DO NOT** include any additional notes, letters, or documents with your Deed and Inventory; this will delay or prevent processing.

7. Please remember that it is your choice whether to participate in the Buy Back Program. Be sure of your decision and use great care in completing your documents before returning them. Once the sale is processed and title transfers to the Tribe, it cannot be reversed.

Have Questions? Need More Information? Call 1-888-678-6836 or visit www.dai.gov/landbuybackprogram

Land Buy Back Program for Tribal Nations
Offer No. 100
Deed No. 34-100000000

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
DEED TO INDIAN LAND

THIS DEED is entered into by and between JOHN DOE, Identification No.: 34-10000000, DOB: 00/00/0000, residing at PO BOX 600, WOUNDED KNEE, SD 57794, referred to herein as Grantor, and the United States of America in Trust for the Oglala Sioux Tribe of the Pine Ridge Reservation, South Dakota (ST), referred to herein as Grantee.

The Grantor, for and in consideration for the dollar amount(s) shown on the attached Exhibit A, with and conveys unto the Grantee the interests in real estate, including improvements, shown on the attached Exhibit A, under the jurisdiction of 344 - PINE RIDGE, to have and to hold said interests unto the Grantee United States of America in Trust for the OGLALA SIOUX TRIBE hereon. The Grantee accepts said interests subject to existing encumbrances.

This conveyance is made pursuant to the provisions of the Indian Land Consolidation Act Amendments of 2000, Public Law 106-402, as amended by the American Indian Probate Reform Act of 2004, Public Law 108-974, and the Claims Resolution Act of 2010, Public Law 111-291.

Grantor and his or her heirs, executors, and administrators, hereby agree that he or she will forever warrant and defend the title of the Grantee in said premises against the claim of all persons, claiming or to claim by, through or under him or her only.

JOHN DOE (SEAL)

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____

BE IT REMEMBERED, That on this _____ day of _____, 20____

before the undersigned, a Notary Public in and for the County and State aforesaid,

personally appeared: JOHN DOE

to me personally known to be the identical person who executed the within instrument of writing, and such person duly acknowledges the execution of the same and acknowledges the execution of the same as his or her free and voluntary act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on day and year hereinafove written.

(Notary Seal Here)

Notary Public

My Commission Expires: _____

FOR OFFICIAL USE ONLY. Any person who, knowingly and willfully, uses any false writing, makes any materially false statement, fraudulent representation, covers up a material fact, or creates fraud, is subject to federal prosecution, fines and no more than five years imprisonment as provided in 18 USC § 1001.



Not all landowners will receive a purchase offer package.

Overall Program results

Land Consolidation

- Consolidated nearly 2.2 million equivalent acres of fractionated land
- Purchased nearly 765,000 interests
- Mailed offers to landowners with interests at 49 locations
- Paid more than \$1.2 billion to individuals who chose to sell

Implementation Costs

- Expended 33% of the \$285 million authorized for implementation costs
- Entered into agreements with 48 tribes

Scholarship Fund

- Transferred 100% of the Scholarship Fund (\$60 million); Indigenous Education, Inc. administers the Scholarship Fund



Questions?

Thank you



Contact Information

Heather Hofman

Senior Advisor – Tribal Relations

Portland, OR

(202) 604-1619

Email: heather_hofman@ios.doi.gov





How can we best address fractionation in the long term?

- Potential ideas include:
 - Additional estate planning tools
 - Expanded land consolidation
 - Share appraisals to facilitate tribal and co-owner purchases

How can we maximize the number of interests consolidated with the funds remaining?

The Program can purchase more interests at locations with relatively lower land values.

Location A \$9,000



20%



20%



60%

Location B \$5,000



20%



20%



20%



20%



20%

How can we maximize the number of interests consolidated with the funds remaining?

The Program can purchase more interests on tracts with smaller-sized interests.

Tract A \$9,000



20%



20%



60%

Tract B \$5,000



20%



20%



20%



20%

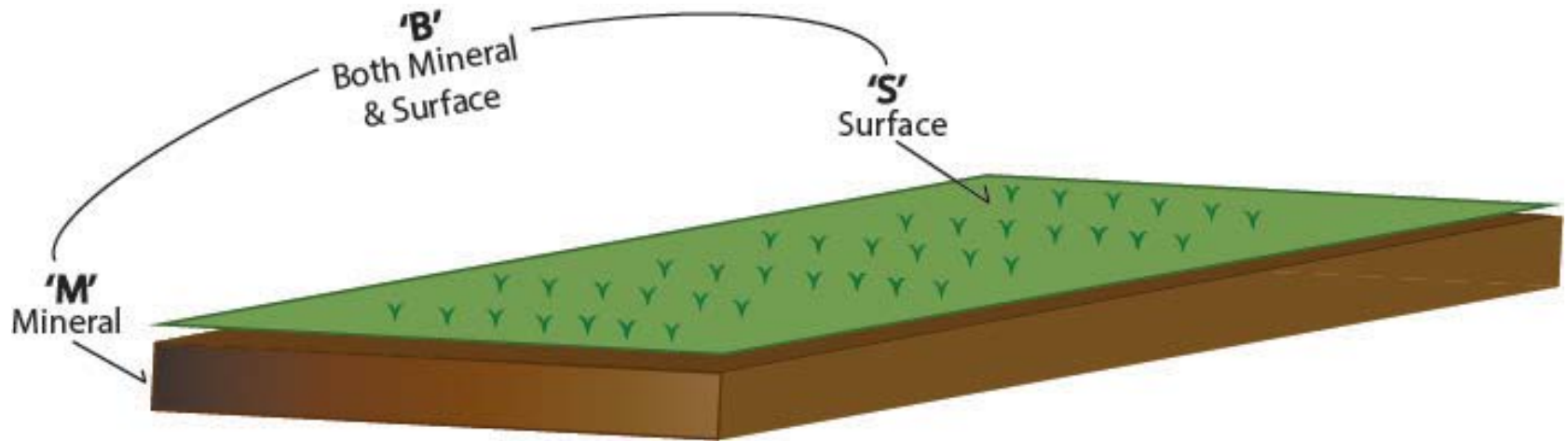


20%

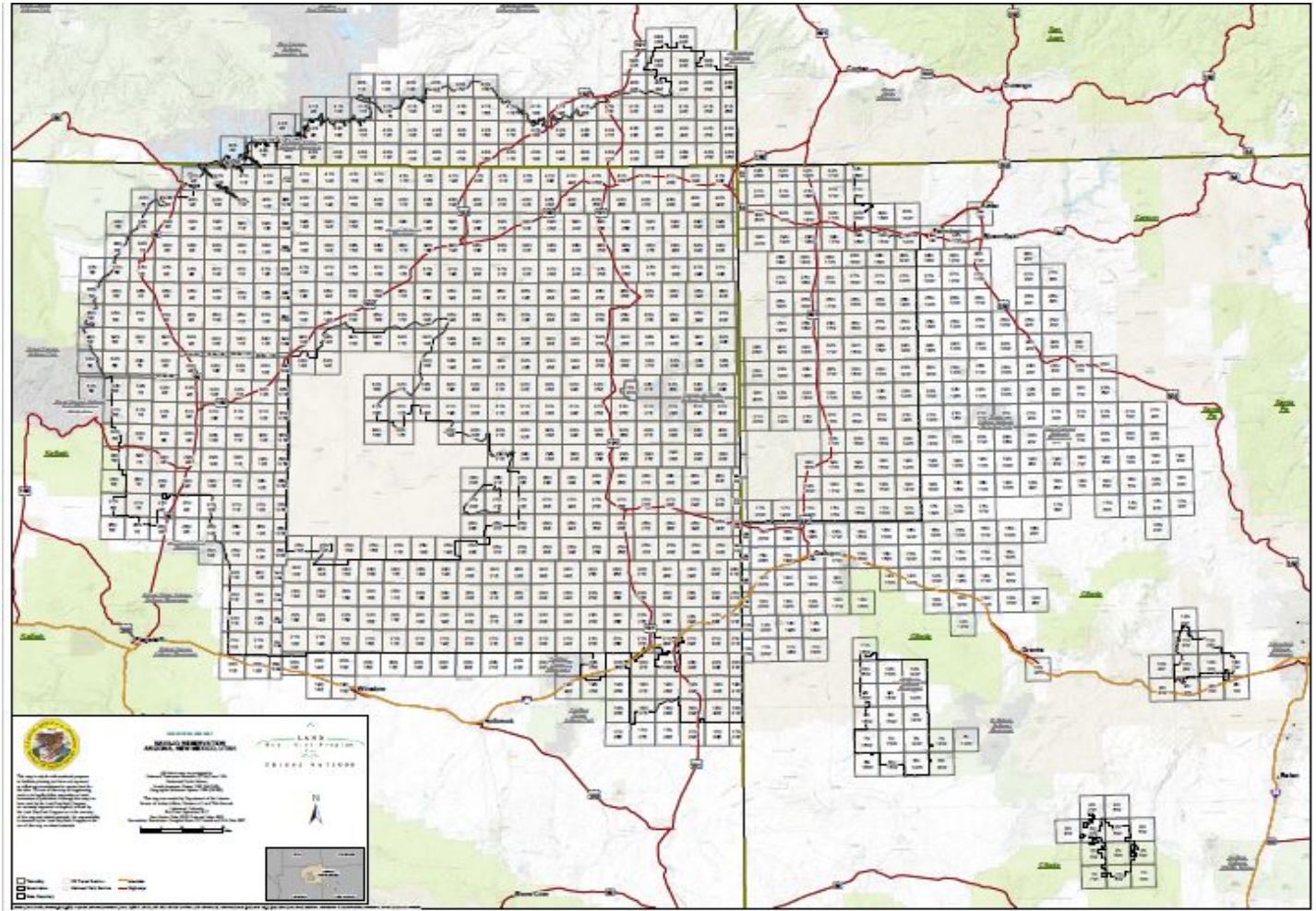


Things to consider...

What interests do I own?



Where is my land?



Financial Considerations



Do I earn income from my land?

How is my IIM account disbursed?

Do I have a financial plan?



What are my other options?



- Co-Owner Purchase
- Estate Planning
- Gift Deed
- Life Estate
- Land Exchange



How can I learn more about my land?



1-888-678-6836

Trust Beneficiary Call Center



What happens if I get an offer?

Land Buy-Back Program for Tribal Nations
14800 Landmark Blvd Suite 300
Dallas, Texas 75254



(TEMP)- RETURN SERVICE REQUESTED

JOHN DOE
PO BOX 000
WOUNDED KNEE, SD 57794



L A N D
B u y - B a c k P r o g r a m
f o r
T R I B A L N A T I O N S

Time Sensitive Materials Enclosed

What is in the offer packet?



1. Cover Letter
2. Instructions
3. Deed
4. Purchasable Interest Inventory (PII)
(Parts 1 and 2)
5. Map(s)
6. Self-Addressed Return Envelope

1. Cover Letter

60 days from cover letter date to return the documents

Up to **60 days** to process after the receipt of complete documents

Total offer amount (fair market value) and base payment of **\$75**



United States Department of the Interior
Land Buy Back Program for Tribal Nations
BUREAU OF INDIAN AFFAIRS

02/05/2017



In Reply Refer To: 344U000000
Grantor Identification Number
Offer Number: 100

JOHN DOE
P.O. BOX 000
WOUNDED KNEE, SD 57794

Dear JOHN DOE:

We are pleased to include you in the Land Buy-Back Program for Tribal Nations (Buy-Back Program), which is part of Class Action Settlement Agreement often referred to as the Cobell Settlement. The intent of the Buy-Back Program is to consolidate highly fractionated tracts of Indian land, allowing for better utilization of the land for social, economic, or cultural purposes benefitting the tribal community. Interests purchased under the Buy-Back Program will be transferred to the Tribe in trust.

Offer Amount. This package is an offer to purchase your ownership interests in certain fractionated trust or restricted Indian lands. The offer includes fractional ownership interests with their corresponding Fair Market Value, and is non-negotiable. Please note that this offer may not include all of your ownership interests, as not all Indian trust or restricted lands have been valued or identified as eligible for purchase under the Buy-Back Program. You may choose to sell some, all, or none of your interests included in this offer. If you choose to sell all of your listed interests, you will be paid \$6,937.57. An additional base payment of \$75.00 will be included with final payment if you sell any or all interests included in the offer. You will no longer receive lease revenues or other benefits derived from those interests you sell.

Voluntary and Time-Limited Program. Participation in the Buy-Back Program is voluntary; if you are not interested in selling your fractional ownership interests, please disregard this letter and enclosures. However, if you are interested, this offer is active for 60 calendar days from the date of this letter. You must return your completed documents on or before 04/06/2015. If you do not, the Buy-Back Program may not be able to purchase your interests and you might not receive another offer due to limited funding.

Taxation and Other Benefits. Payment for any ownership interests you choose to sell will be deposited into your Individual Indian Money (IIM) account after we approve the sale. Under the Claims Resolution Act of 2010, Pub. L. No. 111-291, Section 101(f), this payment is considered tax exempt. Also, for a one year period starting on the date you receive payment, the payment will not impact benefits you receive or are eligible to receive under any federal or federally-assisted program. If you receive non-federal benefits, contact the providing office to see if your benefits could be impacted by the payment. Be sure to make the office aware of the Claims Resolution Act of 2010, or provide a copy of this letter.

Package Contents. Enclosed you will find Instructions for completing the required documents, a one-page Deed, an Inventory of your interests eligible for sale, Maps showing the general location of the tracts of land in which you own an interest, and a Business Reply Mail Envelope for returning your completed documents. Please read the instructions carefully before filling out your documents.

2. Instructions

Do use black or blue ink

Do fill in bubbles adjacent to selected tract(s) or sell all tracts listed

Do not mark or alter bar code at bottom of page(s)

Do not use white out or make corrections on inventory or deed.

Instructions

Please read all of these instructions carefully before completing any of the enclosed documents.

1. Review the enclosed documents, including:
 - **Deed:** The Deed must reflect your legal name, correct ID number and date of birth, and your current mailing address. If any of this information is incorrect, DO NOT complete and return your documents. Instead, contact the Trust Beneficiary Call Center (Call Center) at **1-888-678-6836** or your local OST office to update the information and obtain new documents. If your name has recently changed, be prepared to provide documentation to the Call Center, such as a marriage certificate or divorce decree.
 - **Exhibit A-Purchasable Interests Inventory (Inventory):** The Inventory lists the interests you own in tracts of trust or restricted land which the Buy Back Program is offering to purchase, and the Fair Market Value of each interest. There are two parts to the Inventory: a SUMMARY and corresponding DETAIL page(s). Select the interests you wish to sell on the SUMMARY as explained below. A legal description of each tract and additional information you may find useful is provided on the DETAIL page(s). Use the "Item" number for cross reference between the two parts of the Inventory.
 - **Map(s):** Showing the general location of the tracts of land in which you own an interest.
 - **Business Reply Mail Envelope:** Allows you to return your completed documents free of charge.
2. If you want to sell *some but not all* of your listed interests, select the interest(s) you wish to sell by filling in the bubble next to the Item number on the SUMMARY part of the Inventory. You must use black or blue ink and fill in the bubble(s) completely. Example:
3. If you want to sell *all* of your listed interests, fill in the bubble at the top next to "Sell All Tracts Listed Below." You do not need to fill in the rest of the bubbles.
4. After you have selected the interest(s) you wish to sell, take the Inventory and the Deed to a Notary Public. You must sign the Deed in front of a Notary Public. Be prepared to provide legal identification such as your Driver's License or other Federal, State, or Tribal identification.
5. DO NOT make handwritten corrections, use white-out, or place any other marks on the Inventory or Deed. If you make a mistake on or misplace your documents, or if your personal information is incorrect on the Deed, contact the Call Center or visit your local OST or BIA office to obtain replacement documents. Any alterations you make to the Inventory or Deed will result in delay and may prevent us from processing your sale. If you make alterations that prevent processing, you might not have another opportunity to sell your interests under the Buy Back Program.
6. Return the original signed and notarized Deed and all pages of the Inventory in the enclosed Business Reply Envelope no later than the date provided in your cover letter. Copies cannot be accepted. You may wish to make a copy of the documents for your records. If you return copies or miss the return deadline, we may not be able to process your sale and you might not have another opportunity to sell your interests under the Buy Back Program. DO NOT include any additional notes, letters, or documents with your Deed and Inventory; this will delay or prevent processing.
7. Please remember that it is your choice whether to participate in the Buy Back Program. Be sure of your decision and use great care in completing your documents before returning them. Once the sale is processed and title transfers to the Tribe, it cannot be reversed.

Have Questions? Need More Information? Call 1-888-678-6836 or visit www.doi.gov/buybackprogram

3. One-Page Deed

Name and address correct?

Requires a **Notary**

Notary will require a **valid ID**

Consider making a **copy** for your records

Return **all original pages** with barcodes

Land Buy Back Program for Tribal Nations

Offer No: 100
Deed ID: 344 400000001

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

DEED TO INDIAN LAND

THIS DEED is entered into by and between **JOHN DOE**, Identification No.: 344U000000, **DOB: 00/00/0000**, residing at **PO BOX 000, WOUNDED KNEE, SD 57794**, referred to herein as Grantor, and the United States of America in Trust for the Oglala Sioux Tribe of the Pine Ridge Reservation, South Dakota (344), referred to herein as Grantee.

The Grantor, for and in consideration for the dollar amount(s) shown on the attached Exhibit A, sells and conveys unto the Grantee the interests in real estate, excluding improvements, shown on the attached Exhibit A, under the jurisdiction of 344 - PINE RIDGE, to have and to hold said interests unto the Grantee United States of America in Trust for the OGLALA SIOUX TRIBE forever. The Grantee accepts said interests subject to existing encumbrances.

This conveyance is made pursuant to the provisions of the Indian Land Consolidation Act Amendments of 2000, Public Law 106-462, as amended by the American Indian Probate Reform Act of 2004, Public Law 108-374, and the Claims Resolution Act of 2010, Public Law 111-291.

Grantor and his or her heirs, executors, and administrators, hereby agrees that he or she will forever warrant and defend the title of the Grantee in said premises against the claim of all persons, claiming or to claim by, through or under him or her only.

JOHN DOE (SEAL)

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____

BE IT REMEMBERED, That on this _____ day of _____, 20____

before the undersigned, a Notary Public in and for the County and State aforesaid,

personally appeared: JOHN DOE

to me personally known to be the identical person who executed the within instrument of writing, and such person duly acknowledges the execution of the same and acknowledges the execution of the same as his or her free and voluntary act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on day and year hereinabove written.

(Notary Seal Here)

Notary Public

My Commission Expires: _____

FOR OFFICIAL USE ONLY: Any person who, knowingly and willfully, uses any false writing, makes any materially false statement, fraudulent representation, covers up a material fact, or commits fraud, is subject to federal prosecution, fines and no more than five years imprisonment as provided in 18 USCS § 1001.



4. Purchasable Interest Inventory (Part 2 - Summary)



Only interests eligible
for purchase
under the Buy-Back Program

Land Buy Back Program for Tribal Nations UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

Exhibit A - Purchasable Interests Inventory (PII) - SUMMARY

DATE: 02/05/2015 Grantor ID: 3440000000 Offer ID: 100

Grantor Name: DOE, JOHN

Base Payment: In addition to payment for interests you elect to sell, you will be compensated in the amount of \$75.00 for time spent completing this package.




Directions: Use **black** or **blue ink** and fill in the circle(s) completely. Example: ●

*To sell all of your listed interests, fill in the circle next to "Sell All Tracts Listed Below."

*To sell some of your listed interests, fill in the circle next to each Item.

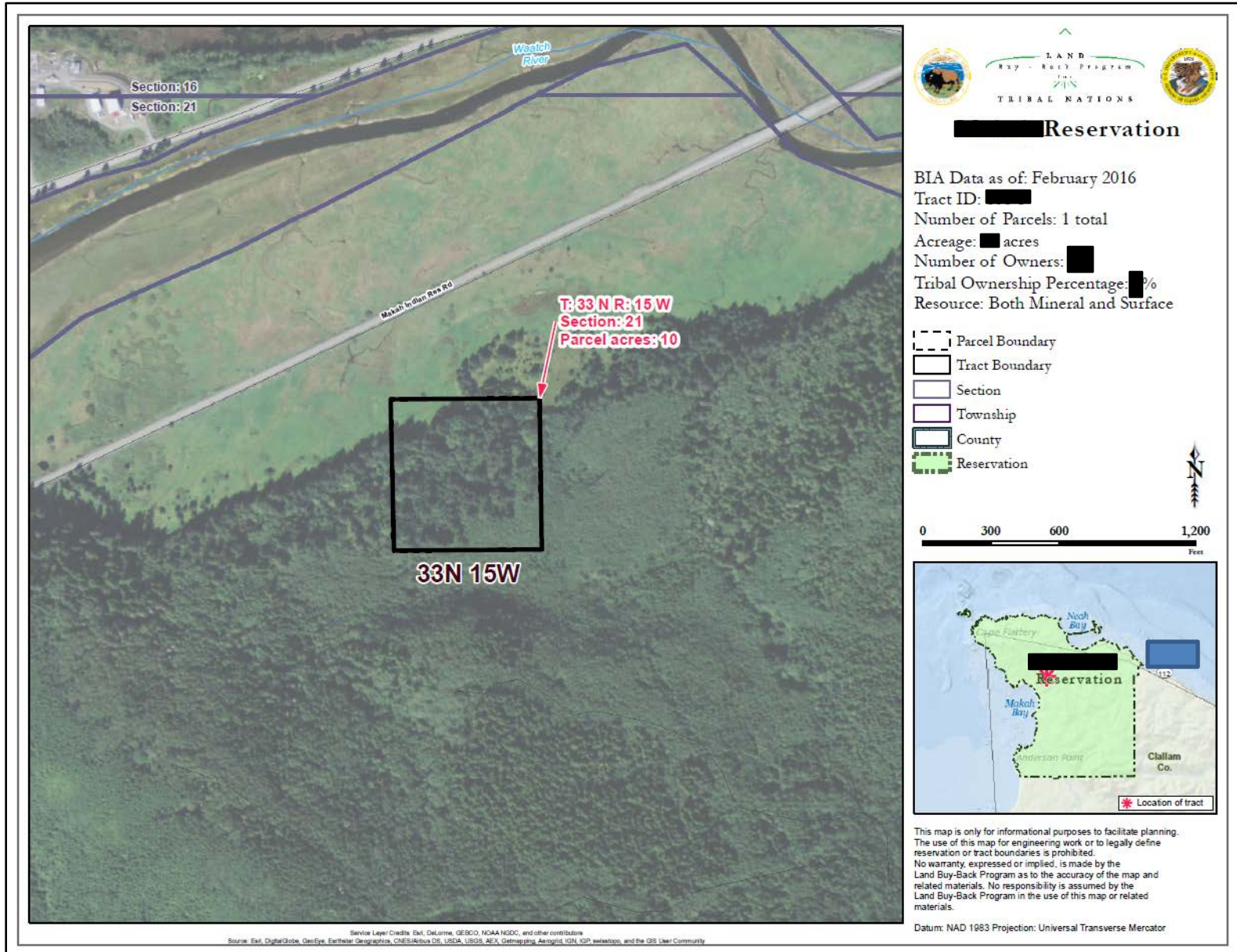
Sell All Tracts Listed Below - Total Offer for All Owner Interests: \$6,937.57

You do not need to fill in the below circles if you've filled in the above Sell All circle.

Sell	Item	Tract ID	Interest	Interest Value	
<input type="radio"/>	1	344 M 0000	.0003819444	\$95.49	
<input type="radio"/>	2	344 0001	.0023437500	\$468.75	
<input type="radio"/>	3	344 0002	.0333333334	\$6,373.33	

SAMPLE

5. Map



Acknowledgement Notice



Confirm transaction is complete

Base payment amount

Total payment deposited into IIM account



United States Department of the Interior
Land Buy Back Program for Tribal Nations
BUREAU OF INDIAN AFFAIRS

02/20/2017



In Reply Refer To: 344U000000
Grantor Identification Number
Offer Number: 100

JOHN DOE
P.O. BOX 000
WOUNDED KNEE, SD 57794

ACKNOWLEDGEMENT NOTICE – LAND BUY-BACK PROGRAM

Dear JOHN DOE:

Thank you for your participation in the Land Buy-Back Program for Tribal Nations. The recent sale of your fractional ownership interest(s) through the Program will help to reduce fractionation of Indian lands, allowing for better utilization of the land for social, economic, or cultural purposes benefitting the tribal community.

This notice confirms the completion of your sale. A payment of \$7,012.57 for the ownership interest(s) you sold has been deposited into your Individual Indian Money (IIM) account. The deposited amount includes a \$75.00 base payment for your time and effort.

Title to the ownership interest(s) you sold has transferred in trust to the Tribe with jurisdiction over the Reservation. It is important to note that the interest(s) you sold will no longer be reflected on your Quarterly Asset Statement.

Feel free to contact the Land Buy-Back Program at 1-406-247-7913 if you have any questions.

Sincerely,

Director, Acquisition Center

Think Carefully



Once the sale is approved and title transfers to the Tribe, it **cannot be reversed.**



Outreach



Tribal Outreach

Buy-Back Program Senior Advisors – Tribal Relations (TRAs) serve as primary point of contact for Tribes. Cooperative Agreement Specialists assist with tribal agreements.

Landowner Outreach

Tribes and federal team coordinate on landowner outreach, including:

- Updating landowner contact information
- Locating WAUs
- Identifying interested sellers
- Pre-Offer outreach (outreach prior to offers being mailed)
 - Office hours, phone calls, informational mailings, door-to-door visits, creating internet presence (website, social media, emails), flyers, print/electronic/radio ads, informational booths, events and workshops
- Post-Offer outreach (outreach during the offer period)
 - Includes pre-offer outreach activities and notary services

Land Research



Mapping

- Bureau of Land Management (BLM) creates geodatabases for each Reservation using TAAMS legal descriptions and Public Land Survey System (PLSS) data.
- Mapping facilitates valuations by enabling land use categorization (e.g., range, dry crop, irrigated crop), geographical analysis, and comparison to surrounding land and sales.

Minerals Evaluation

Office of Valuation Services, Division of Minerals Evaluations (DME) conducts minerals assessments for each Reservation:

Stage 1: No present economic value (\$7.50/acre administrative payment)

Stage 2: Potential for economic value and need further analysis to establish value (no offers)

Stage 3: Demonstrated economic value and need further analysis to establish current value (no offers)

Land Valuation: Office of Appraisal Services (OAS)

- OAS determines fair market value for tracts, incorporating any contributory value from timber and minerals
- All three appraisal methodologies conform to the Uniform Standards Professional Appraisal Practice (USPAP) and each fractionated tract appraised as if it were a single-owner fee status tract
- Mass
 - Used to value properties that are similar in use and have active and consistent markets and have available comparable sales data
 - Allows for efficient and consistent valuations
 - Facilitates greatest number of offers
- Project
 - Used in areas where there is limited sales data available and mass appraisals are not appropriate
 - Involve appraising multiple tracts at the same time and may be used in areas where there is limited sales data available
- Site-Specific
 - Used when the volume of appraisals does not justify mass appraisal techniques or when dealing with unique property types
 - Available as resources permit

Land Acquisition: BIA-Acquisition Center



- BIA-AC uses TAAMS to generate offer packages, which include a cover letter, instructions, deed, inventory, maps, self-addressed return envelope
- Offer period - 60 calendar days from the date of the cover letter
- Offers include \$75 base payment



United States Department of the Interior
Land Buy Back Program for Tribal Nations
BUREAU OF INDIAN AFFAIRS



02/05/2017

In Reply Refer To: 3411900000
Unique Identification Number
Offer Number: 100

JOHN DOE
P.O. BOX 000
WOUNDED KNEE, SD 57794

Dear JOHN DOE:

We are pleased to include you in the Land Buy-Back Program for Tribal Nations (Buy-Back Program), which is part of Class Action Settlement Agreement often referred to as the Cobell Settlement. The intent of the Buy-Back Program is to consolidate highly fractionated tracts of Indian land, allowing for better utilization of the land for social, economic, or cultural purposes benefiting the tribal community. Interest purchased under the Buy-Back Program will be transferred to the Tribe in trust.

Offer Amount: This package is an offer to purchase your ownership interests in certain fractionated trust or restricted Indian lands. The offer includes fractional ownership interests with their corresponding Fair Market Value, and is nonnegotiable. Please note that this offer may not include all of your ownership interests, as not all Indian trust or restricted lands have been valued or identified as eligible for purchase under the Buy-Back Program. You may choose to sell some, all, or none of your interests included in this offer. If you choose to sell all of your listed interests, you will be paid \$6,937.57. An additional base payment of \$75.00 will be included with final payment if you sell any or all interests included in the offer. You will no longer receive lease revenues or other benefits derived from those interests you sell.

Voluntary and Time-Limited Program: Participation in the Buy-Back Program is voluntary, if you are not interested in selling your fractional ownership interests, please disregard this letter and enclosures. However, if you are interested, this offer is active for 60 calendar days from the date of this letter. You must return your completed documents on or before 04/06/2018. If you do not, the Buy-Back Program may not be able to purchase your interests and you might not receive another offer due to limited funding.

Taxation and Other Benefits: Payment for any ownership interests you choose to sell will be deposited into your Individual Indian Money (IIM) account after we approve the sale. Under the Claims Resolution Act of 2010, Pub. L. No. 111-291, Section 101(f), this payment is considered tax exempt. Also, for a one year period starting on the date you receive payment, the payment will not impact benefits you receive or are eligible to receive under any federal or federally-assisted program. If you receive non-federal benefits, contact the providing office to see if your benefits could be impacted by the payment. Be sure to make the office aware of the Claims Resolution Act of 2010, or provide a copy of this letter.

Package Contents: Enclosed you will find Instructions for completing the required documents, a one-page Deed, an Inventory of your interests eligible for sale, Maps showing the general location of the tracts of land in which you own an interest, and a Business Reply Mail Envelope for returning your completed documents. Please read the instructions carefully before filling out your documents.

For more information visit www.dak.gov/tribalbuyback

Page 1 of 2

Instructions

Please read all of these instructions carefully before completing any of the enclosed documents.

- Review the enclosed documents, including:
 - Deed:** The Deed must reflect your legal name, correct ID number and date of birth, and your current mailing address. If any of this information is incorrect, **DO NOT** complete and return your document. Instead, contact the Trust Beneficiary Call Center (Call Center) at 1-888-678-6836 or your local OST office to update the information and obtain new documents. If your name has recently changed, be prepared to provide documentation to the Call Center, such as a marriage certificate or divorce decree.
 - Exhibit A-Purchasable Interests Inventory (Inventory):** The Inventory lists the interests you own as tracts of trust or restricted land which the Buy Back Program is offering to purchase, and the Fair Market Value of each interest. There are two parts to the Inventory: a SUMMARY and corresponding DETAIL page(s). Select the interests you wish to sell on the SUMMARY as explained below. A legal description of each tract and additional information you may find useful is provided on the DETAIL page(s). Use the "Item" number for cross reference between the two parts of the Inventory.
 - Map(s):** Showing the general location of the tracts of land in which you own an interest.
 - Business Reply Mail Envelope:** Allows you to return your completed documents free of charge.
- If you want to sell some **but not all** of your listed interests, select the interest(s) you wish to sell by filling in the bubble (C) next to the Item number on the SUMMARY part of the Inventory. You must use black or blue ink and fill in the bubble(s) completely. Example: ●
- If you want to sell **all** of your listed interests, fill in the bubble at the top next to "Sell All Tracts Listed Below." You do not need to fill in the rest of the bubbles.
- After you have selected the interest(s) you wish to sell, take the Inventory and the Deed to a Notary Public. **You must sign the Deed in front of a Notary Public.** Be prepared to provide legal identification such as your Driver's License or other Federal, State, or Tribal identification.
- DO NOT** make handwritten corrections, use white-out, or place any other marks on the Inventory or Deed. If you make a mistake on or misplace your documents, or if your personal information is incorrect on the Deed, contact the Call Center or visit your local OST or BIA office to obtain replacement documents. Any alterations you make to the Inventory or Deed will result in delay and may prevent us from processing your sale. If you make alterations that prevent processing, you might not have another opportunity to sell your interests under the Buy Back Program.
- Return the original signed and notarized Deed and all pages of the Inventory in the enclosed Business Reply Envelope **no later than the date provided in your cover letter.** Copies cannot be accepted. You may wish to make a copy of the documents for your records. If you return copies or miss the return deadline, we may not be able to process your sale and you might not have another opportunity to sell your interests under the Buy Back Program. **DO NOT** include any additional notes, letters, or documents with your Deed and Inventory; this will delay or prevent processing.
- Please remember that it is your choice whether to participate in the Buy Back Program. Be sure of your decision and use great care in completing your documents before returning them. **Once the sale is processed and title transfers to the Tribe, it cannot be reversed.**

Land Buy Back Program for
Tribal Nations

Offer No: 100

Offer ID: 341 40000000

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

DEED TO INDIAN LAND

THIS DEED is entered into by and between JOHN DOE, Identification No.: 3441000000, DOB: 00/00/0000, residing at PO BOX 000, WOUNDED KNEE, SD 57794, referred to herein as Grantor, and the United States of America in Trust for the Oglala Sioux Tribe of the Pine Ridge Reservation, South Dakota (ST), referred to herein as Grantee.

The Grantor, for and in consideration for the dollar amount(s) shown on the attached Exhibit A, sells and conveys unto the Grantee the interest in real estate, including improvements, shown on the attached Exhibit A, under the jurisdiction of 341 - FIVE RIDGE, to have and to hold said interest unto the Grantee United States of America in Trust for the OGLALA SIOUX TRIBE forever. The Grantee accepts said interest subject to existing encumbrances.

This conveyance is made pursuant to the provisions of the Indian Land Consolidation Act Amendments of 2000, Public Law 106-467, as amended by the American Indian Probate Reform Act of 2004, Public Law 108-374, and the Claims Resolution Act of 2010, Public Law 111-291.

Grantor and his or her heirs, executors, and administrators, hereby agree that he or she will forever warrant and defend the title of the Grantee in said premises against the claim of all persons, claiming or to claim by, through or under him or her only.

JOHN DOE (SEAL)

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____

BE IT REMEMBERED, That on this _____ day of _____, 20____

before the undersigned, a Notary Public in and for the County and State aforesaid,

personally appeared: JOHN DOE

to me personally known to be the identical person who executed the within instrument of writing, and each person duly acknowledges the execution of the same and acknowledges the execution of the same in his or her free and voluntary act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on day and year hereinafore written.

(Notary Seal Here)

Notary Public

My Commission Expires: _____

FOR OFFICIAL USE ONLY: Any person who, knowingly and willfully, uses any false writing, makes any materially false statement, facilitates representation, covers up a material fact, or commits fraud, is subject to federal prosecution, fines and no more than five years imprisonment as provided in 18 USC § 1103.



Not all landowners will receive a purchase offer package

Land Acquisition: Offer Construction



Current acquisition approach does not assign a specific dollar amount for land purchases at each Reservation (purchase estimate or purchase ceiling). Instead, the Program will be guided by the below acquisition priorities and will determine the dollar value of the Reservation's offer set after appraisals are complete.

Acquisition Priorities: stage 1 M tracts, interests less than 25% on S and B tracts, cost-effective interests and tracts

