

8004300 215

PDR

WM-35



LAW OFFICES
EDWARD J. McGRATH
14TH FLOOR
51 MONROE STREET
ROCKVILLE, MARYLAND 20850
(301) 340-0600

March 27, 1980

Mr. John Ltnehan
U.S.N.R.C.
7915 Eastern Avenue
Silver Spring, Maryland 20910

Re: Placer Amex, Inc. Aurora Project
Malheur County, Oregon

Dear Mr. Lenahan:

Pursuant to our conversation last week, I enclose a copy of the Appraisal Report prepared by Ford, Bacon & Davis Utah Inc. for the Division of State Lands, State of Oregon, and relating to Section 16, Township 41 South, Range 41 East, Malheur County, Oregon, which is being considered by Placer Amex for acquisition or lease in connection with a proposed tailings disposal facility for the Aurora Project.

Please be mindful that the statements contained in the report concerning the method of disposal are based on discussions with Placer Amex in which Ford, Bacon & Davis was given an indication of the direction in which the studies being performed were leading in terms of most desirable location and tailings system design.

Negotiations based on the appraisal have not yet gone forward, but I believe that the appraisal is of great interest because we are not aware of another having been performed in connection with a proposed uranium milling facility.

Sincerely yours,

Edward J. McGrath

EJM/ss

Enclosure

15912

Received WMUR
MAR 31 1980

FEE EXEMPT
8004300 215

add'l info

*Placer Amex One
Site acquisition*

CLARK, MARSH & LINDAUER

ATTORNEYS AT LAW
880 LIBERTY STREET N. E.
SALEM, OREGON 97301

EDWARD L. CLARK JR.
MALCOLM F. MARSH
ERIC B. LINDAUER
MICHAEL C. McCLINTON
VALERIE J. VOLLMAR

TELEPHONE 581-1542
AREA CODE 503

January 7, 1980

PLACER AMEX INC
ONE CALIFORNIA BLDG SUITE 2500
SAN FRANCISCO CA 94111

Attn: Mr. A. M. Laird

Gentlemen:

This will confirm my conversation today with Mr. Laird wherein I related information from Leonard Wilkerson of the State Land Board. Mr. Wilkerson said the appraisal came in at \$64,000 for the section on a purchase basis and \$6,400 a year rent for a thirty year lease, the lease payment to be adjusted at five year intervals. There is an additional kicker regarding an adjustment we would have to pay in lieu of taxes on a rental basis, but I am not certain that I understand that. It seemed pretty obvious to me that we would buy the property for \$64,000 if we could.

I have asked them to make three copies of the appraisal report at our expense, and I will send one along to you and one to Ed McGrath as soon as they call us to say it is available.

Best regards.

Very truly yours,

CLARK, MARSH & LINDAUER

Ed Clark

Edward L. Clark, Jr.

ELC:ac
cc: Mr. McGrath

RECEIVED

JAN 10 1980

EDWARD J. McGRATH

15912

CLARK, MARSH & LINDAUER

ATTORNEYS AT LAW
880 LIBERTY STREET N. E.
SALEM, OREGON 97301

EDWARD L. CLARK JR.
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VALERIE J. VOLLMAR

TELEPHONE 581-1542
AREA CODE 503

January 14, 1980

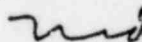
MR A M LAIRD
PLACER AMEX INC
ONE CALIFORNIA BLDG SUITE 2500
SAN FRANCISCO CA 94111

Dear Sandy:

Herewith find a copy for you of the appraisal report on the
state owned land near the Aurora Project near McDermitt.

Very truly yours,

CLARK, MARSH & LINDAUER



Edward L. Clark, Jr.

ELC:ac

Enc.

cc: Mr. McGrath ✓

RECEIVED

JAN 17 1980

EDWARD J. McGRATH

Ford, Bacon & Davis Utah Inc.

ENGINEERS — CONSTRUCTORS

A SUBSIDIARY OF

Ford, Bacon & Davis
Incorporated

VERN C. ROGERS
VICE PRESIDENT

375 Chipeta Way
P. O. Box 8009
Salt Lake City, Utah 84108
801-583-3773

December 31, 1979

Mr. William S. Cox
Director
Division of State Lands
State of Oregon
1445 State Street
Salem, Oregon 97310

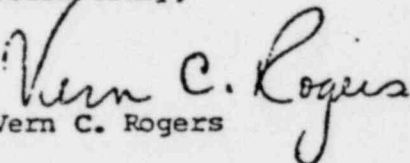
Dear Mr. Cox:

We are pleased to submit our appraisal report for Section 16, Township 41 South, Range 41 East, Willamette Principal Meridian. This appraisal was developed in accordance with the Personal and Professional Service Contract between Ford, Bacon & Davis Utah Inc. and the Division of State Lands.

The appraisal contains the current fair market value of the property at its highest and best use as a uranium mill tailings storage pond and its fair market annual rent as a mill tailings storage pond. Consideration is given to potential increase in rent due to a multi-year lease agreement.

It has been our pleasure to have been of service to you in this matter. We would look forward to being of assistance to you in the future.

Yours truly,


Vern C. Rogers

/mps

encl.

cc: R. Overmyer
J. Keithley
F. Sussler