



PASCO INTER-TRUST EXCHANGE

PROPOSAL

The Department of Natural Resources proposes to exchange a Land Bank property described as a 37.064% portion of a 1,246.31-acre property in Franklin County for 230.21 acres of Common School Trust property in Franklin County.

PURPOSE

The purpose of the exchange is to designate the Common School Trust property as Land Bank so that it can be sold at public auction. The Land Bank property will become Common School Trust in order to provide revenue for the trust beneficiaries.

BENEFITS

- Transfers purchased Land Bank property into trust status.
- Adds productive agriculture land and water rights to the Common School trust.
- Facilitates the sale of trust parcels by auction.
- Eliminates difficult to manage urban parcels.

PUBLIC HEARING

A public hearing was held in Pasco on May 28, 2015. A summary of the testimony will be presented at a Board of Natural Resources meeting.

GENERAL LOCATION

The Land Bank property is adjacent to the east boundary of the city of Pasco and is within Sections 22, 23, 25, 26, 27, 34, and 35, Township 9 North, Range 30 East, W.M., in Southeast Region.

The Common School trust property is off I-182 at Road 68 within the city of Pasco and is within Section 16, Township 9 North, Range 29, East, W.M., in Southeast Region.

VALUATION SUMMARY

		Land Bank Lands		
<u>County</u>	<u>Proposed Trust Designation</u>	<u>Description</u>	<u>Acres</u>	<u>Value</u>
Franklin	Common School	Portions of Sections 22, 23, 25, 26, 27, 34, 35-T9N-R30E	37.064% share of 1,246.31	\$9,266,000

		Trust Lands		
<u>County</u>	<u>Proposed Trust Designation</u>	<u>Description</u>	<u>Acres</u>	<u>Value</u>
Franklin	Land Bank	Portions of Section 16-T9N-R29E	230.21	\$ 9,266,000

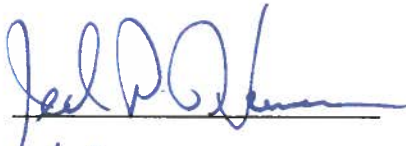
COMMENTS


Mineral rights and water rights on Section 16 will be retained by the Common School Trust. Mineral rights not reserved by a prior owner and water rights on Sections 22, 23, 25, 26, 27, 34, and 35 will be acquired by the Common School trust. This exchange is contingent upon the completion of the purchase under Resolution 1456, and is intended to facilitate Pasco 16 sale nos. 02-092580 through 02-092588 (9 parcels).

Division Manager

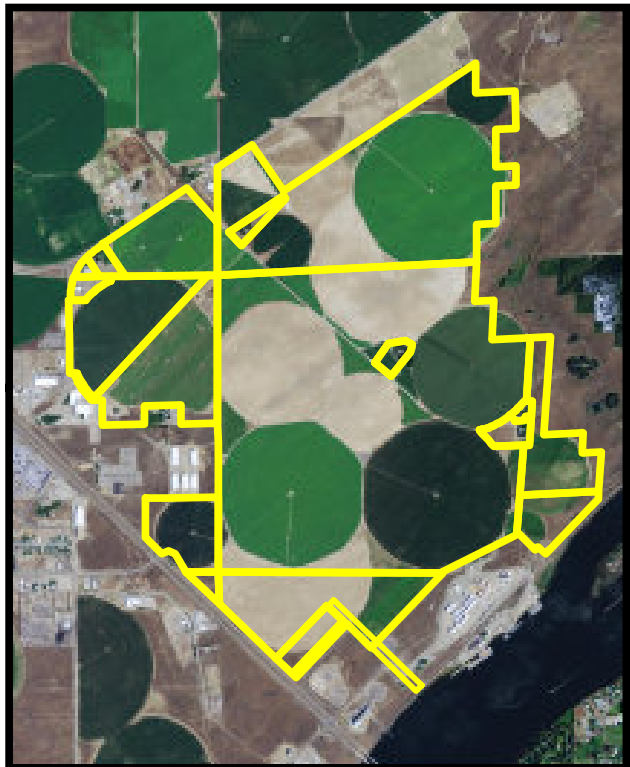
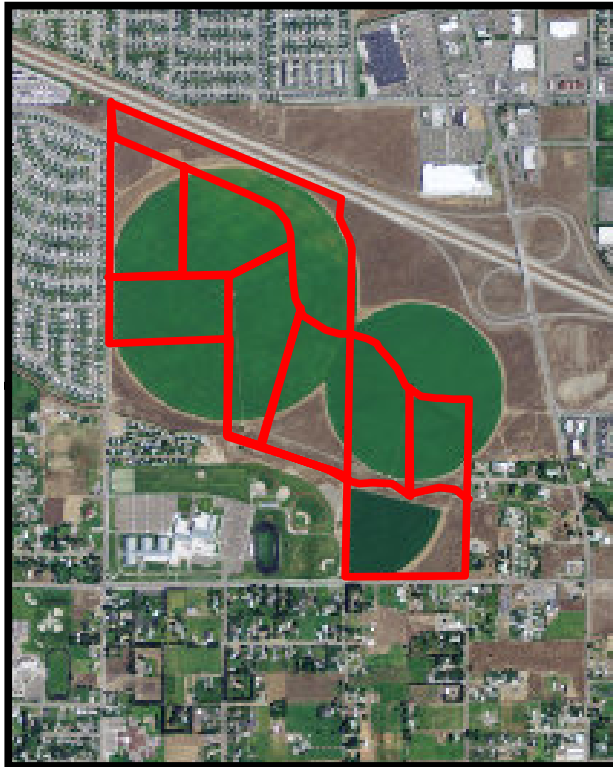
Deputy Supervisor
or State Uplands

Date of Board Approval





STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES
PASCO INTER-TRUST EXCHANGE



Within Section 16, Township 9 North, Range 29 East, W. M
and Within Sections 22, 23, 25, 26 & 27, Township 9 North,
Range 30 East, W.M., Franklin County

**STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES**

RESOLUTION NO. 1457

A **RESOLUTION** relating to the exchange of real property known as the Pasco Inter-Trust Exchange transaction and the reclassification of lands held in the Land Bank to Common School Trust property as authorized by RCW 79.19.030 under Department of Natural Resources Exchange File No. 86-092675.

**BE IT RESOLVED BY THE BOARD OF NATURAL RESOURCES,
DEPARTMENT OF NATURAL RESOURCES, STATE OF WASHINGTON, THAT:**

SECTION 1. Subject to and contingent on the acquisition of property from Pasco Industrial Properties, LLC, pursuant to Resolution No. 1456, the State of Washington, Department of Natural Resources shall hold and administer a 37.064% portion of such property, described in Exhibit A as Land Bank property ("Land Bank Property") under the provisions of Chapter 79.19 RCW.

SECTION 2. The State of Washington, Department of Natural Resources has title to and holds in trust under the provisions of Title 79 RCW the Common School Trust property described in Exhibit B.

SECTION 3. The Board of Natural Resources finds that the exchange of the Land Bank Property for the Common School Trust property described in Exhibit B is authorized by RCW 79.19.030. The Board also finds that the 37.064% portion of the real property described in Exhibit A is of equal value to the real property described in Exhibit B. The Board further finds that this exchange is in the best interest of the Common School Trust.

SECTION 4. The Commissioner of Public Lands is authorized to execute such agreements, writings, and relinquishments as are necessary or proper to complete an exchange of the above referenced property.

SECTION 5. Should the Exchange authorized by this resolution be consummated, the State of Washington, Department of Natural Resources, shall:

- A. Transfer the Land Bank Property to the status of Common School Trust land to be held and administered as provided for under the laws of the State of Washington.
- B. Transfer the real property described in Exhibit B to the status of Land Bank to be held and administered as provided for under Chapter 79.19 RCW.

- C. Such oil, gas, coal, ores, minerals and fossils and water rights as may be present on the Land Bank Property shall be conveyed to the Common School trust as part of this exchange.
- D. Such oil, gas, coal, ores, minerals and fossils and water rights as may be present on the Common School land described in Exhibit B are not included in this exchange and shall be retained by the Common School Trust. Minerals are retained as provided under RCW 79.11.210.

APPROVED AND ADOPTED by the Board of Natural Resources, Department of Natural Resources, State of Washington, this _____ day of _____, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Commissioner of Public Lands.

PETER GOLDMARK
Commissioner of Public Lands

Approved as to form this 27
day of May, 2015.
Michael Robinson
Assistant Attorney General

EXHIBIT A

**DEPARTMENT OF NATURAL RESOURCES
EXCHANGE NO. 86-092675**

Land Bank to Common School Trust

The following describes the Land Bank land to be exchanged to Common School Trust land.

An undivided 37.064% share of the property described as:

Pasco-Kahlotus Road

PARCEL C (113-600-032):

That portion of the Southeast quarter of Section 22, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

Beginning at the Southeast corner of said Section 22;

thence North 89°33'25" West along the South line of said Section 22 2095.39 feet to the True Point of Beginning;

thence North 32°27'22" West 419.91 feet to a point on a curve, said curve being the Easterly margin of the Kahlotus Road right-of-way;

thence in a Southwesterly direction along arc of said curve having a central angle of 26°43'43" and a radius of 906.00 feet, 422.05 feet to a point on the South line of said Section 22;

thence South 89°33'25" East 454.17 feet to the True Point of Beginning.

PARCEL D (113-710-066):

That portion of the Northeast quarter of Section 27, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

Beginning at the Northeast corner of said Section 27;

thence North 89°33'25" West along the North line of said Section 27 1891.87 feet to the True Point of Beginning;

thence North 89°33'25" West 760 feet to the Northwest corner of said Northeast quarter;

thence South 00°05'46" West along the West line of said Northeast quarter 415.00 feet;

thence South 89°33'25" East 303.24 feet to a point on a curve;

thence Northeasterly along a curve to the right, having a central angle of 25°26'41", a radius of 1293.00 feet and a chord bearing North 53°25'08" East, an arc distance of 574.22 feet;

thence North 00°05'46" East 72.06 feet to the True Point of Beginning;

EXCEPT any portion lying Westerly of the Highway;

AND EXCEPT the Highway right-of-way.

PARCEL E (112-520-013):

That portion of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 34, Township 9 North, Range 30 East, W.M., Franklin County, Washington lying East of the East line of Primary State Highway No. 3, as widened.

Exhibit A, cont.

PARCEL G (113-700-120):

That portion of Section 26, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

**Beginning at the Northwest corner of said Section 26;
thence North 88°11'28" East along the North line of said Section 26 951.93 feet;
thence South 45°01'03" East 338.29 feet;
thence South 48°49'33" East 2115.40 feet to the True Point of Beginning;
thence South 48°49'33" East 380.99 feet;
thence North 40°30'18" East 546.91 feet;
thence North 14°53'14" East 124.73 feet;
thence North 56°32'33" West 136.45 feet;
thence South 82°18'13" West 309.56 feet;
thence South 38°26'13" West 407.69 feet to the True Point of Beginning.**

PARCEL H (113-600-050):

**The South half of Section 22, Township 9 North, Range 30 East, W.M., Franklin County, Washington;
EXCEPT that portion lying Northwesterly of the Kahlotus Road as located and existing from and after 1964;
AND EXCEPT that portion lying Northeasterly of the Old Pasco Reclamation Company Canal right-of-way;
AND EXCEPT the following described tract lying within the Southeast quarter:**

**Beginning at the Southeast corner of said Section 22;
thence North 89°33'25" West along the South line of said Section 22 1635.34 feet to the True Point of Beginning;
thence North 32°27'22" West 706.68 feet to a point on the Easterly margin of the Kahlotus Road right-of-way;
thence South 57°32'38" West along the said Easterly margin 152.16 feet;
thence South 32°27'22" East 20.00 feet;
thence South 57°32'38" West 60.18 feet to a point of curve;
thence along arc of said curve having a central angle of 37°47'40" and a radius of 906.00 feet, 597.65 feet to a point on the South line of said Section 22;
thence South 89°33'25" East 914.22 feet to the True Point of Beginning.**

Exhibit A, cont.

PARCEL J (113-710-075):

That portion of the Northeast quarter of Section 27, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

Beginning at the Northeast corner of said Section 27;

thence North 89°33'25" West along the North line of said Section 27, 172.45 feet to the True Point of Beginning;

thence North 89°33'25" West 1719.42 feet;

thence South 00°05'46" West 72.06 feet to a point on a curve;

thence Southwesterly along a curve to the left having a central angle of 25°26'41", a radius of 1293.00 feet and a chord bearing of South 53°25'08" West on an arc distance of 574.22 feet;

thence North 89°33'25" West 303.24 feet to a point on the West line of the Northeast quarter of said Section 27;

thence South 00°05'46" West along said West line, 1305.00 feet;

thence South 89°33'25" East 124.38 feet to a point of a curve;

thence Southeasterly along a curve to the left having a radius of 1250.00 feet, a central angle of 24°24'38", and a chord bearing of South 33°50'47" East 532.56 feet;

thence North 43°56'54" East parallel with an existing transmission line, 2973.39 feet to the True Point of Beginning;

EXCEPT Kahlotus Road;

AND EXCEPT those portions conveyed to the State of Washington for Highway purposes.

Exhibit A, cont.

PARCEL 3 (112-570-013):

That portion of Government Lots 1, 2 and 3, and that portion of the North half of Section 35, Township 9 North, Range 30 East, W.M., Franklin County, Washington, lying Northeasterly of State Highway No. 3 (SR 12) right-of-way;

EXCEPT the following portions thereof:

A) Portion lying Southerly of the following described line:

Beginning at the point of intersection of the West line of said Section 35 and Northeasterly right-of-way line of said State Highway, said point being distant 605 feet from the Northwest corner of said Section 35; thence South 46°10'35" East along said Highway right-of-way line 1888 feet to the point of beginning of said line;

thence North 43°49'25" East 1310 feet;

thence South 46°10'35" East 1803 feet more or less to a point on the Northwesterly original Government Meander Line of the Snake River and the point of terminus of said line.

B) Portion which lies Northeasterly of a strip of land 1370 feet in width lying on the Northeasterly side of and adjoining said State Highway right-of-way and Northwesterly of a line parallel to and 1125 feet Northwesterly measured at right angles from the Center line of the right-of-way conveyed to the Portland & Seattle Railway Co., by deed recorded in Volume 16 of Deeds, Page 237, records of Franklin County, Washington.

C) Beginning at the point of intersection of the West line of said Section 35 and the Northeasterly right-of-way line of said State Highway, said point being distant 605 feet from the Northwest corner of said Section 35;

thence South 46°10'35" East along said Highway right-of-way line 1408 feet to the point of beginning of said parcel;

thence North 43°49'25" East 1310 feet;

thence South 46°10'35" East 400 feet;

thence South 43°49'25" East 1310 feet more or less to a point on said Highway right-of-way line;

thence North 46°10'35" West along said Highway right-of-way line 400 feet more or less to the point of beginning;

TOGETHER WITH a strip of land 80 feet wide, being 40 feet on each side of its center line located in the Northwest quarter of Section 35, Township 9 North, Range 30 East, W.M., Franklin County, Washington, said center line being described as follows:

Beginning at the point of intersection of the West line of said Section 35 and the Northeasterly right-of-way line of said State Highway, said point being distant 605 feet from the Northwest corner of said Section 35;

thence South 46°10'35" East along said Highway right-of-way line 1848 feet to the True Point of Beginning of said line;

thence North 43°49'25" East 1310 feet to point of terminus of said line;

EXCEPTING any portion from the strip thereof conveyed to Franklin County by deed recorded under Auditor's File No. 356143, records of Franklin County, Washington.

Exhibit A, cont.

PARCEL 4 (112-580-039):

(Tract No. MP-76)

That portion of Government Lot 4 and that portion of the Northwest quarter of the Southwest quarter lying North of the county road (Bridge-Stockyard Road) of Section 35, Township 9 North, Range 30 East, W.M., Franklin County, Washington, which lies within a strip of land 300 feet in width, the boundaries of said strip lying 50 feet distant Westerly from, and 250 feet distant Easterly from, and parallel to the survey line of the McNary-Pasco Transmission Line, said Survey line being described as follows:

Beginning at survey station 1530+39.8, a point on the South line of adjacent Section 34, said point being North 89°46' West 507.9 feet from the South Section corner common to said Sections 34 and 35;

thence North 40°12' East 781.5 feet to survey station 1538+21.3, a point on the West line of said Section 35, said point being North 0°20' West 599.0 feet from the Southwest corner of said Section 35;

thence continuing North 40°12' East 178.7 feet to survey station 1540+00.0;

thence North 19°40' West 350.9 feet to survey station 1543+50.9, a point on the West line of said Section 35, said point being South 0°20' East 1592.1 feet from the West quarter corner of said Section 35;

thence continuing North 19°40' West 4516.8 feet to survey station 1588+67.7, a point on the North line of said Section 34, said point being South 89°55' East 1091.3 feet from the North quarter corner of said Section 34.

PARCEL 5:

A strip of land 60 feet wide, being 30 feet on each side of the center line, as the same is located over and across the Northwest quarter and across Government Lot 2 of Section 35, Township 9 North, Range 30 East W.M., Franklin County, Washington, said center line described as follows:

Beginning at the point of intersection of the West line of said Section 35 and the Northeasterly right-of-way line of State Highway No. 3 (SR 12), said point being distant 605 feet from the Northwest corner of said Section 35;

thence South 46°10'35" East along said right-of-way line 1488 feet;

thence North 43°49'25" East 1340 feet to the point of beginning of said center line;

thence South 46°10'35" East to a point on the Northwesterly original Government Meander Line of the Snake River and point of terminus of said line;

EXCEPT any portion thereof conveyed to Franklin County by deed recorded under Auditor's File No. 356143, records of Franklin County, Washington;

AND EXCEPT any portion thereof lying within the Spokane, Portland and Seattle Railway Company right-of-way.

Exhibit A, cont.

PARCEL 7 (113-600-069):

That portion of the Southeast quarter of Section 22, Township 9 North Range 30 East, W.M., Franklin County, Washington, described as follows:

Beginning at the Southeast corner of said Section 22;

thence North 89°33'25" West, along the South line of said Section 22, 1635.34 feet to the True Point of Beginning;

thence North 32°27'22" West 706.68 feet to a point on the Easterly margin of the Kahlotus Road right-of-way;

thence South 57°32'38" West along said Easterly margin 152.16 feet;

thence South 32°27'22" East 20.00 feet;

thence South 57°32'38" West 60.18 feet to a point of curve;

thence along the arc of said curve having a central angle of 11°03'57" and a radius of 906.00 feet, 175.00 feet;

thence South 32°27'22" East 419.91 feet to a point on the South line of said Section 22;

thence South 89°33'25" East 460.05 feet to the True Point of Beginning;

EXCEPT that portion conveyed to the State of Washington by Deed recorded under Auditor's File No. 528756, records of Franklin County, Washington.

PARCEL 8 (113-740-140):

That portion of the Southeast quarter of the Southeast quarter of Section 27, Township 9 North, Range 30 East, W.M., Franklin County, Washington, lying Northeasterly of State Highway No. 3 (SR 12) right-of-way.

PARCEL 9 (112-570-022):

That portion of the Northwest quarter of Section 35, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

Beginning at the point of intersection of the West line of said Section with the Northeasterly right-of-way line for State Highway No. 3 (SR 12), said point being distant 605 feet, more or less, measured Southerly along said West line from the Northwest corner of said Section;

thence South 46°10'35" East along said highway right-of-way line, 1408 feet to the True Point of Beginning;

thence North 43°49'25" East 1310 feet;

thence South 46°10'35" East 400 feet;

thence South 43°49'25" West 1310 feet, more or less, to a point on the said highway right-of-way line;

thence North 46°10'35" West, along said highway right-of-way line 400 feet, more or less, to the True Point of Beginning.

Exhibit A, cont.

PARCEL 10 (113-690-052):

That portion of Government Lot 4, Section 25, Township 9 North, Range 30 East, Franklin County, Washington, lying Northerly of the Spokane, Portland and Seattle Railway Company right-of-way;

EXCEPT that portion thereof lying Southwesterly of a line described as follows:

Beginning at a point on the West line of said Section, which point lies North 750.1 feet from the Southwest corner of said Section;

thence South 45°15'30" East 454.5 feet;

thence North 44°44'30" East 75 feet;

thence South 45°15'30" East 500 feet, more or less, to a point on the line of ordinary high water on the bank of the Snake River and the Point of Terminus of the described line.

PARCEL X (113-610-069):

Lot 2, Short Plat No. 2009-15, according to the survey thereof recorded under Auditor's File No. 1736172.

PARCEL Y (113-690-105):

Lot 3, Short Plat No. 2007-19, according to the survey thereof recorded under Auditor's File No. 1706706.

PARCEL Z (113-700-148):

Lot 4, Short Plat No. 2007-19, according to the survey thereof recorded under Auditor's File No. 1706706.

Rynea L. Edwards, PLS 45158
Land Description & R/W Specialist
State Land Survey Unit
Engineering Division
PO Box 47060
Olympia, WA 98504-7060

Dated: 05/27/2015

EXHIBIT B

**DEPARTMENT OF NATURAL RESOURCES
EXCHANGE NO. 86-092675**

Common School Trust to Land Bank

The following describes the Common School Trust land to be exchanged to Land Bank land.

Pasco 16

Lot 1 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1828912, records of Franklin County, Washington.
Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Lot 2 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1828912, records of Franklin County, Washington.
Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Lot 3 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1828912, records of Franklin County, Washington.
Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Lot 4 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1828912, records of Franklin County, Washington.
Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Lot 5 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1828912, records of Franklin County, Washington.
Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Lot 6 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1828912, records of Franklin County, Washington.
Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Lot 7 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1828912, records of Franklin County, Washington.
Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Exhibit B, cont.

Lot 8 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1828912, records of Franklin County, Washington.

Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Lot 9 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1828912, records of Franklin County, Washington.

Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Rynea L. Edwards, PLS 45158
Land Description & R/W Specialist
State Land Survey Unit
Engineering Division
PO Box 47060
Olympia, WA 98504-7060

Dated: 05/18/2015