



WASHINGTON STATE DEPARTMENT OF
Natural Resources
Peter Goldmark - Commissioner of Public Lands
Kyle Blum - Deputy Supervisor for State Uplands

PLEASANT VALLEY TRUST LAND TRANSFER 2013-2015

PROPOSAL

The Department of Natural Resources proposes to transfer 547 acres, more or less, of Common School Trust property located in Thurston County to the City of Tacoma Public Utilities.

Proceeds from the timber value will be deposited into the Common School Construction Account. The land value proceeds will be deposited to the Real Property Replacement Account and used to purchase replacement property desirable for the Common School Trust.

BENEFITS

The property asset base of the Common School Trust is improved by:

- Disposing of property that is inefficient to manage for timber harvest income.
- Disposing of an isolated ownership geographically separated from other trust holdings.
- Enabling replacement of the asset with property that has greater potential for income production to provide future revenue to support public schools statewide.
- Transferring the property to a program that will protect and manage for identified biological, ecological, and social values.

GENERAL LOCATION

The property is located approximately 6 miles west of Elbe within Sections 16, 21, 22, Township 15 North, Range 4 East, W.M., in South Puget Sound Region.

ENCUMBRANCES

The property is encumbered by two road easements.

IMPROVEMENTS None

PRESENT INCOME None.

MARKET VALUE

Timber (10,925 Mbf)	\$4,256,000
Land & Reprod.	<u>\$ 424,000</u>
TOTAL	\$4,680,000

TERMS OF TRANSFER

Cash.

JUSTIFICATION

The property is included in the 2013-2015 Biennium Trust Land Transfer Program. Approval and funding for the transfer is authorized by Section 3231, Ch. 19, Washington Laws of 2013, and RCW 79.17.200.

COMMENTS

Transfer will be by quitclaim deed. The property was positioned for transfer and designated Common School Trust in Intergrant Exchange No. 86-090670. DNR will abandon the roads to Forest Practices standards after closing. Mineral rights will be retained in their existing trust ownerships. As specified by legislation, permitted use will be restricted to fish and wildlife habitat, open space, or recreation purposes. Property will be reserved as Permit Lands as defined in the Department's Habitat Conservation Plan.

Division Manager

J.P. DeLeon 3/18/15

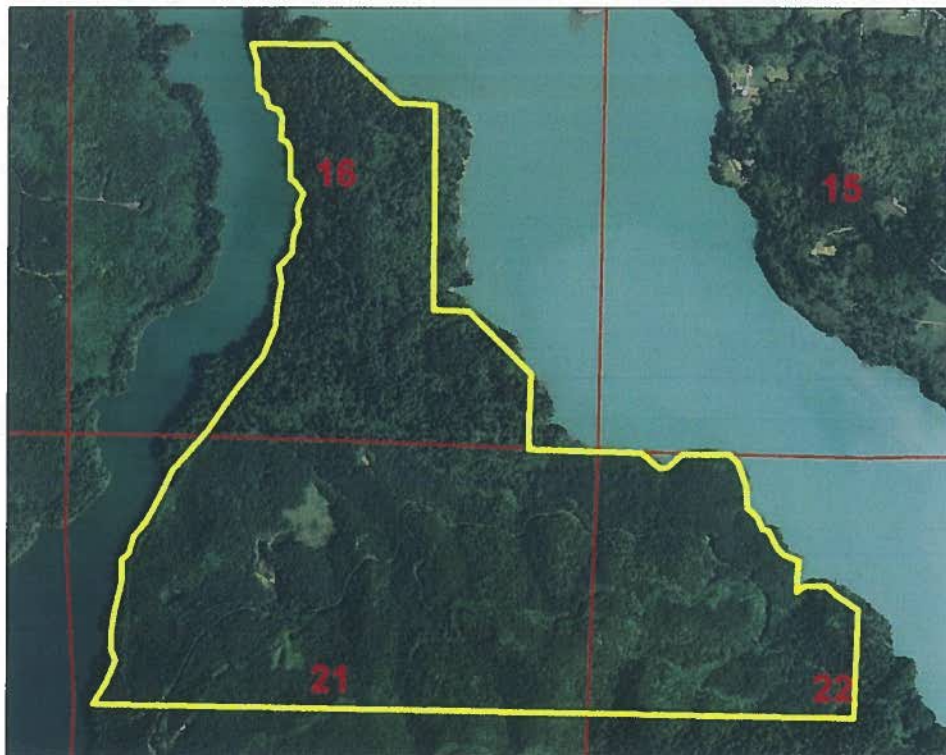
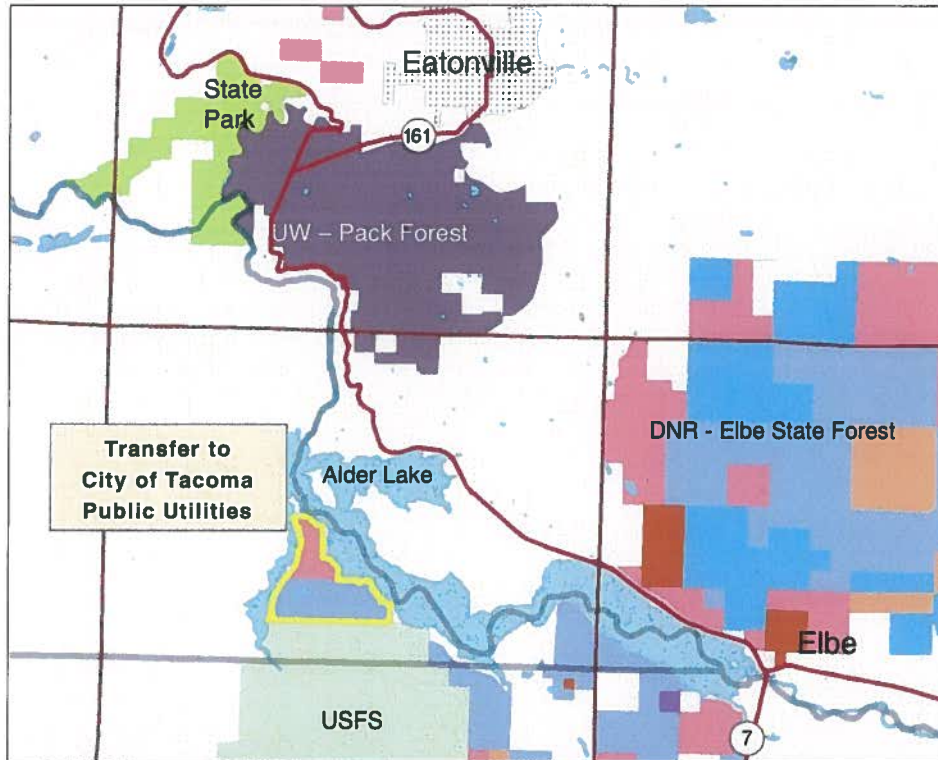
Deputy Supervisor
for State Uplands

Oh h for Kyle Blum 3/20/15

Date of Board Approval

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

PLEASANT VALLEY TRUST LAND TRANSFER 02-090342



Within Portions of Sections 16, 21, 22, Township 15 North, Range 4 East, W.M., Thurston County

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

RESOLUTION NO. _____

A **RESOLUTION** relating to the transfer and replacement of Common School Trust property as authorized by Section 3231, Ch. 19, Washington Laws of 2013 and RCW 79.17.200 under Department of Natural Resources Land Transfer File No. 02-090342.

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

SECTION 1. The State of Washington, acting by and through the 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 A, attached hereto which by this reference is made a part hereof.

SECTION 2. The real property described in Exhibit A and known as Pleasant Valley is among the properties identified for transfer in Section 3231, Ch. 19, Washington Laws of 2013.

SECTION 3. The Board of Natural Resources finds that it is in the best interest of the Common School Trust to transfer the real property described in Exhibit A to the City of Tacoma, Department of Public Utilities, Light Division.

SECTION 4. The Board of Natural Resources finds the appraised market value of the real property described in Exhibit A to be \$4,680,000.

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

- A. Upon receiving payment for the value stated in SECTION 4 above, issue a quitclaim deed that transfers the ownership of the property described in Exhibit A to City of Tacoma, Department of Public Utilities, Light Division. Use shall be restricted for fish and wildlife habitat, open space, or recreation purposes. The property shall be retained as Permit Lands as defined in the Department of Natural Resources' Habitat Conservation Plan. All oils, gases, coals, ores, minerals, and fossils were not included in Intergrant Exchange No. 86-090670 and will be reserved in their existing trust ownership as provided under RCW 79.11.210 and easement rights reserved as provided under RCW 79.36.370; and

- B. Disburse the proceeds of the transfer as follows:
1. Deposit the timber value of \$4,256,000 into the Common School Construction Account; and
 2. Deposit the land value of \$424,000 into the Real Property Replacement Account and hold said funds, together with accrued interest, for the purpose of acquiring desirable replacement property for the Common School Trust in future purchases to be approved by the Board.

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 18th

day of MARCH, 2015.


Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION

That portion of the SW 1/4 of the NE1/4, the SE1/4 of the NW1/4, the E1/2 of the SW1/4, the NW1/4 of the SE1/4 and the S1/2 of the SE1/4 of Section 16, Township 15 North, Range 4 East, W.M., Thurston County, Washington, not included in the Amended Petition for Condemnation Filed in the Superior Court of the State of Washington in and for Thurston County, under Cause No. 19480, and filed as Washington Department of Natural Resources Condemnation No. 212 and as shown on the Condemned Property Map, drawing No. A.S. 1093, Sheet 7 of 8, dated November 12, 1943 on file with the Office of the Commissioner of Public Lands, Olympia, Washington.

Those lands within Section 21, Township 15 North, Range 4 East, W.M., Thurston County, Washington, described by the document recorded December 23, 1985 in Vol. 1383, at Pages 173 through 187, under Auditor's File No. 8512230140, Thurston County Records, being described therein as the NE1/4, the E1/2 of the NW1/4 and those portions of the W1/2 of the NW1/4 NOT conveyed to the City of Tacoma for Alder Lake Reservoir.

Those lands within Section 22, Township 15 North, Range 4 East, W.M., Thurston County, Washington, described by the document recorded December 23, 1985 in Vol. 1383, at Pages 173 through 187, under Auditor's File No. 8512230140, Thurston County Records, being described therein as those portions of the NW 1/4 NOT conveyed to the City of Tacoma for Alder Lake Reservoir (including minerals).

Dennis J. Gelvin, PLS 21674
Land Description, R/W Specialist
Land Survey Unit
P.O. Box 47030
Olympia, WA 98504-7030

Dated October 18, 2013

Justin J. Holt, PLS 41027
Dept. of Natural Resources
Land Survey Unit
P.O. Box 47030
Olympia, WA 98504-7030

Dated 8/20/2014



March 17, 2015

MEMORANDUM

TO: Lenny Young, Department Supervisor
FROM: Kyle Blum, Deputy Supervisor for State Uplands
SUBJECT: Delegation of Authority *Kyle Blum*

During my absence on March 19-20, 2015, I hereby delegate the authority reserved to the Deputy Supervisor for State Uplands, as set forth in the Delegation Order, dated May 22, 2012, to Dale Mix, Engineering and General Services Division Manager

This delegation excludes appointing authority and discipline or termination decisions, which are to be referred to you during this period.

c: Executive Management Team
Division Managers
Region Managers