



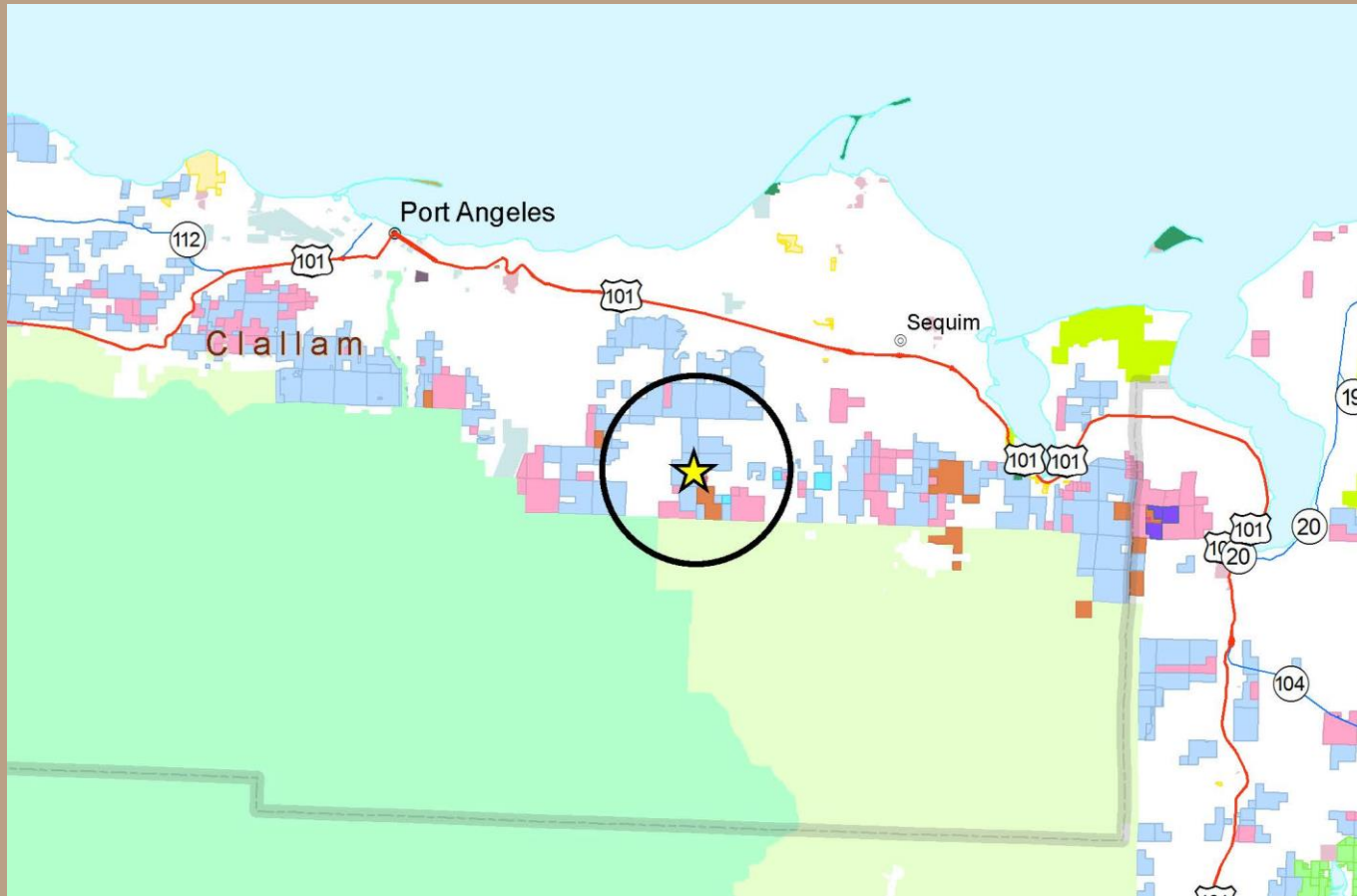
# Lost Mountain

## Land Exchange and Purchase Clallam County



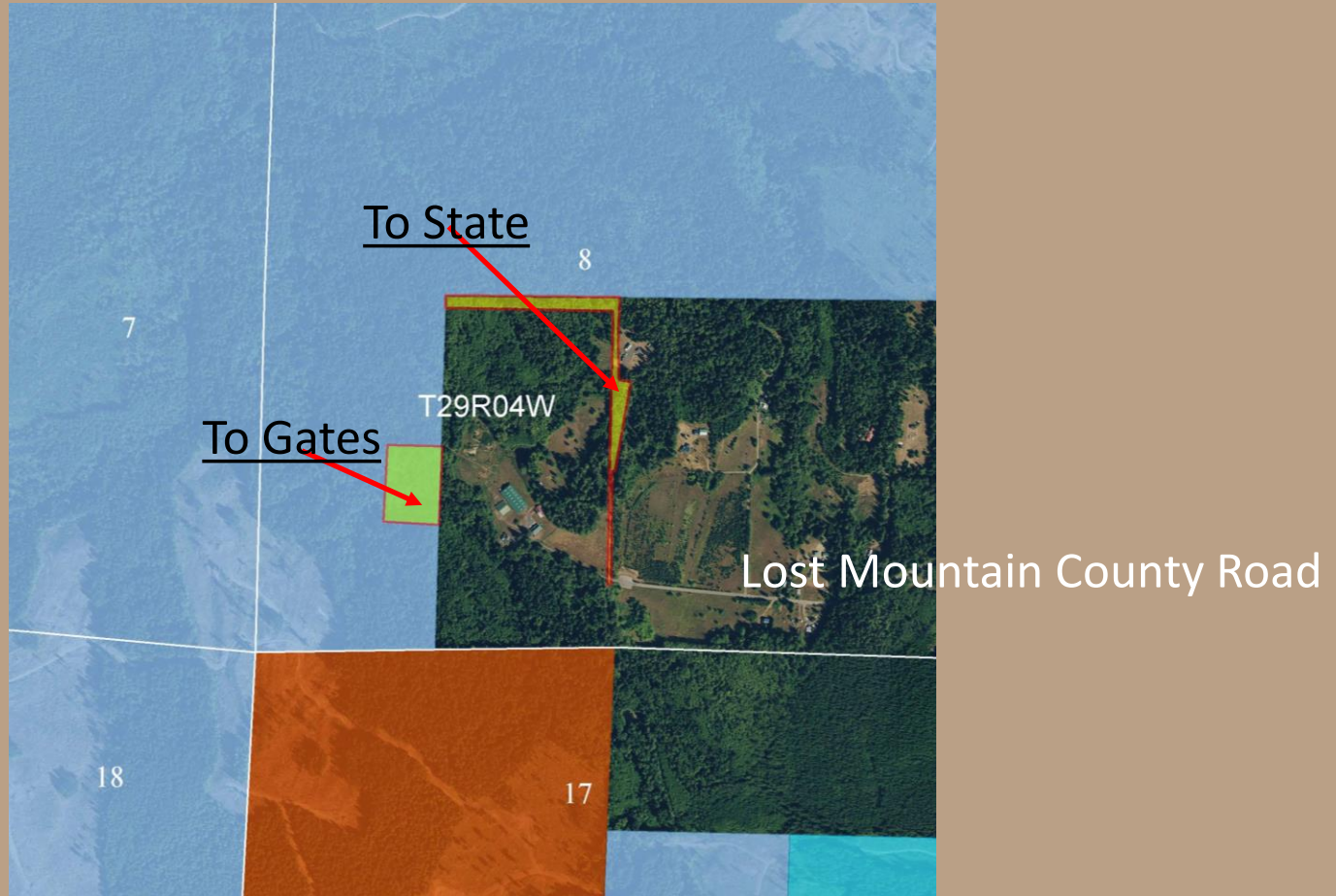
# Lost Mountain

## Vicinity Map #1



# Lost Mountain

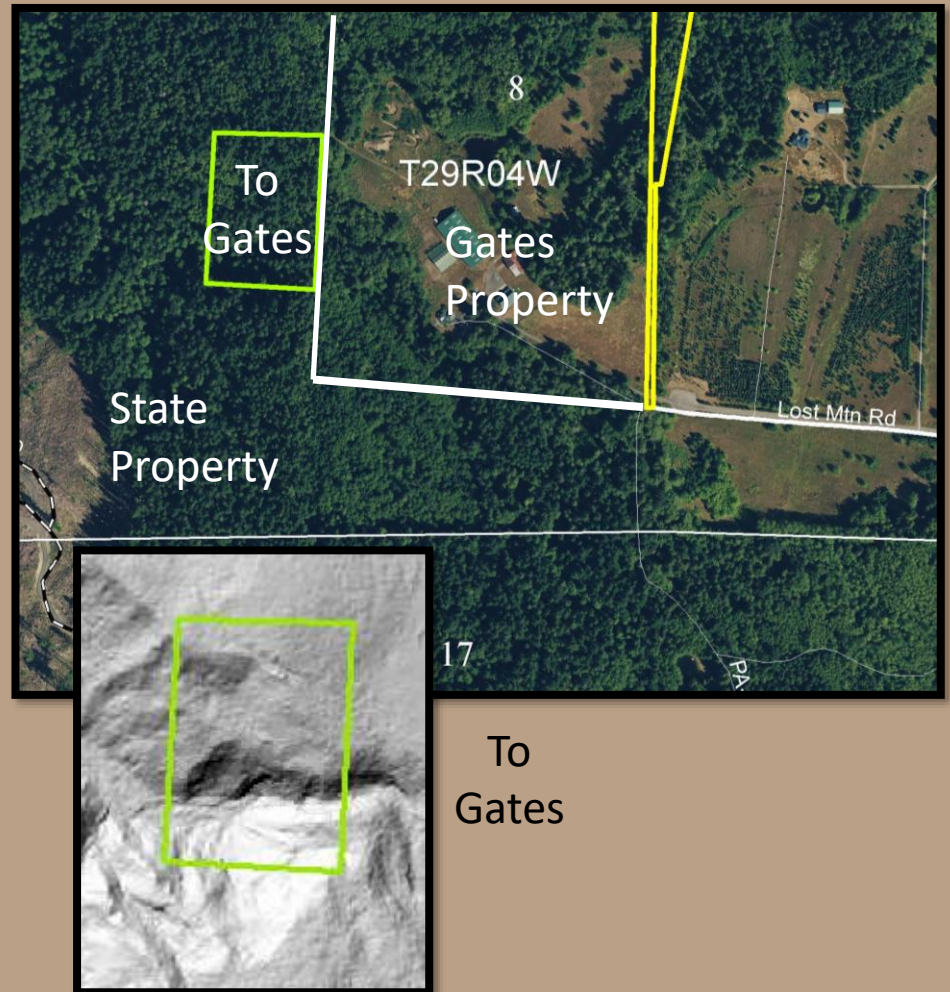
## Vicinity Map #2



# Lost Mountain

## State to Gates Property Information

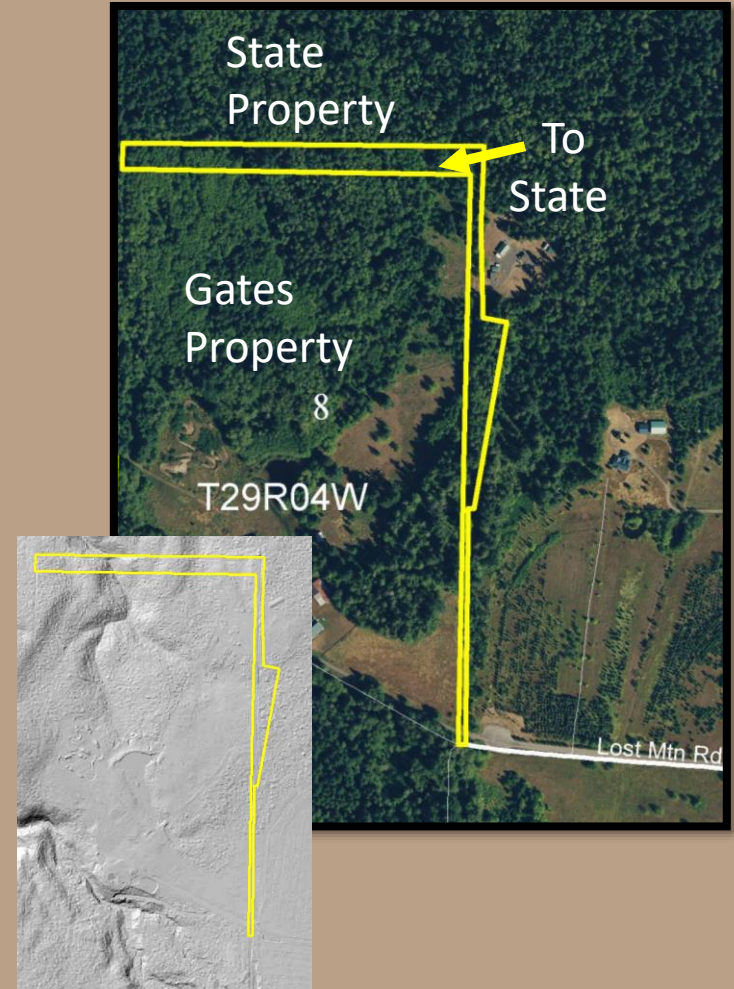
- 7.00 +/- acres
- Proposed exchange from State Forest Transfer Trust
- Small bench on the northern portion with remainder having riparian features



# Lost Mountain

## Gates to State Property Information

- 7.00 +/- acres
- Proposed exchange and sale from Gates to State
- Mostly bench with existing road and timber present
- Provides road access to state forestland to the north
- Exchange of SFL Trust-01 land and Purchase funds from Capitol Trust-07



# Lost Mountain

## Future Timber Sale



# Lost Mountain

## Benefits of Exchange & Purchase

- The final step in securing legal road access into the adjacent state trust land
- Provides near-term timber revenue for trust beneficiaries
- Enhances the long-term asset value of trust lands





# Lost Mountain

## Public Hearing

- Held in Port Angeles on 9/21/2022 with 10 attendees. Former BNR member Commissioner Peach was one of the attendees.
- Discussion items included:
  - County road condition
  - Pvt. Road Maintenance
  - Gates and Public Access
  - Revenue Distribution
  - Timber Haul/Jake Brakes/Noise
  - Reforestation species
  - Public Use/Abuse
- Overall interested crowd with questions answered.



# Lost Mountain Road

## Appraisal Values

Current Owner	Acres	Total Property Value
Gates Property	7	\$68,400
State Property	7	\$20,000

State to exchange \$20,000 land (SFL Trust) and pay \$48,400 cash from the RPRA-Capitol Trust to acquire the entire Gates property.



# Lost Mountain Road

## Trust Allocation of Obtained Pvt. Land

Future Owner	Acres	Total Property Value
SFL Trust- 01	2.05	\$20,000
Capitol Trust - 07	4.95	\$48,400
Total	7.00	\$68,400



# Lost Mountain

Questions ?

## Resolution #1598



