



WASHINGTON STATE DEPARTMENT OF
Natural Resources

Peter Goldmark - Commissioner of Public Lands
Kyle Blum - Deputy Supervisor for State Uplands

PLEASANT VALLEY INTER-TRUST EXCHANGE 2013-2015

PROPOSAL

The Department of Natural Resources proposes to exchange 389 acres, more or less, of State Forest Land Trust property in Thurston County for 373.89 acres, more or less, of Common School Trust property in Thurston County.

PURPOSE

The purpose of the exchange is to designate the State Forest Land Trust land as Common School Trust so that the newly designated Common School Trust land can be included in a proposal to be transferred to the City of Tacoma Public Utilities.

BENEFITS

- Trust assets are consolidated and blocked up for more efficient management.
- Common School Trust is repositioned for direct transfer at market value.
- State Forest Land Trust is repositioned to land that can be managed for timber revenue.
- Facilitates the direct transfer of property as authorized by Trust Land Transfer Legislation.

PUBLIC HEARING

A public hearing was held in Tumwater on February 26, 2015. A summary of the testimony will be presented to the Board of Natural Resources.

GENERAL LOCATION

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

The Common School Trust property is approximately x miles west of Littlerock and is within Section 19, Township 16 North, Range 3 West, W.M., in South Puget Sound Region.

**PLEASANT VALLEY INTER-TRUST EXCHANGE
VALUATION SUMMARY**

Acres and Value by Trust

Trust Property	Acres	Timber in Mbf	Timber Value	Land & Reproduction Value	Total Value
Appraised values for Common School Trust property in Sec.19, T16N, R3W	373.89	0	\$0	\$1,735,000	\$1,735,000
Appraised values for State Forest Land Trust property in Secs. 21 and 22, T15N, R4E	389	4,564	\$1,425,000	\$300,000	\$1,725,000
Value changes in State Forest Land Trust +/-	-15.11	- 4,563	- \$1,425,000	+ \$1,435,000	+ \$10,000

COMMENTS

Mineral Rights are not included in the exchange and will be retained by their existing trust ownerships where owned. Common School trust does not own the mineral rights in Section 19.

Division Manager

Deputy Supervisor for
State Uplands

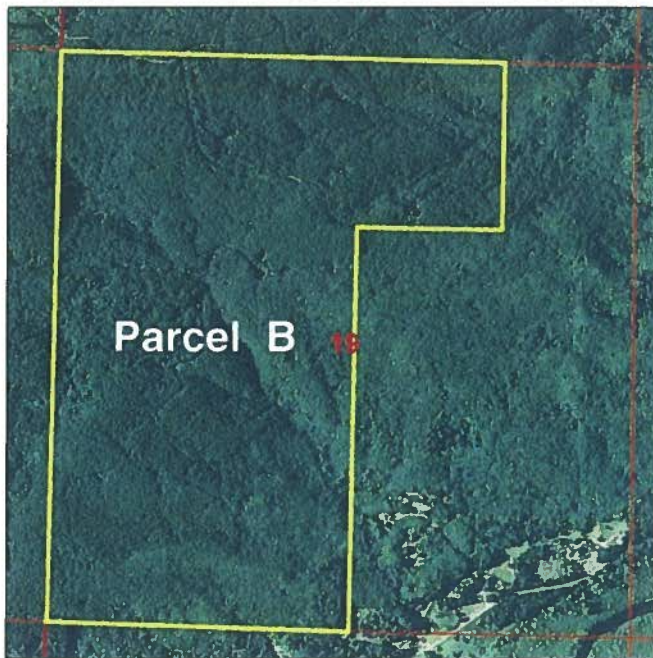
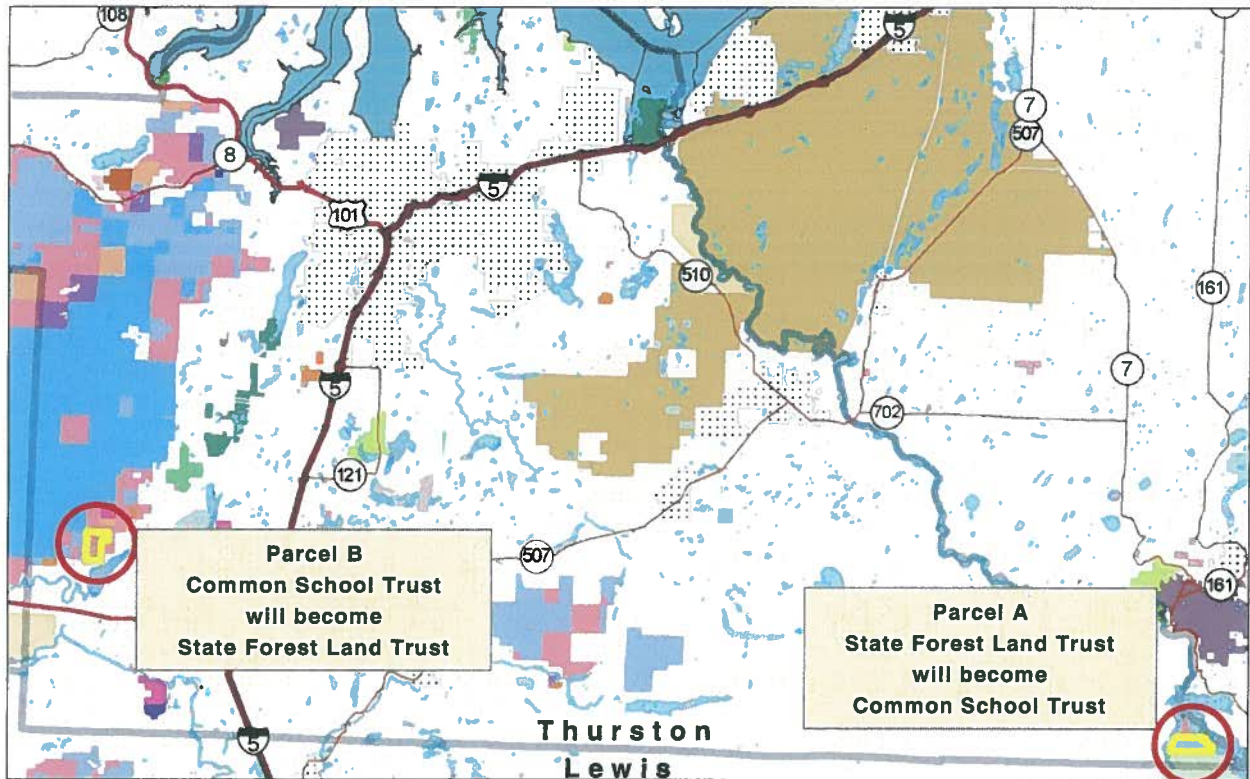
Date of Board Approval _____

Jack Peterson 3/18/15

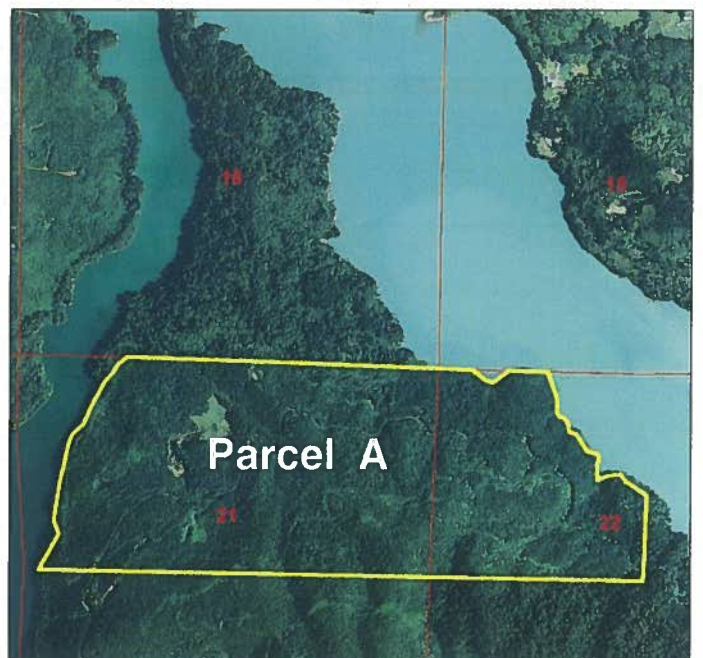
Oh hi for Kyle Blum 3/20/15

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

PLEASANT VALLEY INTER-TRUST EXCHANGE 86-090670



Parcel B in portions of Section 19, Township 16 North, Range 3 West, W.M., will become State Forest Transfer Trust land.



Parcel A in portions of Sections 21 and 22, Township 15 North, Range 4 East, W.M., will become Common School Trust land.

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

RESOLUTION NO. _____

A **RESOLUTION** relating to the exchange of real property, known as the Pleasant Valley Inter-Trust Exchange transaction, and the reclassification of State Forest Land Trust property to Common School Trust property as authorized by RCW 79.17.010-.070 under Department of Natural Resources Exchange File No. 86-090670.

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

SECTION 1. The State of Washington, Department of Natural Resources, has title to and holds in trust under the provisions of Title 79 RCW the State Forest Land Trust property described in Exhibit A attached hereto which by this reference is made a part hereof.

SECTION 2. The State of Washington, Department of Natural Resources, has title to and holds in trust under the provisions of 79 RCW the Common School Trust property described in Exhibit B attached hereto which by this reference is made a part hereof.

SECTION 3. The Board of Natural Resources finds that the exchange of the State Forest Land Trust property described in Exhibit A for the Common School Trust property described in Exhibit B is authorized by RCW 79.17.010-.070 and will result in the consolidation and blocking up of State lands and State Forest Lands, will facilitate the management thereof, and the marketing of forest products therefrom.

The Board also finds that the real property described in Exhibit A is equal in value to the real property described in Exhibit B. The Board further finds that this exchange is in the best interest of the trusts for which the land is held.

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 real property described in Exhibit A to the status of Common School Trust property to be administered and provided for under the laws of the State of Washington;

- B. Transfer the real property described in Exhibit B to the status of State Forest Land Trust property to be held and administered as provided for under the laws of the State of Washington.
- C. All oils, gases, coals, ores, minerals and fossils, are not included in this exchange and will be retained by their existing trust ownerships, 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 18th
day of MARCH, 2015.


Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION

State Forest Land Trust to Common School Trust

The following describes the State Forest Land property to be exchanged to Common School Trust property:

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.

TOGETHER WITH

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 10/18/2013

Justin Holt, PLS 41027
Dept. of Natural Resources
Land Survey Unit
P.O. Box 47030
Olympia, WA 98504-7030
Dated 8/20/2014

EXHIBIT B

LEGAL DESCRIPTION

Common School Trust to State Forest Land Trust

The following describes the Common School Trust property to be exchanged to State Forest Land Trust property:

The West Half of Section 19, Township 16 North, Range 3 West, W.M., Thurston County, Washington.

TOGETHER WITH

The Northwest Quarter of the Northeast Quarter of Section 19, Township 16 North, Range 3 West, W.M., Thurston County, Washington.

TOGETHER WITH

The North Half of the North Half of the North Half of the Southwest Quarter of the Northeast Quarter of Section 19, Township 16 North, Range 3 West, W.M., Thurston County, Washington.

Rynea L Edwards, PLS 45158
State Land Survey Unit
PO Box 47030
Olympia, WA 98504-7030

Dated 3/2/2015



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