Malaga Exchange

DRAFT Presentation

Trust Exchange

Chelan County
Malaga Exchange

DNR Malaga Transaction Goals

- Consolidate trust lands to facilitate a future conservation outcome while repositioning trust assets to a more favorable location for trust revenue

- Enhance access to trust lands.
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Whited’s milkvetch

- Very rare plant; World range only near Malaga
- G1, S1 Ranked
- Focal plant species of the Upper Dry Gulch NAP
- Long-term plan is to expand this NAP
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Rare Plant Locations

Whited’s milkvetch - Astragalus sinuatus
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Exchanger Parcels located in Chelan County
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State Parcels located in Chelan County

S-1
T21R21E
10

S-2
T21R21E
14

S-3
T21R21E
16

S-4
T21R22E
DNR will convey parcels outlined in yellow

2,198 acres of Common School Trust

Improves access to existing and acquired DNR lands

Grassland; Grazing & CRP lease; tenant is Ravenwing Ranch LLC

Zoning is RR-20
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Exchanger Parcels located in Chelan County
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Exchanger Properties

- DNR will acquire the parcels outlined in red with “E” labels
- 2,205 Acres
- Access – Grant to DNR
- Grassland
- Zoning is RR-20, RR-10
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Public Hearing

- **Public Hearing Notices**: DNR media release, DNR web page posting, legal ads in newspapers, notices to public officials and agencies

- **Public Hearing in Chelan County at Malaga**: Two non-DNR attendees; One testified in favor; No written testimony during 14 day comment period

- **Post Hearing Comments**: Two letters received; Concerns about equity, winter range, elk, bighorn sheep, hunting access
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Benefits

- Trust Benefits

  - Consolidate trust lands to facilitate a future conservation outcome while repositioning trust assets to a more favorable location for trust revenue

  - Legal easement enhancement allows for asset appreciation and alternative marketing options

- Public Benefits

  - Potential for future expansion of NAP; better access
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Exchange Valuation

<table>
<thead>
<tr>
<th>Common School Trust</th>
<th>Acres</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before Exchange</td>
<td>2,198</td>
<td>$1,098,840</td>
</tr>
<tr>
<td>After Exchange</td>
<td>2,205</td>
<td>$1,102,560</td>
</tr>
<tr>
<td>Change</td>
<td>+ 7 acres</td>
<td>+$3,720;</td>
</tr>
</tbody>
</table>

(Equivalent Value; State gain of 1/3 of 1% value)

All properties valued at $500 per acre in the appraisal.
Questions?

Resolution #1564