PENINSULA Land Exchange

Clallam and Jefferson Counties
Introduction

• Both parties were motivated to consolidate holdings

• Exchange is equal market value (appraised value)

• Two year process with multiple tasks – select parcels, due diligence, title, outreach, valuation, balancing

• Outreach has been an integral part of the process
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Parcels – Western Clallam

State Trust Parcel to Merrill and Ring Land

Merrill & Ring Land to State Trust Parcel

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Parcels – Eastern Clallam & Jefferson

State Trust Parcel to Merrill and Ring Land

Merrill & Ring Land to State Trust Parcel
Peninsula Land Exchange

Parcels – Jefferson County

State Trust Parcel to Merrill and Ring Land

Merrill & Ring Land to State Trust Parcel

Olympic National Park

Buckhorn Wilderness

Quinault

E-JF-27

E-JF-32

E-JF-29

E-JF-30

E-JF-31

BREMERTON

PORT ORCHARD

BAINBRIDGE ISLAND

POULSBORO

SHORELINES

SEAT TAC

EDMONDS

LANGLEY

SEQUIM

FORKS

CLALLAM

JEFFERSON

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Exchange Benefits

- Increases net operable acres of forestland
- Enhances road access
- Reduces management costs (roads, boundary, patrol)
- Blocks up trust landscapes – in-holdings, edge holdings, reduction in amount of lost operational acreage
- Diversifies marketing options – closer to mills, harbor, legal access, future leasing
# Peninsula Land Exchange

## All Exchange Properties

<table>
<thead>
<tr>
<th></th>
<th>Gross Acres</th>
<th>Net Operable Acres</th>
<th>Market Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Trust - Before Exchange</td>
<td>1,001</td>
<td>700</td>
<td>$5,490,000</td>
</tr>
<tr>
<td>All Trust - After Exchange</td>
<td>1,395</td>
<td>1,111</td>
<td>$5,490,000</td>
</tr>
<tr>
<td>Change</td>
<td>+ 394 ac</td>
<td>+411 ac</td>
<td>Equivalent Value</td>
</tr>
</tbody>
</table>
Peninsula Land Exchange

## Acreage Change by County

<table>
<thead>
<tr>
<th>Before</th>
<th>Clallam</th>
<th>Jefferson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common School</td>
<td>536</td>
<td>0</td>
</tr>
<tr>
<td>State Forest</td>
<td>465</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,001</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>After</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Common School</td>
<td>264</td>
<td>636</td>
</tr>
<tr>
<td>State Forest</td>
<td>495</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>759</strong></td>
<td><strong>636</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Change By County</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Common School</td>
<td>-272</td>
<td>+636</td>
</tr>
<tr>
<td>State Forest</td>
<td>+30</td>
<td>0</td>
</tr>
</tbody>
</table>
Parcels becoming Common School Trust include the following:
## Peninsula Land Exchange

### State Forest Land Trust

<table>
<thead>
<tr>
<th></th>
<th>Gross Acres</th>
<th>Net Operable Acres</th>
<th>Market Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SFL - Before</strong></td>
<td>465</td>
<td>346</td>
<td>$1,950,000</td>
</tr>
<tr>
<td><strong>SFL - After</strong></td>
<td>495</td>
<td>427</td>
<td>$2,013,000</td>
</tr>
<tr>
<td><strong>Change</strong></td>
<td>+ 30 acres</td>
<td>+81 acres</td>
<td>Equivalent; +3%</td>
</tr>
<tr>
<td></td>
<td>+6%</td>
<td>+23%</td>
<td></td>
</tr>
</tbody>
</table>

### State Forest Land Trust – Age Classes

<table>
<thead>
<tr>
<th>Age Class of Operable acres SFL</th>
<th>0 to 10</th>
<th>11 to 20</th>
<th>21 to 30</th>
<th>31 to 40</th>
<th>41 to 50</th>
<th>51 to 60</th>
<th>61 to 70</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>SFL - Before</td>
<td>39</td>
<td>0</td>
<td>0</td>
<td>134</td>
<td>173</td>
<td>0</td>
<td>0</td>
<td>346</td>
</tr>
<tr>
<td>SFL - After</td>
<td>69</td>
<td>0</td>
<td>150</td>
<td>103</td>
<td>97</td>
<td>0</td>
<td>8</td>
<td>427</td>
</tr>
<tr>
<td>Change Acres</td>
<td>+30</td>
<td>0</td>
<td>+150</td>
<td>-31</td>
<td>-76</td>
<td>0</td>
<td>+8</td>
<td>+81</td>
</tr>
</tbody>
</table>

SFL Before Parcels – S-CL-2, S-CL-3, S-CL-4, S-CL-6, S-CL-8, S-CL-9, S-CL-10
Common School Trust – Age Classes

<table>
<thead>
<tr>
<th>Age Class of Operable acres CS</th>
<th>0 to 10</th>
<th>11 to 20</th>
<th>21 to 30</th>
<th>31 to 40</th>
<th>41 to 50</th>
<th>51 to 60</th>
<th>61 to 70</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS – Before (S-CL-07)</td>
<td>80</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>274</td>
</tr>
<tr>
<td>CS – After (See below)</td>
<td>52</td>
<td>3</td>
<td>301</td>
<td>207</td>
<td>23</td>
<td>99</td>
<td>0</td>
<td>684</td>
</tr>
<tr>
<td>Change</td>
<td>-28</td>
<td>+3</td>
<td>+301</td>
<td>+207</td>
<td>+23</td>
<td>+99</td>
<td>-274</td>
<td>+330</td>
</tr>
</tbody>
</table>

Public Hearing Testimony

- Consolidates trust land
- Export logs may impact jobs
- Exchange may help w/ jobs
- Rotation lengths; Age Classes
- Cost reductions beneficial
- Sub-taxing districts & impacts
- Fish and Wildlife Habitat; MM, NSO, salmonids, eagle
- Value to owner, not market
- Carbon sequestration
- SEPA analysis & other analysis
- Potential conversion of use
Questions and Resolution

Resolution No. 1563

Photo by Atterbury
Peninsula Land Exchange

M&R to State - Parcel E-CL-2

Peninsula Exchange

Property ID - E-CL-02
Clallam County
Ortho

Legend
- WNRWR
- DNR-Managed Lands by Surface Trust
- Common School (2)
- State Forest Transfer (1)
- State Forest Purchase (2)

Created by: Nick McCulloch, CRT Division
Date: 2/8/2019

Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in the data source and the cartographic process, the Department of Natural Resources cannot accept responsibility for errors or omissions, and, therefore, there are no warranties which accompany this material.
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M&R to State - Parcels E-CL-3 and E-CL-4
Peninsula Land Exchange

M&R to State - Parcel E-CL-10
Peninsula Land Exchange

M&R to State - Parcel E-CL-14
Peninsula Land Exchange

M&R to State - Parcel E-CL-15

Peninsula Exchange
Property ID - E-CL-15
Clallam County
Rocks & Easements

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M&R to State - Parcel E-CL-16
Peninsula Land Exchange

M&R to State - Parcel E-CL-17
Peninsula Land Exchange

M&R to State - Parcel E-CL-23

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M&R to State - Parcel E-CL-24
Peninsula Land Exchange

M&R to State - Parcel E-CL-25

Peninsula Exchange
Property ID - E-CL-25
Clallam County
Roads & Easements

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M&R to State - Parcel E-CL-26
Peninsula Land Exchange

M&R to State - Parcel E-CL-33
Peninsula Land Exchange

M&R to State - Parcel E-CL-34
Peninsula Land Exchange

M&R to State - Parcels E-JF-29 and E-JF-30

Peninsula Exchange
Property ID - E-JF-29 & 30
Jefferson County
Ortho

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Created by: Micki McCulloch, CRT Division
Date: 2/12/2019
Peninsula Land Exchange

M&R to State - Parcel E-JF-31
Peninsula Land Exchange

State to M&R – Parcels S-CL-02 & S-CL-03
Peninsula Land Exchange

State to M&R - Parcel S-CL-4
Peninsula Land Exchange

State to M&R - Parcel S-CL-6
Peninsula Land Exchange

State to M&R – Parcel S-CL-07

PENINSULA EXCHANGE
Property ID: S-CS-CL07
Property Name: MR-3100
Clallam County
Ortho

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Created by: Micki McCollough, CRT Division
Date: 3/28/2018
Peninsula Land Exchange

State to M&R - Parcel S-CL-8
Peninsula Land Exchange

State to M&R - Parcel S-CL-9

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State to M&R – Parcel S-CL-10

Clallam County
2015
WASHINGTON
ORTHOGRAPHIC

PENINSULA EXCHANGE
Property ID: S-SF-CL-10
Property Name: FR-D-5696

Clallam

T30R15W

Created by: Cindy Volf, GIS Division
Date: 6/7/2016, Scale 1:2,000