Lopez Hill Transfer

Trust Transfer

San Juan County
Lopez Hill Transfer

Transfer Property

San Juan County
Orcas Island
Lopez Island
Anacortes
Bellingham
Whatcom County
Island County

San Juan County

San Juan County

San Juan County

San Juan County

San Juan County
Lopez Hill Transfer

- San Juan County - Trust Land Transfer lessee of property; 2009 lease which expires in 2059

- Direct transfer request from San Juan County; Lease provision and RCW 79.17.200

- Common School Trust; Transfer would reposition the trust asset

- County provided admin. fee for DNR transaction costs
Lopez Hill Transfer

- Extensive recreational trail system and trailhead
- Friends of Lopez Hill association
Lopez Hill Transfer

- Island timber harvests have high costs

- High potential for timber harvest constraints; wetlands, wildlife habitat, plant communities, balsds

- County Ecological Assessment in 2010
Lopez Hill Transfer

- 400 acres in size

- Zoning – Forest Resources; 1 home / 20 acres (20 potential homes total)

- HBU is for 20 clustered homes after Class 4 General timber harvest

- Past timber harvest in 1988, 90 acres, NE portion
## Lopez Hill Transfer

### Valuation

<table>
<thead>
<tr>
<th>Appraisal</th>
<th>Acreage</th>
<th>Payment</th>
<th>Fund Recipient</th>
</tr>
</thead>
<tbody>
<tr>
<td>TLT Lease for 50 years</td>
<td>400</td>
<td>$5,005,000</td>
<td>100% Common School Construction Account (CSCA) – Common School (2009)</td>
</tr>
<tr>
<td><strong>Residual Value of Fee Interest</strong></td>
<td>400</td>
<td>$1,030,000</td>
<td>100% Real Property Replacement Account (RPRA) – Common School (2018)</td>
</tr>
<tr>
<td>Total Value for Trust; Lease + Transfer</td>
<td></td>
<td>$6,035,000</td>
<td>Listed above</td>
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</tbody>
</table>
Questions?

Resolution #xxxx