



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**

PETER GOLDMARK
COMMISSIONER OF PUBLIC LANDS

**LAND BANK SALE
PASCO 16**

PROPOSAL The Department of Natural Resources proposes to sell at public auction, the following five parcels of Land Bank property located in Franklin County. The proceeds from the sale will be used to purchase Common School property.

- Lot 1: 37.86 acres, Land Sale File No. 02-092580
- Lot 2: 102.72 acres, Land Sale File No. 02-092581
- Lot 3: 21.47 acres, Land Sale File No. 02-092582
- Lot 4: 38.09 acres, Land Sale File No. 02-092583
- Lot 5: 30.05 acres, Land Sale File No. 02-092584

BENEFITS The trust asset base is improved by disposing of property that is inefficient to manage and by enabling replacement of the asset with property that has greater potential for natural resource income production.

GENERAL LOCATION The property is off I-182 at Road 68 within the city of Pasco and is within Section 16, Township 9 North, Range 29, East, W.M., in Southeast Region.

PRESENT INCOME None.

MARKET VALUE

INDIVIDUAL LOT APPRAISED MARKET VALUE

- Lot 1: \$1,239,000
- Lot 2: \$2,132,000
- Lot 3: \$680,000
- Lot 4: \$708,000
- Lot 5: \$792,000

TOTAL GROSS RETAIL / AGGREGATE APPRAISED MARKET VALUE: \$5,551,000

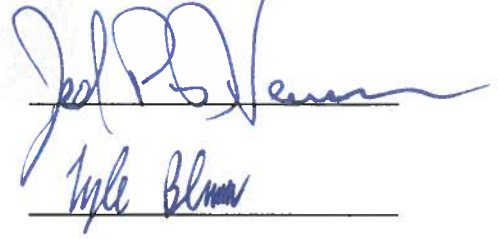
TYPE OF SALE Public auction – oral bid.

TERMS OF SALE Cash.

JUSTIFICATION The sales are authorized by Chapter 79.19 RCW & RCW 79.11.340.

COMMENTS Conveyance of title will be by quitclaim deed. Mineral rights will be reserved in the Common School Trust.

Division Manager



A handwritten signature in blue ink, appearing to read "Ted Blinn", is written over a horizontal line.

Deputy Supervisor
for State Uplands



A handwritten signature in blue ink, appearing to read "Kyle Blinn", is written over a horizontal line.

Date of Board Approval

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

RESOLUTION NO.

A **RESOLUTION** relating to the sales of Land Bank property as authorized by RCW 79.19.030 & 79.11.340 under Department of Natural Resources Land Sale File No's.02-092580, 02-092581, 02-092582, 02-092583 and 02-092584.

**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 will sell the properties situated in Franklin County, Washington as described in Exhibit A, known as the Pasco 16 Lots, as Land Bank property under the provisions of Chapter 79.19 RCW & RCW 79.11.340 consistent with the remaining sections of this resolution.

SECTION 2. The Board of Natural Resources finds that the properties described in Exhibit A are impractical for the Department to manage due to geographic location. Therefore, the properties described in Exhibit A should be sold at public auction.

SECTION 3. The Board of Natural Resources finds the appraised market values of the properties described in Exhibit A to be:

INDIVIDUAL LOT APPRAISED MARKET VALUE

Lot 1: \$1,239,000
Lot 2: \$2,132,000
Lot 3: \$680,000
Lot 4: \$708,000
Lot 5: \$792,000

TOTAL GROSS RETAIL / AGGREGATE APPRAISED MARKET VALUE: \$5,551,000

SECTION 4. The Board approves the sale of the five lots, individually or in any combination, on condition that the sales price meets or exceeds the appraised market value for the individual parcel sold, or, the gross retail / aggregate appraised market value for any combination of parcels sold.

SECTION 5. The Commissioner of Public Lands is authorized to execute such agreements, writings and relinquishments and to certify to the Governor such deeds as are necessary or proper to complete the sales of the above referenced real property.

SECTION 6. The Department of Natural Resources is hereby authorized and directed to:

A. Retain mineral rights in Common School Trust as provided under Resolution 1457; and

B. Sell the Land Bank properties as provided by law.

SECTION 7. Should the designation and sales authorized by this resolution be consummated, the State of Washington, Department of Natural Resources shall:

A. Upon receiving payment for the values stated in SECTION 3 above, issue quitclaim deeds which reserve from the sales all oils, gases, coals, ores, minerals, and fossils as provided for under Resolution 1457 and as provided under RCW 79.11.210 and reserved easement rights as provided under RCW 79.36.370; and

B. In accordance with RCW 79.19.050, deposit the proceeds of the sales into the Resource Management Cost Account Land Bank.

APPROVED AND ADOPTED by the Board of Natural Resources, Department of Natural Resources, State of Washington, this _____ day of _____, 20__.

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 10th
day of August, 2006.

Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTIONS

Pasco 16 Lot 1 – Land Sale File No. 02-092580

Lot 1 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1847849, records of Franklin County, Washington.

Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Pasco 16 Lot 2 – Land Sale File No. 02-092581

Lot 2 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1847849, records of Franklin County, Washington.

Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Pasco 16 Lot 3 – Land Sale File No. 02-092582

Lot 3 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1847849, records of Franklin County, Washington.

Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Pasco 16 Lot 4 – Land Sale File No. 02-092583

Lot 4 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1847849, records of Franklin County, Washington.

Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Pasco 16 Lot 5 – Land Sale File No. 02-092584

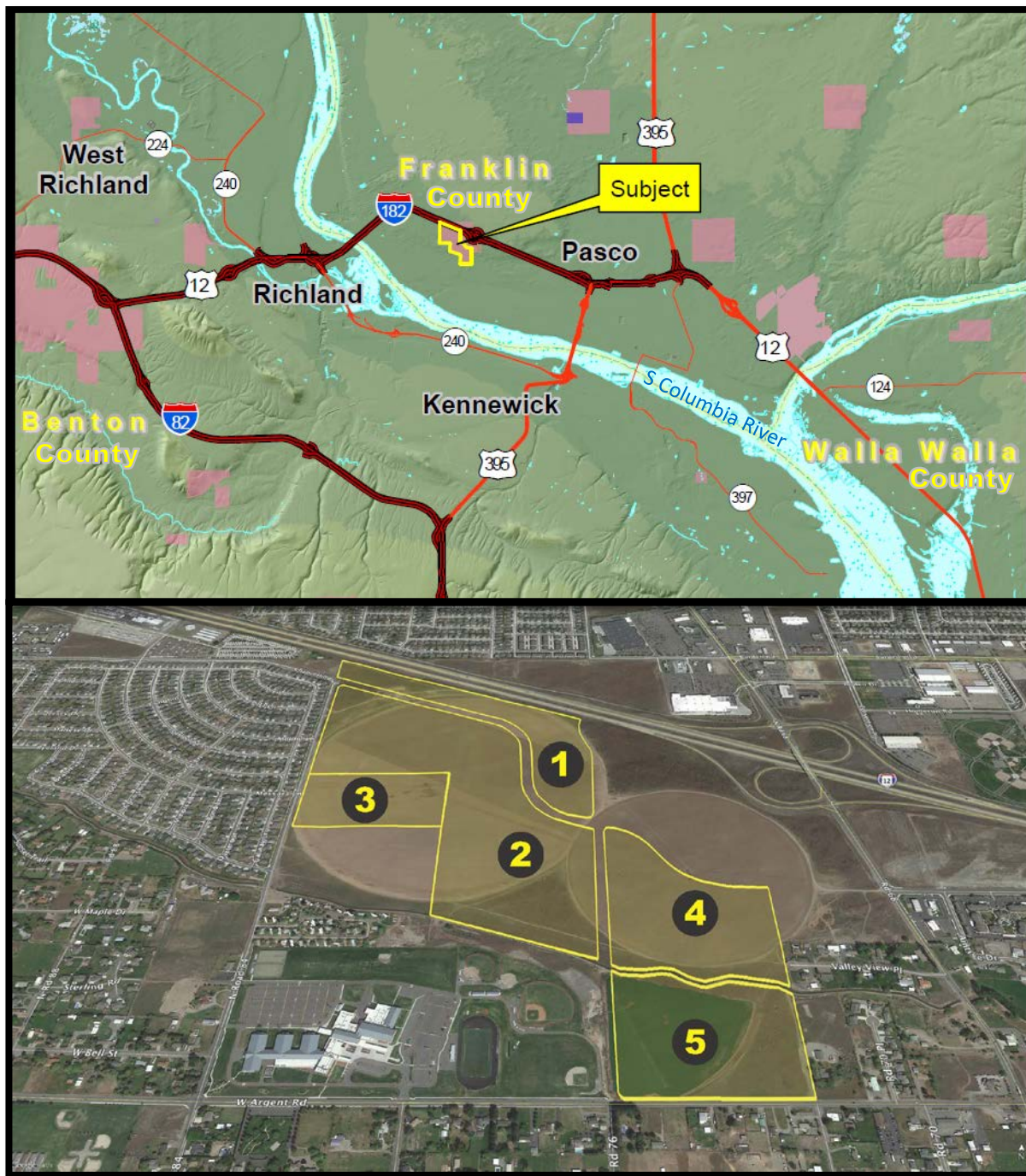
Lot 5 of Pasco 16 a Segregation Survey recorded under Auditor's File No. 1847849, records of Franklin County, Washington.

Together with and Subject to easements for ingress, egress and utilities for Chapel Hill Blvd and Road 76, as shown on said segregation.

Rynea L. Edwards, PLS 45158
Land Description & R/W Specialist
State Land Survey Unit
Engineering Division
PO Box 47060
Olympia, WA 98504-7060

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

PASCO 16



Within Section 16, Township 09 North, Range 29 East, W.M., Franklin County