



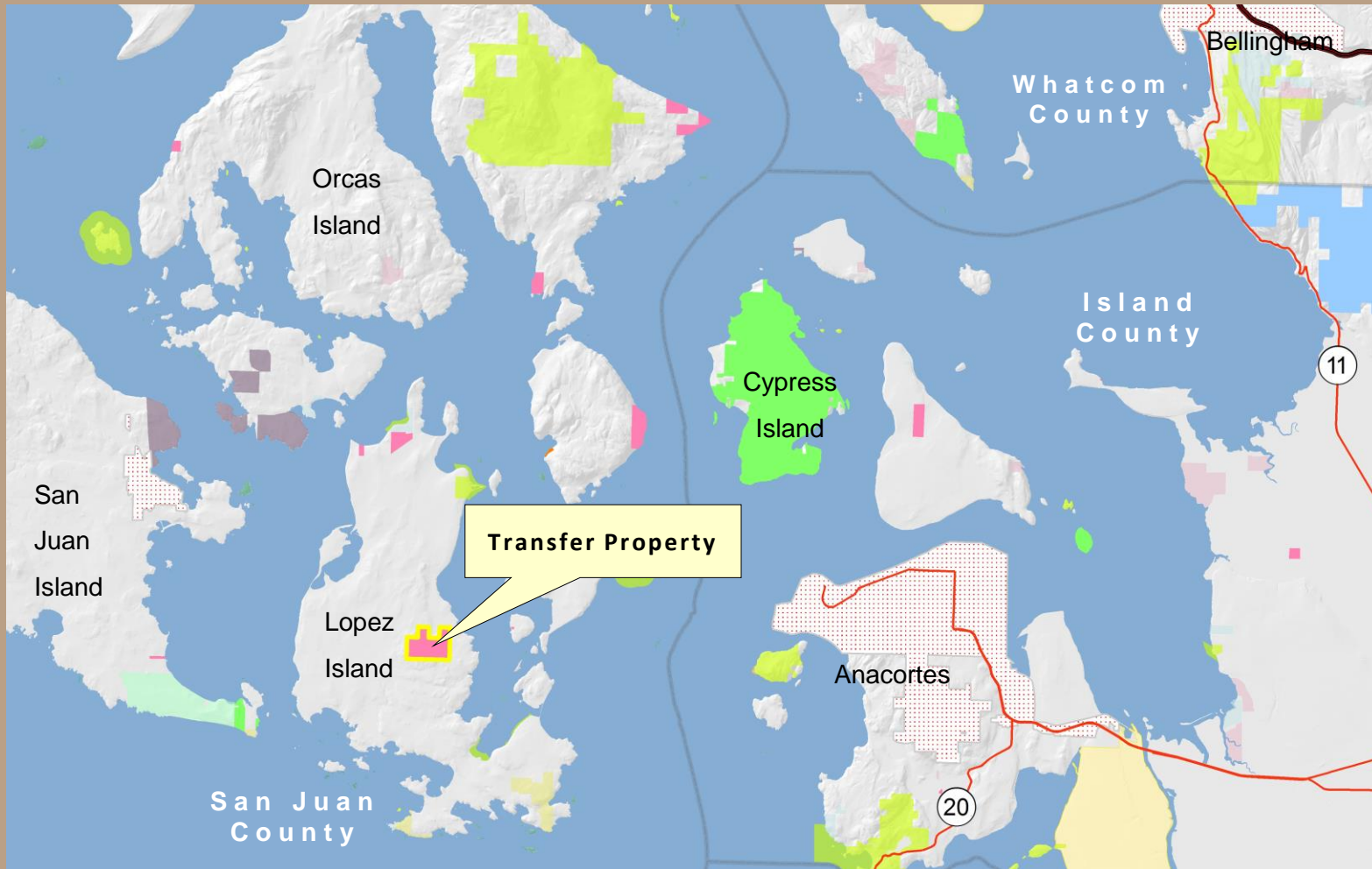
Lopez Hill Transfer

Trust Transfer

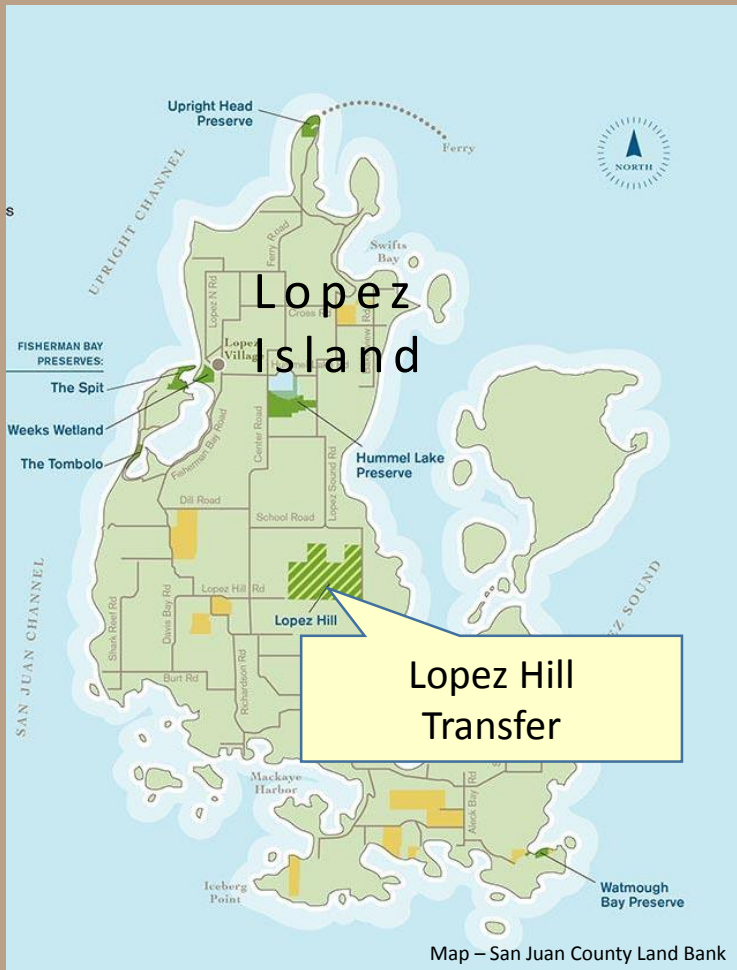
San Juan County



Lopez Hill Transfer



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



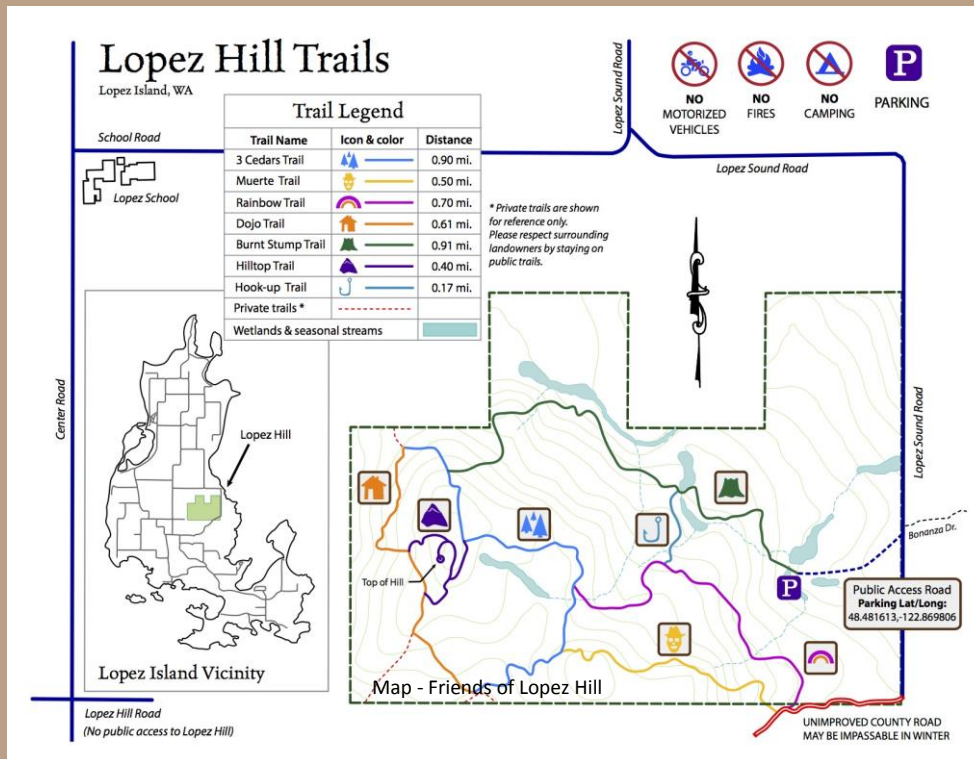
Lopez Hill Transfer



Photo - Friends of Lopez Hill



Photo - Friends of Lopez Hill



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



Photo - Friends of Lopez Hill

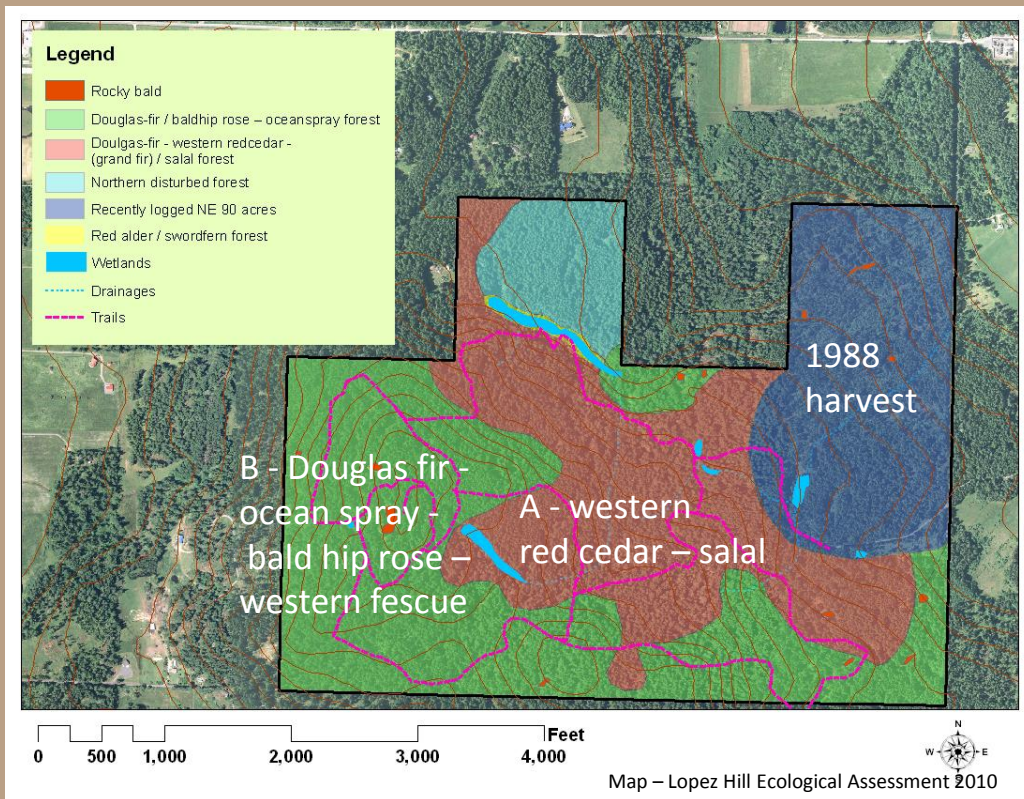


Photo - Friends of Lopez Hill

Lopez Hill Transfer



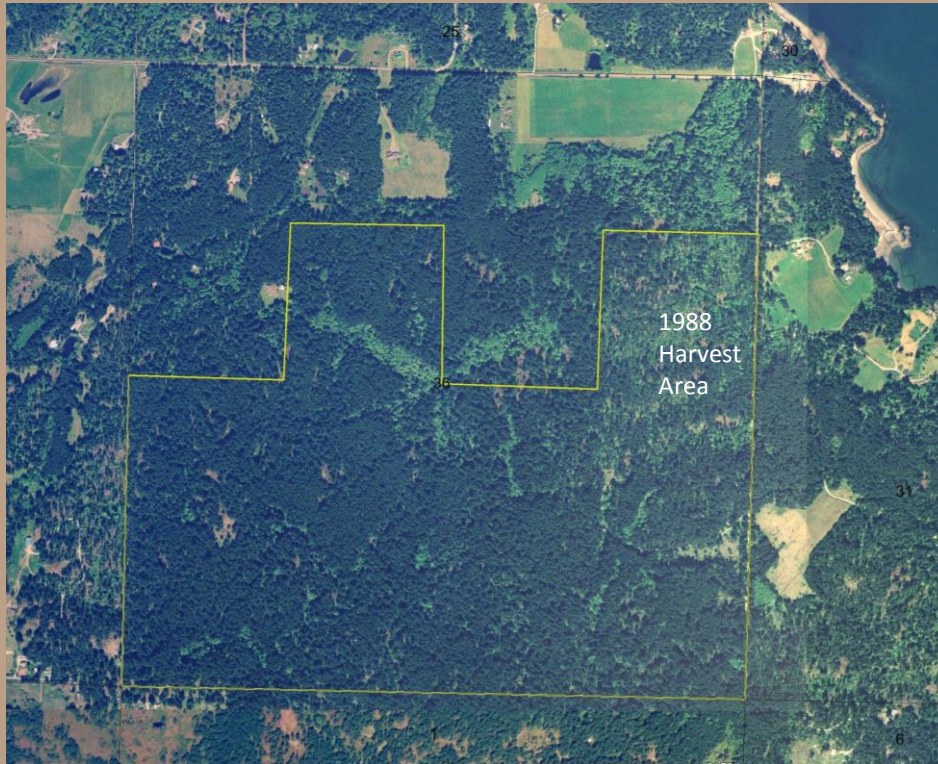
- Island timber harvests have high costs



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

- 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

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



Lopez Hill Transfer



DNR photo

Questions ?

Resolution #xxxx



