



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**
PETER GOLDMARK
COMMISSIONER OF PUBLIC LANDS

Klickitat Canyon Community Forest Purchase

PROPOSAL

The Department of Natural Resources proposes to purchase 2405 acres, more or less, of real property owned by John Hancock Life Insurance Company, et al, and located in Klickitat County. The purpose of this purchase is to acquire land for the Community Forest Trust. The purchase is authorized by RCW 79.155.040. The majority of the funding is provided by a grant from the USDA Forest Service through the Forest Legacy program. Columbia Land Trust is providing the community match funds.

BENEFITS

The Community Forest Trust will acquire property that meets the intent of Chapter 79.155 RCW:

- Protects in perpetuity forest lands at risk of conversion
- Maintains the land in working forest status
- Provides income to pay for management costs
- Supports community values through maintaining the forest landscape and related economic benefits

GENERAL LOCATION

The property is approximately seven miles east of Glenwood and is within Sections 2, 3, 4, 5 and 10, Township 6 North, Range 13 East, W.M., in Southeast Region.

VALUATION

Purchase price is \$4,000,000.

Forest Legacy Program	\$3,904,000
Columbia Land Trust	\$ 96,000

COMMENTS

Conveyance of title will be by Bargain & Sale Deed, and title insurance will be provided by the seller. Minerals have been reserved by a prior owner. As required by RCW 79.155.080, a management plan for the property will be created by a local advisory committee. The majority of funding is provided through a grant from the USDA Forest Service Forest Legacy program. Columbia Land Trust will provide the community financial contribution, and will manage the property on behalf of DNR through a management agreement.

Division Manager

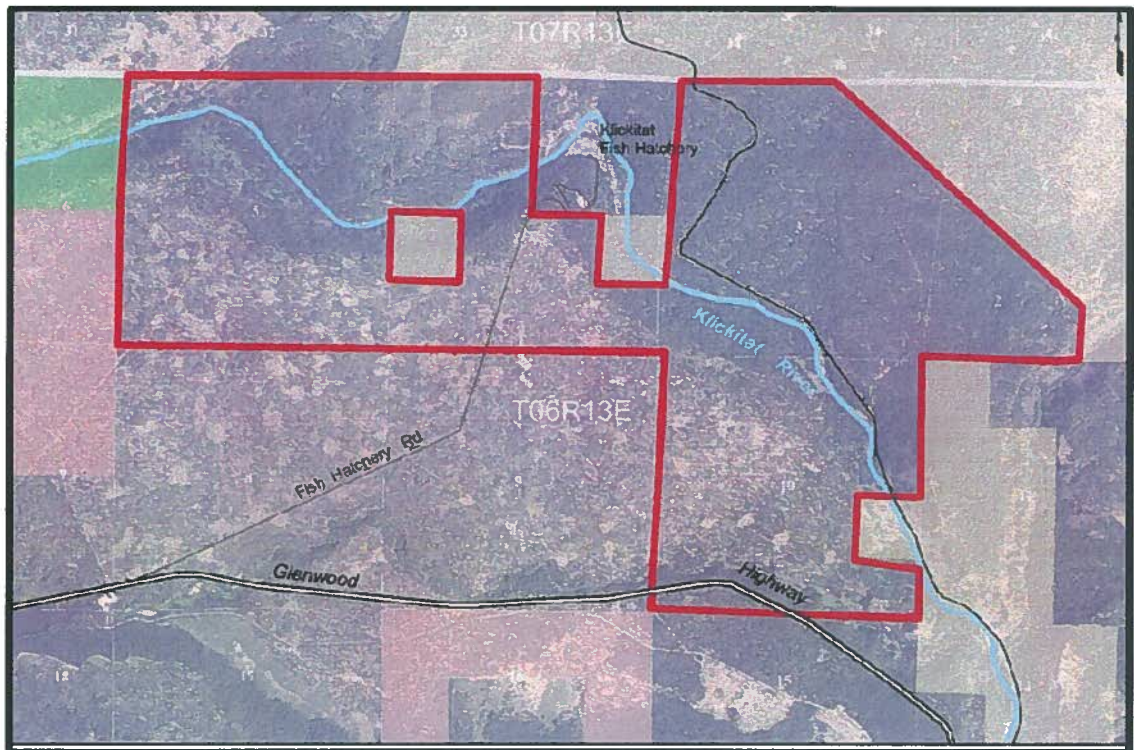
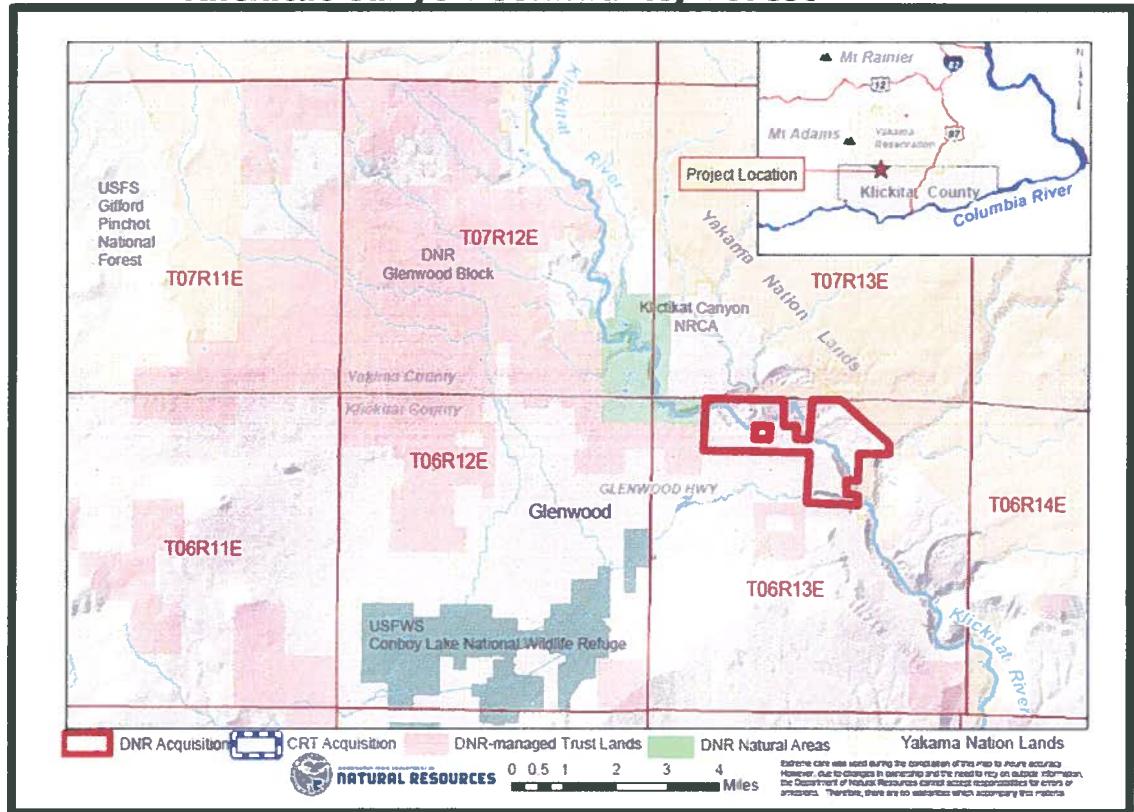
Phil W. ...

Deputy Supervisor
for State Uplands

Angus W. ...

Date of Board Approval

**STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES
Klickitat Canyon Community Forest**



Within Section 2,3,4,5,10 of Township 6 North Range 13 East
Board of Natural Resources ■ Board Map ■ Klickitat Canyon Forest Transaction File # 08-091713

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

RESOLUTION NO. _____

A **RESOLUTION** relating to the purchase of real property by the Department of Natural Resources of the State of Washington from JOHN HANCOCK LIFE INSURANCE COMPANY, a Massachusetts Life Insurance Company, as to an undivided 72% interest; JOHN HANCOCK VARIABLE LIFE INSURANCE COMPANY, a Massachusetts Life Insurance Company, as to an undivided 26% interest; and MANULIFE INSURANCE COMPANY, a Delaware Corporation, as to an undivided 2% interest; together as tenants in common, as authorized by RCW 79.155.040, under Department of Natural Resources Purchase File No. 08-091713.

**BE IT RESOLVED BY THE BOARD OF NATURAL RESOURCES,
DEPARTMENT OF NATURAL RESOURCES, STATE OF WASHINGTON, THAT:**

SECTION 1. John Hancock Life Insurance Company, et al, are the owners of the real property described in Exhibit A, attached hereto which by this reference is made a part hereof.

SECTION 2. The Board of Natural Resources finds that purchase of the real property described in Exhibit A as a community forest is authorized by RCW 79.155.040. Consistent with RCW 79.155.030, the purchase of the real property described herein will meet the goals of the department and the program management principles for community forests to (a) protect working forest lands at risk of conversion, (b) manage forest lands consistent with objectives and values of the local community, (c) maintain land in working forest status through traditional forestry, (d) generate sufficient revenue to pay for management costs and reinvest into the management objectives of the property, (e) provide sustainable public recreational access, local timber jobs, clean air and water, carbon storage, fish and wildlife habitat, and open space, and (f) provide educational opportunities for local communities regarding the benefits of working forests in Washington. This property is therefore suitable for addition to the Community Forest trust.

SECTION 3. The Board of Natural Resources finds the local community has made a commitment to preserving the real property described in Exhibit A as a working forest and provided a financial contribution to the proposed community forest of at least fifty percent of the difference between the property's appraised fair market value and the property's timber and forest value by Columbia Land Trust as required by RCW 79.155.070.

SECTION 4. The Commissioner of Public Lands is authorized to execute such agreements, writings, and relinquishments and to certify and approve such deeds as are necessary or proper to complete the purchase of the above referenced real property.

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. The John Hancock Life Insurance Company, et al, will convey their property to the State of Washington by bargain and sale deed and will furnish, at their expense, a policy of owner's standard title insurance in the full amount of the purchase price.
- B. The Department of Natural Resources is authorized to acquire the property through funds provided by the USDA Forest Service Forest Legacy Program and through contributions from Columbia Land Trust, for the purchase price of \$4,000,000 as required by the Purchase and Sale Agreement.
- C. Should the purchase authorized by this resolution be consummated, the State of Washington, Department of Natural Resources, shall hold and administer the real property described in Exhibit A as Community Forest Trust property, as provided for under the laws of the State of Washington.

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 23rd
day of November, 2014.
Adrienne Smith
Assistant Attorney General

**STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
RESOLUTION**

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

Government Lots 2, 3, 4 and 5; the Southwest 1/4 of the Northeast 1/4; the South 1/2 of the Northwest 1/4; and the South 1/2;

In Section 3, Township 6 North, Range 13 East, W. M.;

Together with those certain rights for access as set forth in that certain document known as Glenwood Agreement No. 23 as the same is recorded under Klickitat County Recording No. 107864, the same being amended by documents recorded under Recording Nos. 135065 and 159911;

Situate in the County of Klickitat, State of Washington.

Parcel 2

Government Lots 3 and 4; The South 1/2 of the Northwest 1/4; The Northeast 1/4 of the Southwest 1/4; the Northwest 1/4 of the Southeast 1/4; and the South 1/2 of the South 1/2;

Excepting therefrom a 60 foot strip of land in the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 4, the centerline of which is described as:

Beginning at a point on the West line of Section 9 a distance of 306.58 feet North from the West Quarter Quarter thereof; thence North 64 degrees 20 minutes 30 seconds East 1616.28 feet; Thence North 16 degrees 42 minutes 29 seconds East 1670 feet to a point on the North line of said Section 9 a distance of 1920 feet, more or less, easterly from the Northwest corner thereof; thence continuing on the last described bearing 2870 feet to a point on the east and west centerline of said Section 4 a distance of 2435 feet, more or less, westerly from the East Quarter corner of said Section 4;

In Section 4, Township 6 North, Range 13 East, W. M.;

Together with those certain rights for access as set forth in that certain document known as Glenwood Agreement No. 23 as the same is recorded under Klickitat County Recording No. 107864, the same being amended by documents recorded under Recording Nos. 135065 and 159911;

Situate in the County of Klickitat, State of Washington.

Parcel 3

Section 5, Township 6 North, Range 13 East, W. M.;

Together with those certain rights for access as set forth in that certain document known as Glenwood Agreement No. 23 as the same is recorded under Klickitat County Recording No. 107864, the same being amended by documents recorded under Recording Nos. 135065 and 159911;

Situate in the County of Klickitat, State of Washington.

Parcel 4

Section 10, Township 6 North, Range 13 East, W. M.; except the Northeast 1/4 of the Southeast 1/4 thereof;

Together with those certain rights for access as set forth in that certain document known as Glenwood Agreement No. 23 as the same is recorded under Klickitat County Recording No. 107864, the same being amended by documents recorded under Recording Nos. 135065 and 159911;

Situate in the County of Klickitat, State of Washington.

Parcel 5

Government Lots 10, 11 and the Southwest 1/4 of the Southwest 1/4 in Section 2, Township 6 North, Range 13 East, W. M.;

Situate in the County of Klickitat, State of Washington.

Rynea L. Edwards, CfedS, PLS 45158
Land Description & R/W Specialist
Engineering
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Olympia, WA 98504-7030