



WASHINGTON STATE DEPARTMENT OF
Natural Resources

Peter Goldmark - Commissioner of Public Lands

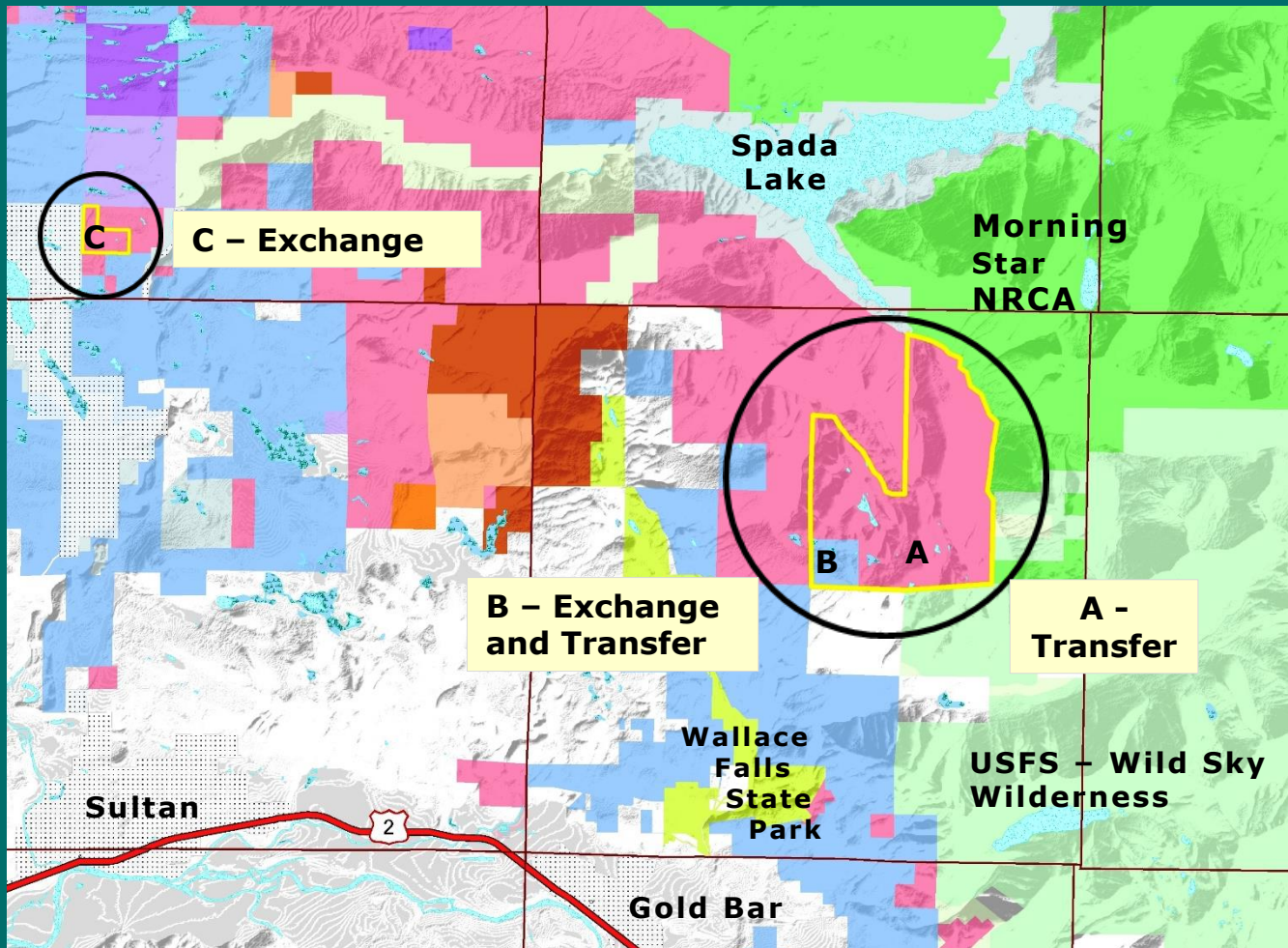
Morning Star Trust Land Transfer 02-090339

Morning Star Exchange 86-090728

Snohomish County



Morning Star - Vicinity

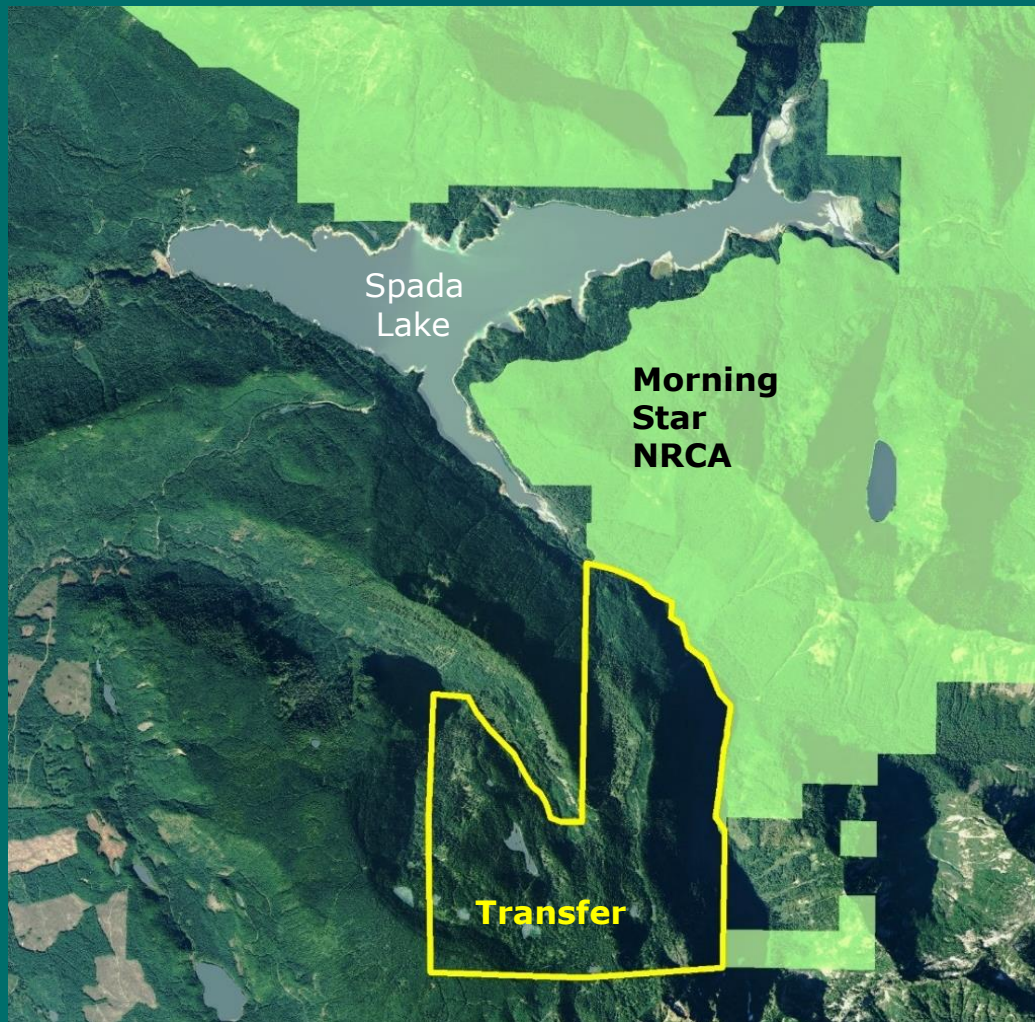


**Sultan in
Snohomish
County**

**Spada Lake
Reservoir**

**Morning Star
NRCA**

Morning Star - TLT



Morning Star NRCA

33,592 acres

2,445 acres

**Elevation 1,500' to
4,840'; very steep**

**Site Class – 4, 5,
non-commercial**

Lake Stickney

Morning Star – TLT



**Old Growth
forest**

Wildlife Habitat



**Low-impact
recreation**

Morning Star - TLT

Appraised Value – T&E not risk encumbered

Timber (22,800 Mbf)	\$ 224 /MBF	\$ 5,107,000
Land (2,245 acres)	\$ 267 /acre	\$ 599,000
Total – Parcels A&B	\$ 2,542 /acre	\$ 5,706,000

Appraised Value – T&E risk encumbered

Timber (15,863 Mbf)	\$ 157 /MBF	\$ 2,493,000
Land (2,245 acres)	\$ 190 /acre	\$ 427,000
Total – Parcels A&B	\$ 1,301 /acre	\$2,920,000

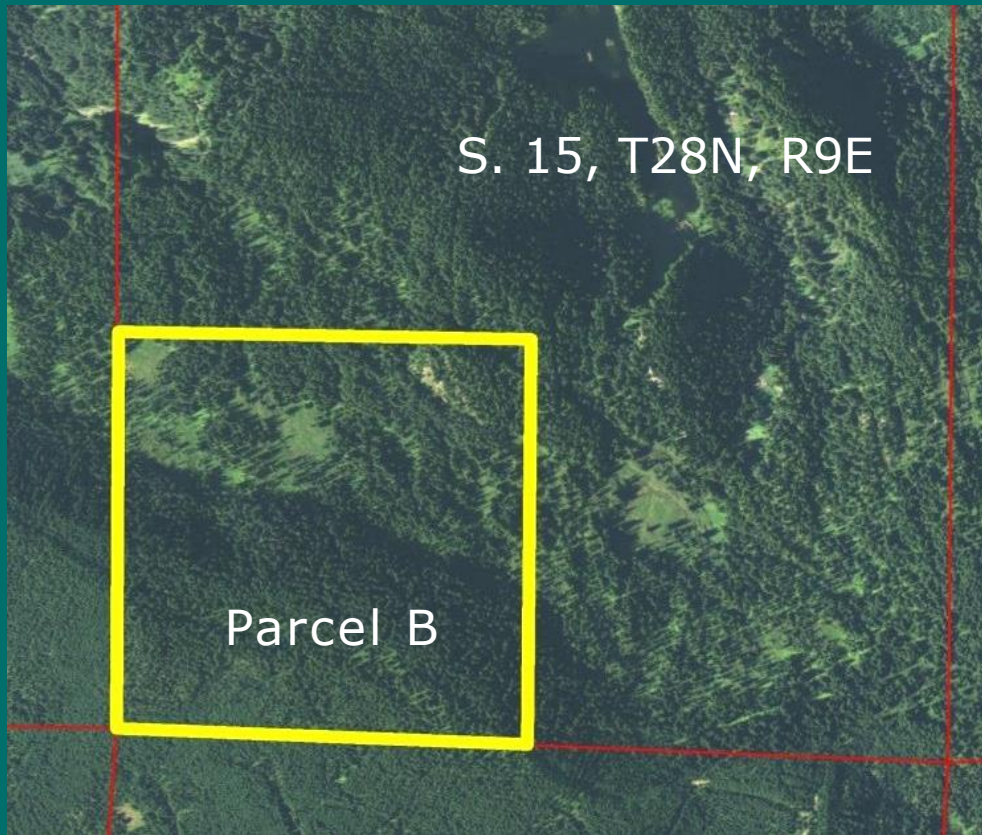
Distribution of Funds

Timber Value - Common School Construction Account

Land Value - Real Property Replacement Account

Morning Star– Exchange

Parcel B



160 acres

**SFL Trust to
CS Trust**

Trees 160+ years

**No roads; 4,100'
elevation**

Site Class – 5

Morning Star - Exchange

Parcel B Appraised Value – T&E not risk encumbered

Timber (3,460 Mbf)	\$ 266 /MBF	\$ 922,000
Land (160 acres)	\$ 238 /acre	\$ 38,000
Total – Parcel B	\$ 6,000 /acre	\$ 960,000

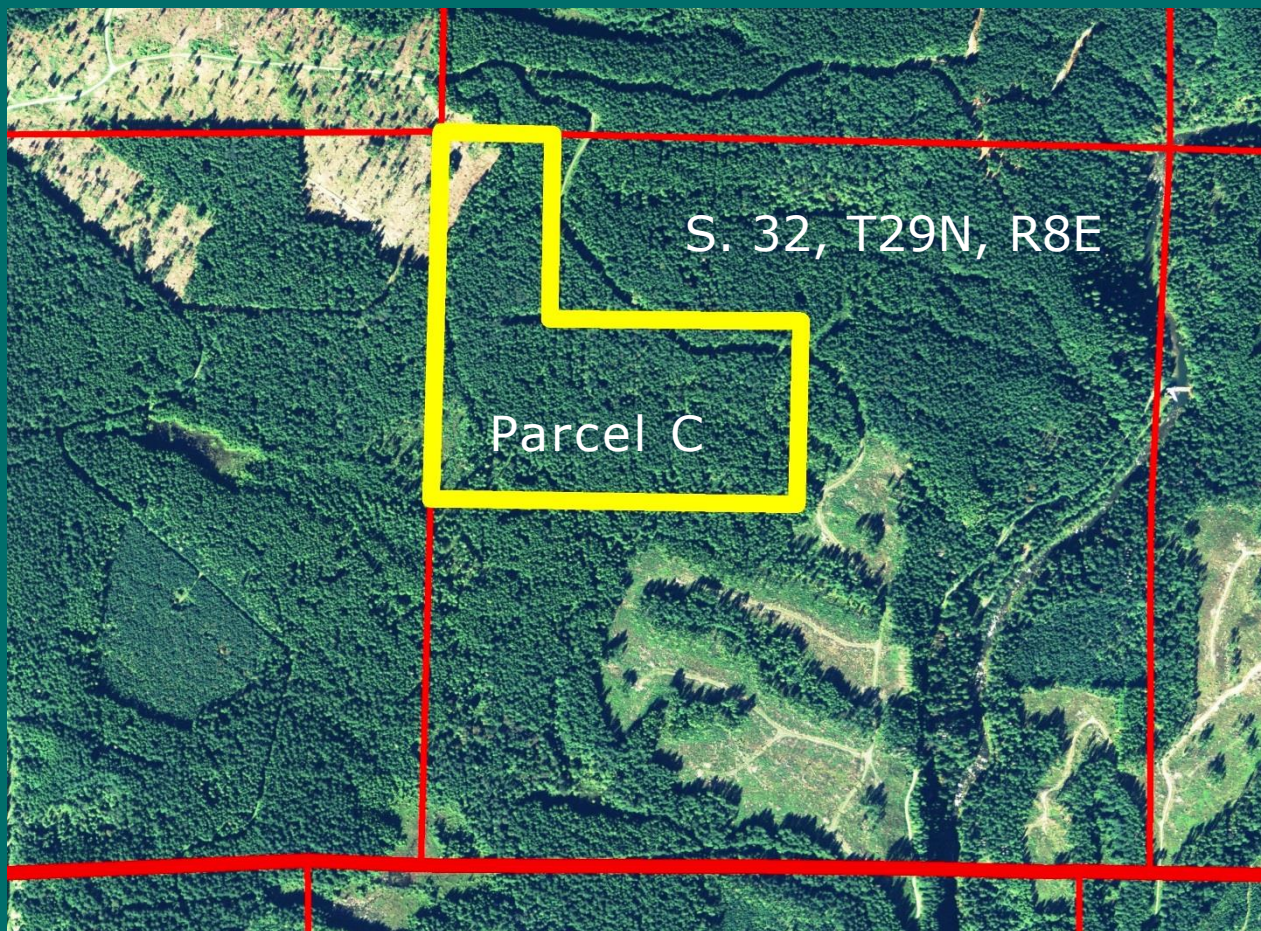
Parcel B Appraised Value – T&E risk encumbered

Timber (3,004 Mbf)	\$ 234 /MBF	\$ 704,000
Land (160 acres)	\$ 206 /acre	\$ 33,000
Total – Parcel B	\$ 4,606 /acre	\$ 737,000

Morning Star - Exchange

Parcel C

105 acres



CS Trust to
SFL Trust

Site Class 2-3;
roads; 1100'
elevation

Managed as
trust land in
the future

Morning Star - Exchange

Parcel C – Value same under either scenario

Timber (2,352 Mbf)	\$ 384 /MBF	\$ 903,000
Land (104.84 acres)	\$ 553 /acre	\$ 58,000
Total – Parcel C	\$ 9,166 /acre	\$ 961,000



Morning Star - Exchange

- Public Hearing in Everett on Jan. 21, 2015
- 10 attendees; many written comments during the comment period

Reasons For Support

- Protects old growth, rare birds and wildlife, native plants, soils, drinking water
- Enhances biodiversity, ecological function and outdoor recreation
- Provides additional landscape connectivity between NRCA and Wild Sky wilderness

Reasons Not In Support

- Too large boundary
- Too small boundary
- Less trust land and working forests
- Less motorized recreation



Morning Star - Exchange and TLT

Questions ?



Morning Star Inter-Trust Exchange Resolution #1449

Morning Star Trust Land Transfer Resolution #1450



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