



PENINSULA Land Exchange

Clallam and Jefferson Counties



Peninsula Land Exchange

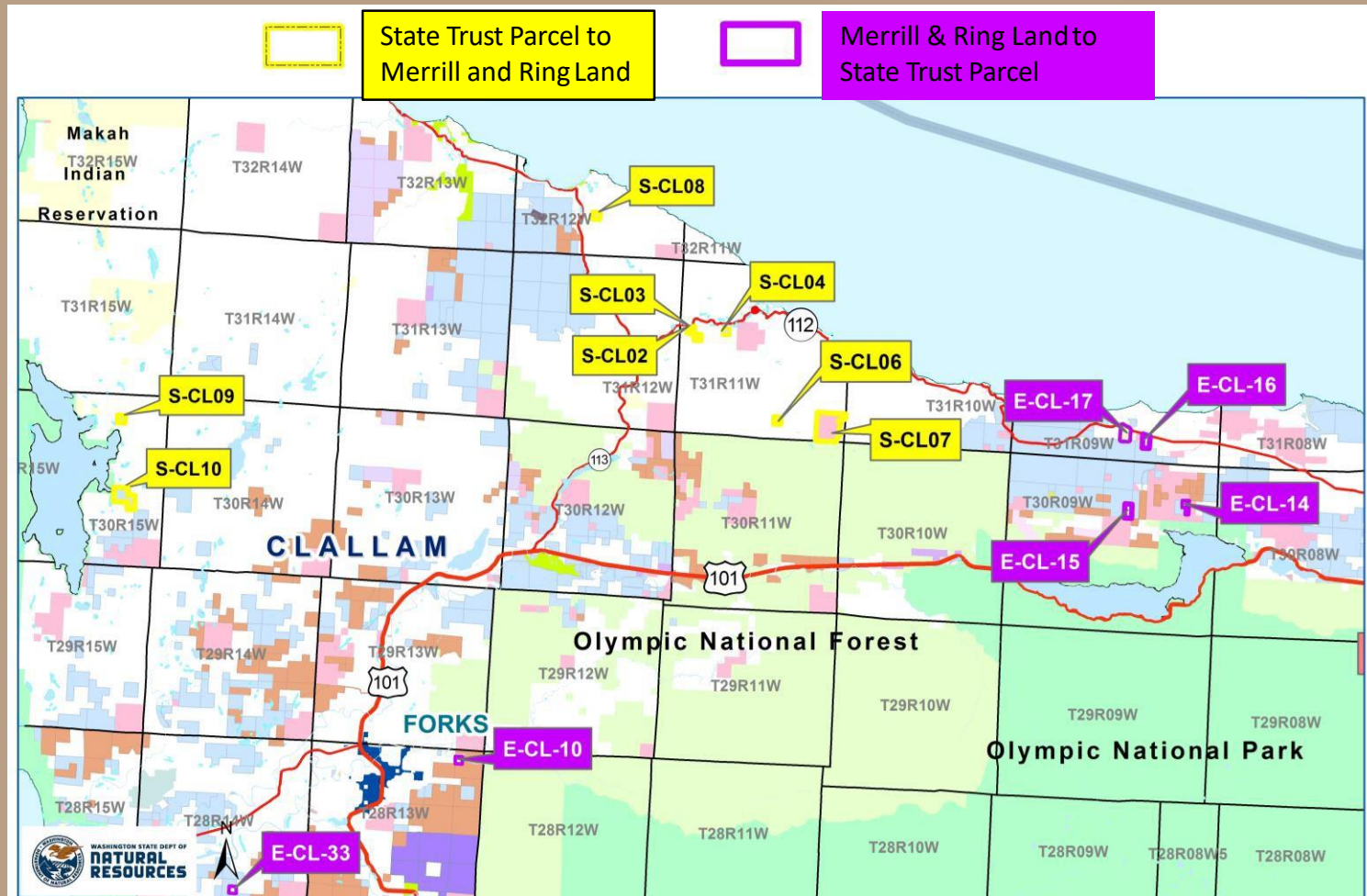
Introduction

- Both parties were motivated to consolidate holdings
- Exchange is equal market value (appraised value)
- Two year process with multiple tasks – select parcels, due diligence, title, outreach, valuation, balancing
- Outreach has been an integral part of the process



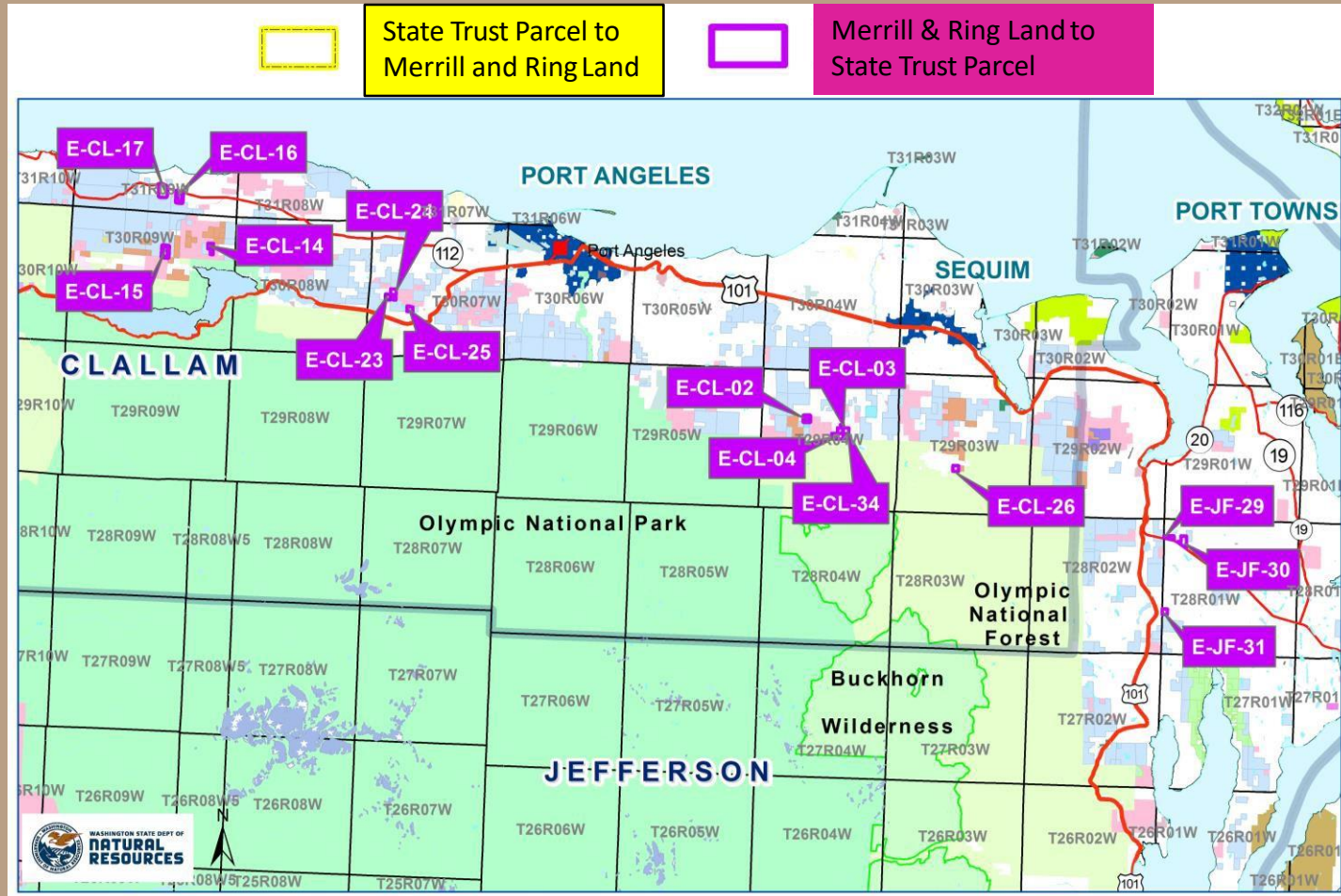
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Parcels – Western Clallam



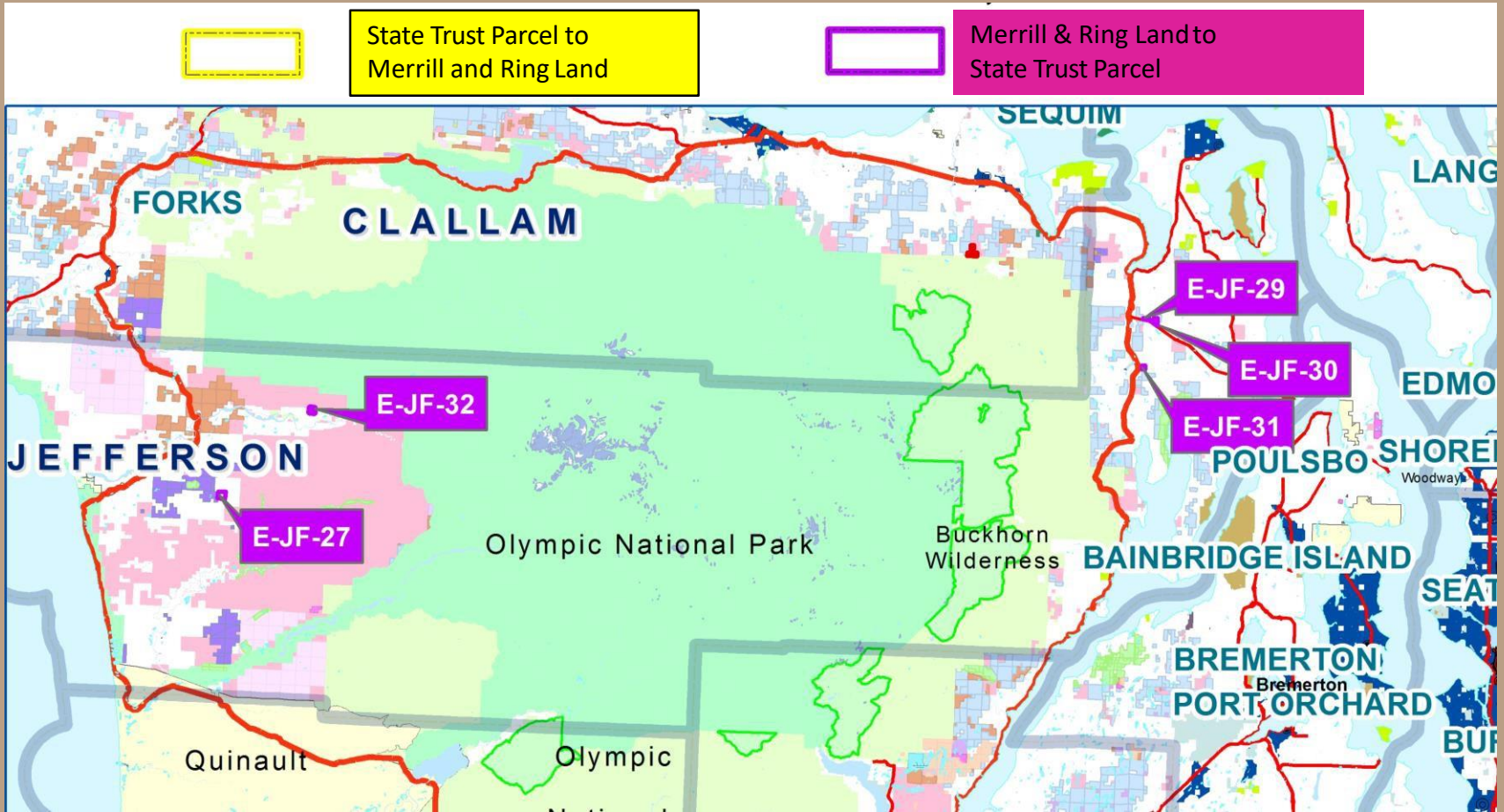
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Parcels – Eastern Clallam & Jefferson



Peninsula Land Exchange

Parcels – Jefferson County



Peninsula Land Exchange

Exchange Benefits

- **Increases net operable acres of forestland**
- **Enhances road access**
- **Reduces management costs (roads, boundary, patrol)**
- **Blocks up trust landscapes – in-holdings, edge holdings, reduction in amount of lost operational acreage**
- **Diversifies marketing options – closer to mills, harbor, legal access, future leasing**



Peninsula Land Exchange

All Exchange Properties

	Gross Acres	Net Operable Acres	Market Value
All Trust - Before Exchange	1,001	700	\$5,490,000
All Trust - After Exchange	1,395	1,111	\$5,490,000
Change	+ 394 ac +39%	+411 ac +59%	Equivalent Value



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Acreage Change by County		
Before	Clallam	Jefferson
Common School	536	0
State Forest	465	0
Total	1,001	0
After		
Common School	264	636
State Forest	495	0
Total	759	636
Change By County		
Common School	-272	+636
State Forest	+30	0



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Common School Trust

	Gross Acres	Net Operable Ac	Market Value
CS - Before S-CL-07	536	354	\$3,540,000
CS - After *Parcels listed below	901	685	\$3,477,000
Change	+ 68%	+93%	Equivalent; -1.8%

Parcels becoming Common School Trust include the following:

E-CL-17, E-CL-24, E-CL-25, E-CL-26, E-CL-34, E-JF-27, E-JF-29, E-JF-30, E-JF-31, E-JF-32

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State Forest Land Trust

	Gross Acres	Net Operable Acres	Market Value
SFL - Before	465	346	\$1,950,000
SFL - After	495	427	\$2,013,000
Change	+ 30 acres +6%	+81 acres +23%	Equivalent; +3%

SFL Parcels Before: S-CL-2, S-CL-3, S-CL-4, S-CL-6, S-CL-8, S-CL-9, S-CL-10.

SFL Parcels After: E-CL-2, E-CL-3, E-CL-4, E-CL-10, E-CL-14, E-CL-15, E-CL-16, E-CL-23, E-CL-33.



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State Forest Land Trust – Age Classes

Age Class of Operable acres SFL	0 to 10	11 to 20	21 to 30	31 to 40	41 to 50	51 to 60	61 to 70	Total
SFL - Before	39	0	0	134	173	0	0	346
SFL - After	69	0	150	103	97	0	8	427
Change Acres	+30	0	+150	-31	-76	0	+8	+81

SFL Before Parcels – S-CL-2, S-CL-3, S-CL-4, S-CL-6, S-CL-8, S-CL-9, S-CL-10

SFL After Parcels – E-CL-2, E-CL-3, E-CL-4, E-CL-10, E-CL-14, E-CL-15, E-CL-16, E-CL-23, E-CL-33

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Common School Trust – Age Classes

Age Class of Operable acres CS	0 to 10	11 to 20	21 to 30	31 to 40	41 to 50	51 to 60	61 to 70	Total
CS – Before (S-CL-07)	80	0	0	0	0	0	274	354
CS – After (See below)	52	3	301	207	23	99	0	684
Change	-28	+3	+301	+207	+23	+99	-274	+330

CS After Parcels - E-CL-17, E-CL-24, E-CL-25, E-CL-26, E-CL-34, E-JF-27, E-JF-29, E-JF-30, E-JF-31, E-JF-32

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Public Hearing - Summary Testimony

City of Port Angeles; Senior Center; Sept. 5, 2019



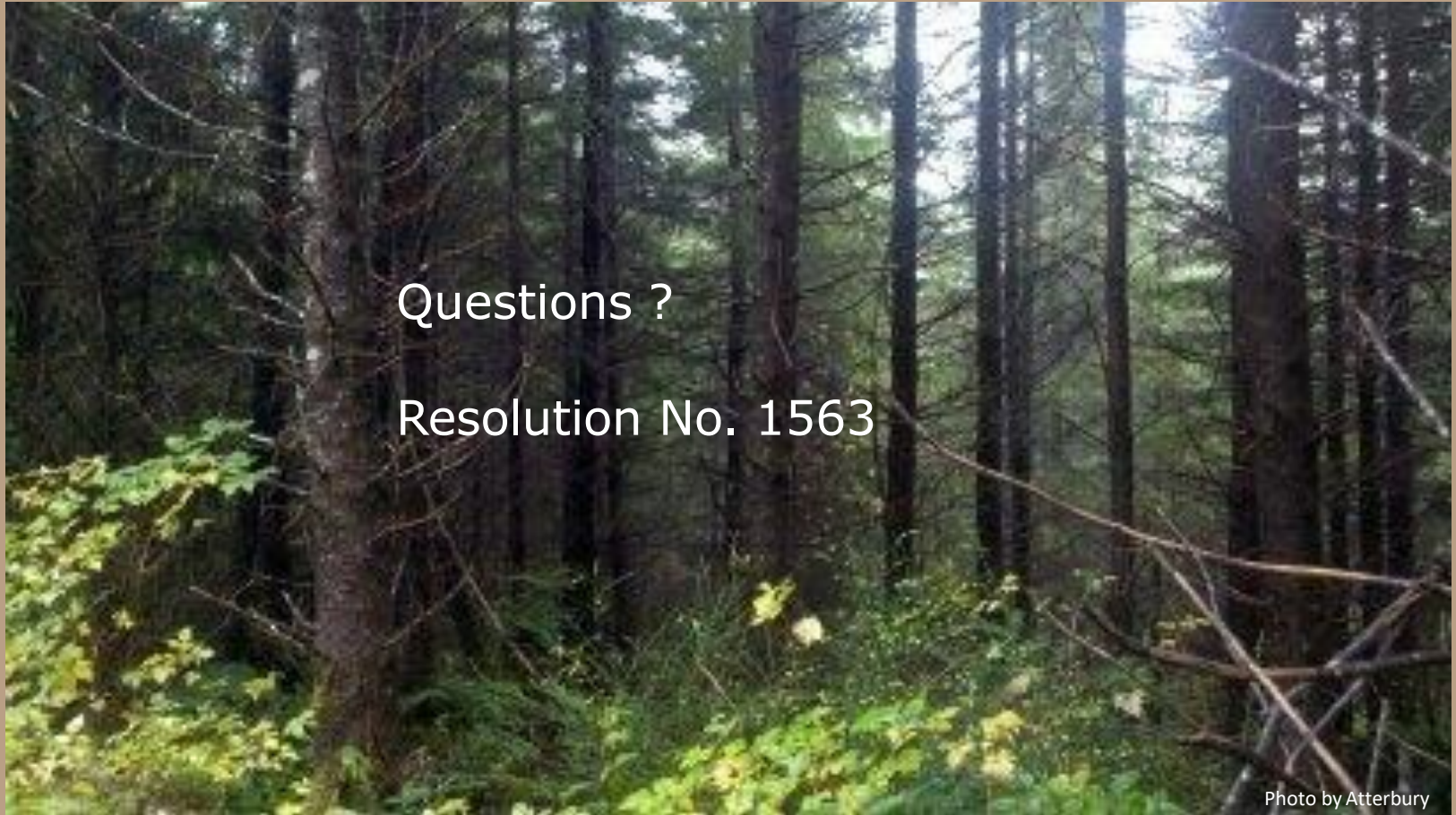
Public Hearing Testimony

- Consolidates trust land
- Export logs may impact jobs
- Exchange may help w/ jobs
- Rotation lengths; Age Classes
- Cost reductions beneficial
- Sub-taxing districts & impacts
- Fish and Wildlife Habitat; MM, NSO, salmonids, eagle
- Value to owner, not market
- Carbon sequestration
- SEPA analysis & other analysis
- Potential conversion of use



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Questions and Resolution



Questions ?

Resolution No. 1563

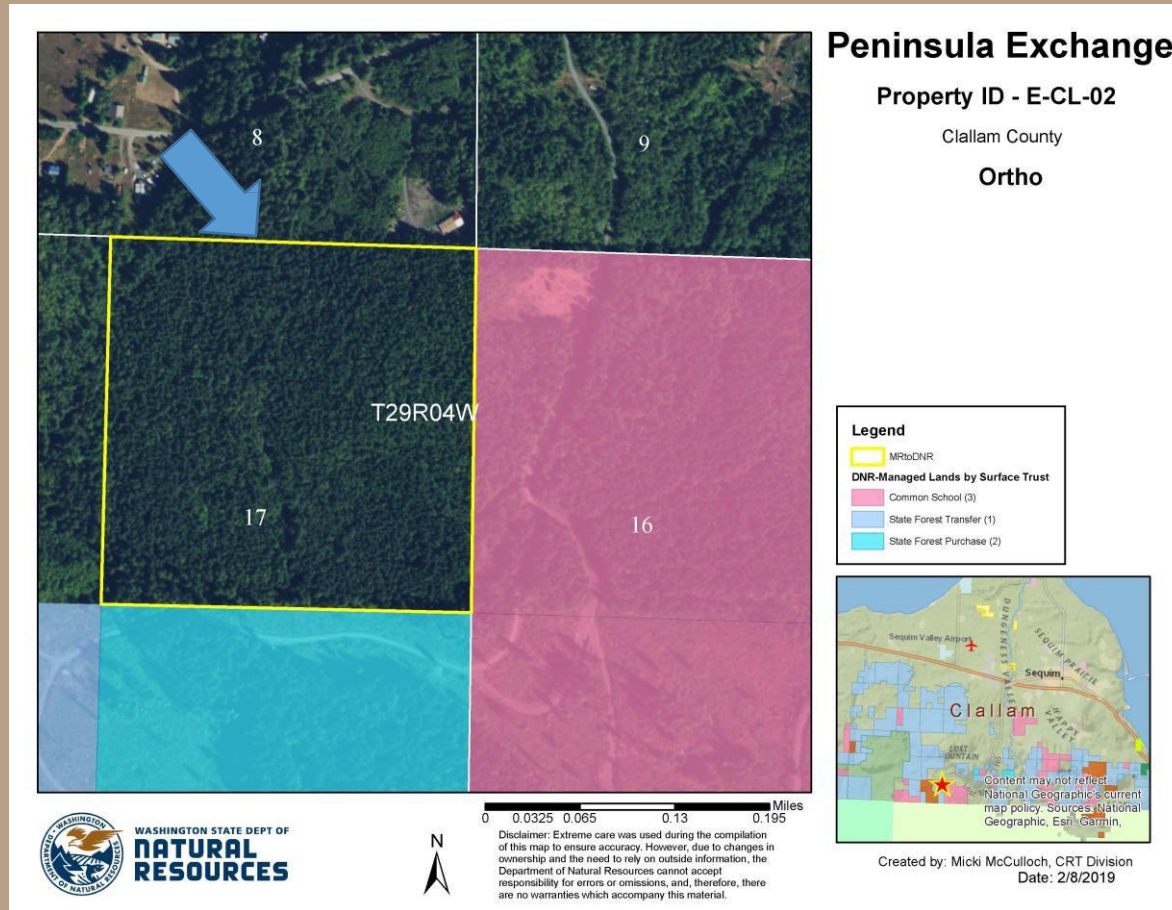
Photo by Atterbury





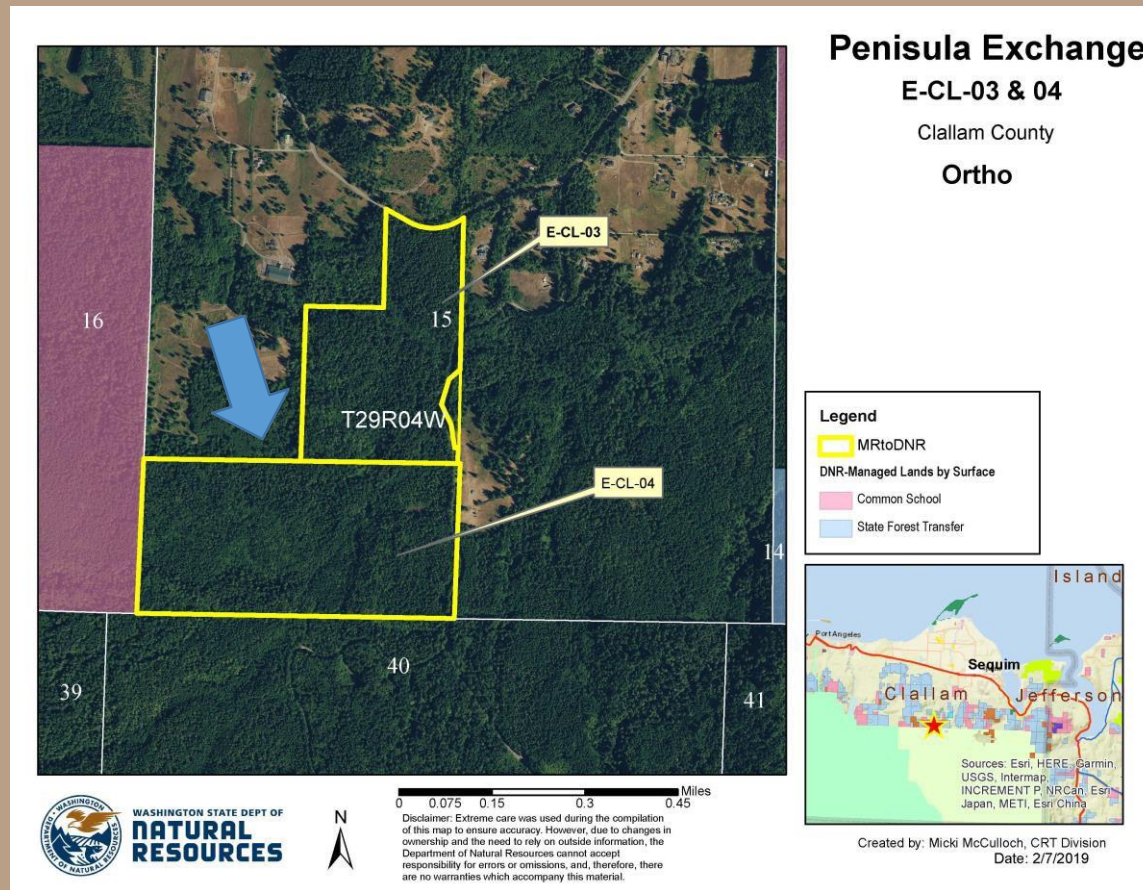
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M&R to State - Parcel E-CL-2



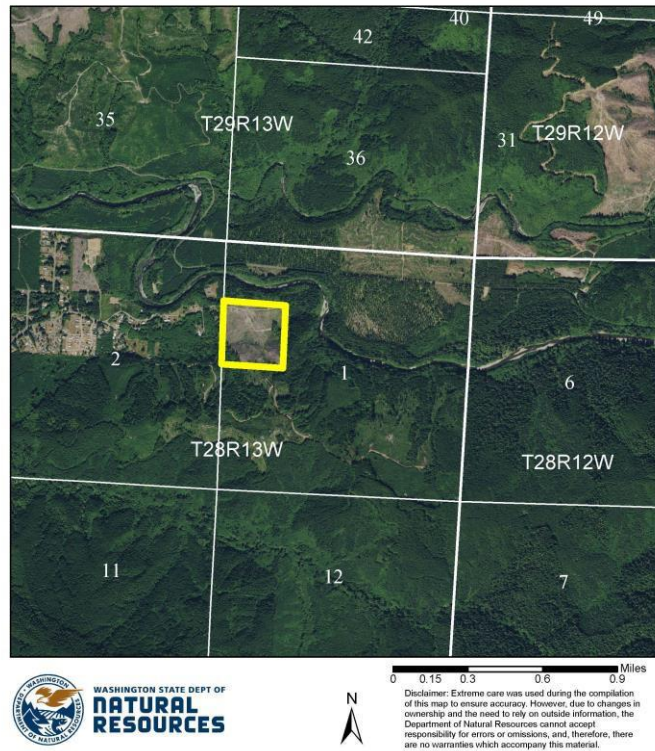
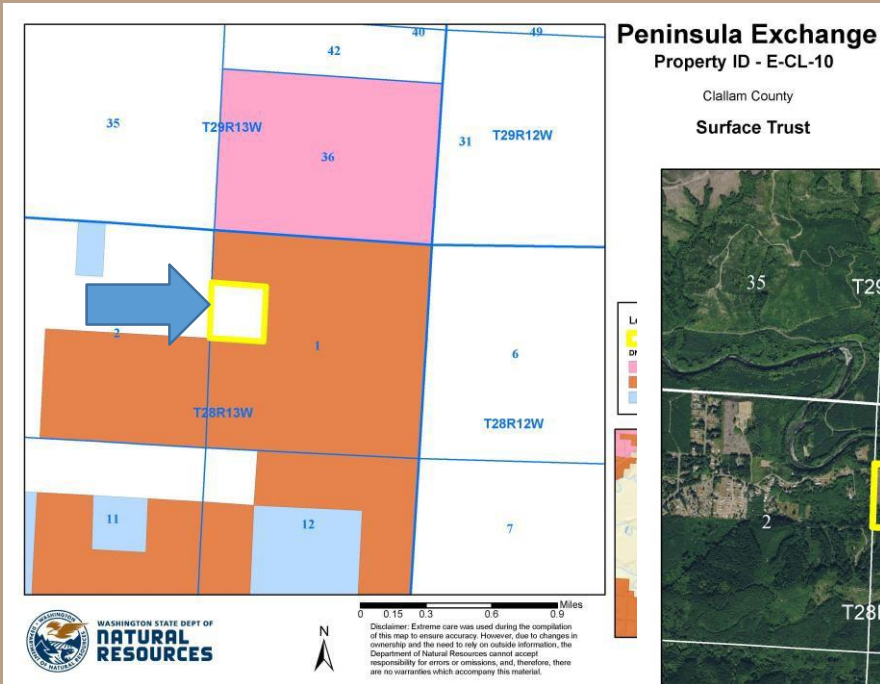
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M&R to State - Parcels E-CL-3 and E-CL-4



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M&R to State - Parcel E-CL-10



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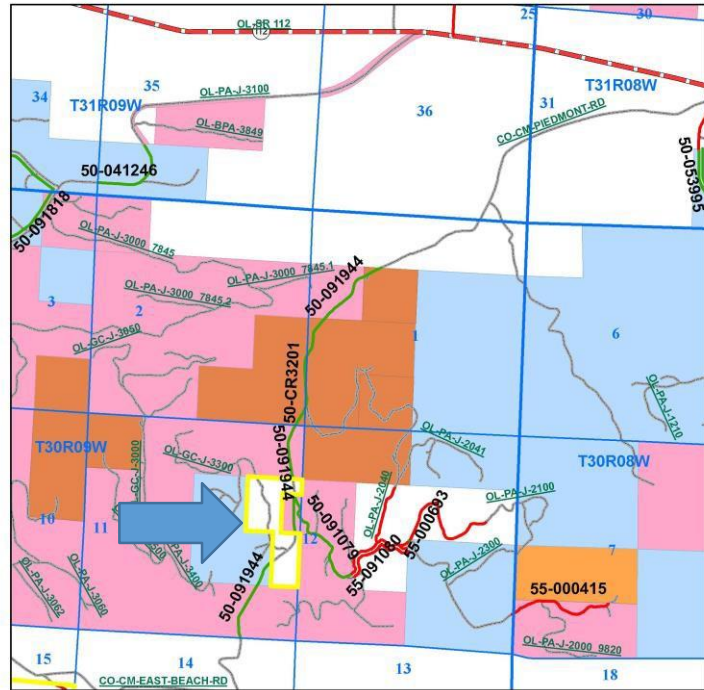
M&R to State - Parcel E-CL-14

Peninsula Exchange

Property ID - E-CL-14

Clallam County

Roads & Easements



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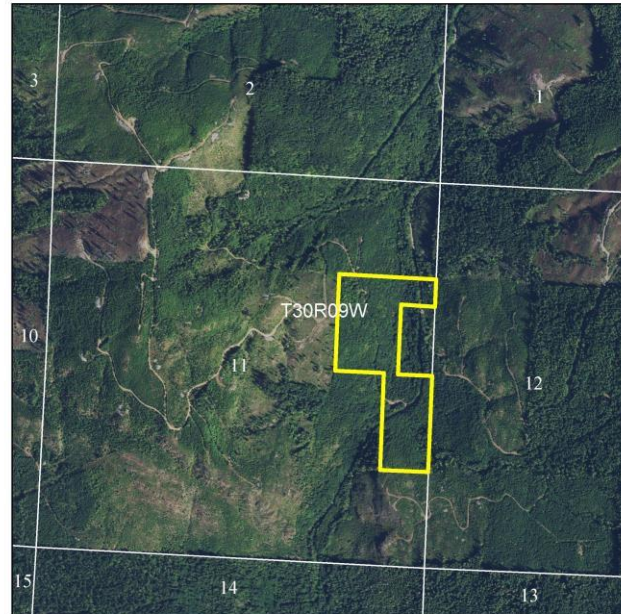


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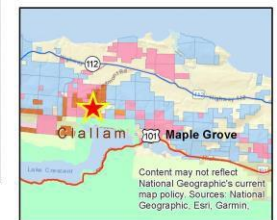
Property ID - E-CL-14

Clallam County

Ortho



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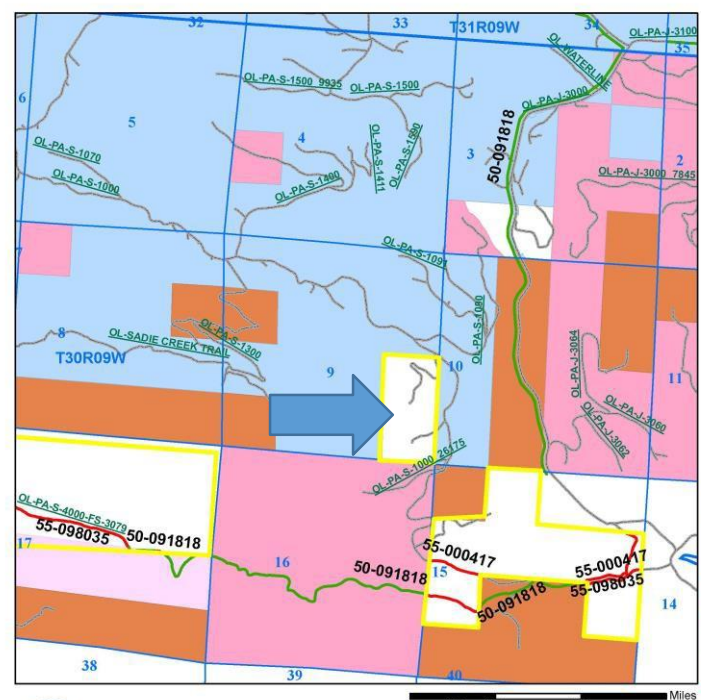


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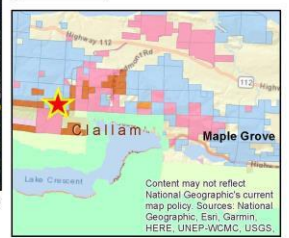
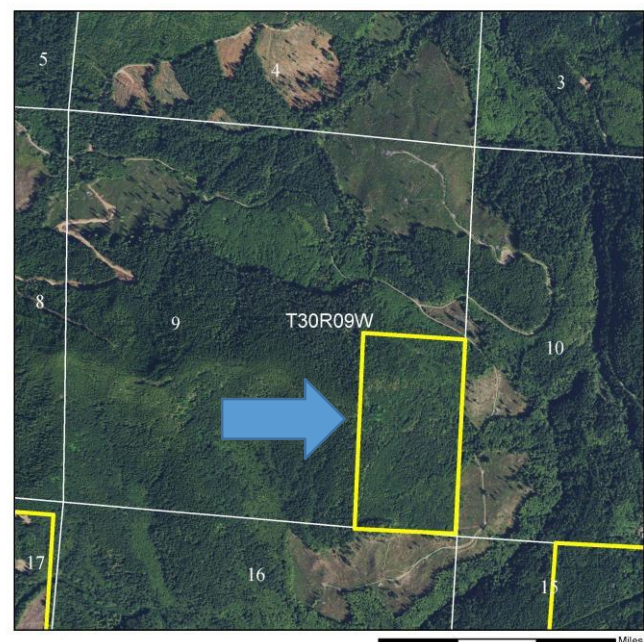
M&R to State - Parcel E-CL-15

Peninsula Exchange
Property ID - E-CL-15
 Clallam County
Roads & Easements



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Peninsula Exchange
Property ID - E-CL-15
 Clallam County
Ortho



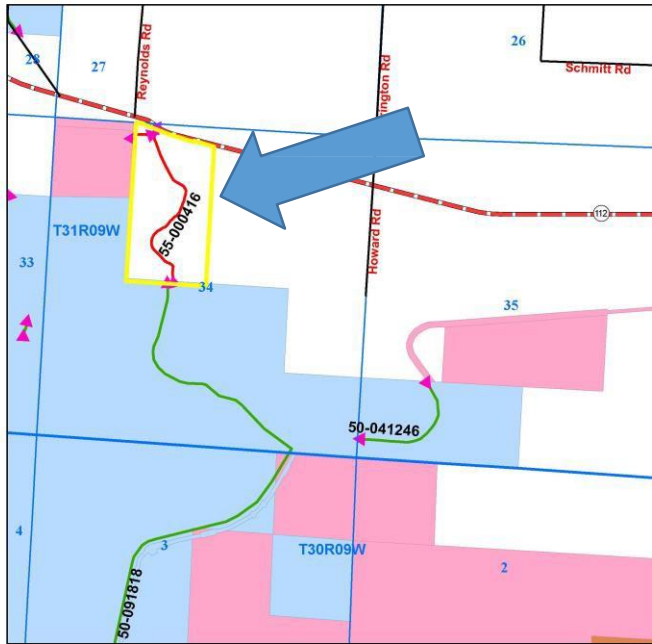
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M&R to State - Parcel E-CL-16

Peninsula Exchange
Property ID - E-CL-16
 Clallam County
Roads & Easements



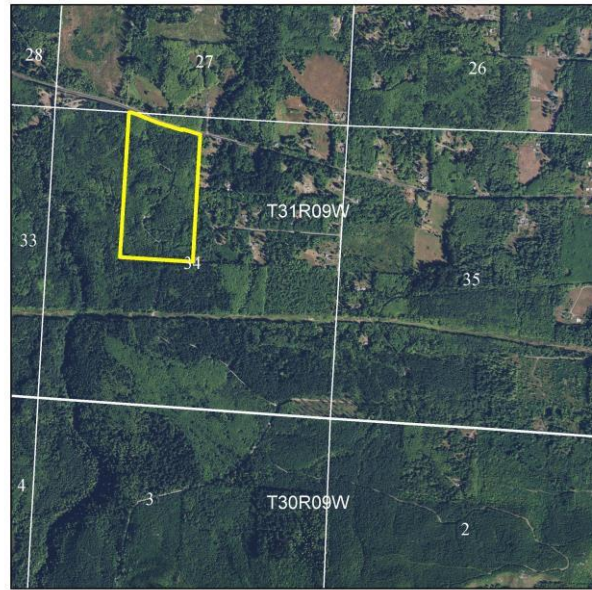
- Legend**
- All_Counties E
 - RoadNumber
 - County Number
 - MRItoDNR
 - Current Easement
 - Granted Right
 - Acquired by DNR
 - Granted to other
 - Highways
 - State
 - DNR-Managed Land
 - Common School
 - Capitol Grant (7)
 - State Forest Transfer



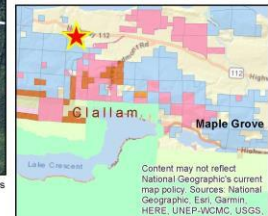
0 0.125 0.25 0.5 0.75 Miles

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Peninsula Exchange
Property ID - E-CL-16
 Clallam County
Ortho



- Legend**
- MRItoDNR
 - DNR-Managed Lands by Surface Trust
 - Common School (3)
 - Capitol Grant (7)
 - State Forest Transfer (1)



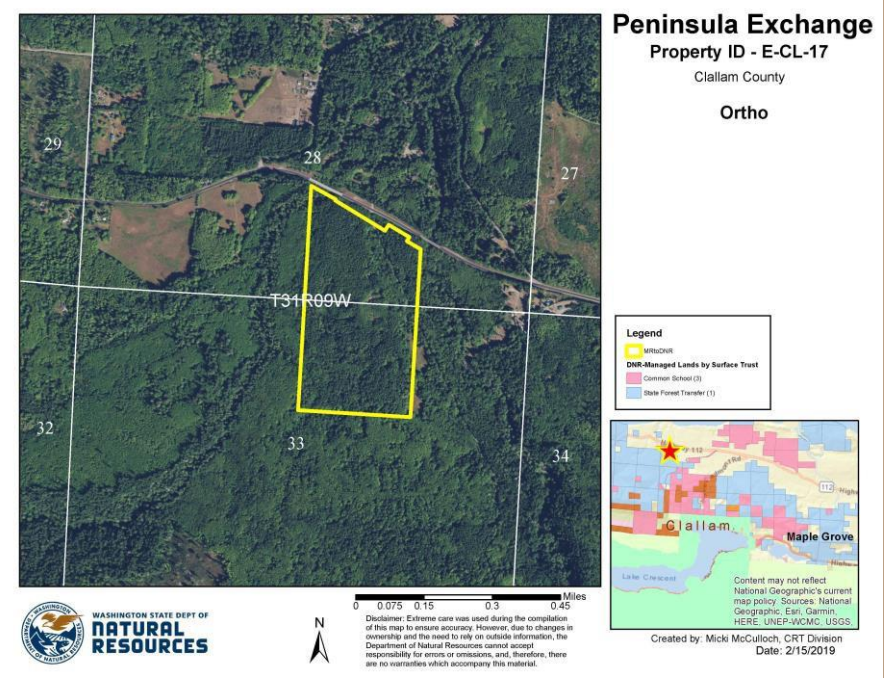
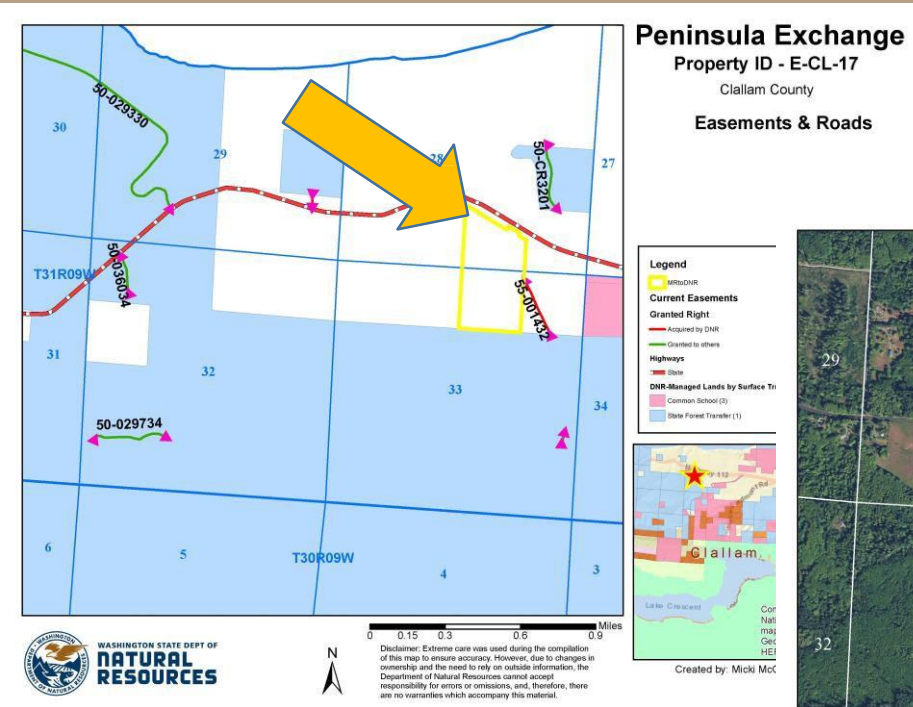
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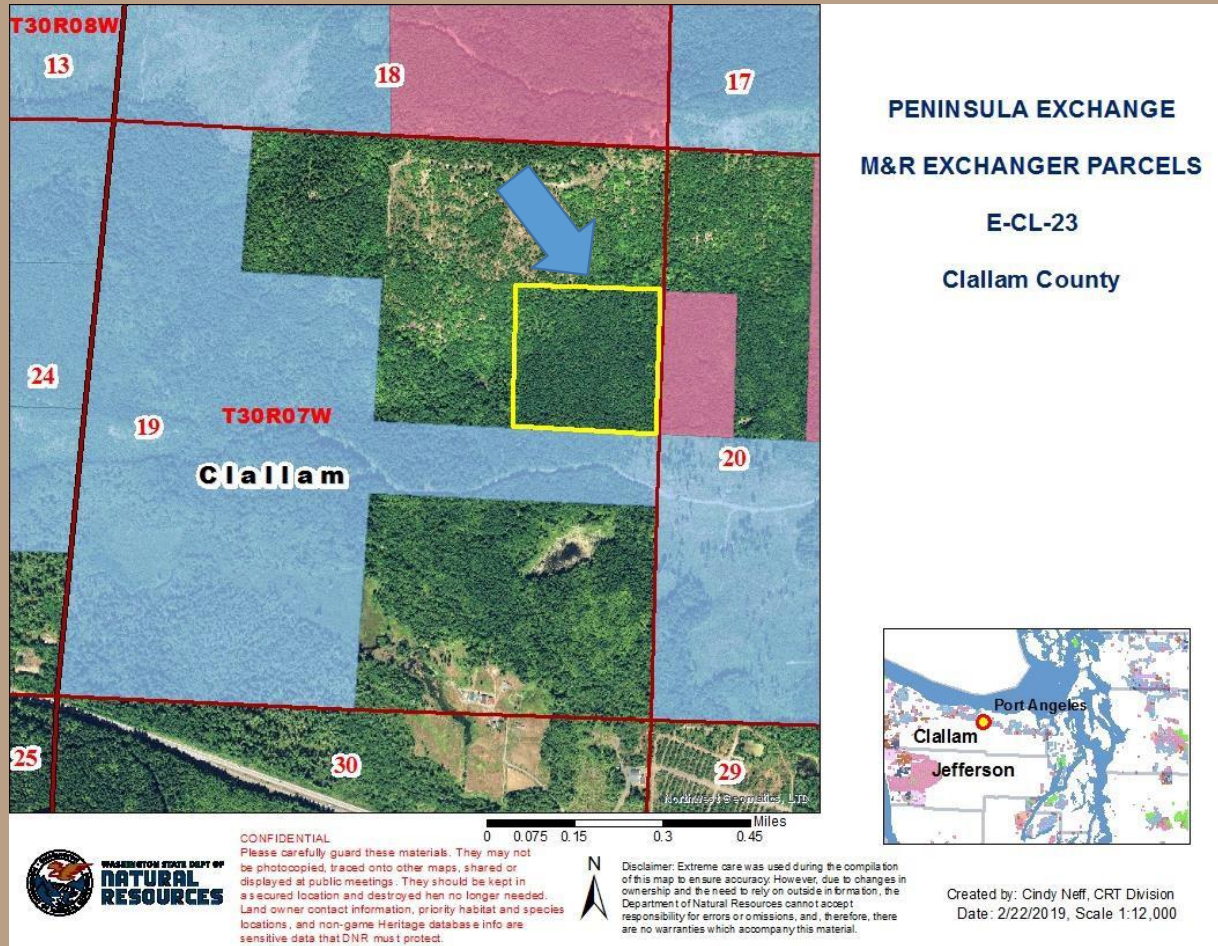
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M&R to State - Parcel E-CL-17



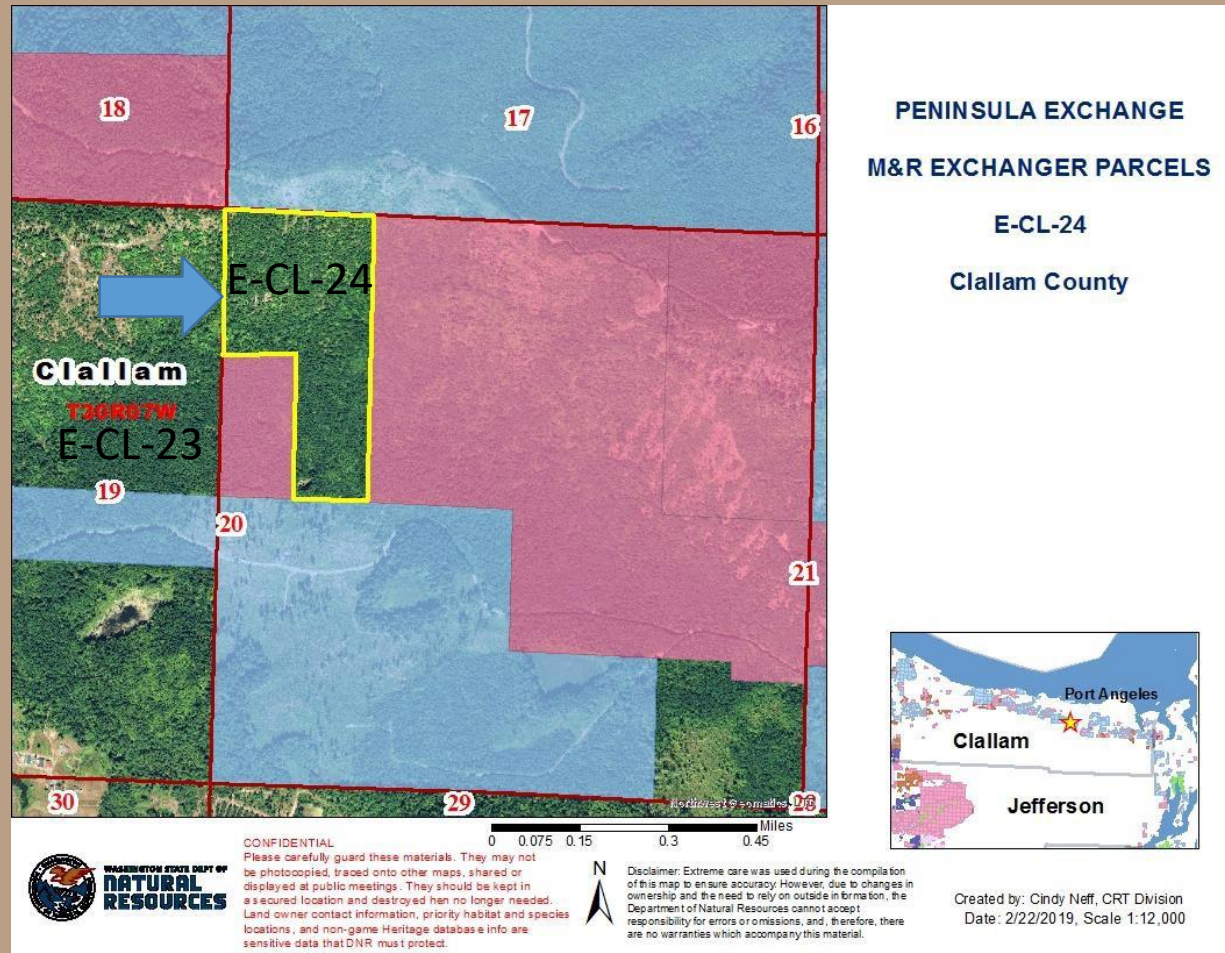
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M&R to State - Parcel E-CL-23



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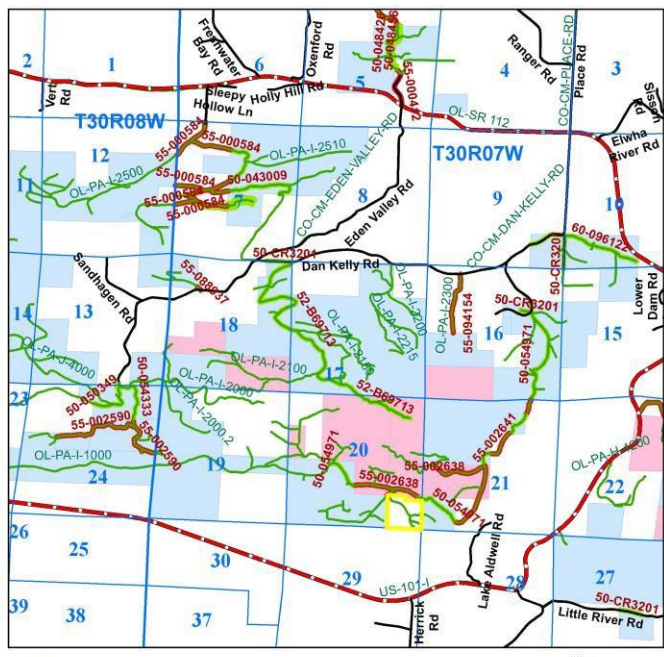
M&R to State - Parcel E-CL-24



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M&R to State - Parcel E-CL-25

Peninsula Exchange Property ID - E-CL-25 Clallam County Roads & Easements



Legend

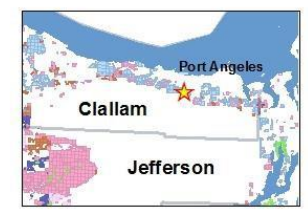
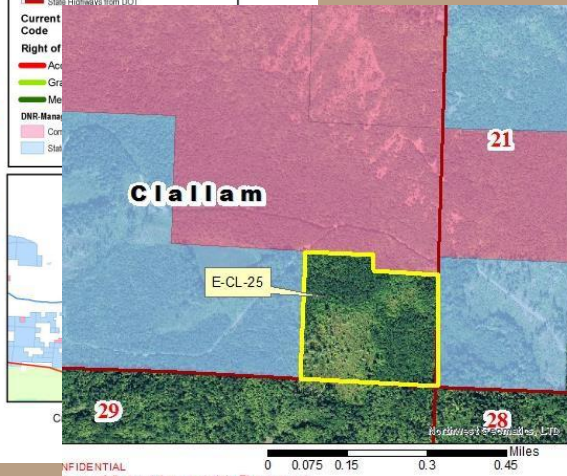
- MR to DNR
- All Counties By Type
- RoadNumber
- County Numbered
- State Highways from DOT

Current Code

- Acc
- Gre
- Me

DNR-Maps

- Com
- Stat



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0 0.3 0.6 1.2 1.8 Miles

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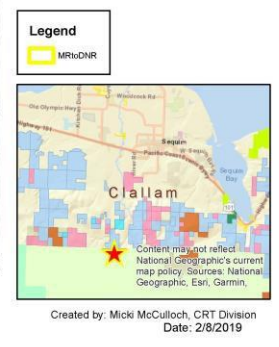
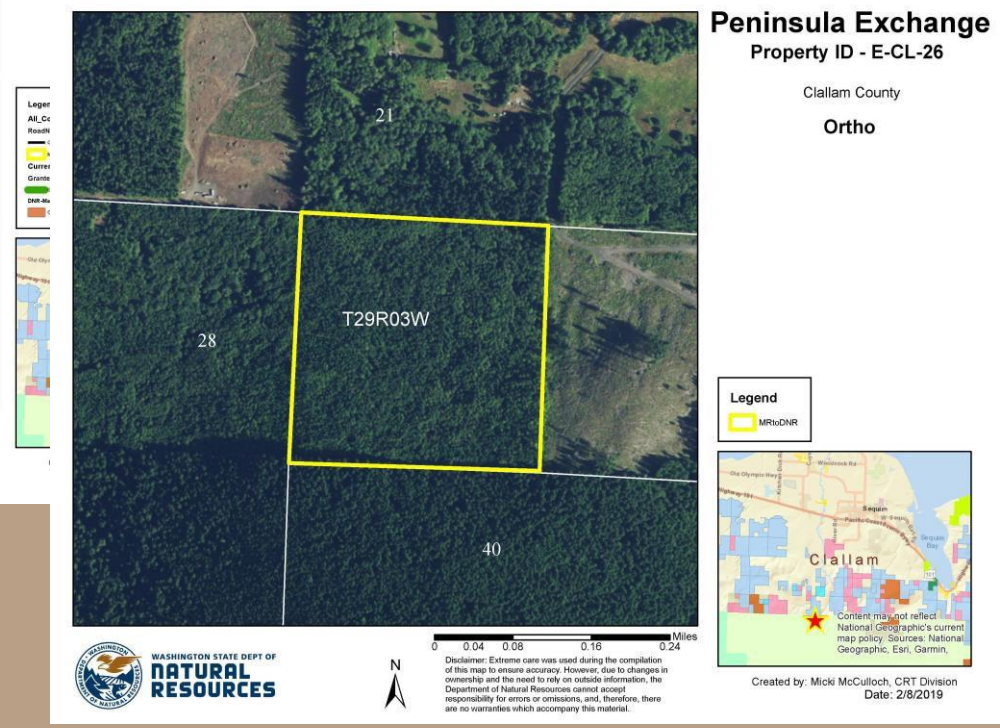
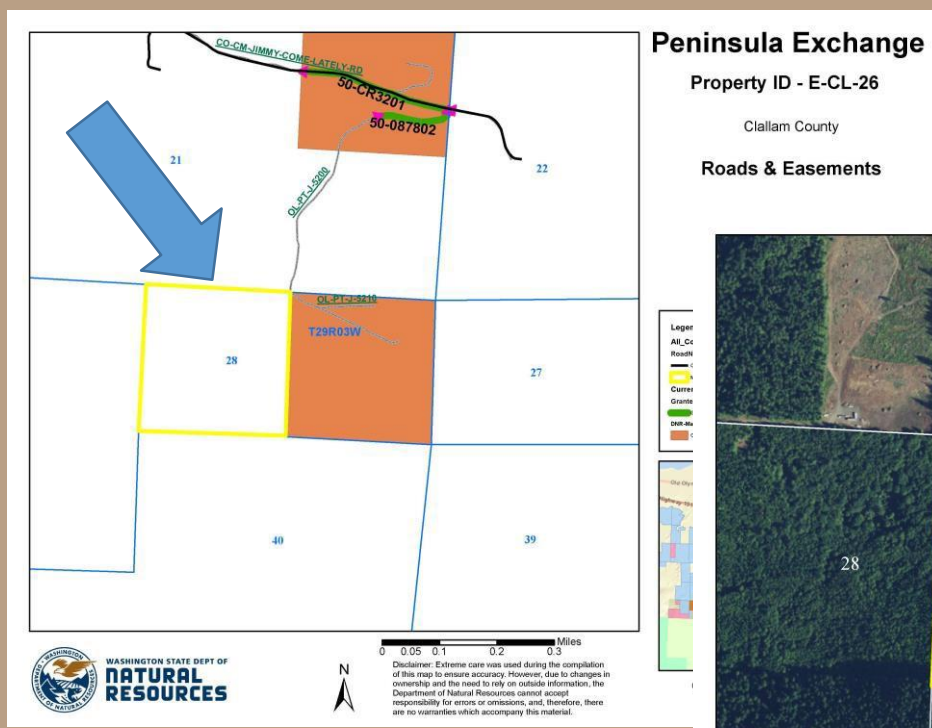
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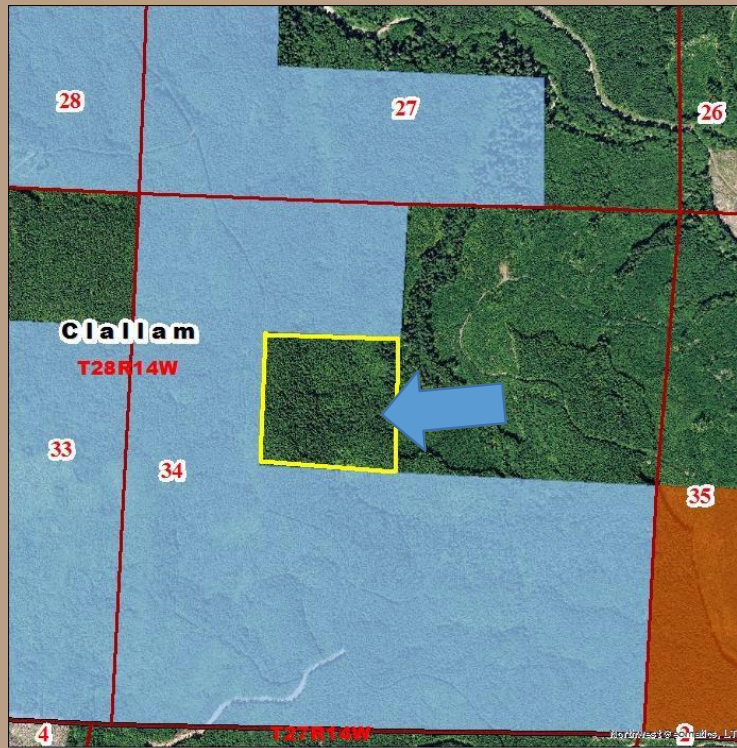
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M&R to State - Parcel E-CL-26

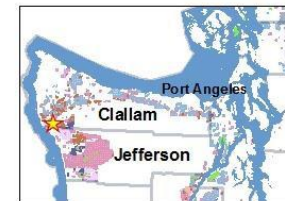


Peninsula Land Exchange

M&R to State - Parcel E-CL-33



PENINSULA EXCHANGE
M&R EXCHANGER PARCELS
E-CL-33
Clallam County



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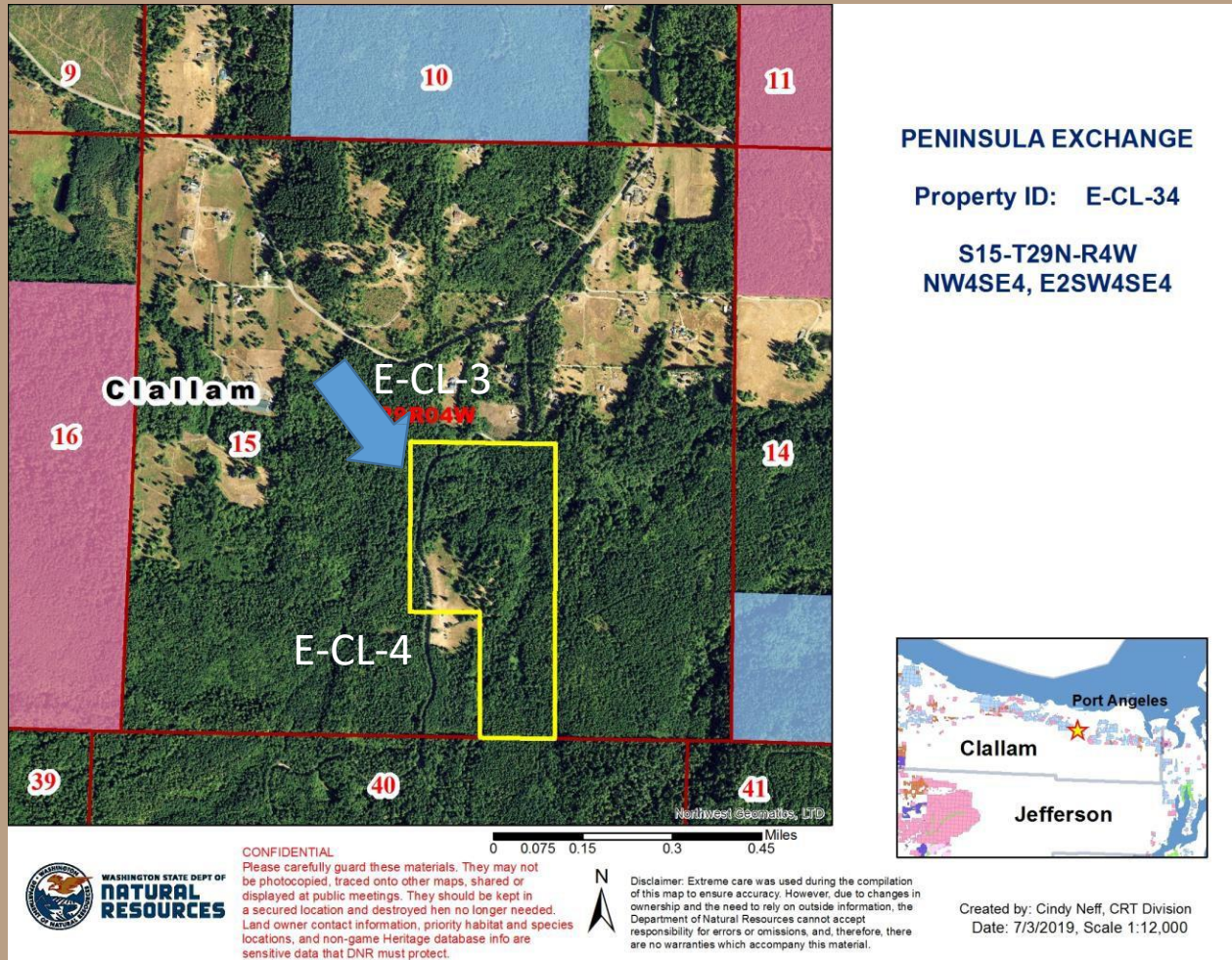


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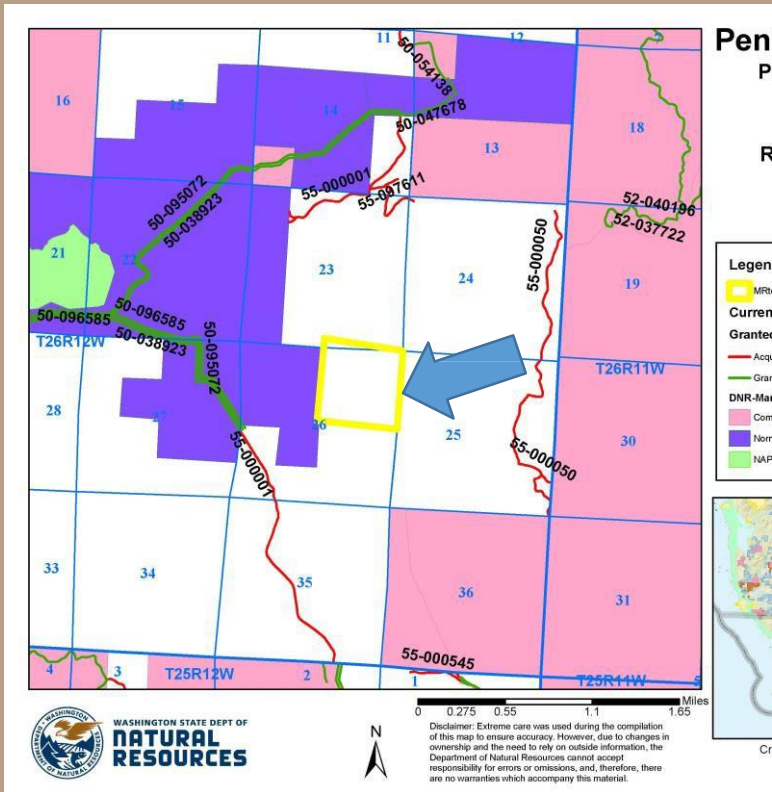
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M&R to State - Parcel E-CL-34

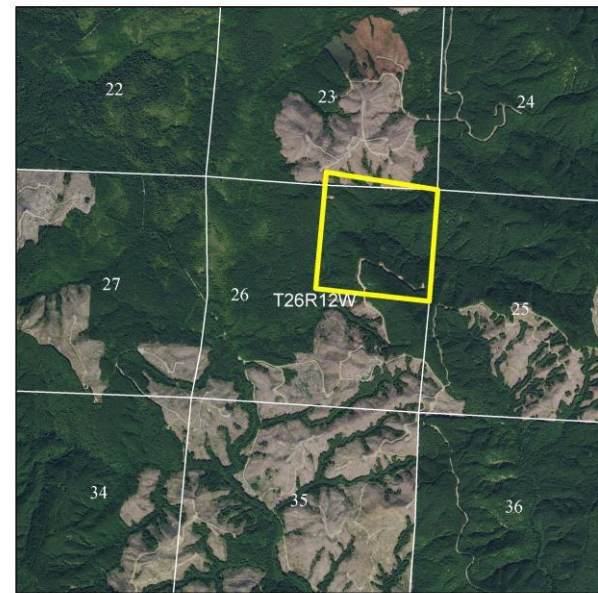


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M&R to State - Parcel E-JF-27



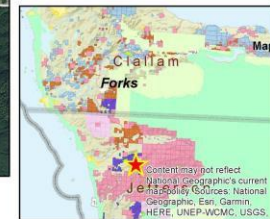
Peninsula Exchange
 Property ID - E-JF-27
 Jefferson County
 Roads & Easements



Peninsula Exchange
 Property ID - E-JF-27
 Jefferson County
 Ortho

Legend

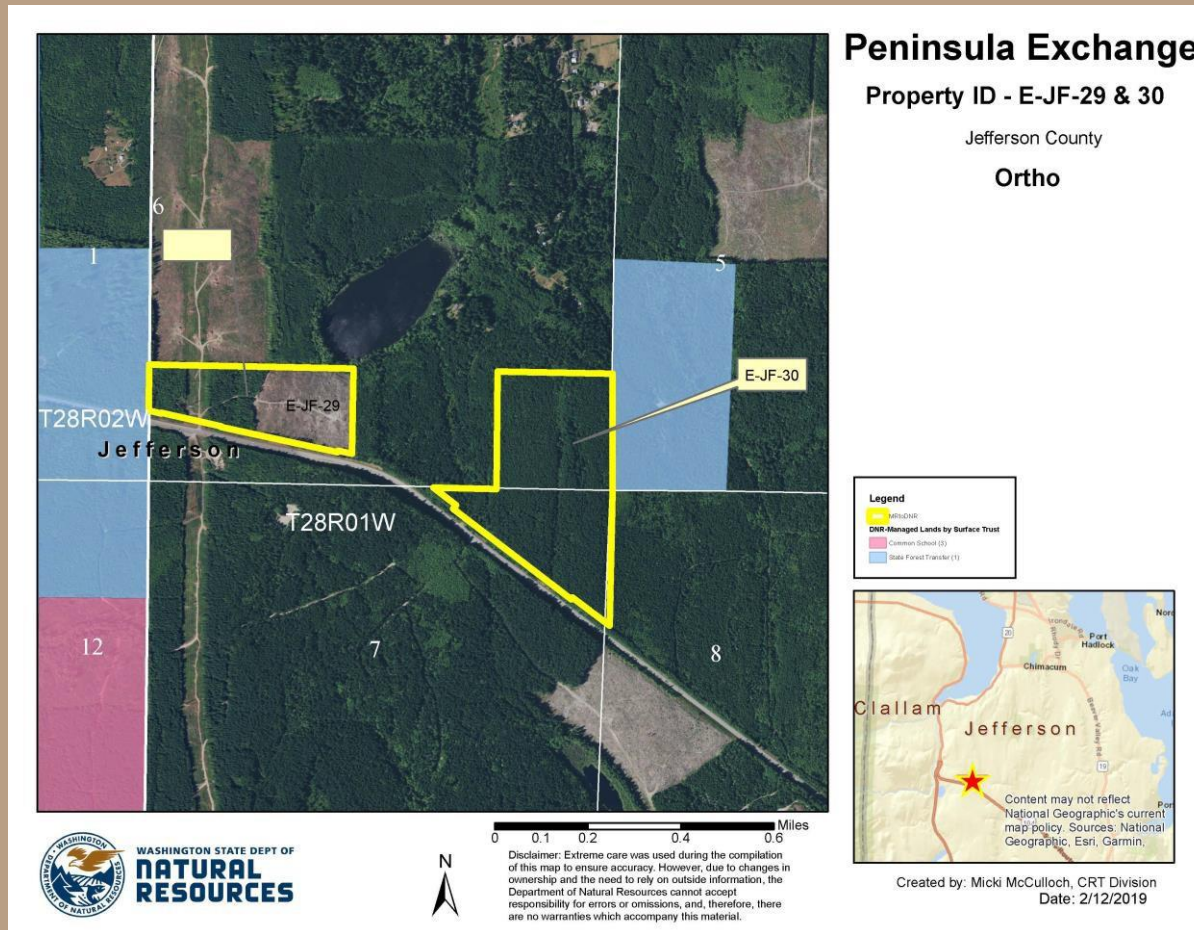
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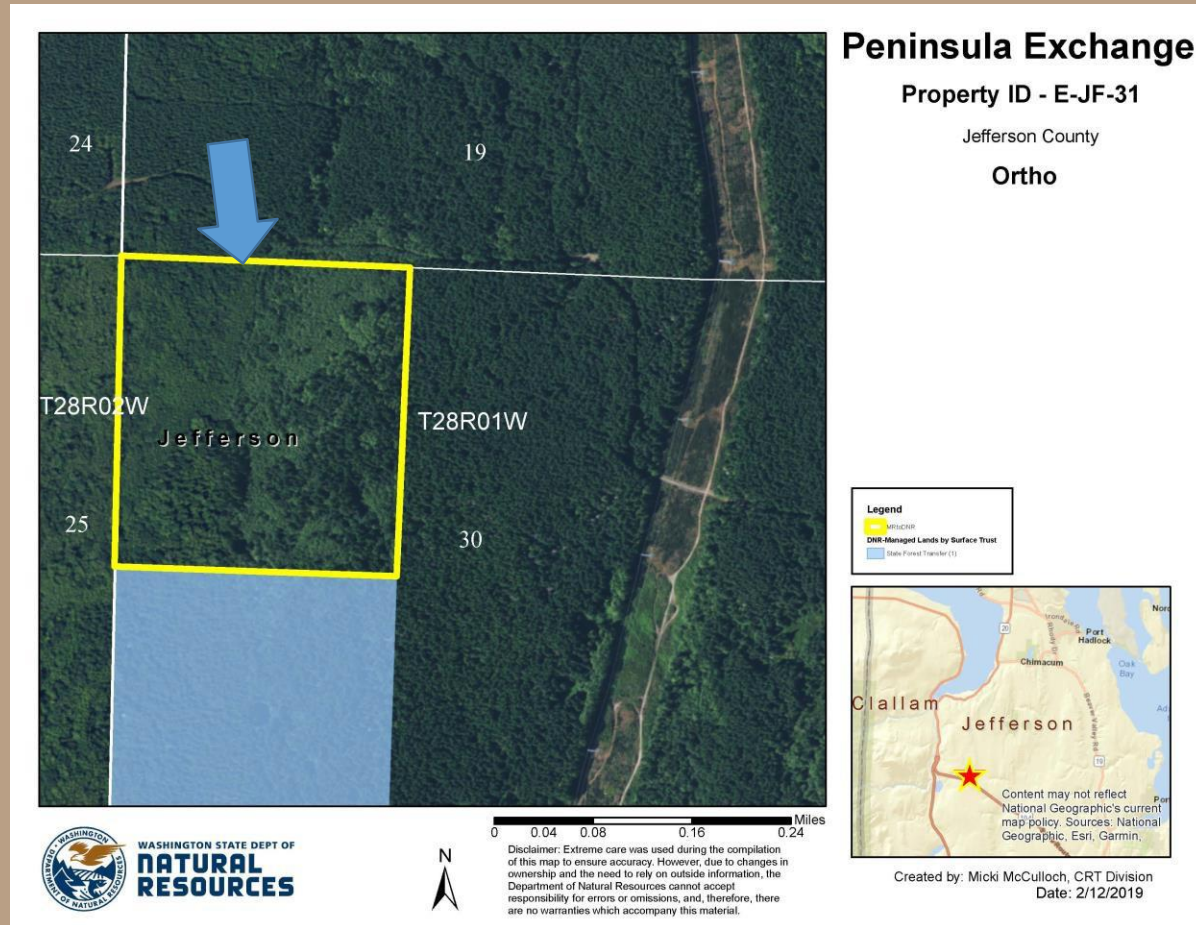
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M&R to State - Parcels E-JF-29 and E-JF-30



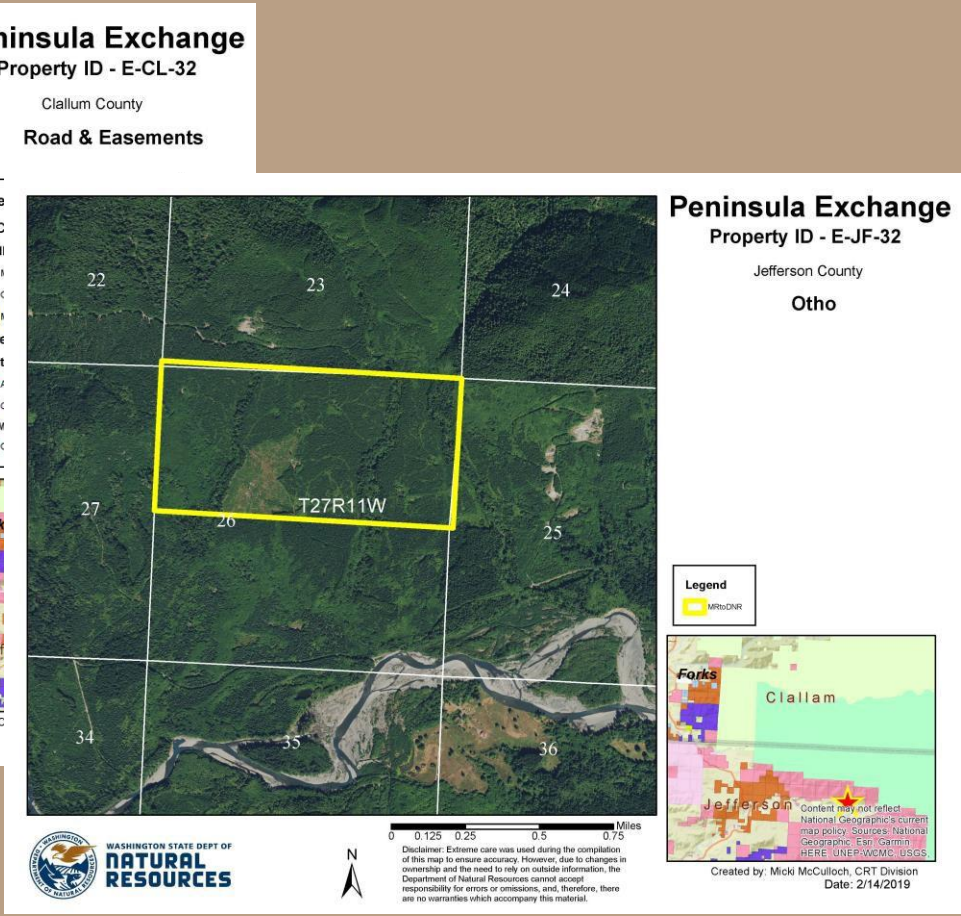
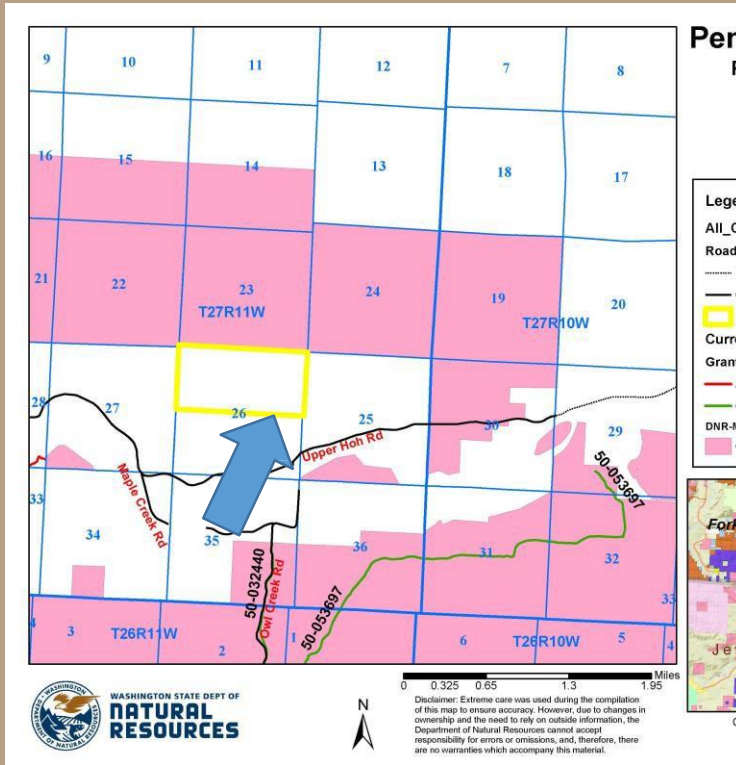
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M&R to State - Parcel E-JF-31



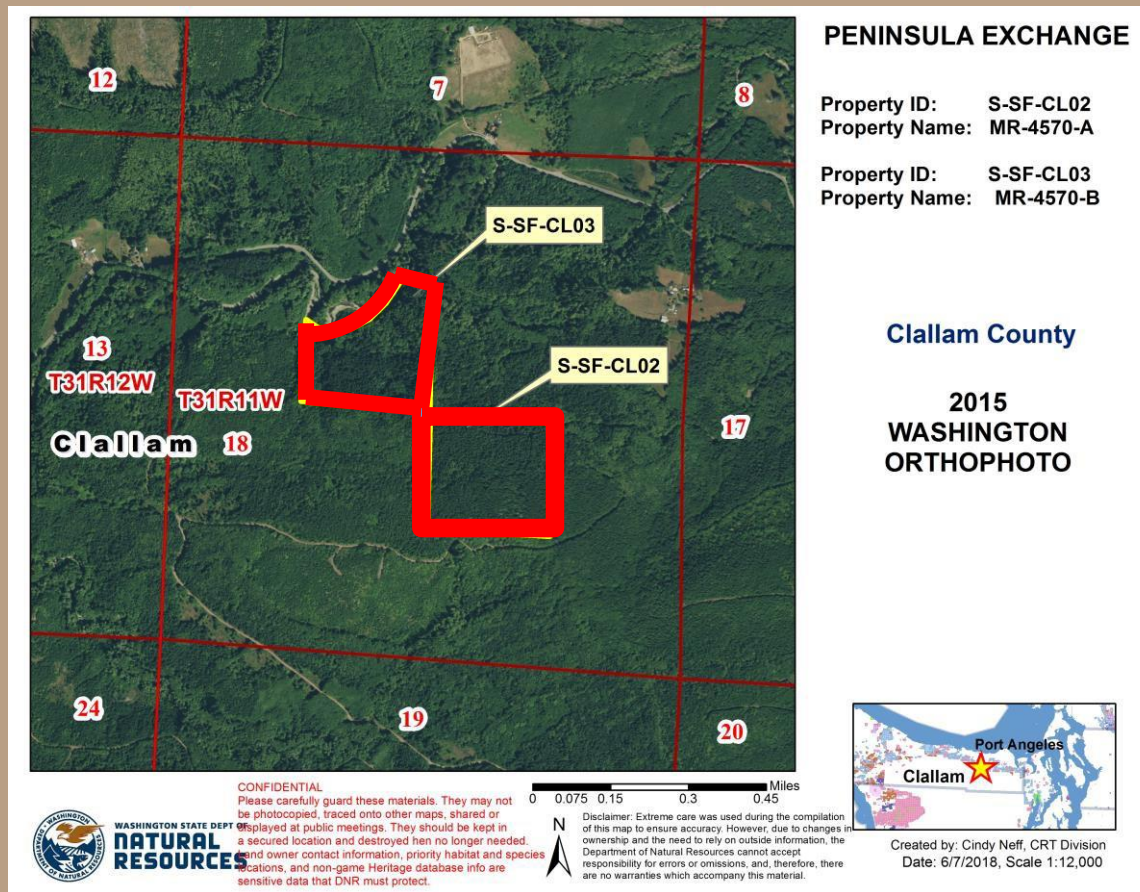
Peninsula Land Exchange

M&R to State - Parcel E-JF-32



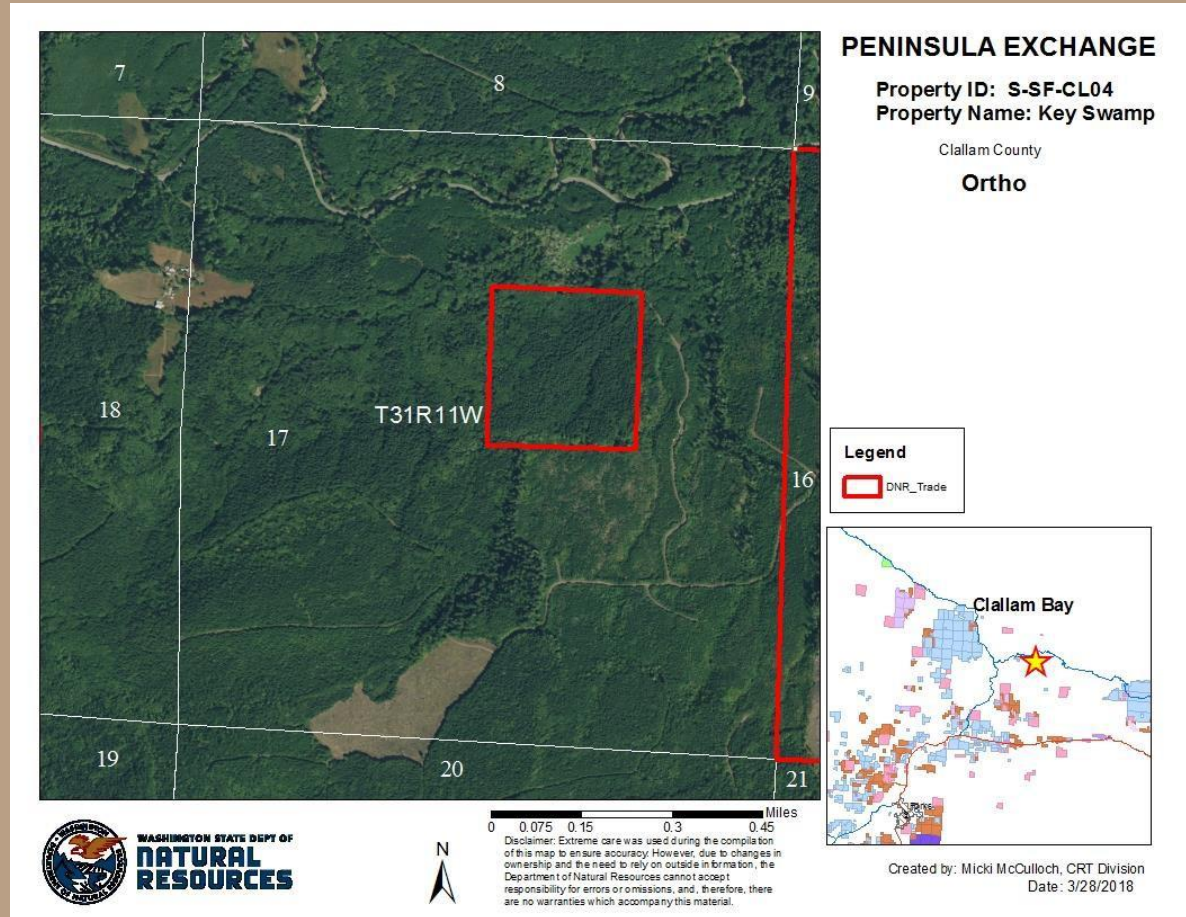
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State to M&R – Parcels S-SF-CL-02 & S-SF-CL-03



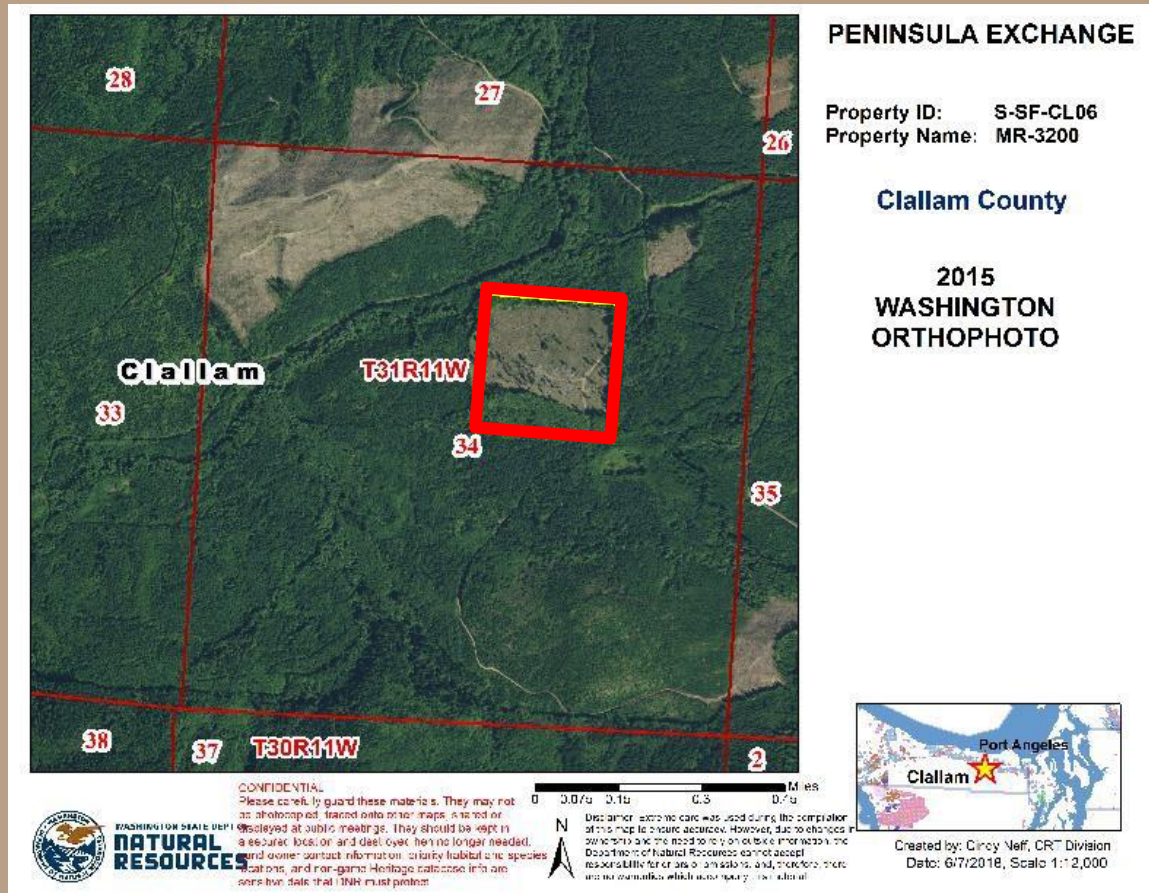
Peninsula Land Exchange

State to M&R - Parcel S-CL-4



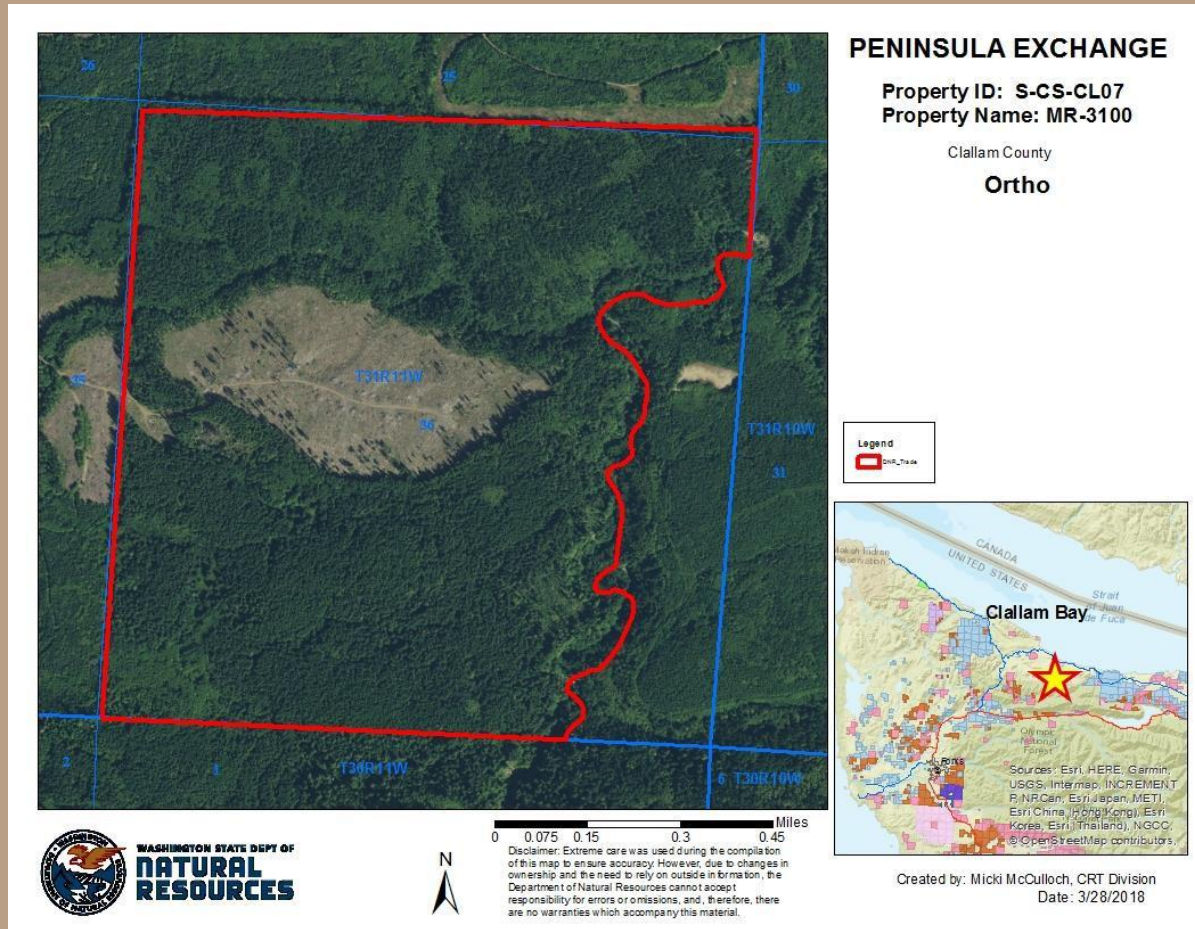
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State to M&R - Parcel S-CL-6



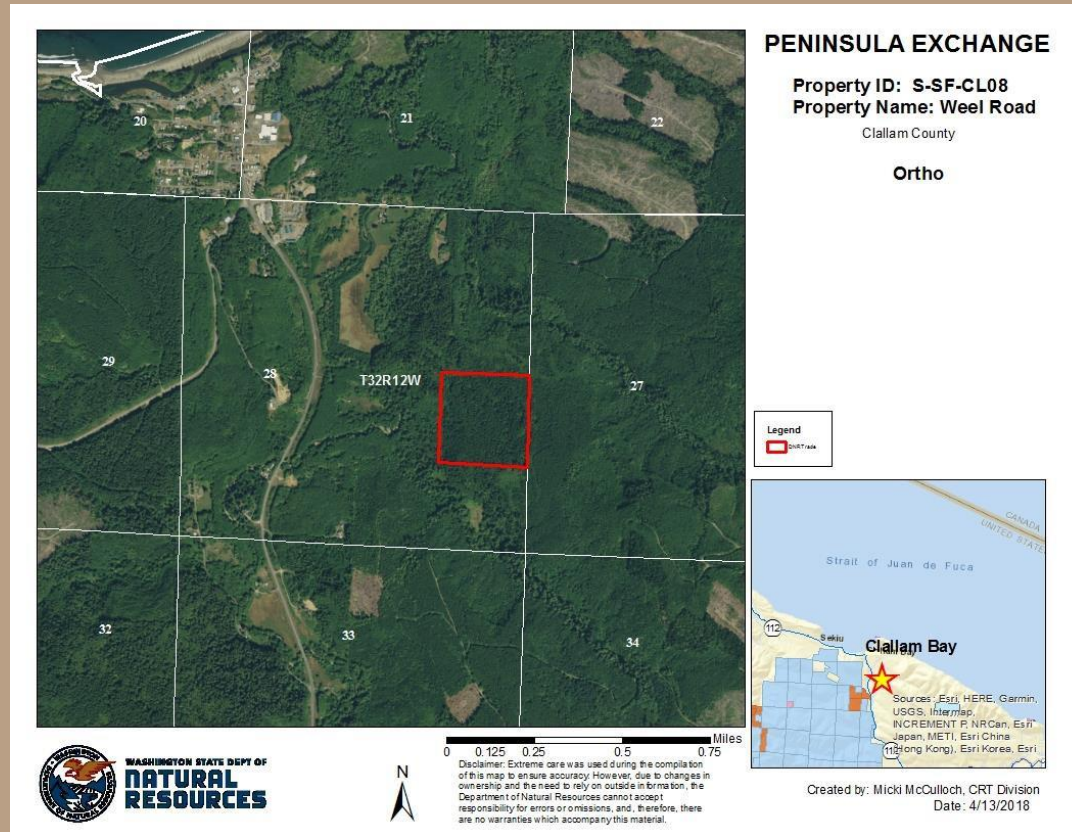
Peninsula Land Exchange

State to M&R – Parcel S-CL-07



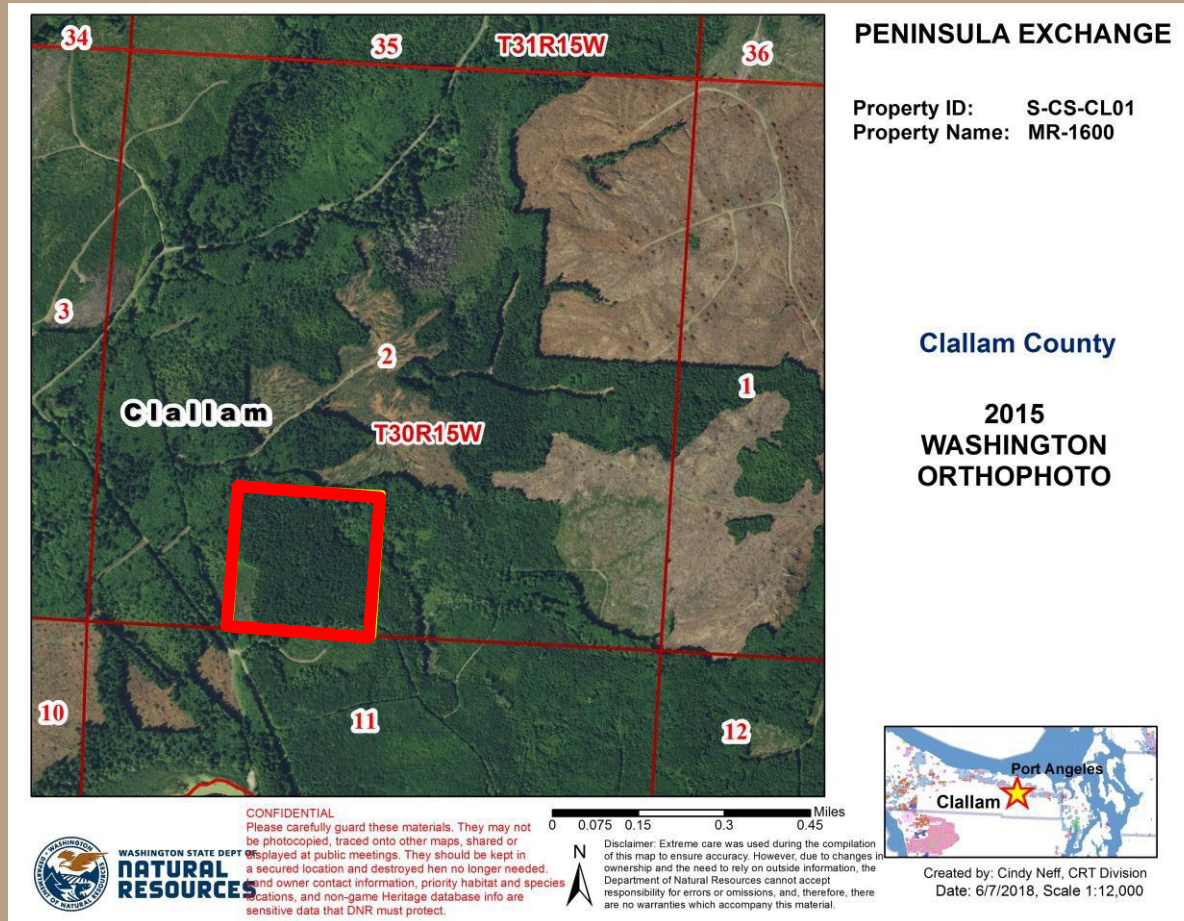
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State to M&R - Parcel S-CL-8



Peninsula Land Exchange

State to M&R - Parcel S-CL-9



Peninsula Land Exchange

State to M&R – Parcel S-CL-10

