



Thorpe Exchange - DNR #86-108039

PROPOSED LAND EXCHANGE BETWEEN WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES (DNR) AND Blue Fern Management LLC

Objective

DNR desires to replace a property in Spokane County that is underproducing for the Common School Trust with an income producing property in Whatcom County owned Blue Fern LLC.

Benefits

The exchange will:

- Provide long term income for the Common School Trust.
- DNR would own income producing property In Bellingham. (Haggen)
- Provide needed funds for K-12 Schools.

This exchange involves a single state trust: Common School Trust (builds public schools statewide) The proposed State property is in Spokane County and the Exchange property is in Whatcom County.

Blue Fern Management LLC.

- The proposed property for trade is a Haggen Grocery Store and parking lot in Bellingham.
- The property is for sale and Blue Fern Management LLC. would need to secure this property first.
- Acreage of the Haggen property:
Whatcom County – 4.12 acres of Commercial building & parking lot.

State Trust Property

- The State trust parcel located in the Latah Valley is currently not leased.
- Trust lands are held and managed by the Department of Natural Resources for the purpose of generating revenue for both current and future beneficiaries, as mandated by both the Federal Enabling Act and the State Constitution. Where possible, DNR manages for multiple benefits such as recreation and protecting habitat and water quality.
- Acreage of the State trust land:
Spokane County – 192 acres of Common School Trust Land.

Public Information and Outreach

- DNR will hold a public hearing to share information and to receive information and testimony from the public. The meeting will occur on **December 4, 2024**, and will start at **6:15 PM** at the following location:
Spokane Central Library, 906 W. Main Avenue, Spokane, WA 99201
- Following the evaluation of hearing testimony and a property appraisal, DNR and Blue Fern Management LLC. will finalize an exchange agreement to present to the Board of Natural Resources for a final decision at one of its regularly scheduled monthly meetings. The Board meeting provides an additional opportunity for public comment.
- The DNR website (www.dnr.wa.gov) will have a webpage created for this project and be updated as new information becomes available.

Contacts

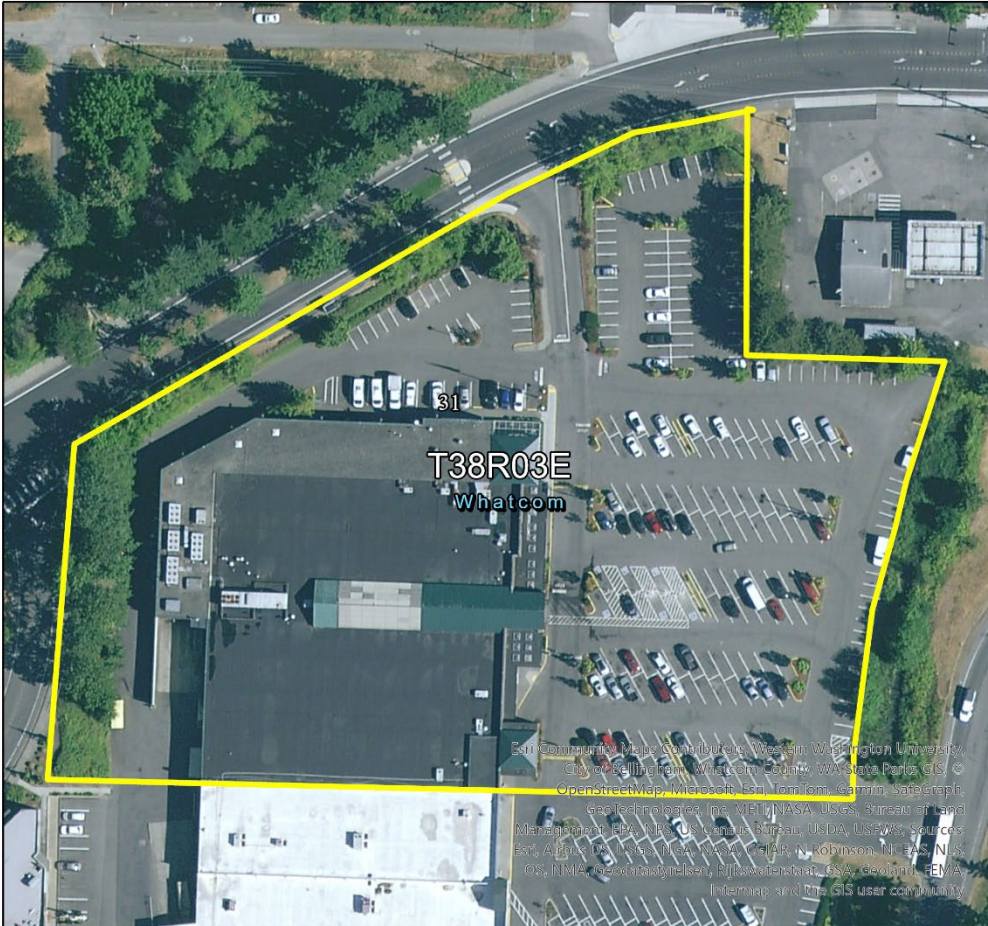
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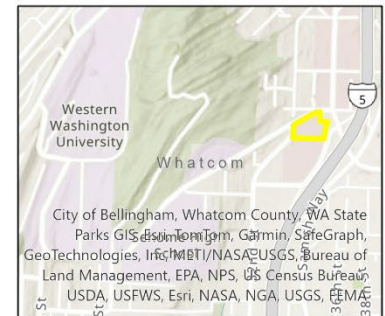
Haggen

Sehome Village Shopping Center

Whatcom County Ortho Map



Legend	
Survey - Township Lines	Survey - Section Lines
— Survey - Township Lines	— Survey - Section Lines
Administrative - State Boundary	Administrative - County Boundaries
— Administrative - State Boundary	— Administrative - County Boundaries
	— Haggen

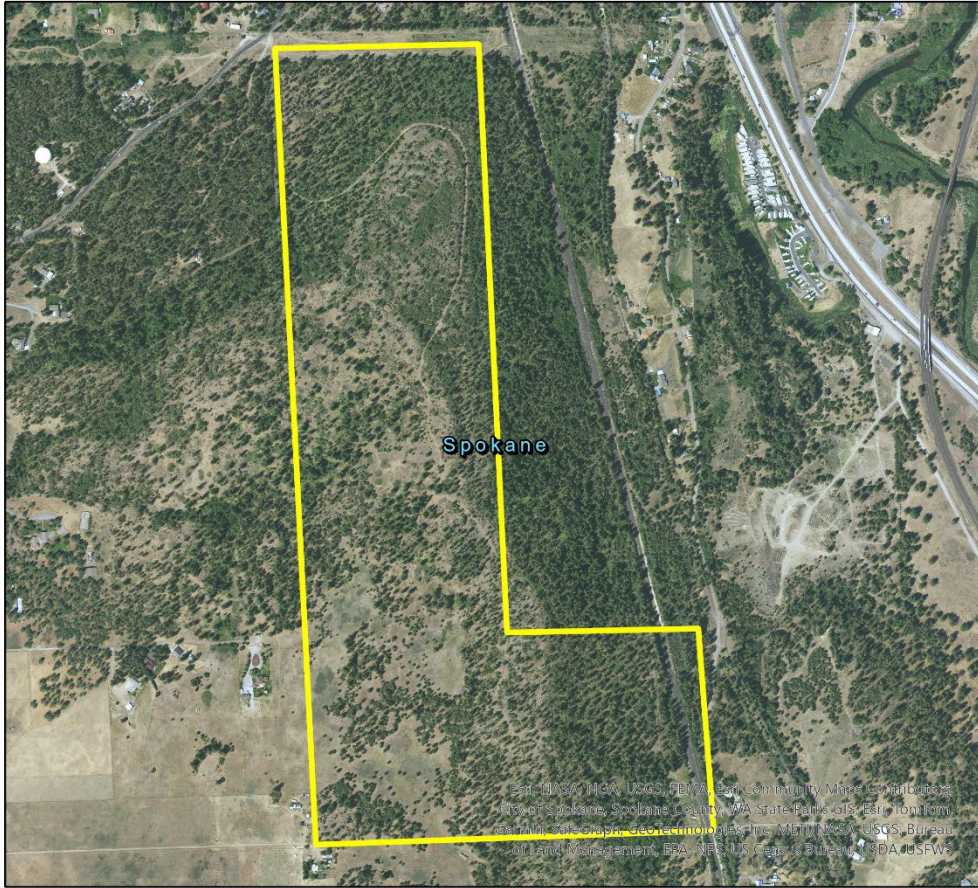


WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES




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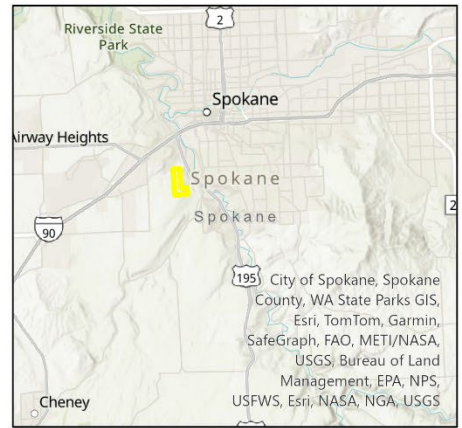


Thorpe Exchange Spokane County Ortho Map



Legend

Administrative - State Boundary	Administrative - County Boundaries
 Administrative - State Boundary	 Administrative - County Boundaries
	 Thorpe



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

