



WASHINGTON STATE DEPARTMENT OF
Natural Resources

Peter Goldmark - Commissioner of Public Lands
Cullen D. Stephenson, Deputy Supervisor of Uplands

ANDERSON PACKAGE ACQUISITION

PROPOSAL

The Department of Natural Resources proposes to purchase 1776.77 acres, more or less, of real property owned by TerraPointe LLC, a Delaware limited liability company, and located in Clallam and Jefferson Counties. The purpose of this purchase is to replace Common School Trust property previously transferred and to acquire land that is productive, working forest land under risk of conversion to non-forest purposes. The purchase is authorized under the authority of RCW 79.17.210 and RCW 79.19.030 and within the appropriation and provisions of Section 3085, Chapter 48, Washington Laws of 2011.

BENEFITS

This purchase will benefit the Common School Trust by:

- Repositioning assets and securing access,
- Acquiring working forest lands that have income production potential, and
- Eliminating inholdings and blocking up trust lands for sustainable management.

GENERAL LOCATION

There are three properties that make up the Anderson Package. The Anderson Creek parcels are located approximately five miles southeast of Forks, Washington and within Section 7, Township 27 North, Range 12 West and Sections 1, 2 and 12, Township 27 North, Range 13 West, W.M. The Hoko River property is approximately four miles west of State Route 113, six miles north of Highway 101 and within Section 25, Township 31 North, Range 13 West, W.M. Lastly, the East Pysht property is approximately one half mile east of State Route 113, four miles north of Highway 101 and within Sections 1 and 2, Township 30 North, Range 12 West, W.M. All are in the Olympic Region.

VALUATION

Purchase price is \$3,280,000 and includes 2,364 Mbf of timber valued at \$470,000.

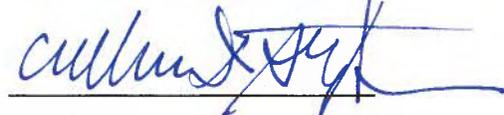
COMMENTS

Title will be conveyed by Statutory Warranty Deed and the seller will provide title insurance.

Division Manager

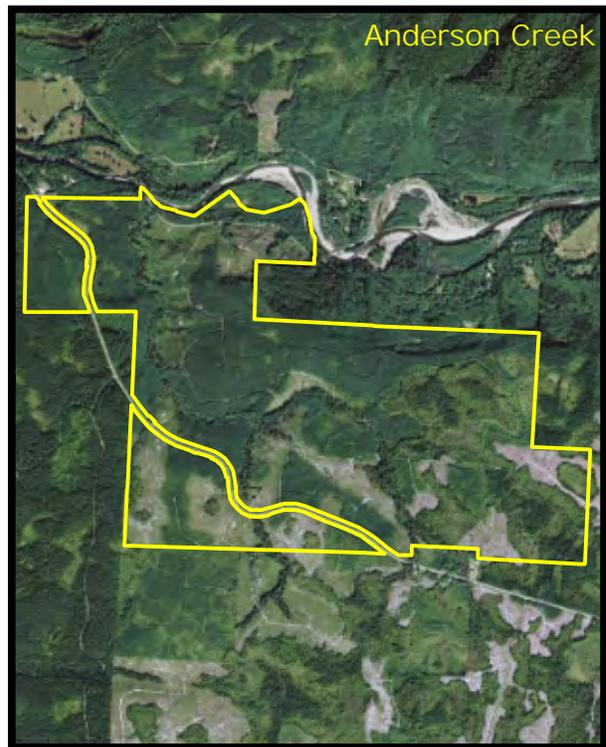
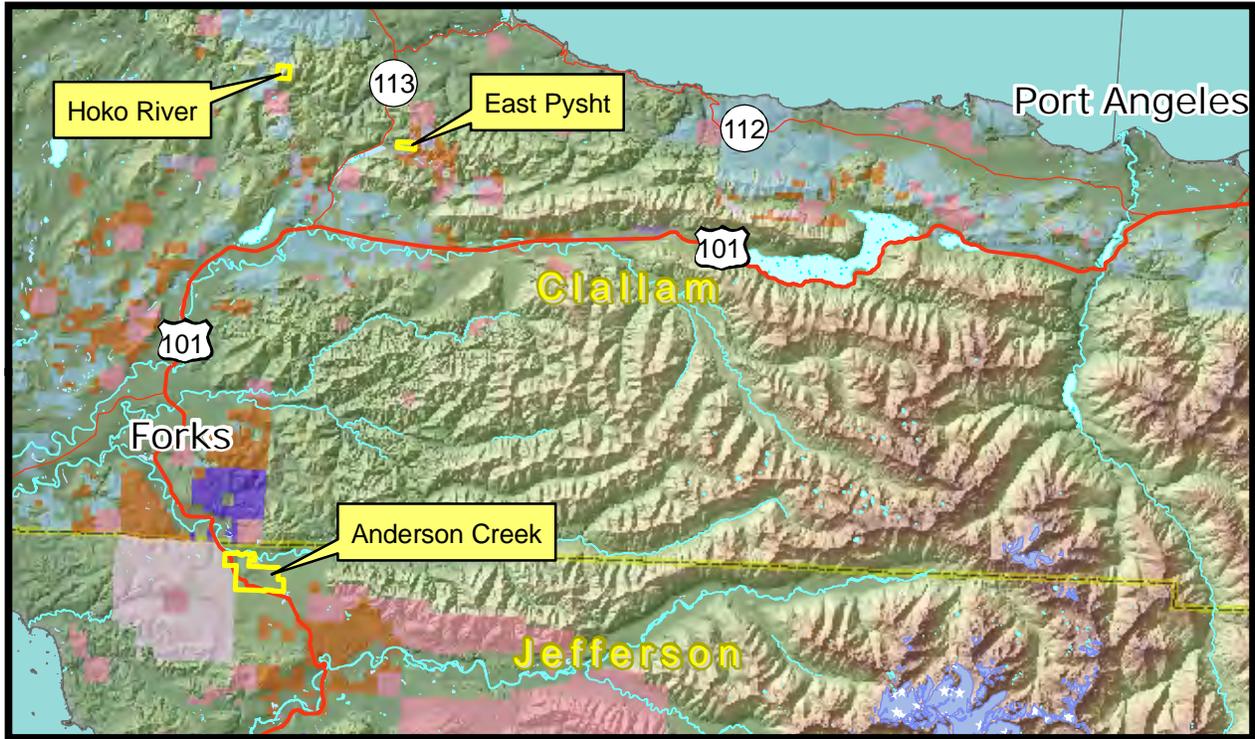


Deputy Supervisor for Uplands



Date of Board Approval

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES
ANDERSON PACKAGE



Within Section 7, Township 27 North, Range 12 West, W.M., Sections 1, 2 & 12, Township 27 North, Range 13 West, W.M., Sections 1 & 2, Township 30 North, Range 12 West, W.M. and Section 25, Township 31 North, Range 13 West, W.M., Jefferson & Clallam Counties

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

RESOLUTION NO. 1369

A **RESOLUTION** relating to the purchase of real property by the Department of Natural Resources of the State of Washington from TerraPointe LLC, a Delaware limited liability company, as authorized by RCW 79.17.210 and RCW 79.19.020 and within the appropriation and authorization provided in Section 3085, Chapter 48, Washington Laws of 2011, under Department of Natural Resources Purchase File No. 08-087956.

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

SECTION 1. TerraPointe LLC, is the owner 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 replacement trust property is authorized by RCW 79.17.210 and RCW 79.19.020 and within the appropriation and authorization provided in Section 3085, Chapter 48, Washington Laws of 2011. The purchase of real property described herein contributes to the real property asset base, has income potential, and is therefore suitable for replacing trust lands previously approved for transfer by the Board.

SECTION 3. 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. TerraPointe LLC will convey its property to the State of Washington by statutory warranty deed and will furnish, at its 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 disburse \$3,280,000 from the Real Property Replacement Account and/or Land Bank Account for acquisition of the replacement trust property described in Exhibit A.

- 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 Common School 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 8th
day of November, 2011.
Amienne Smith
Assistant Attorney General

EXHIBIT A

**DEPARTMENT OF NATURAL RESOURCES
PURCHASE NO. 08-087956**

PARCEL A:

The Southeast quarter of Section 2, Township 27 North, Range 13 West, W.M., Excepting therefrom State Highway 101. Situate in the County of Jefferson, State of Washington.

PARCEL B:

Government Lots 11, 12 and 13 and the South half of the Southwest quarter, all lying South of the Bogachiel River, excepting therefrom Dowans Creek Road. All lying within Section 1, Township 27 North, Range 13 West, W.M., Jefferson County, Washington.

PARCEL C:

All of Section 12, Township 27 North, Range 13 West, W.M., except right of way for Highway 101. Situate in the County of Jefferson, State of Washington.

PARCEL D:

All of Section 7, Township 27 North, Range 12 West, W.M., Except the East half of the Northeast quarter and Except the South 225 feet of the Southeast quarter of the Southwest quarter and the South 225 feet of the West 200 feet of the Southwest quarter of the Southeast quarter in Section 7, Township 27 North, Range 12 West, W.M. Situate in the County of Jefferson, State of Washington.

PARCEL E:

The Southwest Quarter of the Southwest Quarter of Section 1 and the South Half of the Southeast Quarter of Section 2, all in Township 30 North, Range 12 West, W.M. Situate in the County of Clallam, State of Washington.

PARCEL F:

The Northeast Quarter of Section 25, Township 31 North, Range 13 West, W.M. Situate in the County of Clallam, State of Washington.

Dennis J. Gelvin, PLS 21674
Land Description & R/W Specialist
State Land Survey Unit
Engineering
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