

ASHFORD TRUST LAND TRANSFER

Ashford Inter-Trust Exchange and Transfer



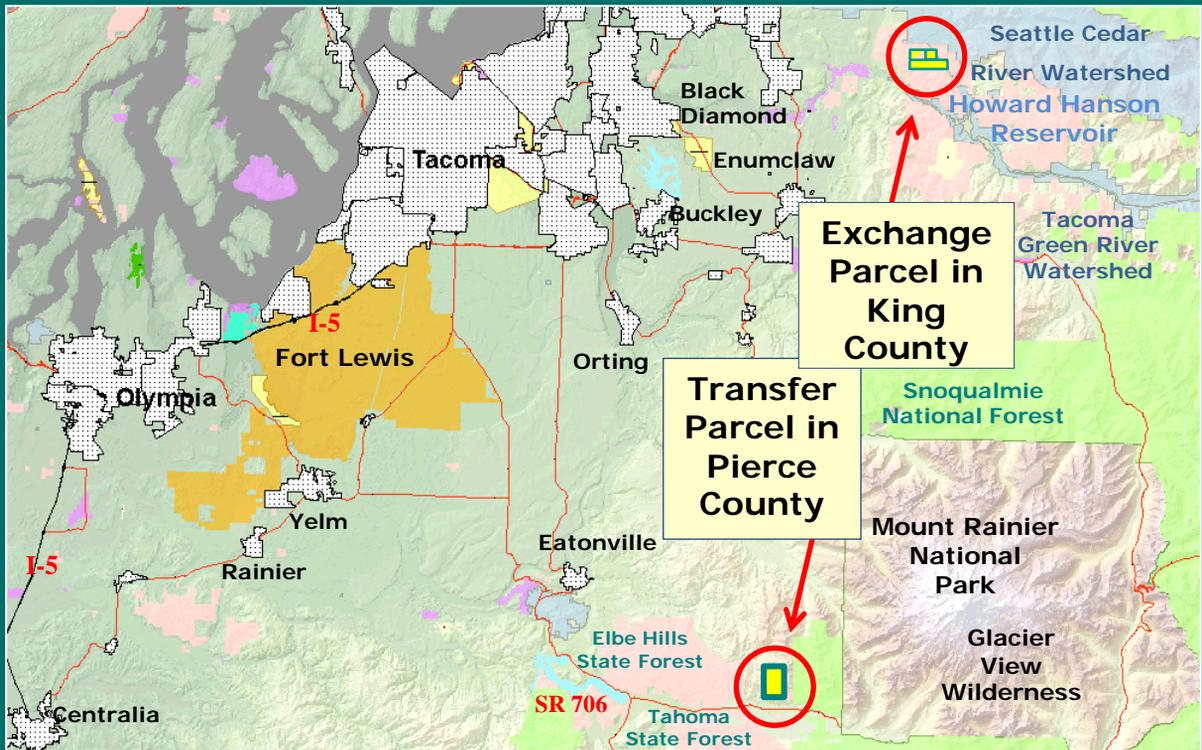
International Forestry Consultants, Inc. photo

Ashford
Inter-Trust Exchange No. 86-083665
Trust Land Transfer No. 02-082587
Board of Natural Resources Sept. 4, 2012



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Natural Resources
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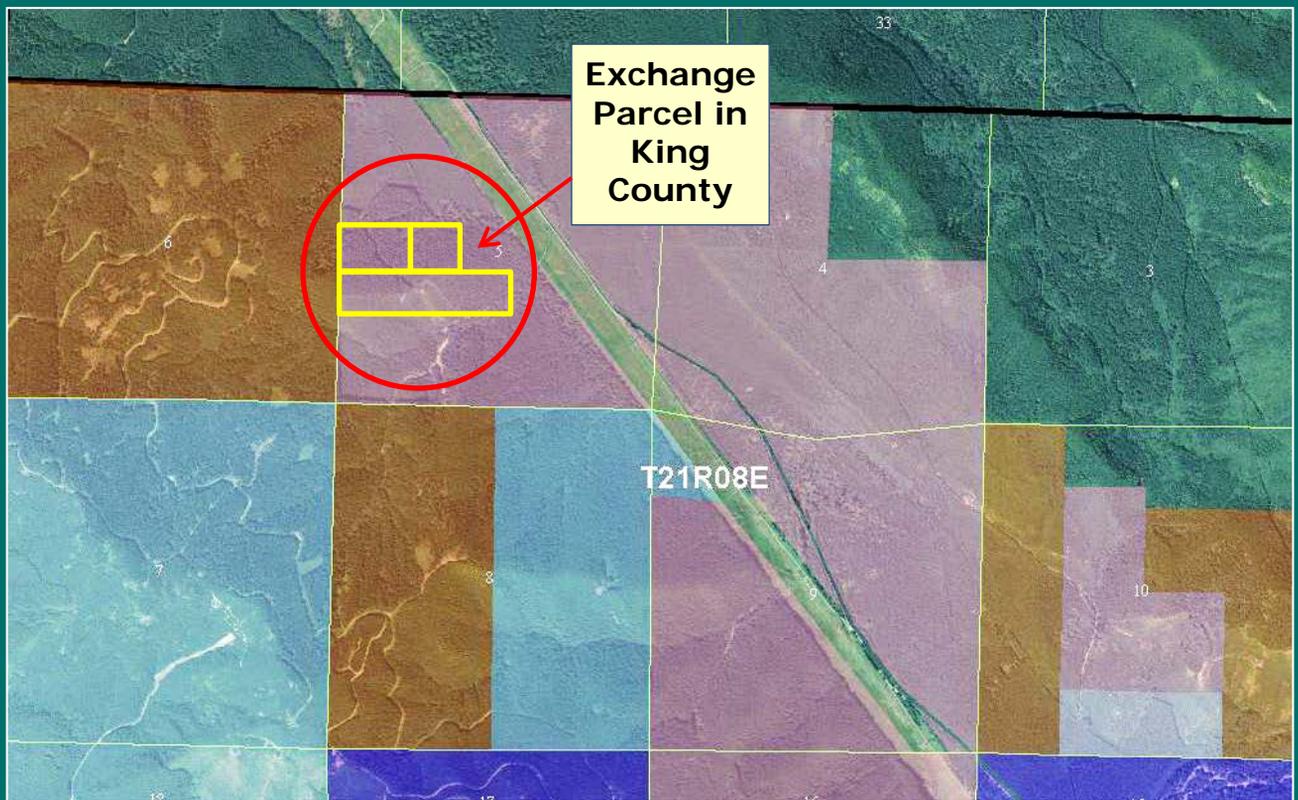


Inter-Trust Exchange Purpose

- Only Common School Trust Land is eligible for transfer under Trust Land Transfer Program.
- The inter-trust re-designates the transfer parcel from Capitol Building to Common School Trust.
- The inter-trust parcel continues to be managed for revenue by the Department.



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Capitol
Building



Normal
School



Common
School



State Forest
Transfer



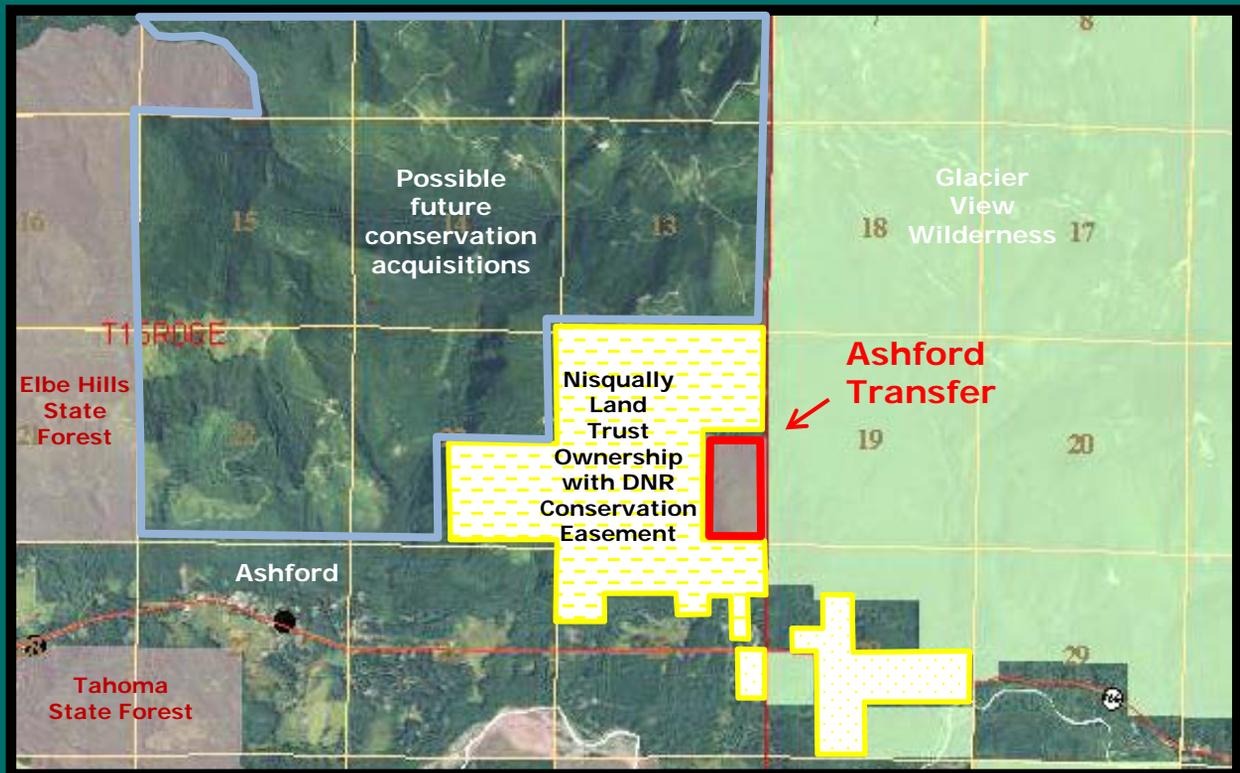
- 70 acres of Common School Trust land in King County exchanges trust designations with transfer parcel.
- 75 to 80 years old trees include Douglas fir, western hemlock, Sitka spruce, and western red cedar.
- Parcel adjoins other Capitol Building trust land.

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- Transfer parcel is 78 acres with 50 to 230 year old trees and scattered old growth.
- Site is steep, roadless, no physical or legal access.
- Adjoins Glacier View Wilderness, near Mount Rainier and Ashford in Pierce County. Conservation partners are Nisqually Land Trust, USFWS and National Park Service.

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Public Hearing

- One person attended a public hearing May 10, 2012 and did not testify.
- One written comment was received in favor of the inter-trust.



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Appraised Values of Exchange Parcel

Timber (3,522 Mbf)	\$1,090,000	\$ 309/Mbf
Land (70 acres)	<u>\$ 46,000</u>	\$ 657/acre
Total	\$1,136,000	

Appraised Values of Transfer Parcel

Timber (4,452 Mbf)	\$1,080,000	\$ 243/Mbf
Land (78 acres)	<u>\$ 50,000</u>	\$ 638/acre
Total	\$1,130,000	



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Distribution of Funds

- \$1,080,000 timber value to Common School Construction Account.
- \$ 50,000 land value for Real Property Replacement Account.



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timber on exchange property

Kymm Boire photo

Resolution # 1340 Ashford Inter-Trust Exchange

Resolution # 1341 Ashford Trust Land Transfer

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