



Cliffside Estates Inter-Trust Exchange #2

Klickitat County



Cliffside Estates Inter-Trust Exchange #2

Land Bank

Established in 1977 to maintain and enhance the trust asset base.

- Provides for the sale of under-performing trust lands at public auction; and
- Purchase of productive “replacement” lands, to replace those underperforming trust assets proposed for sale.
- 2023 change to law permits DNR to directly transfer Land Bank property to tenants with homes.



Cliffside Estates Inter-Trust Exchange #2

Purpose

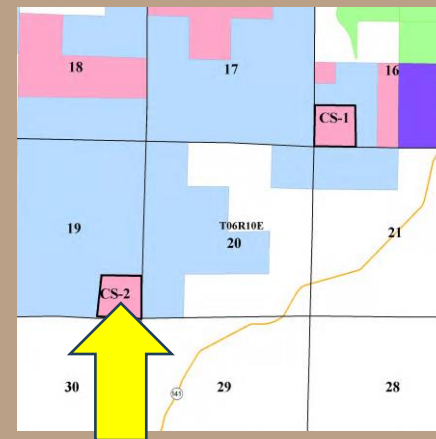
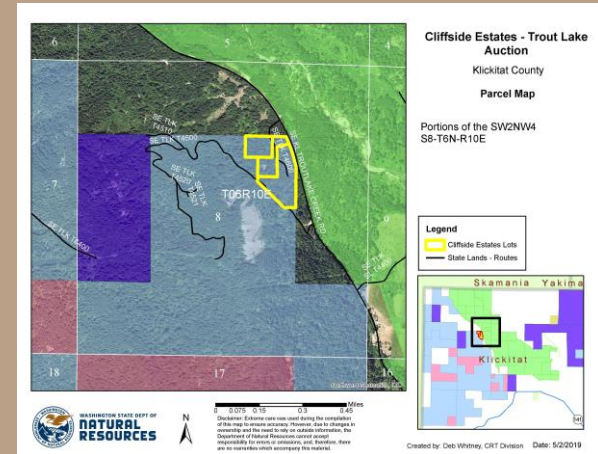
- Perform an equal-valued land exchange between state owned lands.
- Designate Land Bank properties as Trust properties for future management and trust revenue.
- Designate Trust properties as Land Bank property, making them eligible for public auction.



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Vicinity Map

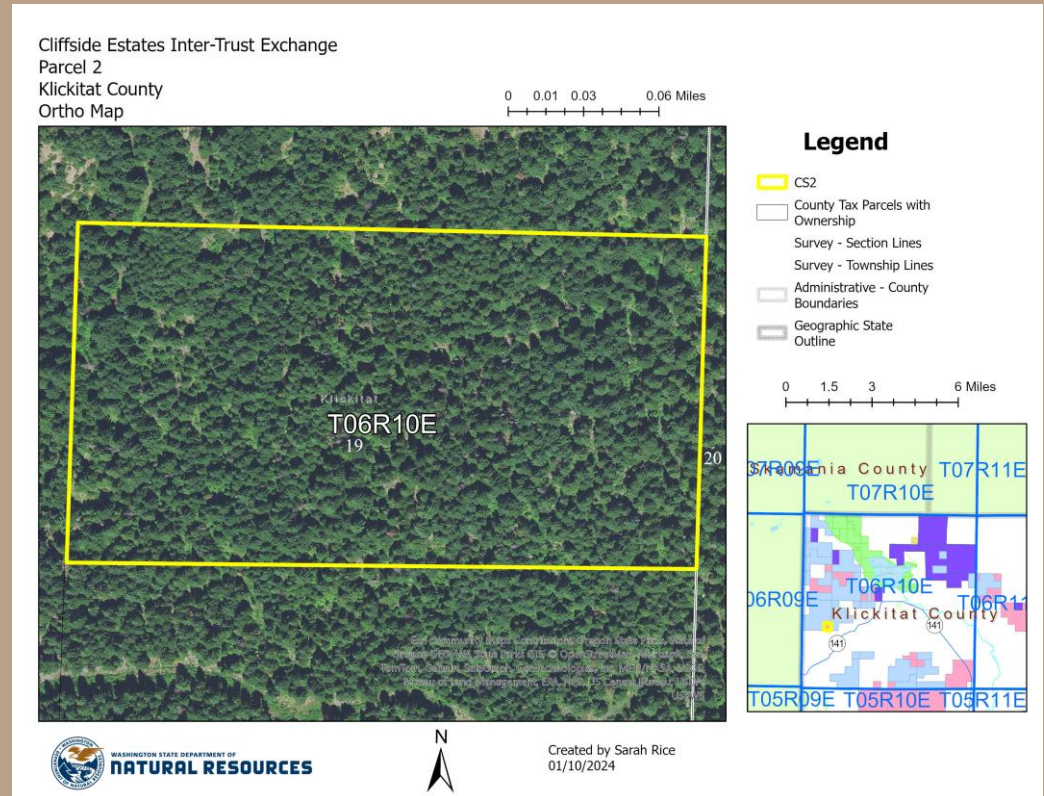
- All in Klickitat County
- Near town of Trout Lake
- Only using the northern portion of the CS-2 parcel; none of CS-1



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Cliffside Estates – Portion of Parcel CS-2

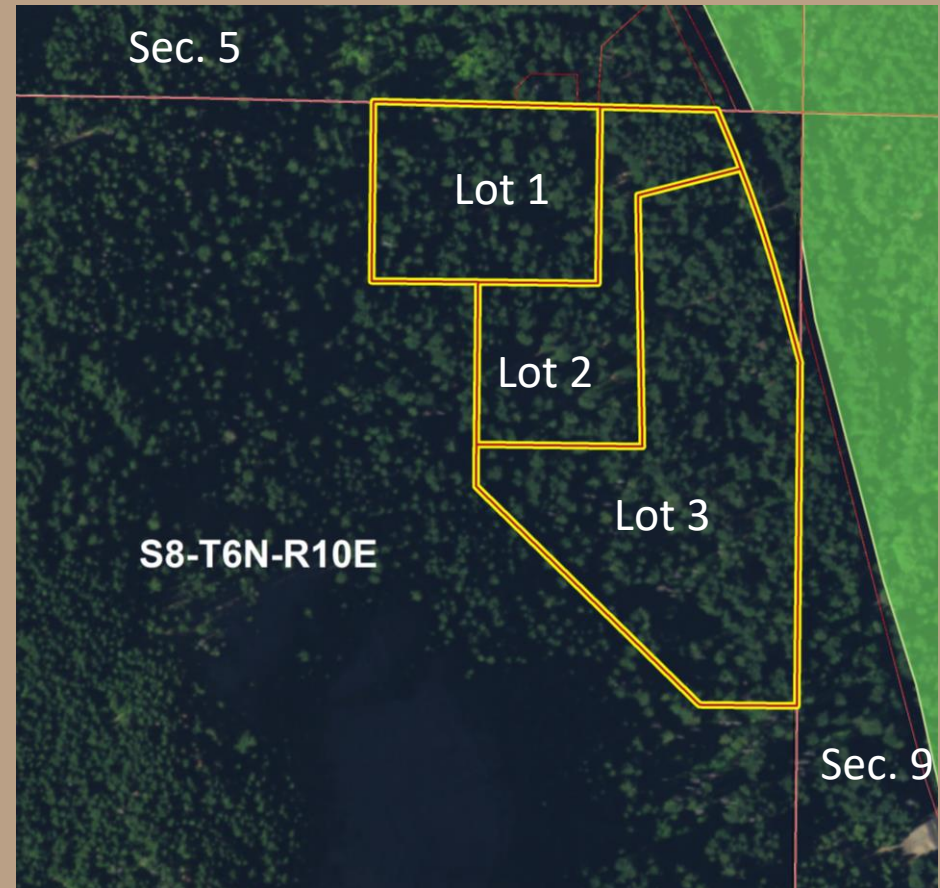
- Klickitat County
- 20.25 +/- Acres in the northern portion of CS-2 Parcel
- Became Land Bank in Cliffside Estates Inter-Trust Exchange #1
- Will become State Forest Land Trust (01) after exchange with Cliffside Estates Lots 1-3



Cliffside Estates Inter-Trust Exchange #2

Cliffside Estates Lots 1, 2, 3

- Klickitat County
- 18.96 +/- acres total currently in State Forest Land Transfer Trust (01)
- Will become Land Bank ownership after exchange
- Land Bank ownership facilitates direct transfer of Lots 1 and 2; public auction of Lot 3



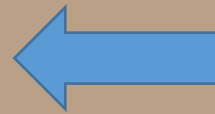
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Valuation

Equal value exchange

Trust

Trust	Acres	Value
State Forest Land Transfer Trust	18.96	\$214,000
Total:		\$214,000



Land Bank

Current Ownership	Acres	Value
Land Bank	20.25	\$214,000
Total:		\$214,000



Cliffside Estates Inter-Trust Exchange #2

Valuation

Current State Ownership	Acres of Land Bank to become State Forest Land Transfer Trust (01)	Asset Class	Asset Value
Land Bank	20.25	Forest	\$214,000
Total:	20.25		\$214,000

State Forest Land Transfer Trust (01) gains due to consolidating SFL forest acreage and eliminating tenant owned improvements.



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Valuation

Current State Ownership	Acres of State Forest Land Transfer Trust acres to become Land Bank	Asset Class	Asset Value
State Forest Land Transfer Trust	18.96	Rural Residential & Forest	\$214,000
Total:	18.96		\$214,000

Land Bank ownership permits the direct transfer and sale of the Cliffside Estates Lots 1, 2 and 3.

Revenue obtained from the two transfers and the one auction will permit the State to acquire replacement trust lands with higher trust revenue potential.



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Public Hearing and Testimony

- Hearing held in Trout Lake, WA on 10/24/2023
- 8 attendees; one person testified
- Testimony summary:
 - Support direct transfer of Lots 1 and 2 to homeowners
 - Concern over the revenue balance for Exchanges #1 & #2;
especially whether 301 acres of young trees are equal to 20 acres of older trees
 - Concern regarding wildland urban interface near Lots 1-3

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BNR Decision

- Questions ?
- Resolution #1625



