



Land Transactions

December 6 & 7, 2013

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Land
Transaction

Integrating
Ownership

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Land
Transaction

Integrating
Ownership

Land Transaction Stages

- Appraisal
- Appraisal Review
- Negotiations
- Purchase Option
- Fish and Wildlife Commission Approval *
- Close

Land Transaction Appraisal

- Appraisal Required by RCW 8.26.180
 - “(2) Real property shall be appraised before the initiation of negotiations ...”
 - “(3) The acquiring agency shall provide the owner of real property to be acquired with a written statement of ... the amount it established as just compensation.”

Land Transaction Appraisal

- Appraisal Standards
 - Determined by funding source
 - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
 - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

Land Transaction Appraisal

- Independent Fee Appraisers
 - 43 firms under contract
 - Firms selected based on knowledge in an area or property type
- Appraisal Review
 - Reviewed for compliance with appraisal standards
 - WDFW Chief Appraiser Shawn Kyes, MAI
 - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

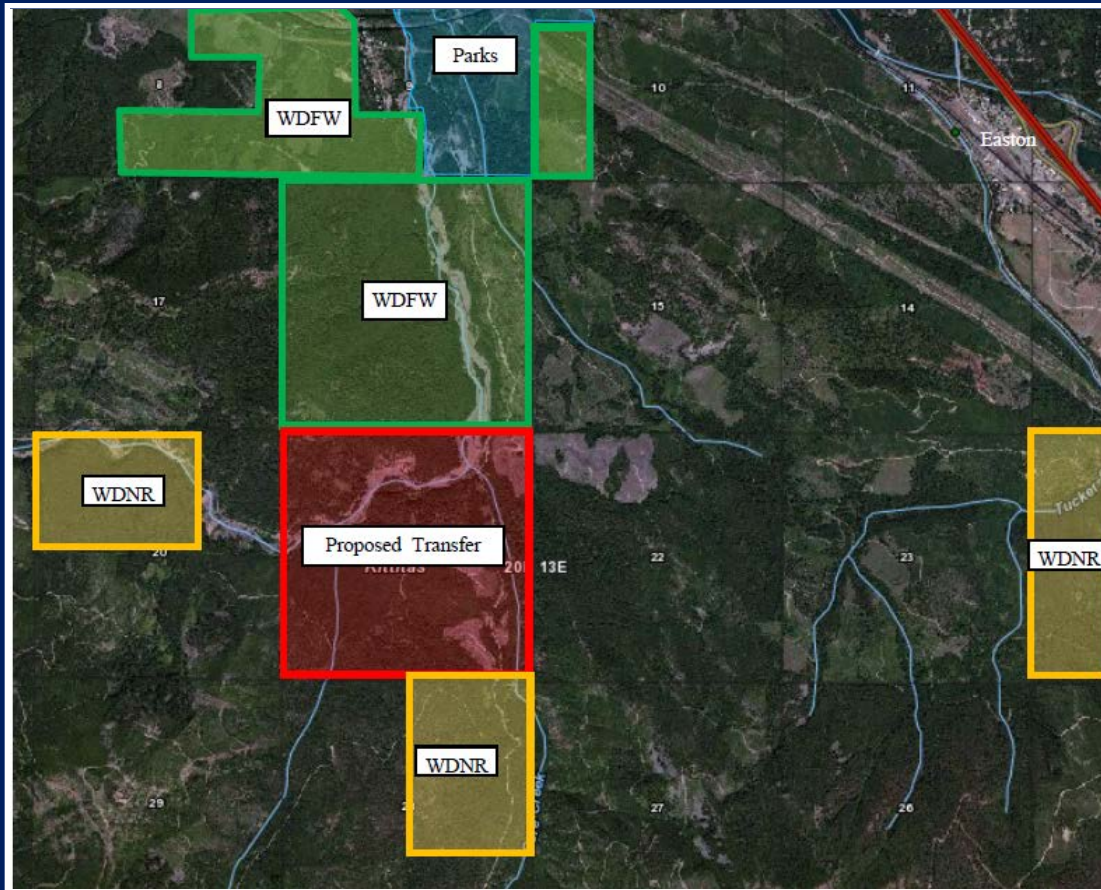
Forterra Cole Creek Property Kittitas County

Project Location

WDFW Lands 20/20



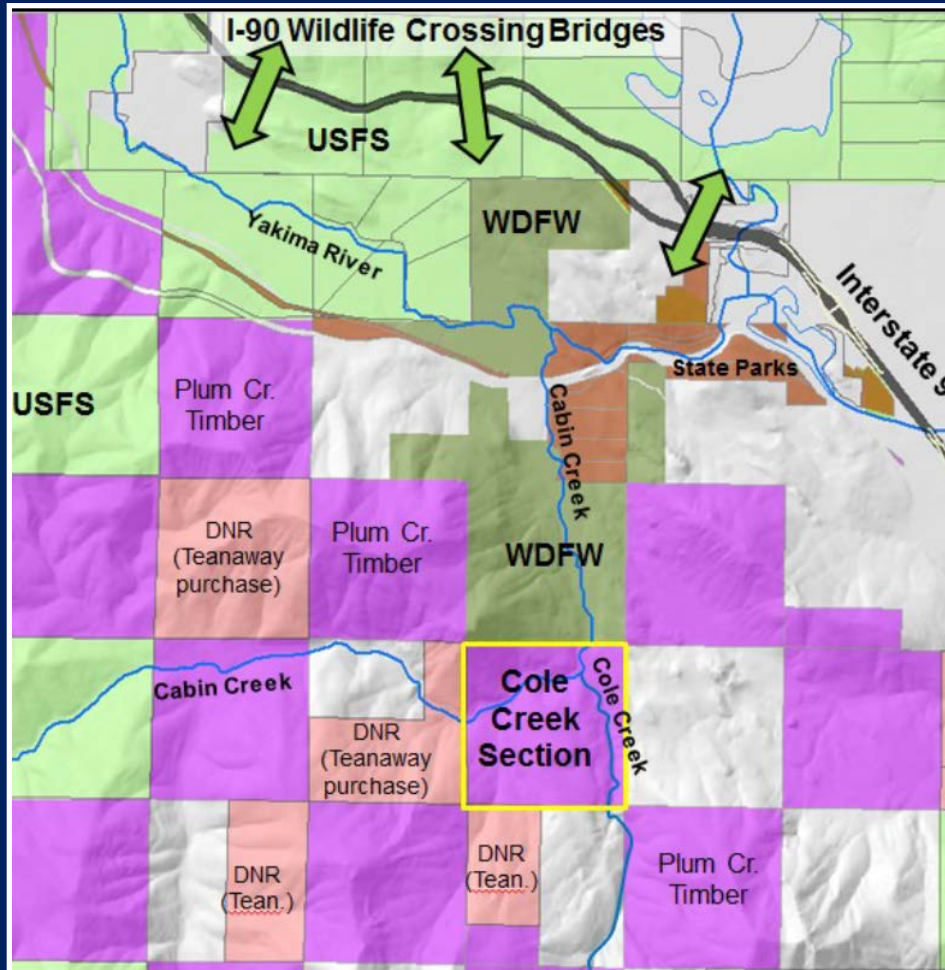
Forterra Cole Creek Property Kittitas County



- Adjacent to the Yakima River Unit of LT Murray Wildlife Area
- Rich in diversity of both plant and animal species.



Forterra Cole Creek Property Kittitas County



Wildlife Crossing Bridges



Forterra Cole Creek Property Kittitas County



Federally listed Spotted Owl, Bull Trout and Mid-Columbia Steelhead are found on the property

Forterra Cole Creek Property Kittitas County



Yakima River Unit, LT Murray
Wildlife Area

- \$5,120 Annual Operating Cost
- \$1,980 Payment In-lieu of Property Tax to Kittitas County
- Ownership Transferred from Forterra to WDFW at No Cost

Forterra Cole Creek Property Kittitas County

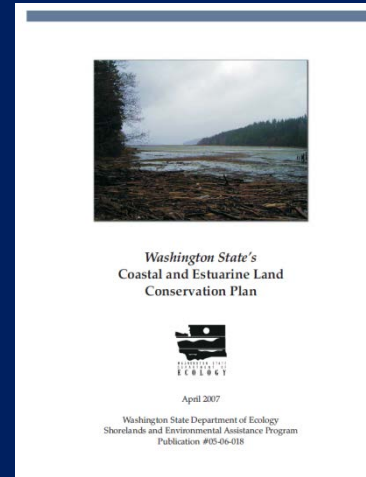
Five Star Investment Group Property Mason County

Project Location

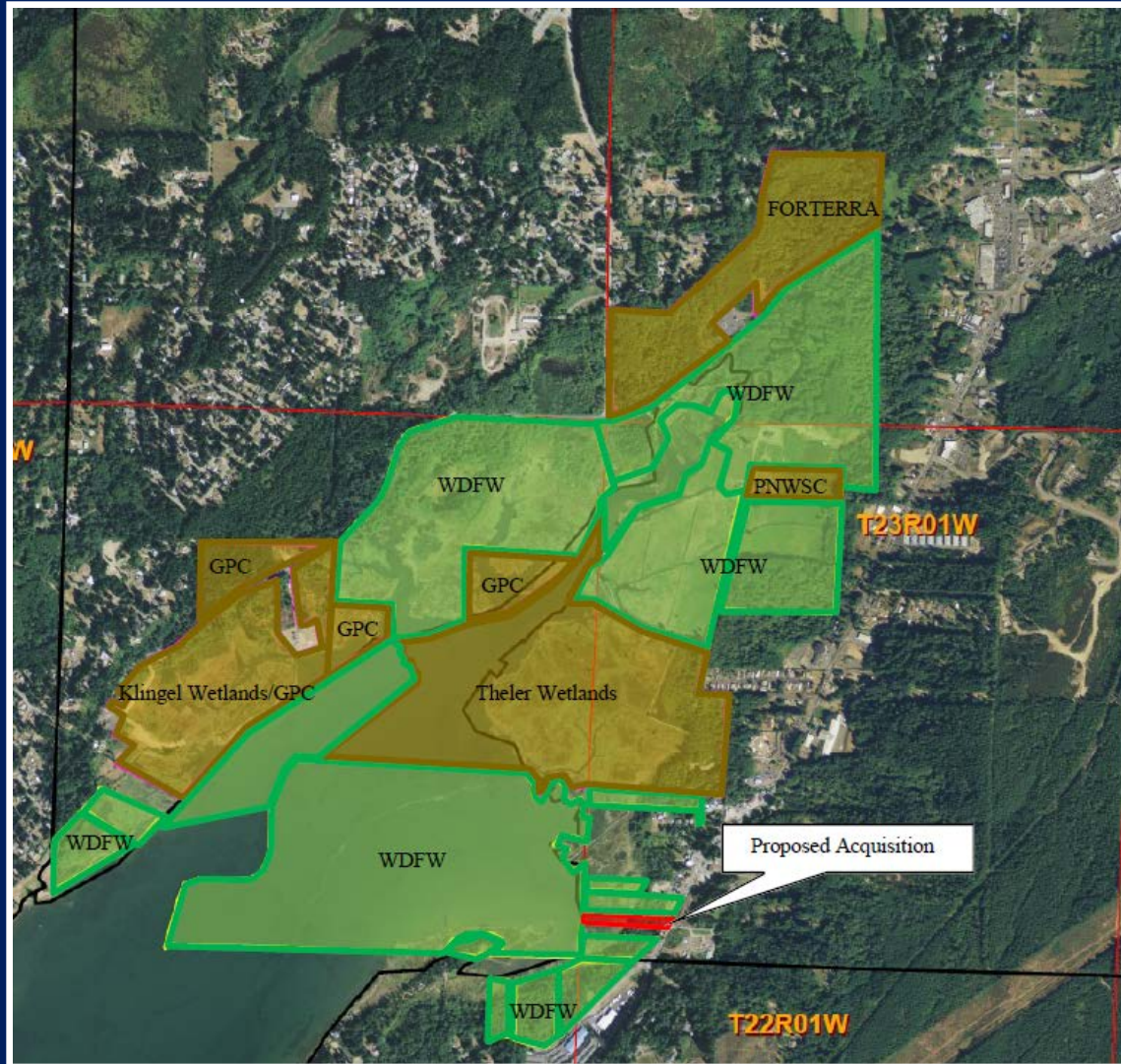
WDFW Lands 20/20



Five Star Investment Group Property Mason County



Five Star Investment Group Property Mason County

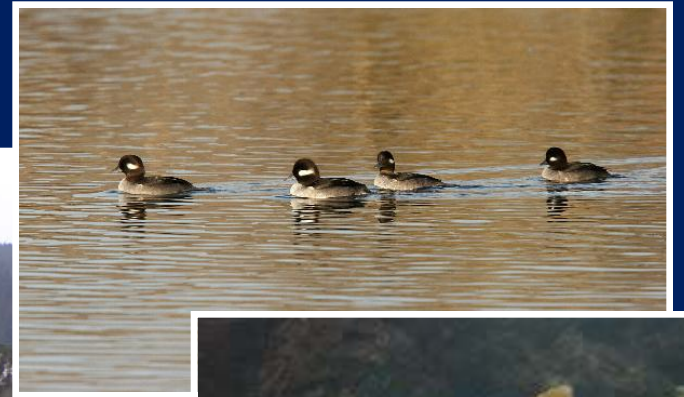


- Partnership Project
- Forterra
- Pacific Northwest Salmon Center
- North Mason School Theyler Wetlands
- Great Peninsula Conservancy
- Hood Canal Coordinating Council

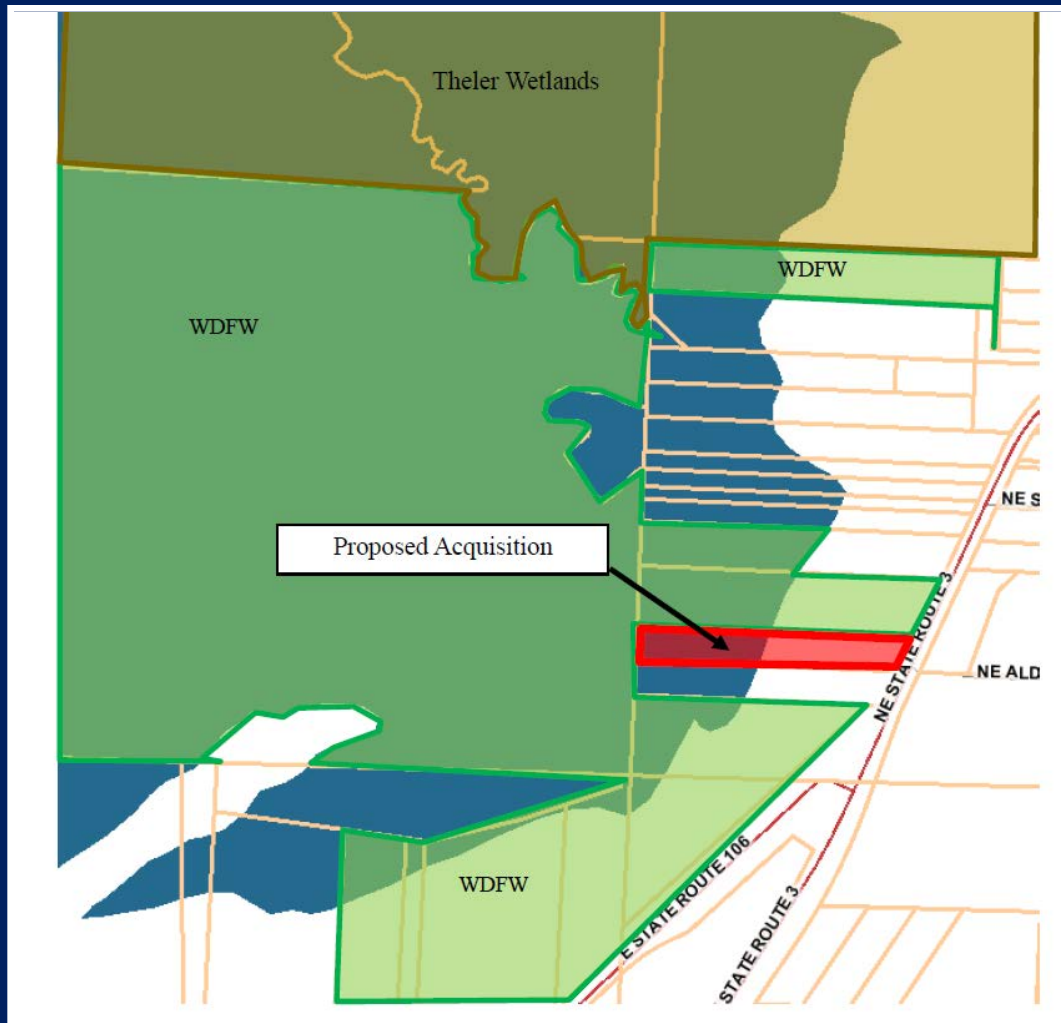
Five Star Investment Group Property Mason County



Lynch Cove supports over 15,000 wintering waterfowl, five species of salmon including summer chum and Chinook.



Five Star Investment Group Property Mason County



- Fronts on State Highway 3
- Planned Parking Development
- Access for Waterfowl Hunting

Five Star Investment Group Property Mason County



- Union River Unit, South Puget Sound Wildlife Area
- Annual operating Cost Estimated at \$500
- Purchase Funded by the Washington Wildlife and Recreation Program

Odom/4-O Land and Livestock LLC Property Phase 3 - Asotin County

Project Location

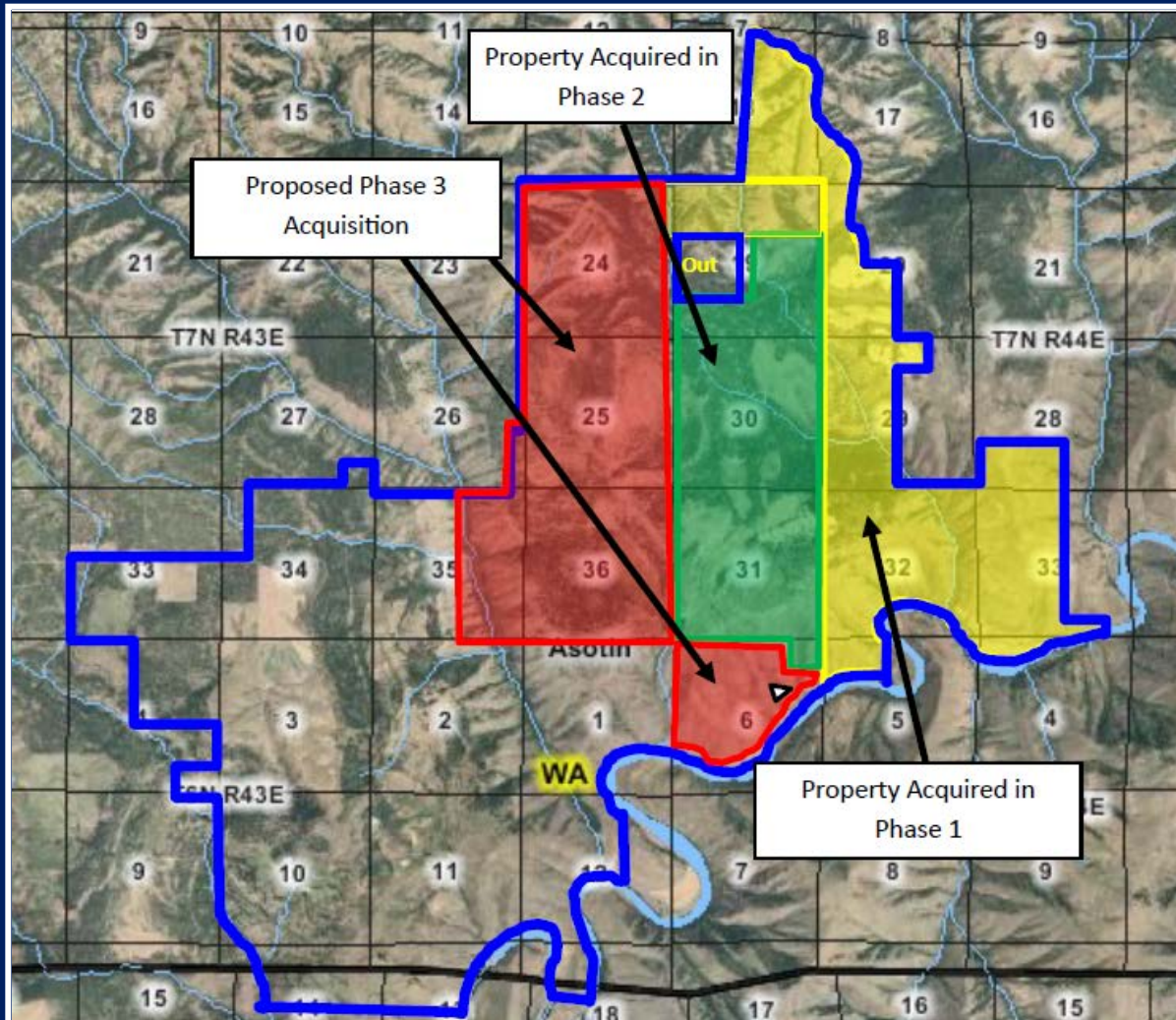
WDFW Lands 20/20



Odom/4-O Land and Livestock LLC Property Phase 3 - Asotin County

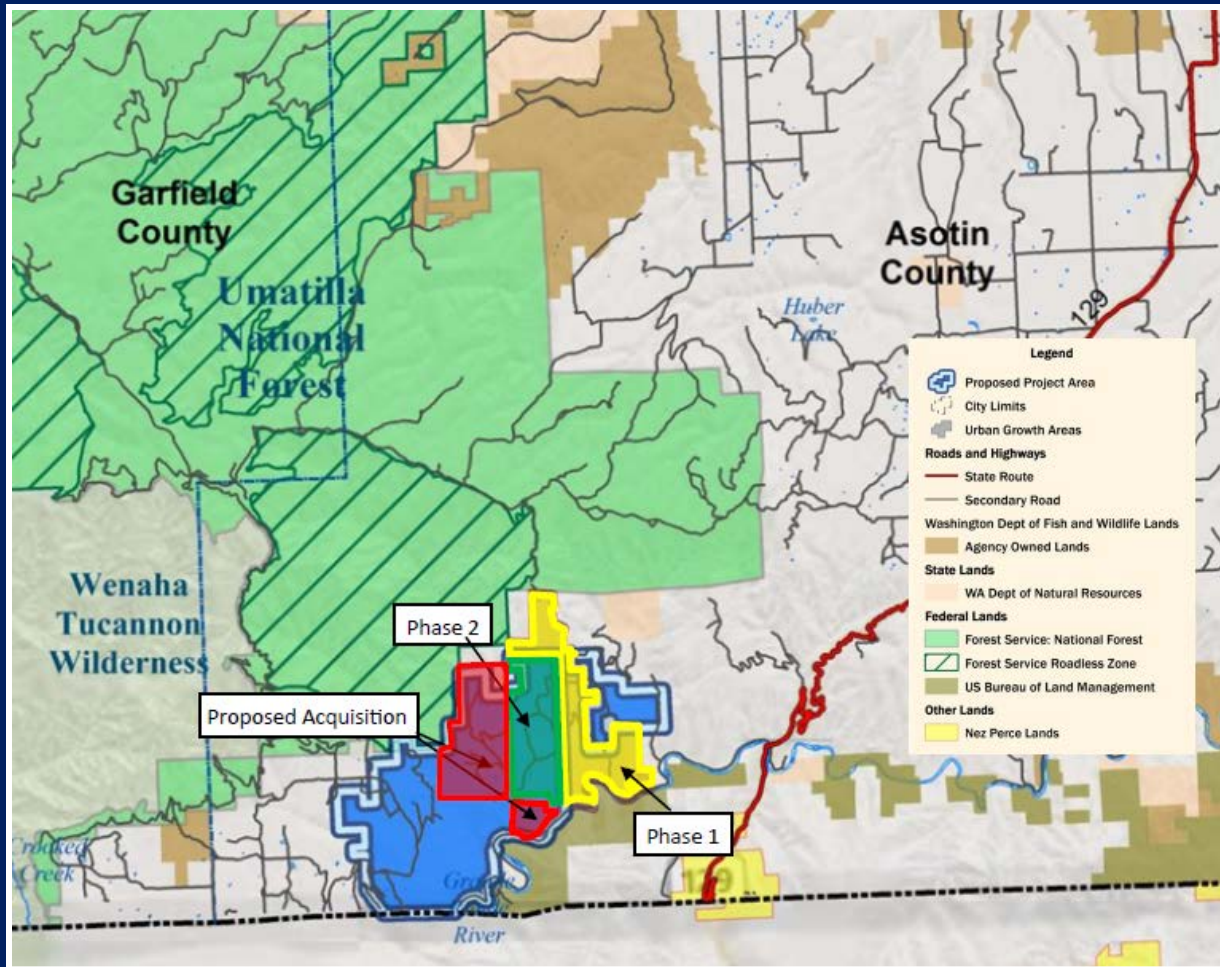


Odom/4-O Land and Livestock LLC Property Phase 3 - Asotin County



- Phase 1, 2,180 acres
- Phase 2, 1,613 acres
- Phase 3, 2,639 acres

Odom/4-O Land and Livestock LLC Property Phase 3 - Asotin County



- Connectivity to other public lands
- Landscape level protection
- Umatilla National Forest
- Bureau of Land Management

Odom/4-O Land and Livestock LLC Property Phase 3 - Asotin County



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Purchase funded by:

- US Fish and Wildlife Service, Section 6 Program
- Recreation and Conservation Office, Washington Wildlife and Recreation Program

Odom/4-O Land and Livestock LLC Property Phase 3 - Asotin County



- Annual Operating Cost Estimated at \$21,100
- Annual In-lieu Property Tax To Asotin County Estimated at \$2,650

Odom/4-O Land and Livestock LLC Property Phase 3 - Asotin County

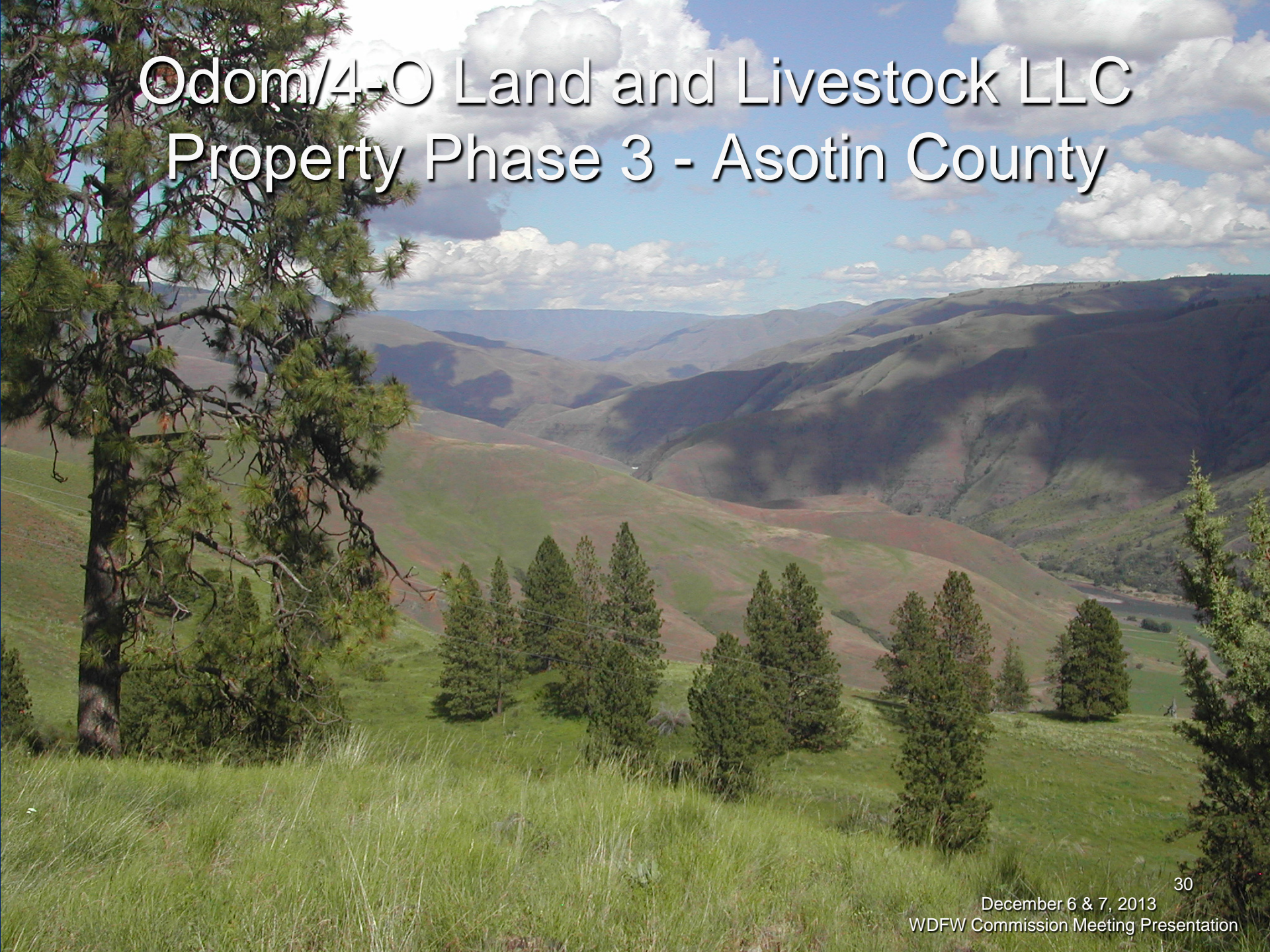


- Lease Back of Agricultural and Grazing Opportunities
- Leases Subject To:
 - 1309 Grazing Legislation
 - Habitat Conservation Plan
 - Grant Funding Approval
- Offset Operating Costs

Odom/4-O Land and Livestock LLC Property Phase 3 - Asotin County



Odom/4-O Land and Livestock LLC Property Phase 3 - Asotin County



PUBLIC COMMENT

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- **December 6 & 7, 2013**