

PROPOSED LAND TRANSACTION

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Summary Sheet

Meeting dates: November 13 & 14, 2015 MEETING
Agenda item: PROPOSED LAND TRANSACTIONS
Presenter(s): Julie Sandberg, Real Estate Services Section Manager

Background summary:

The Department is recommending the following action:

Item 1 – Proposed Acquisition of 2,061 acres +/- in Asotin County
Item 2 – Proposed Acquisition of 572 acres +/- in Cowlitz County

Policy issue(s) you are bringing to the Commission for consideration:

Protecting critical fish and wildlife habitat, and providing public recreational opportunities.

Public involvement process used and what you learned:

Item 1 – This acquisition is to purchase the fifth phase of the Odom/4-O Land & Livestock LLC property in Asotin County and was approved through the Department's Lands 20/20 Process and funded through the legislatively approved WWRP Critical Habitat grant. This phase contains approximately 2,061 +/- acres and completes over 90% of the land to be purchased from this landowner.

Item 2 – This acquisition is to purchase 572 acres +/- as the first phase of the Merrill Lake Properties LLC property in Cowlitz County and was approved through the department's Lands 20/20 process and funded through the legislatively approved WWRP Riparian Protection grant. This phase will contain a substantial portion of Merrill Lake shoreline and frontage on the Kalama River.

Action requested:

Approval of the proposed land transactions as presented.

Draft motion language:

Move to approve the proposed land transactions as presented.

Justification for Commission action:

This action will provide protection for critical fish and wildlife habitat and provide public recreational opportunity.

Communications Plan:

WDFW will provide a press release informing the public of this action and proceed forward to closing the transaction.

DRAFT

Budget Detail, November 13 & 14th, 2015 Fish and Wildlife Commission Land Transaction Agenda Item

Item	Acres	Purchase Price	Project Name	*Fund Source	Approp. Authority	Approp. Balance	Original Grant Amount	Pre Action Grant Balance	**Post Action Grant Balance
ODOM 4-O Land & Livestock/Phase 5	2061 +/-	\$ 3,765,790.00	Mountain View 2014	WWRP	Z4R	---	\$ 4,000,000.00	\$3,997,236.64	\$ 280,238.36
			Mountain View 4-O Ranch 2014	USFWS Sect 6	Q53	---	\$ 2,000,000.00	\$ 181,765.42	\$ 20,000.00
Merrill Lake LLC	572 +/-		Merrill Lake Riparian Protection 2014	WWRP	Z4R	---	\$ 1,610,755.00	\$1,608,612.13	\$ 1,608,612.13

** Post Action Grant Balance-The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

USFWS-S6 = US Fish & Wildlife Service Section Grant

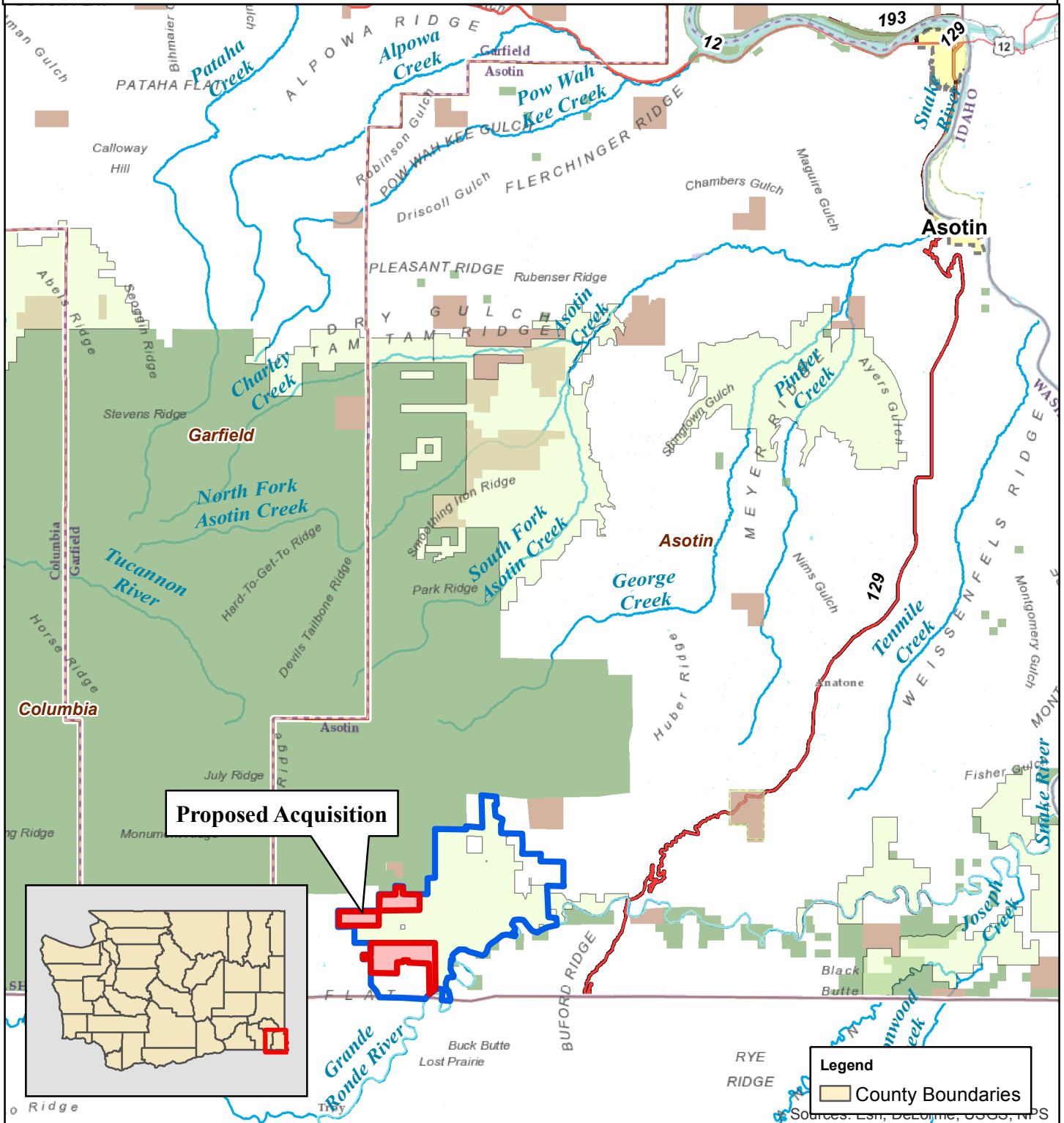
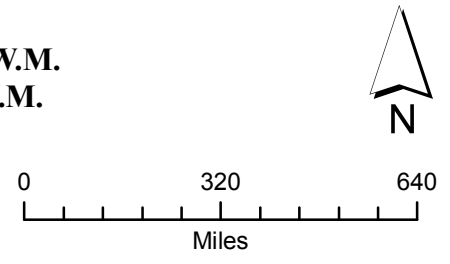
WWRP- Recreation & Conservation Offic - Washington Wildlife Recreation Program

ITEM:1 PROPOSED ACQUISITION ODOM/4-O LAND & LIVESTOCK LLC PHASE 5 PROPERTY

COUNTY: ASOTIN

**LEGAL: SECTIONS 2,3,4,10,11 & 12, TOWNSHIP 6N, RANGE 43E W.M.
SECTIONS 27, 33, 34 & 35, TOWNSHIP 7N, RANGE 43E W.M.**

ACRES: 2061.45 (+/-)

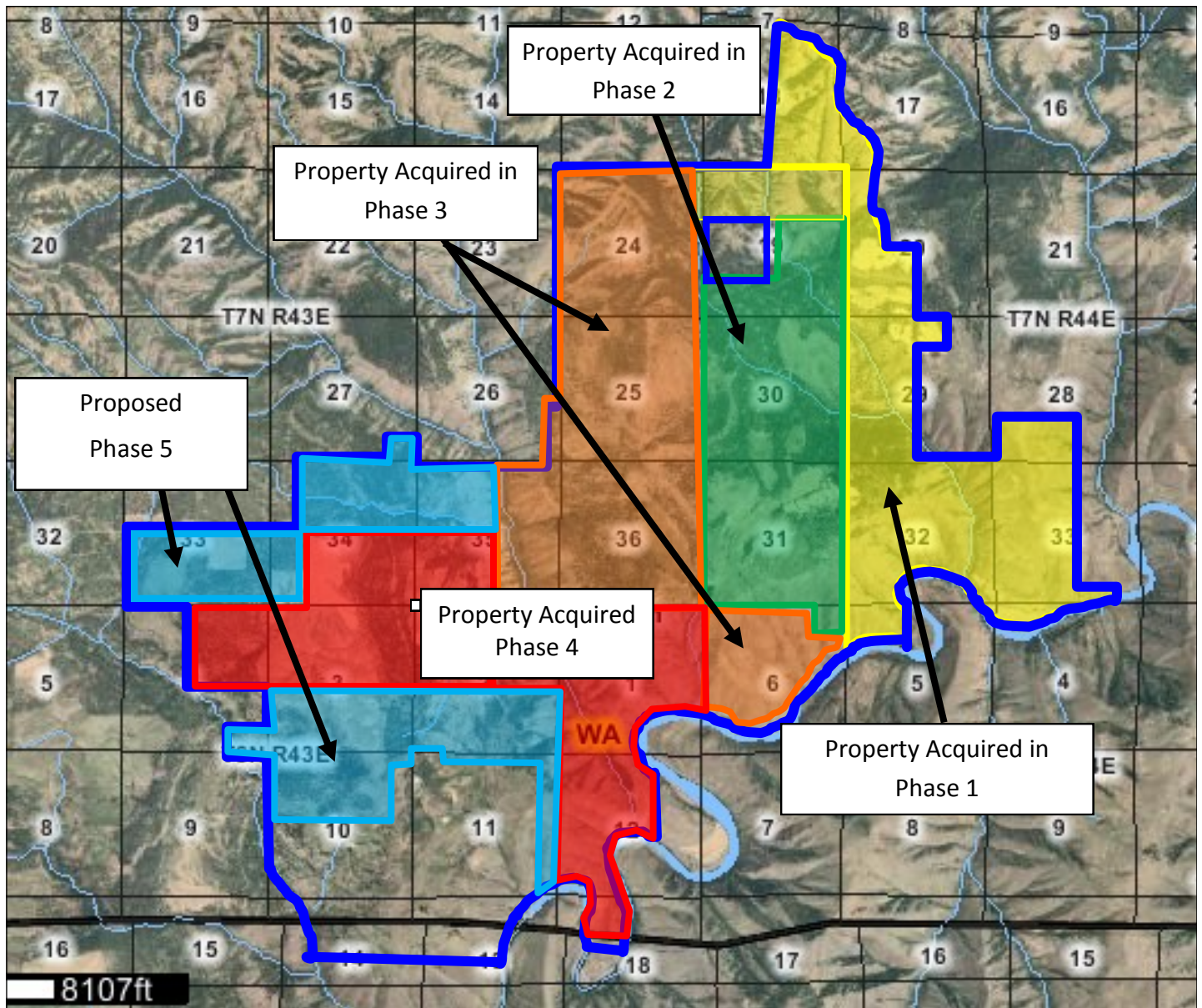


ITEM 1: PROPOSED ACQUISITION ODOM/4-O LAND & LIVESTOCK, LLC PHASE 5

COUNTY: ASOTIN COUNTY

**LEGAL: SECTIONS 2, 3, 4, 10, 11 & 12 TOWNSHIP 6N, RANGE 43 E W.M.
SECTIONS 27, 33, 34 & 35 TOWNSHIP 7 N, RANGE 43 E, W.M.**

ACRES: 2061.45 (+/-)

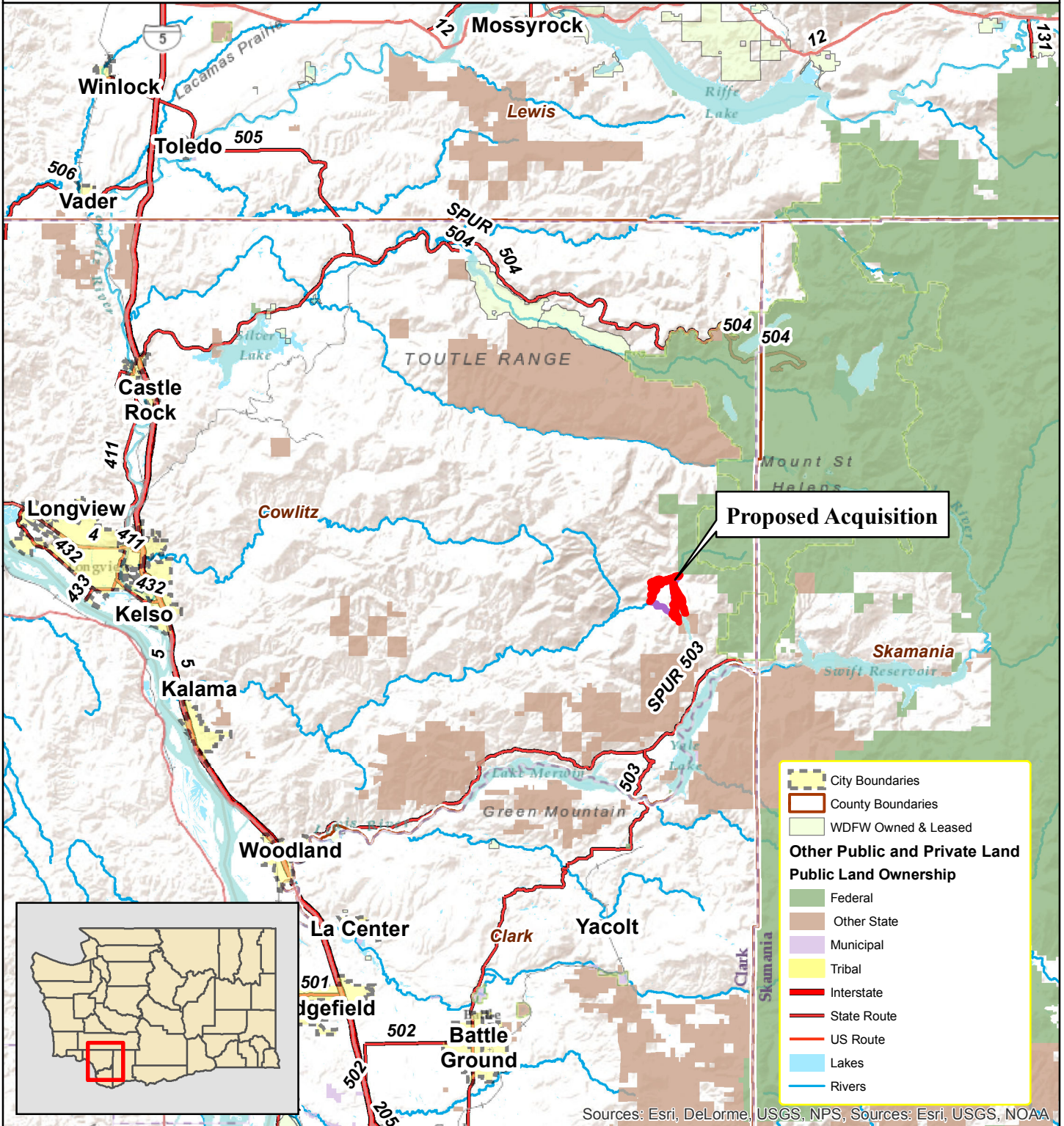
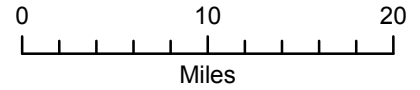


ITEM:2 PROPOSED ACQUISITION MERRILL LAKE PROPERTIES LLC PHASE1

COUNTY: COWLITZ

LEGAL: SECTIONS 4, 5, 6, 7, 8, 9 & 17; TOWNSHIP 7N, RANGE 4E W.M.

ACRES: 572.02



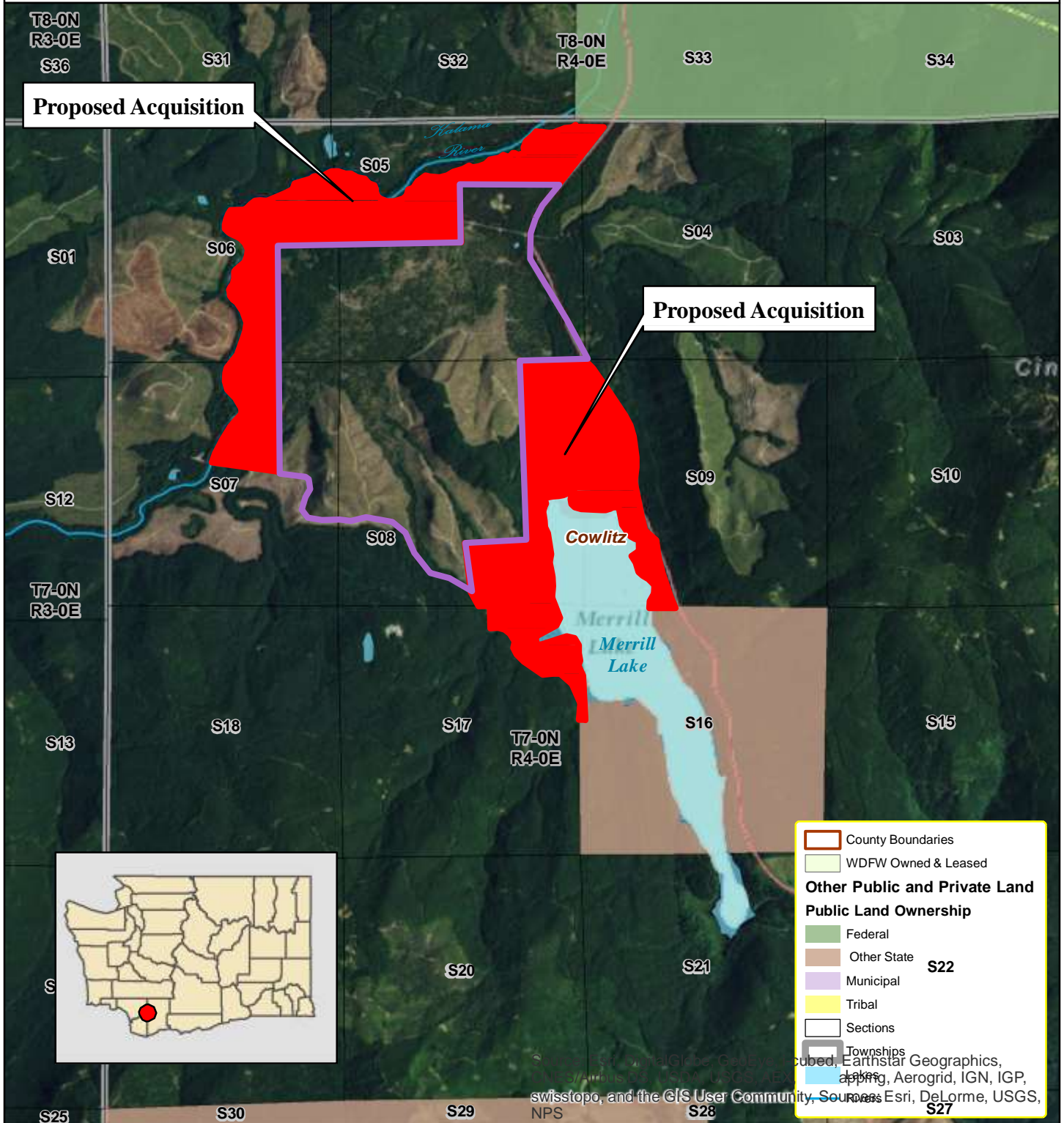
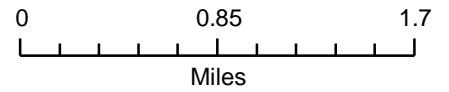
Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

ITEM:2 MERRILL LAKE PROPERTIES LLC PHASE 1

COUNTY: COWLITZ

LEGAL: SECTIONS 4, 5, 6, 7, 8, 9 & 17; TOWNSHIP 7N, RANGE 4E W.M.

ACRES: 572.02



County Boundaries

WDFW Owned & Leased

Other Public and Private Land

Public Land Ownership

- Federal
- Other State
- Municipal
- Tribal
- Sections
- Townships

Earthstar Geographics, Aerogrid, IGN, IGP, Esri, DeLorme, USGS, NPS