



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
 Peter Goldmark - Commissioner of Public Lands  
 Kyle Blum - Deputy Supervisor for State Uplands

**PASCO-KAHLOTUS ROAD ACQUISITION**

**PROPOSAL**

The Department of Natural Resources proposes to purchase 1,246.31 acres, more or less, of real property owned by Pasco Industrial Properties, LLC and located in Franklin County. The purpose of this acquisition is to replace Common School Trust property previously transferred and to purchase property under the Land Bank program. The purchase is authorized by RCW 79.17.210 and RCW 79.19.020 and by the appropriation and provision of Biennium 13-15 Capital Budget, Laws of 2013 2<sup>nd</sup> Spec. Sess., Ch. 19, § 3238.

**BENEFITS**

The trust asset base will acquire productive agricultural land and water rights that will provide income to the Common School Trust.

**GENERAL LOCATION**

The property is adjacent to the east boundary of the city of Pasco and is within Sections 22, 23, 25, 26, 27, 34, and 35, Township 9 North, Range 30 East, W. M., in Southeast Region.

**VALUATION**

Purchase price is \$25,000,000.00 plus compensating tax

**COMMENTS**

Conveyance of title will be by Statutory Warranty Deed and title insurance will be provided by the seller. Minerals not previously reserved will be acquired. The Seller will also convey existing agricultural leases. The State will pay approximately \$500,000.00 for compensating taxes as required by the Purchase and Sale Agreement. As part of the transaction strategy, the State is also proposing an inter-trust exchange, contingent on this purchase, under Resolution 1457 and land sales at public auction, contingent on the inter-trust exchange, under Resolutions 1458 to 1466 to satisfy directives of the 2013 Legislature.

Division Manager

*Jack P. Jensen*

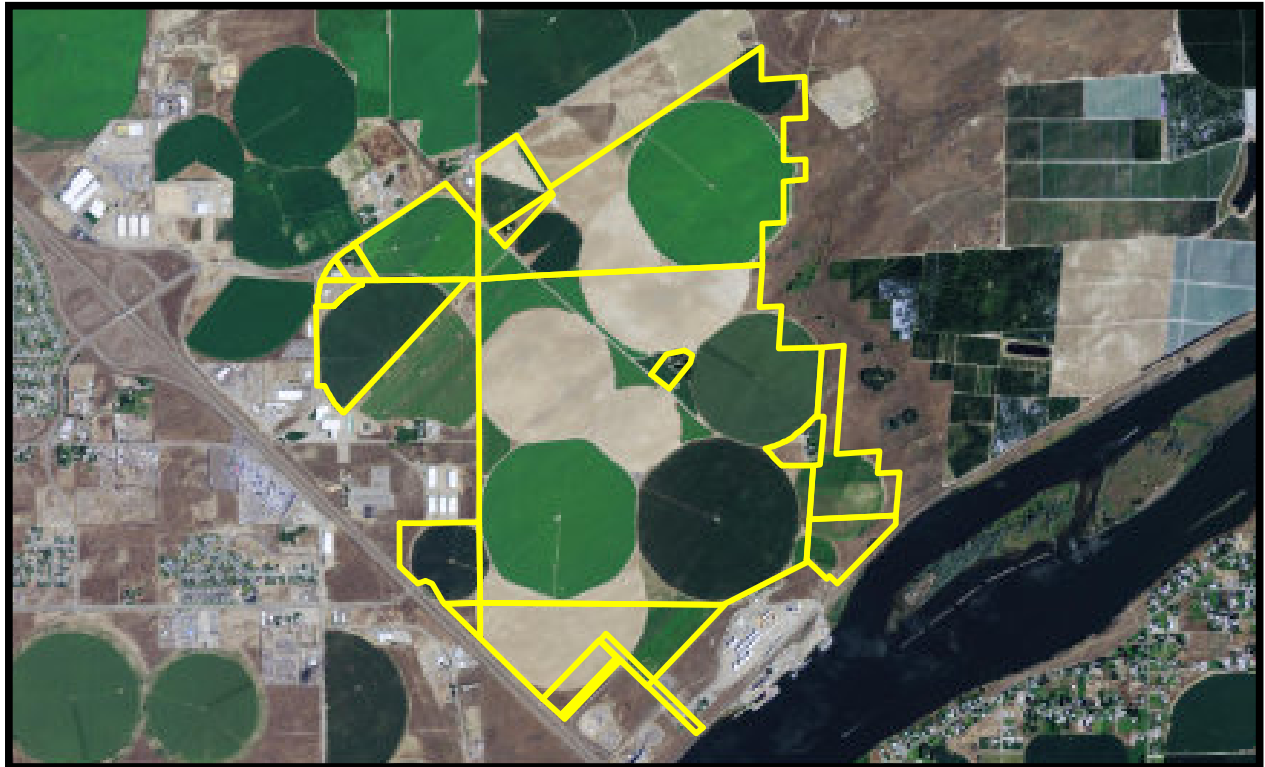
Deputy Supervisor  
for State Uplands

*Kyle Blum*

Date of Board Approval

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STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
BOARD OF NATURAL RESOURCES  
PASCO-KAHLOTUS ROAD ACQUISITION



Within Sections 22, 23, 25, 26 & 27, 34 & 35 Township 9 North, Range 30 East, W.M.,  
Franklin County

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

**RESOLUTION NO. 1456**

A **RESOLUTION** relating to the purchase of real property by the Department of Natural Resources of the State of Washington from Pasco Industrial Properties, LLC, as authorized by RCW 79.17.210 and RCW 79.19.020 and by the appropriation and provision of Biennium 13-15 Capital Budget, Laws of 2013 2<sup>nd</sup> Spec. Sess., Ch. 19, § 3238, under Department of Natural Resources Purchase File No. 08-092641.

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

**SECTION 1.** Pasco Industrial Properties, 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 Land Bank and as replacement trust property is authorized by RCW 79.17.210 and RCW 79.19.020 and by the appropriation and provision of Biennium 13-15 Capital Budget, Laws of 2013 2<sup>nd</sup> Spec. Sess., Ch. 19, § 3238. 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 and writings as are necessary or proper to complete the purchase of the above referenced real property.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

- A. Pasco Industrial Properties, 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 \$25,000,000.00 plus compensating taxes as required by the purchase and sale agreement from the Real Property Replacement Account and the Land Bank Account for acquisition of the 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 a 37.064 percent portion of the real property described in Exhibit A as Land Bank

property and the remainder 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.

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**PETER GOLDMARK**  
Commissioner of Public Lands

Approved as to form this 27<sup>th</sup>  
day of May, 2015.

Adrienne Smith  
Assistant Attorney General

**STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
RESOLUTION**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL C (113-600-032):**

That portion of the Southeast quarter of Section 22, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

Beginning at the Southeast corner of said Section 22;

thence North 89°33'25" West along the South line of said Section 22 2095.39 feet to the True Point of Beginning;

thence North 32°27'22" West 419.91 feet to a point on a curve, said curve being the Easterly margin of the Kahlotus Road right-of-way;

thence in a Southwesterly direction along arc of said curve having a central angle of 26°43'43" and a radius of 906.00 feet, 422.05 feet to a point on the South line of said Section 22;

thence South 89°33'25" East 454.17 feet to the True Point of Beginning.

**PARCEL D (113-710-066):**

That portion of the Northeast quarter of Section 27, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:

Beginning at the Northeast corner of said Section 27;

thence North 89°33'25" West along the North line of said Section 27 1891.87 feet to the True Point of Beginning;

thence North 89°33'25" West 760 feet to the Northwest corner of said Northeast quarter;

thence South 00°05'46" West along the West line of said Northeast quarter 415.00 feet;

thence South 89°33'25" East 303.24 feet to a point on a curve;

thence Northeasterly along a curve to the right, having a central angle of 25°26'41", a radius of 1293.00 feet and a chord bearing North 53°25'08" East, an arc distance of 574.22 feet;

thence North 00°05'46" East 72.06 feet to the True Point of Beginning;

**EXCEPT** any portion lying Westerly of the Highway;

**AND EXCEPT** the Highway right-of-way.

**PARCEL E (112-520-013):**

That portion of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 34, Township 9 North, Range 30 East, W.M., Franklin County, Washington lying East of the East line of Primary State Highway No. 3, as widened.

Exhibit A, cont.

**PARCEL G (113-700-120):**

**That portion of Section 26, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:**

**Beginning at the Northwest corner of said Section 26;**

**thence North 88°11'28" East along the North line of said Section 26 951.93 feet;**

**thence South 45°01'03" East 338.29 feet;**

**thence South 48°49'33" East 2115.40 feet to the True Point of Beginning;**

**thence South 48°49'33" East 380.99 feet;**

**thence North 40°30'18" East 546.91 feet;**

**thence North 14°53'14" East 124.73 feet;**

**thence North 56°32'33" West 136.45 feet;**

**thence South 82°18'13" West 309.56 feet;**

**thence South 38°26'13" West 407.69 feet to the True Point of Beginning.**

**PARCEL H (113-600-050):**

**The South half of Section 22, Township 9 North, Range 30 East, W.M., Franklin County, Washington;**

**EXCEPT that portion lying Northwesterly of the Kahlotus Road as located and existing from and after 1964;**

**AND EXCEPT that portion lying Northeasterly of the Old Pasco Reclamation Company Canal right-of-way;**

**AND EXCEPT the following described tract lying within the Southeast quarter:**

**Beginning at the Southeast corner of said Section 22;**

**thence North 89°33'25" West along the South line of said Section 22 1635.34 feet to the True Point of Beginning;**

**thence North 32°27'22" West 706.68 feet to a point on the Easterly margin of the Kahlotus Road right-of-way;**

**thence South 57°32'38" West along the said Easterly margin 152.16 feet;**

**thence South 32°27'22" East 20.00 feet;**

**thence South 57°32'38" West 60.18 feet to a point of curve;**

**thence along arc of said curve having a central angle of 37°47'40" and a radius of 906.00 feet, 597.65 feet to a point on the South line of said Section 22;**

**thence South 89°33'25" East 914.22 feet to the True Point of Beginning.**

Exhibit A, cont.

**PARCEL J (113-710-075):**

**That portion of the Northeast quarter of Section 27, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:**

**Beginning at the Northeast corner of said Section 27;**

**thence North 89°33'25" West along the North line of said Section 27, 172.45 feet to the True Point of Beginning;**

**thence North 89°33'25" West 1719.42 feet;**

**thence South 00°05'46" West 72.06 feet to a point on a curve;**

**thence Southwesterly along a curve to the left having a central angle of 25°26'41", a radius of 1293.00 feet and a chord bearing of South 53°25'08" West on an arc distance of 574.22 feet;**

**thence North 89°33'25" West 303.24 feet to a point on the West line of the Northeast quarter of said Section 27;**

**thence South 00°05'46" West along said West line, 1305.00 feet;**

**thence South 89°33'25" East 124.38 feet to a point of a curve;**

**thence Southeasterly along a curve to the left having a radius of 1250.00 feet, a central angle of 24°24'38", and a chord bearing of South 33°50'47" East 532.56 feet;**

**thence North 43°56'54" East parallel with an existing transmission line, 2973.39 feet to the True Point of Beginning;**

**EXCEPT Kahlotus Road;**

**AND EXCEPT those portions conveyed to the State of Washington for Highway purposes.**

Exhibit A, cont.

**PARCEL 3 (112-570-013):**

**That portion of Government Lots 1, 2 and 3, and that portion of the North half of Section 35, Township 9 North, Range 30 East, W.M., Franklin County, Washington, lying Northeasterly of State Highway No. 3 (SR 12) right-of-way;**

**EXCEPT the following portions thereof:**

**A) Portion lying Southerly of the following described line:**

**Beginning at the point of intersection of the West line of said Section 35 and Northeasterly right-of-way line of said State Highway, said point being distant 605 feet from the Northwest corner of said Section 35; thence South 46°10'35" East along said Highway right-of-way line 1888 feet to the point of beginning of said line;**

**thence North 43°49'25" East 1310 feet;**

**thence South 46°10'35" East 1803 feet more or less to a point on the Northwesterly original Government Meander Line of the Snake River and the point of terminus of said line.**

**B) Portion which lies Northeasterly of a strip of land 1370 feet in width lying on the Northeasterly side of and adjoining said State Highway right-of-way and Northwesterly of a line parallel to and 1125 feet Northwesterly measured at right angles from the Center line of the right-of-way conveyed to the Portland & Seattle Railway Co., by deed recorded in Volume 16 of Deeds, Page 237, records of Franklin County, Washington.**

**C) Beginning at the point of intersection of the West line of said Section 35 and the Northeasterly right-of-way line of said State Highway, said point being distant 605 feet from the Northwest corner of said Section 35;**

**thence South 46°10'35" East along said Highway right-of-way line 1408 feet to the point of beginning of said parcel;**

**thence North 43°49'25" East 1310 feet;**

**thence South 46°10'35" East 400 feet;**

**thence South 43°49'25" East 1310 feet more or less to a point on said Highway right-of-way line;**

**thence North 46°10'35" West along said Highway right-of-way line 400 feet more or less to the point of beginning;**

**TOGETHER WITH a strip of land 80 feet wide, being 40 feet on each side of its center line located in the Northwest quarter of Section 35, Township 9 North, Range 30 East, W.M., Franklin County, Washington, said center line being described as follows:**

**Beginning at the point of intersection of the West line of said Section 35 and the Northeasterly right-of-way line of said State Highway, said point being distant 605 feet from the Northwest corner of said Section 35;**

**thence South 46°10'35" East along said Highway right-of-way line 1848 feet to the True Point of Beginning of said line;**

**thence North 43°49'25" East 1310 feet to point of terminus of said line;**

**EXCEPTING any portion from the strip thereof conveyed to Franklin County by deed recorded under Auditor's File No. 356143, records of Franklin County, Washington.**



Exhibit A, cont.

**PARCEL 4 (112-580-039):**

(Tract No. MP-76)

That portion of Government Lot 4 and that portion of the Northwest quarter of the Southwest quarter lying North of the county road (Bridge-Stockyard Road) of Section 35, Township 9 North, Range 30 East, W.M., Franklin County, Washington, which lies within a strip of land 300 feet in width, the boundaries of said strip lying 50 feet distant Westerly from, and 250 feet distant Easterly from, and parallel to the survey line of the McNary-Pasco Transmission Line, said Survey line being described as follows:

Beginning at survey station 1530±39.8, a point on the South line of adjacent Section 34, said point being North 89°46' West 507.9 feet from the South Section corner common to said Sections 34 and 35;

thence North 40°12' East 781.5 feet to survey station 1538±21.3, a point on the West line of said Section 35, said point being North 0°20' West 599.0 feet from the Southwest corner of said Section 35;

thence continuing North 40°12' East 178.7 feet to survey station 1540±00.0;

thence North 19°40' West 350.9 feet to survey station 1543±50.9, a point on the West line of said Section 35, said point being South 0°20' East 1592.1 feet from the West quarter corner of said Section 35;

thence continuing North 19°40' West 4516.8 feet to survey station 1588±67.7, a point on the North line of said Section 34, said point being South 89°55' East 1091.3 feet from the North quarter corner of said Section 34.

**PARCEL 5:**

A strip of land 60 feet wide, being 30 feet on each side of the center line, as the same is located over and across the Northwest quarter and across Government Lot 2 of Section 35, Township 9 North, Range 30 East W.M., Franklin County, Washington, said center line described as follows:

Beginning at the point of intersection of the West line of said Section 35 and the Northeasterly right-of-way line of State Highway No. 3 (SR 12), said point being distant 605 feet from the Northwest corner of said Section 35;

thence South 46°10'35" East along said right-of-way line 1488 feet;

thence North 43°49'25" East 1340 feet to the point of beginning of said center line;

thence South 46°10'35" East to a point on the Northwesterly original Government Meander Line of the Snake River and point of terminus of said line;

EXCEPT any portion thereof conveyed to Franklin County by deed recorded under Auditor's File No. 356143, records of Franklin County, Washington;

AND EXCEPT any portion thereof lying within the Spokane, Portland and Seattle Railway Company right-of-way.

Exhibit A, cont.

**PARCEL 7 (113-600-069):**

**That portion of the Southeast quarter of Section 22, Township 9 North Range 30 East, W.M., Franklin County, Washington, described as follows:**

**Beginning at the Southeast corner of said Section 22;**

**thence North 89°33'25" West, along the South line of said Section 22, 1635.34 feet to the True Point of Beginning;**

**thence North 32°27'22" West 706.68 feet to a point on the Easterly margin of the Kahlotus Road right-of-way;**

**thence South 57°32'38" West along said Easterly margin 152.16 feet;**

**thence South 32°27'22" East 20.00 feet;**

**thence South 57°32'38" West 60.18 feet to a point of curve;**

**thence along the arc of said curve having a central angle of 11°03'57" and a radius of 906.00 feet, 175.00 feet;**

**thence South 32°27'22" East 419.91 feet to a point on the South line of said Section 22;**

**thence South 89°33'25" East 460.05 feet to the True Point of Beginning;**

**EXCEPT that portion conveyed to the State of Washington by Deed recorded under Auditor's File No. 528756, records of Franklin County, Washington.**

**PARCEL 8 (113-740-140):**

**That portion of the Southeast quarter of the Southeast quarter of Section 27, Township 9 North, Range 30 East, W.M., Franklin County, Washington, lying Northeasterly of State Highway No. 3 (SR 12) right-of-way.**

**PARCEL 9 (112-570-022):**

**That portion of the Northwest quarter of Section 35, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows:**

**Beginning at the point of intersection of the West line of said Section with the Northeasterly right-of-way line for State Highway No. 3 (SR 12), said point being distant 605 feet, more or less, measured Southerly along said West line from the Northwest corner of said Section;**

**thence South 46°10'35" East along said highway right-of-way line, 1408 feet to the True Point of Beginning;**

**thence North 43°49'25" East 1310 feet;**

**thence South 46°10'35" East 400 feet;**

**thence South 43°49'25" West 1310 feet, more or less, to a point on the said highway right-of-way line;**

**thence North 46°10'35" West, along said highway right-of-way line 400 feet, more or less, to the True Point of Beginning.**

Exhibit A, cont.

**PARCEL 10 (113-690-052):**

**That portion of Government Lot 4, Section 25, Township 9 North, Range 30 East, Franklin County, Washington, lying Northerly of the Spokane, Portland and Seattle Railway Company right-of-way;**

**EXCEPT that portion thereof lying Southwesterly of a line described as follows:**

**Beginning at a point on the West line of said Section, which point lies North 750.1 feet from the Southwest corner of said Section;**

**thence South 45°15'30" East 454.5 feet;**

**thence North 44°44'30" East 75 feet;**

**thence South 45°15'30" East 500 feet, more or less, to a point on the line of ordinary high water on the bank of the Snake River and the Point of Terminus of the described line.**

**PARCEL X (113-610-069):**

**Lot 2, Short Plat No. 2009-15, according to the survey thereof recorded under Auditor's File No. 1736172.**

**PARCEL Y (113-690-105):**

**Lot 3, Short Plat No. 2007-19, according to the survey thereof recorded under Auditor's File No. 1706706.**

**PARCEL Z (113-700-148):**

**Lot 4, Short Plat No. 2007-19, according to the survey thereof recorded under Auditor's File No. 1706706.**

Rynea L. Edwards, PLS 45158  
Land Description & R/W Specialist  
State Land Survey Unit  
Engineering Division  
PO Box 47060  
Olympia, WA 98504-7060

Dated: 05/27/2015