

## PROJECT PROPOSAL

PROJECT TITLE: CLURE PROPERTY  
PROPOSED ACQUISITION: ACQUISITION OF FEE TITLE  
OWNER: CLURE FAMILY

## PROJECT SUMMARY

### PROPERTY DESCRIPTION:

Location: The Clure property is just southwest of the Lopez Island Airport directly on San Juan Channel. Access is via Shark Reef County Road and Eagles Roost Lane which is privately owned.

General Description: The property consists of approximately 10 acres, subdivided into two parcels.

### CONSERVATION VALUE OF THE PROPERTY:

The Clure property descends gradually to the shoreline of San Juan Channel offering the public the opportunity to reach nearly two miles of secluded beach. The high bluffs of adjacent properties create a pristine quality for visitors. There is no other potential access point to this portion of the shoreline.

The Clure parcels are largely forested with second growth Douglas-fir, big leaf maple and a well-developed understory. There is an existing cleared utility easement that runs much of the distance to the water. It should be relatively easy to provide access for people with limited mobility along that easement as well as siting a more rustic trail to provide a different experience for visitors.

The acquisition is adjacent to Port of Lopez property around the airport which would allow provision of public access, and potentially parking off Shark Reef Road.

### ACQUISITION PLAN

While acquisition of the northern parcel (Parcel A) alone would allow public access to the shoreline, the Clure family requires some level of commitment for acquisition of both parcel A and the southern parcel (Parcel B), because of their concern that creation public access would devalue the remaining parcel.

In order to move this project forward, the Land Bank Commission is recommending moving forward with the purchase of Parcel A; closing on the property by the end of the year encumbered with a deed of trust to be paid in two annual increments ending in 2018.

The Commission is also recommending that the Land Bank purchase Parcel B, but not outlay a deposit for this acquisition. Rather, the purchase and sale agreement will specify that the Lopez community will raise \$50,000 toward this end. This commitment would be non-refundable. This property would also be subject to a deed of trust with an additional payment not required until December of 2018.

The Land Bank would seek grant funding for this purchase through the Washington Wildlife and Recreation Program Water Access Account and through the state Aquatic Land Enhancement Account in the next biennium starting in 2018. Should either or both of these grant applications succeed, the Land Bank would move to satisfy the deeds of trust on both parcels. However, should these efforts fail, and the community prove unable to raise additional funds, the Land Bank would only pay off the note on Parcel A. The contract on Parcel B could be assigned to another party or the Commission could decide to default on the purchase without having committed any public funds toward its acquisition.

#### COSTS:

##### A. Acquisition Costs

The purchase price for Parcel A of the property is anticipated to be \$410,000. However, this price will be substantiated by an appraisal. The purchase and sale agreement specifies that \$140,000 would be paid at closing in December 2016. Two additional annual payments would be made, \$140,000 in December 2017, and \$146,400 in December 2018, including 4% simple interest.

The purchase price for Parcel B is anticipated to be \$380,000, again, if substantiated by an appraisal. A \$50,000 down payment, derived from private donations, would be made at closing in December 2016. Provided grant or community funding is made available, additional payments would be made beginning in December, 2018 over a four-year period. Four percent simple interest would also accrue.

The Land Bank will incur appraisal costs of roughly \$4,000 and will incur closing costs, including title insurance not to exceed an additional \$5,000.

Total maximum Land Bank REET contribution anticipated: \$425,400.

##### B. Ownership Costs

Land Bank staff estimate that site enhancement costs for the property might total \$30,000 – 50,000 for signage and public visitation infrastructure. Annual maintenance and monitoring costs are estimated at \$5,000.



EXHIBIT A  
CONTEXT MAP OF THE CLURE PROPERTY



EXHIBIT B  
MAP OF THE CLURE PROPERTY

