

Natural Resources Building  
1111 Washington St. S.E.  
Olympia, WA 98501

P.O. Box 40917  
Olympia, WA 98504-0917



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STATE OF WASHINGTON

RECREATION AND CONSERVATION OFFICE

November 22, 2011

Dan Budd  
Washington Dept. of Fish & Wildlife  
600 Capitol Way North  
Olympia, WA 98501-1091

RE: Approval to Acquire Wilson Property without Access  
#10-1861A; McLoughlin Falls 2010

Dear Mr. Budd:

Thank you for submitting your November 8<sup>th</sup> request to acquire the 165.65 acre Wilson property without legal access, located in Okanogan County. Your detailed letter and attached maps explaining why the property does not have legal access, how you cannot gain informal access, and how you meet the RCO "three conditions" for no access approval was thorough and complete.

After reviewing the information and attached maps it's my opinion that you have met our no access policy requirements outlined on pages 24-25 of our Acquisition Manual #3, December 2010. Your request is approved to purchase the Wilson property with no access, at the alternate as-is value established by the review appraiser.

As you note, it is accessible from the north via South Janis Road, a county road; however, the property does not have current permits over four Burlington Northern Santa Fe (BNSF) railroad crossings. Your agency has committed to secure these four crossing permits on an annual basis to provide right of access for RCO to inspect and monitor this habitat acquisition.

If you have any questions, please do not hesitate to call Marc Duboiski at (360) 902-3137 or e-mail to [marcd@rco.wa.gov](mailto:marcd@rco.wa.gov).

Sincerely,

Kaleen Cottingham  
Director



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If you have any questions, please do not hesitate to call Marc Dubois at (360) 902-3137 or e-mail to [marcd@rco.wa.gov](mailto:marcd@rco.wa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Kaleen Cottingham".

Kaleen Cottingham  
Director

## Duboiski, Marc (RCO)

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**From:** Budd, Dan (DFW)  
**Sent:** Monday, March 21, 2011 8:22 AM  
**To:** Duboiski, Marc (RCO)  
**Cc:** Skye, June L (DFW)  
**Subject:** RE: McLoughlin Falls

Yes, having the whole \$500k being state would be great but the most important need is to amend the match to 55% SRFB and 45% WDFW Match. Without amending the match we can't spend any of the SRFB money. With the match amended to 45%/55% we would be able to spend as much of the SRFB as is state funds.

Dan Budd, Manager  
Real Estate Services  
Washington Department of Fish and Wildlife  
600 Capital Way North, Olympia, Washington 98501-1091  
(360) 902-8149 Phone, (360) 902-8140 Fax  
[Dan.Budd@dfw.wa.gov](mailto:Dan.Budd@dfw.wa.gov)

"Making Conservation a Reality through Realty"

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**From:** Duboiski, Marc (RCO)  
**Sent:** Friday, March 18, 2011 12:09 PM  
**To:** Budd, Dan (DFW)  
**Cc:** Skye, June L (DFW)  
**Subject:** RE: McLoughlin Falls

So, it seems you need the whole \$500k of our money in state?

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**From:** Budd, Dan (DFW)  
**Sent:** Friday, March 18, 2011 10:51 AM  
**To:** Duboiski, Marc (RCO)  
**Cc:** Skye, June L (DFW)  
**Subject:** RE: McLoughlin Falls

Marc,  
Thank you for the analysis. Yes, you understood my voice mail correctly. The value on Wilson has not gone down but if we need more money we will cover the costs outside of this agreement. Our federal contract which is providing the matching funds is set up at 45% federal and 55% state so we need the state SRFB contract to match up percentage wise with the federal contract.

Thanks,

Dan Budd, Manager  
Real Estate Services  
Washington Department of Fish and Wildlife  
600 Capital Way North, Olympia, Washington 98501-1091  
(360) 902-8149 Phone, (360) 902-8140 Fax  
[Dan.Budd@dfw.wa.gov](mailto:Dan.Budd@dfw.wa.gov)

"Making Conservation a Reality through Realty"

---

**From:** Duboiski, Marc (RCO)  
**Sent:** Friday, March 18, 2011 9:37 AM

**To:** Budd, Dan (DFW)  
**Subject:** McLoughlin Falls

Dan,

I received your voice mail. So, as I understand your situation, you would like to amend the agreement as follows:

**Current**

\$500k SRFB Federal (45%)

\$600k WDFW Match (55%)

\$1.1m Total

**Revised**

\$500k SRFB (\$330k state & \$170k federal) (55%)

\$409k WDFW match (45%)

\$909k Total

So, has the value of the Wilson property gone down since the grant application? Or, if the property value is greater than \$909k, then you'll just cover the cost outside our grant agreement?

**Marc Duboiski**  
**(360) 902-3137**



**Salmon Recovery  
Funding Board**

**Natural Resources Building  
1111 Washington St. SE  
Olympia, WA 98501**

RECEIVED

FEB 24 2011

RECREATION AND CONSERVATION OFFICE

February 24, 2011

Marc Duboiski  
Recreation and Conservation Office (formerly IAC)  
1111 Washington Street SE  
MS: 40917  
Olympia, WA, 98501

RE: WDFW CONTRACT# 11-1027 -- McLoughlin Falls 2010

Dear Mr. Duboiski,

Enclosed are two copies of the above referenced contract document which have already been signed by the authorized WDFW representative. Please review these documents carefully and if they meet with your approval, sign both copies where indicated and return one copy to my attention at the above mailing address. The other copy should be retained in your permanent records.

If you have any questions you may contact the WDFW Project Manager for this agreement, Dan Budd, at (360) 902-8149, or contact me in Olympia at (360) 902-2401.

Sincerely,



Ted Nelson  
WDFW Contracts Office

Enclosures

**Guyot, Lucienne (RCO)**

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**From:** Abbott, Brian (RCO)  
**To:** nelsotfn@dfw.wa.gov  
**Cc:** Duboiski, Marc (RCO)  
**Subject:** Fully Signed Copy of RCO 10 1861

**FILE COPY**

**Importance:** High

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**RECREATION AND CONSERVATION OFFICE**

March 2, 2011

TO: Ted Nelson, WDFW

RE: McLoughlin Falls 2010, RCO #10-1861A

Thank you for returning your RCO grant funded project agreement for signature. Your agreement has been signed by RCO management and your project has been made active.

If you provided us with two copies of the agreement, a signed copy is being post mailed to you for your files. We also include an invoice voucher for your first bill. You may visit our website at [http://www.rco.wa.gov/rcfb/docs.htm#prog\\_manuals](http://www.rco.wa.gov/rcfb/docs.htm#prog_manuals) to download copies of our manuals and reimbursement forms.

Please pay attention to the project milestones and contact us immediately if you are having any difficulty meeting your deadlines. We wish you success and look forward to seeing the completed project!

Please contact your RCO grant manager if you have any additional questions. Thank you for your support and participation in our grant programs.