

*Furthering collaborative and strategic conservation of southwest  
Washington's essential natural areas and working lands*



Brandon Palmer  
Port of Shelton  
21 W Sanderson Way  
Shelton WA 98584-1279  
[brandonp@portofshelton.com](mailto:brandonp@portofshelton.com)

October 7, 2016

Dear Brandon:

As you know, the City of Shelton wishes to acquire the Port of Shelton's property known as Eagle Point, parcel numbers 320215100001 and 320213260570, in Mason County.

Because state or federal money would be used in the purchase, we are required by the granting agency to let you know that the sale is voluntary. Capitol Land Trust and the City of Shelton work cooperatively with landowners and will only acquire your property if you wish to sell it to us. Therefore, please be advised that we believe the fair market value of your property to be \$152,000. This value is the conclusion of an independent appraisal prepared by Greg Richards and Associates, and a review appraisal completed by Richard Duncan. You have been furnished with copies of both reports.

Please be aware that if our negotiations do not result in a mutually satisfactory agreement on price and terms of sale, we will be unable to acquire this property. We buy only from willing sellers; as a private, non-profit charity, we do not have the authority to condemn property.

Because the sale would be voluntary, you would not be eligible for relocation payments or other relocation assistance under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646) or the state Real Property Acquisition Policy (Chapter 8.26 Revised Code of Washington) or any other law or regulation. However, any tenants that are eligible displaced people located on the property will be offered relocation assistance.

For our grant documentation, I ask that you read the statement on the following page, sign and date it, and return the original to me. If you have any questions about this matter, please contact me at the phone number or address below.

Sincerely,

A handwritten signature in black ink that reads "Laurence Reeves". The signature is written in a cursive style.

Laurence Reeves  
Conservation Director

STATEMENT OF OWNER OR AUTHORIZED REPRESENTATIVE:

I have read the estimated fair market value information stated above. I certify there are no tenants living, or business being conducted by others, on this property.

Owner/Representative Signature WBS Date 10/10/2016

Owner/Representative Name and Title (print) Wendy Smith, Executive Director