

Amendment to Project Agreement

Project Sponsor: San Juan Preservation Trust

Project Number: 14-1933 A

Project Title: Fishery Pt Neighborhood Shoreline CE Acquisitio

Amendment Number: 3

Amendment Type:

Time Extension

Amendment Description:

Pursuant to a request from San Juan Preservation Trust the Project Agreement identified above is amended to extend the end date of this agreement.


The project period of 09/18/2014 to 06/30/2017 is extended to allow the contracting party until 06/30/2018 to complete the project.

Agreement Terms

In all other respects the Agreement, to which this is an Amendment, and attachments thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this Amendment.

**State Of Washington
Recreation and Conservation Office**

BY:


Kaleen Cottingham

TITLE: Director

DATE:

6/14/17

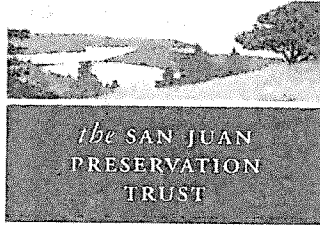
Pre-approved as to form:

By:

/S/

Assistant Attorney General

Sponsor Request



May 31, 2017

Mike Ramsey
Recreation & Conservation Office/Salmon Recovery Funding Board
P.O. Box 40917
Olympia, WA 98504-0917

RE: Project time extension request for Project# 14-1933 Fishery Pt. Neighborhood Shoreline
CE Acquisition

Dear Mike,

The San Juan Preservation Trust respectfully requests a time extension for the Fishery Pt. Neighborhood Shoreline CE Acquisition Project. Additional time is needed to reach a Purchase and Sale Agreement with the Burn Trust for purchase of a Conservation Easement at Fishery Pt. (Waldron Island). The Burn Family wants to complete a conservation easement with The San Juan Preservation Trust but is not in agreement with the value established by appraisal. Terra Valuations appraisal dated March 24, 2016 established the value of the Conservation Easement on the Burn Trust waterfront parcels at \$237,000. Over the course of extensive conversations both in person and through correspondence the Burn Family has reiterated both their interest in completing a conservation easement and their belief in a higher value. Terra Values appraiser Victoria Adams prepared the original appraisal and is willing to update the appraisal. She has identified at least one recent sale on Waldron Island which would likely result in a higher valuation. However, Ms Adams is unavailable to conduct an appraisal update until later in June/July due to a current out-of-state family obligation.

We would like to request a time extension of the Fishery Pt. Neighborhood Shoreline CE Acquisition Project through December 31, 2017. This extension will allow time to update the Burn Trust appraisal; finalize negotiation of the Purchase and Sale Agreement; survey the CE inland boundary (treeline); and finalize other escrow documents.

Additionally, we have been working with Kris Wernstedt on his Conservation Easement in the Fishery Pt. Neighborhood CE Project. He has reaffirmed his desire to complete a Conservation Easement with The San Juan Preservation Trust but is currently out of country and not in a position to complete it in 2017.

*After discussing this with the sponsor we agreed June 30, 2017
would be sufficient to complete the project.*

Box 759 Friday Harbor, Washington 98250

phone: 360.378.2461 www.sjpt.org

Mike

Please let me know if you need any additional information to support this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Debra Clausen", followed by a long horizontal flourish.

Debra Clausen
Conservation Director

PSP Approval



**PUGET SOUND
PARTNERSHIP**

326 EAST D ST
TACOMA WA 98421
P 360.464.1232 | INFO@PSP.WA.GOV

June 8, 2017

Mike Ramsey
Recreation and Conservation Office
P.O. Box 40917
Olympia, WA 98504-0917

RE: Project time extension request for Fishery Point Neighborhood Acquisition (#14-1933)

Background: The Puget Sound Acquisition and Restoration grant is allocated on a biennial basis. Funding expires and returns to the Partnership after two biennia. On occasion project complexities require an extension of funds beyond this timeframe to allow for the responsible spend-down of funds within the Lead Entity.

The San Juan Preservation Trust has been working with property owners to establish an agreed upon value for a major shoreline parcel on Waldron Island in the San Juans. The last appraisal occurred in March 24, 2016, but the landowner is requesting an updated appraisal due to increased value of comparable properties. The landowners has also reiterating their continued interest in completing this conservation easement. Due to schedules, an updated appraisal cannot be scheduled until July 2017. The sponsor requests an extension to June 2018 to allow for an updated appraisal, final negotiations, completion of surveys, and procurement of sale agreements and escrow documents.

Action Request: The Partnership requests that RCO approve a 12 month time extension for the Fishery Point Neighborhood Acquisition (#14-1933), until June 2018. The funds must be spent by that time with no further possibility of time extension.

Sincerely,

Suzanna Stoike, PSAR Program Manager

cc: Stephanie Suter, Manager, Puget Sound Partnership
Mike Ramsey, RCO, Senior Outdoor Grant Manager

Amendment Milestone Report

Project Number: 14-1933 A

Amendment Number: 3

Project Name: Fishery Pt Neighborhood Shoreline CE Acquisition

Sponsor: San Juan Preservation Trust

IAC Project Manager: Mike Ramsey

X	!	Milestone	Target Date	Comments/Description
X		Project Start	09/18/2014	SRFB funding award date
X		Order Appraisal(s)	11/15/2014	Two Northern Lights LLC & CT Burn Properties
X		Baseline Documentation to RCO	12/20/2014	Two Northern Lights LLC & CT Burn Properties
X		Environmental Assess Complete	12/20/2014	Two Northern Lights LLC & CT Burn Properties
X	!	Acquisition Closing	12/31/2014	Two Northern Lights LLC & CT Burn Properties
X	!	Order Appraisal Review(s)	01/15/2015	Two Northern Lights LLC & CT Burn Properties
X	!	Progress Report Due	01/31/2015	
X		Recorded Acq Documents to RCO	03/31/2015	Two Northern Lights LLC & CT Burn Properties
X		Stewardship Plan to RCO	03/31/2015	Two Northern Lights LLC & CT Burn Properties
X		Order Appraisal(s)	03/31/2015	Burn Family Trust & Wernstedt Properties
X	!	Order Appraisal Review(s)	06/30/2015	Burn Family Trust & Wernstedt Properties
X	!	Progress Report Due	06/30/2015	
X	!	Annual Project Billing Due	07/31/2015	
X	!	Progress Report Due	12/31/2015	
X	!	Progress Report Due	03/31/2016	
X	!	Annual Project Billing Due	07/31/2016	
	!	Acquisition Closing	05/31/2017	Wernstedt CE
		Environmental Assess Complete	06/30/2017	Burn Family Trust CE
	!	Progress Report Due	06/30/2017	
	!	Purchase Agreement Signed	09/30/2017	Burn Family Trust CE
		Baseline Documentation to RCO	09/30/2017	Burn Family Trust CE
		Baseline Documentation to RCO	09/30/2017	Wernstedt CE
	!	Progress Report Due	11/30/2017	
	!	Acquisition Closing	11/30/2017	Burn Family Trust CE
		Recorded Acq Documents to RCO	12/31/2017	Burn Family Trust CE

Amendment Milestone Report

		Stewardship Plan to RCO	12/31/2017	Burn Family Trust CE
	!	Purchase Agreement Signed	03/31/2018	Wernstedt CE
		Environmental Assess Complete	03/31/2018	Wernstedt CE
	!	Progress Report Due	04/30/2018	
	!	Agreement End Date	06/30/2018	
		Recorded Acq Documents to RCO	06/30/2018	Wernstedt CE
		Stewardship Plan to RCO	06/30/2018	Wernstedt CE
		Final Report Due	07/31/2018	
		Final Billing Due	08/31/2018	

X = Milestone Complete

! = Critical Milestone

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Olympia, WA 98501

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



STATE OF WASHINGTON

RECREATION AND CONSERVATION OFFICE

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Web site: www.rco.wa.gov

June 8, 2017

Barbara Courtney
San Juan Preservation Trust
PO Box 327
Lopez, WA 98261

RE: Fishery Pt Neighborhood Shoreline CE Acquisition, RCO #14-1933A
Amendment #: 3

Dear Ms. Courtney:

Staff has received your time extension request for the above-referenced project. Based on a review of Project Agreement milestones and circumstances you have described in your correspondence, your request is approved.

Attached are an original Project Agreement amendment and revised Milestone Report for your records. No signature is required on your part; this amendment is fully executed. If you have any questions, please call Mike Ramsey at (360) 902-2969 or send an e-mail to mike.ramsey@rco.wa.gov.

Sincerely,

Kaleen Cottingham
Director

Enclosures

