
PROJECT: 14-1933 ACQ, FISHERY PT NEIGHBORHOOD SHORELINE CE ACQUISITION

Sponsor: San Juan Preservation Trust Program: Puget Sound Acq. & Restoration Status: Active
Project Start Date: 09/18/2014 Agreement End Date: 06/30/2018

Final Report Status: Accepted 12/18/2018

Description

PROJECT AGREEMENT DESCRIPTION

The goal of this acquisition project is to protect the natural shoreline processes, natural habitat, water quality, and native shoreline vegetation of the target property at Fishery Pt., Waldron Island for endangered outmigrating juvenile Chinook salmon; juvenile chum and pink salmon; surf smelt; Pacific sand lance; and Pacific herring. This acquisition project will protect the target property through purchase of two Conservation Easements and donation of an additional two Conservation Easements with up to three development rights to ensure permanent protection of over 40 acres and 3,000 feet of natural shoreline on Waldron Island. It is located in the highest priority fish use region and highest priority salmon recovery region in the San Juan Islands. This highest priority property extends along the north shore of Waldron Island both east and west of Fishery Pt. East of Fishery Pt. the medium bank shoreline is characterized by a mixed conifer forest including old growth Douglas fir and an herbaceous understory of native marine riparian vegetation. West of Fishery Pt. the low/no bank sandflat extends over 200 ft. inland and is discontinuously vegetated with sedges, herbaceous plants and a few trees. This project will add to existing Conservation Easement and Preserve protection on Waldron Island for a total of approximately 6 miles of shoreline and 800 acres of natural habitat protected by the San Juan Preservation Trust.

FINAL PROJECT DESCRIPTION

Fishery Pt. Neighborhood Shoreline CE Acquisition project recorded the Two Northern Lights Conservation Easement donation encompassing 23.66 acres and 536 linear feet of natural shoreline on Waldron Island. The Property's natural shoreline and marine riparian vegetation supports rearing and feeding nearshore habitat for salmon and forage fish, sustains the dynamic nearshore processes necessary to maintain natural shoreforms, and is part of the accretion beach system of northern Waldron island which has Point Hammond as its feeder bluff.

The original scope of the project included acquisition of seven parcels held by four owners. The scope was amended to include the single tax parcel/single owner Two Northern Lights Conservation Easement.

Under the original scope of this project a second Conservation Easement donation was received on two tax parcels (second owner) - this C.T. Burn Conservation Easement has now been included in the scope of project #16-1703.

The original scope of the project also included purchase of Conservation Easements on the remaining four tax parcels (two owners). After extensive discussions with the Burn Family (three tax parcels) and Wernstedt (one tax parcel) they came to the conclusion that although it is their intention to put a conservation easement on their properties, the family decision-making process was going to take them longer than the time available. The Trust continues to be interested in the long-term conservation of this important shoreline at Fishery Pt. and will look forward to an opportunity in the future to protect these remaining properties.

Narrative

The Fishery Pt Neighborhood Shoreline CE Acquisition project was identified as a priority protection project through the PIAT I assessment.

The landowners were cultivated through project #11-1560N San Juan County Neighborhood Salmon Conservation Easement Project (Friends of the San Juans).

All landowners were committed to stewardship of conservation values, but family dynamics thwarted their decision-making process.

Lessons learned include the need for a more structured contract with the landowners earlier in the process to ensure landowner engagement; a common understanding of process & outcomes; and follow-through.

Additionally, encouraging the use of a professional landowner advocate (e.g. attorney) could help families reach agreement.

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Worksites

Worksite #1: San Juan Islands WRIA 2

Worksite Address (Optional)

Street Address Fishery Pt Beach

City Waldron Island

State, Zip WA 98297

Worksite Details

Worksite #1: San Juan Islands WRIA 2

Worksite Name San Juan Islands WRIA 2

WORKSITE DESCRIPTION

The original project target property is on over 40 acres and 3,000 feet of natural shoreline located in the highest priority Fish Use region in the San Juan Islands. The medium bank shoreline is characterized by old growth trees and marine riparian vegetation to the east of Fishery Pt. A no bank "sandflat" back beach extends over 200 ft. inland west of Fishery Pt. In addition to being identified as in the highest priority location for salmon recovery, the Waldron Island sub-area plan recognizes the island as an irreplaceable resource that nurtures its life forms.

The final project protected 23.66 acres and 536 linear feet of natural shoreline east of Fishery Pt. through donation of a Conservation Easement on one tax parcel by one landowner (Two Northern Lights LLC CE). The final project was reduced in scope from the original project as follows: a second donated Conservation Easement (C.T. Burn CE) on two tax parcels was completed and re-assigned to project #16-1703; purchase of conservation easements on the Burn Family Trust (three tax parcels) & Wernstedt properties (one tax parcel) were not completed due to ongoing family discussions.

Geographic Coordinates

From mapped point: Latitude 48.716607 Longitude -123.043647

For Directions: Latitude 48.542861 Longitude -123.019596

SITE ACCESS DIRECTIONS

Travel by boat to the Cowlitz Bay county dock on Waldron Island. Pre-arranged transportation will need to be arranged to the site.

Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	San Juan Islands WRIA 2	Burn Family Trust/L. Burn	✓ Clarification	✓ Clarification	Needs verification
1	San Juan Islands WRIA 2	C.T. Burn	✓	✓ Clarification	Needs verification
1	San Juan Islands WRIA 2	Two Northern Lights	✓	✓	✓ Map verified
1	San Juan Islands WRIA 2	Wernstedt RevocableTrust	✓ Clarification	✓ Clarification	Needs verification

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Worksite Metrics

Worksite: San Juan Islands WRIA 2 (#1)

Targeted salmonid ESU/DPS (A.23)

The salmon ESU (Evolutionarily Significant Unit) or steelhead DPS (Distinct Population Segment) name that the project is targeting. For species where ESU/DPS name is not known or determined, use the species name with unidentified ESU (e.g., Chinook salmon - unidentified ESU).

Targeted species (non-ESU species)

Select one or more of the fish species that this project will benefit.

Miles of Stream and/or Shoreline Treated or Protected (C.0.b)

The total length of freshwater stream, side channel, and/or marine shoreline treated or protected at the project worksite (to the nearest 0.01 mile). Multiple treatments in the same stretch of stream, side channel, or shoreline should only be "counted" once, so that the total reflects actual stream, side channel, or shoreline length subjected to treatments regardless of how many treatments were applied. This is a meander measurement of the portion of the stream treated by the project area. Include the stream adjacent to riparian project areas. This does not include "miles of stream made accessible," which is an "effect" not a treatment. Use the minimum measurement of 0.01 miles for barrier removal projects involving a single barrier.

Project Identified In a Plan or Watershed Assessment (C.0.c)

Name of the Recovery Plan that identifies the need or justification for conducting this project. If not identified in Recovery Plan, name the watershed assessment or other plan which justifies the need for the project. Use endnote citation format (Author, date, title, source, source address). If project was not identified in a plan, enter "none." (500 characters max).

Type Of Monitoring (C.0.d.1)

Type of project monitoring that occurs at the worksite during the project period. If the project has no monitoring, report 'None'.

Monitoring Location (C.0.d.2)

If monitoring is a component of the project worksite, select one or more of the following descriptors on the location of the monitoring: onsite; upstream; downstream; or, upslope.

Current Agreement

Final

No Salmon ESU or Steelhead DPS	No Salmon ESU or Steelhead DPS
✓ Chinook Salmon-Puget Sound ESU	✓ Chinook Salmon-Puget Sound ESU
Chinook Salmon-unidentified ESU	Chinook Salmon-unidentified ESU
✓ Chum Salmon-Puget Sound/Strait of Georgia ESU	✓ Chum Salmon-Puget Sound/Strait of Georgia ESU
Chum Salmon-unidentified ESU	Chum Salmon-unidentified ESU
Coho Salmon-Puget Sound/Strait of Georgia ESU	Coho Salmon-Puget Sound/Strait of Georgia ESU
Coho Salmon-unidentified ESU	Coho Salmon-unidentified ESU
✓ Pink Salmon-Odd year ESU	✓ Pink Salmon-Odd year ESU
✓ Pink Salmon-unidentified ESU	✓ Pink Salmon-unidentified ESU
Steelhead-Puget Sound DPS	Steelhead-Puget Sound DPS
Steelhead/Trout-unidentified DPS	Steelhead/Trout-unidentified DPS
✓ None	✓ None
Unknown	Unknown
Brook Trout	Brook Trout
Brown Trout	Brown Trout
Bull Trout	Bull Trout
Cutthroat	Cutthroat
Kokanee	Kokanee
Rainbow	Rainbow
Searun Cutthroat	Searun Cutthroat

0

0.10

Not Collected at Closure

✓ Implementation Monitoring	✓ Implementation Monitoring
None	None
No monitoring completed	No monitoring completed
Downstream	Downstream
✓ Onsite	✓ Onsite
Upslope	Upslope
Upstream	Upstream

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Overall Metrics

	Current Agreement	Final
Project Acquisition		
Acquisition Primary Purpose	Developed Recreation	Developed Recreation
Select the primary purpose(s) for the property being acquired.	Farmland Preservation	Farmland Preservation
	✓ Habitat Conservation	✓ Habitat Conservation
	Habitat Restoration	Habitat Restoration
	Open Space	Open Space
	Public Access	Public Access
	Note: 40 acres	
Completion Date		
Projected date of completion	6/30/2016	06/30/2016
Estimated date the scope of work will be completed.		
Project Goals		
Goals, purpose, and expected benefits (A.17)		
Short description of the goals and purpose of the project and how it is expected to benefit salmonids or salmonid habitat.		

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Acquisition Costs

*Final amounts include a pending billing
Date of Last Released Billing 06/21/2018*

	Proposed	Final
Property: Burn Family Trust/L. Burn (Worksite #1: San Juan Islands WRIA 2)		
<i>Real Property Acquisition Costs</i>	\$233,500	\$0
Incidental Costs	\$15,975	\$8,600
Administrative Costs	\$3,500	\$5,432
Totals	\$19,475.00	\$14,031.50
Property: C.T. Burn (Worksite #1: San Juan Islands WRIA 2)		
<i>Real Property Acquisition Costs</i>	\$150,000	\$0
<i>Incidental Costs</i>	\$12,500	\$0
Administrative Costs	\$2,750	\$1,760
Totals	\$2,750.00	\$1,760.00
Property: Two Northern Lights (Worksite #1: San Juan Islands WRIA 2)		
Real Property Acquisition Costs	\$190,000	\$205,000
<i>Incidental Costs</i>	\$12,500	\$0
Administrative Costs	\$2,750	\$1,726
Totals	\$192,750.00	\$206,726.00
Property: Wernstedt RevocableTrust (Worksite #1: San Juan Islands WRIA 2)		
<i>Real Property Acquisition Costs</i>	\$70,650	\$0
Incidental Costs	\$13,675	\$5,250
Administrative Costs	\$3,200	\$748
Totals	\$16,875.00	\$5,998.00
TOTAL FOR ALL PROPERTIES		
Real Property Acquisition Costs	\$644,150	\$205,000
Incidental Costs	\$54,650	\$13,850
Administrative Costs	\$12,200	\$9,666
Totals	\$711,000.00	\$228,515.50

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Billed Summary

*Final amounts include a pending billing
Date of Last Released Billing 06/21/2018*

Category	Project Agreement		Totals To Date		
	RCO	Total	Expended	Non Reimbursable	Total Billed
Acquisition					
Property				205,000.00	205,000.00
Incidentals			13,850.00		13,850.00
Property/Inc Subtotal	364,634.04	698,800.00	13,850.00	205,000.00	218,850.00
Admin Costs	6,365.96	12,200.00	9,665.50		9,665.50
Acquisition Total	371,000.00	711,000.00	23,515.50	205,000.00	228,515.50
Total	371,000.00	711,000.00	23,515.50	205,000.00	228,515.50

Sponsor Match

	Proposed	Final
Project Funding		
PCSRF Federal Funds (A.10)		
State Funds (A.11)	\$371,000.00	\$20,828.00
Pending Billing - RCO Share Approved		\$2,687.50
Sponsor Match: Monetary Funding		
Amount of other monetary funding (A.12)	\$0	\$0
Source of other monetary funding (A.12.a)		
Sponsor Match: Donated Un-paid Labor (volunteers)		
Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)	\$0	\$0
Source of Donated Un-paid labor contributions (A.13.a.4)		
Number of hours volunteers contributed to the project (A.13.a.1)	<i>Collected at Closure</i>	0
Describe how the value of the volunteers was determined (A.13.a.3)	<i>Collected at Closure</i>	
Sponsor Match: Donated Paid Labor		
Value of Donated Paid Labor (A.13.b.1)	\$0	\$0
Source of Donated Paid Contributions (A.13.b.2)		
Sponsor Match: Other In-kind Contributions		
Value of Other In-Kind Contributions (A.13.c.1)	\$340,000	\$205,000
Source of Other In-Kind Contributions (A.13.c.3)		
Description of other In-Kind contributions (A.13.c.2)		
Amount Total	\$711,000	\$228,516
Total Billed		\$228,516
Difference		\$0

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Attachments

PHOTOS (JPG, GIF)

FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
No attachments match filter criteria						

Certify & Submit

Status History			
Report Status	Date	User	Note
Accepted	12/18/2018	Amea Bahr	Thank you for all of you work on this project and for completing the final report twice. Really appreciate all that you've done!
Submitted	12/17/2018	Debra Clausen	Whoopee!!
Draft	06/21/2018	Kat Moore	

PROJECT: 14-1933 ACQ, FISHERY PT NEIGHBORHOOD SHORELINE CE ACQUISITION

Sponsor: San Juan Preservation Trust Program: Puget Sound Acq. & Restoration Status: Active
Project Start Date: 09/18/2014 Agreement End Date: 06/30/2018

PROPERTY: Burn Family Trust/L. Burn (1: San Juan Islands WRIA 2)

Property Basics

✓ Acquisition

Planned Acquisition Date 12/31/2015 Proposed Acres
Actual Acquisition Date Actual Acres

Property Location

Property Name Burn Family Trust/L. Burn
Property Address (optional)
City
State Zip

Property Description This highest priority fish use region neighborhood extends along the north shore of Waldron Island both east and west of Fishery Pt. Its medium bank shoreline is characterized by old growth trees and marine riparian vegetation to the east of Fishery Pt.
Associated Worksite San Juan Islands WRIA 2 (#1)

Property Grantor

Landowner Name
Address (optional)
City
State Zip
Landowner Type Private

Ownership

Instrument Type Easement - Temporary
Purchase Type Less than fee ownership
Term Type Perpetuity
Yrs
Expiration Date
Note

Property Map



RCO Verified Map

This map is for representation only.

Parcel Numbers

Property Report: Burn Family Trust/L. Burn (Worksite #1: San Juan Islands WRIA 2)

County Name	Parcel Number	Mapped	Notes (optional)
San Juan	371112003000	System	
San Juan	371112004000	System	
San Juan	371113002000	System	

Recording Numbers

Instrument Type	Recording Number	Notes
No recordings		

Sponsor Clarification

The Burn Family Trust CE was to be the shoreline extending 200ft inland on these three tax parcels.

✓ The above information is correct and complete

RCO Notes

This property was not acquired with this grant.

✓ Property data verified by RCO Staff

Metrics

Current Agreement

Final

Metrics Required at Billing

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

Easement

Purchase of easement.

Easement type

Select the easement type to be conserved.

Access

Agricultural

✓ Habitat Conservation

Trail

Other Easement

Access

Agricultural

Habitat Conservation

Trail

Other Easement

Acres by Acreage Type (easement)

Enter the number of acres to be acquired for each type (to the nearest 0.01 acres) (leave blank if zero).

	Acres		Acres
Lake		Lake	
Riparian	5.10	Riparian	
Tidelands		Tidelands	
Uplands		Uplands	
Wetlands		Wetlands	
Total	5.10	Total	0

Acres zoned as agricultural land

Total number of property acres currently in agricultural zoning (to the nearest 0.01 acres).

0

Metrics Required at Final Report

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition

0

The miles of freshwater streambank, sidechannel, and/or marine shoreline protected by acquisition or easement (to the nearest 0.01 mile). Count miles of streambank on both sides of stream if both sides are acquired.

Easement

Purchase of easement.

Total cost for Easement

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

\$233,500

Not Collected at Closure

Property Report: Burn Family Trust/L. Burn (Worksite #1: San Juan Islands WRIA 2)

Incidentals

Non real property acquisition costs associated with the acquisition of real property.

Appraisal

Real Property Appraisal

Total cost for appraisal \$7,500 *Not Collected at Closure*

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Appraisal Review

Appraisal Review of Real Property

Total cost for appraisal review \$3,750 *Not Collected at Closure*

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Closing, Recording, Taxes, Title

Closing costs, recording fees, taxes and title reports and insurance.

Total cost for Closing, Recording, Taxes, Title \$4,725 *Not Collected at Closure*

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Administrative Costs (Acq)

Direct Organizational costs incurred to acquire Real Property.

Administrative costs (Acq)

Direct organizational costs related to acquiring property (communication, correspondence, negotiations, travel, etc.).

Total cost for Administrative costs (Acq) \$3,500 *Not Collected at Closure*

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$3,500.00	\$5,431.50	\$0.00	\$5,431.50
Appraisal	\$7,500.00	\$7,350.00	\$0.00	\$7,350.00
Appraisal Review	\$3,750.00	\$1,250.00	\$0.00	\$1,250.00
Closing, Recording, Taxes, Title	\$4,725.00	\$0.00	\$0.00	\$0.00
Easement	\$233,500.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$252,975.00	\$14,031.50	\$0.00	\$14,031.50
				Date of Last Released Billing 06/29/2017

Values



Appraised Value	\$0.00	Appraised Date
Reviewed Value	\$0.00	Appraisal Review Date
Paid Value	\$0.00	
Donated Value	\$0.00	
Court Award	\$0.00	

Property Report: Burn Family Trust/L. Burn (Worksite #1: San Juan Islands WRIA 2)

Attachments

PHOTOS (JPG, GIF)

FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	04/21/2016	Appraisal Review	Burn Fam Trst CE Appraisal Review	DebraC	Burn Family Trust CE Appraisal Review.pdf, 257963 Property: Burn Family Trust/L. Burn	
	03/31/2016	Appraisal	Burn Family Trust Appraisal Appendix	DebraC	Burn Family Trust Appraisal Appendix.pdf, 255128 Property: Burn Family Trust/L. Burn	
	03/31/2016	Appraisal	Burn Family Trust Appraisal_narrative_reduced	DebraC	Burn Family Trust Appraisal_narrative_reduced.pdf, 255127 Property: Burn Family Trust/L. Burn	

PROJECT: 14-1933 ACQ, FISHERY PT NEIGHBORHOOD SHORELINE CE ACQUISITION

Sponsor: [San Juan Preservation Trust](#) Program: Puget Sound Acq. & Restoration Status: Active
Project Start Date: 09/18/2014 Agreement End Date: 06/30/2018

PROPERTY: C.T. Burn (1: San Juan Islands WRIA 2)

Property Basics

✓ Acquisition

Planned Acquisition Date	12/31/2015	Proposed Acres	
Actual Acquisition Date	12/26/2014	Actual Acres	10.00

Property Location

Property Name	C.T. Burn	Property Description	This highest priority fish use region neighborhood extends along the north shore of Waldron Island both east and west of Fishery Pt. Its medium bank shoreline is characterized by old growth trees and marine riparian vegetation to the east of Fishery Pt.
Property Address (optional)	Fishery Pt. Waldron Island San Juan County	Associated Worksite	San Juan Islands WRIA 2 (#1)
City			
State	WA Zip 98297		

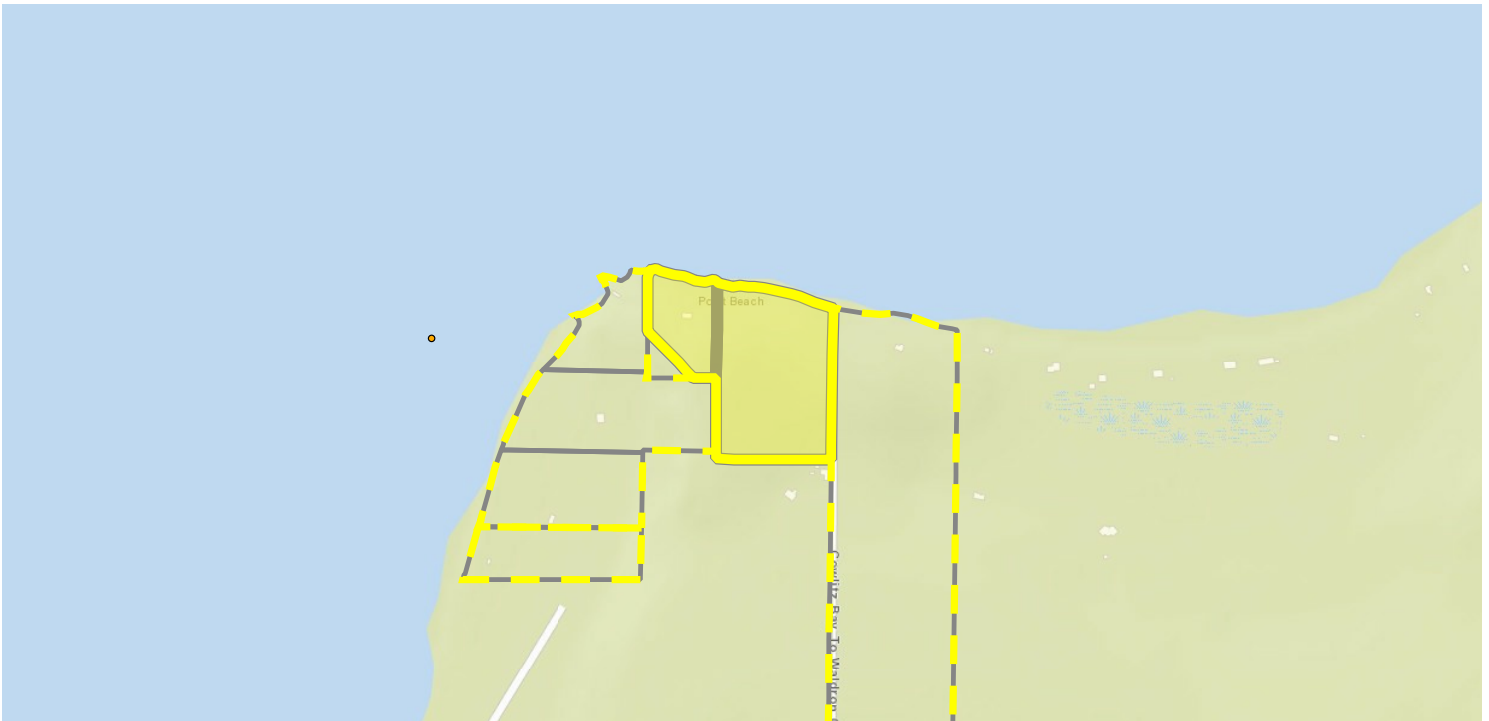
Property Grantor

Landowner Name
Address (optional) Christopher T Burn
190 Lucero Wy
City Portola Valley
State WA **Zip** 98028
Landowner Type Private

Ownership

Instrument Type Easement - Temporary
Purchase Type Less than fee ownership
Term Type Perpetuity
Yrs
Expiration Date
Note

Property Map



RCO Verified Map

This map is for representation only.

Parcel Numbers

Property Report: C.T. Burn (Worksite #1: San Juan Islands WRIA 2)

County Name	Parcel Number	Mapped	Notes (optional)
San Juan	371112001000	System	
San Juan	371112002000	System	

Recording Numbers

Instrument Type	Recording Number	Notes
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Sponsor Clarification

✓ The above information is correct and complete

RCO Notes

This property was not acquired with this grant. The property was donated and originally used as match for this grant, but has been moved to the scope for #16-1703, SJC Conservation Easement protection grant.

✓ Property data verified by RCO Staff

Metrics

Current Agreement

Final

Metrics Required at Billing

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

Easement

Purchase of easement.

Easement type

Select the easement type to be conserved.

Access

Agricultural

✓ Habitat Conservation

Trail

Other Easement

Access

Agricultural

Habitat Conservation

Trail

Other Easement

Acres by Acreage Type (easement)

Enter the number of acres to be acquired for each type (to the nearest 0.01 acres) (leave blank if zero).

	Acres		Acres
Lake		Lake	
Riparian	10.36	Riparian	
Tidelands		Tidelands	
Uplands		Uplands	
Wetlands		Wetlands	
Total	10.36	Total	0

Acres zoned as agricultural land

0

Total number of property acres currently in agricultural zoning (to the nearest 0.01 acres).

Metrics Required at Final Report

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition

0

The miles of freshwater streambank, sidechannel, and/or marine shoreline protected by acquisition or easement (to the nearest 0.01 mile). Count miles of streambank on both sides of stream if both sides are acquired.

Easement

Purchase of easement.

Total cost for Easement

\$150,000

Not Collected at Closure

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Property Report: C.T. Burn (Worksite #1: San Juan Islands WRIA 2)

Incidentals

Non real property acquisition costs associated with the acquisition of real property.

Appraisal

Real Property Appraisal

Total cost for appraisal

\$7,500

Not Collected at Closure

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Appraisal Review

Appraisal Review of Real Property

Total cost for appraisal review

\$3,750

Not Collected at Closure

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Closing, Recording, Taxes, Title

Closing costs, recording fees, taxes and title reports and insurance.

Total cost for Closing, Recording, Taxes, Title

\$1,250

Not Collected at Closure

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Administrative Costs (Acq)

Direct Organizational costs incurred to acquire Real Property.

Administrative costs (Acq)

Direct organizational costs related to acquiring property (communication, correspondence, negotiations, travel, etc.).

Total cost for Administrative costs (Acq)

\$2,750

Not Collected at Closure

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$2,750.00	\$1,760.00	\$0.00	\$1,760.00
Appraisal	\$7,500.00	\$0.00	\$0.00	\$0.00
Appraisal Review	\$3,750.00	\$0.00	\$0.00	\$0.00
Closing, Recording, Taxes, Title	\$1,250.00	\$0.00	\$0.00	\$0.00
Easement	\$110,000.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$125,250.00	\$1,760.00	\$0.00	\$1,760.00
				Date of Last Released Billing 06/21/2018

Values





Appraised Value	\$190,000.00	Appraised Date	
Reviewed Value	\$170,000.00	Appraisal Review Date	
Paid Value	\$0.00		
Donated Value	\$170,000.00		
Court Award	\$0.00		

Property Report: C.T. Burn (Worksite #1: San Juan Islands WRIA 2)

Attachments

PHOTOS (JPG, GIF)

FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	07/14/2015	Landowner Donation Statement	CT Burn Form 8283	MikeR	309 CT Burn Form 8283.pdf, 230258 Property: C.T. Burn	
	07/14/2015	Landowner Donation Statement	CT Burn Donation Ltr	MikeR	SJPT CT Burn Ack Ltr.pdf, 230256 Property: C.T. Burn	
	02/10/2015	Assignment of rights	Recorded AOR - Burn	PattyD	aor 141933 burn.pdf, 214576 Property: C.T. Burn	✓
	12/29/2014	Hazardous Substance Certification Form	C T Burn CE Hazardous Substances Certification	MikeR	C T Burn CE Hazardous Substances Certification.pdf, 211389 Property: C.T. Burn	✓

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Sponsor: [San Juan Preservation Trust](#) Program: Puget Sound Acq. & Restoration Status: Active
Project Start Date: 09/18/2014 Agreement End Date: 06/30/2018

PROPERTY: Two Northern Lights (1: San Juan Islands WRIA 2)

Property Basics

✓ Acquisition

Planned Acquisition Date	12/31/2015	Proposed Acres	23.66
Actual Acquisition Date	12/29/2014	Actual Acres	23.66

Property Location

Property Name Two Northern Lights
Property Address (optional) Fishery Pt.
Waldron Island
San Juan Island
City
State WA **Zip** 98297

Property Description This highest priority fish use region neighborhood extends along the north shore of Waldron Island both east and west of Fishery Pt. Its medium bank shoreline is characterized by old growth trees and marine riparian vegetation to the east of Fishery Pt.
Associated Worksite San Juan Islands WRIA 2 (#1)

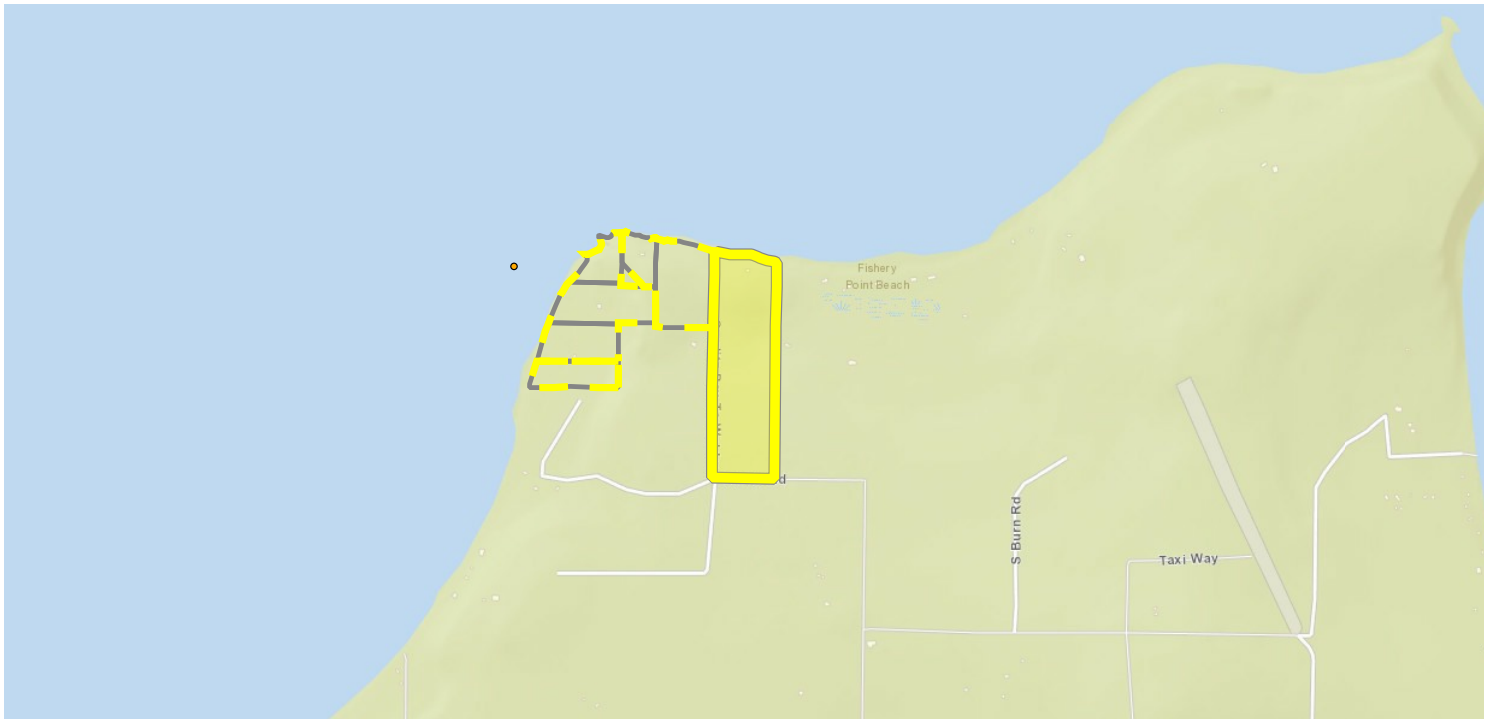
Property Grantor

Landowner Name
Address (optional) Two Northern Lights LLC
c/o Jennifer Killara Burn
59 Mt Warner Rd
City Hadley
State MA **Zip** 01035
Landowner Type Private

Ownership

Instrument Type Easement - Temporary
Purchase Type Less than fee ownership
Term Type Perpetuity
Yrs
Expiration Date
Note

Property Map



✓ RCO Verified Map AmeeB 12/13/2018

This map is for representation only.

Parcel Numbers

Property Report: Two Northern Lights (Worksite #1: San Juan Islands WRIA 2)

County Name	Parcel Number	Mapped	Notes (optional)
San Juan	371114003000	System	

Recording Numbers

Instrument Type	Recording Number	Notes
	AFN#2015-0107005	Recorded with San Juan County

Sponsor Clarification

✓ The above information is correct and complete

RCO Notes

✓ Property data verified by RCO Staff

Metrics

Current Agreement

Final

Metrics Required at Billing

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

Easement

Purchase of easement.

Easement type

Select the easement type to be conserved.

Access

Agricultural

✓ Habitat Conservation

Trail

Other Easement

Access

Agricultural

✓ Habitat Conservation

Trail

Other Easement

Acres by Acreage Type (easement)

Enter the number of acres to be acquired for each type (to the nearest 0.01 acres) (leave blank if zero).

Lake Acres

Riparian 23.66

Tidelands

Uplands

Wetlands

Total 23.66

Lake Acres

Riparian 23.66

Tidelands

Uplands

Wetlands

Total 23.66

Acres zoned as agricultural land

Total number of property acres currently in agricultural zoning (to the nearest 0.01 acres).

0

0

Metrics Required at Final Report

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition

0

0.10

The miles of freshwater streambank, sidechannel, and/or marine shoreline protected by acquisition or easement (to the nearest 0.01 mile). Count miles of streambank on both sides of stream if both sides are acquired.

Easement

Purchase of easement.

Total cost for Easement

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

\$190,000

Not Collected at Closure

Incidentals

Non real property acquisition costs associated with the acquisition of real property.

Property Report: Two Northern Lights (Worksite #1: San Juan Islands WRIA 2)

Appraisal

Real Property Appraisal

Total cost for appraisal \$7,500 Not Collected at Closure
Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Appraisal Review

Appraisal Review of Real Property

Total cost for appraisal review \$3,750 Not Collected at Closure
Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Closing, Recording, Taxes, Title

Closing costs, recording fees, taxes and title reports and insurance.

Total cost for Closing, Recording, Taxes, Title \$1,250 Not Collected at Closure
Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Administrative Costs (Acq)

Direct Organizational costs incurred to acquire Real Property.

Administrative costs (Acq)

Direct organizational costs related to acquiring property (communication, correspondence, negotiations, travel, etc.).

Total cost for Administrative costs (Acq) \$2,750 Not Collected at Closure
Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$2,750.00	\$1,726.00	\$0.00	\$1,726.00
Appraisal	\$7,500.00	\$0.00	\$0.00	\$0.00
Appraisal Review	\$3,750.00	\$0.00	\$0.00	\$0.00
Closing, Recording, Taxes, Title	\$1,250.00	\$0.00	\$0.00	\$0.00
Easement	\$325,000.00	\$0.00	\$205,000.00	\$205,000.00
Total Costs:	\$340,250.00	\$1,726.00	\$205,000.00	\$206,726.00
				Date of Last Released Billing 07/15/2016

Values

Appraised Value	\$205,000.00	Appraised Date	04/14/2015
Reviewed Value	\$205,000.00	Appraisal Review Date	05/05/2015
Paid Value	\$0.00		
Donated Value	\$205,000.00		
Court Award	\$0.00		

Property Report: Two Northern Lights (Worksite #1: San Juan Islands WRIA 2)

Attachments

PHOTOS (JPG, GIF)

FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	07/14/2015	Landowner Donation Statement	TwoNorthernLights Donation Ltr	MikeR	SJPT TwoNorthernLights AckLtr.pdf, 230260 Property: Two Northern Lights	
	02/10/2015	Assignment of rights	Recorded AOR Two Northern Lights	PattyD	aor 141933 two northern lights.pdf, 214575 Property: Two Northern Lights	✓
	12/29/2014	Hazardous Substance Certification Form	Two Northern Lights LLC CE Hazardous Substances Certificatio	MikeR	Two Northern Lights LLC CE Hazardous Substances Certification.pdf, 211386 Property: Two Northern Lights	✓

PROJECT: 14-1933 ACQ, FISHERY PT NEIGHBORHOOD SHORELINE CE ACQUISITION

Sponsor: San Juan Preservation Trust Program: Puget Sound Acq. & Restoration Status: Active
Project Start Date: 09/18/2014 Agreement End Date: 06/30/2018

PROPERTY: Wernstedt RevocableTrust (1: San Juan Islands WRIA 2)

Property Basics

✓ Acquisition

Planned Acquisition Date 12/31/2015 Proposed Acres
Actual Acquisition Date Actual Acres

Property Location

Property Name Wernstedt RevocableTrust
Property Address (optional)
City
State Zip

Property Description This highest priority fish use region neighborhood extends along the north shore of Waldron Island both east and west of Fishery Pt. Its medium bank shoreline is characterized by old growth trees and marine riparian vegetation to the east of Fishery Pt.
Associated Worksite San Juan Islands WRIA 2 (#1)

Property Grantor

Landowner Name
Address (optional)
City
State Zip
Landowner Type Private

Ownership

Instrument Type Easement - Temporary
Purchase Type Less than fee ownership
Term Type Perpetuity
Yrs
Expiration Date
Note

Property Map



RCO Verified Map

This map is for representation only.

Parcel Numbers

Property Report: Wernstedt RevocableTrust (Worksite #1: San Juan Islands WRIA 2)

County Name	Parcel Number	Mapped	Notes (optional)
San Juan	371113003000	System	

Recording Numbers

Instrument Type	Recording Number	Notes
No recordings		

Sponsor Clarification

The Wernstedt CE was to be the shoreline extending 200ft. inland on this parcel.

✓ The above information is correct and complete

RCO Notes

This property was not purchased with this grant.

✓ Property data verified by RCO Staff

Metrics

Current Agreement

Final

Metrics Required at Billing

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

Easement

Purchase of easement.

Easement type

Select the easement type to be conserved.

Access

Agricultural

✓ Habitat Conservation

Trail

Other Easement

Access

Agricultural

Habitat Conservation

Trail

Other Easement

Acres by Acreage Type (easement)

Enter the number of acres to be acquired for each type (to the nearest 0.01 acres) (leave blank if zero).

Lake

Acres

Riparian

Lake

Tidelands

Riparian

Uplands

Tidelands

Wetlands

Uplands

Total

Wetlands

1.10

Total

0

Acres zoned as agricultural land

Total number of property acres currently in agricultural zoning (to the nearest 0.01 acres).

0

Metrics Required at Final Report

Real Property Acquisition

The acquisition of land, easements or property rights, or the lease of land. The acquisition may include improvements.

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition

0

The miles of freshwater streambank, sidechannel, and/or marine shoreline protected by acquisition or easement (to the nearest 0.01 mile). Count miles of streambank on both sides of stream if both sides are acquired.

Easement

Purchase of easement.

Total cost for Easement

Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

\$70,650

Not Collected at Closure

Incidentals

Property Report: Wernstedt RevocableTrust (Worksite #1: San Juan Islands WRIA 2)

Non real property acquisition costs associated with the acquisition of real property.

Appraisal

Real Property Appraisal

Total cost for appraisal \$7,500 *Not Collected at Closure*
Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Appraisal Review

Appraisal Review of Real Property

Total cost for appraisal review \$3,750 *Not Collected at Closure*
Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Closing, Recording, Taxes, Title

Closing costs, recording fees, taxes and title reports and insurance.

Total cost for Closing, Recording, Taxes, Title \$2,425 *Not Collected at Closure*
Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Administrative Costs (Acq)

Direct Organizational costs incurred to acquire Real Property.

Administrative costs (Acq)

Direct organizational costs related to acquiring property (communication, correspondence, negotiations, travel, etc.).

Total cost for Administrative costs (Acq) \$3,200 *Not Collected at Closure*
Enter the cost (to the nearest dollar) of this work type, as close as you can reasonably get it.

Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$3,200.00	\$748.00	\$0.00	\$748.00
Appraisal	\$7,500.00	\$4,000.00	\$0.00	\$4,000.00
Appraisal Review	\$3,750.00	\$1,250.00	\$0.00	\$1,250.00
Closing, Recording, Taxes, Title	\$2,425.00	\$0.00	\$0.00	\$0.00
Easement	\$70,650.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$87,525.00	\$5,998.00	\$0.00	\$5,998.00
				Date of Last Released Billing 07/15/2016

Values



Appraised Value	\$0.00	Appraised Date	
Reviewed Value	\$0.00	Appraisal Review Date	
Paid Value	\$0.00		
Donated Value	\$0.00		
Court Award	\$0.00		

Property Report: Wernstedt RevocableTrust (Worksite #1: San Juan Islands WRIA 2)

Attachments

PHOTOS (JPG, GIF)

FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	12/23/2015	Appraisal Review	Wernstedt CE Appraisal Review	DebraC	Wernstedt CE Appraisal Review.pdf, 246774 Property: Wernstedt RevocableTrust	
	12/23/2015	Appraisal	Wernstedt CE Appraisal Report_12_02_2015	DebraC	Wernstedt CE Appraisal Report_12_02_2015.pdf, 246773 Property: Wernstedt RevocableTrust	