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PROJECT: 15-1058 ACQ, LOWER BEAR CREEK NATURAL AREA ADDITIONSSponsor: King Co Water & Land Res    Program: Puget Sound Acq. & Restoration    Status: Active  
Project Start Date: 12/09/2015    Agreement End Date: 11/30/2018

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Final Report Status: Accepted 03/20/2019

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## Description

### PROJECT AGREEMENT DESCRIPTION

King County will use funds to acquire fee ownership of 2.8 acres one parcel adjacent to existing public ownership along the main stem of Bear Creek in unincorporated King County near the City of Redmond. The parcel proposed for acquisition will protect spawning and rearing habitat for Chinook salmon along 0.12 miles of stream and allow for future restoration to enhance riparian and in-stream habitat to benefit Chinook salmon.

### FINAL PROJECT DESCRIPTION

King County purchased fee ownership of 2.8 acres, one parcel, adjacent to existing public ownership along the main stem of Bear Creek in unincorporated King County near the City of Redmond. The acquired parcel will protect spawning and rearing habitat for Chinook salmon along 0.12 miles of stream and allow for future restoration to enhance riparian and in-stream habitat to benefit Chinook salmon.

## Narrative

This acquisition took a while to complete. The property was owned by a non-profit. While the non-profit was always interested in selling a western portion of the property to the County, their Board of Directors vacillated between a Conservation Easement and a fee simple purchase. Each had their pros and cons to various board members. In the end, the board voted to sell the fee simple interest. This acquisition also resulted in creating a new lot (parcel). King County had to go through the King County process of developing this new lot. This action also took some time. Patience was a key virtue in allowing this acquisition to happen. The County needed to be patient with the non-profit so it could do its own deliberations on selling the property.

## Worksites

### Worksite #1: Lower Bear Creek

#### Worksite Address (Optional)

**Street Address** 18807 NE NOVELTY HILL RD**City** Redmond**State, Zip** WA 98052

## Worksite Details

### Worksite #1: Lower Bear Creek

**Worksite Name** Lower Bear Creek

#### WORKSITE DESCRIPTION

This project proposes to acquire portions of two properties. It would acquire 5.1 acres of the Reid Family Investment LLC. property, and 2.8 acres of the Little Bit Therapeutic Riding Center, as a Conservation Easement.

This project acquired a fee simple purchase of 2.8 acres on the Little Bit property. The Reid family was not interested in selling a portion of their property at this time.

#### Geographic Coordinates

**From mapped point:** Latitude 47.688842 Longitude -122.088763**For Directions:** Latitude Longitude

#### SITE ACCESS DIRECTIONS

In the City of Redmond, at the Intersection of Avondale Rd NE and NE Novelty Hill Road, travel 2100 feet northeast on the Novelty Hill Road to its junction with NE Redmond Road. The Reid Family Investment property is located south of this junction.

To access the Little Bit property, in the City of Redmond, travel north along Avondale Road to NE 106th St. Turn right. Travel ~ 700 feet east to the end of the road. The Little Bit property is located to the right.

# Final Report, Project 15-1058

## Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	Lower Bear Creek	Little Bit Therapeutic Riding Center	✓	✓	✓ Map verified
1	Lower Bear Creek	Reid Family Investment LLC This property has been removed from this project.	✓		No shape

## Worksite Metrics

### Worksite: Lower Bear Creek (#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).

#### 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
✓ Sockeye 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

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)

0.12

0.12

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.

## Final Report, Project 15-1058

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).

*Not Collected at Closure*

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.

Implementation Monitoring  
✓ None

✓ No monitoring completed  
Downstream  
Onsite  
Upslope  
Upstream

Implementation Monitoring  
✓ None

✓ No monitoring completed  
Downstream  
Onsite  
Upslope  
Upstream

## Overall Metrics

### Project Acquisition

Acquisition Primary Purpose

Select the primary purpose(s) for the property being acquired.

#### Current Agreement

Developed Recreation  
Farmland Preservation  
✓ Habitat Conservation  
✓ Habitat Restoration  
Open Space  
Public Access

#### Final

Developed Recreation  
Farmland Preservation  
✓ Habitat Conservation  
✓ Habitat Restoration  
Open Space  
Public Access

### Completion Date

Projected date of completion

Estimated date the scope of work will be completed.

6/30/2016

06/07/2016

**Note:** date of Little Bit closing

### 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.

## Final Report, Project 15-1058

### Acquisition Costs

Date of Last Released Billing 02/20/2019

	Proposed	Final
<b>Property: Little Bit Therapeutic Riding Center (Worksite #1: Lower Bear Creek)</b>		
Real Property Acquisition Costs	\$150,000	\$367,000
Incidental Costs	\$18,500	\$43,858
Administrative Costs	\$10,000	\$17,550
Totals	\$178,500.00	\$428,408.47

<b>Property: Reid Family Investment LLC (Worksite #1: Lower Bear Creek)</b>	<i>This property has been removed from this project</i>	
Real Property Acquisition Costs	\$230,000	\$0
Incidental Costs	\$31,500	\$0
Administrative Costs	\$10,000	\$0
Totals		

### TOTAL FOR ALL PROPERTIES

Real Property Acquisition Costs	\$380,000	\$367,000
Incidental Costs	\$50,000	\$43,858
Administrative Costs	\$20,000	\$17,550
Totals	\$450,000.00	\$428,408.47

### Billed Summary

Date of Last Released Billing 02/20/2019

Category	Project Agreement		Totals To Date		
	RCO	Total	Expended	Non Reimbursable	Total Billed
Acquisition					
Property			305,821.10	61,178.90	367,000.00
Incidentals			36,547.08	7,311.39	43,858.47
<b>Property/Inc Subtotal</b>	<b>358,333.33</b>	<b>430,000.00</b>	<b>342,368.18</b>	<b>68,490.29</b>	<b>410,858.47</b>
Admin Costs	16,666.67	20,000.00	14,624.42	2,925.58	17,550.00
<b>Acquisition Total</b>	<b>375,000.00</b>	<b>450,000.00</b>	<b>356,992.60</b>	<b>71,415.87</b>	<b>428,408.47</b>
<b>Total</b>	<b>375,000.00</b>	<b>450,000.00</b>	<b>356,992.60</b>	<b>71,415.87</b>	<b>428,408.47</b>

## Final Report, Project 15-1058

### Sponsor Match

	Proposed	Final
<b>Project Funding</b>		
PCSRF Federal Funds (A.10)		
State Funds (A.11)	\$375,000.00	\$337,500.00
Retainage - RCO amount retained		\$19,492.60
<b>Sponsor Match: Monetary Funding</b>		
Amount of other monetary funding (A.12)	\$75,000	\$71,415
Source of other monetary funding (A.12.a)		
<b>Sponsor Match: Donated Un-paid Labor (volunteers)</b>		
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>	
<b>Sponsor Match: Donated Paid Labor</b>		
Value of Donated Paid Labor (A.13.b.1)	\$0	\$0
Source of Donated Paid Contributions (A.13.b.2)		
<b>Sponsor Match: Other In-kind Contributions</b>		
Value of Other In-Kind Contributions (A.13.c.1)	\$0	\$0
Source of Other In-Kind Contributions (A.13.c.3)		
Description of other In-Kind contributions (A.13.c.2)		
Amount Total	\$450,000	\$428,408
Total Billed		\$428,408
Difference		\$0

### 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						

## Final Report, Project 15-1058

### Certify & Submit

#### Status History

Report Status	Date	User	Note
Accepted	03/20/2019	Elizabeth Butler	Thank you Tom, look forward to see the restoration work underway!
Submitted	03/20/2019	Tom Beavers	Elizabeth, thanks for your help in closing out this grant. King County is now starting on the design of the restoration project.
Returned	02/05/2019	Elizabeth Butler	Hi Tom, Thanks for submitting the final report -- we'll need this to be resubmitted after the final invoice has been submitted (or if the current invoice is the final, after Veronica splits the closing costs from the purchase price). Appreciate your time on this~ Please let me know if you have any questions. with gratitude, Elizabeth
Submitted	02/01/2019	Tom Beavers	
Draft	02/01/2019	Tom Beavers	

## PROJECT: 15-1058 ACQ, LOWER BEAR CREEK NATURAL AREA ADDITIONS

Sponsor: [King Co Water & Land Res](#) Program: Puget Sound Acq. & Restoration Status: Active  
Project Start Date: 12/09/2015 Agreement End Date: 11/30/2018

PROPERTY: Little Bit Therapeutic Riding Center (1: Lower Bear Creek)

### Property Basics

#### ✓ Acquisition

<b>Planned Acquisition Date</b>	01/20/2016	<b>Proposed Acres</b>	5.60
<b>Actual Acquisition Date</b>	06/08/2018	<b>Actual Acres</b>	5.60

### Property Location

<b>Property Name</b>	Little Bit Therapeutic Riding Center	<b>Property Description</b>	The Little Bit Therapeutic Riding Center is a 17.3 acre property. King County proposes to purchase the western 2.8 acres along Bear Creek with a Conservation Easement. The site contains riparian vegetation, reed canary grass, blackberries, and knotweed
<b>Property Address (optional)</b>	18669 NE 106th Ave	<b>Associated Worksite</b>	Lower Bear Creek (#1)
<b>City</b>	Redmond		
<b>State</b>	WA <b>Zip</b> 98052		

### Property Grantor

**Landowner Name**  
**Address (optional)** 18675 NE 106th Ave  
**City** Redmond  
**State** WA **Zip** 98052  
**Landowner Type** Private

### Ownership

**Instrument Type** Deed - Statutory Warranty  
**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: Little Bit Therapeutic Riding Center (Worksite #1: Lower Bear Creek)

County Name	Parcel Number	Mapped	Notes (optional)
King	3126069011	System	New Parcel Number Assigned: 312606-9162

## Recording Numbers

Instrument Type	Recording Number	Notes
Deed - Statutory Warranty	20180608001314	
Deed of Right	20190307000717	

## 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).

	Acres		Acres
Lake		Lake	
Riparian	2.80	Riparian	2.80
Tidelands		Tidelands	
Uplands		Uplands	
Wetlands		Wetlands	
Total	2.80	Total	2.80

Acres zoned as agricultural land

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

0

0

#### Land

Purchase of fee interest in property.

Acres by Acreage Type (fee simple)

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	2.80	Riparian	2.80
Tidelands		Tidelands	
Uplands		Uplands	
Wetlands		Wetlands	
Total	2.80	Total	2.80



## Property Report: Little Bit Therapeutic Riding Center (Worksite #1: Lower Bear Creek)

Existing structures on site

Select one or more options that best describe your plans for the structures located on site.

✓ No structures on site

Structures and acres  
excluded for ineligible use

Structures retained for  
eligible use

Structures to be  
demolished

✓ No structures on site

Structures and acres  
excluded for ineligible use

Structures retained for  
eligible use

Structures to be  
demolished

Market value of property improvements

Identify the Appraised value of any improvements on the property. If no improvements, enter \$0.

This value should be included in your land costs.

\$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

0.24

0.24

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.

#### Land

Purchase of fee interest in property.

Total cost for Land

*Not Collected at Closure*

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

Acres zoned as agricultural land

0

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

#### Incidentals

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

#### Agency Indirect (Acq)

Indirect costs based on approved rate.

Total cost for Agency Indirect (Acq)

*Not Collected at Closure*

Enter your estimated indirect costs (if applicable). Note: You should only complete this if your project only includes Acquisition. If your project has more than one property, you should only complete this for the first property.

#### Boundary line adjustment

Boundary line adjustments, lot line adjustments, and subdivision exemptions if necessary for the property/parcel being acquired.

Total cost for Boundary line adjustment

*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

\$2,500

*Not Collected at Closure*

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

#### Cultural resources (Acq)

Cultural resources (survey, excavation, on-site monitoring, data recovery, and other costs).

Total cost for Cultural resources(Acq)

\$15,000

*Not Collected at Closure*

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

Restoration or development plans (yes/no)

Yes

Yes

Are there plans for restoration or development of this site in the future.

**Note:** Riparian restoration and in-stream habitat enhancements

#### Environmental Audits

Supporting documentation for the Hazardous Substances Certification, such as an environmental site assessment or property assessment checklist for property being acquired. May include site investigation such as test pits, test wells, and sample analysis. Limited to 10% of the appraised value of the property.

Total cost for environmental audits

\$1,000

*Not Collected at Closure*

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

#### Noxious weed control

Controlling noxious weeds (one-time, up to \$175 per acres or \$3,500 per property less than 20

## Property Report: Little Bit Therapeutic Riding Center (Worksite #1: Lower Bear Creek)

acres).

Total cost for Noxious weed control

*Not Collected at Closure*

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

Acres treated for noxious weeds by method

Number of acres to be treated for noxious weeds by method (to nearest 0.01 acre) (leave blank if zero).

Acres

Acres

Biological

Chemical

Mechanical

Total

2.80

2.80

2.80

2.80

### Stewardship plan

Development of a long-term stewardship plan for the property being acquired. (See program manual for eligibility and limits.)

Total cost for Stewardship plan

*Not Collected at Closure*

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

### Survey (Acq)

Land survey (i.e., property boundaries).

Total cost for Survey(Acq)

*Not Collected at Closure*

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

Acres surveyed

*Collected at Closure*

0

Number of acres surveyed (to nearest 0.01 acre).

### 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)

\$10,000

*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: Little Bit Therapeutic Riding Center (Worksite #1: Lower Bear Creek)

### Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$10,000.00	\$14,624.42	\$2,925.58	\$17,550.00
Agency Indirect (Acq)	\$0.00	\$5,469.53	\$1,094.17	\$6,563.70
Boundary line adjustment	\$0.00	\$13,509.51	\$2,702.56	\$16,212.07
Closing, Recording, Taxes, Title	\$2,500.00	\$2,966.06	\$593.36	\$3,559.42
Cultural resources (Acq)	\$15,000.00	\$7,685.80	\$1,537.74	\$9,223.54
<i>Easement</i>	<i>\$150,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
Environmental Audits	\$1,000.00	\$123.95	\$24.79	\$148.74
Land	\$0.00	\$305,821.10	\$61,178.90	\$367,000.00
Noxious weed control	\$0.00	\$0.00	\$0.00	\$0.00
Stewardship plan	\$0.00	\$0.00	\$0.00	\$0.00
Survey (Acq)	\$0.00	\$6,792.23	\$1,358.77	\$8,151.00
Total Costs:	\$178,500.00	\$356,992.60	\$71,415.87	\$428,408.47
Date of Last Released Billing 07/31/2018				

### Values

<b>Appraised Value</b>	\$0.00	<b>Appraised Date</b>	
<b>Reviewed Value</b>	\$0.00	<b>Appraisal Review Date</b>	
<b>Paid Value</b>	\$0.00		
<b>Donated Value</b>	\$0.00		
<b>Court Award</b>	\$0.00		

### Attachments

#### PHOTOS (JPG, GIF)









# 218240 Primary

#### FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	03/07/2019	Deed of right	DOR Salmon Recovery	JulieR	DeedofRight-LittleBit.pdf, 381547 Property: Little Bit Therapeutic Riding Center	✓
	02/11/2019	RCO Fiscal Data Collection Sheet	RCO_FiscalDataCollectionSheet 2018 Award #15-1058.pdf	VeronicaD	RCO_FiscalDataCollectionSheet 2018 Award #15-1058.pdf, 378881 Billing #1: 7/31/18, Property: Little Bit Therapeutic Riding Center	
	02/01/2019	Deed	WarrantyDeed-LittleBit.pdf	JulieR	WarrantyDeed-LittleBit.pdf, 378080 Property: Little Bit Therapeutic Riding Center	✓
	01/31/2019	Deed of right	Little BitDOR.doc	ElizabethB	Little BitDOR.doc, 377799 Property: Little Bit Therapeutic Riding Center	✓
	01/28/2019	Billing Expanded Documentation	Little Bit Therapeutic Center exps 06012016-06302016 FINAL C	VeronicaD	Little Bit Therapeutic Center exps 06012016-06302016 FINAL CORRECTED.pdf, 377340	

## Property Report: Little Bit Therapeutic Riding Center (Worksite #1: Lower Bear Creek)

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Share
	12/05/2018	Cultural Resources Assessment	1807D-1 Bear Creek – Little Bit Property Cultural Resources	TomB	Billing #1: 7/31/18, Property: Little Bit Therapeutic Riding Center 1807D-1 Bear Creek – Little Bit Property Cultural Resources Risk Assessm....pdf, 372314 Property: Little Bit Therapeutic Riding Center	
	10/04/2018	Boundary Line Adjustment	BoundaryLineAdjustment-LittleBit.pdf	JulieR	BoundaryLineAdjustment-LittleBit.pdf, 364354 Property: Little Bit Therapeutic Riding Center	
	08/08/2018	Notice of Just Compensation	VoluntaryAcq-LittleBit.pdf	JulieR	VoluntaryAcq-LittleBit.pdf, 359062 Property: Little Bit Therapeutic Riding Center	
	08/08/2018	Survey-Property Boundary	Little Bit BLA- RECORDED	ElizabethB	Little Bit BLA- RECORDED.pdf, 358854 Property: Little Bit Therapeutic Riding Center	✓
	08/03/2018	Appraisal Review	AppraisalReview-LittleBit-Revised2018-08-01.pdf	JulieR	AppraisalReview-LittleBit-Revised2018-08-01.pdf, 358226 Property: Little Bit Therapeutic Riding Center	
	07/26/2018	Preliminary title report	TitleReview-LittleBit.pdf	JulieR	TitleReview-LittleBit.pdf, 357177 Property: Little Bit Therapeutic Riding Center	
	07/26/2018	Preliminary title report	TitleReport-LittleBit.pdf	JulieR	TitleReport-LittleBit.pdf, 357176 Property: Little Bit Therapeutic Riding Center	
	07/26/2018	Title Insurance	TitlePolicy-LittleBit.pdf	JulieR	TitlePolicy-LittleBit.pdf, 357168 Property: Little Bit Therapeutic Riding Center	
	07/20/2018	Hazardous Substance Certification Form	HazardousSubstancesCertification-LittleBit.pdf	JulieR	HazardousSubstancesCertification-LittleBit.pdf, 356552 Property: Little Bit Therapeutic Riding Center	✓
	07/11/2018	Deed	UnofficialWarrantyDeed-LittleBit.pdf	JulieR	UnofficialWarrantyDeed-LittleBit.pdf, 353552 Property: Little Bit Therapeutic Riding Center	✓
	07/11/2018	Map: Parcel map	Map-LittleBit.pdf	JulieR	Map-LittleBit.pdf, 353548 Property: Little Bit Therapeutic Riding Center	✓
	07/11/2018	Notice of Just Compensation	VoluntaryAcqNotice-LittleBit.pdf	JulieR	VoluntaryAcqNotice-LittleBit.pdf, 353547 Property: Little Bit Therapeutic Riding Center	
	07/11/2018	Environmental Site Assessment Report	EnviroAsses-LittleBit.pdf	JulieR	EnviroAsses-LittleBit.pdf, 353545 Property: Little Bit Therapeutic Riding Center	✓
	06/14/2018	Progress report	Progress Report, 15-1058 (accepted 06/14/18 15:30:44)	ElizabethB	Accepted Progress Report 15925 for project 15-1058.pdf, 350017 Progress Report, 06/14/2018, Accepted, Property: Little Bit Therapeutic Riding Center	✓
	05/31/2018	Amendment - State	15-1058 Amend #1 Scope Change	AlexisH	15-1058 Amend 1 Scope Change.pdf, 348453 Property: Little Bit Therapeutic Riding Center	✓
	12/06/2017	Purchase and Sale Agreement	Purchase&Sale-LittleBit.pdf	JulieR	Purchase&Sale-LittleBit.pdf, 323606 Property: Little Bit Therapeutic Riding Center	
	12/06/2017	Appraisal	AppraisalReport-LittleBit.pdf	JulieR	AppraisalReport-LittleBit.pdf, 323605 Property: Little Bit Therapeutic Riding Center	
	03/01/2016	Preliminary title report	Little Bit Title Report Checklist	JoshL	Little Bit Title Report Checklist.pdf, 252181 Property: Little Bit Therapeutic Riding Center	
	04/02/2015	Photo	Bear Ck backwater Little Bit right bank2	TomB	Bear Ck backwater Little Bit right bank2.jpg, 218240 Property: Little Bit Therapeutic Riding Center	✓



## PROJECT: 15-1058 ACQ, LOWER BEAR CREEK NATURAL AREA ADDITIONS

Sponsor: [King Co Water & Land Res](#) Program: Puget Sound Acq. & Restoration Status: Active

Project Start Date: 12/09/2015 Agreement End Date: 11/30/2018

PROPERTY: Reid Family Investment LLC (1: Lower Bear Creek)

Note: This Property has been removed from this project.

### Property Basics

#### ✓ Acquisition

Planned Acquisition Date 04/20/2016 Proposed Acres  
Actual Acquisition Date Actual Acres

### Property Location

<b>Property Name</b>	Reid Family Investment LLC	<b>Property Description</b>	The Reid Family Investment property contains 17.84 acres. King County proposes to acquire the western 5.1 acres as part of this grant application. King County intends to acquire the entire property using other funds, including CFT and Parks Levy.
<b>Property Address (optional)</b>		<b>Associated Worksite</b>	Lower Bear Creek (#1)
<b>City</b>	Redmond		
<b>State</b>	WA <b>Zip</b> 98053		

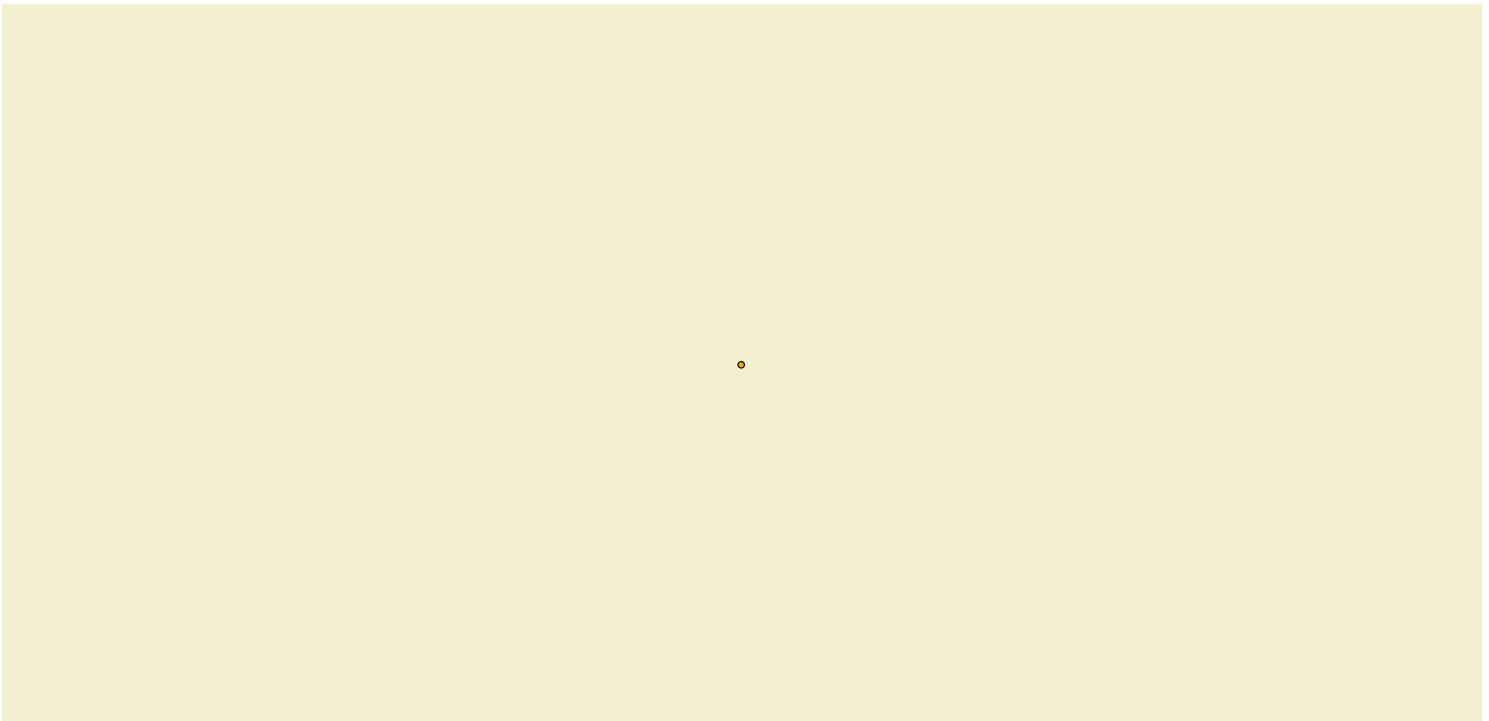
### Property Grantor

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

### Ownership

**Instrument Type** Deed - Statutory Warranty  
**Purchase Type** Fee ownership  
**Term Type** Perpetuity  
**# Yrs**  
**Expiration Date**  
**Note**

### Property Map



RCO Verified Map

This map is for representation only.

### Parcel Numbers

# Property Report: Reid Family Investment LLC (Worksite #1: Lower Bear Creek)

County Name Parcel Number Mapped Notes (optional)

No parcels

## Recording Numbers

Instrument Type Recording Number Notes

No recordings

## 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 This property has been removed from this project

##### Real Property Acquisition

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

###### Land

Purchase of fee interest in property.

Acres by Acreage Type (fee simple)

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

Existing structures on site

Select one or more options that best describe your plans for the structures located on site.

✓ No structures on site	No structures on site
Structures and acres excluded for ineligible use	Structures and acres excluded for ineligible use
Structures retained for eligible use	Structures retained for eligible use
Structures to be demolished	Structures to be demolished

Market value of property improvements

\$0

Identify the Appraised value of any improvements on the property. If no improvements, enter \$0. This value should be included in your land costs.

#### Metrics Required at Final Report This property has been removed from this project

##### 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

0.19

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.

###### Land

Purchase of fee interest in property.

Total cost for Land

\$230,000

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: Reid Family Investment LLC (Worksite #1: Lower Bear Creek)

Acres zoned as agricultural land

0

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

### Incidentals

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

#### Appraisal

Real Property Appraisal

Total cost for appraisal

\$9,000

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

\$1,500

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

\$2,500

Not Collected at Closure

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

#### Cultural resources (Acq)

Cultural resources (survey, excavation, on-site monitoring, data recovery, and other costs).

Total cost for Cultural resources(Acq)

\$17,500

Not Collected at Closure

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

Restoration or development plans (yes/no)

Yes

Are there plans for restoration or development of this site in the future.

#### Environmental Audits

Supporting documentation for the Hazardous Substances Certification, such as an environmental site assessment or property assessment checklist for property being acquired. May include site investigation such as test pits, test wells, and sample analysis. Limited to 10% of the appraised value of the property.

Total cost for environmental audits

\$1,000

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)

\$10,000

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: Reid Family Investment LLC (Worksite #1: Lower Bear Creek)

### Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$10,000.00	\$0.00	\$0.00	\$0.00
Administrative costs (Acq)	\$10,000.00	\$0.00	\$0.00	\$0.00
Appraisal	\$9,000.00	\$0.00	\$0.00	\$0.00
Appraisal Review	\$1,500.00	\$0.00	\$0.00	\$0.00
Closing, Recording, Taxes, Title	\$2,500.00	\$0.00	\$0.00	\$0.00
Cultural resources (Acq)	\$17,500.00	\$0.00	\$0.00	\$0.00
Environmental Audits	\$1,000.00	\$0.00	\$0.00	\$0.00
Land	\$230,000.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$281,500.00	\$0.00	\$0.00	\$0.00

### 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		

### Attachments

#### PHOTOS (JPG, GIF)



# 218239 Secondary

#### FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	04/02/2015	Photo	Bear Ck West Reid prop boundry	TomB	Bear Ck West Reid prop boundry.jpg, 218239 Property: Reid Family Investment LLC	✓