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PROJECT: 17-1062 ACQ, DUGUALLA BAY TIDELANDS ACQUISITIONSponsor: Whidbey Camano Land Trust    Program: Salmon Federal Projects    Status: Closed Completed  
Project Start Date: 01/19/2018    Agreement End Date: 12/31/2020

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Final Report Status: Accepted 03/25/2021

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## Description

### PROJECT AGREEMENT DESCRIPTION

This is a fee acquisition of approximately 84 acres of tidelands, under two ownerships, in Dugualla Bay. This acquisition will expand upon 149 acres of adjacent acquisitions and easements by the Whidbey Camano Land Trust, as well as Island County protected tidelands. Intertidal mudflats produce zooplankton and other small prey items that are eaten by fry migrant Chinook salmon. Currents push juvenile salmon into Dugualla Bay from the mouth of the North Fork of the Skagit River, which lies directly east of the site.

### FINAL PROJECT DESCRIPTION

The project involved successful acquisition of the Lang properties (two separate ownerships) and the Dunlap Towing property and installation of informational and interpretive signage for the public. One of the original parcels (Ducken) was not able to be protected during the project.

## Narrative

During the project, new opportunities arose the the Land Trust was able to seize upon, with help from supplemental SRFB funds, to create an important tidelands protection project, with public access (including beautiful and informative interpretive panels) adjacent to existing Land Trust properties with estuary and freshwater restoration.

## Worksites

### Worksite #1: Dugualla Bay Tidelands

#### Worksite Address (Optional)

**Street Address** 4115 Dike Rd.**City** Oak Harbor**State, Zip** WA 98277

## Worksite Details

### Worksite #1: Dugualla Bay Tidelands

**Worksite Name** Dugualla Bay Tidelands

#### WORKSITE DESCRIPTION

~83 acres of tidelands located in Dugualla Bay.

#### Geographic Coordinates

**From mapped point:**    Latitude    48.355110    Longitude    -122.593921**For Directions:**    Latitude    48.354674    Longitude    -122.593844

#### SITE ACCESS DIRECTIONS

Park at the small gravel lot just SE of the address provided. The lot is located immediately adjacent to the worksite.

## Final Report, Project 17-1062

### Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	Dugualla Bay Tidelands	Bob & N Lang	✓	✓	✓ Map verified
1	Dugualla Bay Tidelands	<i>Ducken Tidelands</i> <i>This property has been removed from this project.</i>	✓ Clarification		No shape
1	Dugualla Bay Tidelands	Dunlap Towing Tidelands	✓	✓	✓ Map verified
1	Dugualla Bay Tidelands	<i>Dyker</i> <i>This property has been removed from this project.</i>			No shape
1	Dugualla Bay Tidelands	S & L Lang	✓	✓	✓ Map verified

# Final Report, Project 17-1062

## Worksite Metrics

	Current Agreement	Final
<b>Worksite: Dugualla Bay Tidelands (#1)</b>		
Targeted salmonid ESU/DPS (A.23)	<input type="checkbox"/> No Salmon ESU or Steelhead DPS <input checked="" type="checkbox"/> Chinook Salmon-Puget Sound ESU <input type="checkbox"/> Chinook Salmon-unidentified ESU <input checked="" type="checkbox"/> Chum Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Chum Salmon-unidentified ESU <input checked="" type="checkbox"/> Coho Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Coho Salmon-unidentified ESU <input checked="" type="checkbox"/> Pink Salmon-Odd year ESU <input type="checkbox"/> Pink Salmon-unidentified ESU <input checked="" type="checkbox"/> Steelhead-Puget Sound DPS <input type="checkbox"/> Steelhead/Trout-unidentified DPS	<input type="checkbox"/> No Salmon ESU or Steelhead DPS <input checked="" type="checkbox"/> Chinook Salmon-Puget Sound ESU <input type="checkbox"/> Chinook Salmon-unidentified ESU <input checked="" type="checkbox"/> Chum Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Chum Salmon-unidentified ESU <input checked="" type="checkbox"/> Coho Salmon-Puget Sound/Strait of Georgia ESU <input type="checkbox"/> Coho Salmon-unidentified ESU <input checked="" type="checkbox"/> Pink Salmon-Odd year ESU <input type="checkbox"/> Pink Salmon-unidentified ESU <input checked="" type="checkbox"/> Steelhead-Puget Sound DPS <input type="checkbox"/> Steelhead/Trout-unidentified DPS
Targeted species (non-ESU species)	None Unknown Brook Trout Brown Trout <input checked="" type="checkbox"/> Bull Trout Cutthroat Forage Fish Kokanee Lamprey Rainbow <input checked="" type="checkbox"/> Searun Cutthroat	None Unknown Brook Trout Brown Trout <input checked="" type="checkbox"/> Bull Trout Cutthroat Forage Fish Kokanee Lamprey Rainbow <input checked="" type="checkbox"/> Searun Cutthroat
Miles of Stream and/or Shoreline Treated or Protected (C.0.b)	0	0
Project Identified In a Plan or Watershed Assessment (C.0.c)	Water Resources Inventory Area 6 Advisory Committee. 2005. Multi-Species Salmon Recovery Plan. Coupeville, WA. <a href="http://psp.wa.gov/salmon-recovery-watersheds.php">http://psp.wa.gov/salmon-recovery-watersheds.php</a>	<i>Not Collected at Closure</i>
Priority in Recovery Plan	WRIA 6 Multi-species Salmon Recovery Plan identifies habitat protection as a priority action.	<i>Not Collected at Closure</i>
Type Of Monitoring (C.0.d.1)	Implementation Monitoring <input checked="" type="checkbox"/> None	Implementation Monitoring <input checked="" type="checkbox"/> None
Monitoring Location (C.0.d.2)	<input checked="" type="checkbox"/> No monitoring completed <input type="checkbox"/> Downstream <input type="checkbox"/> Onsite <input type="checkbox"/> Upslope <input type="checkbox"/> Upstream	<input checked="" type="checkbox"/> No monitoring completed <input type="checkbox"/> Downstream <input type="checkbox"/> Onsite <input type="checkbox"/> Upslope <input type="checkbox"/> Upstream

## Final Report, Project 17-1062

### Overall Metrics

	Current Agreement	Final
<b>Planned Operation &amp; Maintenance Costs</b>		
Estimated FTE's	Collected on Application	Not Collected at Closure
Estimated O&M Costs	Collected on Application	Not Collected at Closure
O&M Funding Source(s)	Collected on Application	Not Collected at Closure
O&M Activities	Collected on Application	Not Collected at Closure
<b>Project Acquisition</b>		
Acquisition Primary Purpose	<input type="checkbox"/> Developed Recreation <input type="checkbox"/> Farmland Preservation <input type="checkbox"/> Forestland Preservation <input checked="" type="checkbox"/> Habitat Conservation <input type="checkbox"/> Habitat Restoration <input type="checkbox"/> Open Space <input type="checkbox"/> Public Access	<input type="checkbox"/> Developed Recreation <input type="checkbox"/> Farmland Preservation <input type="checkbox"/> Forestland Preservation <input checked="" type="checkbox"/> Habitat Conservation <input type="checkbox"/> Habitat Restoration <input type="checkbox"/> Open Space <input type="checkbox"/> Public Access
<b>Completion Date</b>		
Projected date of completion	6/29/2018	03/26/2021
<b>Project Goals</b>		
Goals, purpose, and expected benefits (A.17)	To acquire high priority salmon habitat benefitting ESA-listed Chinook and steelhead.	The priority salmon habitat was protected and additional public access and education opportunities were seized upon and created as a result of the project.

# Final Report, Project 17-1062

## Acquisition Costs

Date of Last Released Billing 03/26/2021

Proposed

Final

### Property: Bob & N Lang (Worksite #1: Dugualla Bay Tidelands)

Real Property Acquisition Costs	\$5,000	\$5,000
Incidental Costs	\$2,500	\$17,581
Administrative Costs	\$500	\$1,486
Totals	\$8,000.00	\$24,066.21

### Property: Ducken Tidelands (Worksite #1: Dugualla Bay Tidelands) *This property has been removed from this project*

Real Property Acquisition Costs	\$2,250	\$0
Totals	\$2,250.00	

### Property: Dunlap Towing Tidelands (Worksite #1: Dugualla Bay Tidelands)

Real Property Acquisition Costs	\$27,750	\$26,500
Incidental Costs	\$6,500	\$13,762
Administrative Costs	\$1,500	\$1,565
Totals	\$35,750.00	\$41,827.28

### Property: Dyker (Worksite #1: Dugualla Bay Tidelands) *This property has been removed from this project*

Real Property Acquisition Costs	\$7,500	\$0
Incidental Costs	\$2,500	\$0
Administrative Costs	\$500	\$0
Totals	\$10,500.00	

### Property: S & L Lang (Worksite #1: Dugualla Bay Tidelands)

Real Property Acquisition Costs	\$7,500	\$7,500
Incidental Costs	\$2,500	\$7,628
Administrative Costs	\$500	\$1,086
Totals	\$10,500.00	\$16,213.88

### TOTAL FOR ALL PROPERTIES

Real Property Acquisition Costs	\$50,000	\$39,000
Incidental Costs	\$14,000	\$38,971
Administrative Costs	\$3,000	\$4,136
Totals	\$67,000.00	\$82,107.37

## Final Report, Project 17-1062

### Billed Summary

*Date of Last Released Billing 03/26/2021*

Category	Project Agreement		Totals To Date		
	RCO	Total	Expended	Non Reimbursable	Total Billed
Acquisition					
Property			33,235.00	5,765.00	39,000.00
Incidentals			31,060.93	7,910.18	38,971.11
<b>Property/Inc Subtotal</b>	<b>64,836.19</b>	<b>78,219.05</b>	<b>64,295.93</b>	<b>13,675.18</b>	<b>77,971.11</b>
Admin Costs	3,241.81	3,910.95	3,772.93	363.33	4,136.26
<b>Acquisition Total</b>	<b>68,078.00</b>	<b>82,130.00</b>	<b>68,068.86</b>	<b>14,038.51</b>	<b>82,107.37</b>
Total	68,078.00	82,130.00	68,068.86	14,038.51	82,107.37

## Final Report, Project 17-1062

### Sponsor Match

	Proposed	Final
<b>Project Funding</b>		
PCSRF Federal Funds (A.10)	\$31,500.00	\$31,500.00
State Funds (A.11)	\$36,372.48	\$36,372.48

#### Sponsor Match: Monetary Funding

Amount of other monetary funding (A.12)	\$6,500	\$5,168
Source of other monetary funding (A.12.a)	Donated by the Dunken Family	Land Trust expenditures
Timing of other monetary funding	Match will be available as long as necessary to complete the project.	<i>Not Collected at Closure</i>

#### Sponsor Match: Donated Un-paid Labor (volunteers)

Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)	\$0	\$652
Source of Donated Un-paid labor contributions (A.13.a.4)	N/A	Volunteers
Number of hours volunteers contributed to the project (A.13.a.1)	<i>Collected at Closure</i>	38
Describe how the value of the volunteers was determined (A.13.a.3)	<i>Collected at Closure</i>	2019 hrs= 32.5 @ \$17 per hour 2020 hrs= 5.5 @ \$18 per hour

#### Sponsor Match: Donated Paid Labor

Value of Donated Paid Labor (A.13.b.1)	\$0	\$1,906
Source of Donated Paid Contributions (A.13.b.2)	N/A	Land Trust staff

#### Sponsor Match: Other In-kind Contributions

Value of Other In-Kind Contributions (A.13.c.1)	\$0	\$6,509
Source of Other In-Kind Contributions (A.13.c.3)	N/A	Stratum Group \$744 Land Value \$5765
Description of other In-Kind contributions (A.13.c.2)	N/A	In kind service donation on Mineral remoteness and ESA Land Value
Amount Total	\$74,372	\$82,107
Total Billed		\$82,107
Difference		\$0

### Attachments

PHOTOS (JPG, GIF)

Photos (JPG, GIF)

#### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

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

## Final Report, Project 17-1062

### Certify & Submit

#### Status History

Report Status	Date	User	Note
Accepted	03/25/2021	Amee Bahr	Thanks for submitting the final report. We will get this project ready to close out.
Submitted	03/22/2021	Carrie Viers	
Draft	03/17/2021	Ryan Elting	



## PROJECT: 17-1062 ACQ, DUGUALLA BAY TIDELANDS ACQUISITION

Sponsor: Whidbey Camano Land Trust Program: Salmon Federal Projects Status: Closed Completed  
Project Start Date: 01/19/2018 Agreement End Date: 12/31/2020

PROPERTY: Bob & N Lang (1: Dugualla Bay Tidelands)

### Property Basics

✓ Acquisition

Planned Acquisition Date	06/30/2018	Proposed Acres	0.19
Actual Acquisition Date	12/21/2018	Actual Acres	0.25

### Property Location

Property Name Bob & N Lang

Property Description

Associated Worksite Dugualla Bay Tidelands (#1)

### Property Grantor

Landowner Type Private

### Ownership

Instrument Type Deed - Statutory Warranty

Purchase Type Fee ownership

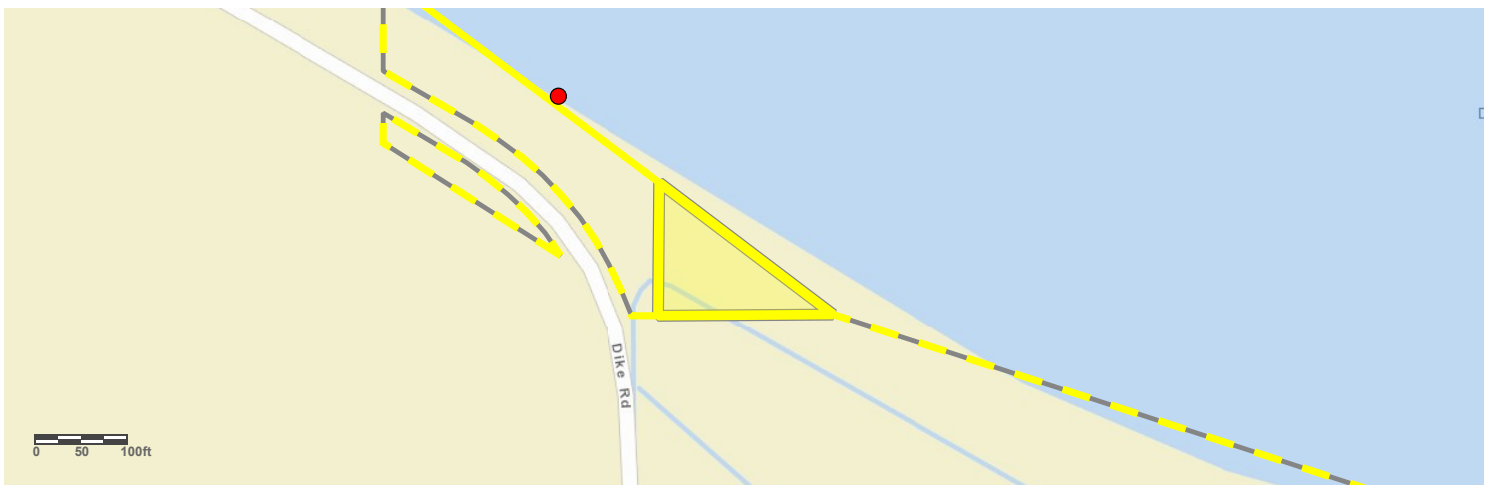
Term Type Perpetuity

# Yrs

Expiration Date

Note

### Property Map



✓ RCO Verified Map

This map is for representation only.

### Parcel Numbers

County Name  
Island

Parcel Number  
R23308-005-0070

Mapped Notes (optional)  
System and 99146

# Property Report: Bob & N Lang (Worksite #1: Dugualla Bay Tidelands)

## Recording Numbers

Instrument Type	Recording Number	Notes
Deed - Statutory Warranty	4456914	12-21-18
Deed of Right	4465249	06-11-19

## 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

#### Land

Acres by Acreage Type (fee simple)	Acres			Acres	
Lake			Lake		
Riparian	0.19		Riparian	0.25	
Tidelands			Tidelands		
Uplands			Uplands		
Wetlands			Wetlands		
Total	0.19		Total	0.25	

Existing structures 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	\$0	\$0
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## Metrics Required at Final Report

### Real Property Acquisition

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition	0.04	0.40
<b>Land</b>		
Total cost for Land	\$5,000	Not Collected at Closure
Acres zoned as agricultural land	0	0

### Incidentals

#### Appraisal

Total cost for appraisal	\$1,000	Not Collected at Closure
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#### Appraisal Review

Total cost for appraisal review	\$500	Not Collected at Closure
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#### Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title	\$500	Not Collected at Closure
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#### Environmental Audits

## Property Report: Bob & N Lang (Worksite #1: Dugualla Bay Tidelands)

Total cost for environmental audits		Not Collected at Closure
<b>Fencing (Acq)</b>		
Total cost for Fencing (Acq)		Not Collected at Closure
Number of linear feet of fencing to be built	32	15
<b>Noxious weed control</b>		
Total cost for Noxious weed control		Not Collected at Closure
Acres treated for noxious weeds by method	Acres	Acres
Biological		0
Chemical	0.50	0.50
Mechanical	0.50	0.50
Total	1.00	1.00
<b>Signs (Acq)</b>		
Total cost for Signs(Acq)		Not Collected at Closure
Number of permanent signs that identify site and funding partners	5	3
<b>Stewardship plan</b>		
Total cost for Stewardship plan	\$500	Not Collected at Closure
<b>Survey (Acq)</b>		
Total cost for Survey(Acq)		Not Collected at Closure
Acres surveyed	Collected at Closure	0
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Total cost for Administrative costs (Acq)	\$500	Not Collected at Closure

## Property Report: Bob & N Lang (Worksite #1: Dugualla Bay Tidelands)

### Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$0.00	\$1,249.06	\$236.46	\$1,485.52
Appraisal	\$0.00	\$4,188.15	\$800.00	\$4,988.15
Appraisal Review	\$0.00	\$0.00	\$0.00	\$0.00
Closing, Recording, Taxes, Title	\$0.00	\$278.15	\$1,192.87	\$1,471.02
Environmental Audits	\$0.00	\$374.82	\$208.00	\$582.82
Fencing (Acq)	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$0.00	\$5,000.00	\$0.00	\$5,000.00
Noxious weed control	\$0.00	\$215.09	\$212.50	\$427.59
Signs (Acq)	\$0.00	\$8,671.04	\$1,440.07	\$10,111.11
Stewardship plan	\$0.00	\$0.00	\$0.00	\$0.00
Survey (Acq)	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$0.00	\$19,976.31	\$4,089.90	\$24,066.21
				Date of Last Released Billing 02/18/2021

### 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: Bob & N Lang (Worksite #1: Dugualla Bay Tidelands)












### Attachments

PHOTOS (JPG, GIF)

Photos (JPG, GIF)

#### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	10/07/2020	Billing Expanded Documentation	Dug Tide 17-1062 Bill#2 more expand doc.pdf	CarrieV	Dug Tide 17-1062 Bill#2 more expand doc.pdf, 448380 Billing #2: 8/27/20, Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	
	10/06/2020	Billing Expanded Documentation	Dug Tide 17-1062 Bill#2 addtl expand doc.pdf	CarrieV	Dug Tide 17-1062 Bill#2 addtl expand doc.pdf, 448267 Billing #2: 8/27/20, Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	
	09/23/2020	Billing Expanded Documentation	Dug Tide 17-1062 Bill#2 expanded documentation.pdf	CarrieV	Dug Tide 17-1062 Bill#2 expanded documentation.pdf, 447264 Billing #2: 8/27/20, Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	
	06/12/2019	Deed of right	B&N Lang_DOR_RECORDED 06-11-19	MalloryB	RCO_Deed of Right B&N Lang_RECORDED.pdf, 392753 Property: Bob & N Lang	✓
	05/17/2019	Hazardous Substance Certification Form	Haz Sub Certif Dunlap & Langs 05-17-19	CarrieV	Hazardous Substance Cert Dugualla Tidelands.pdf, 390570 Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	✓
	05/17/2019	Environmental Site Assessment Report	Env Assess Ph I - Dunlap & Langs 02-13-19	CarrieV	REPORT - Phase I for Dugualla Bay Properties Oak Harbor.pdf, 390558 Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	✓
	02/04/2019	Title Insurance	B&N Lang Title Insurance Policy 12-21-18	MalloryB	Lang Title Insurance Policy.pdf, 378141 Property: Bob & N Lang	
	02/04/2019	Appraisal Review	RCO Appraisal Review Waiver for Langs 10-25-18	MalloryB	RCO Appraisal Review Waiver for the Lang Properties.pdf, 378140 Property: Bob & N Lang, Property: S & L Lang	
	02/04/2019	Appraisal	B&N Lang Appraisal Report 08-09-18	MalloryB	B&N Lang Appraisal Report.pdf, 378139 Property: Bob & N Lang	
	02/04/2019	Estimated Settlement Statement	B&N Lang Final Settlement Statement 12-21-18	MalloryB	Bob Lang Final Settlement Statement.pdf, 378138 Property: Bob & N Lang	
	02/04/2019	Deed	B&N Lang SWD_RECORDED 12-21-18	MalloryB	RECORDED Lang Deed.pdf, 378134 Property: Bob & N Lang	✓

## PROJECT: 17-1062 ACQ, DUGUALLA BAY TIDELANDS ACQUISITION

Sponsor: [Whidbey Camano Land Trust](#) Program: Salmon Federal Projects Status: Closed Completed  
Project Start Date: 01/19/2018 Agreement End Date: 12/31/2020

PROPERTY: Ducken Tidelands (1: Dugualla Bay Tidelands)

Note: This Property has been removed from this project.

### Property Basics

#### ✓ Acquisition

Planned Acquisition Date	12/31/2017	Proposed Acres	6.00
Actual Acquisition Date		Actual Acres	

### Property Location

Property Name	Ducken Tidelands	Property Description	The Ducken Tidelands property is a 6-acre tidelands parcel that will be purchased in fee by the Land Trust. This acquisition will fill in the only gap in a length of already-protected tidelands stretching more than one mile.
Associated Worksite	Dugualla Bay Tidelands (#1)		

### Property Grantor

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: Ducken Tidelands (Worksite #1: Dugualla Bay Tidelands)

County Name	Parcel Number	Mapped	Notes (optional)
Island	R23317-474-4170	User	

### Recording Numbers

Instrument Type	Recording Number	Notes
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### Sponsor Clarification

This parcel was not acquired in the end.

✓ 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

##### Land

Acres by Acreage Type (fee simple)

	Acres		Acres
Lake	0	Lake	0
Riparian	0	Riparian	0
Tidelands	6.00	Tidelands	0
Uplands	0	Uplands	0
Wetlands	0	Wetlands	0
Total	6.00	Total	0

**Note:** This parcel was not able to be acquired during this project.

Existing structures 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	\$0	\$0
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**Metrics Required at Final Report** *This property has been removed from this project*

#### Real Property Acquisition

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition	0	0
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##### Land

Total cost for Land	\$2,250	Not Collected at Closure
Acres zoned as agricultural land	0	0

## Property Report: Ducken Tidelands (Worksite #1: Dugualla Bay Tidelands)

### Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Appraisal	\$0.00	\$0.00	\$0.00	\$0.00
Appraisal Review	\$0.00	\$0.00	\$0.00	\$0.00
Closing, Recording, Taxes, Title	\$0.00	\$0.00	\$0.00	\$0.00
Environmental Audits	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$2,250.00	\$0.00	\$0.00	\$0.00
Stewardship plan	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$2,250.00	\$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)  
Photos (JPG, GIF)

PROJECT DOCUMENTS AND PHOTOS  
Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	04/14/2017	Landowner acknowledgement form	17-1062_Appendix_F_Landowner_Ack_Form_Ducken	IdaG	17-1062_Appendix_F_Landowner_Ack_F...302568 Property: Ducken Tidelands	



## PROJECT: 17-1062 ACQ, DUGUALLA BAY TIDELANDS ACQUISITION

Sponsor: Whidbey Camano Land Trust Program: Salmon Federal Projects Status: Closed Completed  
Project Start Date: 01/19/2018 Agreement End Date: 12/31/2020

PROPERTY: Dunlap Towing Tidelands (1: Dugualla Bay Tidelands)

### Property Basics

#### ✓ Acquisition

<b>Planned Acquisition Date</b>	12/31/2017	<b>Proposed Acres</b>	77.00
<b>Actual Acquisition Date</b>	03/04/2019	<b>Actual Acres</b>	76.00

### Property Location

<b>Property Name</b>	Dunlap Towing Tidelands	<b>Property Description</b>	The Dunlap Towing Tidelands property is an approximately 77-acre tideland parcel that will be purchased in fee by the Whidbey Camano Land Trust for protection of intertidal habitat important for juvenile salmon.
<b>Associated Worksite</b>	Dugualla Bay Tidelands (#1)		

### Property Grantor

**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

County Name	Parcel Number	Mapped	Notes (optional)
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# Property Report: Dunlap Towing Tidelands (Worksite #1: Dugualla Bay Tidelands)

County Name	Parcel Number	Mapped	Notes (optional)
Island	R23317-528-1390	System	

## Recording Numbers

Instrument Type	Recording Number	Notes
Deed - Statutory Warranty	4460008	03-04-19
Deed of Right	4465250	06-11-19

## 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

#### Land

Acres by Acreage Type (fee simple)

	Acres		Acres
Lake	0	Lake	
Riparian	0	Riparian	
Tidelands	77.00	Tidelands	76.00
Uplands	0	Uplands	
Wetlands	0	Wetlands	
Total	77.00	Total	76.00

Existing structures 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

\$0

## Metrics Required at Final Report

### Real Property Acquisition

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition	0	0
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#### Land

Total cost for Land	\$27,750	Not Collected at Closure
Acres zoned as agricultural land	0	0

### Incidentals

#### Appraisal

Total cost for appraisal	\$4,500	Not Collected at Closure
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#### Appraisal Review

Total cost for appraisal review	\$2,000	Not Collected at Closure
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## Property Report: Dunlap Towing Tidelands (Worksite #1: Dugualla Bay Tidelands)

### Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title		Not Collected at Closure
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### Environmental Audits

Total cost for environmental audits		Not Collected at Closure
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### Fencing (Acq)

Total cost for Fencing (Acq)		Not Collected at Closure
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Number of linear feet of fencing to be built	33	0
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### Noxious weed control

Total cost for Noxious weed control		Not Collected at Closure
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Acres treated for noxious weeds by method	Acres	Acres
Biological		0
Chemical	0.50	0
Mechanical	0.50	0
Total	1.00	0

### Signs (Acq)

Total cost for Signs(Acq)		Not Collected at Closure
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Number of permanent signs that identify site and funding partners	5	0
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### Stewardship plan

Total cost for Stewardship plan		Not Collected at Closure
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### Survey (Acq)

Total cost for Survey(Acq)		Not Collected at Closure
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Acres surveyed	Collected at Closure	0
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### Administrative Costs (Acq)

#### Administrative costs (Acq)

Total cost for Administrative costs (Acq)	\$1,500	Not Collected at Closure
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# Property Report: Dunlap Towing Tidelands (Worksite #1: Dugualla Bay Tidelands)

## Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$1,500.00	\$1,438.16	\$126.87	\$1,565.03
Appraisal	\$4,500.00	\$4,209.80	\$800.00	\$5,009.80
Appraisal Review	\$2,000.00	\$2,150.00	\$0.00	\$2,150.00
Closing, Recording, Taxes, Title	\$0.00	\$1,852.99	\$0.00	\$1,852.99
Environmental Audits	\$0.00	\$551.63	\$328.00	\$879.63
Fencing (Acq)	\$0.00	\$179.37	\$0.00	\$179.37
Land	\$27,750.00	\$20,735.00	\$5,765.00	\$26,500.00
Noxious weed control	\$0.00	\$994.39	\$175.76	\$1,170.15
Signs (Acq)	\$0.00	\$1,976.23	\$544.08	\$2,520.31
Stewardship plan	\$0.00	\$0.00	\$0.00	\$0.00
Survey (Acq)	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$35,750.00	\$34,087.57	\$7,739.71	\$41,827.28
Date of Last Released Billing 08/27/2020				

## 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)  
Photos (JPG, GIF)

### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	10/07/2020	Billing Expanded Documentation	Dug Tide 17-1062 Bill#2 more expand doc.pdf	CarrieV	Dug Tide 17-1062 Bill#2 more expand doc.pdf, 448380 Billing #2: 8/27/20, Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	
	10/06/2020	Billing Expanded Documentation	Dug Tide 17-1062 Bill#2 addtl expand doc.pdf	CarrieV	Dug Tide 17-1062 Bill#2 addtl expand doc.pdf, 448267 Billing #2: 8/27/20, Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	
	09/23/2020	Billing Expanded Documentation	Dug Tide 17-1062 Bill#2 expanded documentation.pdf	CarrieV	Dug Tide 17-1062 Bill#2 expanded documentation.pdf, 447264 Billing #2: 8/27/20, Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	
	07/18/2019	Purchase and Sale Agreement	Dunlap PSA full executed 01-23-19	MarcD	Dunlap PSA full executed 1.23.19.pdf, 396817 Billing #1: 2/20/19, Property: Dunlap	

## Property Report: Dunlap Towing Tidelands (Worksite #1: Dugualla Bay Tidelands)

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Share
	06/12/2019	Deed of right	Dunlap Towing_DOR_RECORDED 06-11-19	MalloryB	Towing Tidelands RCO_Deed of Right Dunlap Towing_RECORDERD.pdf, 392752 Property: Dunlap Towing Tidelands	✓
	05/29/2019	Title Insurance	Dunlap Final Title Insurance Policy 03-04-19	MalloryB	Dunlap Title Insurance Policy.pdf, 391392 Property: Dunlap Towing Tidelands	
	05/17/2019	Hazardous Substance Certification Form	Haz Sub Certif Dunlap & Langs 05-17-19	CarrieV	Hazardous Substance Cert Dugualla Tidelands.pdf, 390570 Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	✓
	05/17/2019	Environmental Site Assessment Report	Env Assess Ph I - Dunlap & Langs 02-13-19	CarrieV	REPORT - Phase I for Dugualla Bay Properties Oak Harbor.pdf, 390558 Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	✓
	03/07/2019	Deed	Dunlap Towing RECORDED SWD 3-4-19	MalloryB	Dunlap Towing RECORDED Deed.pdf, 381541 Property: Dunlap Towing Tidelands	✓
	03/07/2019	Estimated Settlement Statement	Dunlap Towing FINAL Settlement State w donation	MalloryB	Dunlap Towing FINAL Settlement Statement.pdf, 381540 Property: Dunlap Towing Tidelands	
	02/25/2019	Estimated Settlement Statement	03-171063-FE Dunlap Towing Settlement Statement_LT SIGNED.pd	MalloryB	03-171063-FE Dunlap Towing Settlement Statement_LT SIGNED.pdf, 379936 Property: Dunlap Towing Tidelands	
	02/04/2019	Preliminary title report	Dunlap Updated Title report 5-16-18.pdf	MalloryB	Dunlap Updated Title report 5-16-18.pdf, 378147 Property: Dunlap Towing Tidelands	
	02/04/2019	Appraisal Review	Dunlap Appraisal Review 10-31-18	MalloryB	Norquest.RevReport-WCLT.Dugualla.Dunlap.pdf, 378146 Property: Dunlap Towing Tidelands	
	02/04/2019	Appraisal	Dunlap Towing Appraisal 08-09-18	MalloryB	2018-0235 Dunlap Towing Tidelands Appraisal Report.pdf, 378145 Property: Dunlap Towing Tidelands	
	04/14/2017	Landowner acknowledgement form	17-1062_Appendix_F_Landowner_Ack_Form_Dunlap	IdaG	17-1062_Appendix_F_Landowner_Ack_F... 302567 Property: Dunlap Towing Tidelands	

## PROJECT: 17-1062 ACQ, DUGUALLA BAY TIDELANDS ACQUISITION

Sponsor: [Whidbey Camano Land Trust](#) Program: Salmon Federal Projects Status: Closed Completed  
Project Start Date: 01/19/2018 Agreement End Date: 12/31/2020

PROPERTY: Dyker (1: Dugualla Bay Tidelands)

Note: This Property has been removed from this project.

### Property Basics

#### ✓ Acquisition

Planned Acquisition Date	06/30/2018	Proposed Acres	1.00
Actual Acquisition Date		Actual Acres	

### Property Location

Property Name Dyker

#### Property Description

Associated Worksite Dugualla Bay Tidelands (#1)

### Property Grantor

Landowner Type Private

### Ownership

Instrument Type Deed - Statutory Warranty

Purchase Type Fee ownership

Term Type Fixed # of years

# Yrs

Expiration Date

Note

### Property Map



RCO Verified Map

This map is for representation only.

### Parcel Numbers

County Name	Parcel Number	Mapped	Notes (optional)
Island	R23317-425-0400	User	

## Property Report: Dyker (Worksite #1: Dugualla Bay Tidelands)

County Name

Parcel Number

Mapped

Notes (optional)

### Recording Numbers

Instrument Type

Recording Number

Notes

No recordings

### RCO Notes

Property data verified by RCO Staff

# Property Report: Dyker (Worksite #1: Dugualla Bay Tidelands)

## Metrics

Current Agreement

Final

**Metrics Required at Billing** *This property has been removed from this project*

### Real Property Acquisition

#### Land

Acres by Acreage Type (fee simple)	Acres	Acres
Lake		
Riparian	1.00	
Tidelands		
Uplands		
Wetlands		
Total	1.00	0

Existing structures on site	<input checked="" type="checkbox"/> 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
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Market value of property improvements	\$0	
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**Metrics Required at Final Report** *This property has been removed from this project*

### Real Property Acquisition

Miles of Streambank and/or Shoreline Protected by Land or Easement Acquisition	0.09	
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#### Land

Total cost for Land	\$7,500	Not Collected at Closure
Acres zoned as agricultural land	0	

### Incidentals

#### Appraisal

Total cost for appraisal	\$1,000	Not Collected at Closure
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#### Appraisal Review

Total cost for appraisal review	\$500	Not Collected at Closure
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#### Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title	\$500	Not Collected at Closure
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#### Stewardship plan

Total cost for Stewardship plan	\$500	Not Collected at Closure
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### Administrative Costs (Acq)

#### Administrative costs (Acq)

Total cost for Administrative costs (Acq)	\$500	Not Collected at Closure
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## Property Report: Dyker (Worksite #1: Dugualla Bay Tidelands)

### Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$0.00	\$0.00	\$0.00	\$0.00
Appraisal	\$0.00	\$0.00	\$0.00	\$0.00
Appraisal Review	\$0.00	\$0.00	\$0.00	\$0.00
Closing, Recording, Taxes, Title	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$0.00	\$0.00	\$0.00	\$0.00
Stewardship plan	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$0.00	\$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)  
Photos (JPG, GIF)

PROJECT DOCUMENTS AND PHOTOS  
Project Documents and Photos

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

## PROJECT: 17-1062 ACQ, DUGUALLA BAY TIDELANDS ACQUISITION

Sponsor: Whidbey Camano Land Trust Program: Salmon Federal Projects Status: Closed Completed  
Project Start Date: 01/19/2018 Agreement End Date: 12/31/2020

PROPERTY: S & L Lang (1: Dugualla Bay Tidelands)

### Property Basics

#### ✓ Acquisition

<b>Planned Acquisition Date</b>	06/30/2018	<b>Proposed Acres</b>	1.00
<b>Actual Acquisition Date</b>	04/17/2019	<b>Actual Acres</b>	0.98

### Property Location

**Property Name** S & L Lang

#### Property Description

**Associated Worksite** Dugualla Bay Tidelands (#1)

### Property Grantor

**Landowner Type** Private

### Ownership

**Instrument Type** Deed - Statutory Warranty

**Purchase Type** Fee ownership

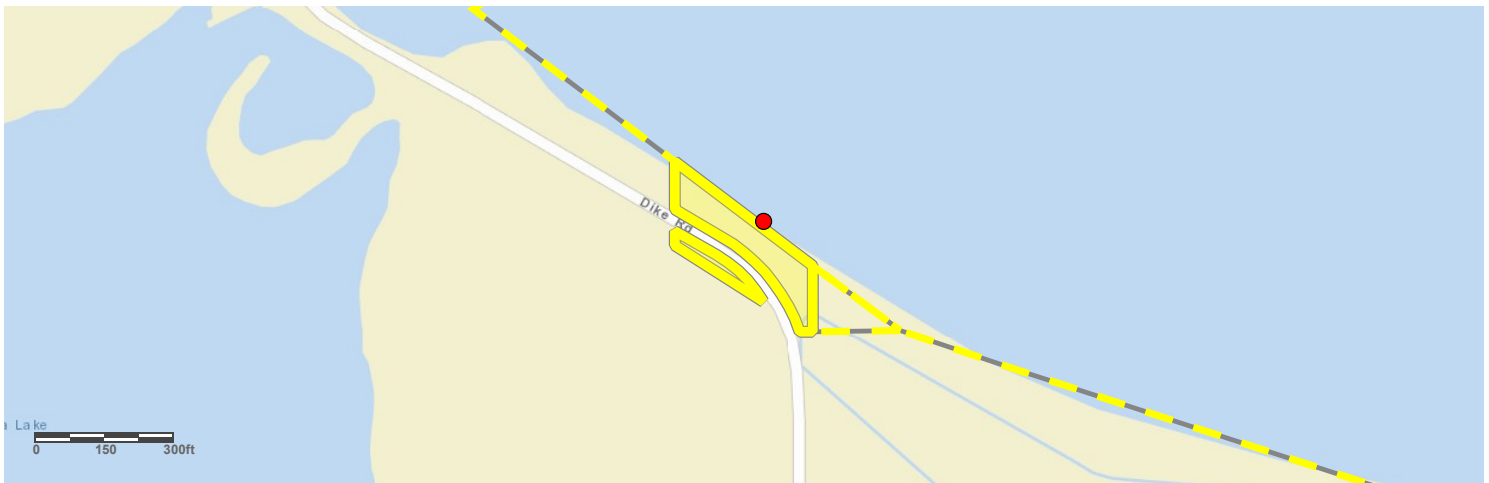
**Term Type** Perpetuity

**# Yrs**

**Expiration Date**

**Note**

### Property Map



#### ✓ RCO Verified Map

This map is for representation only.

### Parcel Numbers

<b>County Name</b>	<b>Parcel Number</b>	<b>Mapped</b>	<b>Notes (optional)</b>
Island	R23307-019-5120	System	and 98094

# Property Report: S & L Lang (Worksite #1: Dugualla Bay Tidelands)

## Recording Numbers

Instrument Type	Recording Number	Notes
Deed - Statutory Warranty	4462252	04-17-19
Deed of Right	4465248	06-11-19

## 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

#### Land

Acres by Acreage Type (fee simple)

	Acres		Acres
Lake		Lake	
Riparian	1.00	Riparian	0.98
Tidelands		Tidelands	
Uplands		Uplands	
Wetlands		Wetlands	
Total	1.00	Total	0.98

Existing structures 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

\$0

\$0

## Metrics Required at Final Report

### Real Property Acquisition

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

0.08

0

#### Land

Total cost for Land

\$7,500

Not Collected at Closure

Acres zoned as agricultural land

0

0

### Incidentals

#### Appraisal

Total cost for appraisal

\$1,000

Not Collected at Closure

#### Appraisal Review

Total cost for appraisal review

\$500

Not Collected at Closure

#### Closing, Recording, Taxes, Title

Total cost for Closing, Recording, Taxes, Title

\$500

Not Collected at Closure

#### Environmental Audits

## Property Report: S & L Lang (Worksite #1: Dugualla Bay Tidelands)

Total cost for environmental audits		<i>Not Collected at Closure</i>
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### Noxious weed control

Total cost for Noxious weed control		<i>Not Collected at Closure</i>
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Acres treated for noxious weeds by method	Acres	Acres
Biological		0
Chemical		0
Mechanical	1.00	0.50
Total	1.00	0.50

### Stewardship plan

Total cost for Stewardship plan	\$500	<i>Not Collected at Closure</i>
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### Administrative Costs (Acq)

#### Administrative costs (Acq)

Total cost for Administrative costs (Acq)	\$500	<i>Not Collected at Closure</i>
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## Property Costs

Work Type	Estimated	Expended	Non Reimbursable	Total Billed
Administrative costs (Acq)	\$0.00	\$1,085.71	\$0.00	\$1,085.71
Appraisal	\$0.00	\$4,116.18	\$800.00	\$4,916.18
Appraisal Review	\$0.00	\$0.00	\$0.00	\$0.00
Closing, Recording, Taxes, Title	\$0.00	\$739.53	\$1,200.90	\$1,940.43
Environmental Audits	\$0.00	\$374.82	\$208.00	\$582.82
Land	\$0.00	\$7,500.00	\$0.00	\$7,500.00
Noxious weed control	\$0.00	\$188.74	\$0.00	\$188.74
Stewardship plan	\$0.00	\$0.00	\$0.00	\$0.00
Total Costs:	\$0.00	\$14,004.98	\$2,208.90	\$16,213.88
				Date of Last Released Billing 08/27/2020

## 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: S & L Lang (Worksite #1: Dugualla Bay Tidelands)












### Attachments

PHOTOS (JPG, GIF)

Photos (JPG, GIF)

#### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	10/07/2020	Billing Expanded Documentation	Dug Tide 17-1062 Bill#2 more expand doc.pdf	CarrieV	Dug Tide 17-1062 Bill#2 more expand doc.pdf, 448380 Billing #2: 8/27/20, Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	
	10/06/2020	Billing Expanded Documentation	Dug Tide 17-1062 Bill#2 addtl expand doc.pdf	CarrieV	Dug Tide 17-1062 Bill#2 addtl expand doc.pdf, 448267 Billing #2: 8/27/20, Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	
	09/23/2020	Billing Expanded Documentation	Dug Tide 17-1062 Bill#2 expanded documentation.pdf	CarrieV	Dug Tide 17-1062 Bill#2 expanded documentation.pdf, 447264 Billing #2: 8/27/20, Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	
	06/12/2019	Deed of right	S&L Lang_DOR_RECORDED 06-11-19	MalloryB	RCO_Deed of Right S&L Lang_RECORDED.pdf, 392754 Property: S & L Lang	✓
	05/20/2019	Deed	S&L Lang SWD_RECORDED 04-17-19	MalloryB	S&L Lang RECORDED Deed.pdf, 390703 Property: S & L Lang	✓
	05/17/2019	Hazardous Substance Certification Form	Haz Sub Certif Dunlap & Langs 05-17-19	CarrieV	Hazardous Substance Cert Dugualla Tidelands.pdf, 390570 Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	✓
	05/17/2019	Environmental Site Assessment Report	Env Assess Ph I - Dunlap & Langs 02-13-19	CarrieV	REPORT - Phase I for Dugualla Bay Properties Oak Harbor.pdf, 390558 Property: Bob & N Lang, Property: Dunlap Towing Tidelands, Property: S & L Lang	✓
	05/17/2019	Title Insurance	S&L Lang Final Title Insurance 04-17-19	CarrieV	S&L Lang Title Insurance Policy.pdf, 390557 Property: S & L Lang	
	04/18/2019	Estimated Settlement Statement	S&L Lang Final Settlement Statement	MalloryB	FINAL 01348-40409_Combined Statement.pdf, 387122 Property: S & L Lang	
	02/25/2019	Appraisal	S&L Lang Appraisal 08-09-18	MalloryB	S&L Lang Appraisal Report.pdf, 379937 Property: S & L Lang	
	02/04/2019	Appraisal Review	RCO Appraisal Review Waiver for Langs 10-25-18	MalloryB	RCO Appraisal Review Waiver for the Lang Properties.pdf, 378140 Property: Bob & N Lang, Property: S & L Lang	