For Board Consideration June 7, 2016
Preston Ridge

Remaining transfers for this biennium
Morning Star       Olympic View
Preston Ridge
Trust Land Transfer
02-091709

Preston Ridge
Inter-Trust Exchange
86-093873
Preston Ridge Transfer

King County

35 acres

Addition to 190 acre county ownership

Recreation, Open Space or Wildlife Habitat
Preston Ridge Transfer

Builds on past public investments

- DNR, King County, State Parks
Preston Ridge Transfer

- No legal access
- Mature Trees
- Rural residential area
- Zoning 1 / 10 acres
- 35 acres; 3 homes
Preston Ridge Transfer

Rural Neighborhood – SE High Point Way

Trees on Site

DNR Photo

DNR Photo
## Preston Ridge Transfer

### Allocated Value Preston Ridge TLT

<table>
<thead>
<tr>
<th></th>
<th>Total Value</th>
<th>Timber Value (Into CSCA)</th>
<th>Residual Land Value (Into RPRA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preston Ridge</td>
<td>$826,000</td>
<td>$566,000</td>
<td>$260,000</td>
</tr>
<tr>
<td>35.03 acres</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1,066 MBF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$826,000</strong></td>
<td><strong>$566,000</strong></td>
<td><strong>$260,000</strong></td>
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</tbody>
</table>
Preston Ridge Exchange

Exchange between DNR managed Trusts

Parcel A – Exchange and Transfer

Parcel B – Exchange and Retain

Parcel A – Exchange

Parcel B – Exchange and Retain
Parcel A – Exchange and transfer

35.03 acres; 90+yr

Preston Area

SFL Trust to Common School Trust

S.30, T24N, R7E
Preston Ridge Exchange

Parcel A – Interior

Parcel A

Parcel A - Interior

Parcel A

DNR Photo

DNR Photo
Preston Ridge Exchange

Parcel B – Exchange and retain

33 acres; 80-90 yr

Upper Green River

Common School Trust to SFL Trust

S.5, T21N, R8E
Preston Ridge Exchange

Parcel B – Looking Westerly

Parcel B - Interior

DNR Photo

DNR Photo
## Preston Ridge Exchange

### Allocated Value Preston Ridge Inter-Trust

<table>
<thead>
<tr>
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<th>Total Value</th>
<th>Timber Value</th>
<th>Residual Land Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parcel A</strong></td>
<td>$826,000</td>
<td>$566,000</td>
<td>$260,000</td>
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<tr>
<td>35.03 acres</td>
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<td>1,066 MBF</td>
<td>$7,422/acre</td>
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<tr>
<td><strong>Parcel B</strong></td>
<td>$827,000</td>
<td>$801,000</td>
<td>$26,000</td>
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<tr>
<td>33.00 acres</td>
<td></td>
<td>2,022 MBF</td>
<td>$800/acre</td>
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</table>
Preston Ridge Transfer

Public Hearing

• Hearing at Preston Community Center - April 21

• One public attendee at hearing – supports land exchange and recreation in the Preston area

• No other formal testimony
Preston Ridge Transfer

Questions?

Preston Ridge Inter-Trust Exchange
Resolution #1483

Preston Ridge Trust Land Transfer
Resolution #1484

DNR Photo