

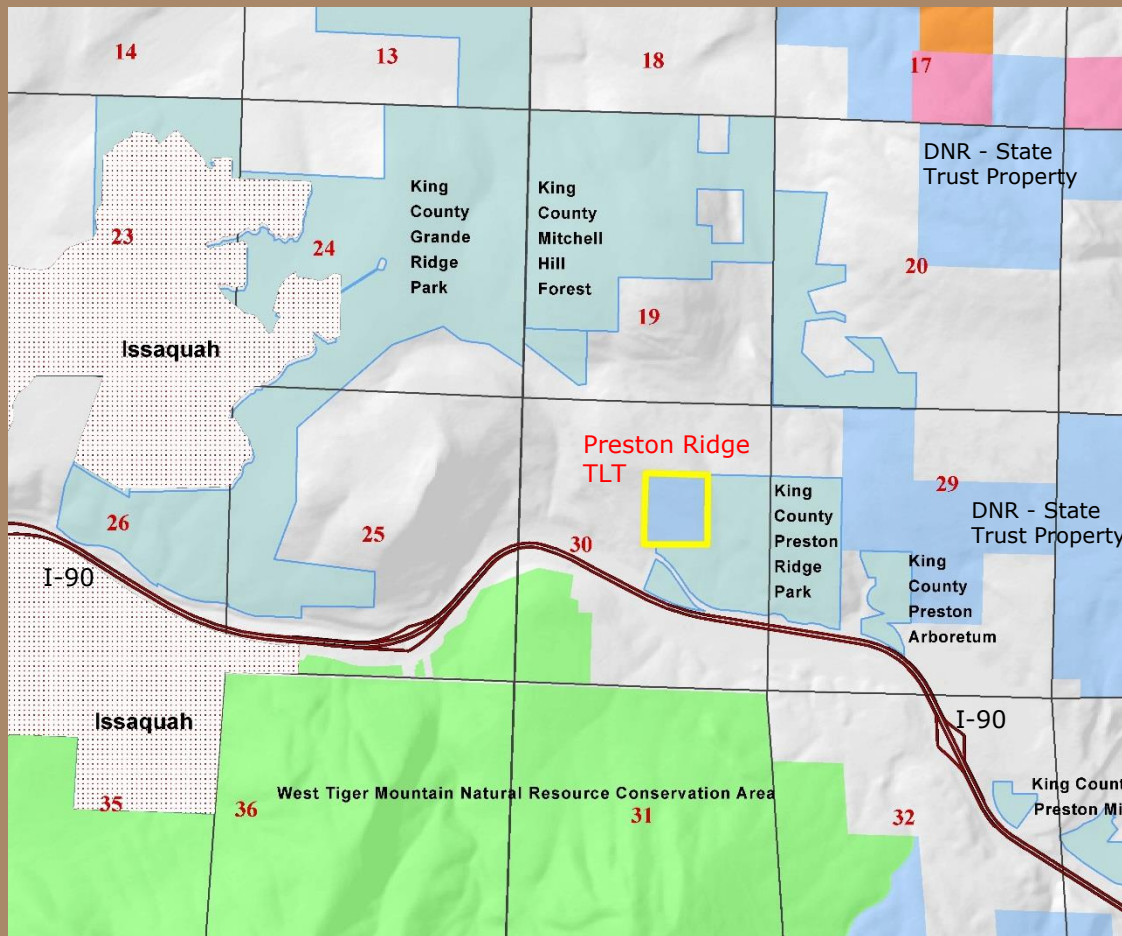


Preston Ridge
Trust Land Transfer
02-091709

Preston Ridge
Inter-Trust Exchange
86-093873



Preston Ridge Transfer



King County

35 acres

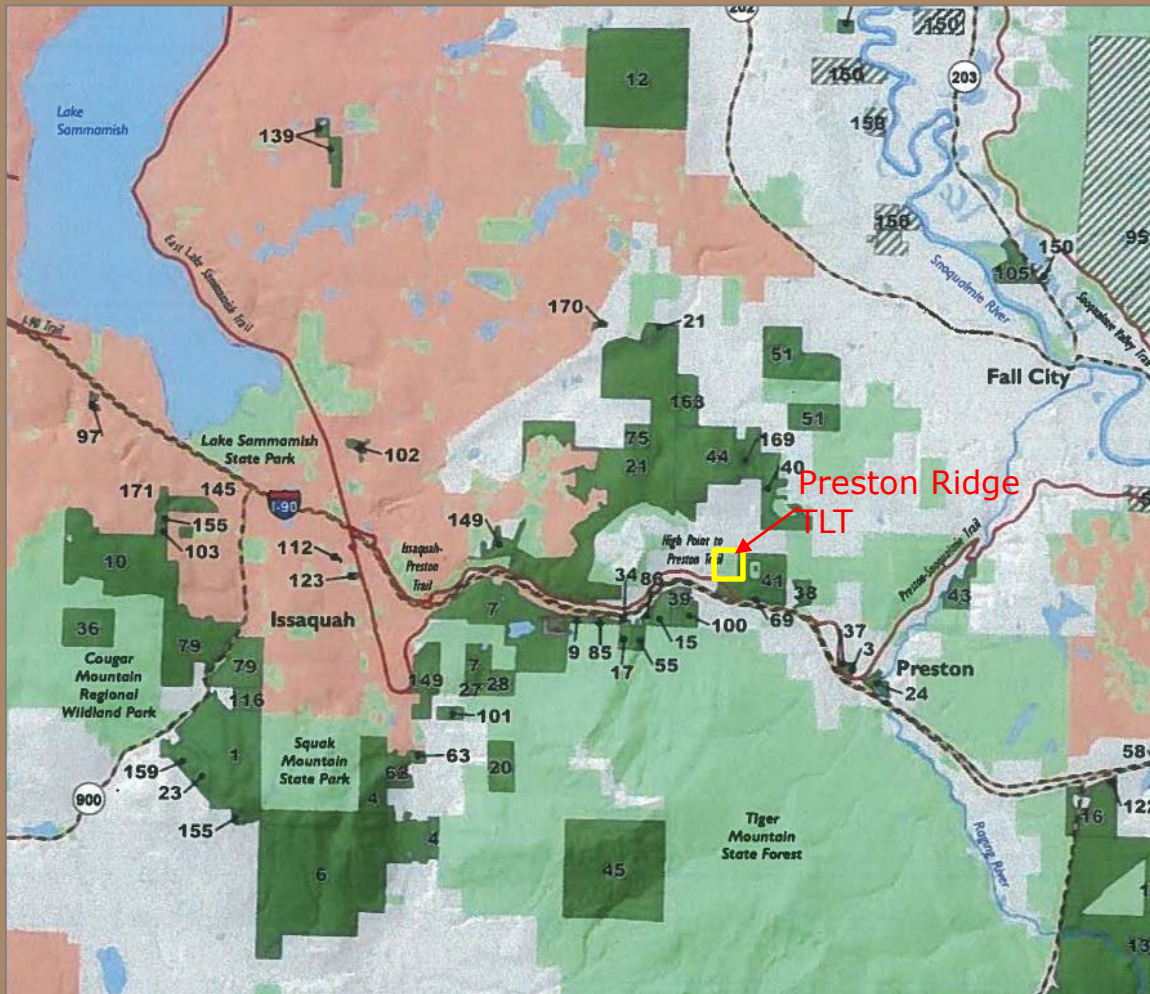
**Addition to 190 acre
county ownership**

**Recreation, Open
Space or Wildlife
Habitat**

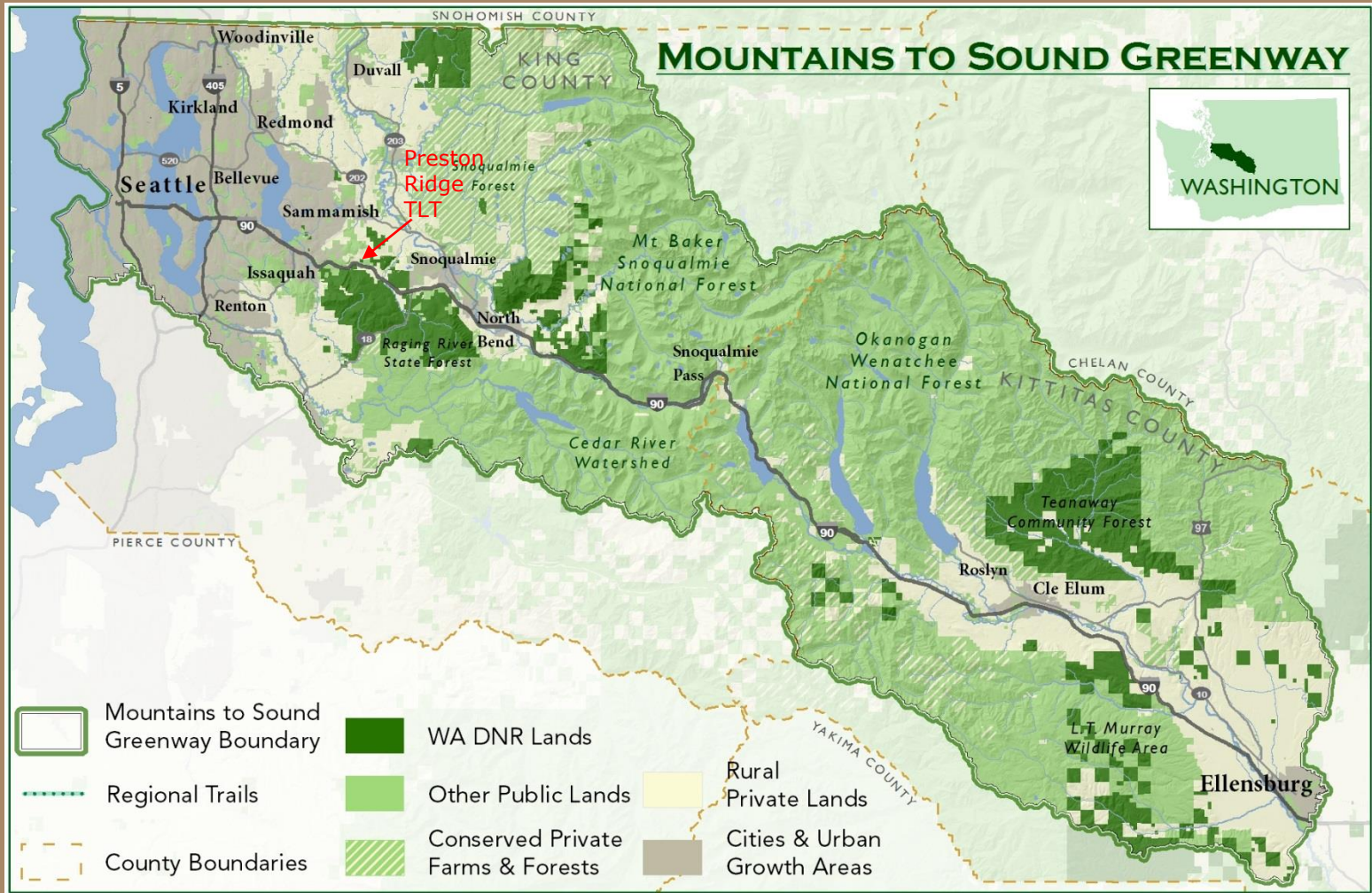
Preston Ridge Transfer

**Builds on past
public investments**

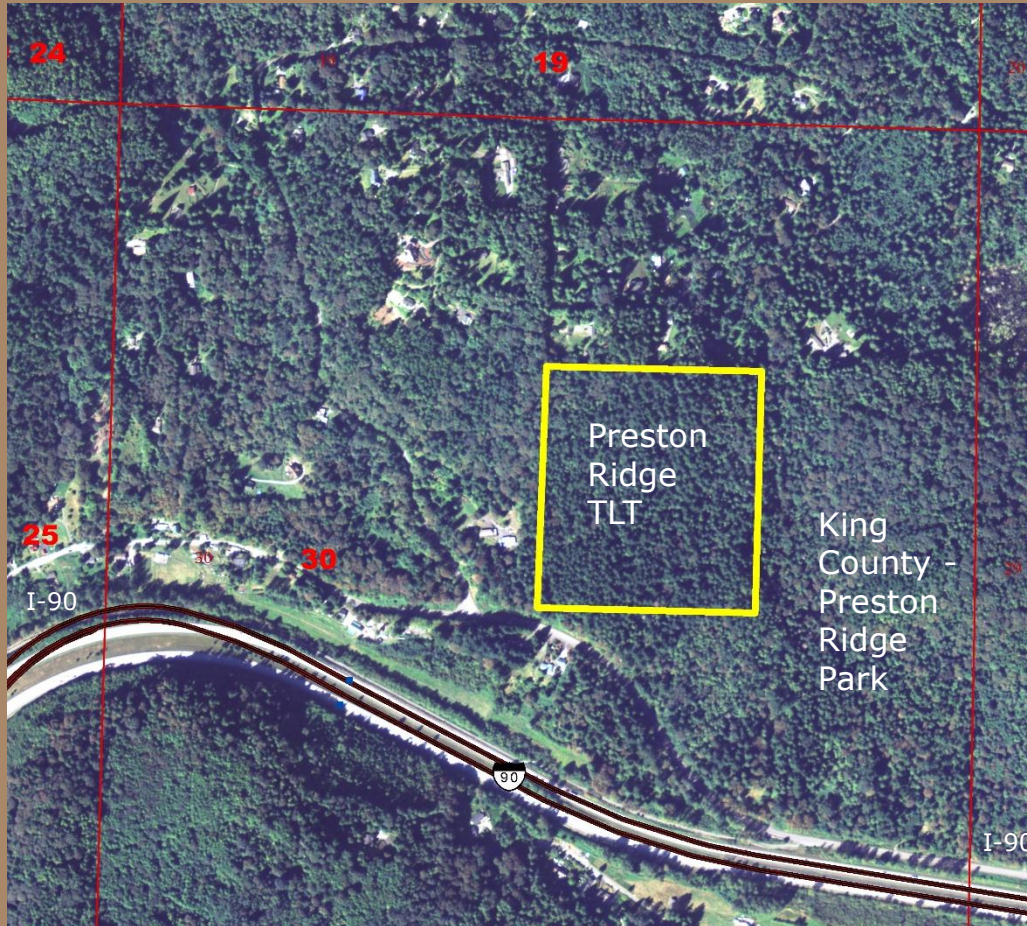
**- DNR, King County,
State Parks**



Preston Ridge Transfer



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



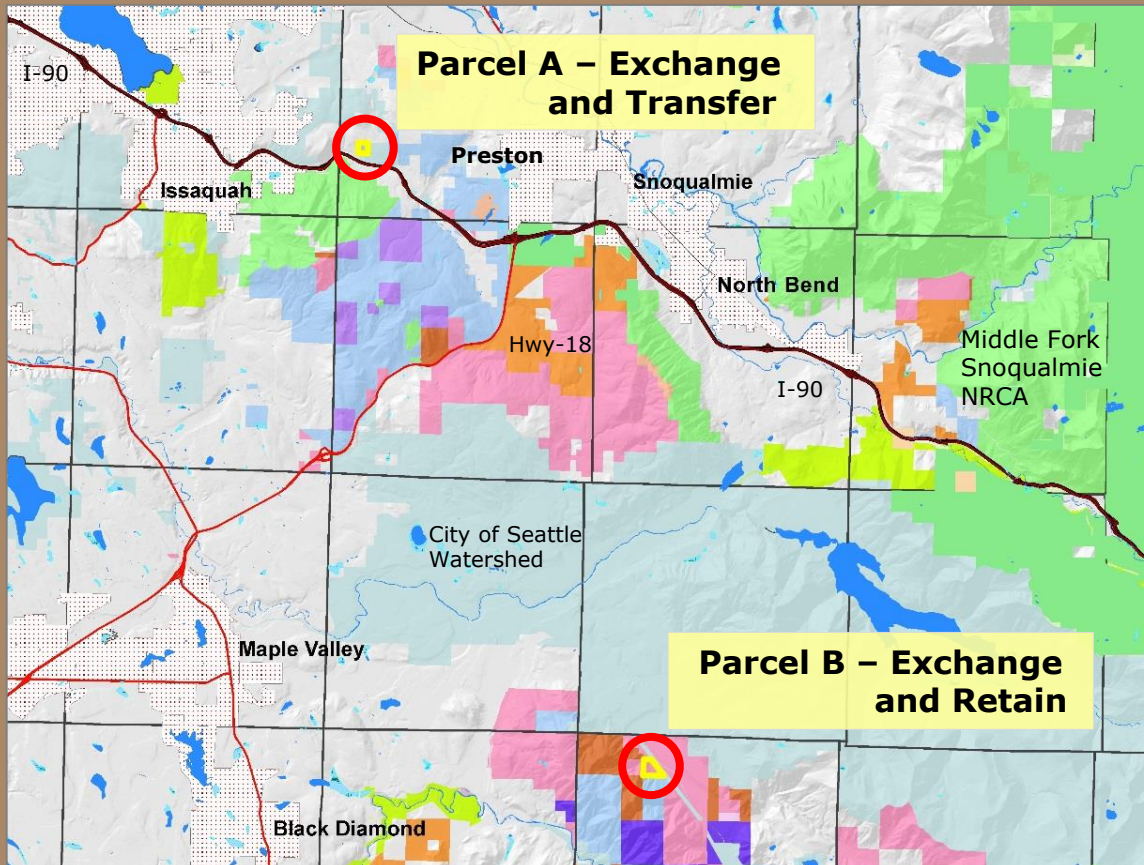
Preston Ridge Transfer

Allocated Value Preston Ridge TLT

| | Total Value | Timber Value (Into CSCA) | Residual Land Value (Into RPRA) |
|---|------------------|-----------------------------|------------------------------------|
| Preston Ridge 35.03 acres 1,066 MBF | \$826,000 | \$ 566,000 | \$260,000 |
| Total | \$826,000 | \$ 566,000 | \$260,000 |



Preston Ridge Exchange



**Exchange
between DNR
managed Trusts**

**Parcel A –
Exchange and
transfer**

**Parcel B –
Exchange and
Retain**

Preston Ridge Exchange



**Parcel A – Exchange
and transfer**

35.03 acres; 90+yr

Preston Area

**SFL Trust to
Common School
Trust**

S.30, T24N, R7E

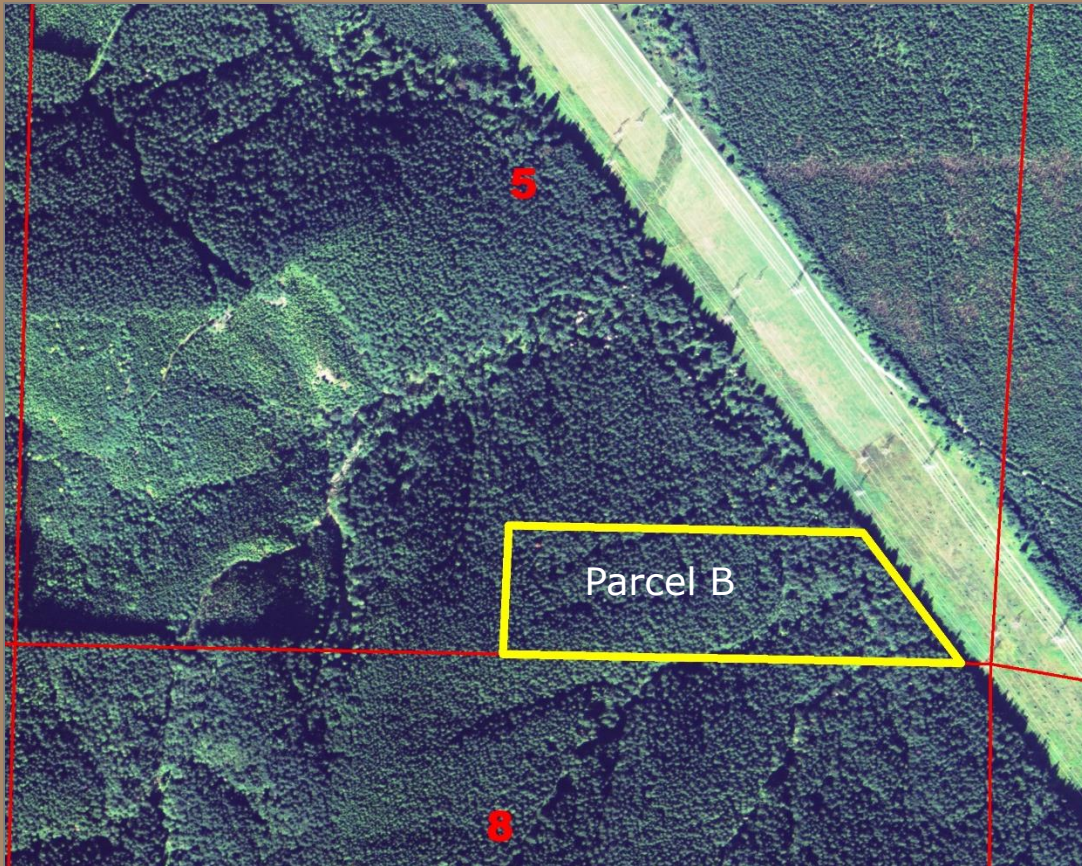
Preston Ridge Exchange

Parcel A – Interior

Parcel A - Interior



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



Preston Ridge Exchange

Allocated Value Preston Ridge Inter-Trust

| | Total Value | Timber Value | Residual Land Value |
|--------------------------------|-------------|-------------------------|---------------------------|
| Parcel A 35.03 acres | \$826,000 | \$ 566,000 1,066 MBF | \$260,000 \$7,422/acre |
| Parcel B 33.00 acres | \$827,000 | \$ 801,000 2,022 MBF | \$ 26,000 \$ 800/acre |

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



