REZONE APPLICATION
(To change from the existing zone to another zone)

Kittitas County encourages the use of pre-application meetings. Please contact Community Development Services to set up a pre-application meeting to discuss a proposed project.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.030, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet:

REQUIRED ATTACHMENTS

☑ Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners’ or Road Association, then please include the mailing address of the association.

☑ Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.

☑ SEPA Checklist

☑ Requested Zone Change: From Forest Land to R-5

APPLICATION FEE:
$2550 ($2150 Rezone + $400 SEPA) to Kittitas County Community Development Services Department (KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE)  DATE:  RECEIPT #

NOTES:

Darryl Piercy, Director
Allison Kimball, Assistant Director
Community Planning • Building Inspection • Plan Review • Administration • Permit Services • Code Enforcement • Fire Investigation
1. **Name, mailing address and day phone of land owner(s) of record:**
   *Landowner(s) signature(s) required on application form.*

   **Name:**
   See Attached Exhibit A

   **Mailing Address:**

   **City/State/ZIP:**

   **Day Time Phone:**

   **Email Address:**

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
   *If an authorized agent is indicated, then the authorized agent’s signature is required for application submittal.*

   **Agent Name:**
   Aaron Peterson

   **Mailing Address:**
   1338 Beacon Way S

   **City/State/ZIP:**
   Renton, WA 98057

   **Day Time Phone:**
   206 793 2779

   **Email Address:**
   caaronpeterson@gmail.com

3. **Street address of property:**

   **Address:**
   XXXX Creekside Road

   **City/State/ZIP:**
   Cle Elum, WA 98926

4. **Legal description of property:**
   See Exhibit B

5. **Tax parcel number:**
   952003,952004,952005

6. **Property size:**
   63 total acres, 3 parcels - 21 acres each.

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

   This property is located near Cle Elum, WA and is zoned Forest Land. The proposal is to rezone the land R-5. Within the immediate area there continues to be considerable demand for small parcels to be used for rural residential purposes. The rezone of this particular property will help meet this demand for small, rural parcels which in turn takes best advantage of the available land and relieves residential pressure in other rural areas. In addition, residential development in the general area near the property proves that there is adequate water and capacity for septic systems.
8. What is the present zoning district?
   Forest Land

9. What is the zoning district requested?
   R-5

10. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):

A. The proposed amendment is compatible with the comprehensive plan. The subject property is designated "Rural Lands" as described in Chapter 8 of the comprehensive plan. The proposal for this property being rezoned as R-5 meets the objectives and conforms with the policies outlined in the comprehensive plan, specifically GPO 8.13 addressing rural sprawl caused by large lot zoning. See also GPO 8.5, 8.11, and 8.12. This proposal also complies with the non-resource Ag land and rural residential policies. See GPO 8.30, and 8.46.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare. The subject property no longer functions as Forest Land. It is in the publics' interest to use the property for its highest and best use. The property has sufficient water and septic capacity to maintain any development that could be permitted by the proposed classification. The rezone would increase the value of the land as a whole; moreover, the tax base would be increased, thereby creating the potential for long term revenue increases.

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county. There is considerable demand for residential building sites in rural areas for many reasons. Roslyn is an example of this demand within the Upper County. In addition, greater Cle Elum is becoming a bedroom community for Seattle as people wanting a rural lifestyle are willing to commute. Current land prices for parcels created by a rezone have not diminished the demand; moreover, the resulting parcels are nearly as valuable as the whole which demonstrates that the value of the land is not directly proportional to the lot size.

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property. The highest and best use for the subject property is not Forest and Land. Land uses in the area are changing.

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone. Zoning for adjacent parcels demonstrate that R-5 is suitable for development in the area.

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property. The properties in the immediate area will not be impacted because they are generally used for rural residential land uses.
G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

There are no irrigated lands on or adjacent to the subject property.

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent: [Signature] Date: [Date]

Signature of Land Owner of Record [Signature]: Date: 6/24/08

LargeLotApplication.pdf 6/25/08

6/25/08

6/28/08

G DRIVE/CDS FORMS/PLANNING/LAND USE APP/REZONE APP
UPDATED: 1/1/08
Exhibit A

Charles Peterson (Creekside Acres LLC, Parcel A)
16954 151st Ave SE
Renton, WA 98058
206 459 3242
charlesapeterson@gmail.com

Brooks McBeth (Parcel B)
17915 Lull Street
Reseda, CA 91335
818 209 6654
b.mcbeth@sbcglobal.net

Aaron Peterson (ASP Properties LLC, Parcel C)
1338 Beacon Way S
Renton, WA 98057
206 793 2779
caaronpeterson@gmail.com
Exhibit B – Legal Descriptions

Sec 19; Twp 20; Rge 16; Ptn NW1/4 (Parcel A, B33/P107)
Sec 19; Twp 20; Rge 16; Ptn NW1/4 (Parcel B, B33/P107)
Sec 19; Twp 20; Rge 16; Ptn NW1/4 (Parcel C, B33/P107)
# Property Details

For Property Located At

## Kittitas County

### Owner Info:
- **Owner Name:** Creekside Acres Llc
- **Recording Date:** 02/21/2007
- **Tax Billing Address:** 16954 151st Ave SE
- **Annual Tax:** $25
- **Tax Billing City & State:** Renton WA
- **County Use Code:** Designated Forest Land
- **Tax Billing Zip:** 98058
- **Universal Land Use:** Forest
- **Tax Billing Zip+4:** 8510

### Location Info:
- **Census Tract:** 9757.00

### Tax Info:
- **Tax ID:** 952003
- **Assessment Year:** 2007
- **Alt APN:** 20-16-19000-0012
- **Land Assessment:** $360
- **Parcel ID:** 952003
- **Total Assessment:** $360
- **Tax Year:** 2008
- **Legal Description:** Acres 21.00; Sec 19; Twp 20; Rge 16; Ptn Nw1/4 (Parcel A, B33/P107)
- **Annual Tax:** $25

### Characteristics:
- **Lot Acres:** 21
- **Lot Sq Ft:** 914760

### Last Market Sale:
- **Recording Date:** 02/21/2007
- **Settle Date:** 02/02/2007
- **Deed Type:** Contract Of Sale
- **Owner Name:** Creekside Acres Llc
- **Sale Price:** $250,000
- **Seller:** Peppin Jay W & Leslie D
- **Auditor No:** 2210032

### Sales History:
- **Recording Date:** 02/21/2007
- **Sale Price:** $250,000
- **Buyer Name:** Creekside Acres Llc
- **Seller Name:** Peppin Jay W & Leslie D
- **Document No:** 2210032
- **Auditor No:** Contract Of Sale
- **Hist Document No:** 285

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The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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http://realist2.firstamres.com/propertydetail.jsp
# Property Details

For Property Located At

## Kittitas County

### Owner Info:
- Owner Name: Mcbeth Brooks R
- Recording Date: 02/21/2007
- Tax Billing Address: 17915 Lull St
- Annual Tax: $25
- Tax Billing City & State: Reseda Ca
- County Use Code: Designated Forest Land
- Tax Billing Zip: 91335
- Universal Land Use: Forest
- Tax Billing Zip+4: 2151

### Location Info:
- Census Tract: 9757.00

### Tax Info:
- Tax ID: 952004
- Assessment Year: 2007
- Alt APN: 20-16-19000-0013
- Land Assessment: $360
- Parcel ID: 952004
- Total Assessment: $360
- Tax Year: 2008
- Legal Description: Acres 21.00; Sec 19; Twp 20; Rge 16; Ptn Nw1/4 (Parcel B, B33/P107)

### Annual Tax:
- $25

### Characteristics:
- Lot Acres: 210
- Lot Sq Ft: 9147600

### Last Market Sale:
- Recording Date: 02/21/2007
- Deed Type: Warranty Deed
- Settle Date: 02/09/2007
- Owner Name: Mcbeth Brooks R
- Sale Price: $235,000
- Seller: Peppin Jay W & Leslie D
- Auditor No: 2210008

### Sales History:
- Recording Date: 02/21/2007
- Sale Price: $235,000
- Buyer Name: Mcbeth Brooks R & Deborah A
- Seller Name: Peppin Jay W & Leslie D
- Document No: 2210008
- Auditor No: Warranty Deed
- Hist Document No: 277

### Mortgage History:
- Mortgage Date: 02/21/2007
- Mortgage Amt: $188,000
- Mortgage Lender: Cashmere Vly Bk
- Mortgage Type: Conventional

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Property Details

For Property Located At

Kittitas County

Owner Info:
- Owner Name: Asp Properties Llc
- Tax Billing Address: 507 Wells Ave N
- Tax Billing City & State: Renton WA 98057
- Tax Billing Zip: 5403
- Recording Date: 02/21/2007
- Annual Tax: $25
- County Use Code: Designated Forest Land
- Universal Land Use: Forest

Location Info:
- Census Tract: 9757.00

Tax Info:
- Tax ID: 952005
- Alt APN: 20-16-19000-0014
- Parcel ID: 952005
- Tax Year: 2008
- Assessment Year: 2007
- Land Assessment: $360
- Total Assessment: $360
- Legal Description: Acres 21.00; Sec 19; Twp 20; Rge 16; Ptn Nw1/4 & Ptn Sw1/4 (Parcel C, B33/P107)
- Annual Tax: $25

Characteristics:
- Lot Acres: 210
- Lot Sq Ft: 9147600

Last Market Sale:
- Recording Date: 02/21/2007
- Settle Date: 02/12/2006
- Sale Price: $235,000
- Auditor No: 2210005
- Deed Type: Warranty Deed
- Owner Name: Asp Properties Llc
- Seller: Peppin Jay W & Leslie D

Sales History:
- Recording Date: 02/21/2007
- Sale Price: $235,000
- Buyer Name: Asp Properties Llc
- Seller Name: Peppin Jay W & Leslie D
- Document No: 2210005
- Auditor No: Warranty Deed
- Hist Document No: 278

Mortgage History:
- Mortgage Date: 02/21/2007
- Mortgage Amt: $185,000
- Mortgage Lender: Cashmere Vly Bk
- Mortgage Type: Conventional

Courtesy of Aaron Peterson
NWMLS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

PART ELEVEN - FORMS

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "propoer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: This proposal is a non-project action.

2. Name of applicant: Aaron Peterson
3. Address and phone number of applicant and contact person: Aaron Peterson 206 793 2779
   1338 Beacon Way S
   Renton, WA 98057

4. Date checklist prepared: 6/25/08
5. Agency requesting checklist: Kittitas County
6. Proposed timing or schedule (including phasing, if applicable):
   It is proposed that the zone change be effective immediately

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   This proposal is a non-project action.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Do not know.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Do not know.

10. List any government approvals or permits that will be needed for your proposal, if known.

Kittitas County will need to approve the rezone. This approval would be granted once there is a resolution passed by the Board of County Commissioners.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is for three 21 acre lots currently zoned Forest Land to be rezoned to R-5. The purpose of the rezone would be to create lots people could use to build residential homes.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal is located just north of downtown Cle Elum. The legal descriptions are as follows for each parcel respectively: Sec 19; Twp 20; Rge 16; Ptn NW1/4 (Parcel A, B33/P107)
Sec 19; Twp 20; Rge 16; Ptn NW1/4 (Parcel B, B33/P107)
Sec 19; Twp 20; Rge 16; Ptn NW1/4 (Parcel C, B33/P107)

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . . . . . . . . Hilly

b. What is the steepest slope on the site (approximate percent slope)? 40% (estimate)
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Rock and soil typical of the area in Upper Kittitas County.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Do not know.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

There will not be any fill associated with this rezone.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Since this is a non-project action there will not be any changes to the present condition of the land.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Since this is a non-project action there will not be any changes to the present condition of the land.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

When and if there is a project specific development application filed, any measures to reduce or control erosion or any other impacts to the earth will be addressed at that time.

a. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Since this is a non-project action there will not be any changes to the present condition of the land.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This is a non-project action. Any measures meant to reduce or control emissions from potential development will be identified through individual project applications.
3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.
c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There will not be any difference from the current water runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe.

There will not be any difference from the present condition.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

This is a non-project action. Any measures meant to reduce or control surface, ground, and runoff water will be identified through individual project applications.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

This proposal is a non-project action. Nothing will be removed or altered.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This proposal is a non-project action.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other
- mammals: deer, bear, elk, beaver, other
- fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened or endangered species known to be on or near the site. None known.
c. Is the site part of a migration route? If so, explain.
   No.

d. Proposed measures to preserve or enhance wildlife, if any:
   This proposal is a non-project action. Any impacts and measures to preserve or enhance wildlife will be determined through individual project applications.

6. Energy and natural resources
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
   N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
   N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
   N/A

7. Environmental health
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
   No.

1) Describe special emergency services that might be required.
   N/A

2) Proposed measures to reduce or control environmental health hazards, if any:
   N/A

b. Noise
   1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
      None.

   2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. None.
3) Proposed measures to reduce or control noise impacts, if any:
   This proposal is a non-project action

8. Land and shoreline use
a. What is the current use of the site and adjacent properties?
   Residential Homesites
b. Has the site been used for agriculture? If so, describe.
   No.
c. Describe any structures on the site.
   None.
d. Will any structures be demolished? If so, what?
   N/A
e. What is the current zoning classification of the site?
   Forest Land
f. What is the current comprehensive plan designation of the site?
   Rural
g. If applicable, what is the current shoreline master program designation of the site?
   N/A
h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
   No.
i. Approximately how many people would reside or work in the completed project?
   None, this is a non-project action.
j. Approximately how many people would the completed project displace?
   This proposal is a non-project action
k. Proposed measures to avoid or reduce displacement impacts, if any:
   This proposal is a non-project action
1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   
   No proposed measures are necessary. The comprehensive plan designates the property as rural; therefore, the rezone is in line with existing and future land uses.

9. Housing
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
      
      This proposal is a non-project action. The type of housing and number of units will be determined through individual project applications.
   
   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
      
      N/A
   
   c. Proposed measures to reduce or control housing impacts, if any:
      
      N/A

10. Aesthetics
    a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
      
      This proposal is a non-project action.
   
   b. What views in the immediate vicinity would be altered or obstructed?
      
      None, this proposal is a non-project action.
   
   c. Proposed measures to reduce or control aesthetic impacts, if any:
      
      None needed.

11. Light and glare
    a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
      
      None.
   
   b. Could light or glare from the finished project be a safety hazard or interfere with views?
      
      N/A
   
   c. What existing off-site sources of light or glare may affect your proposal?
      
      N/A
   
   d. Proposed measures to reduce or control light and glare impacts, if any:
      
      N/A
12. **Recreation**
   a. What designated and informal recreational opportunities are in the immediate vicinity?  
      Camping, hunting, hiking, horseback riding, other outdoor activities.
   
   b. Would the proposed project displace any existing recreational uses? If so, describe.
      No.
   
   c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
      This proposal is a non-project action. Measures to control impacts on recreation will be determined through individual project applications.

13. **Historic and cultural preservation**
   a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
      None.
   
   b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
      None.
   
   c. Proposed measures to reduce or control impacts, if any:
      N/A

14. **Transportation**
   a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
      Access to the property is by county road and private easement.
   
   b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
      No.
   
   c. How many parking spaces would the completed project have? How many would the project eliminate?
      N/A
   
   d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
      This proposal is a non-project action. Measures to reduce or control transportation impacts from potential developments will be identified through individual project applications.
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
None.

g. Proposed measures to reduce or control transportation impacts, if any:
This proposal is a non-project action. Measures to reduce or control transportation impacts from potential developments will be identified through individual project applications.

15. Public services
a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No.

b. Proposed measures to reduce or control direct impacts on public services, if any.
This proposal is a non-project action. Measures to reduce or impacts on public services from potential developments will be identified through individual project applications.

16. Utilities
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
   Electricity.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
None.

C. SIGNATURE
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: .................................................................

Date Submitted: June 27, 2008
D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This rezone would not cause any increases. If development was to take place based on the new zone: private water systems and/or wells would pull water from aquifers; septic systems and roofs increase ground water; noise would be common residential daily life.

Proposed measures to avoid or reduce such increases are:

Local and state laws will mitigate any new development and make sure that there is proper water, drainage, and ordinances in place to maintain a lifestyle suitable for the area.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

If the land uses provided by R-5 over Forest Land were implemented, there would most likely be a change in vegetation where the residences were built; however, most of the other areas would remain as they are today.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

If development was to occur there may be provisions for maintaining a natural landscape within the CC & Rs.

3. How would the proposal be likely to deplete energy or natural resources?

There would not be any change in energy consumption. Residential energy remains the same (based on the individual) whether the residence is located on this property or in a neighboring community.

Proposed measures to protect or conserve energy and natural resources are:

A recycling program as well as tax benefits for building residences with environmentally safe products.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal will not have any affect on environmentally sensitive areas either now or in the future.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

If development occurs in the area, there will be some additional traffic that would be fully absorbed by the current road system. The public service and utilities will not be affected.

Proposed measures to reduce or respond to such demand(s) are:

Any future development will need to have roads created and certified to County standards.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None that the applicant is aware of.
Kittitas County
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information
Parcel Number: 951147
Map Number: 20-15-13050-0004
Situs:
Legal: ACRES 80.01; TEANAWAY LOOKOUT LARGE LOT SUBDIVISION LL 06-01, LOT 4-, SEC 13, TWP 20; RGE 15-

Ownership Information
Current Owner: ALPINE MEADOWS LLC
Address: 114 17TH PL
City, State: KIRKLAND WA
Zipcode: 98033-

Assessment Data
Tax District: 31
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption: Deeded Acres: 80.01
Last Revaluation for Tax Year:

Market Value
Land: 2,130
Imp: 0
Perm Crop: 0
Total: 2,130

Taxable Value
Land: 2,130
Imp: 0
Perm Crop: 0
Total: 2,130

Sales History
Date: 08-21-2006
Book & Page: 2006-2082
# Parcels: 1
Grantor: PINE VIEW ESTATES LLC
Grantee: ALPINE MEADOWS LLC
Price: 600,000

Building Permits
NO ACTIVE PERMITS!

5 Year Valuation Information

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<tr>
<th>Year</th>
<th>Billed Owner</th>
<th>Land</th>
<th>Impr.</th>
<th>PermCrop Value</th>
<th>Total</th>
<th>Exempt</th>
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File date: 6/20/2008 5:00:12 PM

http://www.co.kittitas.wa.us/taxsifterpublic/t-assessor.asp?pid=951147

6/23/2008
Kittitas County
Assessor

Property Summary  (Appraisal Details)

Parcel Information
Parcel Number: 454935
Map Number: 20-16-18000-0001
Situs:
Legal: ACRES 646.18, CO. 6795; SEC. 16; TWP. 20; RGE. 16; ALL FRACTIONAL

Ownership Information
Current Owner: AMERICAN FOREST HOLDINGS LLC
Address: 660 MADISON AVE 14TH FL
City, State: NEW YORK NY
Zipcode: 10065-

Assessment Data
Tax District: 32
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption: Deeded Acres: 646.18
Last Revaluation for Tax Year:

Market Value
Land: 33,770
Imp: 0
Perm Crop: 0
Total: 33,770

Taxable Value
Land: 33,770
Imp: 0
Perm Crop: 0
Total: 33,770

Sales History
NO SALES HISTORY RECORDS FOUND!

Building Permits
NO ACTIVE PERMITS!

5 Year Valuation Information

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<th>Year</th>
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File date: 6/20/2008 5:00:12 PM

http://www.co.kittitas.wa.us/taxisfertpublic/t-assessor.asp?pid=454935
6/23/2008
**Property Summary (Appraisal Details)**

**Parcel Information**
- **Parcel Number:** 952008
- **Map Number:** 20-16-19000-0017
- **Situs:** UNKNOWN CLE ELUM
- **Legal:** ACRES 220.20; TWP 20; RGE 16; SEC 19; (PARCEL F, B33/P107)

**Ownership Information**
- **Current Owner:** PEPPIN, JAY W ETUX
- **Address:** PO BOX 910
- **City, State:** CLE ELUM WA
- **Zipcode:** 98922

**Assessment Data**
- **Tax District:** 32
- **Open Space:** YES
- **Open Space Date:** 1/1/1975
- **Senior Exemption:**
- **Deeded Acres:** 220.2
- **Last Revaluation for Tax Year:**

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**Market Value**
- **Land:** 5,350
- **Imp.:** 0
- **Perm Crop:** 0
- **Total:** 5,350

**Taxable Value**
- **Land:** 5,350
- **Imp.:** 0
- **Perm Crop:** 0
- **Total:** 5,350

**Sales History**
NO SALES HISTORY RECORDS FOUND!

**Building Permits**
NO ACTIVE PERMITS!

File date: 6/20/2008 5:00:12 PM

# Kittitas County Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666

## Property Summary (Appraisal Details)

### Parcel Information
- **Parcel Number:** 952007  
- **Map Number:** 20-16-19000-0016  
- **Situs:** UNKNOWN CLE ELUM  
- **Legal:** ACRES 21.00; SEC 19; TWP 20; RGE 16; PTN SW1/4 (PARCEL E, B33/P107)~

### Ownership Information
- **Current Owner:** PEPPIN, JAY W ETUX  
- **Address:** PO BOX 910  
- **City, State:** CLE ELUM WA  
- **Zipcode:** 98922-

### Assessment Data
- **Tax District:** 32  
- **Open Space:** YES  
- **Date:** 1/1/1975  
- **Senior Exemption:**  
- **Deeded Acres:** 21  
- **Last Revaluation for Tax Year:**

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### Sales History

NO SALES HISTORY RECORDS FOUND!

### Building Permits

NO ACTIVE PERMITS!

### 5 Year Valuation Information

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File date: 6/20/2008 5:00:12 PM

http://www.co.kittitas.wa.us/taxsiferpublic/t-assessor.asp?pid=952007  
6/23/2008
Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary  (Appraisal Details)

Parcel Information
Parcel Number: 952006
Map Number: 20-16-19000-0015
Situs: UNKNOWN CLE ELUM
Legal: ACRES 21.00; SEC 19; TWP 20; RGE 16; PTN SW1/4 (PARCEL D, B33/P107)

Ownership Information
Current Owner: PEPPIN, JAY W ETUX
Address: PO BOX 910
City, State: CLE ELUM WA
Zipcode: 98922

Assessment Data
Tax District: 32
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 21
Last Revaluation for Tax Year:

Market Value
Land: 360
Imp: 0
Perm Crop: 0
Total: 360

Taxable Value
Land: 360
Imp: 0
Perm Crop: 0
Total: 360

Sales History
NO SALES HISTORY RECORDS FOUND!

Building Permits
NO ACTIVE PERMITS!

5 Year Valuation Information

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File date: 6/20/2008 5:00:12 PM

http://www.co.kittitas.wa.us/taxsifterpublic/t-assessor.asp?pid=952006
6/23/2008
Kittitas County Assessor

Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information
Parcel Number: 11815
Map Number: 20-16-19000-0003
Situs:
Legal: ACRES 21.00, CD. 6796-2; SEC. 19, TWP. 20,
RGE. 16; PTN. SW1/4 (PTN. LOT 3, B3/P164)

Ownership Information
Current Owner: PEPPIN, JAY W ETUX
Address: PO BOX 910
City, State: CLE ELUM WA
Zipcode: 98922-

Assessment Data
Tax District: 32
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 21
Last Revaluation for Tax Year:

Market Value
Land: 340
Imp: 0
Perm Crop: 0
Total: 340

Taxable Value
Land: 340
Imp: 0
Perm Crop: 0
Total: 340

Sales History
NO SALES HISTORY RECORDS FOUND!

Building Permits
NO ACTIVE PERMITS!

5 Year Valuation Information

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<th>Year</th>
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6/23/2008
Kittitas County
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

- Parcel Number: 893034
- Map Number: 20-15-24000-0001
- Situs: 
- Legal: ACRES 80.00; SEC 24; TWP 20; RGE 15; N1/2 SE1/4
  (LOT A-1 B31/P224-2-25~)

Ownership Information

- Current Owner: IRON SNOWSHOE LLC
- Address: 301 W 1ST ST STE B
- City, State: CLE ELUM WA
- Zipcode: 98922-1074

Assessment Data

- Tax District: 31
- Open Space: YES
- Open Space Date: 1/1/1975
- Senior Exemption: 
- Deeded Acres: 80
- Last Revaluation for Tax Year:

Market Value

- Land: 1,360
- Imp: 0
- Perm Crop: 0
- Total: 1,360

Taxable Value

- Land: 1,360
- Imp: 0
- Perm Crop: 0
- Total: 1,360

Sales History

- Date: 01-01-1988
- Book & Page: 2492400
- # Parcels: 1
- Grantor: POPE & TALBOT INC.
- Grantee: BOISE CASCADE CORPORATION
- Price: 54,000

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Billed Owner</th>
<th>Land</th>
<th>Impr.</th>
<th>PermCrop Value</th>
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File date: 6/20/2008 5:00:12 PM

http://www.co.kittitas.wa.us/taxsifterpublic/t-assessor.asp?pid=893034

6/23/2008
Property Summary (Appraisal Details)

Parcel Information
Parcel Number: 22020
Map Number: 20-15-24000-0015
Situs:
Legal: ACRES 80.00; SEC 24; TWP 20; RGE 15; S1/2 NE1/4 (LOT A-2, B31/P224~225~)

Ownership Information
Current Owner: IRON SNOWSHOE LLC
Address: 301 W 1ST ST STE B
City, State: CLE ELUM WA
Zipcode: 98922-1074

Assessment Data
Tax District: 31
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 80
Last Revaluation for Tax Year:

Market Value
Land: 1,360
Imp: 0
Perm Crop: 0
Total: 1,360

Taxable Value
Land: 1,360
Imp: 0
Perm Crop: 0
Total: 1,360

Sales History
NO SALES HISTORY RECORDS FOUND!

Building Permits
NO ACTIVE PERMITS!

5 Year Valuation Information

<table>
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<th>Year</th>
<th>Billed Owner</th>
<th>Land</th>
<th>Impr.</th>
<th>PermCrop Value</th>
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File date: 6/20/2008 5:00:12 PM

http://www.co.kittitas.wa.us/taxsifterpublic/t-assessor.asp?pid=22020

6/23/2008
Property Summary (Appraisal Details)

Parcel Information
Parcel Number: 22021
Map Number: 20-15-24000-0016
Situs:
Legal: ACRES 80.00; SEC 24; TWP 20; RGE 15; N1/2 NE1/4 (LOT 1-3, B31/P224-~225~)

Ownership Information
Current Owner: IRON SNOWSHOE LLC
Address: 301 W 1ST ST STE B
City, State: CLE ELUM WA
Zipcode: 98922-1074

Assessment Data
Tax District: 31
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption: Deeded Acres: 80
Last Revaluation for Tax Year:

Market Value
Land: 1,360
Imp: 0
Perm Crop: 0
Total: 1,360

Taxable Value
Land: 1,360
Imp: 0
Perm Crop: 0
Total: 1,360

Sales History
NO SALES HISTORY RECORDS FOUND!

Building Permits
NO ACTIVE PERMITS!

5 Year Valuation Information

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<th>Billed Owner</th>
<th>Land</th>
<th>Impr.</th>
<th>Perm Crop Value</th>
<th>Total</th>
<th>Exempt</th>
<th>Taxable</th>
<th>Taxes</th>
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http://www.co.kittitas.wa.us/taxsifterpublic/t-assessor.asp?pid=22021
6/23/2008
Landowners Within 500 Feet

Alpine Meadows LLC
114 17th Pl
Kirkland, WA 98033

American Forest Holdings LLC
660 Madison Ave
14th Floor
New York, New York 10065

Jay Peppin
PO Box 910
Cle Elum, WA 98922

Iron Snowshoe LLC
301 W 1st St
Suite B
Cle Elum, WA 98922-1074