

Central Cascade Land Company

103 S. 2nd St.
P.O. Box 687
Roslyn, WA 98941
Tel: (509) 649-2211
FAX: (509) 649-3300

**CENTRAL CASCADE
LAND COMPANY**

June 30, 2006

RECEIVED

Mr. Darryl Piercy
Director
Kittitas County
Community Development Services
411 North Ruby Street, Suite 4
Ellensburg, WA 98926

JUN 30 2006

Kittitas County
CDS

RE: Application for Comprehensive Plan Map Amendment

Dear Mr. Piercy:

Enclosed is Central Cascade Land Company's Application for Docketing a Map Amendment to the Kittitas County Comprehensive Plan. The requested amendment is to change the designation and zoning of approximately 90 acres in Cle Elum to a Commercial designation with General Commercial zoning.

As you are aware, in March 2006, Central Cascade timely docketed a proposed map amendment with the City of Cle Elum for this same property to be included in Cle Elum's UGA for commercial uses. Attached for your convenience is a copy of the letter docketing the amendment request to the City of Cle Elum.

As you also know, the City of Cle Elum is in the process of updating its comprehensive plan. The City has indicated that it anticipates processing amendment requests concurrent with the schedule for updating its comprehensive plan which means that amendments to the City's plan may not be addressed until early fall of 2006. We recognize that this schedule may not coincide with the County's process and that this may affect our amendment request to the county.

We greatly appreciate you and your staff's assistance to date and we look forward to working with the County and the City of Cle Elum during the amendment process. Thank you for your consideration of the enclosed application. Please call me at (509) 649-2211 if you have any questions.

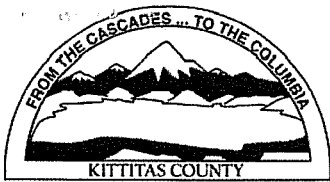
Sincerely,



Anne Watanabe

Enclosure

cc: Matt Morton, City of Cle Elum



Kittitas County Community Development Services

Darryl Piercy, Director

COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP

COMP PLAN TEXT

NOTICE: If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

II. GENERAL INFORMATION

A. APPLICANT'S NAME: Central Cascade Land Company

MAILING ADDRESS: P.O. Box 687, Roslyn, WA 98941, c/o Nathan Weis

E-MAIL ADDRESS: Nathan@inlandnet.com

BUSINESS PHONE: (509) 649-2211

HOME PHONE: cell: (509) 674-9450

B. AGENT'S NAME: Anne Watanabe

MAILING ADDRESS: Same as above

E-MAIL ADDRESS: annew@inlandnet.com

BUSINESS PHONE: (509) 649-2211

RECEIVED

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S):

20-15-21040-0009 (25.4 acres)

20-15-21040-0001 (20 acres)

20-15-21040-0010 (24.7 acres)

20-15-21040-0008 (20 acres)

ACREAGE: 90 acres

SITE ADDRESS: Off SR 903, Cle Elum, WA

OWNER(S): Central Cascade Land Company

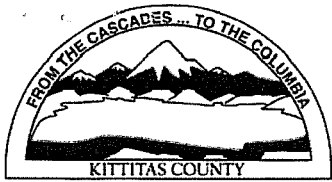
MAILING ADDRESS: P.O. Box 687
Roslyn, WA 98941

HOME PHONE: cell (509) 674-9450

JUN 30 2006

Kittitas County
CDS

(Additional sheets may be attached if more than one parcel is involved)



Kittitas County Community Development Services

Darryl Piercy, Director

B. EXISTING COMPREHENSIVE PLAN DESIGNATION: Rural

C. EXISTING ZONING: Forest and Range

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION: The applicant is requesting a County Comprehensive Plan Designation of "Commercial."

E. PROPOSED ZONING DESIGNATION: The proposed zoning designation is to "General Commercial" as defined in KCC 17.40.

F. THE PRESENT USE OF THE PROPERTY IS: Undeveloped land with a portion being used as a sand and gravel stockpile area.

G. SURROUNDING LAND USE: The property is generally surrounded by commercial and industrial uses, the City of Cle Elum's UGA and City Limits. Land use adjacent and within a ¼ mile of the subject property is as follows: adjacent to the north and west is undeveloped land owned by the applicant; adjacent to the south is the City of Roslyn waste water treatment plant and sewer lagoons and the Coal Mines Trail; adjacent to the east is the Cle Elum UGA; generally to the south is SR 903, the Cle Elum-Roslyn School, Puget Sound Energy's natural gas line substation, BPA transmission towers and Cle Elum's Water Treatment Plant which is within the Cle Elum city limits; generally to the southeast is the Cle Elum transfer station and the Cle Elum Pines housing development that lies within the Cle Elum city limits; generally to the southwest is the Crystal Creek Subdivision, and the proposed lots for the Christian Mission and Alliance Church and the Church of the Nazarene.

H. SERVICES Please provide the following information regarding the availability of services.

The site is currently served by sewer _____; septic _____ (check one)

Sewer purveyor (if on public sewer system): _____ The site is currently served by a public water system _____; well _____ Water purveyor (if on public water system): _____ No water or sewer at this time.

The site is located on a public road _____ private road X (check one) Name of road:

Access is off of Alliance Road from SR 903 and then onto an unnamed private road.

Fire District # 7

IV. FOR TEXT AMENDMENTS

Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording (attach additional pages if necessary)

V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

The amendment is needed and being proposed because the current comprehensive plan designation and zoning of the subject property does not allow for the type and scope of commercial development intended for the property. The property is ideally located for commercial use in that existing surrounding land uses are commercial and light industrial in nature. The applicant has immediate plans to establish a commercial business park on the property that will bring immediate public benefits such as offering commercial services and commodities, provide local family-wage jobs and generate tax revenues. The increase in available building lots, new home construction, and the high-end marketing of Suncadia Resort is bringing more people (full time and seasonal residents, tourists, recreationists, temporary workers, etc.) to the Cle-Elum/Roslyn area. The increased popularity of the area has also brought increased housing prices and an increased need for commercial services, commodities and local jobs. Thus, the amendment is needed and being proposed to allow for the near term development of commercial businesses to not only meet the every-day demands of the increasing local population and changing demographic but also to provide family-wage jobs to support and sustain the local economy. Also, the County currently has very little land zoned General Commercial. According to the County Comprehensive Plan, of the 1,486,476 acres in the county, only 144 acres or 0.0000096 % is zoned General Commercial.

B. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

The following County-Wide Planning Policies should be considered:

8. Major Commercial and Industrial Development

Policy A: Commercial developments including retail, wholesale or service related activities having a gross floor area of 4,000 square feet or more, with associated parking facilities, shall be located only within UGAs or UGNs. When commercial facilities are developed in conjunction with an approved Master Planned Resort, those portions of hotel/motel, short-term visitor accommodations, residential uses, conference and meeting rooms, and eating and drinking, and active recreation service facilities which are not devoted to retail sales shall not be subject to the 4,000 square foot limitation. All other retail, wholesale, or service related facilities included in the Master Planned Resort shall be subject to the 4,000 maximum square foot size.

ECONOMIC DEVELOPMENT AND EMPLOYMENT

2. County –wide Economic Vitality

Policy A: Economic vitality and job development will be encouraged in all the jurisdictions consistent with all community growth policies developed in accordance with the Growth Management Act.

ENVIRONMENT

Policy A: Kittitas County recognizes that a healthy economy which provides employment opportunities for diverse segments of the community is important to the quality of life in the area. The quality of life shall be protected by balancing environmental concerns with economic development. All jurisdictions shall protect critical areas through comprehensive plans and policies and develop regulations that are consistent with the adopted Critical Areas Ordinance.

ATTACHMENT #1

Population Allocations

Since the initial adoption of the Countywide Planning policies, there has been an amendment to the Growth Management Act [RCW 43.62.035] relative to the 20-year population projections.

On November 17, 1995, the Office of Financial Management completed the revised 20-year population projection for the state of Washington. In accordance with S.B. 5875, these revised figures include a high, medium and low range of population projections. For the purposes of planning under RCW 36.70A, local governments must use these projections for their comprehensive plans which encompass the land use, transportation, utilities, capital facilities and housing elements.

RCW 43.62.035 states that, ... *“The middle range shall represent the office’s estimate of the most likely population projection for the county. If any city or county believes that a projection will not accurately reflect actual population growth in a county, it may petition the office to revise the projection accordingly. The office shall complete the first set of ranges for every county by December 31, 1995. A comprehensive plan adopted or amended before December 31, 1995, shall not be considered to be in non-compliance with the twenty-year growth management planning population projection if the projection used in the comprehensive plan is in compliance with the range later adopted under this section.”*

Kittitas County 20-Year Population Projections

OFM Ranges
High 52,810
 Medium 42,242
 Low 38,579

Jurisdiction	Population Allocation Formula per KCCOG*	Population Allocation Based on Medium Range
Roslyn	1%	528
South Cle Elum	1.5%	792
Kittitas/FUGA	2.5%	1,320
Cle Elum	19%	10,034
Ellensburg/FUGA	35%	18,483
Kittitas County		
Urban Growth Nodes	15%	7,921
County**	<u>26%</u>	<u>13,732</u>
	100%	52,810

*per ordinance 1999-16

**excluding UGAs and Nodes

C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

The following provisions of the County Comprehensive Plan should be considered:

Appendix A –Glossary of Terms

Commercial Uses – activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

GENERAL GOALS AND POLICIES

GPO 2.2 Diversified economic development providing broader employment opportunities.

GPO 2.6 Kittitas County will maintain a flexible balance of land uses.

GPO 2.7 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

COMMERCIAL LAND USE – The present and long established land use pattern in Kittitas County is the basis for planning future business development. That pattern finds most business located in established communities and/or business districts.

GPO 2.100 Kittitas County will act to preserve the viability and integrity of existing business districts within the incorporated and unincorporated county.

GPO 2.101 Most comparison shopping (general merchandise, clothing, appliance, auto, sporting goods) should be located in or near existing business districts.

GPO 2.102 Neighborhood “convenience” businesses outside urban areas serving rural districts or demonstrated motorist needs should be encouraged in appropriate areas.

GPO 2.104 Highways and roads should not be developed with new commercial sites without compelling reasons and supporting economic data. Expansion and full development of existing business districts is encouraged.

GPO 2.105 I-90 exits shall not be considered as new business sites unless an Interchange Zone Classification is developed.

GPO 2.107A Designate sufficient available land for specialized commercial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.107C Promote small scale commercial development outside of UGAs and UGNs when compatible with adjacent land uses.

GPO 2.107D Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.

GPO 2.107E Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

MASTER PLANNED RESORTS – RETAIL AND COMMERCIAL SERVICES

GPO 2.4(G) Retail and commercial services should be designed to serve only the users of the MPR, and should be limited in scope and location to serve only as ancillary uses within the MPR. With the exception of hotel, motel, and other short-term visitor accommodations, residential uses, conference centers and meeting rooms, eating and drinking establishments, and active recreational facilities, individual retail and commercial facilities developed within a MPR shall not have a gross floor area in excess of 4,000 square feet.

GPO 2.207 Retail and commercial services offered on-site by a MPR should not duplicate the full range of commercial services available in adjacent communities. Retail and commercial services offered on-site by a MPR should be designed to discourage use from outside the MPR by locating such services well within the MPR site rather than on its perimeter.

HOUSING *(Although the proposed amendment does not include development of housing, the following GPOs are provided in support of the amendment because economic opportunities need to keep pace with housing issues such as increased population, changing demographics and housing prices.)*

GPO 3.3 Encourage home ownership within the community.

GPO 3.9 Provide housing which is supportive of economic opportunities.

GPO 3.10 Encourage mixed use, commercial and residential development in areas which need to provide housing for employees.

GPO 3.13 Provide for housing to be developed which is affordable to all economic groups.

D. How have conditions changed that warrant a comprehensive plan amendment?

The primary condition that has changed over the past decade that warrants the proposed comprehensive plan amendment includes the widespread relinquishment of commercial forestland by private timber companies. In the upper county alone, this has resulted in more than ten thousand acres of land available for purchase by individual land owners and entities that have subdivided and sold residential lots. The most impressive of these private transactions created the Suncadia Resort, and the proposed development of over 3,000 housing units and numerous upscale amenities. This increase in available lots, new home construction, and the high-end marketing of Suncadia Resort is bringing more people (full time and seasonal residents, tourists, recreationists, temporary workers, etc.) to the county, especially the Cle-Elum/Roslyn area. The increased popularity of the area has also brought increased housing prices and an increased need for commercial services, commodities and local jobs. Immediate commercial needs are required to meet every-day demands of the increasing population and changing demographic. Importantly, long-term commercial businesses that will provide family-wage jobs are needed to support and sustain the local economy and resident population. The surge of growth in the county has been particularly demonstrated by the fact that the county has received and approved, within the past three years, an exponential and historic number of rezones to allow for increased rural residential development and density. The majority of this residential growth demand has been outside existing UGAs and UGNs. Cle Elum, for example, responded by expanding its UGA and city limits to accommodate such requests

from Sunicadia Resort and other developers but the build out has not necessarily kept pace with the demand. The fast pace of growth has raised new considerations for growth patterns, land uses and zoning in the county. To begin addressing some of these considerations, the County has, per County Resolution # 2005-148, identified as part of its scope for the 2006 Update of the Comprehensive Plan an evaluation of existing UGAs and UGNs for location, current use and policies regarding commercial and industrial lands and their adequacy to meet the needs over the next 20 years. The 2006 scope also includes the production of land use and zoning maps that identify existing commercial areas outside UGAs and UGNs to address such items as the need for more rural convenience stores. The proposed amendment supports these evaluations in that the subject property may very well be deemed appropriate for inclusion in the Cle Elum UGA for commercial purposes. And in the alternative, the amendment will allow for the use of commercial lands outside a UGA to be utilized to meet the near and long-term commercial needs of the county and surrounding communities.

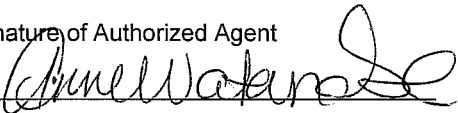
VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING)

- A. SITE PLAN OF THE PROPERTY WITH THE FOLLOWING FEATURES: buildings; points of access, ABUTTING roads, and parking areas; septic tank and drainfield and replacement area.

See attached map.

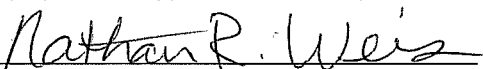
- B. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further 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.

Signature of Authorized Agent



Date 6/30/06

Signature of Land Owner of Record
(required for application submittal)

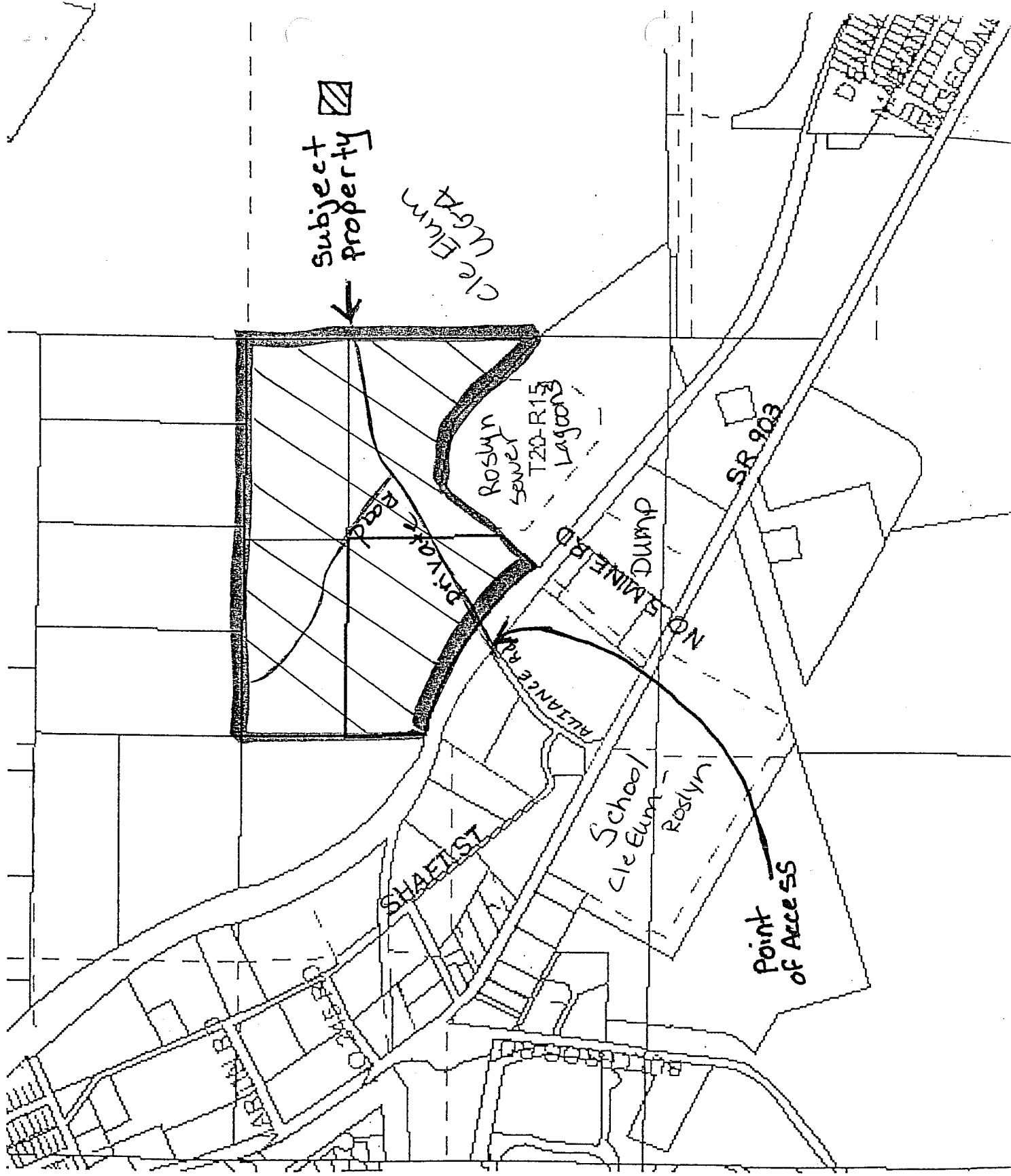


Date 6/30/06

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subject property

Cle Elm

Roshyn Sewer T20-R15 Layout

SR 903

NO. BMINEL RD
DUMP

PRIVATE RD

ALLIANCE RD

SHAEKST

School Roshyn
CLE ELM

point of Access

WATER RD

CUMBER

DEVELOPMENT SECONDARY

Central Cascade Land Company

103 S. 2nd St.

P.O. Box 687

Roslyn, WA 98941

Tel: (509) 649-2211

FAX: (509) 649-3300

**CENTRAL CASCADE
LAND COMPANY**

March 31, 2006

Gregg Hall
Administrator
City of Cle Elum
119 West First Street
Cle Elum, WA 98922

RE: Cle Elum Comprehensive Plan Amendment

Dear Mr. Hall:

Please accept this letter as the Central Cascade Land Company's (CCLC) request for an amendment to the City of Cle Elum's Comprehensive Plan (Plan) to expand the City of Cle Elum's Urban Growth Area (UGA) boundary by approximately 90 acres. Also enclosed is the \$1500.00 application fee.

While we have consulted the City of Cle Elum's existing Plan dated July 8, 1997, we understand that the City of Cle Elum is in the process of updating its Comprehensive Plan and that the City may exercise its opportunity to extend this process beyond the current December 2006 deadline. Since our proposal will likely be effected by additional analysis and planning policies developed by the City and incorporated in the updated Plan, we would appreciate the opportunity to work closely with the City during this process so that our proposal can reflect any new information. In addition, we expect additional details to be included in this proposal should it proceed as a recommendation to Kittitas County.

Property Description

Tax Parcel Nos.	20-15-21040-0009 (25.4 acres)
	20-15-21040-0001 (20 acres)
	20-15-21040-0010 (24.7 acres)
	20-15-21040-0008 (20 acres)

These four tax parcels comprise a contiguous block of 90 acres under single ownership and is located just north of SR 903 behind the existing transfer station. (See Exhibit "A").

Zoning

Current zoning is Forest and Range-20.

Future Use

CCLC proposes to include the 90 acres into the City of Cle Elum's Urban Growth Area to allow for near-term (within 3-5 years after approval) build out of a commercial and/or industrial complex.

Criteria

Consistent with the City of Cle Elum Municipal Code 17.120.030, "Standards and Criteria for Granting a Reclassification," the CCLC offers the following information to assist the City in evaluating our request.

1. The proposed amendment is consistent with the comprehensive plan.
The proposed amendment is consistent with the City of Cle Elum's Comprehensive Plan. The Plan (pg. 20) indicates that, "*There are 109 acres currently zoned industrial, most of which is located in the 100-year floodplain. With so much industrial land located inappropriately [in] areas south of Railroad Street and north of Interstate 90, other areas of the city should be considered for designation, such as the western edge of the city.*" This proposal would allow for industrial uses in the western edge of the city and away from the 100-year floodplain.

As for commercial uses, the Plan (pg. 20) indicates a concern about retaining a "centralized pedestrian oriented downtown." The proposed amendment would not detract foot or vehicle traffic from the central business district because the types of businesses proposed are expected to be non-retail. In addition, because the property is located to the west of both I-90 interchanges entering the City, traffic will continue to flow into the central business district for food, gas and other "exit" services.

Goal MI.2: Ensure that new development does not outpace the city's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities exist or will be provided.

While this Management goal often does not apply to UGA expansions because developments are usually anticipated over the 20-year planning term, this proposal expects a near term build out which will allow the city to better gauge whether or not new development is in fact outpacing the City's ability to maintain public facilities and services. The applicant fully expects to work with the City to refine the plan for such services to the project and the applicant will be funding such services.

Goal MI.3: In its land use management decisions, the city should strive to influence both rates and patterns of future growth in order to achieve the goals of the Comprehensive Plan.

This proposal will allow the City to control such factors especially in light of the fact that the City is updating its Plan.

Goal MI.6: Coordinate new development with the provisions of an adequate level of services and facilities, such as schools, water, transportation and parks, as established in the Capital Facilities Element.

The proposal will likely require urban services to serve the development. As mentioned below, the project is perfectly located to expand water, sewer, natural gas, phone and cable to the property.

Goal MI.7: Infilling of existing lots within the City limits shall be the first option for the development of land.

As mentioned below, the current industrial area has been identified as being inappropriately located in the 100-year floodplain and a recommendation was made to look to the western edge of the city. This proposal will allow for commercial and industrial that may not be adequately located by the existing city limits and UGA.

2. The proposed amendment and subsequent development would be compatible with development in the vicinity.

The eastern boundary of the property is adjacent to the Cle Elum UGA. The north and west boundaries are adjacent to lands zoned Forest and Range -20 and owned by the applicant. The south east boundary is adjacent to lands zoned Forest and Range-20 that is currently owned by the City of Roslyn and used for Roslyn's sewer lagoons. The southwestern boundary of the property is across from lands zoned suburban that includes the Cle Elum-Roslyn School District, the new Regional Wastewater Treatment Plant, Puget Sound Energy's natural gas substation, and Bonneville Power Administration transmission lines and towers. Further to the east of the property is a sand and gravel stockpile yard. The proposed amendment would be compatible with development in the vicinity in that existing uses are already non-residential.

3. The proposed rezone will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated.

The property is served by direct access off SR 903 which is a primary arterial, and will utilize the newly established county road (Alliance Road) which has a 60-ft easement and design ability to accommodate 4-lanes. Additional roadway into the property and parking to serve the proposed business area will be developed by the applicant. It does not appear that there will be significant impacts which cannot be mitigated.

4. Adequate public utilities and public facilities are available to serve subsequent development.

The applicant will provide utilities to serve the development such as, power, fiber optics, phone and natural gas energy. These services are easily extended from existing lines adjacent to the property. Puget Sound Energy's natural gas line substation is across SR 903 from the property. The Regional WWTP is also directly across SR 903 from the property. In addition, the applicant is in the process of obtaining water rights to support the development.

5. Circumstances have changed substantially since the establishment of the current zoning district to warrant the proposed amendment.

Circumstances in Upper Kittitas County have changed. The subject property has historically only been managed for commercial forestry by Plum Creek Timber Company. Plum Creek has, over the past 20 years, relinquished a large portion of its holdings in Cle Elum, including the subject property. Zoning changes around the property have made forestry a less viable option for timber harvesting. In addition, a major resort, Suncadia, has increased its build out and presence in Cle Elum. The high end residences existing and proposed at Suncadia will come with increased demands for commercial and industrial services. Consequently, there is a need for additional property to support commercial and industrial uses. While there is land available to support commercial and industrial uses within the UGA, there is not a clear time frame for when such future development of properties already within the UGA will occur. The applicant is proposing a 3-5 year build out to meet commercial and industrial demands.

In addition, Kittitas County recently adopted the high range of the 20-year population projection issued by the Office of Financial Management, (OFM) which is 52,810 persons, county-wide. Of this, the County allocated 19% to Cle Elum's estimated population which results in an estimated 10,034 persons residing in Cle Elum over the next 20 years. The Cle Elum UGA Expansion Study dated June 20, 2000, (page 17) rightly states that, "*Determining the amount of commercial land that is necessary is not as simple as for residential. Unlike residential, the need for commercial lands is not based solely on the population of the UGA. Other factors can play a large role... In addition, the type of commercial development will have an affect on the amount of land needed.*" The UGA Expansion Study, (page 18) also notes that the majority of the 52 acres of commercial zoned land is already developed and that additional studies should be conducted to monitor the rate of utilization and development of vacant and underutilized commercial land. The Plan, page 20, also calculates that based on 52 acres of commercial property and the city's 1990 population, there is about 34 acres of commercial land per 1,000 people. Using the new OFM population projection of 10,034 persons in Cle Elum, and assuming commercial lands do not increase, this would result in a ratio of about 0.5 acres of commercial land per 1,000 people.

6. The proposed amendment will not adversely affect the health, safety and general welfare of the citizens of the city.

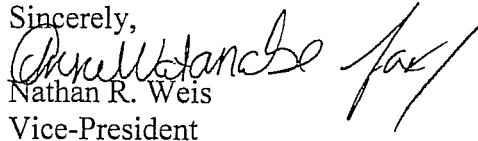
The County will adopt OFM's high end population projections to guide growth in the county over the next 20 years. These projections provide for substantial growth in the county. The public health, safety and welfare will be served by this proposal in that inclusion in the UGA will allow for public sewer and water systems to serve the project rather than incentivizing development that is forced to use septic systems and the drilling of exempt wells. The existing underlying zone of the property will otherwise allow for rural residential development which will need to utilize septic systems and exempt wells. The increased population growth outside areas served by public services continues to

increase the use of exempt wells and septic systems which increases threats to the water quality and quantity of aquifers and surface waters in the Upper Yakima River Basin.

In summary, CCLC appreciates the opportunity to submit this Plan Amendment request to the City. We believe the property is appropriately suited to the request and we recognize that additional analyses will need to be done. We sincerely hope that the City will afford us the consideration and opportunity to work with the City during its Comprehensive Plan Amendment process to include new information that may arise or be requested by the City. We look forward to working with the City.

Please contact Anne Watanabe at (509) 649-2211 ext. 218 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan R. Weis", written over the typed name.

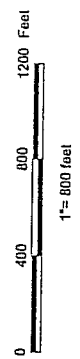
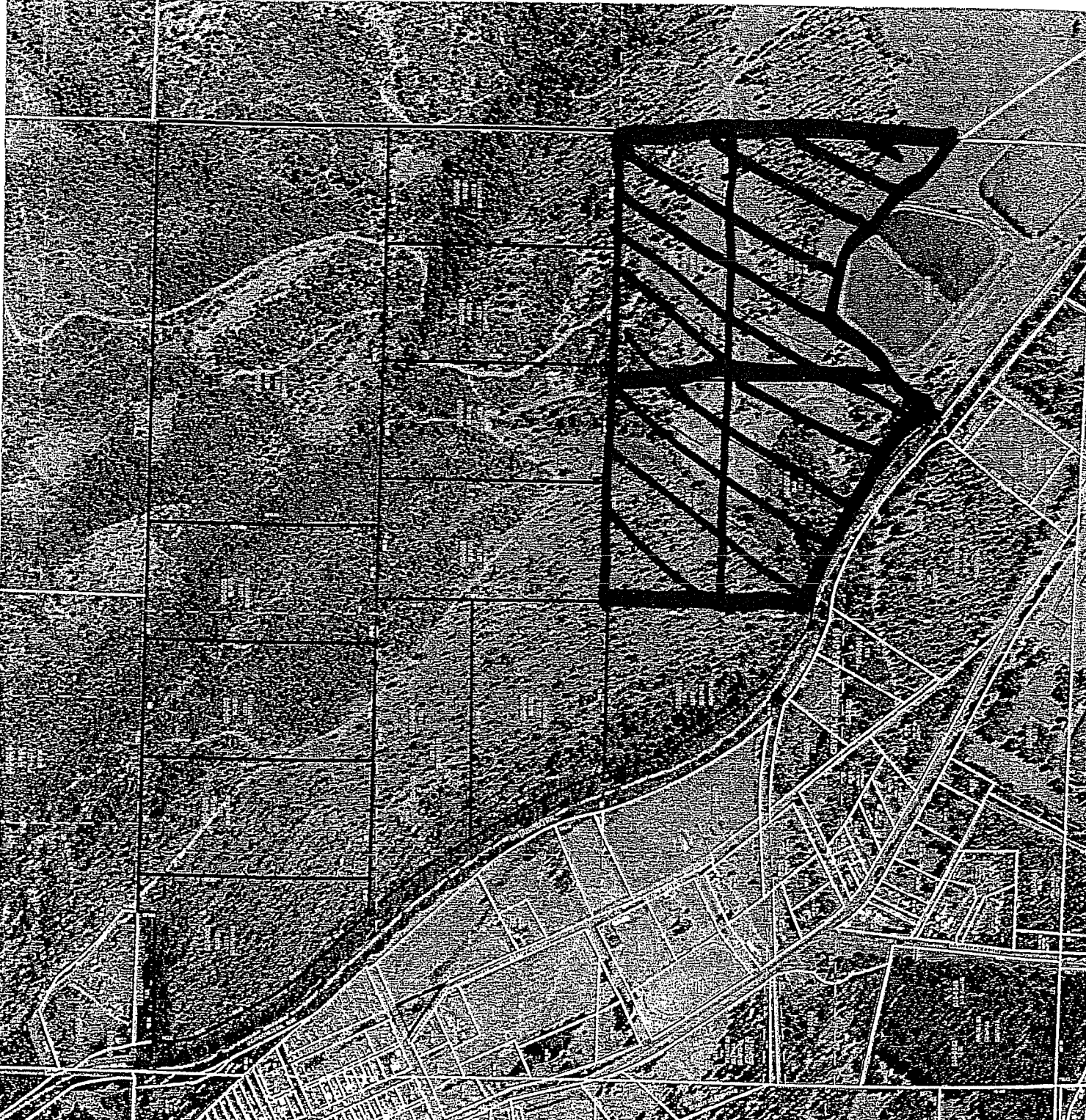
Nathan R. Weis
Vice-President

Enclosure – Property Map

Cascade Land Co

SE ROSLYN

Exhibit 'A'



Copyright (C) 2002 Kititas County
 This map was derived from several databases. The
 County cannot accept responsibility for any errors.
 Therefore, there are no warranties for this product.