

EXHIBIT 7
FOWLER CREEK GUEST RANCH
BUILDINGS AND RECREATION FACILITIES

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Kittitas County CDS

The Fowler Creek Trails Guest Ranch is an 84.3-acre parcel of land located in the foothills of the Eastern Cascade Mountains. The ranch will offer a variety of lodging and recreational facilities, including:

Recreational vehicle camping sites: 30 RV camping sites will be located in a wooded area near the entrance to the ranch. Each site will have a gravel or hard surfaced parking site, electrical hookup, sewer hookup, picnic table, and a fire pit. Water may be provided to the site if legally available. The sites will be spaced farther apart to provide privacy for guests and to create a more rural feel.

Bed and breakfast: The bed and breakfast will have five rooms, each with a private bathroom. The rooms will be furnished in a rustic style and will have views of the woods and mountains. The bed and breakfast will be in a central location on the ranch, making it easy for guests to access the other facilities.

Ranch house: The ranch house will have seven bedrooms, two bathrooms, and a large kitchen. The house will be available for rent by groups and will be perfect for large families or reunions. The ranch house will be in a wooded area near the center of the property, providing guests with a peaceful and secluded setting.

Cabins: The ten cabins will be located in the wooded area near the pasture and meadows and will be in two small clusters to preserve rural character. Cabin will have two to four bedrooms, one to three bathrooms, and a kitchen. The cabins will be perfect for families or couples who want a more secluded experience. The cabins will be furnished with rustic furniture and will have views of the forest and meadows.

Residential Habitats: Tree houses or viewing platforms may be constructed around the wetlands to provide an overnight experience for guests to enjoy the natural scenery and wildlife. For more information, see Exhibit 15 – Residential Habitats.

Swimming pool: The swimming pool may be located near the cabins. The pool will be surrounded by a deck with chairs and tables, providing guests with a place to relax and sunbathe. The pool will be open from Memorial Day through Labor Day with that time being extended depending on weather.

Barn: The large barn will be used by the guest ranch guests for gatherings and events. The barn can accommodate up to 200 people, and will be perfect for weddings, birthday parties, and other special events. The barn will be decorated in a rustic style and will have a large dance floor.

Fire pits: There will be several fire pits located throughout the ranch. The fire pits will be a great place to relax and enjoy the scenery. Guests can roast marshmallows and tell stories around the fire. Selected fire pits will have access to propane gas to power the flames during burn bans and periods of high fire danger.

Gathering areas: There will be several gathering areas located throughout the ranch. The gathering areas are perfect for sightseeing, playing games, and relaxing. There will be a gazebo for shade.

Trails: There are several miles of hiking and biking trails located in and around the ranch including the trails in the Wenatchee National Forest. The trails offer stunning views of the mountains and the river. The trails are open to guests of all ages and skill levels.

Animal viewing sites: There are several animal viewing sites located on the ranch. Guests can see deer, elk, bears, and other wildlife. The animal viewing sites are located

in a secluded area of the ranch including the wetland buffer area. These viewing areas provide guests with a chance to see the wildlife in their natural habitat.

Birdwatching sites: There are several birdwatching sites located on the ranch. Guests can see a variety of birds, including eagles, hawks, and owls. The birdwatching sites are located near the wetlands and the forest, providing guests with a chance to see a variety of birds.

Parking areas: There will be plenty of parking available for guests and visitors. The parking areas will be throughout the ranch with close access to the facilities.

Internal roads and trails: There will be internal roads and trails that will grant guests with easy access throughout the ranch. The roads will be graveled, and the trails may include natural ground and graveled surface. In some areas there may be a boardwalk over wet areas. The roads and trails will be well-maintained to ensure the safety of guests.

Dining area: There will be a place that guests will be able to purchase and eat farm-to-table food and local brands in a common area.

Small store: The small store will sell groceries, snacks, and other supplies. The store will also have a selection of recreational retail and rental items such as:

Bikes: There will be a variety of bikes available for rent, including mountain bikes, road bikes, and cruisers.

Telescopes: There will be a variety of telescopes available for rent, including small telescopes for stargazing and larger telescopes for birdwatching.

Binoculars: There will be a variety of binoculars available for rent, including small binoculars for birdwatching and larger binoculars for wildlife viewing.

Hiking gear: There will be a variety of hiking gear available for rent, including backpacks, tents, sleeping bags, and hiking poles.

Camping gear: There will be a variety of camping gear available for rent, including coolers, stoves, lanterns, and cookware.

Fishing gear: There will be a variety of fishing gear available for rent, including rods, reels, lures, and bait.

Other: There will be a variety of other recreational items available for rent, such as kayaks, canoes, paddleboards, and scooters.

The small store will also sell a variety of other items, such as groceries, snacks, souvenirs, and apparel.