

Marian Meadows Subdivision Guarantee Analysis

As a preface to this report, it should be noted that this Guarantee was conducted for the required Kittitas County Pre Application Meeting of the subject plat. Our conceptual planning at this point in the process was for a 113 lot clustered sub-division using a PUD application. The acreage involved included all of Sec. 01, T20N, R13E (565.93 acres) and a small portion of Sec. 12, T20N, R13E.

The applicant owns all of Sec. 01 and small portions in Sec. 12. Zoning for these holding include both Forest and Range and Residential 5 zones.

Within the Pre-Application meeting, numerous issues were discussed. Of primary concern, was "if Forest and Range zones could be included within a PUD application" as KCC 15.060 excluded this use. As a result of these discussions, the plat formation was amended to its current 89 lot configuration.

Within the Subdivision Guarantee, numerous recordings were identified which will have varying impacts on holding in either Sec. 01 or Sec. 12. This analysis is an attempt to identify what recording may have an impact on the current application of Marian Meadows.

The first 3 exhibits illustrate the ownership transfers and which entities are presently in title.

ERLC, Inc.	owns all of Sec. 01, T20N, R13E.
ERLC, Inc.	owns Lot 3 of Easton Acres within Sec. 12, T20N, R13E.
Crush LLC	owns the N ½ of the NE ¼ and the S ¼ of the NE ¼ of Sec. 12, T20N, R13E.

Items 1 through 6 how individual parcels with taxes paid.

Recordings in place for Sec. 01, T20n, R13E.

- #7. Lease agreement from ERLC to Inland Telephone Company
- #8. Lease and Operating Agreement for Quarry Operations currently in place.
- #18 Water main and Utility easement from Sparks Road going north for 700' to KCWD #3.
- #19/20 Mutually beneficial agreements for access/egress from the end of Sparks Rd north onto Sec. 01.
- #21 Mutually beneficial agreements for roadways east of the existing BPA power distribution lines.
- #24 Easton Acres C, C, & R's.
- #25 Mineral Reservations
- #28
- #31 Record of Survey
- #32 Record of Survey
- #33 Record of Survey

- #34 Record of Survey
- #35 Record of Survey
- #36 Record of Survey
- #37 Record of Survey

All other note are referencing Crush LLC lands within Sec. 12, T20N, R13E.