

EXHIBIT X18
THE RANCH AT ROSLYN RIDGE
QUALITATIVE FEATURES

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Kittitas County CDS

The proposed Ranch at Roslyn Ridge is a prime spot in Upper Kittitas County containing very desirable qualitative features. The parcel offers many benefits to its guests that contribute to a desirable destination for those traveling or looking to explore the opportunities that forested Eastern Washington has to offer. While there are many qualitative features included in the land, there will be four main examples that this exhibit will highlight. These include the location of the Ranch being on a large hill with a plethora of recreational trails, impressive views of the Cascade Range Area including Mt. Rainier, dense forested areas, and an abundant wildlife population.

HILL LOCATION WITH RECREATIONAL TRAILS

Imagine a large hill, covered in lush green grass and towering pines. The sun shines through the trees, creating a dappled effect on the ground. A gentle breeze wafts through the air, carrying the scent of pine needles and wildflowers. This is the setting for the proposed Ranch at Roslyn Ridge, which will be home to a variety of recreational trails, perfect for hiking, biking, nature photography, and wildlife viewing.

The hill itself would be a popular destination for hikers and climbers. The trails offer stunning views of the surrounding mountains and valleys. On a clear day, you can even see Mount Rainier in the distance.

Within the Ranch's setting on a large hill is a great place to relax and escape the hustle and bustle of everyday life. It is also a prime spot to connect with nature and enjoy the beauty of Upper Kittitas County. The hill itself is covered in a variety of plant life, including Douglas fir, ponderosa pine, and wildflowers, which are a sight to behold in the springtime. The trails are well-maintained and easy to follow when hiking, biking, or photographing nature and encapsulate the beauty of the surrounding mountains and valleys on any given day or during any season.

There are trails for all levels of hikers, from easy strolls to challenging climbs. The trails are also popular for biking, and there are routes for both mountain biking and road

biking. These trails offer guests a chance to witness scenic overlooks that offer stunning views of the surrounding mountains. Other trails wind through quiet groves of trees that provide a peaceful retreat from the outside explore the forest and discover its many hidden treasures. The trails vary in difficulty and length, making them suitable for hikers of all skill levels. They are also a great setting to take photos of the wildflowers, wildlife, and mountain scenery. Whether one is looking for a challenging hike, a leisurely bike ride, or a remote stroll through the woods, they will find something to enjoy on the trails within the proposed Ranch at Roslyn Ridge.

VIEWS OF THE CASCADE RANGE AND MT. RAINIER

The Eastern Washington slopes of the Cascade Mountain Range and surrounding rolling hills offer some of the most picturesque landscapes in the region, especially when considering a clear view of Mt. Rainier, one of the tallest mountains in the 48 contiguous states. This area is known for its rugged beauty, pristine forests, and abundant wildlife. The proposed Ranch at Roslyn Ridge is nestled within this area on a 33.7-acre forested land situated at an elevation ranging from approximately 2,400 to 2,650 feet above sea level. The Ranch offers visitors a unique opportunity to experience the beauty of the Cascades.

When one drives through the forested property, the first thing that draws the eye is the breathtaking view of the forested hills that border the neighboring peaks. The mountains can be seen in places throughout the proposed Ranch and reflect the natural beauty of Kittitas County. The Ranch itself is situated on a rural hill within the forest, providing a natural and rustic setting for guests to enjoy. Traveling to the top of the Ranch even offers a pristine view of Mt. Rainier.

The proposed Ranch at Roslyn Ridge is a testament to the natural beauty of the surrounding landscape. The cabins and lodges would be constructed from natural materials, such as wood and stone, and are designed to blend seamlessly into the forested environment. Furthermore, there would be viewing areas along the border of the property for guests to observe the Cascade Range. The Ranch would provide a multitude of outdoor activities, including hiking, biking, and wildlife viewing, all of which allow guests to experience the natural wonder of the forested land tract.

The proposed Ranch at Roslyn Ridge situated on the eastern slopes of the Washington State Cascades offers a unique and unforgettable experience for visitors. With its rich natural beauty and diverse wildlife, it is a beautiful and unique destination that fosters a wealth of rural and recreational experiences and is the perfect place to escape from the stresses of everyday life and reconnect with nature.

LOCATED WITHIN FORESTED PROPERTY

Another one of the most significant features of the proposed Ranch at Roslyn Ridge is the vast forest within its borders. This land is home to a diverse array of flora and fauna, making it a prime location for nature enthusiasts and wildlife enthusiasts alike. Within the forest itself are unique features.

There is a wide variety of foliage within the property. This area is dominated by Douglas fir, mock oranges, and red cedar trees, which provide a beautiful canopy throughout the year and a rich habitat for a variety of bird species, small mammals, and other wildlife. The forest floor is covered with a thick layer of needles and mosses, which creates a soft, spongy carpet that is pleasant to walk on. The air is filled with the sweet scent of pine and cedar, making it a perfect place to escape.

Another important feature of this forest land tract is the wildlife that can be found on the property, discussed in the following section. The land is home to many different species of animals, including deer, coyotes, foxes, and various birds of prey. The forested land tract is also home to a variety of hiking trails that wind their way through the property. Along the trails, guests can expect to see a variety of plant life, including wildflowers, ferns, and other greenery. Whether visitors want to hike or bike, birdwatch, or simply relax and enjoy the natural surroundings, this property has something for everyone that wishes to spend time within a rural forested setting.

RICH WILDLIFE POPULATION

The abundant wildlife population within the proposed Ranch at Roslyn Ridge is a major draw for tourists and nature lovers alike. The region is home to a variety of animals, including elk, deer, bears, birds, and wolves. Guests of the Ranch would be able to see these animals up close while hiking or biking on the Ranch's trails, and there would be

many opportunities for wildlife viewing and nature photography. Visitors may enjoy watching the wildlife from designated viewing areas at a safe distance and may even be able to participate in wildlife tours led by knowledgeable guides.

The Ranch's location in the Cascade Mountains provides the perfect habitat for many different types of wildlife. The mountains offer a variety of different ecosystems, from lush forests to alpine meadows. The diverse habitats allow for a wide variety of animals to thrive.

Traveling through the proposed Ranch project area, one may be able to observe a variety of different animals. The deer are often seen grazing in the meadows, and they can be easily spotted by their white tails. The elk are larger than deer, and they can be seen in the forests and mountains. The bears are the largest animals in the Ranch, and they can be spotted foraging for food in the meadows and forests. The wolves are rarely seen, but they are an important part of the ecosystem. The coyotes are more common than wolves, and they can often be heard howling at night. The foxes are small and elusive, but they may be seen hunting in the meadows. The eagles are a common sight soaring overhead, and they can often be seen catching fish in the rivers and lakes. The hawks are also common, and one may catch a glimpse hunting small animals in the forests and meadows. The owls are mostly nocturnal, but they can sometimes be observed hunting during the day. These are just a few of the many animals that can be found in the Ranch as it is a unique place to experience the beauty and diversity of the region's wildlife.

The wildlife population in the local area is also a testament to the Ranch's commitment to conservation. There are many efforts working to protect the region's natural resources, and these efforts have helped to ensure the continued abundance of wildlife in the area.

The proposed Ranch at Roslyn Ridge would take great care to protect its wildlife population. The Ranch staff would work to minimize human-wildlife conflict and educate guests about the importance of conservation. As a result, the Ranch is a great place to learn about and appreciate the wildlife of Upper Kittitas County.