

VICINITY MAP - N.T.S.

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT OF PONDEROSA PINES HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING OFFICIAL
 I HEREBY CERTIFY THAT THE PLAT OF PONDEROSA PINES HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY PLANNING OFFICIAL _____

CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-15-25058-0004 (19157)
 DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY TREASURER _____

CERTIFICATE OF KITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE PLAT OF PONDEROSA PINES HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-15-25058-0004 (19157)
 DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY ASSESSOR _____

KITITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

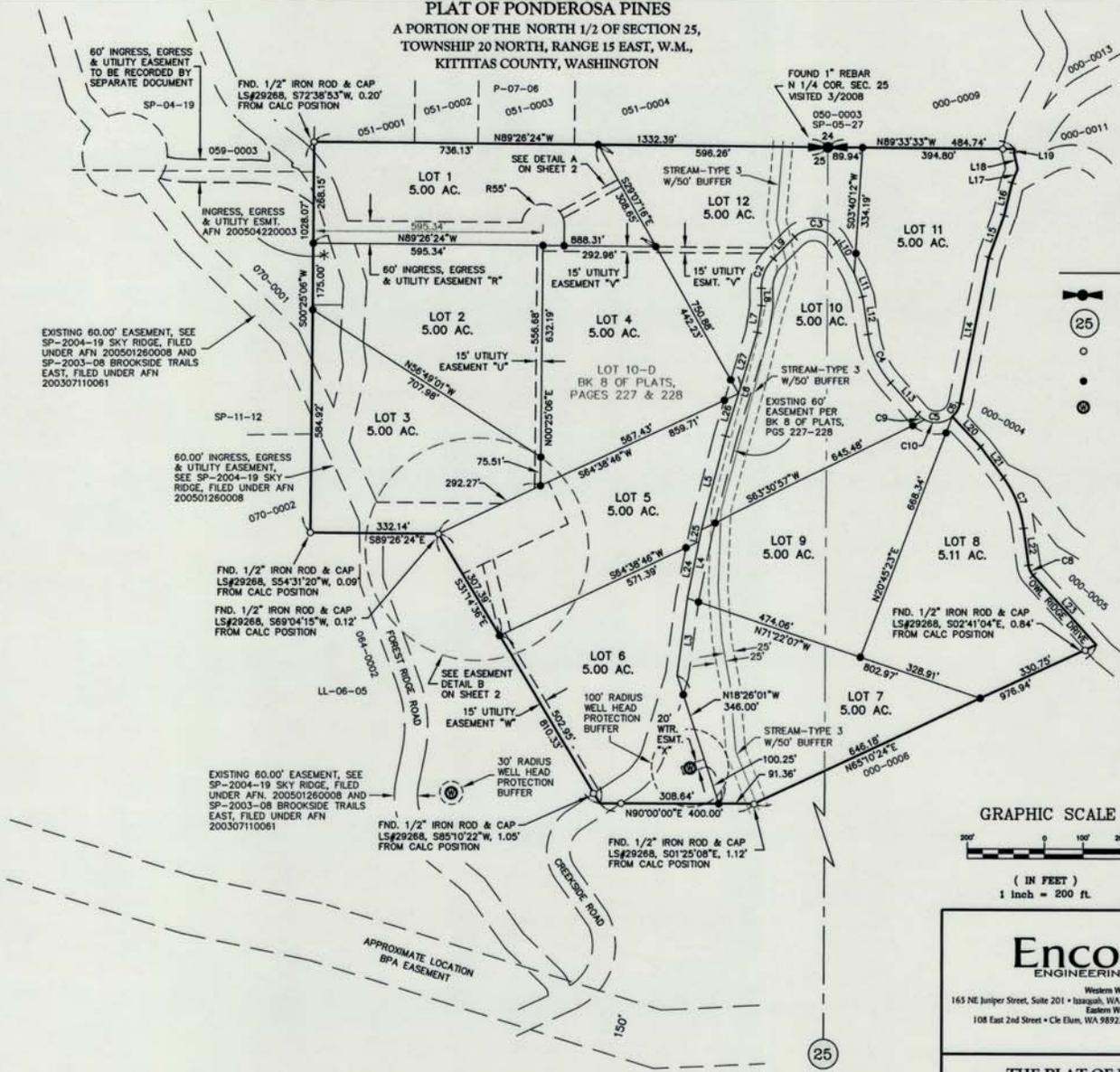
BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON

BY: _____
 CHAIRMAN

ATTEST: _____
 CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

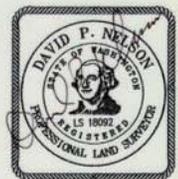
PLAT OF PONDEROSA PINES
 A PORTION OF THE NORTH 1/2 OF SECTION 25,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON



P-07-42

LEGEND

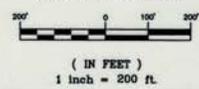
- QUARTER CORNER AS NOTED
- (25) CENTER OF SECTION
- FOUND 1/2" IRON ROD & CAP
- SET 5/8" IRON ROD & CAP, LS 18092
- ⊙ EXISTING WELL



07/03/2014



GRAPHIC SCALE



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 20.....AT.....M
 IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME

.....
 COUNTY AUDITOR DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF.....COOPER PASS, LLC
 IN.....JULY.....20.14.

.....
 DAVID P. NELSON DATE 07/03/2014

CERTIFICATE NO. 18092

THE PLAT OF PONDEROSA PINES A PORTION OF THE NORTH 1/2 OF SECTION 25 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITITAS COUNTY, STATE OF WASHINGTON		
DWN BY G. WEISER	DATE 07/2014	JOB NO. 08020
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 4

OWNER:

COOPER PASS, LLC
206 WEST 1ST ST
CLE ELUM, WA 98922

PARCEL # 20-15-25058-0004 (19157)
ACREAGE: 60.11 ACRES
12 LOTS
WATER SOURCE: GROUP B WATER SYSTEM (PONDEROSA PINES WATER SYSTEM)
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: RURAL-5

PLAT OF PONDEROSA PINES
A PORTION OF THE NORTH 1/2 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

P-07-42

EXISTING LEGAL DESCRIPTION:

PARCEL 1:

LOT 10-D, SP-2003-08 BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 227 AND 228, RECORDS OF SAID COUNTY.

PARCEL 2:

A SIXTY FOOT (60') EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THOSE ROADS AS DELINEATED ON THE BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 227 AND 228, AND A SIXTY FOOT (60') EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND UPON THOSE ROADS AS CONTAINED IN EASEMENT EXCHANGE RECORDED ON DECEMBER 4, 1978, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 428448 AND AS FURTHER DELINEATED ON THAT CERTAIN SURVEY RECORDED OCTOBER 27, 2005, IN BOOK 31 OF SURVEYS, PAGES 224 AND 225, UNDER AUDITOR'S FILE NO. 200510270006.

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY BLUHM & ASSOC. AS FILED IN BOOK 8 OF PLATS AT PAGES 227 & 228 FILED UNDER AUDITOR'S FILE NUMBER 200307110061, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10-D OF THAT CERTAIN SURVEY AS RECORDED BY BLUHM & ASSOC. IN BOOK 8 OF PLATS AT PAGES 227 & 228 TO THE CONFIGURATION SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED USING TRIMBLE R8 GPS IN CONJUNCTION WITH A NIKON DTM-520 TOTAL STATION AND A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

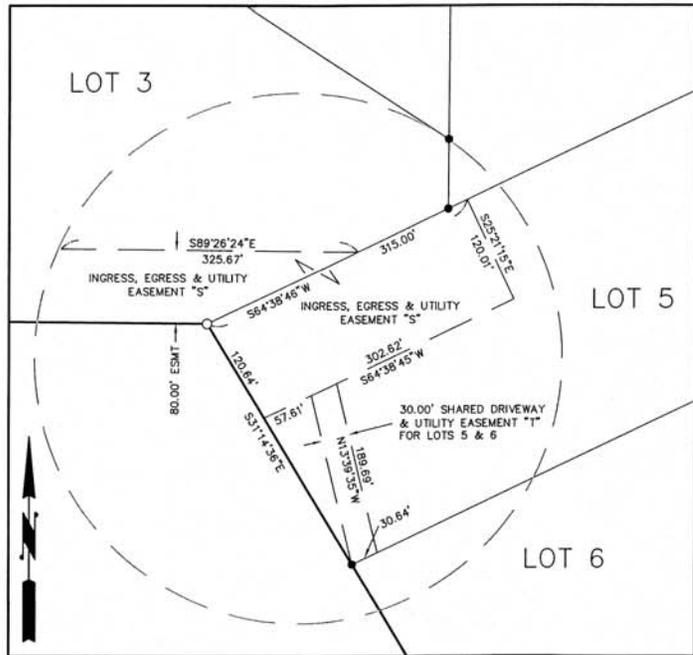
NOTES:

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.05) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
10. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
11. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
12. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

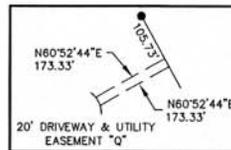
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	DELTA
L3	N07°31'09"E	201.33	C2	85.86'	110.78'	44°24'28"
L4	N11°30'57"E	180.61	C3	126.81'	68.13'	106°38'48"
L5	N14°07'48"E	252.51	C4	142.40'	251.64'	32°25'21"
L6	N16°40'35"E	283.88	C5	100.76'	63.25'	91°17'05"
L7	N08°32'08"E	71.40	C6	40.80'	63.25'	37°03'02"
L8	N00°23'32"W	45.79	C7	142.94'	280.35'	28°12'25"
L9	N44°00'54"E	79.55	C8	29.03'	47.96'	34°40'35"
L10	S29°20'18"E	94.22	C9	23.20'	63.25'	21°01'08"
L11	S19°42'21"E	64.87	C10	77.56'	63.25'	70°15'57"
L12	S08°18'37"E	99.28				
L13	S40°41'58"E	108.93				
L14	N10°57'55"E	390.21				
L15	N19°23'32"E	118.45				
L16	N13°06'53"E	88.97				
L17	N22°12'15"E	39.32				
L18	S12°43'26"E	44.61				
L19	S11°20'04"W	9.82				
L20	S42°43'16"E	106.82				
L21	S36°04'40"E	100.19				
L22	S07°52'15"E	95.38				
L23	S42°32'50"E	242.53				
L24	N11°30'57"E	149.85				
L25	N11°30'57"E	30.76				
L26	N16°40'35"E	116.14				
L27	N16°40'35"E	167.74				

ADJACENT PROPERTY OWNERS:

20-15-24000-0011 20-15-24000-0013 MARK A & NARDI G LEHNERT PO BOX 957 CLE ELUM WA 98922	20-15-25058-0003 MT VIEW ENTERPRISES LLC STEPHEN J FORD ETUX 2826 199TH AVE E SUMNER WA 98391
20-15-25000-0006 VALLEY SUNSET VIEW LLC 1102 E 1ST STREET CLE ELUM WA 98922	20-15-25064-0002 HIGHMARK RESOURCES LLC PO BOX 923 CLE ELUM WA 98922
20-15-25000-0005 MILDRED M VALLONE FLAT A, 14/F MONMOUTH PL 9L KENNEDY ROAN HONG KONG	20-15-25000-0004 SCOTT A BARBEE AND CONSTANCE D STARR PO BOX 492 CLE ELUM WA 98922
20-15-24000-0009: JOHN A JOHNSON ETUX 821 E LK SAMMAMISH SHORE LN SE SAMMAMISH WA 98075	20-15-24051-0001 E PAUL GERSCH 1552 NE 76TH ST SEATTLE WA 98115
20-15-24050-0003 JOHN M HUSH TRUSTEE HUSH LAND TRUST 7300 FUN CENTER WAY TUKWILA WA 98188	20-15-24051-0002 WILLIAM R MOORE ETAL 201 BORSET DR YAKIMA WA 98901
20-15-25070-0001 20-15-25070-0002 DAVID & ADRIENNE KUHN 1712 SKYLINE RIDGE LN SW TUMWATER WA 98512	20-15-24051-0003 DONALD W KUEHN 1703 NW GREENBRIER WAY SEATTLE WA 98177
	20-15-24051-0004 EILEEN A SCHOFIELD 142 LK WA BLVD S SEATTLE WA 98144



EASEMENT DETAIL B
SCALE: 1"=100'



EASEMENT DETAIL A
SCALE: 1"=200'

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 20.....AT.....
IN BOOK.....OF.....AT PAGE.....AT THE REQUE!
.....
DAVID P. NELSON
SURVEYOR'S NAME
.....
COUNTY AUDITOR DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF.....COOPER PASS, LLC
IN.....JULY.....2014.
David P. Nelson 07/03/14
DAVID P. NELSON DATE
CERTIFICATE NO. 18092.....

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-0100
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

THE PLAT OF PONDEROSA PINES
A PORTION OF THE NORTH 1/2 OF SECTION 25
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	07/2014	08020
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 4

07/03/2014

PLAT OF PONDEROSA PINES
A PORTION OF THE NORTH 1/2 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

P-07-42

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

COOPER PASS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

NAME TITLE DATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF _____ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

STORM KING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

NAME: SEAN NORTHPROP TITLE: MANAGING MEMBER DATE

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SEAN NORTHPROP, TO ME KNOWN TO BE THE MANAGING MEMBER OF STORM KING, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

GDW CAPITAL PARTNERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

NAME TITLE DATE

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF _____ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____



07/03/2014

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 20.....AT.....M
IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF

DAVID P. NELSON
SURVEYOR'S NAME

..... COUNTY AUDITOR DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF COOPER PASS, LLC
IN.....JULY.....2014.

David P. Nelson 07/03/2014
DAVID P. NELSON DATE
CERTIFICATE NO. 18092.....



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

THE PLAT OF PONDEROSA PINES
A PORTION OF THE NORTH 1/2 OF SECTION 25
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY G. WEISER	DATE 07/2014	JOB NO. 08020
CHKD BY D. NELSON	SCALE N/A	SHEET 3 OF 4

PLAT OF PONDEROSA PINES
A PORTION OF THE NORTH 1/2 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

P-07-42

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

AMERICAN STRATEGIC INCOME PORTFOLIO INC.-II, A MINNESOTA CORPORATION

NAME TITLE DATE

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ TO ME KNOWN TO BE THE _____ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

AGW LLC, AN IDAHO LIMITED LIABILITY COMPANY

NAME TITLE DATE

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ TO ME KNOWN TO BE THE _____ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____



07/23/2014

RECORDER'S CERTIFICATE FILED FOR RECORD THIS.....DAY OF 20.....AT.....M IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF DAVID P. NELSON SURVEYOR'S NAME COUNTY AUDITOR DEPUTY COUNTY AUDITOR		
SURVEYOR'S CERTIFICATE THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF..... COOPER PASS, LLC IN.....W.V.....2014. DAVID P. NELSON DATE 07/23/2014 CERTIFICATE NO. 18092.....		
 Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Eastern Washington Division 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419		
THE PLAT OF PONDEROSA PINES A PORTION OF THE NORTH 1/2 OF SECTION 25 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITITITAS COUNTY, STATE OF WASHINGTON		
DWN BY G. WEISER	DATE 07/2014	JOB NO. 08020
CHKD BY D. NELSON	SCALE N/A	SHEET 4 OF 4

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Ponderosa Pines Plat (P-07-42)**

RESOLUTION

NO. 2008- 120

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on May 13, 2008 for the purpose of considering a preliminary plat known as the Ponderosa Pines Plat and described as follows:

The division of 60.11 acres into twelve lots, tax parcel number 20-15-25058-0004.
Proponent: Dave Blanchard, authorized agent for Cooper Pass LLC landowners.

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended denial of said proposed subdivision 3-1 and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on July 1, 2008 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Dave Blanchard, authorized agent for Cooper Pass LLC landowner, submitted an application for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5. The subject property is located north of Columbia Avenue and east of Montgomery Avenue, Cle Elum, WA 98922, within a portion of the south 1/2 of Section 24, the north 1/2 of Section 25, the northeast 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-00044.
2. The said development application included a preliminary plat depicting the division of

one parcel totaling 60.11 acres into twelve parcels.

3. Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on June 29, 2007. The Board of County Commissioners finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on April 14, 2008. See attached Exhibit A for specific mitigations. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law. (See Exhibit "A")
5. An administrative site analysis was completed by the staff planner in compliance with Title 17A. Areas of steep slope exist on the parcel. Prior to any development the applicant would need to comply with Title 17A and the Critical Areas Ordinance in place at that time. There is also a perennial stream and a 25 foot buffer shall be maintained.
6. An open record hearing was held on May 13, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard. Due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. The Board of County Commissioners finds that the Planning Commission's deliberations and findings erred by using water availability and access testimony that relates to final plat approval and not preliminary approval.
8. The Board of County Commissioners finds that a closed record meeting was held on July 1, 2008 for the purpose of considering the preliminary plat known as the Ponderosa Pines Plat. A motion was made and seconded that the preliminary plat be approved. The motion carried in with a vote of 3-0.
9. The Board of County Commissioners finds that additional conditions are necessary to protect the public's interest.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Ponderosa Pines Plat with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The

developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

2. Proof of potable water must be shown prior to final plat approval.
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."
5. Required on Final Plat: The Final Plat shall meet all requirements as listed in section 16.20 of the Subdivision Code; including content, format, etc. The following items will be required on the Final Plat Submittal:
 - a) Adjacent Property Owners: The adjacent property owners and surrounding properties shall be on the face of the final plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners).
 - b) Surrounding Area: All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).
6. Road Name(s): Road names shall be subject to the approval of the Kittitas County Department of Public Works.
7. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
8. Second Access: A second access is required of this development and has been identified as a road leading from Jack Pine Drive to Big Tail Road to Deer Creek Road to Cle Elum's Montgomery Avenue. The second access shall be constructed to meet or exceed the

conditions of a Low-Density Private Road. If the access will be emergency use only, the gate must be approved by the Fire Marshal.

9. Private Road Improvements: Access from Columbia Avenue to the final access points on Jack Pine Drive, Creekside Road, and Owl Ridge Drive, and the second access from Jack Pine Drive to Montgomery Avenue shall be constructed to meet or exceed the conditions of a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius shall be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
10. Cul-de-Sac: A turnaround is required on Creekside Road. The applicant has the option to either build a turnaround near the intersection of Creekside and Owl Ridge Roads, or to certify Creekside Road from Columbia Avenue to an existing offsite cul-de-sac. If the second option is chosen, the easement up to the cul-de-sac must be shown on the face of the plat.
11. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.

- b. The surface requirement is for a minimum gravel surface depth of 6”.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8’ wide with gravel surface
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Plat Notes: Plat notes shall reflect the following:

- a. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.
- b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
- c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
- d. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- f. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.

12. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
13. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
14. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
15. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
16. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
17. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Ponderosa Pines Plat and the same hereby is, approved with the proposed development configuration (See Exhibit B) and mitigation measures.

DATED this 5th day of August, 2008 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

ABSENT

Mark McClain, Chairman



Alan A. Crankovich, Vice- Chairman



Linda K. Huber, Commissioner

ATTEST:
CLERK OF THE BOARD

Julie A. Kjorsvik
Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125



Exhibit "A"

SEPA

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Ponderosa Pines Preliminary Plat P-07-42

Description: Twelve Lot Plat in the Rural-5 Zone

Proponent: Cooper Pass LLC, landowner
206 West 1st Street
Cle Elum, WA 98222

Location: North of the City of Cle Elum, Cle Elum, WA 98922, within a portion of Section 24 & Section 26, T20N, R15E, WM in Kittitas County. Assessor's map number 20-15-25058-0004.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

I. Transportation

- A. The City of Cle Elum has jurisdiction over Columbia Avenue and may require participation in improving this arterial to city standards. WSDOT has jurisdiction over the SR 903 and Columbia Avenue intersection and may require participation in improving this intersection to state standards. The Level of Service (LOS) standard for both the state and the city at this location is LOS C. WSDOT may also require participation in improving the SR 903 and Columbia Avenue intersection to meet GMA concurrency requirements since the LOS is projected to reduce to LOS D at this location.
- B. Any future subdivision or development of the properties involved will be subject to review by WSDOT for their impacts to the WSDOT system. Impacts that are determined

to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

- C. Creekside Road currently serves more than 40 lots. A second access shall be identified prior to final plat approval, and certified prior to the issuance of a building permit. The second access shall be constructed to meet or exceed the conditions of a Low-Density Private Road.
- D. The applicant will consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.
- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
- C. In accordance with the comments from the Department of Ecology, Pondersosa Pines will be limited to one ground water exemption with a maximum withdrawal of 5000 gallons per day.
- D. Flow meters must be installed at each individual lot. Records documenting water usage at each individual lot must be maintained and available for review by authorized agencies.
- E. Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

I. III. Air

- a. The applicant must minimize the amount of dust in the air through water sprinkling and comply with all permitting and regulatory requirements set forth by the Washington State Department of Ecology Air Quality Program. This includes the preparation of a site-specific Fugitive Dust Control Plan (FDCP) prior to operation that must be followed during the duration of activity at the site.

IV Public Services

- A. Any future development must comply with International Fire Code (IFC) and Appendices.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, May 2, 2008).

Responsible Official: _____
Scott Turnbull

Title: Staff Planner

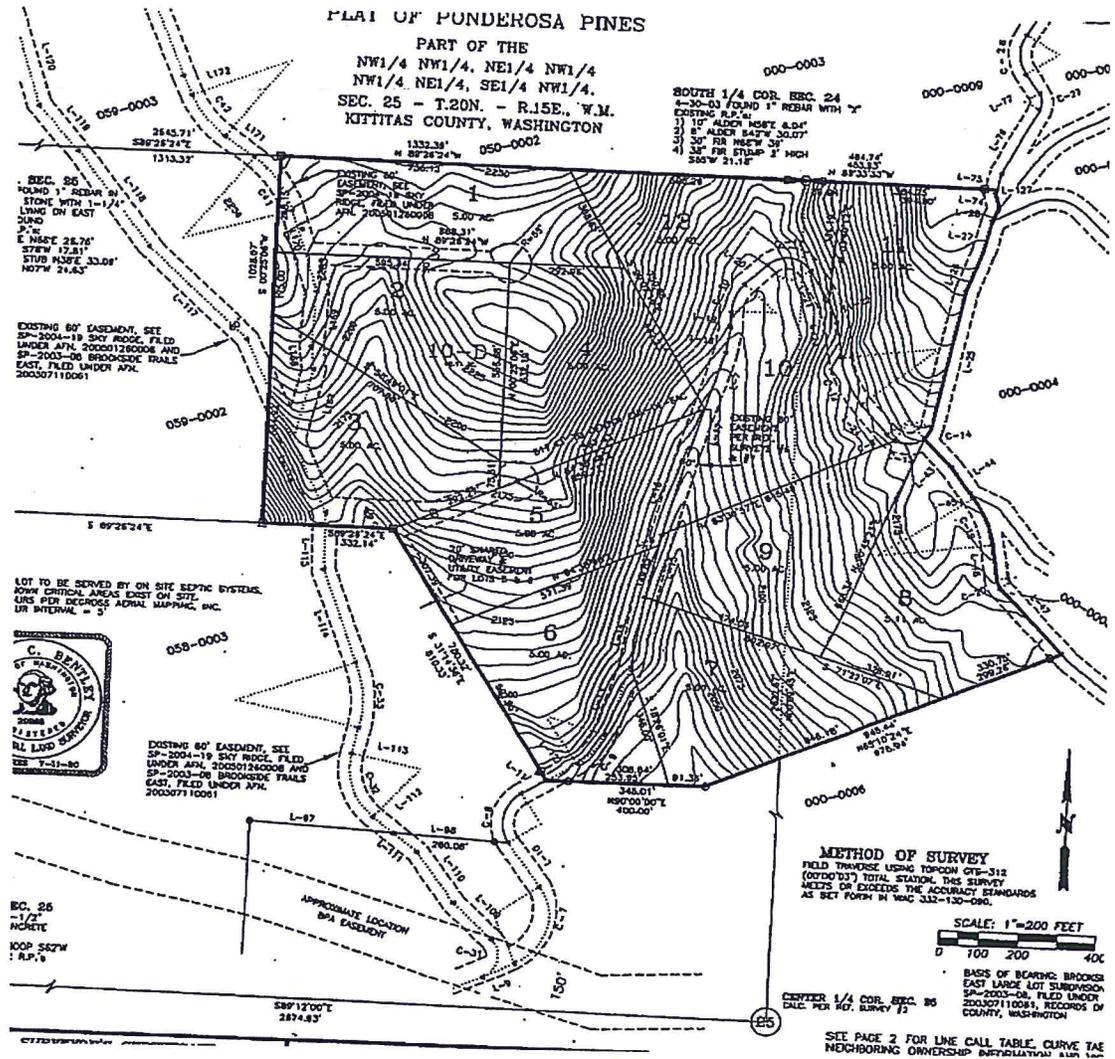
Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: July 30, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, May 2nd, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

The MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 108, Ellensburg, WA. 98926. Timely appeals must be received no later than 5:00 p.m., January 31, 2007.

Exhibit B



**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Ponderosa Pines Plat (P-07-42)**

RESOLUTION

NO. 2008- 119

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on May 13, 2008 for the purpose of considering a preliminary plat known as the Ponderosa Pines Plat and described as follows:

The division of 60.11 acres into twelve lots, tax parcel number 20-15-25058-0004.
Proponent: Dave Blanchard, authorized agent for Cooper Pass LLC landowners.

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended denial of said proposed subdivision 3-1 and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on July 1, 2008 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Dave Blanchard, authorized agent for Cooper Pass LLC landowner, submitted an application for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5. The subject property is located north of Columbia Avenue and east of Montgomery Avenue, Cle Elum, WA 98922, within a portion of the south 1/2 of Section 24, the north 1/2 of Section 25, the northeast 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-00044.
2. The said development application included a preliminary plat depicting the division of

one parcel totaling 60.11 acres into twelve parcels.

3. Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on June 29, 2007. The Board of County Commissioners finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on April 14, 2008. See attached Exhibit A for specific mitigations. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law. (See Exhibit "A")
5. An administrative site analysis was completed by the staff planner in compliance with Title 17A. Areas of steep slope exist on the parcel. Prior to any development the applicant would need to comply with Title 17A and the Critical Areas Ordinance in place at that time. There is also a perennial stream and a 25 foot buffer shall be maintained.
6. An open record hearing was held on May 13, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard. Due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. The Board of County Commissioners finds that a closed record meeting was held on July 1, 2008 for the purpose of considering the preliminary plat known as the Ponderosa Pines Plat. A motion was made and seconded that the preliminary plat be approved. The motion carried in with a vote of 3-0.
8. The Board of County Commissioners finds that additional conditions are necessary to protect the public's interest.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the **Ponderosa Pines Plat** with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit

for any specific lot.

2. Proof of potable water must be shown prior to final plat approval.
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."
5. Required on Final Plat: The Final Plat shall meet all requirements as listed in section 16.20 of the Subdivision Code; including content, format, etc. The following items will be required on the Final Plat Submittal:
 - a) Adjacent Property Owners: The adjacent property owners and surrounding properties shall be on the face of the final plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners).
 - b) Surrounding Area: All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).
6. Road Name(s): Road names shall be subject to the approval of the Kittitas County Department of Public Works.
7. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
8. Second Access: A second access is required of this development and has been identified as a road leading from Jack Pine Drive to Big Tail Road to Deer Creek Road to Cle Elum's Montgomery Avenue. The second access shall be constructed to meet or exceed the conditions of a Low-Density Private Road. If the access will be emergency use only, the gate must be approved by the Fire Marshal.

9. Private Road Improvements: Access from Columbia Avenue to the final access points on Jack Pine Drive, Creekside Road, and Owl Ridge Drive, and the second access from Jack Pine Drive to Montgomery Avenue shall be constructed to meet or exceed the conditions of a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius shall be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
10. Cul-de-Sac: A turnaround is required on Creekside Road. The applicant has the option to either build a turnaround near the intersection of Creekside and Owl Ridge Roads, or to certify Creekside Road from Columbia Avenue to an existing offsite cul-de-sac. If the second option is chosen, the easement up to the cul-de-sac must be shown on the face of the plat.
11. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".

- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
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Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Plat Notes: Plat notes shall reflect the following:

- a. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.
- b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
- c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
- d. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- f. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.

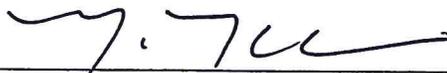
12. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
13. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
14. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
15. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
16. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
17. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Ponderosa Pines Plat and the same hereby is, approved with the proposed development configuration (See Exhibit B) and mitigation measures.

DATED this 15th day of July, 2008 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Mark McClain, Chairman


Alan A. Crankovich, Vice- Chairman


Linda K. Huber, Commissioner



ATTEST:
CLERK OF THE BOARD

Julie A. Kjorsvik
Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"

SEPA

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Ponderosa Pines Preliminary Plat P-07-42

Description: Twelve Lot Plat in the Rural-5 Zone

Proponent: Cooper Pass LLC, landowner
206 West 1st Street
Cle Elum, WA 98222

Location: North of the City of Cle Elum, Cle Elum, WA 98922, within a portion of Section 24 & Section 26, T20N, R15E, WM in Kittitas County. Assessor's map number 20-15-25058-0004.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

I. Transportation

- A. The City of Cle Elum has jurisdiction over Columbia Avenue and may require participation in improving this arterial to city standards. WSDOT has jurisdiction over the SR 903 and Columbia Avenue intersection and may require participation in improving this intersection to state standards. The Level of Service (LOS) standard for both the state and the city at this location is LOS C. WSDOT may also require participation in improving the SR 903 and Columbia Avenue intersection to meet GMA concurrency requirements since the LOS is projected to reduce to LOS D at this location.
- B. Any future subdivision or development of the properties involved will be subject to review by WSDOT for their impacts to the WSDOT system. Impacts that are determined

to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

- C. Creekside Road currently serves more than 40 lots. A second access shall be identified prior to final plat approval, and certified prior to the issuance of a building permit. The second access shall be constructed to meet or exceed the conditions of a Low-Density Private Road.
- D. The applicant will consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.
- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
- C. In accordance with the comments from the Department of Ecology, Pondersosa Pines will be limited to one ground water exemption with a maximum withdrawal of 5000 gallons per day.
- D. Flow meters must be installed at each individual lot. Records documenting water usage at each individual lot must be maintained and available for review by authorized agencies.
- E. Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

I. III. Air

- a. The applicant must minimize the amount of dust in the air through water sprinkling and comply with all permitting and regulatory requirements set forth by the Washington State Department of Ecology Air Quality Program. This includes the preparation of a site-specific Fugitive Dust Control Plan (FDCP) prior to operation that must be followed during the duration of activity at the site.

IV Public Services

- A. Any future development must comply with International Fire Code (IFC) and Appendices.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, May 2, 2008).

**Responsible
Official:** _____
Scott Turnbull

Title: Staff Planner

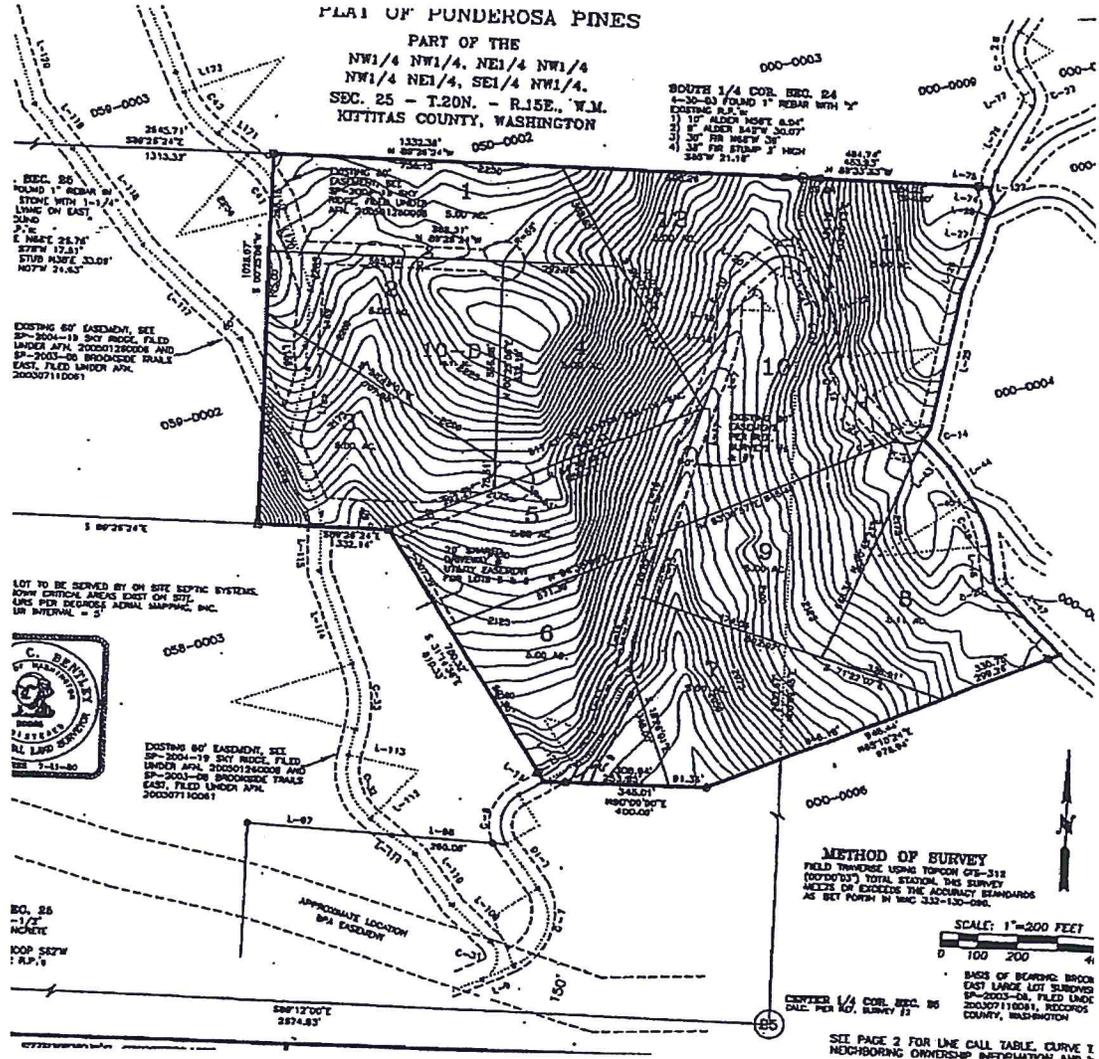
Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: July 9, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, May 2nd, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

The MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 108, Ellensburg, WA. 98926. Timely appeals must be received no later than 5:00 p.m., January 31, 2007.

Exhibit B





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: July 15, 2008

ACTION REQUESTED: Sign the Resolution granting preliminary approval to the Ponderosa Pines Preliminary Plat (P-07-42)

BACKGROUND: Dave Blanchard, authorized agent for Cooper Pass LLC landowner, submitted an application for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5.

The subject property is located north of Columbia Avenue and east of Montgomery Avenue, Cle Elum, WA 98922, within a portion of the south 1/2 of Section 24, the north 1/2 of Section 25, the northeast 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.

The Comprehensive Plan's Land Use Element designates the subject property as Rural and the current zoning is Rural-5.

Community Development Services issued a Notice of Application on June 29, 2007. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on April 14, 2008. No SEPA appeals were received.

The Board of County Commissioners held an open record meeting on July 1, 2008 and recommended approval of the preliminary plat by a vote of 3-0.

INTERACTION: Prosecutor's office has reviewed the attached resolution.

RECOMMENDATION: Review and sign the attached resolution.

ATTACHMENTS: Resolution

LEAD STAFF Scott Turnbull, Planner II

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Ponderosa Pines Plat (P-07-42)**

RESOLUTION

NO. 2008-_____

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on May 13, 2008 for the purpose of considering a preliminary plat known as the Ponderosa Pines Plat and described as follows:

The division of 60.11 acres into twelve lots, tax parcel number 20-15-25058-0004.
Proponent: Dave Blanchard, authorized agent for Cooper Pass LLC landowners.

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended denial of said proposed subdivision 3-1 and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on July 1, 2008 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Dave Blanchard, authorized agent for Cooper Pass LLC landowner, submitted an application for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5. The subject property is located north of Columbia Avenue and east of Montgomery Avenue, Cle Elum, WA 98922, within a portion of the south 1/2 of Section 24, the north 1/2 of Section 25, the northeast 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-00044.
2. The said development application included a preliminary plat depicting the division of

one parcel totaling 60.11 acres into twelve parcels.

3. Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on June 29, 2007. The Board of County Commissioners finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on April 14, 2008. See attached Exhibit A for specific mitigations. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law. (See Exhibit "A")
5. An administrative site analysis was completed by the staff planner in compliance with Title 17A. Areas of steep slope exist on the parcel. Prior to any development the applicant would need to comply with Title 17A and the Critical Areas Ordinance in place at that time. There is also a perennial stream and a 25 foot buffer shall be maintained.
6. An open record hearing was held on May 13, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard. Due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. The Board of County Commissioners finds that a closed record meeting was held on July 1, 2008 for the purpose of considering the preliminary plat known as the Ponderosa Pines Plat. A motion was made and seconded that the preliminary plat be approved. The motion carried in with a vote of 3-0.
8. The Board of County Commissioners finds that additional conditions are necessary to protect the public's interest.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Ponderosa Pines Plat with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit

for any specific lot.

2. Proof of potable water must be shown prior to final plat approval.
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."
5. Required on Final Plat: The Final Plat shall meet all requirements as listed in section 16.20 of the Subdivision Code; including content, format, etc. The following items will be required on the Final Plat Submittal:
 - a) Adjacent Property Owners: The adjacent property owners and surrounding properties shall be on the face of the final plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners).
 - b) Surrounding Area: All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).
6. Road Name(s): Road names shall be subject to the approval of the Kittitas County Department of Public Works.
7. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
8. Second Access: A second access is required of this development and has been identified as a road leading from Jack Pine Drive to Big Tail Road to Deer Creek Road to Cle Elum's Montgomery Avenue. The second access shall be constructed to meet or exceed the conditions of a Low-Density Private Road. If the access will be emergency use only, the gate must be approved by the Fire Marshal.

9. Private Road Improvements: Access from Columbia Avenue to the final access points on Jack Pine Drive, Creekside Road, and Owl Ridge Drive, and the second access from Jack Pine Drive to Montgomery Avenue shall be constructed to meet or exceed the conditions of a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius shall be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
10. Cul-de-Sac: A turnaround is required on Creekside Road. The applicant has the option to either build a turnaround near the intersection of Creekside and Owl Ridge Roads, or to certify Creekside Road from Columbia Avenue to an existing offsite cul-de-sac. If the second option is chosen, the easement up to the cul-de-sac must be shown on the face of the plat.
11. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".

- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Plat Notes: Plat notes shall reflect the following:

- a. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.
- b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
- c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
- d. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- f. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.

12. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
13. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
14. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
15. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
16. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
17. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Ponderosa Pines Plat and the same hereby is, approved with the proposed development configuration (See Exhibit B) and mitigation measures.

DATED this _____ day of _____, 2008 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Mark McClain, Chairman

Alan A. Crankovich, Vice- Chairman

Linda K. Huber, Commissioner

ATTEST:
CLERK OF THE BOARD

Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"

SEPA

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Ponderosa Pines Preliminary Plat P-07-42

Description: Twelve Lot Plat in the Rural-5 Zone

Proponent: Cooper Pass LLC, landowner
206 West 1st Street
Cle Elum, WA 98222

Location: North of the City of Cle Elum, Cle Elum, WA 98922, within a portion of Section 24 & Section 26, T20N, R15E, WM in Kittitas County. Assessor's map number 20-15-25058-0004.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

I. Transportation

- A. The City of Cle Elum has jurisdiction over Columbia Avenue and may require participation in improving this arterial to city standards. WSDOT has jurisdiction over the SR 903 and Columbia Avenue intersection and may require participation in improving this intersection to state standards. The Level of Service (LOS) standard for both the state and the city at this location is LOS C. WSDOT may also require participation in improving the SR 903 and Columbia Avenue intersection to meet GMA concurrency requirements since the LOS is projected to reduce to LOS D at this location.
- B. Any future subdivision or development of the properties involved will be subject to review by WSDOT for their impacts to the WSDOT system. Impacts that are determined

to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

- C. Creekside Road currently serves more than 40 lots. A second access shall be identified prior to final plat approval, and certified prior to the issuance of a building permit. The second access shall be constructed to meet or exceed the conditions of a Low-Density Private Road.
- D. The applicant will consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.
- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
- C. In accordance with the comments from the Department of Ecology, Pondersosa Pines will be limited to one ground water exemption with a maximum withdrawal of 5000 gallons per day.
- D. Flow meters must be installed at each individual lot. Records documenting water usage at each individual lot must be maintained and available for review by authorized agencies.
- E. Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

I. III. Air

- a. The applicant must minimize the amount of dust in the air through water sprinkling and comply with all permitting and regulatory requirements set forth by the Washington State Department of Ecology Air Quality Program. This includes the preparation of a site-specific Fugitive Dust Control Plan (FDCP) prior to operation that must be followed during the duration of activity at the site.

IV Public Services

- A. Any future development must comply with International Fire Code (IFC) and Appendices.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, May 2, 2008).

Responsible _____
Official: Scott Turnbull

Title: Staff Planner

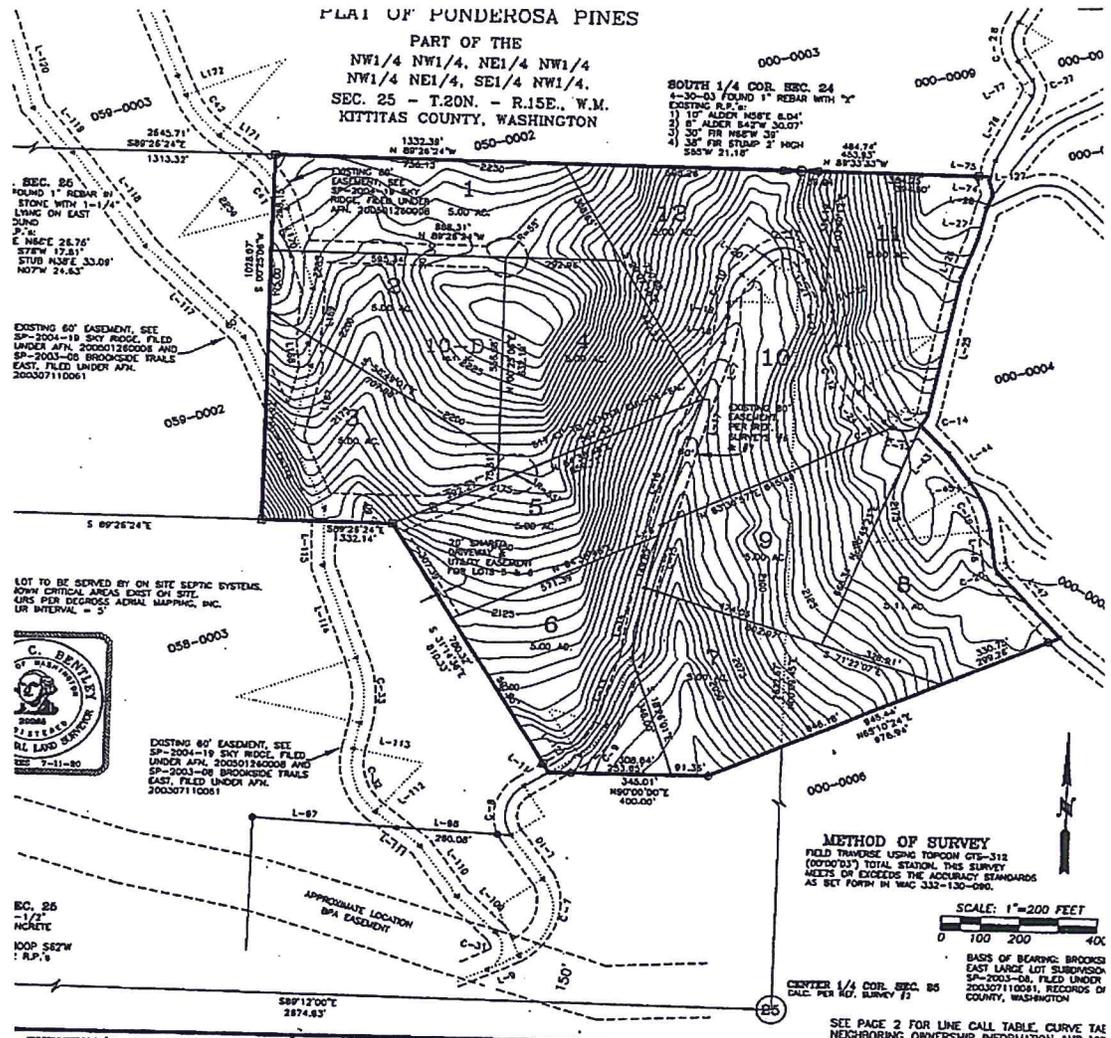
Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: July 9, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, May 2nd, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

The MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 108, Ellensburg, WA. 98926. Timely appeals must be received no later than 5:00 p.m., January 31, 2007.

Exhibit B





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: July 1, 2008

ACTION REQUESTED: Conduct Closed Record Meeting for the Ponderosa Pines Preliminary Plat (P-07-42)

BACKGROUND: Dave Blanchard, authorized agent for Cooper Pass LLC landowner, submitted an application for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5.

The subject property is located north of Columbia Avenue and east of Montgomery Avenue, Cle Elum, WA 98922, within a portion of the south 1/2 of Section 24, the north 1/2 of Section 25, the northeast 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.

The Comprehensive Plan's Land Use Element designates the subject property as Rural and the current zoning is Rural-5.

Community Development Services issued a Notice of Application on June 29, 2007. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on April 14, 2008. No SEPA appeals were received.

An open record hearing was held before the Kittitas County Planning Commission on May 13, 2008 to consider this matter and testimony was taken from those persons present who wished to be heard. Due notice of the public meeting was given as required by law, and the necessary inquiry has been made into the public interest to be served by the proposed subdivision. The Kittitas County Planning Commission approved a motion by a vote of 3-1 to forward the Ponderosa Pines Preliminary Plat (P-07-42) to the Kittitas County Board of Commissioners with a recommendation of denial. The Planning Commission felt that the applicant did not have sufficient water availability.

INTERACTION: The Board of Commissioners did on June 16, 2008 set a closed record meeting for the July 1, 2008 agenda.

RECOMMENDATION: Staff recommends that the Board take action on the Planning Commission recommendation to *deny* the Ponderosa Pines Preliminary Plat (P-07-42) and direct staff to prepare enabling documents for signature at the agenda scheduled

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

for August 5, 2008.

ATTACHMENTS:

Staff Report
Planning Commission Minutes
Written Record
Planning Commission Audio Tapes Available Upon Request

LEAD STAFF:

Scott Turnbull, Staff Planner

PROJECT NAME: Ponderosa Pines

Index # <small>*Numbers in lower right hand corner</small>	Document Name
1	Application & SEPA Checklist
2	Notice of Application
3	Road Variance Resolution
4	Department of Ecology Comments
5	Public Works Comments
6	Public Works Request for Second Access
7	SEPA MDNS
8	PC Staff Report
9	PC Minutes
10	Applicant Powerpoint Presentation
11	Staff Powerpoint Presentation
12	Findings of Fact
13	Planning Commission approval of Findings of Fact (minutes)

Ponderosa Pines

P-07-42

Project Overview: 12 Lot Plat on 60.11 acres, located north of Cle Elum off of Jack Pine and Creekside Road

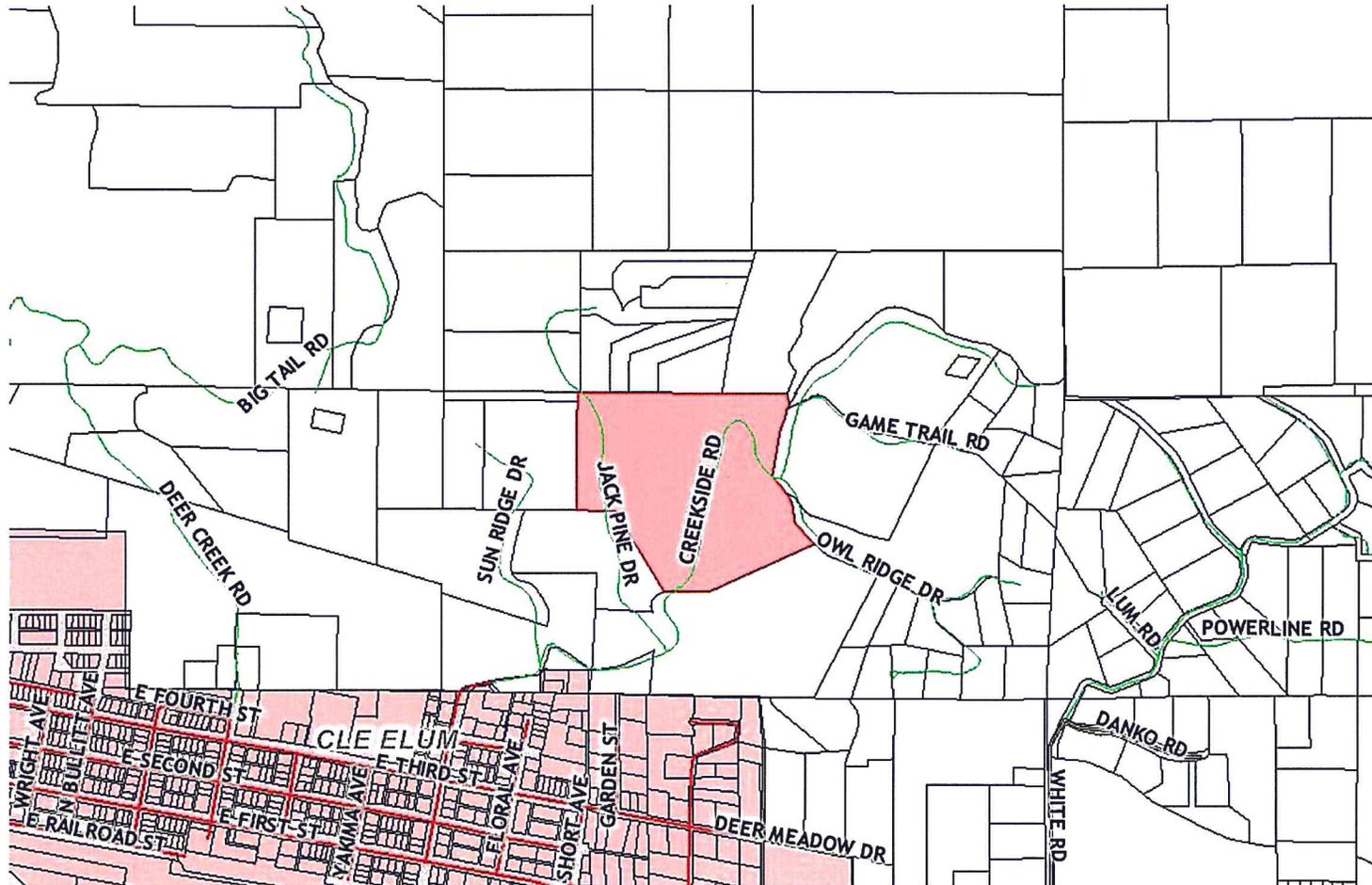
Encompass Engineering & Surveying
108 East 2nd St.
Cle Elum, WA 98922
(509) 674-7433

Cooper Pass, LLC.
206 W 1st Street
Cle Elum, WA 98922

Overview

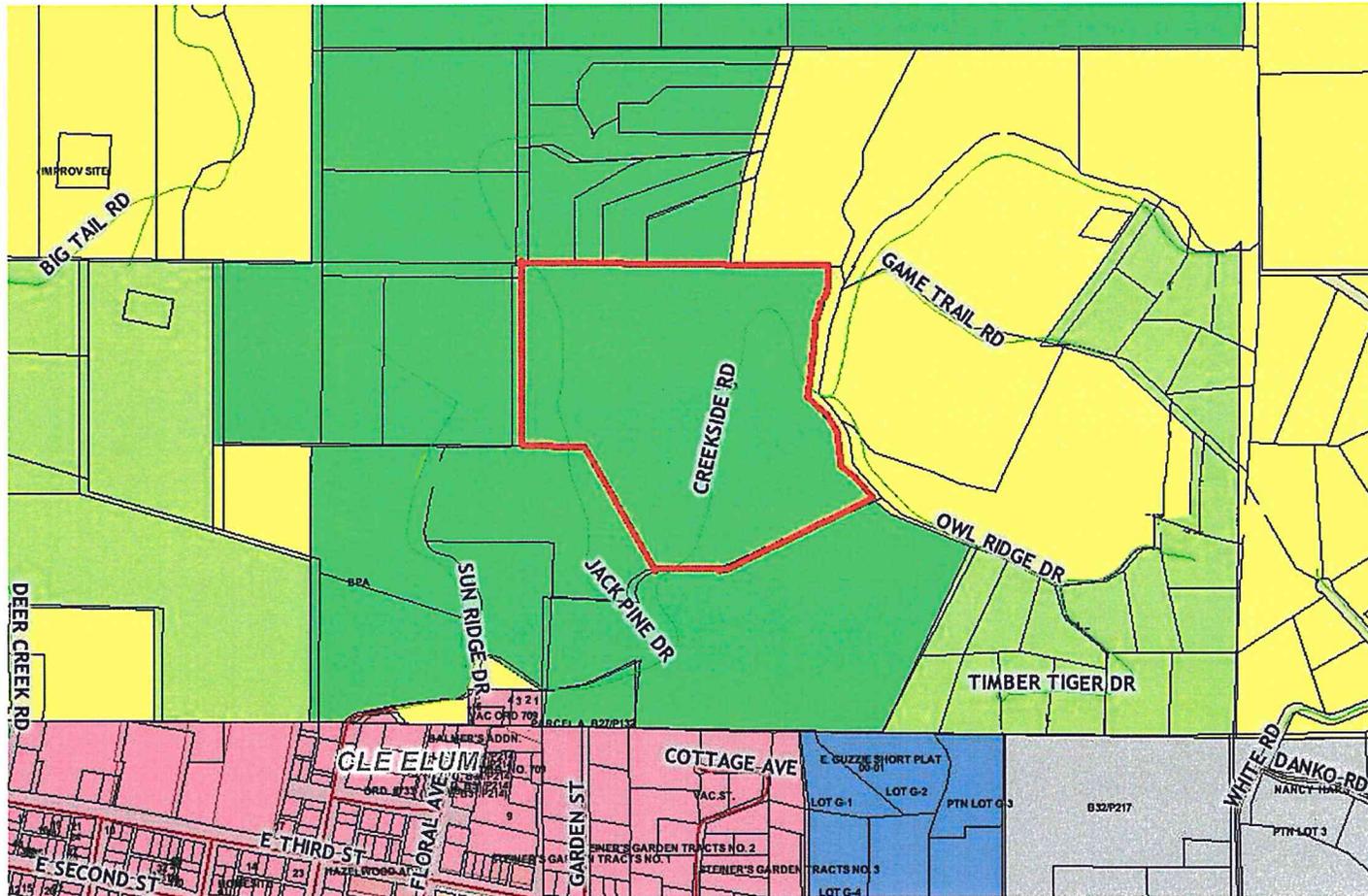
- Vicinity Map
- Zoning
- Land Use
- Critical Areas
- Fire District
- Air Photo
- Water (Well Logs)
- Septic
- Access and Lot Layout
- County & Public Comments
- ???Questions???

Vicinity Map



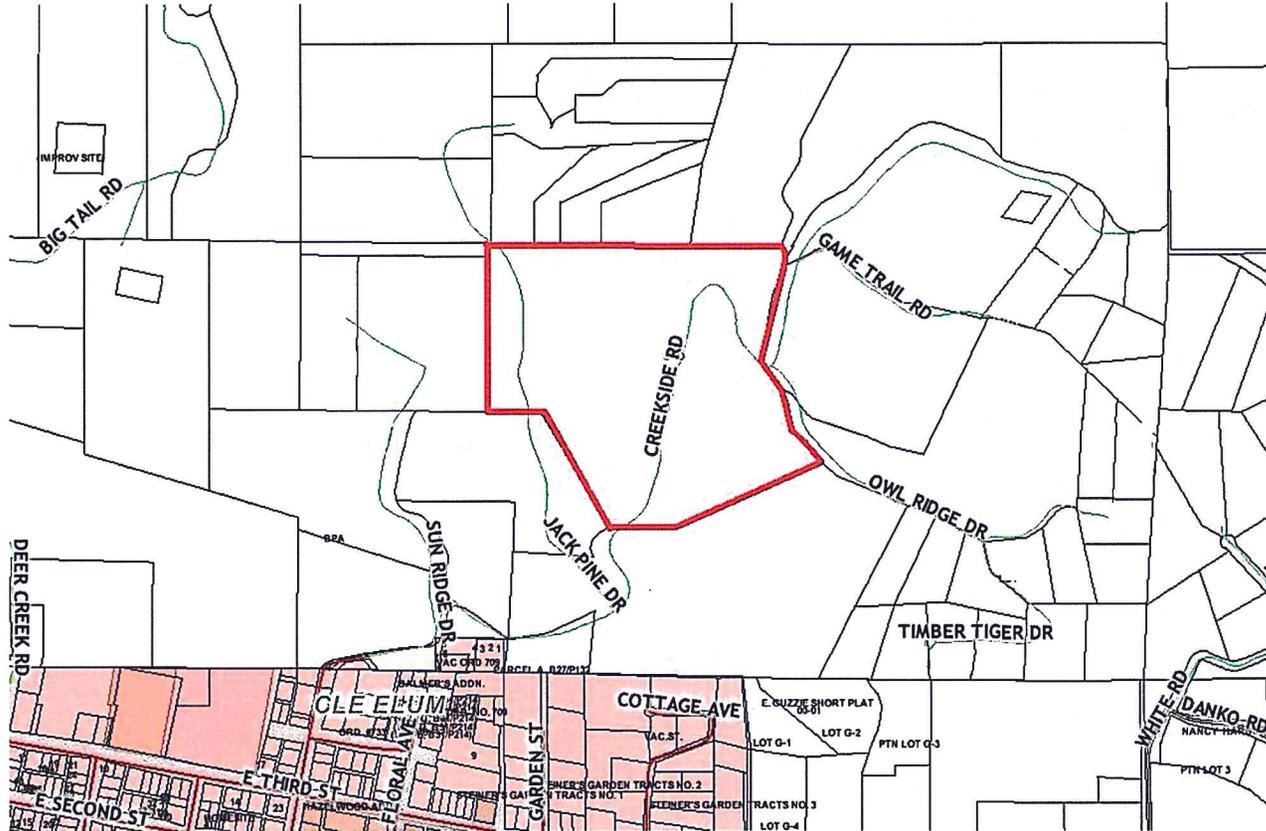
- The property will be served via a private access easement off of Jack Pine and Creekside Roads.

Zoning



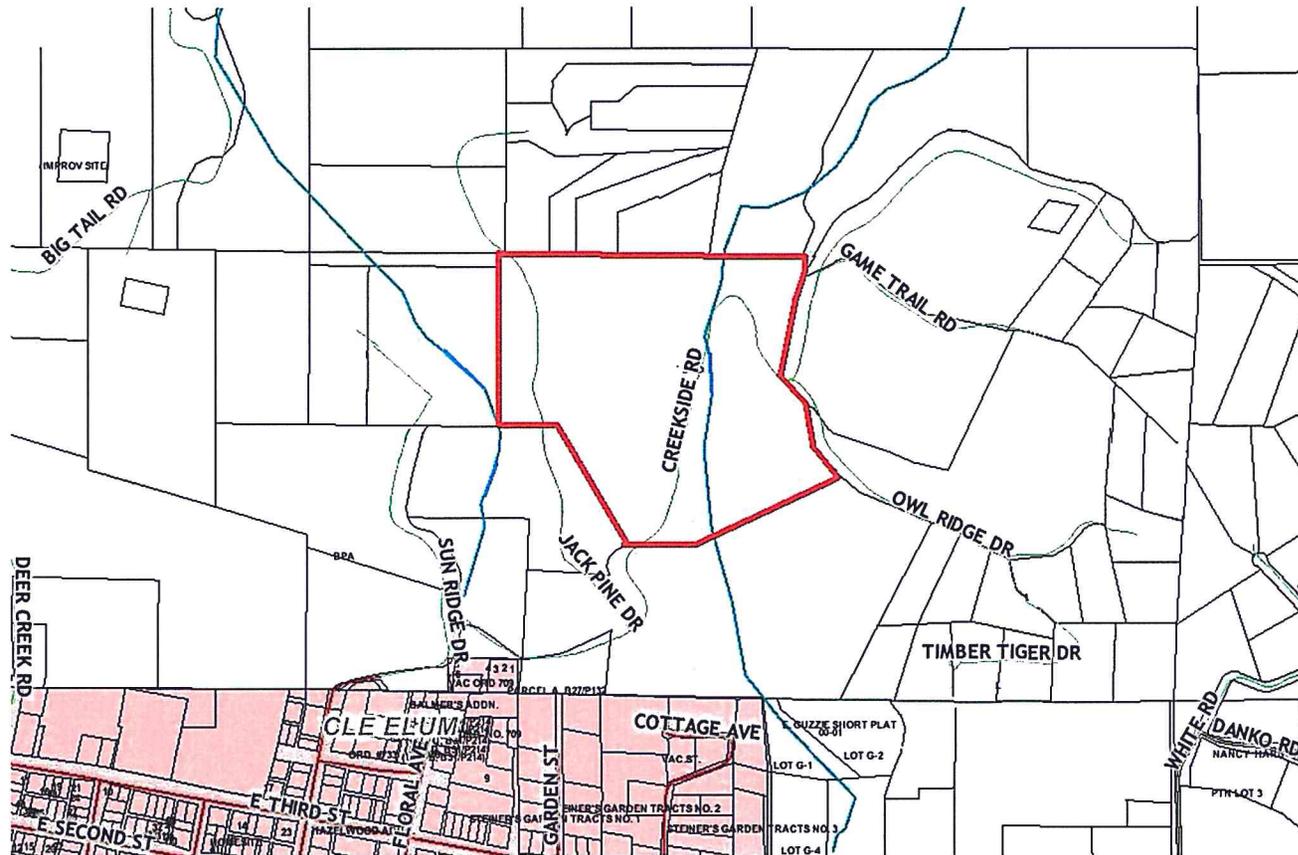
- Existing Zoning is Rural-5 (Green). F&R to east (Yellow)

Land Use Designation



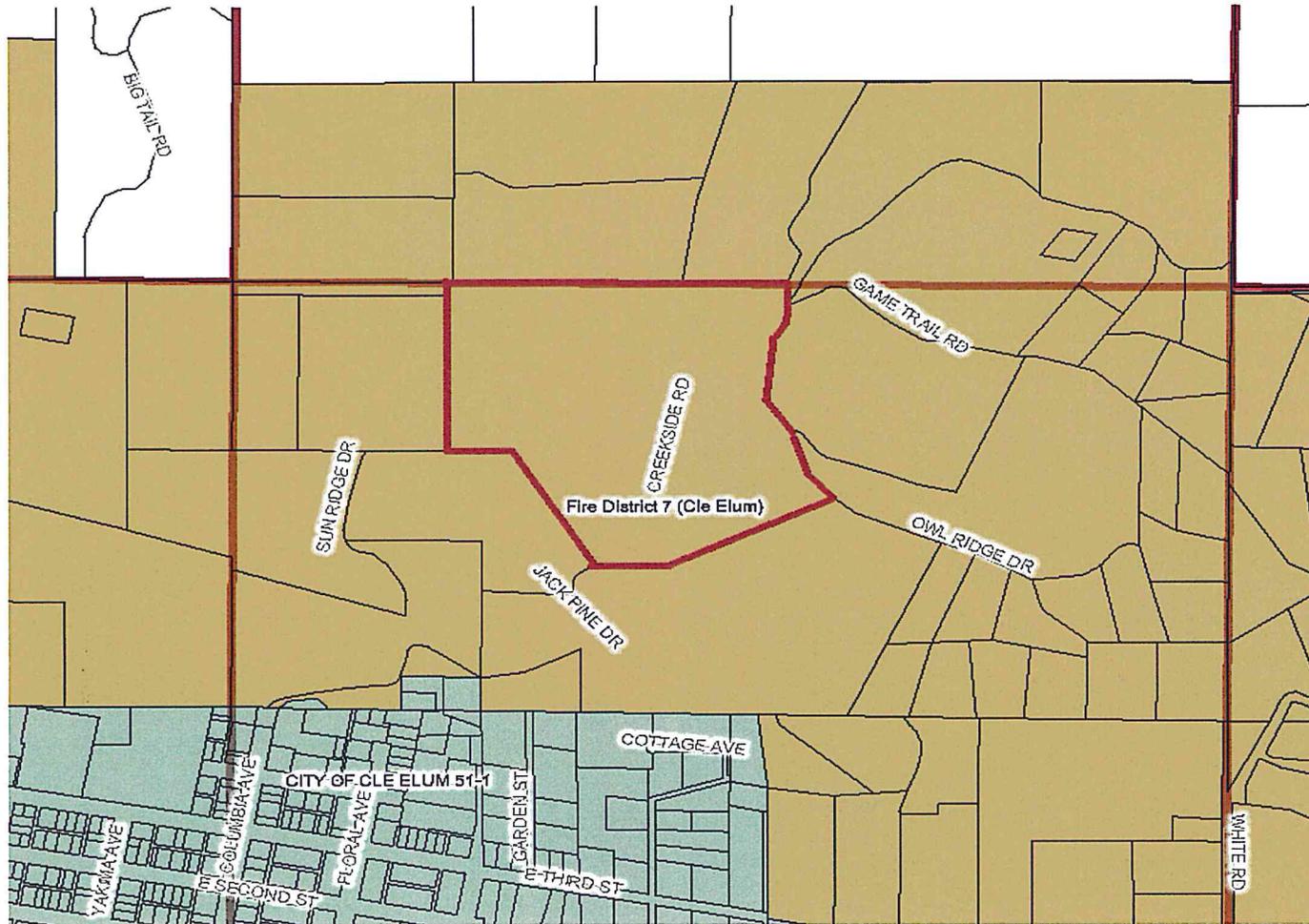
- The Comprehensive Plan Land Use Designation is Rural. The City Land Use Designation is located to the south (Pink)

Critical Areas



- There is one, type 3, seasonal streams on the property.
- There are areas of slope on the property, with no effect to subdivision.

Fire District



- The property is served by Fire District #7 (Cle Elum)

Air Photo



Water Logs

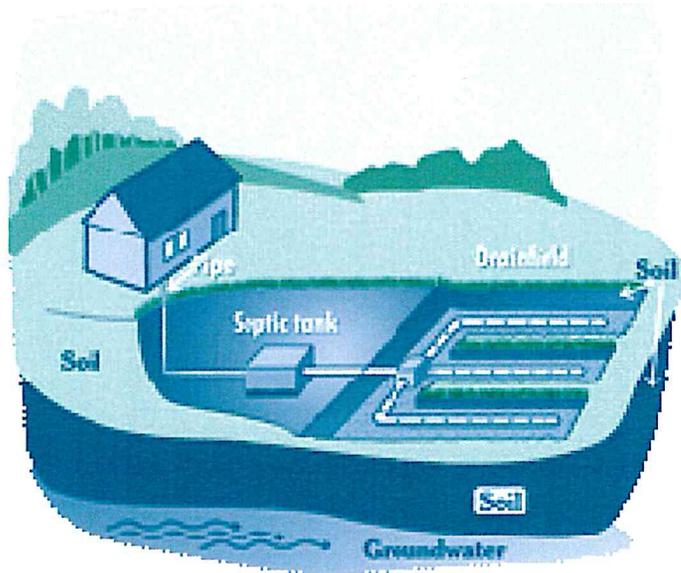
WELL LOG SUMMARY TWN 20N RGE 15E

Depth (ft)	Flow (gpm)	Static Level (ft)	1/4 1/4 Section
300	4	171	S1/2/SE Sec. 24
120	25	77	SE/SE Sec. 24
728	2	475	NE/NE Sec. 25
300	75	7.5	Center of Sec. 25
180	15	36	NE/NW Sec. 25
300	50	120	NW1/2 Sec. 25
270	52	102	SE/NW Sec. 25

TWN 20N RGE 16E

310	1	97	NW/NW Sec. 30
492	1	220	NW/NW Sec. 30
380	1	135	NW/NW Sec. 30
205	25	120	NW/NW Sec. 30
440	4	180	NW/NW Sec. 30
320	45	147	NW/NW Sec. 30
380	30	265	NW/NW Sec. 30
247	7	51	W1/2/NW Sec. 30
197	32	111	NE/NW Sec. 30
440	23	249	SW/NW Sec. 30
AVERAGE DEPTH = AVERAGE FLOW= AVERAGE S.L. =			
330	23	151	

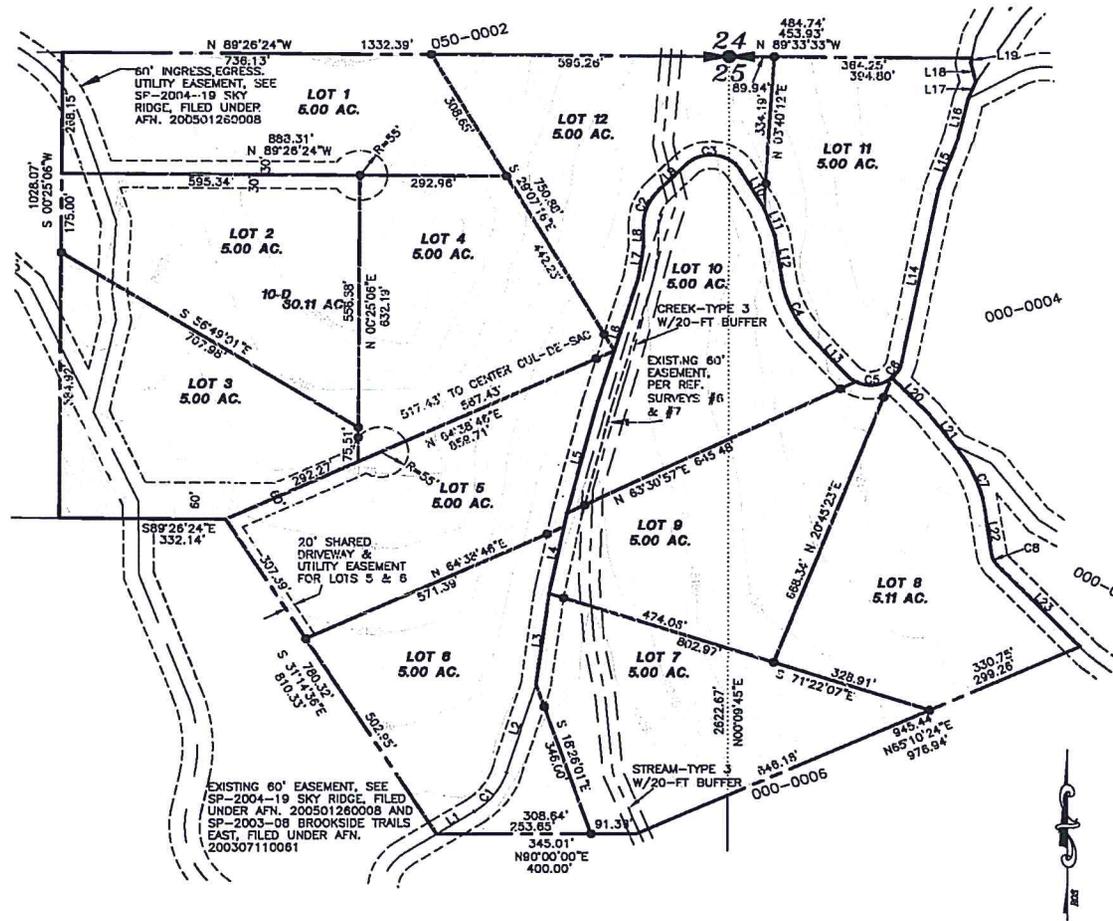
Septic



Standard GTO Pressure System

- Individual on-site septic systems are proposed.
- Soil logs will be completed this spring.

Transportation



- Second Access Variance Approval
- Lot Access

???Questions???



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

FINDINGS OF FACT

Ponderosa Pines 12-Lot Preliminary Plat (P-07-42)

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Dave Blanchard, authorized agent for Cooper Pass LLC landowner, submitted an application for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5. The subject property is located north of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA 98022, within a portion of the south 1/2 of Section 24, the north 1/2 of Section 25, the northeast 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.
2. The Planning Commission finds that said development application included a preliminary plat depicting the division of one 60.11 acre parcel into twelve parcels approximately five acres each.
3. The Planning Commission finds that Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on June 29, 2007. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on April 14, 2008. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that an administrative site analysis was completed by the staff planner in compliance with Title 17A. The Planning Commission further finds that areas of steep slope exist on the subject parcel. Prior to development the applicant will need to comply with the Critical Areas Ordinance in place at the time of development in regards to developing on a slope. The Planning Commission also finds that there is a perennial stream and a 25 foot buffer shall be maintained.
6. The Planning Commission finds that the conditions addressed by the Washington State Department of Ecology **shall** be conditions of final approval.
7. The Planning Commission finds that additional conditions **are not** necessary to protect the public's interest.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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12

The Planning Commission motioned to forward the Cle Elum Pines 12-Lot Preliminary Plat (P-07-42) to the Board of County Commissioners with a recommendation of denial by a vote of 3-1, with 1 member voting against.

David Black

David Black, Chairman, Kittitas County Planning Commission

6/23/08

Date

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, May 27, 2008 @ 6:30 P.M.**

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

I. Call to order and introduction of members and staff.

Chairman Black called the meeting to order at 6:30 p.m.

Those present: Chairman David Black, Grant Clark, Larry Fuller, and Jason Grant.

Also present: CDS Assistant Director Allison Kimball, CDS Staff Planners Scott Turnbull, Trudie Pettit, Dan Valoff, and Mackenzie Moynihan, Public Works, Christina Wolman, Randy Carbarry, Clerk Lindsay Watkins and approximately 17 individuals representing applicants and public interest.

II. Correspondence

Christina Wolman stated she wanted to give the Planning Commission Board members notice that the County Road Standards will be coming before the Planning Commission July 22, 2008.

II. Approval of Minutes

Larry Fuller moved to approve May 13, 2008 Planning Commission minutes as written. **Grant Clark** seconded and the motion carried with all in favor.

III. Old Business

A. Ponderosa Pines 12-lot Preliminary Plat (P-07-42)

Chair opened Hearing for Findings of Fact.

Larry Fuller moved to pass Ponderosa Pines 12-lot Preliminary Plat (P-07-42) Findings of Fact. **Grant Clark** seconded and the motion passed with all in favor.

B. Henley Rezone (Z-07-10)

Chair opened Hearing for Planning Commission Deliberation and motion.

Planning Commission Board members went through the 7 criteria.

Grant Clark moved to pass Henley Rezone (Z-07-10) to the Board of County Commissioners for approval. **David Black** seconded and the motion passed 3/0/1 with Jason Grant abstaining.

Findings of Fact will be brought back to June 10, 2008 meeting.

C. Thunder Ridge Plat (P-07-23)

Chair opened Hearing for Staff Presentation.

CDS Staff Planner, **Dan Valoff** read portions of his staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Chair opened Hearing for Applicant Presentation.

Chuck Cruse, Cruse & Associates, 217 E. 4th Avenue, Ellensburg, WA 98926, stated he agrees with the staff presentation and gave a brief overview the project.

Clark asked Mr. Cruse to address a letter from the City of Cle Elum regarding a 10 foot utility easement.

Cruse stated this is already in County Code and each lot will have a 10 foot utility easement.

Fuller asked if there was a well log for any wells in the area.

Traci Shallbetter, 3201 Airport Road, Cle Elum, WA 98922, stated she had the well logs and submitted **Exhibits D, E, F, G, H, I, J, K and L** into the record.

Chair opened Hearing for Public Testimony.

Wanda Goldie, 121 Deer Meadow Drive, Cle Elum, WA 98922, stated they are concerned with the dust control and submitted **Exhibit M** into the record.

Ben Goldie, 121 Deer Meadow Drive, Cle Elum, WA 98926, stated he is worried about having enough water if the applicant taps into the same aquifer.

Shallbetter stated everyone is concerned about wells and water and as long as the applicant follows the regulations everything is satisfied.

Chair opened Hearing for Planning Commission Deliberation and Motion.

Clark stated he agrees with the Goldie's about being concerned with the dust issue.

Grant stated he hopes that the neighbor's sit down and discuss what needs to be done and come to an understanding about the conditions they want.

Fuller stated he wasn't sure about the road situation.

Black stated he thinks the Board can give some kind of condition for the dust control on the road.

Grant Clark moved to pass forward Thunder Ridge Plat (P-07-23) to the Board of County Commissioner's with a condition on a dust abatement program acceptable to the County. Jason Grant seconded and the motion passed with all in favor.

Findings of Fact will be brought back to the June 10, 2008 Planning Commission meeting.

IV. New Business

A. Sunset Farms Preliminary Plat (P-07-60)

Chair opened Hearing for Staff Presentation.

CDS Staff Planner, **Trudie Pettit** read portions of her staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Clark asked on the Department of Public Works letter the very first condition of approval says minimum access of 300 feet and the survey shows it's less than 300 feet. **Clark** then asked if that has been addressed.

Public Works, **Christina Wollman** stated as long as driveways for lot 3 and 4 are shared there will be no issue.

Chair opened Hearing for Applicant Presentation.

Gene Lamoureux, 319 Gangl Road, Wapato, WA 98951, landowner stated he agrees with the staff presentation and would like to ask the Board for approval.

Chair opened Hearing for Public Testimony.

No public Testimony.

Chair opened Hearing for Planning Commission Deliberation and Motion.

Clark stated he thinks it's a good plat and good use of the property.

Grant Clark moved to pass forward **Sunset Farms Preliminary Plat (P-07-60)** to the Board of County Commissioner's for approval. **Jason Grant** seconded and the motion passed with all in favor.

Findings of Fact will be brought back to June 10, 2008 Planning Commission meeting.

B. Firkins Rezone & Firkins Plat (Z-08-01) & (P-08-02)

Chair opened Hearing for Staff Presentation.

CDS Staff Planner, **Mackenzie Moynihan** read portions of her staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Chair opened Hearing for Applicant Presentation.

Noah Goodrich, Encompass and Surveying, 108 East 2nd Street, Cle Elum, WA 98922, stated he agrees with the staff report and gave a brief overview of his presentation.

Cam Sherwood, 3323 Brickmill Road, Ellensburg, WA 98926, authorized agent for land owner gave a brief overview of the project he has been working on.

Charles Firkins, 2951 Game Farm Road, Ellensburg, WA 98926, landowner stated he appreciates the opportunity to speak and stated the reason for the project is because he cannot maintain his property on his own anymore.

Chair opened Hearing for Public Testimony.

Andy Schmidt, 300 Mission View Drive, Ellensburg, WA98926, stated his is concerned with a ditch that runs through the property that he uses to get water to the high point of his cattle field. **Schmidt** also stated he would like to see some deed language that allows ingress or egress to maintain the ditch.

Harvey Dodge, 1150 Lyons Road, Ellensburg, WA 98926, stated this will not meet DOE requirements and his property is of the north. **Dodge** also stated he would hope the Board will deny this project.

Goodrich stated he thinks they have met all seven criteria and asked for approval.

Sherwood stated he would be happy to have an easement if that is required.

Firkins stated the only way for him to irrigate his field is by sprinkler and he pays a large power bill.

Chair opened Hearing for Planning Commission Deliberation and Motion.

Black stated the Board is deliberating on the rezone portion only right now.

Fuller stated it looks like a good boundary land but he has a problem with criteria #3.

Black stated he feels it's an island rezone.

Larry Fuller moved to pass forward **Firkins Rezone (Z-08-01)** to the Board of County Commissioners with a recommendation of denial. **David Black** seconded and the motion passed 3/1 with **Jason Grant** declining.

Grant Clark moved to pass forward **Firkins Plat (P-08-02)** to the Board of County Commissioners for approval. **Jason Grant** seconded and the motion passed 3/1 with **Larry Fuller** declining.

Findings of Fact will be brought back to June 10, 2008 Planning Commission meeting.

C. Graham Rezone & Graham Family Short Plat (Z-08-02) & (SP-08-02)

Chair opened Hearing for Staff Presentation.

CDS Staff Planner, **Mackenzie Moynihan** read portions of her staff report and submitted **Exhibit A** into the record. Attached hereto and incorporated is a copy of that staff report.

Chair opened Hearing for Applicant Presentation.

Noah Goodrich, Encompass and Surveying, 108 East 2nd Street, Cle Elum, WA 98922, stated he agrees with the staff report and gave a brief overview of his presentation.

Chair opened Hearing for Public Testimony.

No Public Testimony.

Chair opened Hearing for Planning Commission Deliberation and Motion.

Black stated he feels he would be inconsistent if the Board approved this and denied the last project.

Fuller stated that's his problem as well, it's the same thing we just denied.

Grant stated we have to have the ability to take things by a case by case basis.

Fuller stated we are, its just when you look at two things that are identical.

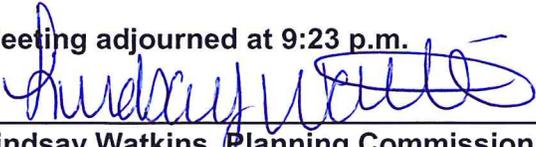
Larry Fuller moved to pass forward **Graham Rezone (Z-08-02)** to the Board of County Commissioner's with a recommendation of denial. **David Black** seconded and the motion passed 3/1 with **Jason Grant** declining.

Moynihan stated short plats are administratively approved so you don't have to make a motion for the short plat.

Findings of Fact will be brought back to June 10, 2008 Planning Commission meeting.

Next regularly scheduled meeting is June 10, 2008 at 6:30 p.m. at the Commissioner's Auditorium.

Meeting adjourned at 9:23 p.m.



Lindsay Watkins, Planning Commission Clerk

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, May 13, 2008 @ 6:30 P.M.**

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

I. Call to order and introduction of members and staff.

Chairman Black called the meeting to order at 6:30 p.m.

Those present: Chairman David Black, Larry Fuller, Kim Green, and Grant Clark.

Also present: CDS Assistant Director Allison Kimball, CDS Staff Planners Scott Turnbull, Trudie Pettit, Dan Valoff, Public Works Randy Carbarry, Christina Wolman, Clerk Lindsay Watkins and approximately 9 individuals representing applicants and public interest.

II. Correspondence

No Correspondence

II. Approval of Minutes

Grant Clark moved to approve April 22, 2008 Planning Commission minutes as written. **Kim Green** seconded and the motion carried with all in favor.

III. Old Business

No old Business

IV. New Business

A. Henley Rezone (Z-07-10)

Chair opened Hearing for Staff Presentation.

CDS Staff Planner, **Scott Turnbull** read portions of his staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Black asked if the 10 acre parcels can be rezoned to 5 acre parcels.

Turnbull stated that was correct.

Chair opened Hearing for Applicant Presentation.

John Ufkes, P.O. Box 499, Ellensburg, WA 98926, gave a brief overview of his presentation and **submitted Exhibit A and B** into the record.

Tom Roth, 3201 Airport Road, Cle Elum, WA 98922, landowner gave a brief overview of his project.

Chair opened Hearing for Public Testimony.

No Public Testimony.

Chair opened Hearing for Planning Commission Deliberation and motion.

David Black moved to continue **Henley Rezone (Z-07-10)** to **May 27, 2008 Planning Commission meeting**. **Larry Fuller** seconded and the motion passed with all in favor.

B. Ponderosa Pines Plat (P-07-42)

Chair opened Hearing for Staff Presentation.

CDS Staff Planner, **Scott Turnbull** read portions of his staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Chair opened Hearing for Applicant Presentation.

Noah Goodrich, Compass Engineering and Surveying, 108 East 2nd Street, Cle Elum, WA 98922, stated he agrees with the staff presentation and gave a brief overview of his presentation.

Clark asked if there were maintenance agreements along the access points.

Dave Blanchard, Cooper Pass LLC, 301 West 1st Street, Suite B, Cle Elum, WA 98922, stated there are maintenance agreements that serve the roads.

Fuller asked if the roads are going to stay open to the public because the roads also serve the ridge beyond the developments.

Blanchard stated it's their intention to keep the roads open but he thinks the second access will be gated.

Fuller stated he was wondering if the county knew about that because the Board of County Commissioners approved that as a second access and he doesn't see how that can be gated.

Blanchard stated he doesn't think it's a second access for anything.

Fuller stated he noticed that Public Works approved the secondary access rather than the Board of County Commissioners. **Fuller** then asked Scott Turnbull if they could do that.

Turnbull stated what Fuller was talking about was that the variance went through the Variance Committee in the Public Works Department and the variance was granted. **Turnbull** stated as far as the second access that will be studied again when the final plat is submitted.

Public Works, **Christina Wolman** stated they have approved the route for the second access and the variance was denied which then went to the Board of County Commissioners and they overturned that decision and approved the easement for the second access.

Fuller stated he didn't know that a secondary access could be gated.

Wolman stated a secondary access can be gated but it has to be approved by the Fire Marshal.

Fuller stated he doesn't see how the three developments can gate an access that is used by the general public.

Blanchard stated everyone has a right to use the second access and there's an agreement among several parties up on the hill about the access and to his knowledge not everything has access to this road and they would need an easement to get access.

Black stated when the variance was received one of the stipulations was that you get the other 30 feet in the future. **Black** then asked if Blanchard was working towards that or is that someone else's responsibility.

Blanchard stated it wasn't a requirement of the approval of the variance but we would be more than happy to work on that.

Clark stated the way he read the variance was that it could be obtained in the future and it wasn't a requirement of them to do so.

Black stated he would have thought the Board of County Commissioners would have specified a date for the future.

Fuller stated another problem he had was for fire access and having a gated road.

Wolman stated all gates must be approved by the Fire Marshal and they must have some acceptable form for emergency vehicles to get through.

Chair opened Hearing for Public Testimony.

Jim Muhlbeier, 691 Big Tail Road, Cle Elum, WA 98922, stated he has two wells on his property and has about \$100,000 invested in water on his property. **Muhlbeier** also stated he is concerned about the secondary access and how many people will be allowed to use the road and stated he supports the gate.

Michael Ross, 1300 Sky Wall Drive, Sultan, WA 98294, stated he is concerned with the water issue and the traffic increase and submitted **Exhibit A B C D and E**.

Alan K Person, 680 Lambert Road, Cle Elum, WA 98922, stated his concern is with the water and traffic increase.

Don Kuehn, 1140 Jack Pine Lane, Cle Elum, WA 98922, stated he is not for the project.

Blanchard stated he is willing to work with landowners in the area.

Chair opened Hearing for Planning Commission Deliberation and motion.

Clark asked what the applicants had to do to prove they have water.

Turnbull stated they had to meet all requirements from the Health Department.

Clark asked what are those requirements.

Turnbull stated they have to have bonds or well logs.

Kim Green moved to pass forward **Ponderosa Pines Preliminary Plat (P-07-42)** to the Board of County Commissioners for a recommendation of denial. **Larry Fuller** seconded and the motion passed 3/1 with **Grant Clark** declining.

Findings of Fact will be brought back to May 27, 2008 Planning Commission meeting.

Next regularly scheduled meeting is May 27, 2008 at 6:30p.m at the Commissioners Auditorium.

Meeting adjourned at 7:50 p.m.

Lindsay Watkins, Clerk for Planning Commission

Exhibit No.: A
Hearing: Ponderosa Plat
Date: 5.13.08
Submitted by: Michael Ross

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Hearing: Ponderosa Plat
Date: 5.13.08
Submitted by: Michael Ross

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Exhibit No.: 11
Hearing: Ponderosa Plat
Date: 5.13.08
Submitted by: Michael Ross



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Hearing: Ponderosa Plat
Date: 5-13-08
Submitted by: Michael Ross



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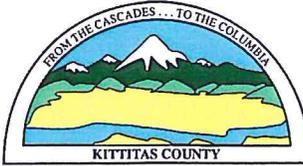
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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Scott Turnbull, Planner II 
Kittitas County Community Development Services

DATE: May 5, 2008

SUBJECT: Ponderosa Pines Plat (P-07-42)

I. BACKGROUND INFORMATION

Proposal: Dave Blanchard, authorized agent for Cooper Pass LLC, for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5 (P-07-42).

Location: North of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA 98022 within a portion of the south 1/2 of Section 24 and the north 1/2 of Section 25, along with the NE 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004

Environmental Health: The applicant is proposing to use a shared or community wells, and on-site sewage systems.

Transportation: Access to the property is from Columbia Avenue via Creekside Road which is a private road.

II. POLICY & REGULATORY REQUIREMENTS

COMPREHENSIVE PLAN: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Such areas are generally characterized by lands that can support residential development, but also farming, mining and forestry. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.

Zoning Code: The subject zoning is Rural-5. The purpose and intent of the Rural-5 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands..

The Minimum Lot Size in the Rural-5 zone is five acres for lots served by individual wells and septic tanks.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



Critical Areas: An administrative site analysis was completed by the Community Development Services in compliance with Title 17A. There are some areas of steep slope on the subject parcel, at the time of development the applicant will need to comply with the Critical Areas Ordinance regarding slope.

III. ADMINISTRATIVE REVIEW

Notice of Application: A complete application was submitted to the Community Development Services on June 29, 2007. A Notice of Application was issued on October 8, 2007. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Comments were received from the Washington State Department of Ecology, and Kittitas County Public Works. No other comments were received during the public comment period.

Road Variance: Kittitas County Department of Public Works received a variance application on October 19, 2007. A copy of Resolution No. 2008-33 granting the variance is included in the record.

State Environmental Policy Act: Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on April 14, 2008. The SEPA MDNS was issued with the following mitigations:

I. Transportation

- A. The City of Cle Elum has jurisdiction over Columbia Avenue and may require participation in improving this arterial to city standards. WSDOT has jurisdiction over the SR 903 and Columbia Avenue intersection and may require participation in improving this intersection to state standards. The Level of Service (LOS) standard for both the state and the city at this location is LOS C. WSDOT may also require participation in improving the SR 903 and Columbia Avenue intersection to meet GMA concurrency requirements since the LOS is projected to reduce to LOS D at this location.
- B. Any future subdivision or development of the properties involved will be subject to review by wsdot for their impacts to the wsdot system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).
- C. Creekside road currently serves more than 40 lots. A second access shall be identified prior to final plat approval, and certified prior to the issuance of a building permit. The second access shall be built to the same standards of the primary access.
- D. The applicant will consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.

Ii. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.

- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
- C. In accordance with the comments from the Department of Ecology, Pondersosa Pines will be limited to one ground water exemption to be limited to 5000 gallons per day.
- D. Flow meters must be installed at each individual lot. Records documenting water usage at each individual lot must be maintained.
- E. Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

I. III. Air

- A. The applicant must minimize the amount of dust in the air through water sprinkling and comply with all permitting and regulatory requirements set forth by the Washington State Department of Ecology Air Quality Program. This includes the preparation of a site-specific Fugitive Dust Control Plan (FDCP) prior to operation that must be followed during the duration of activity at the site.

IV Public Services

- A. Any future development must comply with International Fire Code (IFC) and Appendices.

SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds Dave Blanchard, authorized agent for Cooper Pass LLC, for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5. The subject property is located north of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA, within a portion of the south 1/2 of Section 24 and the north 1/2 of Section 25, along with the NE 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.
2. The Planning Commission finds that said development application included a preliminary plat depicting the division of one 60.11 acre parcel into twelve parcels approximately five acres each.
3. The Planning Commission finds that the Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on June 29, 2007. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance



(MDNS) was issued by Kittitas County Community Development Services on April 14, 2008. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that an administrative site analysis was completed by the staff planner in compliance with Title 17A. The Planning Commission further finds that areas of steep slope exist on the subject parcel. Prior to development the applicant will need to comply with the Critical Areas Ordinance in regards to developing on a slope. The Planning Commission also finds that there is a perennial stream and a 25 foot buffer shall be maintained.
6. The Planning Commission finds that an open record hearing was held on May 13, 2008 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. The Planning Commission finds that the conditions addressed by the Washington State Department of Ecology **shall/shall not** be conditions of final approval.
8. The Planning Commission finds that additional conditions **are/are not** necessary to protect the public's interest.

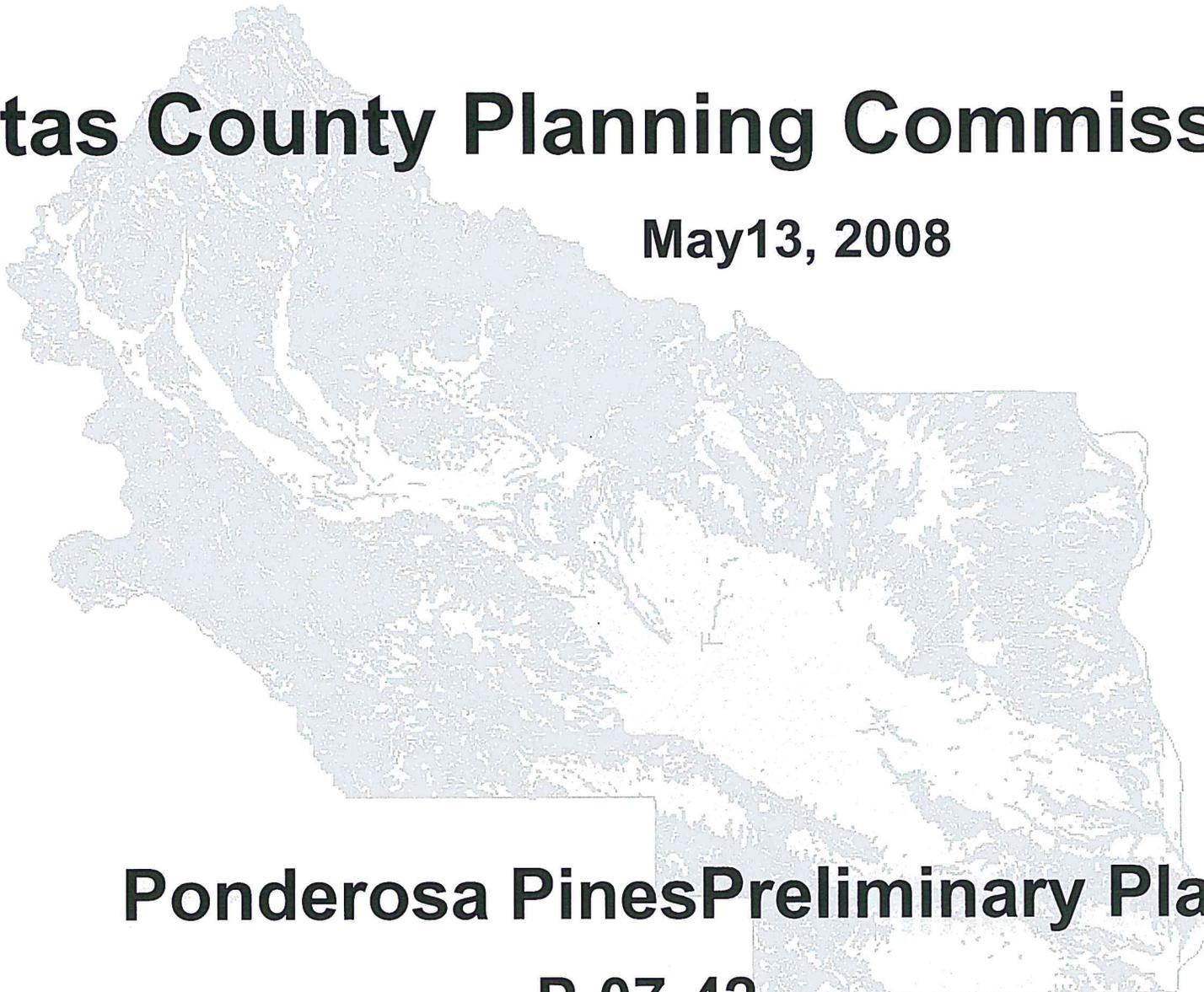


PROJECT NAME: Ponderosa Pines

Index # <small>*Numbers in lower right hand corner</small>	Document Name
1	Application & SEPA Checklist
2	Notice of Application
3	Road Variance Resolution
4	Department of Ecology Comments
5	Public Works Comments
6	Public Works Request for Second Access
7	SEPA MDNS
8	PC Staff Report

Kittitas County Planning Commission

May 13, 2008



Ponderosa Pines Preliminary Plat

P-07-42

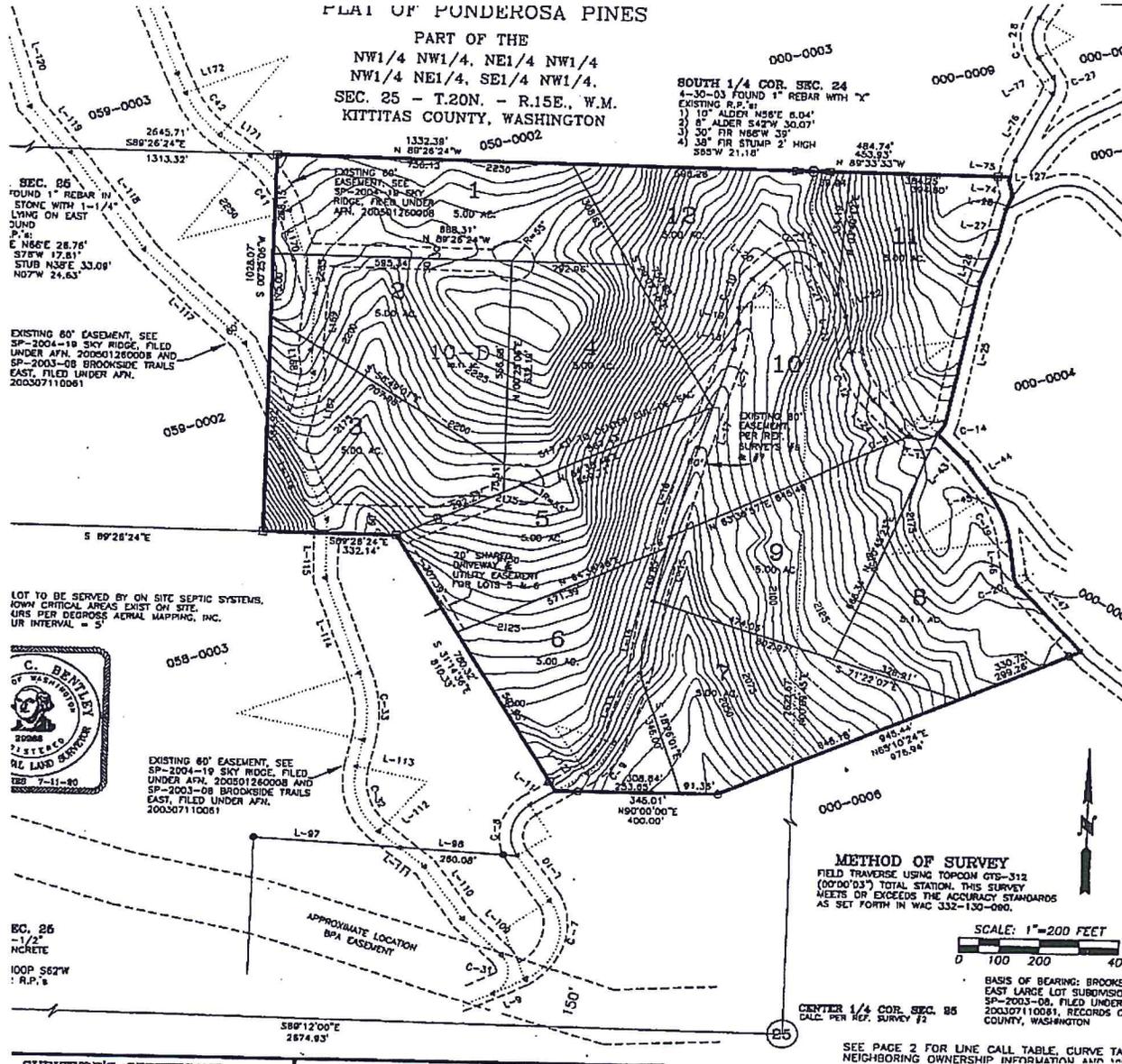
Overview of Proposal

- Subdivide 1 parcel totaling approximately 60.11 acres into 12 lots.
- Subject property is located off of private roads from Creekside road via Columbia Ave, Cle Elum
- Public Works granted a road variance for a section of second access that did not meet the required width.

FLAT OF PONDEROSA PINES

PART OF THE
NW1/4 NW1/4, NE1/4 NW1/4
NW1/4 NE1/4, SE1/4 NW1/4.
SEC. 25 - T.20N. - R.15E., W.M.
KITITAS COUNTY, WASHINGTON

SOUTH 1/4 COR. SEC. 24
4-30-03 FOUND 1" REBAR WITH "X"
EXISTING R.P.'s
1) 10" ALDER N88°E 6.04'
2) 8" ALDER S43°W 30.07'
3) 30" FIR N85°W 33'
4) 38" FIR STUMP 2' HIGH
865°W 21.18'



SEC. 05
FOUND 1" REBAR WITH
STONE WITH 1-1/4"
LYING ON EAST
JUND
P. 15
E N85°E 28.76'
S 78°W 17.81'
STUD N85°E 33.08'
N07°W 24.63'

EXISTING 60' EASEMENT, SEE
SP-2004-19 SKY RIDGE, FILED
UNDER APN. 200001260008 AND
SP-2003-08 BROOKSIDE TRAILS
EAST, FILED UNDER APN.
200307110061

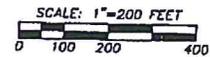
LOT TO BE SERVED BY ON SITE SEPTIC SYSTEMS.
TOWN CRITICAL AREAS EXIST ON SITE.
URS PER DEGRESS AERIAL MAPPING, INC.
UR INTERVAL = 5'



EXISTING 60' EASEMENT, SEE
SP-2004-19 SKY RIDGE, FILED
UNDER APN. 200001260008 AND
SP-2003-08 BROOKSIDE TRAILS
EAST, FILED UNDER APN.
200307110061

BC, 26
-1/2"
CONCRETE
100P S67°W
: R.P.'s

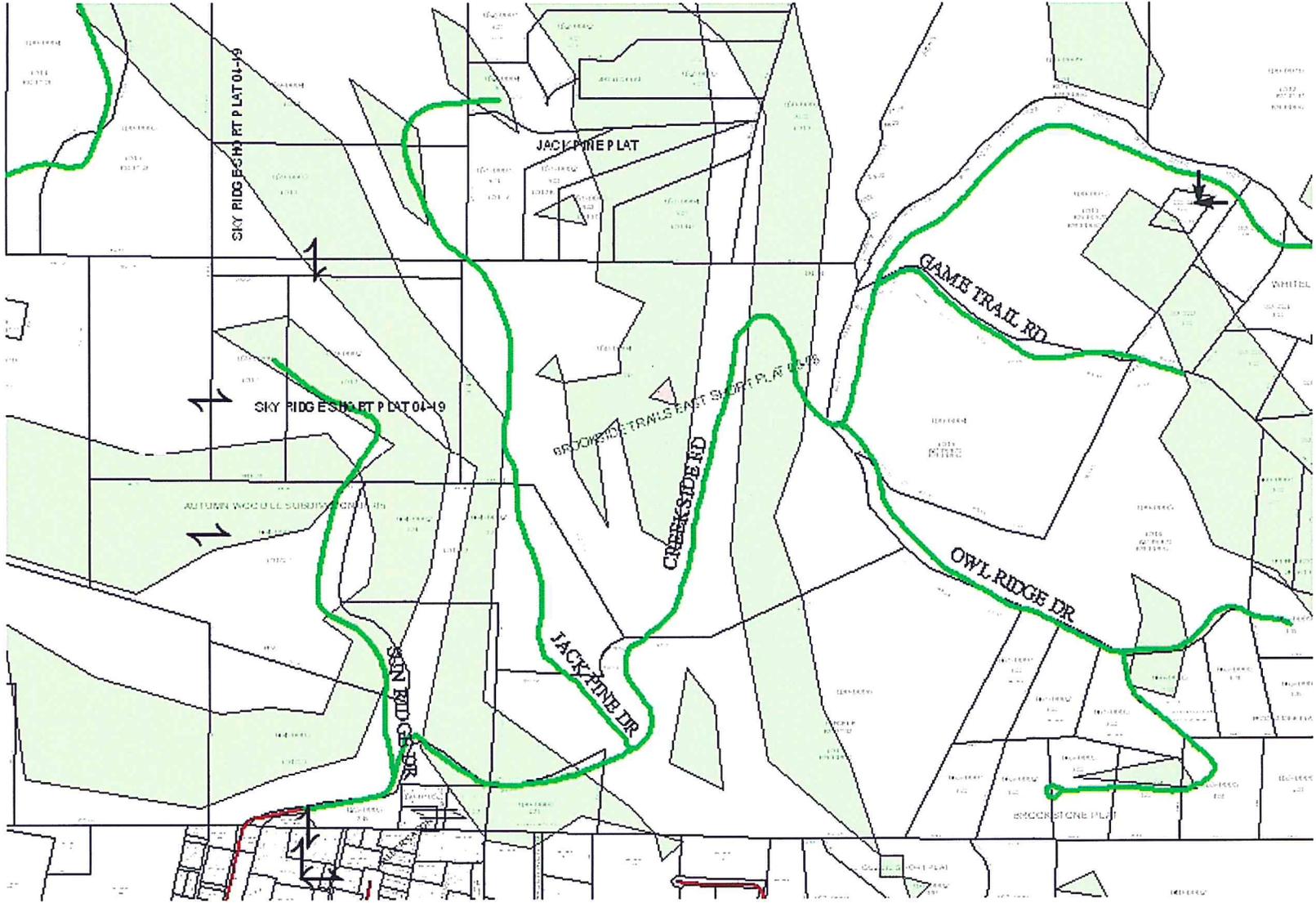
METHOD OF SURVEY
FIELD TRAVERSE USING TOPCON GTS-312
(0000003) TOTAL STATION. THIS SURVEY
MEETS OR EXCEEDS THE ACCURACY STANDARDS
AS SET FORTH IN WAC 332-130-090.

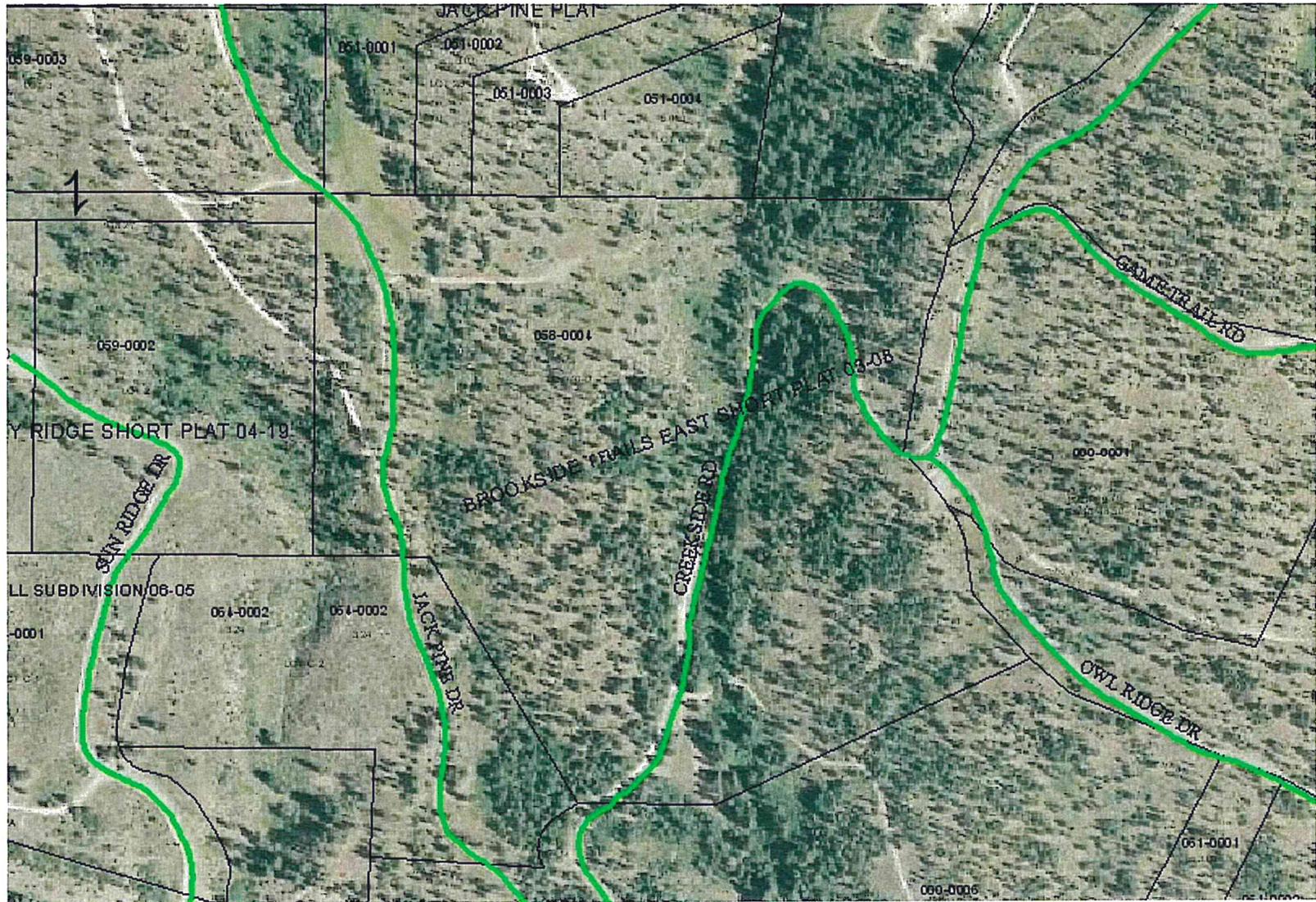


BASIS OF BEARING: BROOKSIDE
EAST LARGE LOT SUBDIVISION
SP-2003-08, FILED UNDER
200307110061, RECORDS OF
COUNTY, WASHINGTON

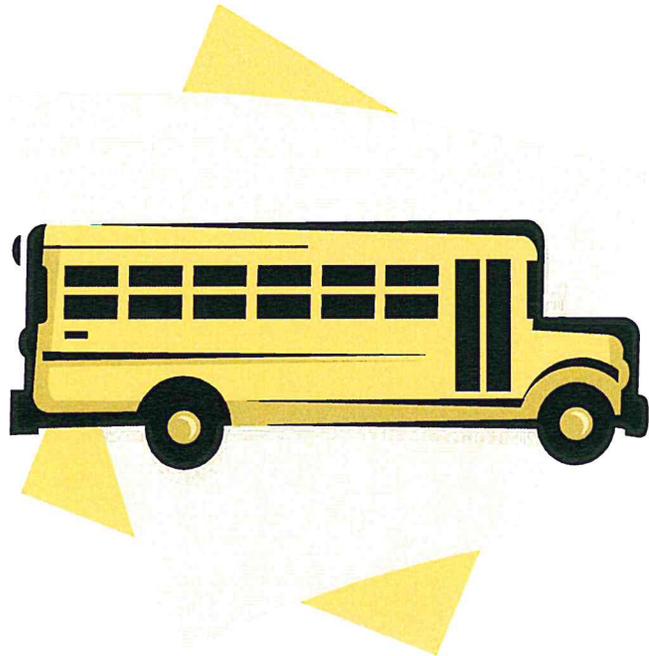
CENTER 1/4 COR. SEC. 85
CALC. PER REF. SURVEY #2

SEE PAGE 2 FOR LINE CALL TABLE, CURVE TAB
NEIGHBORING OWNERSHIP INFORMATION AND 100

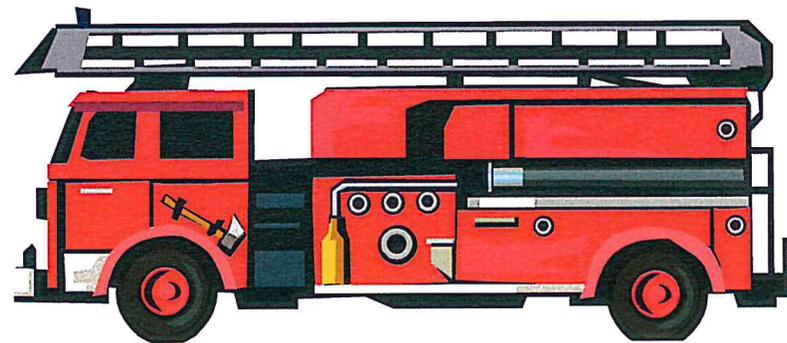


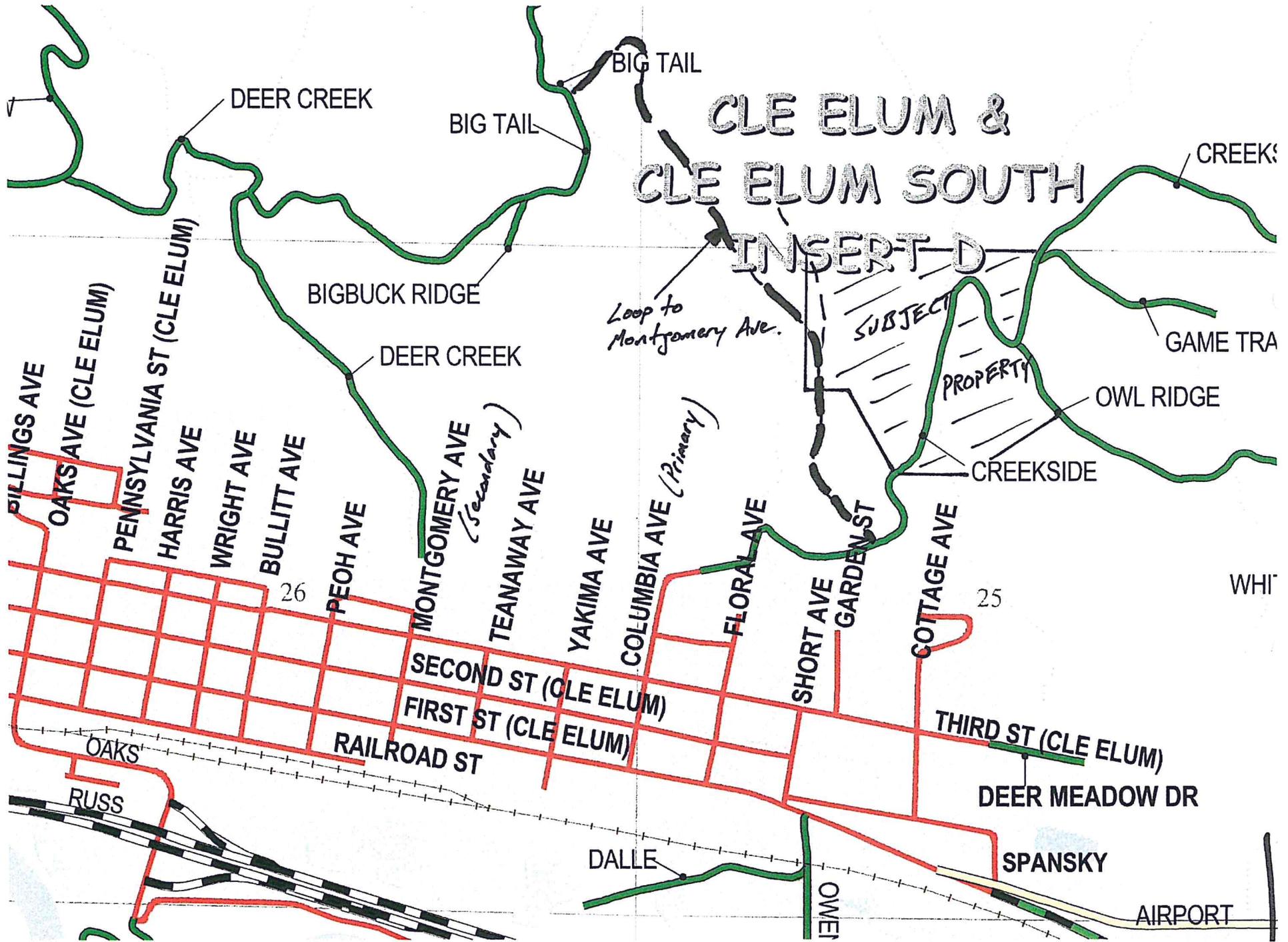


Cle Elum- Roslyn School District



Fire District #7





CLE ELUM & CLE ELUM SOUTH

INSERT D

Loop to Montgomery Ave.

SUBJECT

PROPERTY

WHI

Notices

- Application received June 29, 2007
- Notice of Application was issued on October 8, 2007 and published on the same day in the Daily Record
- Comments were received from Department of Ecology, Department of Public Works, Kittitas County Environmental Health
- Road Variance Issued by PW



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Ponderosa Pines Preliminary Plat P-07-42

Description: Twelve Lot Plat in the Rural-5 Zone

Proponent: Cooper Pass LLC, landowner
206 West 1st Street
Cle Elum, WA 98222

Location: North of the City of Cle Elum, Cle Elum, WA 98922, within a portion of Section 24 & Section 26, T20N, R15E, WM in Kittitas County. Assessor's map number 20-15-25058-0004.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

I. Transportation

- A. The City of Cle Elum has jurisdiction over Columbia Avenue and may require participation in improving this arterial to city standards. WSDOT has jurisdiction over the SR 903 and Columbia Avenue intersection and may require participation in improving this intersection to state standards. The Level of Service (LOS) standard for both the state and the city at this location is LOS C. WSDOT may also require participation in improving the SR 903 and Columbia Avenue intersection to meet GMA concurrency requirements since the LOS is projected to reduce to LOS D at this location.
- B. Any future subdivision or development of the properties involved will be subject to review by WSDOT for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).
- C. Creekside Road currently serves more than 40 lots. A second access shall be identified prior to final plat approval, and certified prior to the issuance of a building permit. The second access shall be constructed to meet or exceed the conditions of a Low-Density Private Road.
- D. The applicant will consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.
- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
- C. In accordance with the comments from the Department of Ecology, Pondersosa Pines will be limited to one ground water exemption with a maximum withdrawal of 5000 gallons per day.
- D. Flow meters must be installed at each individual lot. Records documenting water usage at each individual lot must be maintained and available for review by authorized agencies.
- E. Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

I. III. Air

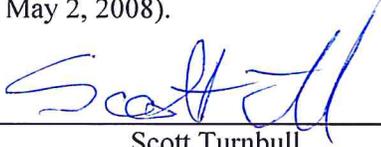
- A. The applicant must minimize the amount of dust in the air through water sprinkling and comply with all permitting and regulatory requirements set forth by the Washington State Department of Ecology Air Quality Program. This includes the preparation of a site-specific Fugitive Dust Control Plan (FDCP) prior to operation that must be followed during the duration of activity at the site.

IV Public Services

- A. Any future development must comply with International Fire Code (IFC) and Appendices.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, May 2, 2008).

Responsible Official:



Scott Turnbull

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: ~~May 7, 2008~~
APR 15, 2008
ST

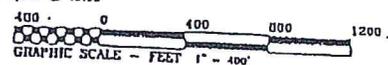
Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, May 2nd, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



BOUNDARY LINE ADJUSTMENT
 SEC. 23 - T.20N. - R.15E., W.M.
 KITTITAS COUNTY, WASHINGTON

NOTE:
 THIS SURVEY IS TO ADJUST EXISTING
 PARCEL BOUNDARIES IN SECTION 23.

SEE PAGE 2 FOR LINE CALL AND CURVE TABLES.



METHOD OF SURVEY

SECTION CONTROL USING TRIMBLE 4800 GPS RECEIVER
 AND FIELD TRAVERSE USING TOPCON DTS-312
 (6000037) TOTAL STATION.

LEGEND

- - SET 1/2" x 21" REBAR W/PLASTIC CAPS J. DENTLEY LS 292
- (ACRAGE) - OLD ACRAGE
- ∠ - ANGLE POINT
- - 60' EASEMENT FOR HIGHWAY, EGRESS, AND UTILITIES
- - PREVIOUSLY SET 1/2" REBAR LS 2926 ON REF. SURVEY

REFERENCE SURVEYS

- 1) SURVEY FILED IN VOL. 23, PG. 08 BY LS 33187
- 2) SURVEY FILED IN VOL. 27, PG. 01-30 BY LS 29269
- 3) SURVEY FILED UNDER APL 200207020001 BY LS 29269
- 4) CLE ELUM HOMESTEAD LARGE LOT SUB NO. 5P 02-10
- 5) D.J. LARGE LOT SUB. NO. 5P 01-10 FILED UNDER APL 200309290060
- 6) CLE ELUM RIDGE LARGE LOT SUB NO. 5P 02-01
- 7) REVERSED D.L.A. SURVEY FILED IN VOL. 20, PAGES 44-45 OF LS 29268

SE COR. SEC. 23

3-05-02 FOUND 1" REBAR
 IN HOLE OF STAKE WITH
 1-1/4" x 1/2" IRON ON EAST
 SIDE OF HOLE.
 EXISTING R.P. # 1
 1) 15' PNE HIGH 26.78'
 2) 12' PNE HIGH 17.01'
 3) 8' PNE HIGH 108" 33.09'
 4) 16' PNE HIGH 24.83'



BLUHM & ASSOCIATES LAND SURVEYORS, INC.

1068 S. MARKET BLDG. CHEWELLS, WA 98532
 PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: K. HORTON DATE: JUNE 14, 2005 JOB / 02-182641-20
 CHECKED BY: KEVIN BLUHM SCALE: 1" = 400' COMP 4
 SHFT

RECORD OF SURVEY DESCRIPTION

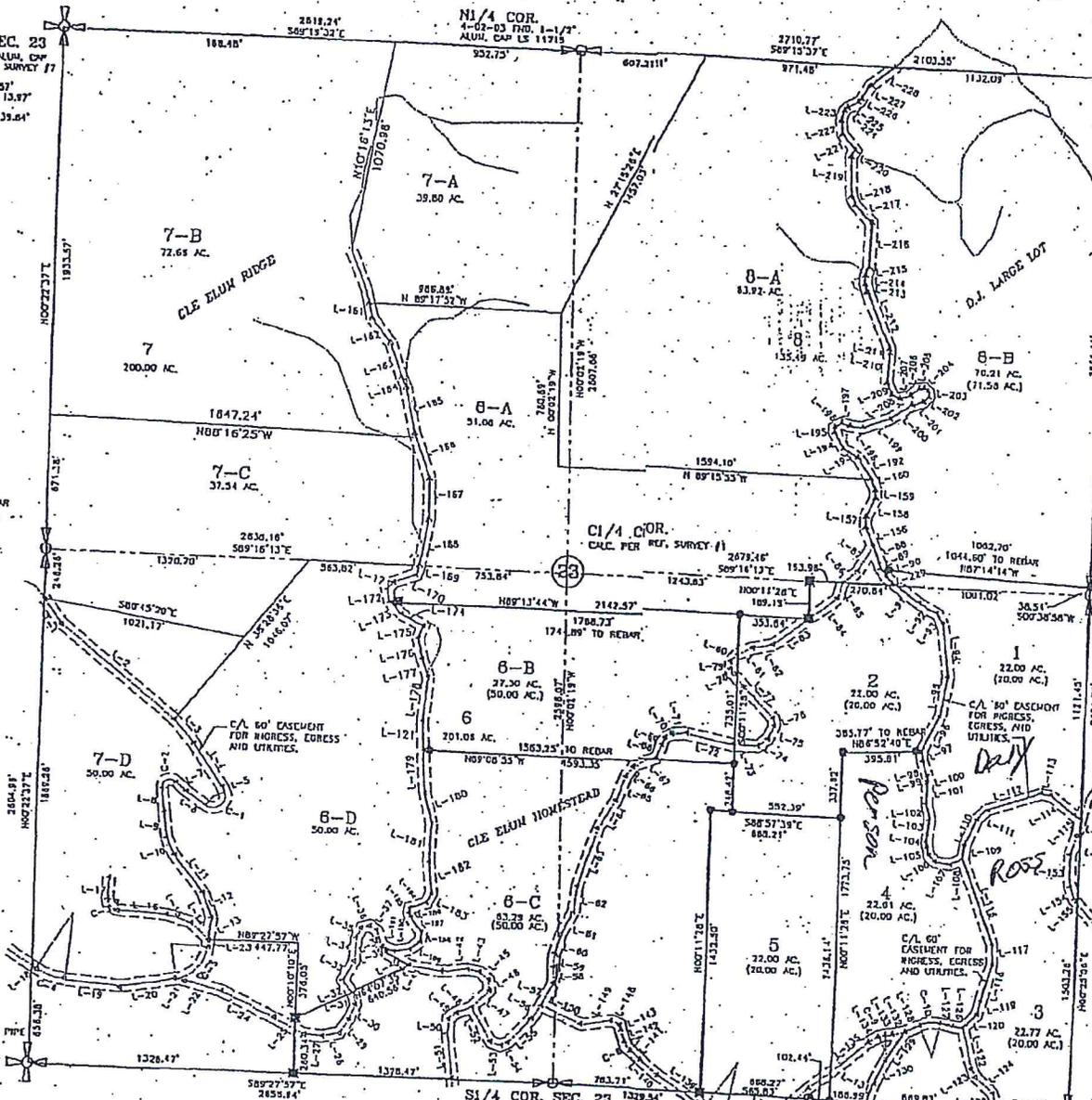
LOTS 1-3 OF SURVEY FILED UNDER APL 200207020001
 LOTS 4-B AND 4-C OF LARGE LOT SUB NO. 5P 02-10 AS
 FILED UNDER APL 200309290059
 LOT 4-B OF LARGE LOT SUBNO. 5P 02-10 AS FILED
 UNDER APL 200309290060
 RECORDS OF KITTITAS COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
 OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
 REQUEST OF _____ DAVE BERRY
 IN _____ 30, 01
 JOHN C. BENTLEY - LICENSE NO. 29268

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF JUNE, 2005 AT
 CHEWELLS, WA BOOK 30 OF SURVEYS AT PAGE 108
 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
 David S. Bowen County Auditor



NW COR. SEC. 23
 3-10-02 FND 1" ALUM. CAP
 LS 11715 ON REF. SURVEY 17
 EXISTING R.P. # 2
 1) 0' PNE HIGH 5.53'
 2) 21' PNE HIGH 13.87'
 3) NEW R.P. # 1
 4) 30' PNE HIGH 39.84'

N1/4 COR.
 1-16-02 FND 1/2" REBAR
 4MM CAP LS 16918 ON
 REFERENCE SURVEY 17
 EXISTING R.P. # 1
 1) 12' PNE HIGH 22.34'
 2) 20' PNE HIGH 11.20'
 3) 8' PNE HIGH 11.70'

SW COR. SEC. 23
 2-02 FND 2-1/2" IRON PIPE
 CAP ON REF. SURVEY 17
 EXISTING R.P. # 1
 1) 12' PNE HIGH 1' HIGH
 2) 12' PNE HIGH 20.81'
 3) 18' PNE HIGH 11.74'
 4) 16' PNE HIGH 30.10'

S1/4 COR. SEC. 23
 4-04-03 FND 1/2" REBAR
 W/CAP LS 18215

E1/4 COR.
 3-31-03 FND 1/2" REBAR
 W/CAP LS 16195

C1/4 COR.
 CALC PER REF. SURVEY #1

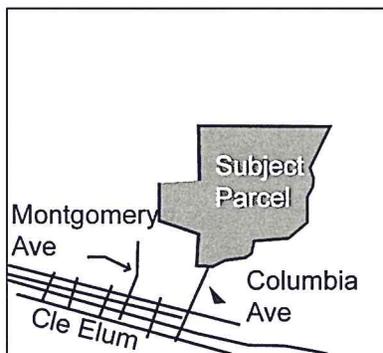
Notice of SEPA Action/Public Hearing Ponderosa Pines Preliminary Plat

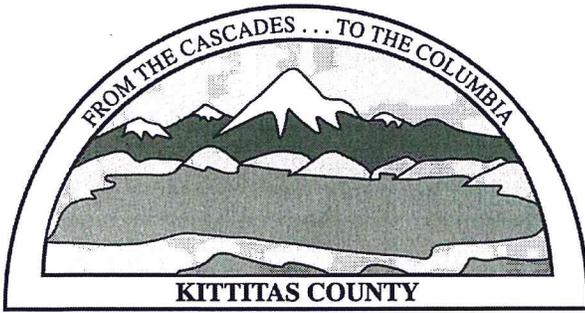
NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on May 7, 2008 make a Determination of Mitigated Non-Significance (MDNS) on an application from Wayne Nelsen, authorized agent for Cooper Pass LLC, landowner, for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5 (P-07-42) Located north of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA 98022 within a portion of the south 1/2 of Section 24 and the north 1/2 of Section 25, along with the NE 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before May 2, 2008 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926. The complete application file (P-07-42) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Staff Planner: Scott Turnbull.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Tuesday, May 13, 2008 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: April 15, 2008 Publish: April 18 and April 25, 2008 Daily Record





PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

October 24, 2007

Scott Turnbull, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RE: Ponderosa Pines Plat (P-07-42)

Dear Mr. Turnbull,

Thank you for the opportunity to comment on the above referenced project. Our department is strongly recommending that a public water system be considered for this plat prior to final plat approval due to the water sensitivity of this area.

If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Sage Park".

Sage Park

Environmental Health Director

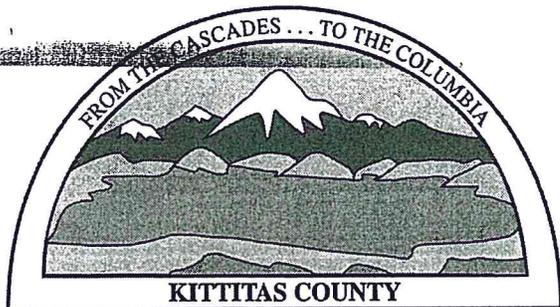
Cc: Gwen Clear, Environmental Review Coordinator; DOE
Tom Justus, Regional Engineer; DOH

PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052



July 7, 2007

John Bentley
1068 S. Market Blvd.
Chehalis, WA. 98532

Dear Mr. Bentley,

We have received the proposed Plat of Ponderosa Pines, located in Section 25, Township 20, Range 15, off of Columbia Road. We have also received the \$625.00 plat submission fee (receipt #052100).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. PUBLIC UTILITY SEWER

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. ON SITE SEWAGE

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. PUBLIC UTILITY WATER SUPPLY APPLICANTS – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. GROUP “A” PUBLIC WELL – if you have an existing well and a Department of Ecology issued “water right” for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of

Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

**All Group B applications with 2-9 connections should be submitted to Kittitas County Public Health Department. All Group B applications 10-15 connections should be submitted to Washington State Department of Health at the address provided below.

Kittitas County Public Health Department
Environmental Health Division
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
(509) 962-7698

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

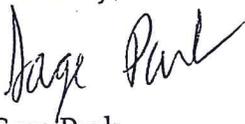
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

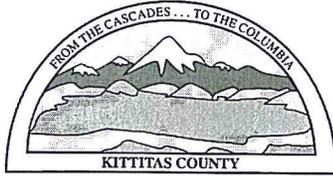
Sincerely,



Sage Park
Kittitas County Environmental Health Manager

cc: Community Development Services

—



KITITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Scott Turnbull, Community Development Services
FROM: Christina Wollman, Planner II *ow*
DATE: March 17, 2008
SUBJECT: Plat of Ponderosa Pines P-07-42

RECEIVED
MAR 18 2008
KITITITAS COUNTY
CDS

Our department has reviewed the plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided. See below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be SEPA mitigation:

Stormwater: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system construction and a copy of the design shall be included with the road certification and is required prior to the issuance of a building permit

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Second Access: A second access is required of this development and has been identified as a road leading from Jack Pine Drive to Big Tail Road to Deer Creek Road to Cle Elum's Montgomery Avenue. The second access shall be constructed to meet or exceed the conditions of a Low-Density Private Road. If the access will be emergency

5

use only, the gate must be approved by the Fire Marshall. The second access must be certified prior to the issuance of a building permit.

A variance from the 60' easement requirement on Deer Creek Road was denied by the Road Variance Committee on November 14, 2007 (RV-07-30). The Board of County Commissioners reversed the Road Variance Committee decision on February 19, 2008 and the applicant will be allowed to construct a road meeting Kittitas County Road Standards within the 30' easement.

3. Private Road Improvements: Access from Columbia Avenue to the final access points on Jack Pine Drive, Creekside Road, and Owl Ridge Drive, and the second access from Jack Pine Drive to Montgomery Avenue shall be constructed to meet or exceed the conditions of a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
4. Cul-de-Sac: A turnaround is required on Creekside Road. The applicant has the option to either build a turnaround near the intersection of Creekside and Owl Ridge Roads, or to certify Creekside Road from Columbia Avenue to an existing offsite cul-de-sac. If the second option is chosen, the easement up to the cul-de-sac must be shown on the face of the plat.
5. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.

- b. The surface requirement is for a minimum gravel surface depth of 6".
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Vicinity Map: The vicinity map shall accurately depict all roads in the Cle Elum ridge area.
7. Access Easements: The access easements for Creekside Road and the second access shall be shown until their intersection with city roads. The easements shall either be shown on the face of the plat or depicted accurately in the vicinity map.
8. Road Names: All private roads names shall be shown on the plat.
9. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED
This ____ day of ____, A.D., 20__.

Kittitas County Engineer

10. Plat Notes: Plat notes shall reflect the following:
- a. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.
 - b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - c. Maintenance of the access is the responsibility of the property owners who benefit from its use.

- d. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - f. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
11. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
12. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
13. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
14. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
15. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
16. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

- 1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
- 2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and

5

3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.

5



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Scott Turnbull, Community Development Services
FROM: Christina Wollman, Planner II
DATE: August 6, 2007
SUBJECT: Plat of Ponderosa Pines

Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval" has been granted, based on the information provided; see below for conditions of preliminary approval.
- "Additional Information Requested"**. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The total number of lots served by Creekside Road is more than 40. Per Kittitas County Road Standards 12.01.095(2), a second access is required. The second access shall be identified prior to conditional approval.

KCRS 12.01.095(2) – Second Ingress-Egress (as clarified by the BOCC on April 2, 2007)

All roads that serve more than 40 lots are required to have two interconnected ingress-egress routes that independently connect to an on-system county road.

If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60' easement, 20' roadway width, BST/ACP surface, and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshall.

If the second access is to be used for ingress and egress, it must meet the same standards of the first access.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

RECEIVED

OCT 25 2007

KITTITAS COUNTY
CDS

October 24, 2007



Your address
is in the
**Upper
Yakima**
watershed

Scott Turnbull
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Turnbull:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Ponderosa Pines short plat of approximately 60.11 acres into 12 lots, proposed by Cooper Pass, LLC [P 07-42]. We have reviewed the documents and have the following comments.

Air Quality

If the proponent is planning to remove trees or debris from the property, they need to verify that the property is located outside the Urban Growth Area (UGA), where residential and land clearing burning is prohibited. They can do so by contacting their county planning department. If the project location is outside the UGA, they need to obtain a burn permit from Ecology if they are planning to burn trees or debris from the property. Only natural unprocessed vegetation may be burned in an outdoor fire. If the project location is inside the UGA, they must use an alternative to burning.

Due to the dry conditions of our region, we are reminding people that extra efforts are needed to control blowing dust and dirt. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, and then follow the plan for construction of the project and duration of activity on property. The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points.
- Assign dust control methods.
- Determine the frequency of application
- Record all dust control activities.
- Train personnel in the FDCP.

Mr. Turnbull
October 24, 2007
Page 2 of 3

- Shut down during windy conditions.
- Follow the FDCP and monitor dust control efforts.

Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

If you have any questions concerning the Air Quality comments, or would like assistance in creating a FDCP, please contact Maureen McCormick at 509-454-7660.

Water Resources

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more that .5 acre of lawn and garden.

It appears there are similar property ownerships within the same area as the Ponderosa Pines Preliminary Plat No. P-07-42. It also appears roads will or have been constructed to not only serve Ponderosa Pines, but adjacent properties as well.

It's important to note that Department of Ecology was petitioned on September 13, 2007 to enact a rule to withdraw ground water in Kittitas County. Ecology must make a

Mr. Turnbull
October 24, 2007
Page 3 of 3

decision by November 9, 2007. The petition addresses concerns regarding residential developments in Kittitas County that are relying on exempt wells for domestic water use when a water permit may be required.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Water Quality

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 acre of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Cory Hixon with the Department of Ecology, (509) 454-4103, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION REVERSING THE DECISION OF THE ROAD VARIANCE
COMMITTEE AND APPROVING THE VARIANCE FILED BY COOPER PASS, LLC

RESOLUTION NO. 2008-33

WHEREAS, Kittitas County Department of Public Works did on October 19, 2007 receive a variance application to the Kittitas County Road Standards from Wayne Nelson, authorized agent for Cooper Pass, LLC; and

WHEREAS, The variance request was for access and roadways associated with the Ponderosa Pines Plat P-07-42; and

WHEREAS, The variance request was for approval to use a portion of Deer Creek Road with a 30' easement as a second access; and

WHEREAS, The Road Variance Committee considered the request for a variance and voted to deny all elements of the variance request; and

WHEREAS, Sean Northrup, authorized agent for Cooper Pass, LLC, filed a timely appeal on December 12, 2007; and

WHEREAS, the Board of County Commissioners conducted an appeal hearing on January 23, 2008 in which testimony was taken from the appellant, county staff, and members of the public. Upon conclusion of the testimony the Board of County Commissioners closed the record and continued the hearing to February 19th, 2008 for the purpose of deliberation; and

WHEREAS, Upon deliberation the Board of County Commissioners voted 3-0 to approve the variance request and reverse the decision of the variance committee. In doing so the Board of County Commissioners considered the following findings of fact:

1. The roadway can be constructed as required within the 30' easement.
2. The remaining 30' of easement can be obtained in the future.
3. The area will not be annexed without the correct amount of easement.

NOW THEREFORE BE IT RESOLVED: The Board of County Commissioners hereby approves the appeal submitted by Cooper Pass, LLC for the reasons cited in the record and

articulated in the findings of fact above. The decision of the Road Variance Committee is reversed.

DATED this 4th day of March, 2008 at Ellensburg, Washington.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

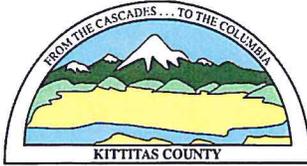
J. M. Kjarzvik
Clerk of the Board

Mark McClain
Mark McClain, Chairman

Alan Crankovich
Alan Crankovich, Vice-Chairman

David B. Bowen
David B. Bowen, Commissioner





KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

TO: WA State Dept. Ecology SEPA Registrar
WA State Dept. Ecology, Yakima
WA State Dept. of Transportation-Yakima
Kittitas Co. Life Safety- Fire Marshal
Kittitas Co. Environmental Health
Cle Elum-Roslyn School District No. 404
Yakama Nation – Department of Natural Resources
City of Cle Elum
Adjacent Property Owners
Applicant

Yakama Nation
WA State Dept. Fish & Wildlife, Ellensburg
Kittitas Co. Board of Commissioners
Kittitas Co. Public Works
Kittitas Co. Sheriff's Office
Kittitas Co. Solid Waste

FROM: Scott Turnbull, Staff Planner
Kittitas County Community Development Services

DATE: October 8, 2007

SUBJECT: NOTICE OF APPLICATION: Ponderosa Pines Preliminary Plat (P-07-42)

On June 29, 2007, Community Development Services received an application from Wayne Nelsen, authorized agent for Cooper Pass LLC, landowner, for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5 (P-07-42) Located north of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA 98022 within a portion of the south 1/2 of Section 24 and the north 1/2 of Section 25, along with the NE 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.

Please find the Plat Application, SEPA Environmental Checklist, preliminary plat map and other applicable documents for the referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby Suite 2, Ellensburg, WA, 98926. Phone (509) 962-7506, or online at <http://www.co.kittitas.wa.us/cds/current/>

Please send comments regarding potential adverse environmental impacts and the application by October 24, 2007 @ 5:00 pm to Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. Staff Planner: Scott Turnbull.

An open record hearing will be scheduled before the Kittitas County Planning Commission after a SEPA threshold determination has been made. A Public Hearing notice will be issued with the exact date, time and location will be issued. Written and oral testimony will be considered by the Planning Commission at said public hearing. If there are any questions, please contact CDS at (509)962-7506.

Written Comments must be submitted no later than October 24, 2007 at 5:00 pm.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

2

Notice of Application

Ponderosa Pines Preliminary Plat (P-07-42)

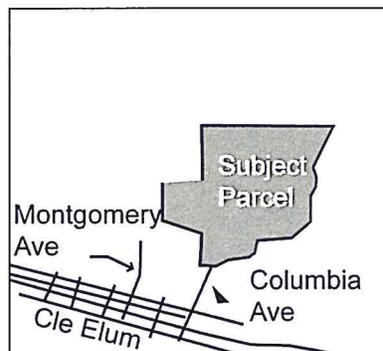
Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on October 10, 2007 deem complete, an application from Wayne Nelson, authorized agent for Cooper Pass LLC, landowner, for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5. (P-07-42) Located north of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA 98022, within a portion of the south 1/2 of Section 24, the north 1/2 of Section 25, the northeast 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.

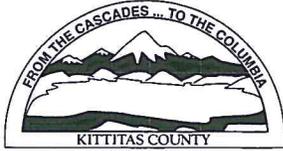
Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N. Ruby Suite 2, Ellensburg, WA 98926, or on line at <http://www.co.kittitas.wa.us/cds/current/> Phone (509) 962-7506. Staff Contact: Scott Turnbull.

Written comments from the public may be submitted to Kittitas County CDS no later than October 24, 2007 @ 5:00 p.m., after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

An open record hearing will be scheduled to go forward before the Kittitas County Planning Commission after a SEPA threshold determination has been made. A Public Hearing notice with the exact date, time and location will be issued. Written and oral testimony will be considered by the Planning Commission at said public hearing. If there are any questions, please contact CDS at (509)962-7506.

Dated: October 8, 2007
Publish: October 10, 2007





Kittitas County Community Development Services
411 N Ruby STE 2
Ellensburg, WA 98926

CHECKLIST FOR PLANNING ISSUES
(to be kept in the file at all times)

PROPOSAL NAME: Ponderosa Pines Preliminary Plat (P-07-42)

NOTIFICATION MAILING DATE: October 10, 2007

Mailer: In addition to items for mailing, please attach a copy of the names and addresses of those to whom mailed and public hearing notice sent to newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Signature

Subscribed and sworn to before me this 19th day of October, 2007

Amanda J. Need
Notary Public for the State of Washington
residing in Ellensburg. My appointment
expires January 9, 2010

ASHLEY PIPER LLC ETAL
1703 NW GREENBRIER WAY
SEATTLE WA 98177-177-

BAGSHAW ROBERT H ETUX
20112 SE 20TH PL
SAMMAMISH WA 98075-075-

BARBEE SCOTT A &
STARR CONSTANCE D
3216 41ST AVE SW
SEATTLE WA 98116

BARICH JAMES P. ETUX
PO BOX 46
CLE ELUM WA 98922

BLAND LESLIE T.
415 COTTAGE
CLE ELUM WA 98922

COOPER PASS LLC
301 W 1ST ST STE B
CLE ELUM WA 98922-922-

FLANAGAN THOMAS F
PO BOX 1024
CLE ELUM WA 98922-922-

FORD STEPHEN J ETUX &
WHITEHEAD HERBERT L ETUX
2826 199TH AVE E
SUMNER WA 98390

GORMAN DONALD C ETUX
429 237TH AVE SE
SAMMAMISH WA 98074-074-

GOTCH GERRY A.
401 COTTAGE
CLE ELUM WA 98922

HUIH JOHN M TRUSTEE
HUIH LAND TRUST
7300 FUN CENTER WAY
TUKWILA WA 98188-188-

IRON SNOWSHOE LLC
301 W 1ST ST STE B
CLE ELUM WA 98922-1074

JNG LLC
PO BOX 454
MUKILTEO WA 98275-275-

JOHNSON JOHN A ETUX
821 E LK SAMMAMISH
SHORE LN SE
SAMMAMISH WA 98075

KENNEY PHILIP J ETUX
2825 94TH AVE NE
CLYDE HILL WA 98004-004-

KERCHNER ARTHUR F ETUX
28630 184TH PL SE
KENT WA 98042-042-

LEE GARY T ETUX
PO BOX 3315
FORT POLK LA 71459-459-

LEHNERT MARK A. ETUX
PO BOX 957
CLE ELUM WA 98922

OWENS & SONS INC.
%OWENS JANET
711 FLORAL AVE
CLE ELUM WA 98922

OWENS JANET M.
711 FLORAL AVE
CLE ELUM WA 98922

P SQUARED LLC
1501 35TH AVE S
SEATTLE WA 98144

PERRY KURT R
1544 3RD ST
KIRKLAND WA 98033-033-

PETERSON INVESTMENT PROP
LLC
16954151ST AVE E
RENTON WA 98058

RESTAD STEVE ETUX
PO BOX 683
EASTON WA 98925

RILEY MULLEN LLC
23633 NE 183RD ST
WOODINVILLE WA 98077-077-

ROSS MICHAEL W ETUX
1300 SKYWALL DR
SULTAN WA 98294-294-

SCHAUSS JULIE E ETVIR
11830 44TH DR SE
EVERETT WA 98208-208-

VALLEY SUNSET VIEW LLC
911 E 4TH ST
CLE ELUM WA 98922-922-

VALLONE MILDRED M
26-28 CONDUIT RD FLAT B
FLOOR 4
IVORY COURT HONG KONG

WHITELAW ANDREW B ETUX
PO BOX 803
CLE ELUM WA 98922-922-

WAYNE NELSEN
206 WEST 1ST ST.
CLE ELUM, WA 98922

**Cle Elum- Roslyn School District 404
Administrative Office
2690 SR 903
Cle Elum, WA 98922**

**Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943**

Washington Dept. of Ecology
Derek Sandison, Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

Washington Dept. of Ecology
David F. Dietzman
P.O. Box 47015
Olympia, WA 98504-7015

WA Dept. of Natural Resources
713 E. Bowers Rd.
Ellensburg, WA 98926

WA Dept. Fish and Wildlife
Brent Renfrow/ Mark Teske
201 N. Pearl
Ellensburg, WA 98926

Yakama Nation
P.O. Box 151
Toppenish, WA 98948

Yakama Nation Dept. of Natural Resources
Philip Rigdon
P.O. Box 151
Toppenish, WA 98948

James E Brooks Library
Documents Dept.
400 E. University Way
Ellensburg, WA 98926 MS-7548

Kittitas County Sheriffs Dept.

Kittitas County Board of County Commissioners

Kittitas County Enforcement and Investigation

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Irrigation District (if applicable)

Fire District (Paste from List)

School District (Paste from list)

WSDOT (if applicable)

**CITY OF CLE ELUM
119 W 1ST
CLE ELUM, WA 98922**

US Forest Service (if applicable)

Bonneville Power Administration
(If applicable)

Washington State Department of Archaeology & Historic
Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

Yakama Nation
Kate Valdez
Tribal Historic Preservation Officer
PO Box 151
Toppenish, WA 98948

Johnson Meninick
Cultural Resources Program
PO Box 151
Toppenish, WA 98948

Henry Fraser
Yakama Nation Fisheries
MS 7420 CWU
400 E. University Way
Ellensburg, WA 98926

Yakama Nation Cultural Resources Program
Johnson Meninick, Program Manager
PO Box 151
Toppenish, WA 98948

PLAT OF PONDEROSA PINES

PART OF THE NW1/4 NW1/4, NE1/4 NW1/4, NW1/4 NE1/4, SE1/4 NW1/4, SEC 25 - T.20N. - R.15E., W.M. KITTITAS COUNTY, WASHINGTON

SOUTH 1/4 COR. SEC. 24 4-30-03 FOUND 1" REBAR WITH "X" EXISTING R.P.'s: 1) 10" ALDER N58°E 6.04', 2) 8" ALDER S42°W 30.07', 3) 30" FIR N68°W 30', 4) 38" FIR STUM* 2' HIGH 365°W 21.18'

APPROVALS

Approval blocks for Board of County Commissioners, County Assessor, County Planning Director, County Treasurer, and County Health Department. Each block contains a certification statement and a dated line for signature.

NW COR. SEC. 25 3-05-02 FOUND 1" REBAR IN MOUND OF STONE WITH 1-1/4" IRON PIPE LYING ON EAST SIDE OF MOUND EXISTING R.P.'s: 1) 16" PINE N66°E 26.7', 2) 13" FIR S76°W 17.81', 3) 8" PINE STUM* N33°E 33.09', 4) 16" FIR N07°W 24.63'

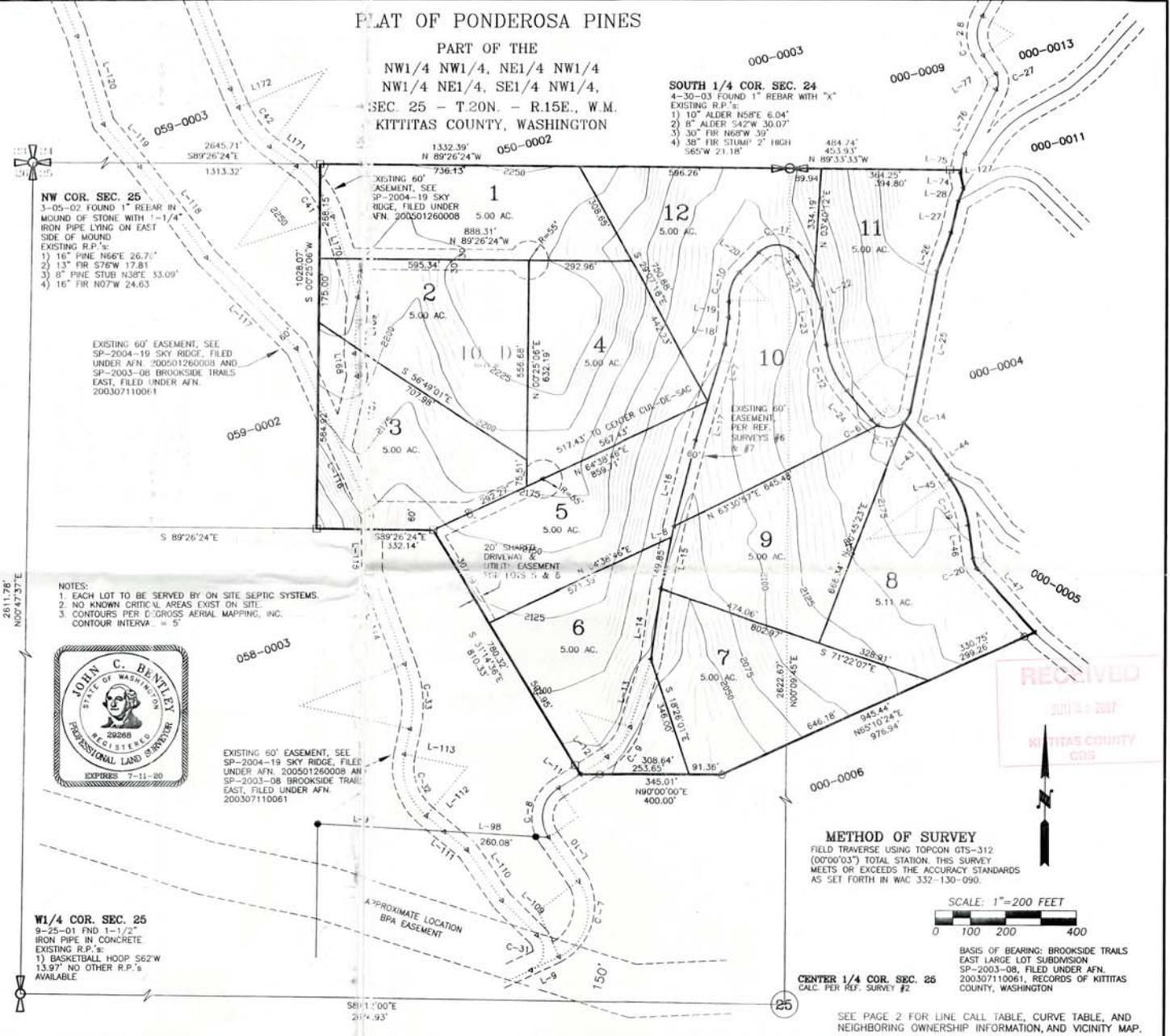
EXISTING 60' EASEMENT, SEE SP-2004-19 SKY RIDGE, FILED UNDER AFN. 200501260008 AND SP-2003-08 BROOKSIDE TRAILS EAST, FILED UNDER AFN. 200307110061

- NOTES: 1. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEMS. 2. NO KNOWN CRITICAL AREAS EXIST ON SITE. 3. CONTOURS PER D.GROSS AERIAL MAPPING, INC. CONTOUR INTERVAL = 5'

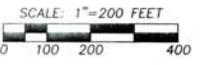


EXISTING 60' EASEMENT, SEE SP-2004-19 SKY RIDGE, FILED UNDER AFN. 200501260008 AND SP-2003-08 BROOKSIDE TRAILS EAST, FILED UNDER AFN. 200307110061

W1/4 COR. SEC. 25 9-25-01 FND 1" IRON PIPE IN CONCRETE EXISTING R.P.'s: 1) BASKETBALL HOOP S62°W 13.97' NO OTHER R.P.'s AVAILABLE



METHOD OF SURVEY FIELD TRAVERSE USING TOPCON GTS-312 (00'00'03") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.



BASIS OF BEARING: BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION SP-2003-08, FILED UNDER AFN. 200307110061, RECORDS OF KITTITAS COUNTY, WASHINGTON

CENTER 1/4 COR. SEC. 25 CALC. PER REF. SURVEY #2

SEE PAGE 2 FOR LINE CALL TABLE, CURVE TABLE, AND NEIGHBORING OWNERSHIP INFORMATION, AND VICINITY MAP.



AUDITOR'S CERTIFICATE

Filed for record this ___ day of ___, 20___ at ___ M. in book ___ of surveys at page ___ at the request of BLUHM & ASSOCIATES LAND SURVEYORS, INC. COUNTY AUDITOR: ___

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the survey recording act at the request of COOPER PASS, LLC in MAY 20 07. JOHN C. BENTLEY - LICENSE NO. 29268

PARCEL DESCRIPTION

LOT 10-D OF BROOKSIDE TRAILS EAST, LARGE LOT SUBDIVISION NO. SP-2003-08, AS FILED UNDER AFN. 200307110061, RECORDS OF KITTITAS COUNTY, WASHINGTON. TAX PARCEL NO. 20-15-25058-0004. OWNER: COOPER PASS, LLC 301 W. 1st St., SUITE B CLE ELUM, WA 98922

BLUHM & ASSOCIATES LAND SURVEYORS, INC.

1068 S. MARKET BLVD. CHEHALIS, WA 98532 PHONE (360) 748-1551 FAX (360) 748-6282. DRAWN BY: KH DATE: JUNE 26, 2007 JOB # 07-278 PLAT.dwg. CHECKED BY: J. BENTLEY SCALE: 1" = 200' COMP 01-504-5.crd KB SHEET 1 OF 2

PLAT OF PONDEROSA PINES
 PART OF THE
 NW1/4 NW1/4, NE1/4 NW1/4
 NW1/4 NE1/4, SE1/4 NW1/4,
 SEC 25 - T.20N. - R.15E., W.M.
 KITTITAS COUNTY, WASHINGTON

LINE CALL TABLE
 C/L 60° EASEMENT

COURSE	BEARING	DISTANCE
L-7	N16°40'35"E	167.74'
L-8	N11°30'57"E	30.76'
L-9	N65°04'36"E	86.11'
L-10	N35°07'31"W	147.55'
L-11	N56°56'11"E	74.55'
L-12	N56°56'11"E	90.00'
L-13	N16°59'55"E	201.92'
L-14	N07°31'59"E	201.33'
L-15	N11°30'57"E	180.61'
L-16	N14°07'48"E	252.51'
L-17	N16°40'35"E	116.14'
L-18	N08°32'08"E	71.40'
L-19	N00°23'52"W	45.79'
L-20	N44°00'54"E	79.55'
L-21	S29°20'18"E	94.22'
L-22	S19°42'21"E	64.87'
L-23	S08°16'37"E	99.28'
L-24	S40°41'58"E	108.93'
L-25	N10°57'55"E	390.21'
L-26	N19°23'32"E	118.45'
L-27	N13°06'53"E	88.97'
L-28	N22°12'15"E	39.32'
L-43	S42°43'18"E	108.82'
L-44	S36°04'40"E	86.32'
L-45	S36°04'40"E	13.87'
L-46	S07°52'15"E	95.38'
L-47	S42°32'50"E	242.53'

LINE CALL TABLE
 C/L 60° EASEMENT

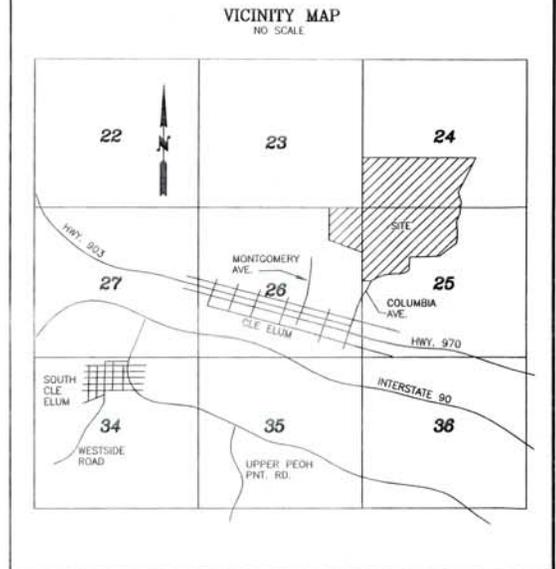
COURSE	BEARING	DISTANCE
L-74	N12°43'26"W	44.61'
L-75	N11°20'04"E	47.02'
L-76	N26°31'44"E	205.29'
L-77	N3°46'33"W	63.50'
L-109	N 46°01'43" W	139.28'
L-110	N 35°12'57" W	171.48'
L-111	N 50°38'15" W	83.73'
L-112	N 50°38'15" W	67.49'
L-113	N 11°54'18" E	74.65'
L-114	N 20°01'55" W	276.79'
L-115	N 00°26'14" W	160.38'
L-116	N 24°26'57" W	523.13'
L-117	N 45°29'07" W	357.91'
L-118	N 36°10'05" W	319.97'
L-119	N 40°23'38" W	160.43'
L-120	N 16°46'48" W	258.62'
L-127	S 11°20'04" W	9.82'
L167	N 12°35'01" E	207.92'
L168	N 07°20'02" W	63.98'
L169	N 03°07'09" E	155.48'
L170	N 17°25'45" W	233.87'
L171	N 53°30'58" W	95.29'
L172	N 23°17'58" W	57.37'

CURVE TABLE
 C/L 60° EASEMENT

CURVE	RADIUS	LENGTH	DELTA
C-6	63.25'	23.20'	21°01'08"
C-7	141.81'	250.98'	101°24'17"
C-8	99.05'	159.14'	92°03'42"
C-9	157.69'	109.92'	39°56'16"
C-10	110.78'	85.86'	44°24'26"
C-11	68.13'	126.81'	106°38'48"
C-12	251.64'	142.40'	32°25'21"
C-13	63.25'	77.56'	70°15'57"
C-14	63.25'	40.90'	37°03'02"
C-19	290.35'	142.94'	28°12'25"
C-20	47.96'	29.03'	34°40'35"
C-27	44.23'	46.55'	60°18'17"
C-28	102.15'	115.38'	64°43'00"
C-31	59.12'	114.65'	111°06'19"
C-32	180.23'	196.73'	62°32'33"
C-33	322.54'	187.11'	33°14'15"
C41	287.42'	181.03'	36°05'14"
C42	269.95'	142.37'	30°13'00"

REFERENCE SURVEYS

- 1) SURVEY FILED IN VOL. 23, PG. 089 BY LS 16915
- 2) SURVEY FILED IN VOL. 23, PG. 090 BY LS 33487
- 3) SURVEY FILED IN VOL. 27, PAGES 69-70 BY LS 29269 & LS 18092
- 4) SURVEY FILED IN VOL. 23, PG. 088 BY LS 33487
- 5) UNRECORDED SURVEY FOR PLUM CREEK TIMBER CO. BY EASTSIDE CONSULTANTS, INC. LS 33487, DATED DEC. 1998, ON FILE IN THEIR OFFICE.
- 6) SURVEY FILED IN VOL. 27, PG. 111 BY LS 29269
- 7) SURVEY FILED IN VOL. 28, PAGES 48-50 BY LS 29269
- 8) SURVEY FILED IN VOL. 27, PAGE 132 BY LS 18092
- 9) BROOKSIDE TRAILS SHORT PLAT IN VOL. 8, PAGES 227-228
- 10) SKY RIDGE SHORT PLAT IN VOL. 6, PAGES 240-241
- 11) AUTUMN WOODS LARGE LOT IN VOL. 10, PAGES 207-208



NEIGHBORING OWNERSHIP

- 20-15-24000-0011: MARK A. LEHNERT, ETUX
PO BOX 957
CLE ELLUM, WA 98922
- 20-15-25000-0006: VALLEY SUNSET VIEW, LLC
911 E 4th ST
CLE ELLUM, WA 98922
- 20-15-25000-0005: MILDRED M. VALLONE
FLAT B, FLOOR 4, IVORY COURT
26-28 CONDUIT RD, HONG KONG
- 20-15-24000-0009: JOHN A. JOHNSON, ETUX
821 E LK SAMMAMISH SHORE LN SE
SAMMAMISH, WA 98075

- 20-15-24050-0003: HUISH LAND TRUST
7300 FUN CENTER WAY
TUKWILA, WA 98188
- 20-15-24050-0002: ASHLEY PIPER, LLC, ETAL
1703 NW GREENBRIER WAY
SEATTLE, WA 98177
- 20-15-25059-0003: STEPHEN J. FORD, ETUX AND
HERBERT L. WHITEHEAD, ETUX
2826 199th AVE E
SUMNER, WA 98590
- 20-15-25059-0002: PETERSON INVESTMENT PROP. LLC
16954 151st AVE E
RENTON, WA 98058

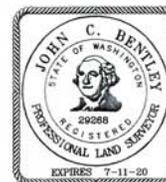
- 20-15-25058-0003: HIGHMARK RESOURCES LLC
301 W. 1st ST, SUITE B
CLE ELLUM, WA 98922

- 20-15-24000-0013: MARK A. LEHNERT, ETUX
PO BOX 957
CLE ELLUM, WA 98922

- 20-15-25000-0004: SCOTT A. BARBEE AND
CONSTANCE D. STARR
3216 41st AVE SW
SEATTLE, WA 98116

LEGEND

- = SET 1/2" x 24" REBAR W/PLASTIC CAP: J. BENTLEY LS 29268
- = PREVIOUSLY SET 1/2" x 24" REBAR W/PLASTIC CAP: K. BLUHM LS 29269 ON REFERENCE SURVEY #3
- * = ANGLE POINT AND/OR INTERSECTING POINT
- = PREVIOUSLY SET 1/2" x 24" REBAR W/PLASTIC CAP: K. BLUHM LS 29269 ON REFERENCE SURVEY #6
- = PREVIOUSLY SET 1/2" x 24" REBAR W/PLASTIC CAP: K. BLUHM LS 29269 ON REFERENCE SURVEY #6
- = 60' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT _____ THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIPTION AND IN LIEU OF DEDICATION OF ROADS, HEREBY GRANTS FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

SIGNATURE - _____



ACKNOWLEDGMENT

STATE OF WASHINGTON
 COUNTY OF KITTITAS }
 THIS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED TO ME KNOWN TO THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON - _____

RESIDING AT: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
 COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____ COOPER PASS, LLC IN _____ MAY _____, 20____.
 JOHN C. BENTLEY - LICENSE NO. 29268

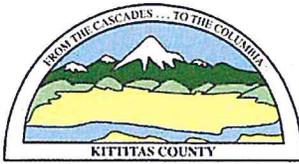
PARCEL DESCRIPTION

LOT 10-D OF BROOKSIDE TRAILS EAST, LARGE LOT SUBDIVISION NO. SP-2003-08, AS FILED UNDER AFN. 200307110061, RECORDS OF KITTITAS COUNTY, WASHINGTON.
 TAX PARCEL NO. 20-15-25058-0004
 OWNER: COOPER PASS, LLC
 301 W. 1st St., SUITE B
 CLE ELLUM, WA 98922

BLUHM & ASSOCIATES LAND SURVEYORS, INC.

1068 S. MARKET BLVD. CHEHALIS, WA 98532
 PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: KH	DATE: JUNE 26, 2007	JOB # 07-278 PLAT.dwg
CHECKED BY: J. BENTLEY	SCALE: 1" = 200'	COMP 01-504-5.crd KB
		SHEET 2 OF 2



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

P-07-42

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Checked boxes for: Ten large copies of plat with all preliminary drawing requirements complete; Address list of all landowners within 300 feet of the site's tax parcel; SEPA Checklist (Only required if your subdivision consists of 9 lots or more).

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Checked boxes for: Certificate of Title (Title Report); Computer lot closures

FEES:

\$200 plus \$10 per lot for Public Works Department; \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department; \$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required *One check made payable to KCCDS

2670

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:

SIGNATURE:

X [Handwritten Signature]

DATE:

6/29/07

RECEIPT #

052100



NOTES:

Horizontal line for 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:

Name: Cooper Pass, LLC
Mailing Address: 206 West 1st Street
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: (509)674-6828
Email Address: wayne@sapphireskies.net

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: Wayne Nelsen
Mailing Address: same as above
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: XXXX Creekside Drive
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property:

Lot 10-D of Brookside Trails East Large Lot Subdivision, as recorded in Book 8 of Plats, Pages 227 and 228, under Auditor's File No. 200307110061.

6. Tax parcel number(s): 20-15-25058-0004

7. Property size: 60.11 (acres)

8. 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):

The proposed project consists of the subdivision of approximately 60.11 acres into 12 five-acre rural residential lots. Access to the site is from Columbia Avenue via Creekside Road and will be looped or interconnected with Montgomery Avenue. No new public roads or extensions of existing public roads are proposed or necessary. All private road improvements will meet Kittitas County Private Road Minimum Design Standards - Low Density (Table 12-1). Water supply to the lots will be from shared and/or community wells, not to exceed a combined daily withdrawal of 5,000 g.p.d. Sewage disposal will be from individual on-site septic systems.

9. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: none

10. What County maintained road(s) will the development be accessing from? Primary - Columbia Ave.

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.

12. Are there any other pending applications associated with the property associated with this application?
 Yes No

Signature of Authorized Agent:

Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X 
Cooper Pass, LLC

6/27/07

PLAT OF PONDEROSA PINES

PART OF THE
NW1/4 NW1/4, NE1/4 NW1/4
NW1/4 NE1/4, SE1/4 NW1/4,
SEC. 25 - T.20N. - R.15E., W.M.
KITITAS COUNTY, WASHINGTON

SOUTH 1/4 COR. SEC. 24
4-30-03 FOUND 1" REBAR WITH "X"
EXISTING R.P.'s:
1) 10" ALDER N58°E 6.04'
2) 8" ALDER S42°W 30.07'
3) 30" FIR N65°W 33'
4) 38" FIR STUMP 2' HIGH
S65°W 21.18'

APPROVALS

BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

ATTEST:

BY: _____
CHAIRMAN

CLERK OF THE BOARD

COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF _____ HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY ASSESSOR

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

PUBLIC WORKS DIRECTOR

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE PLAT OF _____ HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY TREASURER

KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT OF _____ HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

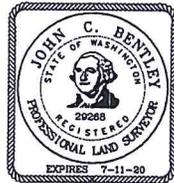
DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY HEALTH OFFICER

NW COR. SEC. 25
3-05-02 FOUND 1" REBAR IN MOUND OF STONE WITH 1-1/4" IRON PIPE LYING ON EAST SIDE OF MOUND
EXISTING R.P.'s:
1) 16" PINE N66°E 26.76'
2) 13" FIR S76°W 17.81'
3) 8" PINE STUB N39°E 33.09'
4) 16" FIR N07°W 24.63'

EXISTING 60' EASEMENT, SEE SP-2004-19 SKY RIDGE, FILED UNDER AFN. 200501260008 AND SP-2003-08 BROOKSIDE TRAILS EAST, FILED UNDER AFN. 200307110061

NOTES:
1. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEMS.
2. NO KNOWN CRITICAL AREAS EXIST ON SITE.
3. CONTOURS PER DEGRESS AERIAL MAPPING, INC. CONTOUR INTERVAL = 5'

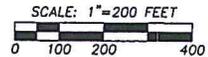


EXISTING 60' EASEMENT, SEE SP-2004-19 SKY RIDGE, FILED UNDER AFN. 200501260008 AND SP-2003-08 BROOKSIDE TRAILS EAST, FILED UNDER AFN. 200307110061

W1/4 COR. SEC. 25
9-25-01 FND 1-1/2" IRON PIPE IN CONCRETE
EXISTING R.P.'s:
1) BASKETBALL HOOP S62°W 13.97' NO OTHER R.P.'s AVAILABLE

APPROXIMATE LOCATION BPA EASEMENT

METHOD OF SURVEY
FIELD TRAVERSE USING TOPCON GTS-312 (00'00"03") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.



SCALE: 1"=200 FEET
BASIS OF BEARING: BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION SP-2003-08, FILED UNDER AFN. 200307110061, RECORDS OF KITITAS COUNTY, WASHINGTON

CENTER 1/4 COR. SEC. 26
CALC. PER REF. SURVEY #2

SEE PAGE 2 FOR LINE CALL TABLE, CURVE TABLE, AND NEIGHBORING OWNERSHIP INFORMATION, AND VICINITY MAP.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ N. IN BOOK _____ OF SURVEYS AT PAGE _____

AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF COOPER PASS, LLC IN _____ MAY _____ 20, 07.

JOHN C. BENTLEY - LICENSE NO. 29268

PARCEL DESCRIPTION

LOT 10-D OF BROOKSIDE TRAILS EAST, LARGE LOT SUBDIVISION NO. SP-2003-08, AS FILED UNDER AFN. 200307110061, RECORDS OF KITITAS COUNTY, WASHINGTON.

TAX PARCEL NO. 20-15-25058-0004

OWNER: COOPER PASS, LLC
301 W. 1st ST., SUITE B
CLE ELUM, WA 98822

BLUHM & ASSOCIATES LAND SURVEYORS, INC.

1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: KH

DATE: JUNE 26, 2007

JOB # 07-278 PLAT.dwg

CHECKED BY: J. BENTLEY

SCALE: 1" = 200'

COMP 01-504-5.crd KB

SHEET 1

OF 2

A. BACKGROUND

1. Name of proposed project, if applicable:
Plat of Ponderosa Pines

2. Name of applicant: **Cooper Pass, LLC**

3. Address and phone number of applicant and contact person:

**Wayne Nelsen
206 West First Street
Cle Elum, WA 98922
Office: (509)674-6828
Fax: (509)674-6836**

4. Date checklist prepared: **June 27, 2007**

5. Agency requesting checklist: **Kittitas County Community Development Services**

6. Proposed timing or schedule (including phasing, if applicable):

Preliminary approval within approximately 120 days.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None proposed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known or currently required.

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.

None known.

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

The proposed subdivision requires approval from Kittitas County.

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 the subdivision of an approximately 60.11 acres into 12 five-acre rural residential lots.

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 property is located within the North Half of Sec. 25, T. 20 N., R. 15 E., W.M. – see attached preliminary plat map and application.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? **+40%.**

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.

Surface exposures generally consist of rocky soil with abundant gravel, cobbles and scattered boulders.

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

None known or observed during the June 16, 2007 site visit.

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

Grading and/or filling is necessary as part of the private road improvements necessary to meet Kittitas County standards. Total volumes associated with this project should be less than 500 cubic yards. All suitable cut and fill material will be utilized on site; no import or export of fill material is anticipated.

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

Erosion could occur during the wet season if soils are left exposed during normal construction activities. An erosion control plan will be prepared and any necessary erosion control measures will be employed prior to and during construction activities.

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

Less than 5% of the site will be covered with impervious surfaces.

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

An erosion control plan will be prepared and any necessary erosion control measures will be employed prior to and during construction activities. Erosion control will likely include silt fence, straw check dams and covering of exposed soils as necessary.

2. 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.

Operation of machinery during construction will produce minimal emissions and exhaust from future residential traffic will occur .

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known or observed.**

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

All equipment and vehicles should comply with applicable emissions regulations.

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.

One seasonal unnamed creek is located within the property.

- 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.

The unnamed creek is located within a culvert under the existing private roadway.

No additional in-stream work is proposed.

- 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.

None proposed or necessary.

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

None proposed or necessary.

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

None known.

- 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 discharge of waste materials is proposed.

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.

Future residential construction will require withdrawal of water for domestic water supply (not to exceed 5,000 gpd) and discharge will include on-site septic systems. Twelve rural residential lots are proposed.

- 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.

The proposed lots will be served by on-site septic systems.

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.

**Potential runoff will likely be generated from future impervious surfaces commonly associated with rural residential development.
Runoff will be directed into existing drainage courses.**

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

Waste materials could enter the ground through future septic systems.

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

Impervious surfaces likely will not exceed 5% of the total site area.

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?

Vegetation will be removed during clearing and grading of the private roadways.

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

None known or observed on or near the site.

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

Existing vegetation will be preserved to the maximum extent practical.

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.

No threatened or endangered species have been observed or known to exist on site.

c. Is the site part of a migration route? If so, explain.

None known.

d. Proposed measures to preserve or enhance wildlife, if any:

Existing vegetation will be preserved to the maximum extent practical.

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.
**Electric, wood stove and solar will likely be used for any future development.
Natural gas does not currently exist on or near the site.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
None known or anticipated.
- 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:
None proposed.

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.
None known or anticipated.
- 1) Describe special emergency services that might be required.
None known or anticipated.
- 2) Proposed measures to reduce or control environmental health hazards, if any:
None known or anticipated.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None known.
- 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.
Normal construction activities will produce noise at the time of development. Long-term noise will occur as a result of future residential traffic and home sites.
- 3) Proposed measures to reduce or control noise impacts, if any:
None proposed or necessary.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
**The site is located within an area of rural residential development.
The subject property is currently vacant.**
- b. Has the site been used for agriculture? If so, describe.
None known.

c. Describe any structures on the site.

None known.

d. Will any structures be demolished? If so, what?

None.

e. What is the current zoning classification of the site?

Rural – 5.

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?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

None known.

i. Approximately how many people would reside or work in the completed project?

12 rural residential residences.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed or necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed subdivision is consistent with the comprehensive plan, current zoning and the existing neighborhood.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No units are proposed at this time. However, future residences will likely be middle to high-income.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None proposed or necessary.

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?

Future homes will likely not exceed 35 feet.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None proposed or necessary.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Reflection from future single-family residences may occur.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

None known or anticipated.

c. What existing off-site sources of light or glare may affect your proposal?

None known or anticipated.

d. Proposed measures to reduce or control light and glare impacts, if any:

None proposed or necessary.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

**Many recreational opportunities exist within the immediate vicinity, including:
Hiking, bicycling, hunting, snowmobiling and skiing.**

b. Would the proposed project displace any existing recreational uses? If so, describe.

None known or anticipated.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Hiking, biking and other outdoor activities will be encouraged.

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 known or observed on or adjacent to the site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known or observed on or adjacent to the site.

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

None proposed or necessary at this time.

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.

Primary access to the site is from Columbia Avenue and secondary is from Montgomery Avenue. Existing and proposed private roads will be improved in accordance with Kittitas County Standards.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

None known.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

All parking will occur on the respective lot.

- 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).

Existing roadways will be improved in conformance with the applicable Kittitas County Road Standards and are proposed to be private.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

None known.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Up to 120 trips per day may be generated.

- g. Proposed measures to reduce or control transportation impacts, if any:

Secondary access and related private road improvements are included as a part of this project.

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.

There will be an incremental increase in the need for public services proportionate to 12 rural residences.

- b. Proposed measures to reduce or control direct impacts on public services, if any

None proposed or necessary.

16. Utilities

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

- 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.

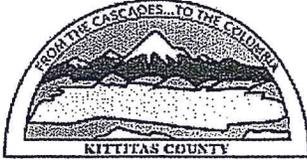
Telephone and power will be extended on site.

C. SIGNATURE

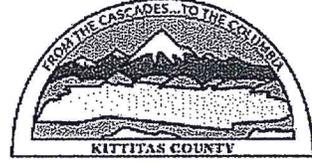
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: W. A. [Handwritten Signature]

Date Submitted: 6/27/07



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: 20501
Map Number: 20-15-25059-0003
Situs:
Legal: ACRES 21.00; SKY RIDGE SHORT PLAT 04-19,
LOT 3; SEC 25, TWP 20, RGE 15

Ownership Information

Current Owner: FORD, STEPHEN J ETUX &
WHITEHEAD, HERBERT L ETUX
Address: 2826 199TH AVE E
City, State: SUMNER WA
Zipcode: 98390

Assessment Data

Tax District: 43
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 21
Last Revaluation for Tax Year:

Market Value

Land: 350
Imp: 0
Perm Crop: 0
Total: 350

Taxable Value

Land: 350
Imp: 0
Perm Crop: 0
Total: 350

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-02-2005	2005-466	1	BROOKSIDE TRAILS WEST LLC	FORD, STEPHEN J ETUX &	215,900

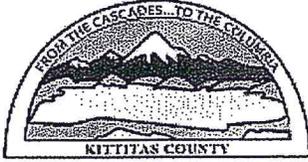
Building Permits
NO ACTIVE PERMITS!

5 Year Valuation Information

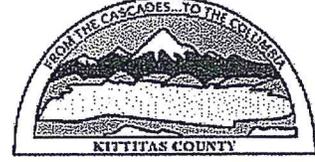
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	FORD, STEPHEN J ETUX &	350	0	0	350	0	350	View Taxes
2006	FORD, STEPHEN J ETUX &	350	0	0	350		350	View Taxes
2005	FORD, STEPHEN J ETUX &	370	0		370		0	View Taxes
2005	FORD, STEPHEN J ETUX &	370	0		370		370	View Taxes

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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: 22045
Map Number: 20-15-24050-0002
Situs: 01140 JACK PINE DR CLE ELUM
Legal: BIG BOULDER SHORT PLAT 05-27, LOT 2,
ACRES 20.20

Ownership Information

Current Owner: ASHLEY PIPER LLC ETAL
Address: 1703 NW GREENBRIER WAY
City, State: SEATTLE WA
Zipcode: 98177-

Assessment Data

Tax District: 43
Open Space:
Open Space
Date:
Senior
Exemption:
Deeded Acres: 20.2
Last Revaluation
for Tax Year:

Market Value

Land: 202,000
Imp: 0
Perm Crop: 0
Total: 202,000

Taxable Value

Land: 202,000
Imp: 0
Perm Crop: 0
Total: 202,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
07-13-2006	2006-1721	1	GREEN CANYON LLC	ASHLEY PIPER LLC ETAL	389,900

Building Permits

Permit No.	Date	Description	Amount
2006-8092	9/15/2006	2940 SQ FT SFR	204,669

5 Year Valuation Information

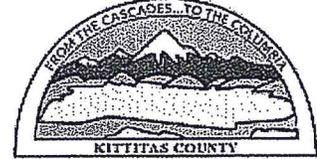
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	ASHLEY PIPER LLC ETAL	202,000	0	0	202,000	0	202,000	View Taxes
2006	GREEN CANYON LLC	380	0	0	380		380	View Taxes

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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: 22046
Map Number: 20-15-24050-0003
Situation: 01651 \CREEKSIDE RD CLE ELUM
Legal: BIG BOULDER SHORT PLAT 05-27, LOT 3,
ACRES 20.00

Ownership Information

Current Owner: HUIH, JOHN M TRUSTEE
HUIH LAND TRUST
Address: 7300 FUN CENTER WAY
City, State: TUKWILA WA
Zipcode: 98188-

Assessment Data

Tax District: 43
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 20
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

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-02-2005	2005-3366	1	KITTITAS MEADOWS LLC	HUIH, JOHN M TRUSTEE	249,999

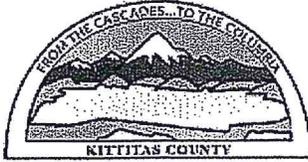
Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

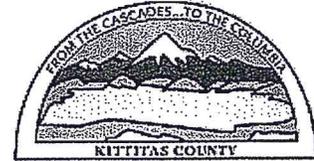
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	HUIH, JOHN M TRUSTEE	340	0	0	340	0	340	View Taxes
2006	HUIH, JOHN M TRUSTEE	340	0	0	340		340	View Taxes

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Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
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Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 213034
Map Number: 20-15-24000-0009
Situs:
Legal: ACRES 21.00, CD. 6268; PTN. S1/2 SE1/4 SEC. 24 & PTN. N1/2 NE1/4 SEC. 25 (LOT 1, B27/P137 & B28/P48-50)

Ownership Information

Current Owner: JOHNSON, JOHN A ETUX
Address: 821 E LK SAMMAMISH SHORE LN SE
City, State: SAMMAMISH WA
Zipcode: 98075

Assessment Data

Tax District: 43
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

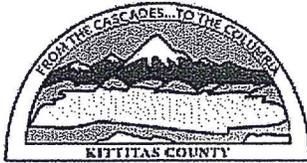
Date	Book & Page	# Parcels	Grantor	Grantee	Price
04-25-2002	14777	2	CLE ELUM'S SAPPHIRE SKIES LLC	JOHNSON, JOHN A ETUX	294,000

Building Permits
NO ACTIVE PERMITS!

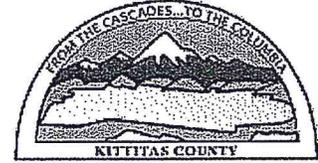
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	JOHNSON, JOHN A ETUX	360	0	0	360	0	360	View Taxes
2006	JOHNSON, JOHN A ETUX	360	0	0	360		360	View Taxes
2005	JOHNSON, JOHN A ETUX	380	0		380		380	View Taxes
2004	JOHNSON, JOHN A ETUX	400	0		400		400	View Taxes
2003	JOHNSON, JOHN A ETUX	420	0		420		420	View Taxes
2002	JOHNSON, JOHN A ETUX	440	0		440		1,710	View Taxes

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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: 19493
Map Number: 20-15-24000-0013
Situs: 02090 \CREEKSIDE RD CLE ELUM
Legal: ACRES 20.00, CD. 6268-2-1; SEC. 24, TWP. 20,
RGE. 15; PTN. S1/2 SE1/4 SEC. 24, PTN. N1/2
NE1/4 SEC. 25 ALL OF TWP. 20 RGE. 15 (LESS
IMP. SITE, MUST BE SOLD WITH 20-15-24000-
0011) (PTN. LOT 3, B27/P69-7

Ownership Information

Current Owner: LEHNERT, MARK A. ETUX
Address: PO BOX 957
City, State: CLE ELUM WA
Zipcode: 98922

Assessment Data

Tax District: 43
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 20
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

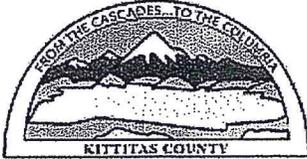
NO ACTIVE PERMITS!

5 Year Valuation Information

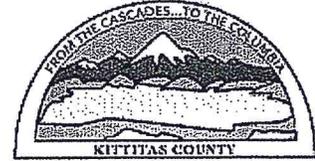
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	LEHNERT, MARK A. ETUX	340	0	0	340	0	340	View Taxes
2006	LEHNERT, MARK A. ETUX	340	0	0	340		340	View Taxes
2005	LEHNERT, MARK A. ETUX	360	0		360		360	View Taxes
2004	LEHNERT, MARK A. ETUX	380	0		380		380	View Taxes

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Kittitas County Assessor



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Assessor

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Ellensburg, WA 98926
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Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 13516
Map Number: 20-15-24000-0011
Situs: 02090 \CREEKSIDE RD CLE ELUM
Legal: ACRES 1.00, CD. 6268-2; PTN. S1/2 SE1/4 SEC. 24; PTN. N1/2 NE1/4 SEC. 25 ALL OF TWP. 20 RGE. 15 (IMP. SITE, MUST BE SOLD WITH 20-15-24000-0013) (PTN. LOT 3, B27/P69-70 & B28/P48-50)

Ownership Information

Current Owner: LEHNERT, MARK A. ETUX
Address: PO BOX 957
City, State: CLE ELUM WA
Zipcode: 98922

Assessment Data

Tax District: 43
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 1
Last Revaluation for Tax Year:

Market Value

Land: 72,000
Imp: 221,080
Perm Crop: 0
Total: 293,080

Taxable Value

Land: 72,000
Imp: 221,080
Perm Crop: 0
Total: 293,080

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
11-14-2003	19028	2	BUZZARD ROOST LLC	LEHNERT, MARK A. ETUX	182,000
09-24-2003	18613	2	CLE ELUM'S SAPPHIRE SKIES LLC	BUZZARD ROOST LLC	

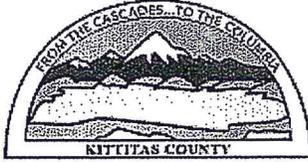
Building Permits

Permit No.	Date	Description	Amount
2004-09037	9/14/2004	75% 7/06 RESOB GARAGE 1008 SQFT	17,539
2004-04007	4/2/2004	80% 7/06 RNEW SFR-HOUSE 4116 SF	336,289

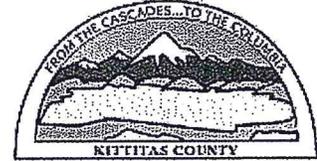
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	LEHNERT, MARK A. ETUX	72,000	221,080	0	293,080	0	293,080	View Taxes
2006	LEHNERT, MARK A. ETUX	72,000	208,380	0	280,380		280,380	View Taxes
2005	LEHNERT, MARK A. ETUX	47,000	69,430		116,430		116,430	View Taxes
2004	LEHNERT, MARK A. ETUX	30,000	0		30,000		0	View Taxes
2004	LEHNERT, MARK A. ETUX	30,000	0		30,000		20	View Taxes
2003	LEHNERT, MARK A. ETUX	420	0		420		420	View Taxes
2002	LEHNERT, MARK A. ETUX	440	0		440		560	View Taxes

7



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: 17344
Map Number: 20-15-25000-0004
Situs:
Legal: ACRES 21.00, CD. 6270-7; SEC. 25, TWP. 20,
 RGE. 15; PTN. NE1/4 (LOT 5, B27/P69-70 &
 B28/P48-50)

Ownership Information

Current Owner: BARBEE, SCOTT A &
 STARR, CONSTANCE D
Address: 3216 41ST AVE SW
City, State: SEATTLE WA
Zipcode: 98116

Assessment Data

Tax District: 31
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

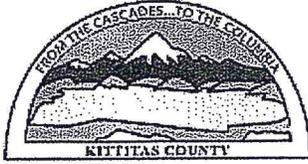
Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-13-2002	14495	1	CLE ELUM'S SAPPHIRE SKIES LLC	BARBEE, SCOTT A &	150,000

Building Permits
 NO ACTIVE PERMITS!

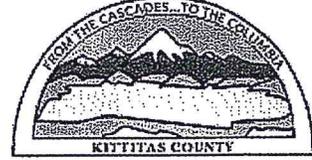
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	BARBEE, SCOTT A &	360	0	0	360	0	360	View Taxes
2006	BARBEE, SCOTT A &	360	0	0	360		360	View Taxes
2005	BARBEE, SCOTT A &	380	0		380		380	View Taxes
2004	BARBEE, SCOTT A &	400	0		400		400	View Taxes
2003	BARBEE, SCOTT A &	420	0		420		420	View Taxes

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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: 17345
Map Number: 20-15-25000-0005
Situs: 00731 OWL RIDGE DR CLE ELUM
Legal: ACRES 26.91, CD. 6270-8; SEC. 25, TWP. 20, RGE. 15; PTN. NE1/4 (LOT 6, B27/P69-70 & B28/P48-50)

Ownership Information

Current Owner: VALLONE, MILDRED M
FLAT B FLOOR 4 IVORY COURT
Address: 26-28 CONDUIT RD
City, State: HONG KONG
Zipcode:

Assessment Data

Tax District: 31
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 26.91
Last Revaluation for Tax Year:

Market Value

Land: 460
Imp: 0
Perm Crop: 0
Total: 460

Taxable Value

Land: 460
Imp: 0
Perm Crop: 0
Total: 460

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
08-05-2003	18127	1	CLE ELUM'S SAPPHIRE SKIES LLC	VALLONE, MILDRED M	169,000

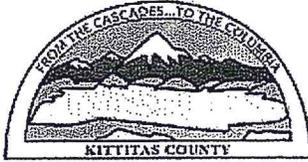
Building Permits

NO ACTIVE PERMITS!

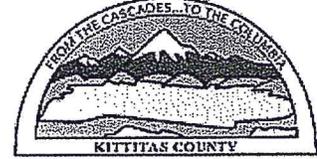
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	VALLONE, MILDRED M	460	0	0	460	0	460	View Taxes
2006	VALLONE, MILDRED M	460	0	0	460		460	View Taxes
2005	VALLONE, MILDRED M	480	0		480		480	View Taxes
2004	VALLONE, MILDRED M	510	0		510		510	View Taxes
2003	VALLONE, MILDRED M	540	0		540		540	View Taxes

Filedate: 6/26/2007 5:05:44 PM



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: 17346
Map Number: 20-15-25000-0006
Situs: \CREEKSIDE RD CLE ELUM
Legal: ACRES 44.93, CD. 6270-9; SEC. 25, TWP. 20, RGE. 15; PTN. N1/2 (PARCEL B, B27/P132 & ALSO KNOWN AS LOT 9, B28/P48-50)

Ownership Information

Current Owner: VALLEY SUNSET VIEW LLC
Address: 911 E 4TH ST
City, State: CLE ELUM WA
Zipcode: 98922-

Assessment Data

Tax District: 31
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 44.93
Last Revaluation for Tax Year:

Market Value

Land: 780
Imp: 0
Perm Crop: 0
Total: 780

Taxable Value

Land: 780
Imp: 0
Perm Crop: 0
Total: 780

Sales History

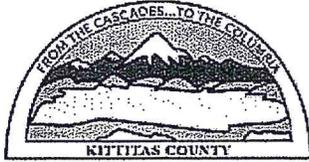
Date	Book & Page	# Parcels	Grantor	Grantee	Price
05-06-2002	14848	1	CLE ELUM'S SAPPHIRE SKIES LLC	ZACKOVICH, SUSAN L	265,000

Building Permits NO ACTIVE PERMITS!

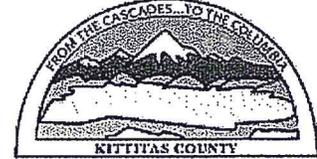
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	VALLEY SUNSET VIEW LLC	780	0	0	780	0	780	View Taxes
2006	ZACKOVICH, SUSAN L	790	0	0	790		790	View Taxes
2005	ZACKOVICH, SUSAN L	830	0		830		830	View Taxes
2004	ZACKOVICH, SUSAN L	870	0		870		870	View Taxes
2003	ZACKOVICH, SUSAN L	920	0		920		920	View Taxes
2002	ZACKOVICH, SUSAN L	970	0		970		0	View Taxes

Filed: 6/26/2007 5:05:44 PM



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: 233034
Map Number: 20-15-25058-0003
Situs: UNKNOWN CLE ELUM
Legal: ACRES 3.24, BROOKSIDE TRAILS EAST SHORT PLAT 03-08; PTN. LOT 10-C (B8 OF PLATS/P227-228) (MUST BE SOLD WITH 20-15-25058-0005); SEC. 26, TWP. 20, RGE. 15

Ownership Information

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

Assessment Data

Tax District: 31
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 3.24
Last Revaluation for Tax Year:

Market Value

Land: 24,300
Imp: 0
Perm Crop: 0
Total: 24,300

Taxable Value

Land: 24,300
Imp: 0
Perm Crop: 0
Total: 24,300

Sales History

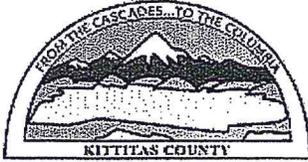
Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-28-2005	2005-3620	6	KITTITAS MEADOWS LLC	HIGHMARK RESOURCES LLC	1,120,000

Building Permits NO ACTIVE PERMITS!

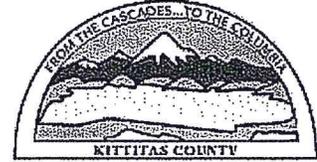
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	KITTITAS MEADOWS LLC	24,300	0	0	24,300	0	24,300	View Taxes
2006	HIGHMARK RESOURCES LLC	24,300	0	0	24,300		24,300	View Taxes
2005	KITTITAS MEADOWS LLC	19,440	0		19,440		19,440	View Taxes
2004	KITTITAS MEADOWS LLC	7,100	0		7,100		7,100	View Taxes
2003	KITTITAS MEADOWS LLC	7,100	0		7,100		7,100	View Taxes
2002	KITTITAS MEADOWS LLC	7,100	0		7,100		7,100	View Taxes

Filed: 6/26/2007 5:05:44 PM



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: 20500
Map Number: 20-15-25059-0002
Situs:
Legal: ACRES 21.00; SKY RIDGE SHORT PLAT 04-19,
LOT 2; SEC 25, TWP 20, RGE 15

Ownership Information

Current Owner: PETERSON INVESTMENT PROP LLC
Address: 16954151ST AVE E
City, State: RENTON WA
Zipcode: 98058

Assessment Data

Tax District: 31
Open Space: YES
Open Space 1/1/1975
Date:
Senior
Exemption:
Deeded Acres: 21
Last Revaluation
for Tax Year:

Market Value

Land: 400
Imp: 0
Perm Crop: 0
Total: 400

Taxable Value

Land: 400
Imp: 0
Perm Crop: 0
Total: 400

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-28-2005	2005-683	1	BROOKSIDE TRAILS WEST LLC	PETERSON INVESTMENT PROP LLC	202,900

Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	PETERSON INVESTMENT PROP LLC	400	0	0	400	0	400	View Taxes
2006	PETERSON INVESTMENT PROP LLC	400	0	0	400		400	View Taxes
2005	PETERSON INVESTMENT PROP LLC	430	0		430		430	View Taxes

Filedate: 6/26/2007 5:05:44 PM

Letter of Transmittal



Western Washington Division
 165 NE Juniper St., Suite 201, Issaquah, WA 98027
 Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
 108 East 2nd Street, Cle Elum, WA 98922
 Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS
 ELLENSBURG WA
Date: 7-3-2014
Attn:
Job No. 08020
Re: PLAT OF PONDEROSA PINES P-07-42

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
2			MYLARS OF SHEET 1 OF 4 FOR COUNTY SIGNATURES
1			COPIES OF SHEETS 2, 3 & 4
1			CLOSURES
1			UPDATED SUBDIVISION GUARANTEE

RECEIVED

JUL 03 2014

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval For signature
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: Greg Jensen Title: ENGR. & SURV. TECH.

Copy to: File

NO. 0119896

LIABILITY \$1,000.00

FEE \$250.00

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. 7386-12-0119896-2014.72030-90954103

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: 03/26/2014

CHICAGO TITLE INSURANCE COMPANY

By *Anna Williams*
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

7386WA
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

0119896

MAR 31 2014
CHICAGO TITLE INSURANCE COMPANY
CLTA

CHICAGO TITLE INSURANCE COMPANY

By: *Agnes M. P. L.*

President

ATTEST
Tom C. J.

Secretary



MAR 31 2014
08020

SUBDIVISION GUARANTEE

Office File Number : 0119896
Guarantee Number : WA2011-46-0119896-2014.72030-90954103
Dated : March 26, 2014, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : COOPER PASS LLC

Name of Assured: ENCOMPASS ENGINEERING & SURVEYING

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

PARCEL 1:

Lot 10-D, SP-2003-08 BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, Pages 227 and 228, records of said County.

PARCEL 2:

A sixty foot (60') easement for ingress, egress and utilities over and across those roads as delineated on the Brookside Trails East Large Lot Subdivision, as per plat thereof recorded in Book 8 of Plats, Pages 227 and 228, AND a sixty foot (60') easement for ingress, egress and utilities over and upon those roads as contained in Easement Exchange recorded on December 4, 1978, under Kittitas County Auditor's File No. 428448 and as further delineated on that certain Survey recorded October 27, 2005, in Book 31 of Surveys, Pages 224 and 225, under Auditor's File No. 200510270006.

Title to said real property is vested in:

COOPER PASS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0119896

Guarantee Number: WA2011-46-0119896-2014.72030-90954103

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

4. General taxes and assessments for 2014, which become delinquent after April 30, 2014, if not paid in full.

Amount : \$34.49
Tax No. : 20-15-25058-0004 (19157)

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

5. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

6. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Brookside Trails Homeowners Association.
7. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Sky Ridge Easement Owners Association.
8. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Ponderosa Pines Homeowner's Association.

(SCHEDULE B CONTINUED)

File No. 0119896

Guarantee Number: WA2011-46-0119896-2014.72030-90954103

9. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.
(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on December 4, 1978, under Kittitas County Auditor's File No. 428448.
In favor of : Boise Cascade Corporation, a Delaware corporation and Norcliffe Company, a Washington corporation
For : Roads
Affects : A 60 foot strip of land across a portion of said premises in Sections 24 and 25
11. Reservations contained in deed.
Executed by : PCTC, INC., A Delaware Corporation (Formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.)
Recorded : June 30, 1989
Auditor's No. : 521473, as follows:
- Grantors reserves unto itself;
- (A) All oil, gas and other hydrocarbons, regardless of gravity and whether produced in liquid or gaseous form (including, without limitation, all gas occurring in coal or lignite seams, beds or deposits, but except as occurring in coal or lignite seams beds or deposits when vented as a non-commercial substance in conjunction with coal or lignite development or extraction operations) and all substance necessarily produced in association with such oil, gas and other hydrocarbons, together with such substance, are collectively called "reserved oil and gas"), together with rights of ingress and egress for the purpose of drilling for, exploring for, producing, storing, treating, transporting and processing reserved oil and gas with the right to remove any and all property grantor places on the subject property, provided such rights of ingress and egress shall be subject to the provisions set forth below; and
- (B) All minerals, metals and ores of every kind and nature and whether surface or subsurface in, on or under the subject property except for reserved oil and gas and all sources of geothermal energy (such minerals and sources are called the "reserved minerals", and including without limitation and without regard to their intended use of current commercial value:
- (1) Coal, lignite, and peat (including gas occurring in coal or lignite seams, beds or deposits to the extent the same is vented as a non-commercial substance in conjunction with coal or lignite development or extraction operations);
 - (2) Precious metals such as gold and silver and other metals such as copper, iron, lead and zinc;
 - (3) Industrial minerals, including without limitation talc, calcium carbonate, mica and kaolin;
 - (4) Fissionable source materials, including without limitation uranium, vanadium and thorium;
 - (5) Sand, clay, gravel, aggregate, granite, stone, rock, including without limitation decorative rock and rock of unique character; provided, grantee may use so much of the items described in this clause (5) as it reasonable requires in connection with its use and enjoyment of the subject property or with the construction, maintenance, and repair of roads serving the subject property, so long as the use of such items is incidental to such other uses and is not a primary use;
 - (6) All other naturally occurring elements, compounds, and substances whether similar or dissimilar, metallic or non-metallic, in whatsoever form and whether occurring, found, extracted or removed in solid, liquids or gaseous state; and

(SCHEDULE B CONTINUED)

File No. 0119896

Guarantee Number: WA2011-46-0119896-2014.72030-90954103

(SPECIAL EXCEPTION NO. 11 CONTINUED)

- (7) All of the constituent products of all or any of the foregoing and all other substances necessarily produced in association therewith.,

Together with rights of ingress and egress for the purpose of prospecting and exploring for reserved minerals by any means, and for the purpose of drilling, extracting, mining, developing, producing, treating and processing reserved minerals by all methods, (including without limitation mining by strip, auger, open pit, in-situ combustion, solution, and underground methods), and of erecting, operating, maintaining and working any mining, extraction, production, treatment or processing facility by all. Procedures, whether such means, methods, or procedures are now known or hereafter discovered, and of taking out, storing, stockpiling, removing transporting and marketing reserved minerals, together with the right to commingle reserved mineral or any other material produced from the subject property with minerals or any other material produced from any other property and to use the subject property for any of the aforesaid activities with respect to such minerals and material when related to like activities involving reserved minerals

We further note the following instruments with regard to said reservation:

- a) Conveyance of minerals reserved under deed to Plum Creek Timber Company, L.P. to Meridian Mineral Company by deed recorded June 30, 1989 in Volume 291, Page 805, under Auditor's File No. 521474;
- b) Conveyance of oil and gas reserved under deed to Plum Creek Timber Company, L.P. to Meridian Oil Inc. by deed recorded June 30, 1989 in Volume 291, Page 807, under Auditor's File No. 521475;
- c) Quit Claim Deed from Meridian Minerals Company to Plum Creek Timber Company, L.P., recorded February 7, 1992 in Volume 328, Page 1453, under Auditor's File No. 546455.

Present ownership and other matters affecting said reservation not shown herein.

12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on February 10, 1988, in Book 271, Page 283, under Kittitas County Auditor's File No. 510611.
- In favor of : Ray Owens and Janet Owens, husband and wife
For : Road
Affects : A 15 foot strip of land across a portion of said premises in Section 25
13. Agreement, and the terms and conditions thereof, executed by and between the parties herein named;
- Between : PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana Corporation, as reserved mineral owner and Meridian Oil Inc., a Delaware Corporation, as reserved oil and gas owner
- Recorded : May 31, 1991
Auditor's File No. : 539737
14. Partial Waiver of Surface Use Rights, and the terms and conditions thereof;
- Executed by : Meridian Oil Inc.
Dated : February 13, 1992
Recorded : April 8, 1995
Auditor's File No. : 199604080028

(SCHEDULE B CONTINUED)

File No. 0119896

Guarantee Number: WA2011-46-0119896-2014.72030-90954103

15. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on May 30, 2001, under Kittitas County Auditor's File No. 200105300021.
In favor of : Plum Creek Land Company, a Delaware Corporation, its successors and assigns
For : Ingress, egress, utilities, reconstruction, use and maintenance
Affects : A strip of land sixty (60') feet in width over, upon, along and across existing roads in the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of said Section 25.
16. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on June 21, 2001, under Kittitas County Auditor's File No. 200106210047.
In favor of : Jay W. and Leslie D. Peppin, husband and wife, their successors and assigns
For : Ingress, egress, utilities, reconstruction, use and maintenance
Affects : Existing roadway located in the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of said Section 25
17. Matters disclosed and/or delineated on that certain Survey recorded January 24, 2002, in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240010, as follows:
a) 60' Easement for ingress, egress and utilities
18. Covenants, Conditions and Restrictions recorded February 28, 2002, under Auditor's File No. 200202280020, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

First Amendment recorded February 18, 2005, under Auditor's File No. 200502180024.
19. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on April 25, 2002, under Kittitas County Auditor's File No. 200204250031.
In favor of : John A. Johnson and Barbara S. Johnson, husband and wife
For : Ingress, egress and utilities
Affects : A strip of land sixty (60) feet in width as delineated on that certain survey recorded January 24, 202 in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240010
20. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on July 3, 2002, under Kittitas County Auditor's File No. 2002007030034
In favor of : Eric Hohmann and Vicki Hohmann, husband and wife
For : Ingress, egress and utilities
Affects : A strip of land sixty (60) feet in width as delineated on that certain survey recorded January 24, 202 in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240010

(SCHEDULE B CONTINUED)

File No. 0119896

Guarantee Number: WA2011-46-0119896-2014.72030-90954103

21. Matters disclosed on the Plat of SP-2003-08 BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION recorded in Book 8 of Plats, Pages 227 and 228, as follows:
- a) Note: Each lot to be served by on site septic systems;
 - b) Note: No known critical areas exist on site;
 - c) Note: Entire access to all lots much be constructed to the uniform fire code as adopted Kittitas County prior to the issuance of any building permit;
 - d) Note: The cumulative effect of water withdrawals for this development shall not exceed 5,000 gallons per day;
 - e) 60' easement for ingress, egress and utilities;
 - f) Dedication contained thereon which states the owners in fee simple "...in lieu of dedication of roads hereby grants forever unto all lessees of lots in this plat and all future plats in _____ an undivided interest in all roads shown as private roads."
22. Covenants, Conditions and Restrictions, recorded February 18, 2005, under Kittitas County Auditor's File No. 200502180052, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
23. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on March 3, 2005, under Kittitas County Auditor's File No. 200503030057.
- For : 60.00 foot easement for ingress, egress and utilities
Affects : SP-2003-08 Brookside Trails East Large Lot Subdivision, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 227 and 228, records of said County.

Said easement further provides as set forth below:

"Reserving unto grantor its successors and assigns, a permanent non-exclusive easement and right-of-ways sixty (60') feet in width for ingress, egress and utilities, reconstruction, use and maintenance, over, upon, along and across existing roads as shown on SP-2003-08 Brookside Trails East Large Lot Subdivision, and on SP-2004-19 Sky Ridge Short Plat, recorded January 26, 2005, in Book 6 of Surveys, pages 240 and 241, under Auditor's File No. 200501260008 and, records of Kittitas County, Washington. The purpose of the reserved easements is to provide Seller with the right to provide legal access over the Roadways to other property owned or hereafter acquired by Seller (including any future subdivision thereof) and other property in the vicinity of the Property that Seller concludes in its discretion should be provided access and utilities via the Roadways (hereinafter the "Benefited Property"). Seller shall be entitled to assign non-exclusive easement rights to third parties that own or acquire portions of the Benefited Property. As part of the reservation, Seller, its successors and assigns, shall retain a permanent right to dedicate the Roadways or portions thereof to Kittitas County or other applicable governmental entity for creation of a public road or right-of-way for public use. Seller expressly reserves the right to modify the location of the Roadways to meet grade, side slope, approach angles, cuts and fills, and radius requirements of county or municipal road standards. Any such revisions shall not cross the primary building site of the Property. When Buyer's property is subject to reserved easement rights, Buyer agrees that he will not install any gates on the Roadways without the prior written consent of all beneficiaries of said easement."

(SCHEDULE B CONTINUED)

File No. 0119896

Guarantee Number: WA2011-46-0119896-2014.72030-90954103

24. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 22, 2005, under Kittitas County Auditor's File No. 200504220003.

In favor of : Peterson Investment Properties, LLC
For : Permanent non-exclusive easement for ingress, egress, and utilities, in the Northwest Quarter of the Northwest Quarter of Section 25, Township 20 North, Range 15 East, W.M.

25. DEED OF TRUST, Assignment of Rents, Security Agreement and Fixture Financing Statement and the terms and conditions thereof:

Grantor : Cooper Pass, LLC, a Washington Limited Liability Company
Trustee : AmeriTitle, Inc., an Oregon corporation
Beneficiary : NorthMarq Capital, Inc., a Minnesota corporation
Amount : \$11,500,000.00
Dated : December 23, 2005
Recorded : December 28, 2005
Auditor's File No. : 200512280096
Affects : Said premises and other land

Assignment of said Deed of Trust;

Assignee : American Strategic Income Portfolio Inc.-II, a Minnesota corporation
Dated : December 28, 2005
Recorded : May 19, 2006
Auditor's File No. : 200605190011

Modification of Deed of Trust recorded March 20, 2009, under Auditor's File No. 200903200055.

Modification of Deed of Trust recorded July 14, 2010 under Auditor's File No. 201007140049.

26. DEED OF TRUST, and the terms and conditions thereof:

Grantor : Cooper Pass, L.L.C., a Washington limited liability company
Trustee : AmeriTitle, Inc., an Oregon corporation
Beneficiary : GDW Capital Partners, LLC, a Washington limited liability company
Amount : \$3,200,000.00
Dated : December 23, 2005
Recorded : December 28, 2005
Auditor's File No. : 200512280108
Affects : Said premises and other land

Modification of said Deed of Trust recorded March 20, 2009, under Auditor's File No. 200903200057.

Subordination of said Deed of Trust is pursuant to the terms of the Replacement Intercreditor Agreement recorded March 20, 2009, under Kittitas County Auditor's File No. 200903200082, which was amended by Auditor's File No. 201007140057.

Second Modification of Deed of Trust recorded July 26, 2010 under Auditor's File No. 201007260020.

27. Declaration of Covenants, Conditions and Restrictions for Ponderosa Pines, dated November 12, 2008, recorded November 12, 2008, under Kittitas County Auditor's File No. 200811120056, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

(SCHEDULE B CONTINUED)

File No. 0119896

Guarantee Number: WA2011-46-0119896-2014.72030-90954103

28. Terms and conditions of appurtenant access and utilities easement for well entered into by and between Highmark Resources, LLC and Cooper Pass, LLC, dated October 21, 2008, recorded November 12, 2008, under Kittitas County Auditor's File No. 200811120057.

29. DEED OF TRUST, and the terms and conditions thereof:

Grantor : Cooper Pass, LLC, a Washington limited liability company
Trustee : AmeriTitle, Inc.
Beneficiary : American Strategic Income Portfolio Inc.-II, a corporation
Amount : \$3,200,000.00, plus interest
Dated : March 20, 2009
Recorded : March 20, 2009
Auditor's File No. : 200903200055
Affects : Said premises and other land

Modification recorded July 14, 2010 under Auditor's File No. 201007140049.

30. DEED OF TRUST, and the terms and conditions thereof:

Grantor : Cooper Pass, LLC, a Washington limited liability company
Trustee : AmeriTitle
Beneficiary : AGW LLC, an Idaho limited liability company
Amount : \$1,250,000.00, plus interest
Dated : March 20, 2009
Recorded : March 20, 2009
Auditor's File No. : 200903200056
Affects : Said premises and other land

Modification of Deed of Trust recorded July 22, 2010 under Auditor's File No. 201007220034.

31. Replacement Intercreditor Agreement, and the terms and conditions thereof, executed by and between the parties herein named:

Between : American Strategic Income Portfolio Inc.-II, a Minnesota corporation, AGW, LLC, an Idaho limited liability company, GDW Capital Partners, LLC, a Washington limited liability company, and Storm King, LLC, a Washington limited liability company
Dated : March 20, 2009
Recorded : March 20, 2009
Auditor's File No. : 200903200082

Amended and Restated Replacement Intercreditor Agreement recorded July 14, 2010 under Auditor's File No. 201007140057.

END OF EXCEPTIONS

(SCHEDULE B CONTINUED)

File No. 0119896

Guarantee Number: WA2011-46-0119896-2014.72030-90954103

Notes:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):
Lot 10-D, BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION, Book 8 of Plats, pgs 227-228.
2. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

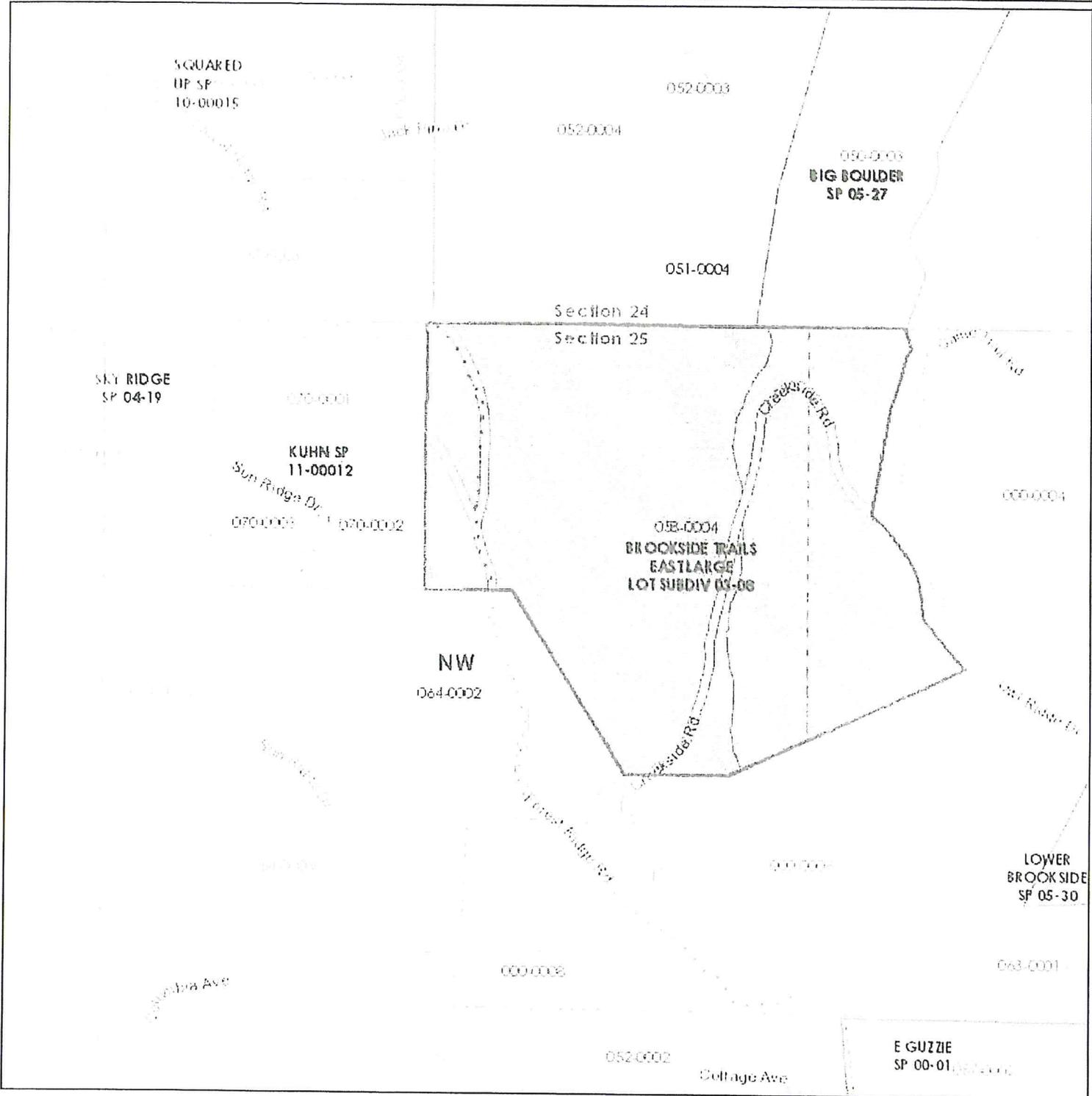
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

AW/hh

1 cc: Ginger / Encompass

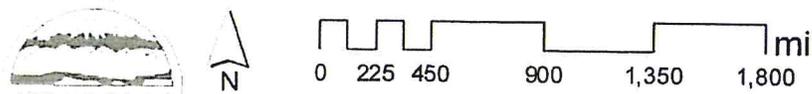
19157



Date: 3/31/2014

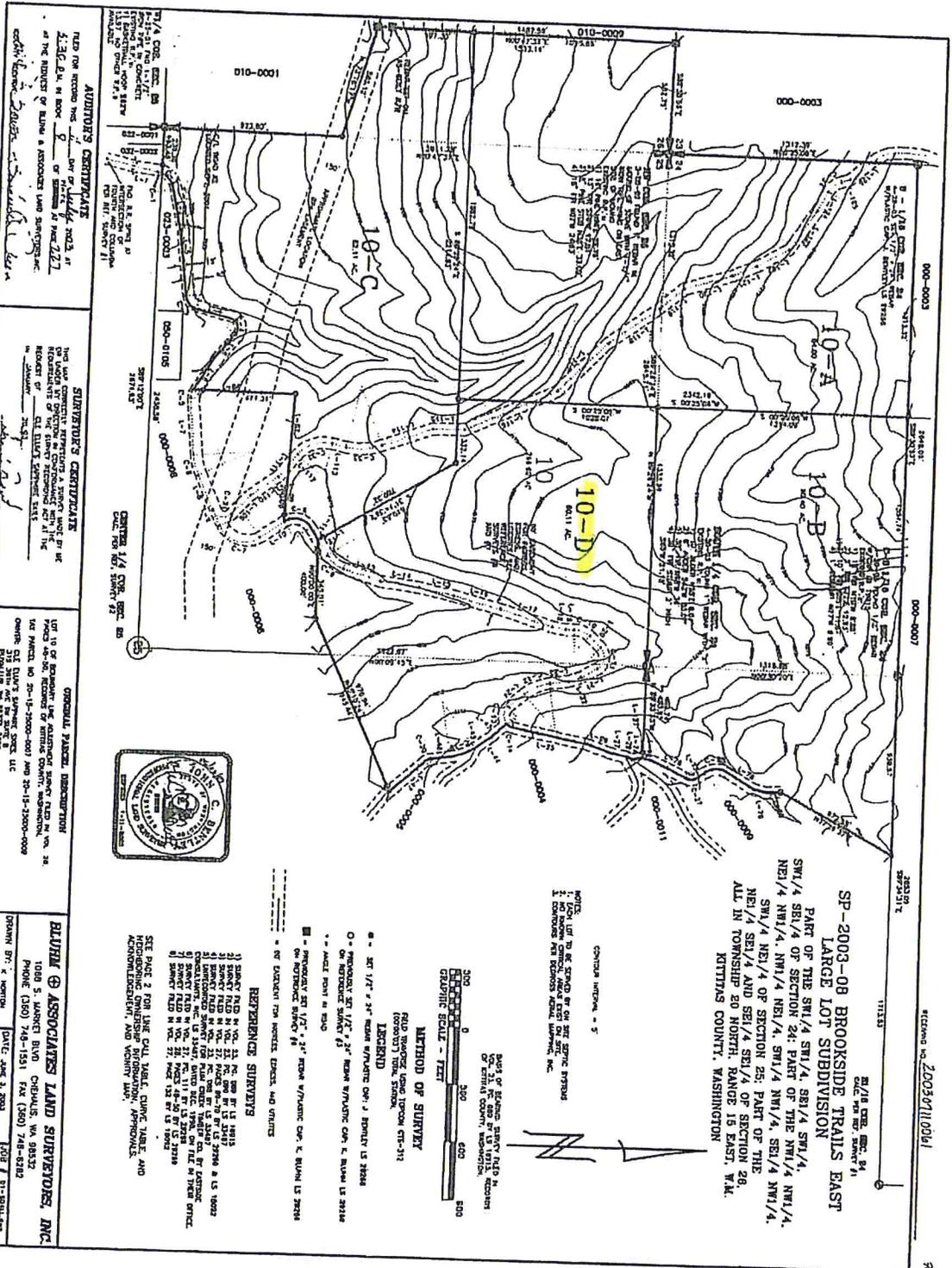
1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



SECTION NO. 20030110961

8.11.14



SP-2003-08 BROOKSIDE TRAILS EAST
 LARGE LOT SUBDIVISION
 PART OF THE SW1/4 SW1/4, SE1/4 SW1/4,
 NE1/4 SW1/4 OF SECTION 24; PART OF THE NW1/4 NW1/4,
 SW1/4 NW1/4, NE1/4 NW1/4, SW1/4 NW1/4, SE1/4 NW1/4,
 NW1/4 NE1/4 OF SECTION 25; PART OF THE
 NE1/4 SW1/4 AND SE1/4 SW1/4 OF SECTION 28,
 ALL IN TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON.

NOTES:
 1. LOTS LEFT TO BE SURVEYED BY OTHER SURVEYORS.
 2. FOR MORE INFORMATION, CONTACT THE SURVEYOR.
 3. FOR MORE INFORMATION, CONTACT THE SURVEYOR.

GRAPHIC SCALE - FEET
 0 100 200 300 400 500
 1" = 100'

METHOD OF SURVEY
 FIELD MEASUREMENTS BY THE SURVEYOR
 (SECTION) TYPICAL SURVEY

LEGEND
 ● - SURVEY POINT
 ○ - MONUMENT SURVEY POINT
 ○ - MONUMENT SURVEY POINT
 ○ - MONUMENT SURVEY POINT

REFERENCE SURVEYS
 1. SURVEY NO. 100-0000
 2. SURVEY NO. 100-0000
 3. SURVEY NO. 100-0000
 4. SURVEY NO. 100-0000
 5. SURVEY NO. 100-0000
 6. SURVEY NO. 100-0000
 7. SURVEY NO. 100-0000
 8. SURVEY NO. 100-0000
 9. SURVEY NO. 100-0000
 10. SURVEY NO. 100-0000

SEE PAGE 2 FOR THE CALL TABLE, CURVE TABLE AND
 ACRONYM LISTING AND VOLUME MAP.



ADJUDICATOR'S CERTIFICATE
 I, the undersigned, being a duly qualified and licensed Surveyor of the State of Washington, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the same.

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified and licensed Surveyor of the State of Washington, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the same.

ORIGINAL PLAN, DESCRIPTION
 LOT 10 OF BROOKSIDE TRAILS EAST, A SUBDIVISION OF THE SW1/4 SW1/4, SE1/4 SW1/4, NE1/4 SW1/4 OF SECTION 24; PART OF THE NW1/4 NW1/4, SW1/4 NW1/4, NE1/4 NW1/4, SW1/4 NW1/4, SE1/4 NW1/4, NW1/4 NE1/4 OF SECTION 25; PART OF THE NE1/4 SW1/4 AND SE1/4 SW1/4 OF SECTION 28, ALL IN TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

BLUMH & ASSOCIATES LAND SURVEYORS, INC.
 1000 S. MARKET BLVD. CHEWCHUCK, WA 98932
 PHONE (360) 748-1531 FAX (360) 748-8282
 DRAWN BY: K. WORTH DATE: JUNE 2, 2003 JOB # 2003-08
 CHECKED BY: HELEN BLUMH SCALE: 1" = 300' SHEET 1 OF 2

08020 PARENT

Point # 1					10000.000	10000.000
S	89	26	24	E	1332.390	
Point # 2					9986.978	11332.326
S	89	33	33	E	484.740	
Point # 3					9983.248	11817.052
S	11	20	4	W	9.820	
Point # 4					9973.620	11815.122
S	12	43	26	E	44.610	
Point # 5					9930.105	11824.948
S	22	12	15	W	39.320	
Point # 6					9893.701	11810.088
S	13	6	53	W	88.970	
Point # 7					9807.051	11789.901
S	19	23	32	W	118.450	
Point # 8					9695.321	11750.571
S	10	57	55	W	390.210	
Point # 9					9312.236	11676.348
N	79	2	5	W	63.250	
Radius Point # 10					9324.267	11614.253
		Delta = 37	3	2	Length = 40.901	Tangent = 21.194
S	41	59	3	E	63.250	
Point # 11					9277.251	11656.562
S	42	43	16	E	108.820	
Point # 12					9197.305	11730.389
S	36	4	40	E	100.190	
Point # 13					9116.329	11789.389
S	53	55	20	W	290.350	
Radius Point # 14					8945.347	11554.723
		Delta = 28	12	25	Length = 142.940	Tangent = 72.950
N	82	7	45	E	290.350	
Point # 15					8985.108	11842.338
S	7	52	15	E	95.380	
Point # 16					8890.626	11855.399
N	82	7	45	E	47.960	
Radius Point # 17					8897.194	11902.907
		Delta = 34	40	35	Length = 29.026	Tangent = 14.973
S	47	27	10	W	47.960	

RECEIVED
 JUL 9 2014
 SECURITY
 BUS

Point # 18						8864.764	11867.574
S	42	32	50	E		242.530	
Point # 19						8686.087	12031.572
S	65	10	24	W		976.940	
Point # 20						8275.895	11144.919
N	89	59	60	W		400.000	
Point # 21						8275.895	10744.919
N	31	14	36	W		810.330	
Point # 22						8968.704	10324.622
N	89	26	24	W		332.140	
Point # 23						8971.951	9992.498
N	0	25	6	E		1028.070	
Point # 24						9999.993	10000.004

AREA = 2,618,407.89 sf (60.1104 acres)

LENGTH = 6602.91

NORTHING ERROR = -0.007

EASTING ERROR = +0.004

LINEAR ERROR = S 31 42 16 E 0.008

08020 LOT 1

Point # 1						10000.000	10000.000
S	89	26	24	E		736.130	
<hr/>							
Point # 2						9992.805	10736.095
S	29	7	16	E		308.650	
<hr/>							
Point # 3						9723.171	10886.302
N	89	26	24	W		888.310	
<hr/>							
Point # 4						9731.853	9998.034
N	0	25	6	E		268.150	
<hr/>							
Point # 5						9999.996	9999.992

AREA = 217,800.74 sf (5.0000 acres)

LENGTH = 2201.24

NORTHING ERROR = -0.004

EASTING ERROR = -0.008

LINEAR ERROR = S 62 21 60 W 0.009

08020 LOT 2

Point # 1						10000.000	10000.000
S	89	26	24	E		595.340	
<hr/>							
Point # 2						9994.181	10595.312
S	0	25	6	W		556.680	
<hr/>							
Point # 3						9437.516	10591.247
N	56	49	1	W		707.980	
<hr/>							
Point # 4						9825.005	9998.720
N	0	25	6	E		175.000	
<hr/>							
Point # 5						10000.000	9999.998

AREA = 217,799.30 sf (5.0000 acres)

LENGTH = 2035.00

NORTHING ERROR = +0.000

EASTING ERROR = -0.002

LINEAR ERROR = N 87 19 47 W 0.002

08020 LOT 3

Point # 1						10000.000	10000.000
S	56	49	1	E		707.980	
<hr/>							
Point # 2						9612.511	10592.527
S	0	25	6	W		75.510	
<hr/>							
Point # 3						9537.003	10591.976
S	64	38	46	W		292.270	
<hr/>							
Point # 4						9411.851	10327.857
N	89	26	24	W		332.140	
<hr/>							
Point # 5						9415.097	9995.733
N	0	25	6	E		584.920	
<hr/>							
Point # 6						10000.002	10000.004

AREA = 217,799.69 sf (5.0000 acres)

LENGTH = 1992.82

NORTHING ERROR = +0.002

EASTING ERROR = +0.004

LINEAR ERROR = N 64 34 1 E 0.004

08020 LOT 4

Point # 1						10000.000		10000.000
S	89	26	24	E		292.960		
<hr/>								
Point # 2						9997.137		10292.946
S	29	7	16	E		442.230		
<hr/>								
Point # 3						9610.808		10508.160
S	64	38	46	W		567.430		
<hr/>								
Point # 4						9367.830		9995.385
N	0	25	6	E		632.190		
<hr/>								
Point # 5						10000.003		10000.001

AREA = 217,798.38 sf (5.0000 acres)

LENGTH = 1934.81

NORTHING ERROR = +0.003

EASTING ERROR = +0.001

LINEAR ERROR = N 19 18 56 E 0.003

08020 LOT 5

Point # 1						10000.000	10000.000
	N	64	38	46	E	859.710	
<hr/>							
Point # 2						10368.135	10776.903
	S	16	40	35	W	116.140	
<hr/>							
Point # 3						10256.879	10743.575
	S	14	7	48	W	252.510	
<hr/>							
Point # 4						10012.009	10681.931
	S	11	30	57	W	30.760	
<hr/>							
Point # 5						9981.869	10675.790
	S	64	38	46	W	571.390	
<hr/>							
Point # 6						9737.195	10159.437
	N	31	14	36	W	307.390	
<hr/>							
Point # 7						10000.005	10000.001

AREA = 217,799.54 sf (5.0000 acres)

LENGTH = 2137.90

NORTHING ERROR = +0.005

EASTING ERROR = +0.001

LINEAR ERROR = N 16 42 13 E 0.005

08020 LOT 6

Point # 1						10000.000	10000.000
N	64	38	46	E		571.390	
<hr/>							
Point # 2						10244.674	10516.354
S	11	30	57	W		149.850	
<hr/>							
Point # 3						10097.840	10486.438
S	7	31	9	W		201.330	
<hr/>							
Point # 4						9898.242	10460.092
S	18	26	1	E		346.000	
<hr/>							
Point # 5						9569.995	10569.500
N	89	59	60	W		308.640	
<hr/>							
Point # 6						9569.995	10260.860
N	31	14	36	W		502.950	
<hr/>							
Point # 7						10000.003	9999.993

AREA = 217,811.67 sf (5.0003 acres)

LENGTH = 2080.16

NORTHING ERROR = +0.003

EASTING ERROR = -0.007

LINEAR ERROR = N 69 17 14 W 0.008

08020 LOT 7

Point # 1						10000.000		10000.000
	S	71	22	7	E		802.970	
Point # 2						9743.468		10760.889
	S	65	10	24	W		646.180	
Point # 3						9472.154		10174.428
	N	89	59	60	W		91.360	
Point # 4						9472.154		10083.068
	N	18	26	1	W		346.000	
Point # 5						9800.401		9973.661
	N	7	31	9	E		201.330	
Point # 6						10000.000		10000.006

AREA = 217,796.19 sf (4.9999 acres)

LENGTH = 2087.84

NORTHING ERROR = +0.000

EASTING ERROR = +0.006

LINEAR ERROR = S 86 18 32 E 0.006

08020 LOT 8

Point # 1						10000.000		10000.000
	N	20	45	23	E		668.340	
Point # 2						10624.962		10236.857
	S	42	43	16	E		108.820	
Point # 3						10545.016		10310.683
	S	36	4	40	E		100.190	
Point # 4						10464.040		10369.684
	S	53	55	20	W		290.350	
	Radius Point # 5						10293.058	10135.017
	Delta = 28 12 25						Length = 142.940	Tangent = 72.950
	N	82	7	45	E		290.350	
Point # 6						10332.819		10422.632
	S	7	52	15	E		95.380	
Point # 7						10238.337		10435.693
	N	82	7	45	E		47.960	
	Radius Point # 8						10244.905	10483.202
	Delta = 34 40 35						Length = 29.026	Tangent = 14.973
	S	47	27	10	W		47.960	
Point # 9						10212.474		10447.868
	S	42	32	50	E		242.530	
Point # 10						10033.798		10611.867
	S	65	10	24	W		330.750	
Point # 11						9894.924		10311.684
	N	71	22	7	W		328.910	
Point # 12						10000.004		10000.011

AREA = 222,591.64 sf (5.1100 acres)

LENGTH = 1874.92

NORTHING ERROR = +0.004

EASTING ERROR = +0.011

LINEAR ERROR = N 70 27 29 E 0.012

08020 LOT 9

Point # 1						10000.000	10000.000
	N	63	30	57	E	645.480	
Point # 2						10287.852	10577.742
	N	28	16	54	E	63.250	
	Radius Point # 3					10343.552	10607.710
						Length = 77.568	Tangent = 44.507
	S	41	59	3	E	63.250	
Point # 4						10296.536	10650.020
	S	20	45	23	W	668.340	
Point # 5						9671.574	10413.163
	N	71	22	7	W	474.060	
Point # 6						9823.026	9963.947
	N	11	30	57	E	180.610	
Point # 7						10000.001	10000.004

AREA = 217,803.76 sf (5.0001 acres)

LENGTH = 1968.49

NORTHING ERROR = +0.001

EASTING ERROR = +0.004

LINEAR ERROR = N 79 35 53 E 0.004

08020 LOT 10

Point # 1						10000.000		10000.000
S	63	30	57	W		645.480		
Point # 2						9712.148		9422.258
N	14	7	48	E		252.510		
Point # 3						9957.018		9483.902
N	16	40	35	E		283.880		
Point # 4						10228.958		9565.365
N	8	32	8	E		71.400		
Point # 5						10299.567		9575.963
N	0	23	32	W		45.790		
Point # 6						10345.356		9575.649
N	89	36	28	E		110.780		
Radius Point # 7						10346.115		9686.427
					Delta = 44 24 26	Length = 85.860		Tangent = 45.217
N	45	59	6	W		110.780		
Point # 8						10423.090		9606.759
N	44	0	54	E		79.550		
Point # 9						10480.299		9662.034
S	45	59	6	E		68.130		
Radius Point # 10						10432.959		9711.030
					Delta = 106 38 48	Length = 126.813		Tangent = 91.481
N	60	39	42	E		68.130		
Point # 11						10466.340		9770.422
S	29	20	18	E		94.220		
Point # 12						10384.205		9816.586
S	19	42	21	E		64.870		
Point # 13						10323.134		9838.460
S	8	16	37	E		99.280		
Point # 14						10224.888		9852.752
N	81	43	23	E		251.640		
Radius Point # 15						10261.114		10101.771
					Delta = 32 25 21	Length = 142.398		Tangent = 73.162
S	49	18	2	W		251.640		
Point # 16						10097.021		9910.992
S	40	41	58	E		108.930		
Point # 17						10014.437		9982.025
N	49	18	2	E		63.250		

3/26/2014

Radius Point # 18	10055.682	10029.977
Delta = 21 1 8	Length = 23.203	Tangent = 11.733
S 28 16 54 W	63.250	

Point # 19	9999.982	10000.009
------------	----------	-----------

AREA = 217,800.25 sf (5.0000 acres)
 LENGTH = 1745.91
 NORTHING ERROR = -0.018 EASTING ERROR = +0.009
 LINEAR ERROR = S 25 47 22 E 0.020

08020 LOT 11

Point # 1						10000.000		10000.000
S	89	33	33	E		394.800		
Point # 2						9996.962		10394.788
S	11	20	4	W		9.820		
Point # 3						9987.334		10392.858
S	12	43	26	E		44.610		
Point # 4						9943.819		10402.684
S	22	12	15	W		39.320		
Point # 5						9907.415		10387.824
S	13	6	53	W		88.970		
Point # 6						9820.766		10367.637
S	19	23	32	W		118.450		
Point # 7						9709.036		10328.308
S	10	57	55	W		390.210		
Point # 8						9325.950		10254.084
N	79	2	5	W		63.250		
Radius Point # 9						9337.981		10191.989
		Delta = 37	3	2		Length = 40.901		Tangent = 21.194
S	41	59	3	E		63.250		
Point # 10						9290.965		10234.299
N	41	59	3	W		63.250		
Radius Point # 11						9337.981		10191.989
		Delta = 91	17	5		Length = 100.771		Tangent = 64.684
S	49	18	2	W		63.250		
Point # 12						9296.736		10144.037
N	40	41	58	W		108.930		
Point # 13						9379.321		10073.004
N	49	18	2	E		251.640		
Radius Point # 14						9543.413		10263.783
		Delta = 32	25	21		Length = 142.398		Tangent = 73.162
S	81	43	23	W		251.640		
Point # 15						9507.187		10014.764
N	8	16	37	W		99.280		
Point # 16						9605.433		10000.472
N	19	42	21	W		64.870		
Point # 17						9666.504		9978.598
N	3	40	12	E		334.190		

Point # 18	10000.009	9999.990
------------	-----------	----------

AREA = 217,806.83 sf (5.0002 acres)

LENGTH = 1693.45

NORTHING ERROR = +0.009

EASTING ERROR = -0.010

LINEAR ERROR = N 49 53 33 W 0.013

3/26/2014

08020 LOT 12

Point # 1						10000.000		10000.000
S	89	26	24	E		596.260		
Point # 2						9994.172		10596.232
S	89	33	33	E		89.940		
Point # 3						9993.480		10686.169
S	3	40	12	W		334.190		
Point # 4						9659.976		10664.777
N	29	20	18	W		94.220		
Point # 5						9742.111		10618.613
S	60	39	42	W		68.130		
Radius Point # 6						9708.730		10559.221
					Delta = 106 38 48	Length = 126.813		Tangent = 91.481
N	45	59	6	W		68.130		
Point # 7						9756.070		10510.225
S	44	0	54	W		79.550		
Point # 8						9698.861		10454.950
S	45	59	6	E		110.780		
Radius Point # 9						9621.886		10534.618
					Delta = 44 24 26	Length = 85.860		Tangent = 45.217
S	89	36	28	W		110.780		
Point # 10						9621.127		10423.841
S	0	23	32	E		45.790		
Point # 11						9575.338		10424.154
S	8	32	8	W		71.400		
Point # 12						9504.729		10413.557
S	16	40	35	W		167.740		
Point # 13						9344.044		10365.421
N	29	7	16	W		750.880		
Point # 14						10000.008		10000.000

AREA = 217,798.81 sf (5.0000 acres)

LENGTH = 2229.97

NORTHING ERROR = +0.008

EASTING ERROR = +0.000

LINEAR ERROR = N 0 48 53 W 0.008

3/26/2014

NO. 0104870

LIABILITY \$1,000.00

FEE \$ 215.40

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 6769

COOPER PASS, LLC

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

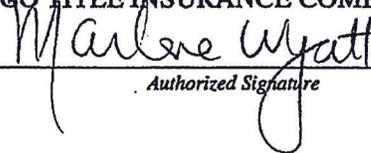
LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: JUNE 21, 2007 @ 8:00 AM

CHICAGO TITLE INSURANCE COMPANY

By


Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

SUBDIVISION GUARANTEE

Office File Number : 0104870
Guarantee Number : 48 0035 72030 6769
Dated : June 21, 2007 at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Name of Assured : COOPER PASS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lot 10-D, SP-2003-08 BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, Pages 227 and 228, records of said County.

Title to said real property is vested in:

COOPER PASS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0104870

Guarantee Number: 48 0035 72030 6769

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.
5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Brookside Trails Homeowners Association.
6. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Sky Ridge Easement Owners Association.
7. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
8. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on December 4, 1978, under Kittitas County Auditor's File No. 428448.
In favor of : Boise Cascade Corporation, a Delaware corporation and Norcliffe Company, a Washington corporation
For : Roads
Affects : A 60 foot strip of land across a portion of said premises in Sections 24 and 25

(SCHEDULE B continued)

File No. 0104870

Guarantee Number: 48 0035 72030 6769

9. Reservations contained in deed.

Executed by : PCTC, INC., A Delaware Corporation (Formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.)
Recorded : June 30, 1989
Auditor's No. : 521473, as follows:

Grantors reserves unto itself;

(A) All oil, gas and other hydrocarbons, regardless of gravity and whether produced in liquid or gaseous form (including, without limitation, all gas occurring in coal or lignite seams, beds or deposits, but except as occurring in coal or lignite seams beds or deposits when vented as a non-commercial substance in conjunction with coal or lignite development or extraction operations) and all substance necessarily produced in association with such oil, gas and other hydrocarbons, together with such substance, are collectively called "reserved oil and gas"), together with rights of ingress and egress for the purpose of drilling for, exploring for, producing, storing, treating, transporting and processing reserved oil and gas with the right to remove any and all property grantor places on the subject property, provided such rights of ingress and egress shall be subject to the provisions set forth below; and

(B) All minerals, metals and ores of every kind and nature and whether surface or subsurface in, on or under the subject property except for reserved oil and gas and all sources of geothermal energy (such minerals and sources are called the "reserved minerals", and including without limitation and without regard to their intended use of current commercial value:

- (1) Coal, lignite, and peat (including gas occurring in coal or lignite seams, beds or deposits to the extent the same is vented as a non-commercial substance in conjunction with coal or lignite development or extraction operations);
- (2) Precious metals such as gold and silver and other metals such as copper, iron, lead and zinc;
- (3) Industrial minerals, including without limitation talc, calcium carbonate, mica and kaolin;
- (4) Fissionable source materials, including without limitation uranium, vanadium and thorium;
- (5) Sand, clay, gravel, aggregate, granite, stone, rock, including without limitation decorative rock and rock of unique character; provided, grantee may use so much of the items described in this clause (5) as it reasonable requires in connection with its use and enjoyment of the subject property or with the construction, maintenance, and repair of roads serving the subject property, so long as the use of such items is incidental to such other uses and is not a primary use;
- (6) All other naturally occurring elements, compounds, and substances whether similar or dissimilar, metallic or non-metallic, in whatsoever form and whether occurring, found, extracted or removed in solid, liquids or gaseous state; and
- (7) All of the constituent products of all or any of the foregoing and all other substances necessarily produced in association therewith.,

Together with rights of ingress and egress for the purpose of prospecting and exploring for reserved minerals by any means, and for the purpose of drilling, extracting, mining, developing, producing, treating and processing reserved minerals by all methods, (including without limitation mining by strip, auger, open pit, in-situ combustion, solution, and underground methods), and of erecting, operating, maintaining and working any mining, extraction, production, treatment or processing facility by all. Procedures, whether such means, methods, or procedures are now known or hereafter discovered, and of taking out, storing, stockpiling, removing transporting and marketing reserved minerals, together with the right to commingle reserved mineral or any other material produced from the subject property with minerals or any other material produced from any other property and to use the subject property for any of the aforesaid activities with respect to such minerals and material when related to like activities involving reserved minerals

(SCHEDULE B continued)

File No. 0104870

Guarantee Number: 48 0035 72030 6769

(SPECIAL EXCEPTION NO. 9 CONTINUED)

We further note the following instruments with regard to said reservation:

- a) Conveyance of minerals reserved under deed to Plum Creek Timber Company, L.P. to Meridian Mineral Company by deed recorded June 30, 1989 in Volume 291, Page 805, under Auditor's File No. 521474;
- b) Conveyance of oil and gas reserved under deed to Plum Creek Timber Company, L.P. to Meridian Oil Inc. by deed recorded June 30, 1989 in Volume 291, Page 807, under Auditor's File No. 521475;
- c) Quit Claim Deed from Meridian Minerals Company to Plum Creek Timber Company, L.P., recorded February 7, 1992 in Volume 328, Page 1453, under Auditor's File No. 546455.

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

- 10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on February 10, 1988, in Book 271, Page 283, under Kittitas County Auditor's File No. 510611.
 - In favor of : Ray Owens and Janet Owens, husband and wife
 - For : Road
 - Affects : A 15 foot strip of land across a portion of said premises in Section 25

- 11. Agreement, and the terms and conditions thereof, executed by and between the parties herein named;
 - Between : PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana Corporation, as reserved mineral owner and Meridian Oil Inc., a Delaware Corporation, as reserved oil and gas owner
 - Recorded : May 31, 1991
 - Auditor's File No. : 539737

- 12. Partial Waiver of Surface Use Rights, and the terms and conditions thereof;
 - Executed by : Meridian Oil Inc.
 - Dated : February 13, 1992
 - Recorded : April 8, 1995
 - Auditor's File No. : 199604080028

- 13. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on May 30, 2001, under Kittitas County Auditor's File No. 200105300021.
 - In favor of : Plum Creek Land Company, a Delaware Corporation, its successors and assigns
 - For : Ingress, egress, utilities, reconstruction, use and maintenance
 - Affects : A strip of land sixty (60') feet in width over, upon, along and across existing roads in the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of said Section 25.

(SCHEDULE B continued)

File No. 0104870

Guarantee Number: 48 0035 72030 6769

14. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on June 21, 2001, under Kittitas County Auditor's File No. 200106210047.
In favor of : Jay W. and Leslie D. Peppin, husband and wife, their successors and assigns
For : Ingress, egress, utilities, reconstruction, use and maintenance
Affects : Existing roadway located in the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of said Section 25
15. Matters disclosed and/or delineated on that certain Survey recorded January 24, 2002, in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240010, as follows:
 - a) 60' Easement for ingress, egress and utilities
16. Covenants, Conditions and Restrictions recorded February 28, 2002, under Auditor's File No. 200202280020, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

First Amendment recorded February 18, 2005, under Auditor's File No. 200502180024.
17. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on April 25, 2002, under Kittitas County Auditor's File No. 200204250031.
In favor of : John A. Johnson and Barbara S. Johnson, husband and wife
For : Ingress, egress and utilities
Affects : A strip of land sixty (60) feet in width as delineated on that certain survey recorded January 24, 202 in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240010
18. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on July 3, 2002, under Kittitas County Auditor's File No. 2002007030034
In favor of : Eric Hohmann and Vicki Hohmann, husband and wife
For : Ingress, egress and utilities
Affects : A strip of land sixty (60) feet in width as delineated on that certain survey recorded January 24, 202 in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240010
19. Matters disclosed on the Plat of SP-2003-08 BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION recorded in Book 8 of Plats, Pages 227 and 228, as follows:
 - a) Note: Each lot to be served by on site septic systems;
 - b) Note: No known critical areas exist on site;
 - c) Note: Entire access to all lots much be constructed to the uniform fire code as adopted Kittitas County prior to the issuance of any building permit;
 - d) Note: The cumulative effect of water withdrawals for this development shall not exceed 5,000 gallons per day;
 - e) 60' easement for ingress, egress and utilities;
 - f) Dedication contained thereon which states the owners in fee simple "...in lieu of dedication of roads hereby grants forever unto all lessees of lots in this plat and all future plats in _____ an undivided interest in all roads shown as private roads."

(SCHEDULE B continued)

File No. 0104870

Guarantee Number: 48 0035 72030 6769

20. Covenants, Conditions and Restrictions, recorded February 18, 2005, under Kittitas County Auditor's File No. 200502180052, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
21. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on March 3, 2005, under Kittitas County Auditor's File No. 200503030057.
- For : 60.00 foot easement for ingress, egress and utilities
Affects : SP-2003-08 Brookside Trails East Large Lot Subdivision, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 227 and 228, records of said County.

Said easement further provides as set forth below:

Reserving unto grantor its successors and assigns, a permanent non-exclusive easement and right-of-ways sixty (60') feet in width for ingress, egress and utilities, reconstruction, use and maintenance, over, upon, along and across existing roads as shown on SP-2003-08 Brookside Trails East Large Lot Subdivision, and on SP-2004-19 Sky Ridge Short Plat, recorded January 26, 2005, in Book 6 of Surveys, pages 240 and 241, under Auditor's File No. 200501260008 and, records of Kittitas County, Washington. The purpose of the reserved easements is to provide Seller with the right to provide legal access over the Roadways to other property owned or hereafter acquired by Seller (including any future subdivision thereof) and other property in the vicinity of the Property that Seller concludes in its discretion should be provided access and utilities via the Roadways (hereinafter the "Benefited Property"). Seller shall be entitled to assign non-exclusive easement rights to third parties that own or acquire portions of the Benefited Property. As part of the reservation, Seller, its successors and assigns, shall retain a permanent right to dedicate the Roadways or portions thereof to Kittitas County or other applicable governmental entity for creation of a public road or right-of-way for public use. Seller expressly reserves the right to modify the location of the Roadways to meet grade, side slope, approach angles, cuts and fills, and radius requirements of county or municipal road standards. Any such revisions shall not cross the primary building site of the Property. When Buyer's property is subject to reserved easement rights, Buyer agrees that he will not install any gates on the Roadways without the prior written consent of all beneficiaries of said easement.

22. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 22, 2005, under Kittitas County Auditor's File No. 200504220003.
- In favor of : Peterson Investment Properties, LLC
For : Permanent non-exclusive easement for ingress, egress, and utilities, in the Northwest Quarter of the Northwest Quarter of Section 25, Township 20 North, Range 15 East, W.M.
23. DEED OF TRUST, Assignment of Rents, Security Agreement and Fixture Financing Statement and the terms and conditions thereof:
- Grantor : Cooper Pass, LLC, a Washington Limited Liability Company
Trustee : AmeriTitle, Inc., an Oregon corporation
Beneficiary : NorthMarq Capital, Inc., a Minnesota corporation
Amount : \$11,500,000.00
Dated : December 23, 2005
Recorded : December 28, 2005
Auditor's File No. : 200512280096
Affects : Said premises and other land

(SCHEDULE B continued)

File No. 0104870

Guarantee Number: 48 0035 72030 6769

(SPECIAL EXCEPTIONS NO. 23 CONTINUED)

Assignment of said Deed of Trust;

Assignee : American Strategic Income Portfolio Inc.-II, a Minnesota corporation
Dated : December 28, 2005
Recorded : May 19, 2006
Auditor's File No. : 200605190011

24. DEED OF TRUST, and the terms and conditions thereof:

Grantor : Cooper Pass, L.L.C., a Washington limited liability company
Trustee : AmeriTitle, Inc., an Oregon corporation
Beneficiary : GDW Capital Partners, LLC, a Washington limited liability company
Amount : \$3,200,000.00
Dated : December 23, 2005
Recorded : December 28, 2005
Auditor's File No. : 200512280108
Affects : Said premises and other land

25. Intercreditor Agreement, and the terms and conditions thereof, executed by and between the parties herein named;

Between : NorthMarq Capital, Inc., a Minnesota corporation, GDW Capital Partners, LLC, a Washington limited liability company, Storm King, LLC, a Washington limited liability company ("Northrop LLC"), and Marik, LLC, a Washington limited liability company ("Lansverk LLC")
Dated : December 28, 2005
Recorded : May 19, 2006
Auditor's File No. : 200605190010

END OF EXCEPTIONS

Notes:

1. General taxes and assessments for the year 2007 have been paid.
Amount : \$27.06
Tax Parcel No. : 20-15-25058-0004 (19157)
2. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

MW/qeb

Ponderosa Pines Lot 1.ptc

Lot Closures - PLAT OF PONDEROSA PINES

Lot 1

Bearing	Distance	Northing/Lat	Easting/Dep	
		9992.805	10736.105	Start (POB)
N 89°26'24" W	736.14	7.195	-736.104	
		10000.000	10000.001	
S 00°25'06" W	268.15	-268.143	-1.958	
		9731.857	9998.043	
S 89°26'24" E	888.31	-8.682	888.267	
		9723.175	10886.310	
N 29°07'16" W	308.65	269.635	-150.206	
		9992.810	10736.104	
Closure in Lat/Dep:		-0.005	0.001	
Starting Point:		9992.805	10736.105	

Distance Error: S 11°18'36" E 0.005
 Total Distance: 2201.25
 Accuracy Ratio: 1:431,700
 Area: 217,798 ft² 5.000 Acres

□

Ponderosa Pines Lot 2.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 2

Bearing	Distance	Northing/Lat	Easting/Dep	
		9731.857	9998.042	Start (POB)
S 00°25'06" W	175.00	-174.995	-1.278	
		9556.862	9996.764	
S 56°49'01" E	707.98	-387.489	592.527	
		9169.373	10589.291	
N 00°25'06" E	556.68	556.665	4.065	
		9726.038	10593.356	
N 89°26'24" W	595.34	5.819	-595.312	
		9731.857	9998.044	
Closure in Lat/Dep:		0.000	-0.002	
Starting Point:		9731.857	9998.042	

Distance Error: S 89°59'59" W 0.002
 Total Distance: 2035.00
 Accuracy Ratio: 1:1,017,501
 Area: 217,799 ft² 5.000 Acres

□

Ponderosa Pines Lot 3.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 3

Bearing	Distance	Northing/Lat	Easting/Dep	
		8968.711	10324.618	Start (POB)
N 64°38'46" E	292.27	125.153	264.119	
		9093.864	10588.737	
N 00°25'06" E	75.51	75.508	0.551	
		9169.372	10589.288	
N 56°49'01" W	707.98	387.488	-592.527	
		9556.860	9996.761	
S 00°25'06" W	584.92	-584.904	-4.271	
		8971.956	9992.490	
S 89°26'24" E	332.14	-3.247	332.124	
		8968.709	10324.614	
Closure in Lat/Dep:		0.002	0.004	
Starting Point:		8968.711	10324.618	

Distance Error: N 63°26'06" E 0.004

Total Distance: 1992.82

Accuracy Ratio: 1:445,609

Area: 217,802 ft² 5.000 Acres

□

Ponderosa Pines Lot 4.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 4

Bearing	Distance	Northing/Lat	Easting/Dep	
		9336.847	11101.524	Start (POB)
N 29°07'16" W	442.23	386.329	-215.215	
		9723.176	10886.309	
N 89°26'24" W	292.97	2.864	-292.956	
		9726.040	10593.353	
S 00°25'06" W	556.68	-556.666	-4.064	
		9169.374	10589.289	
S 00°25'06" W	75.51	-75.508	-0.552	
		9093.866	10588.737	
N 64°38'46" E	567.44	242.983	512.785	
		9336.849	11101.522	
Closure in Lat/Dep:		-0.002	0.002	
Starting Point:		9336.847	11101.524	

Distance Error: S 45°00'01" E 0.003
 Total Distance: 1934.83
 Accuracy Ratio: 1:684,064
 Area: 217,803 ft2 5.000 Acres

□

1

Ponderosa Pines Lot 5.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 5

Bearing	Distance	Northing/Lat	Easting/Dep	
		9225.537	11068.179	Start (POB)
S 14°07'48" W	252.51	-244.822	-61.631	
		8980.715	11006.548	
S 11°30'57" W	30.76	-30.140	-6.141	
		8950.575	11000.407	
S 64°38'46" W	571.39	-244.674	-516.354	
		8705.901	10484.053	
N 31°14'36" W	307.39	262.810	-159.435	
		8968.711	10324.618	
N 64°38'46" E	292.27	125.152	264.118	
		9093.863	10588.736	
N 64°38'46" E	567.44	242.982	512.785	
		9336.845	11101.521	
S 16°40'35" W	116.14	-111.312	-33.346	
		9225.533	11068.175	
Closure in Lat/Dep:		0.004	0.004	
Starting Point:		9225.537	11068.179	

Distance Error: N 45°00'00" E 0.006
 Total Distance: 2137.91
 Accuracy Ratio: 1:377,933
 Area: 217,803 ft² 5.000 Acres

Ponderosa Pines Lot 6.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 6

Bearing	Distance	Northing/Lat	Easting/Dep	
		8705.901	10484.053	Start (POB)
S 31°14'36" E	502.95	-430.008	260.867	
East	308.64	8275.893	10744.920	
		0.000	308.640	
N 18°26'01" W	346.00	8275.893	11053.560	
		328.266	-109.413	
N 07°31'09" E	201.33	8604.159	10944.147	
		199.589	26.344	
N 11°30'57" E	149.85	8803.748	10970.491	
		146.833	29.916	
S 64°38'46" W	571.39	8950.581	11000.407	
		-244.674	-516.354	
Closure in Lat/Dep:		8705.907	10484.053	
		-0.006	0.000	
Starting Point:		8705.901	10484.053	

Distance Error: South 0.006
 Total Distance: 2080.16
 Accuracy Ratio: 1:346,694
 Area: 217,812 ft² 5.000 Acres

Ponderosa Pines Lot 7.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 7

Bearing	Distance	Northing/Lat	Easting/Dep	
		8547.209	11731.384	Start (POB)
N 71°22'07" W	802.97	256.531	-760.889	
		8803.740	10970.495	
S 07°31'09" W	201.32	-199.589	-26.344	
		8604.151	10944.151	
S 18°26'01" E	346.02	-328.266	109.413	
		8275.885	11053.564	
East	91.36	0.000	91.360	
		8275.885	11144.924	
N 65°10'24" E	646.18	271.315	586.461	
		8547.200	11731.385	
Closure in Lat/Dep:		0.009	-0.001	
Starting Point:		8547.209	11731.384	

Distance Error: N 06°20'24" W 0.009
 Total Distance: 2087.85
 Accuracy Ratio: 1:230,565
 Area: 217,799 ft2 5.000 Acres

□

Ponderosa Pines Lot 8.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 8

Bearing	Distance	Northing/Lat	Easting/Dep	
		8547.209	11731.384	Start (POB)
N 65°10'24" E	330.75	138.873	300.183	
		8686.082	12031.567	
N 42°32'50" W	242.53	178.677	-163.998	
		8864.759	11867.569	
** Horizontal Curve:				
N 25°12'24" W	28.5889	25.867	-12.176	Chord pc-pt
		8890.626	11855.393	pt
		8864.759	11867.569	pc
N 47°27'10" E	47.96	32.430	35.333	Radial In pc-rp
		8897.189	11902.902	rp
Delta:	34°40'51"			
Radius:	47.9600			
Length:	29.0300			
Tangent:	14.9750			
S 82°08'01" W	47.96	-6.563	-47.509	Radial Out rp-pt
		8890.626	11855.393	pt
N 07°52'15" W	95.38	94.481	-13.061	
		8985.107	11842.332	
** Horizontal Curve:				
N 21°58'27" W	141.5009	131.221	-52.949	Chord pc-pt
		9116.328	11789.383	pt
		8985.107	11842.332	pc
S 82°07'45" W	290.35	-39.761	-287.615	Radial In pc-rp
		8945.346	11554.717	rp
Delta:	28°12'25"			
Radius:	290.3500			
Length:	142.9400			
Tangent:	72.9493			
N 53°55'20" E	290.35	170.982	234.666	Radial Out rp-pt
		9116.328	11789.383	pt
N 36°04'40" W	13.87	11.210	-8.167	
		9127.538	11781.216	
N 36°04'40" W	86.32	69.766	-50.833	
		9197.304	11730.383	
N 42°43'16" W	108.82	79.946	-73.827	
		9277.250	11656.556	
S 20°45'23" W	668.34	-624.962	-236.856	
		8652.288	11419.700	
S 71°22'07" E	328.92	-105.083	311.682	
		8547.205	11731.382	
Closure in Lat/Dep:		0.004	0.002	
Starting Point:		8547.209	11731.384	

Distance Error: N 26°33'54" E 0.004
 Total Distance: 2046.90
 Accuracy Ratio: 1:457,700
 Area: 222,593 ft2 5.110 Acres

Ponderosa Pines Lot 9.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 9

Bearing	Distance	Northing/Lat	Easting/Dep	
		9277.250	11656.556	Start (POB)
S 20°45'23" W	668.34	-624.962	-236.856	
		8652.288	11419.700	
N 71°22'07" W	474.05	151.449	-449.207	
		8803.737	10970.493	
N 11°30'57" E	149.85	146.833	29.916	
		8950.570	11000.409	
N 11°30'57" E	30.76	30.141	6.141	
		8980.711	11006.550	
N 63°30'57" E	645.47	287.847	577.733	
		9268.558	11584.283	
** Horizontal Curve:				
N 83°08'50" E	72.7949	8.686	72.275	Chord pc-pt
		9277.244	11656.558	pt
		9268.558	11584.283	pc
N 28°16'43" E	63.25	55.702	29.965	Radial In pc-rp
		9324.260	11614.248	rp
Delta:	70°15'46"			
Radius:	63.2500			
Length:	77.5646			
Tangent:	44.5047			
S 41°59'03" E	63.25	-47.016	42.310	Radial Out rp-pt
		9277.244	11656.558	pt

Closure in Lat/Dep:		0.006	-0.002	

Starting Point:		9277.250	11656.556	

Distance Error:	N 18°26'05" W	0.006		
Total Distance:	2046.04			
Accuracy Ratio:	1:323,507			
Area:	217,799 ft2	5.000 Acres		

□

Ponderosa Pines Lot 10.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 10

Bearing	Distance	Northing/Lat	Easting/Dep	
N 40°41'58" W	108.93	9283.012 82.584 9365.596	11566.318 -71.032 11495.286	Start (POB)
** Horizontal Curve:				
N 24°29'18" W	140.5076	127.868 9493.464 9365.596	-58.242 11437.044 11495.286	Chord pc-pt pt pc
N 49°18'00" E	251.64	164.094 9529.690	190.777 11686.063	Radial In pc-rp rp
Delta:	32°25'23"			
Radius:	251.6400			
Length:	142.4000			
Tangent:	73.1629			
S 81°43'23" W	251.64	-36.226 9493.464	-249.019 11437.044	Radial Out rp-pt pt
N 08°16'37" W	99.28	98.246 9591.710	-14.292 11422.752	
N 19°42'21" W	64.87	61.071 9652.781	-21.874 11400.878	
N 29°20'18" W	94.22	82.135 9734.916	-46.164 11354.714	
** Horizontal Curve:				
N 82°39'46" W	109.2814	13.957 9748.873 9734.916	-108.387 11246.327 11354.714	Chord pc-pt pt pc
S 60°39'34" W	68.13	-33.383 9701.533	-59.391 11295.323	Radial In pc-rp rp
Delta:	106°38'40"			
Radius:	68.1300			
Length:	126.8100			
Tangent:	91.4772			
N 45°59'06" W	68.13	47.340 9748.873	-48.996 11246.327	Radial Out rp-pt pt
S 44°00'54" W	79.55	-57.209 9691.664	-55.275 11191.052	
** Horizontal Curve:				
S 21°48'41" W	83.7271	-77.734 9613.930 9691.664	-31.109 11159.943 11191.052	Chord pc-pt pt pc
S 45°59'07" E	110.78	-76.975 9614.689	79.669 11270.721	Radial In pc-rp rp
Delta:	44°24'25"			
Radius:	110.7800			
Length:	85.8600			
Tangent:	45.2165			
S 89°36'28" W	110.78	-0.759 9613.930	-110.778 11159.943	Radial Out rp-pt pt
S 00°23'32" E	45.79	-45.789	0.314	

Ponderosa Pines Lot 10.ptc

S 08°32'08" W	71.40	9568.141	11160.257
		-70.609	-10.598
S 16°40'35" W	167.74	9497.532	11149.659
		-160.685	-48.135
S 16°40'35" W	116.20	9336.847	11101.524
		-111.313	-33.346
S 14°07'48" W	252.46	9225.534	11068.178
		-244.821	-61.631
N 63°30'57" E	645.47	8980.713	11006.547
		287.847	577.733
		9268.560	11584.280

** Horizontal Curve:

N 51°13'13" W	23.0548	14.440	-17.973 Chord pc-pt
		9283.000	11566.307 pt
		9268.560	11584.280 pc
N 28°16'43" E	63.25	55.702	29.965 Radial In pc-rp
		9324.262	11614.245 rp

Delta: 21°00'07"
 Radius: 63.2500
 Length: 23.1844
 Tangent: 11.7237

S 49°16'50" W	63.25	-41.262	-47.938 Radial out rp-pt
		9283.000	11566.307 pt

 Closure in Lat/Dep: 0.012 0.011

Starting Point: 9283.012 11566.318

Distance Error: N 42°30'38" E 0.016
 Total Distance: 2124.16
 Accuracy Ratio: 1:130,486
 Area: 217,803 ft2 5.000 Acres

□

1

Ponderosa Pines Lot 11.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 11

Bearing	Distance	Northing/Lat	Easting/Dep	
N 40°41'58" W	108.93	9283.012 82.584 9365.596	11566.318 -71.032 11495.286	Start (POB)
** Horizontal Curve:				
N 24°29'18" W	140.5076	127.868 9493.464 9365.596	-58.242 11437.044 11495.286	Chord pc-pt pt pc
N 49°18'00" E	251.64	164.094 9529.690	190.777 11686.063	Radial In pc-rp rp
Delta: 32°25'23"				
Radius: 251.6400				
Length: 142.4000				
Tangent: 73.1629				
S 81°43'23" W	251.64	-36.226 9493.464	-249.019 11437.044	Radial Out rp-pt pt
N 08°16'37" W	99.28	98.246 9591.710	-14.292 11422.752	
N 19°42'21" W	64.87	61.071 9652.781	-21.874 11400.878	
N 03°40'12" E	334.19	333.505 9986.286	21.392 11422.270	
S 89°33'33" E	394.80	-3.038 9983.248	394.788 11817.058	
S 11°20'04" W	9.82	-9.628 9973.620	-1.930 11815.128	
S 12°43'26" E	44.61	-43.515 9930.105	9.826 11824.954	
S 22°12'15" W	39.32	-36.404 9893.701	-14.860 11810.094	
S 13°06'53" W	88.97	-86.650 9807.051	-20.187 11789.907	
S 19°23'32" W	118.45	-111.730 9695.321	-39.330 11750.577	
S 10°57'55" W	390.21	-383.085 9312.236	-74.223 11676.354	
** Horizontal Curve:				
S 75°07'17" W	113.8717	-29.240 9282.996 9312.236	-110.054 11566.300 11676.354	Chord pc-pt pt pc
N 79°02'17" W	63.26	12.029 9324.265	-62.106 11614.248	Radial In pc-rp rp
Delta: 128°19'07"				
Radius: 63.2614				
Length: 141.6790				
Tangent: 130.6253				
S 49°16'50" W	63.26	-41.269 9282.996	-47.948 11566.300	Radial Out rp-pt pt
Closure in Lat/Dep:		0.016	0.018	
Starting Point:		9283.012	11566.318	

Ponderosa Pines Lot 11.ptc
Distance Error: N 48°21'59" E 0.024
Total Distance: 1977.53
Accuracy Ratio: 1:82,112
Area: 217,802 ft² 5.000 Acres

□

Ponderosa Pines Lot 12.ptc

Lot Closures - Plat of Ponderosa Pines

Lot 12

Bearing	Distance	Northing/Lat	Easting/Dep	
		9986.978	11332.332	Start (POB)
N 89°26'24" W	596.26	5.827	-596.231	
		9992.805	10736.101	
S 29°07'16" E	308.65	-269.634	150.207	
		9723.171	10886.308	
S 29°07'16" E	442.23	-386.329	215.214	
		9336.842	11101.522	
N 16°40'35" E	167.74	160.685	48.136	
		9497.527	11149.658	
N 08°32'08" E	71.40	70.609	10.597	
		9568.136	11160.255	
N 00°23'32" W	45.79	45.789	-0.313	
		9613.925	11159.942	
** Horizontal Curve:				
N 21°48'41" E	83.7271	77.733	31.109	Chord pc-pt
		9691.658	11191.051	pt
		9613.925	11159.942	pc
N 89°36'28" E	110.78	0.758	110.777	Radial In pc-rp
		9614.683	11270.719	rp
Delta:	44°24'25"			
Radius:	110.7800			
Length:	85.8600			
Tangent:	45.2165			
N 45°59'07" W	110.78	76.975	-79.668	Radial Out rp-pt
		9691.658	11191.051	pt

N 44°00'54" E	79.55	57.209	55.275	
		9748.867	11246.326	
** Horizontal Curve:				
S 82°39'46" E	109.2814	-13.956	108.386	Chord pc-pt
		9734.911	11354.712	pt
		9748.867	11246.326	pc
S 45°59'06" E	68.13	-47.340	48.996	Radial In pc-rp
		9701.527	11295.322	rp
Delta:	106°38'40"			
Radius:	68.1300			
Length:	126.8100			
Tangent:	91.4772			
N 60°39'34" E	68.13	33.384	59.390	Radial Out rp-pt
		9734.911	11354.712	pt

S 29°20'18" E	94.22	-82.135	46.165	
		9652.776	11400.877	
N 03°40'12" E	334.19	333.504	21.391	
		9986.280	11422.268	
N 89°33'33" W	89.94	0.692	-89.937	
		9986.972	11332.331	
Closure in Lat/Dep:		0.006	0.001	

Starting Point:		9986.978	11332.332	

Distance Error: N 09°27'45" E 0.006
Page 1

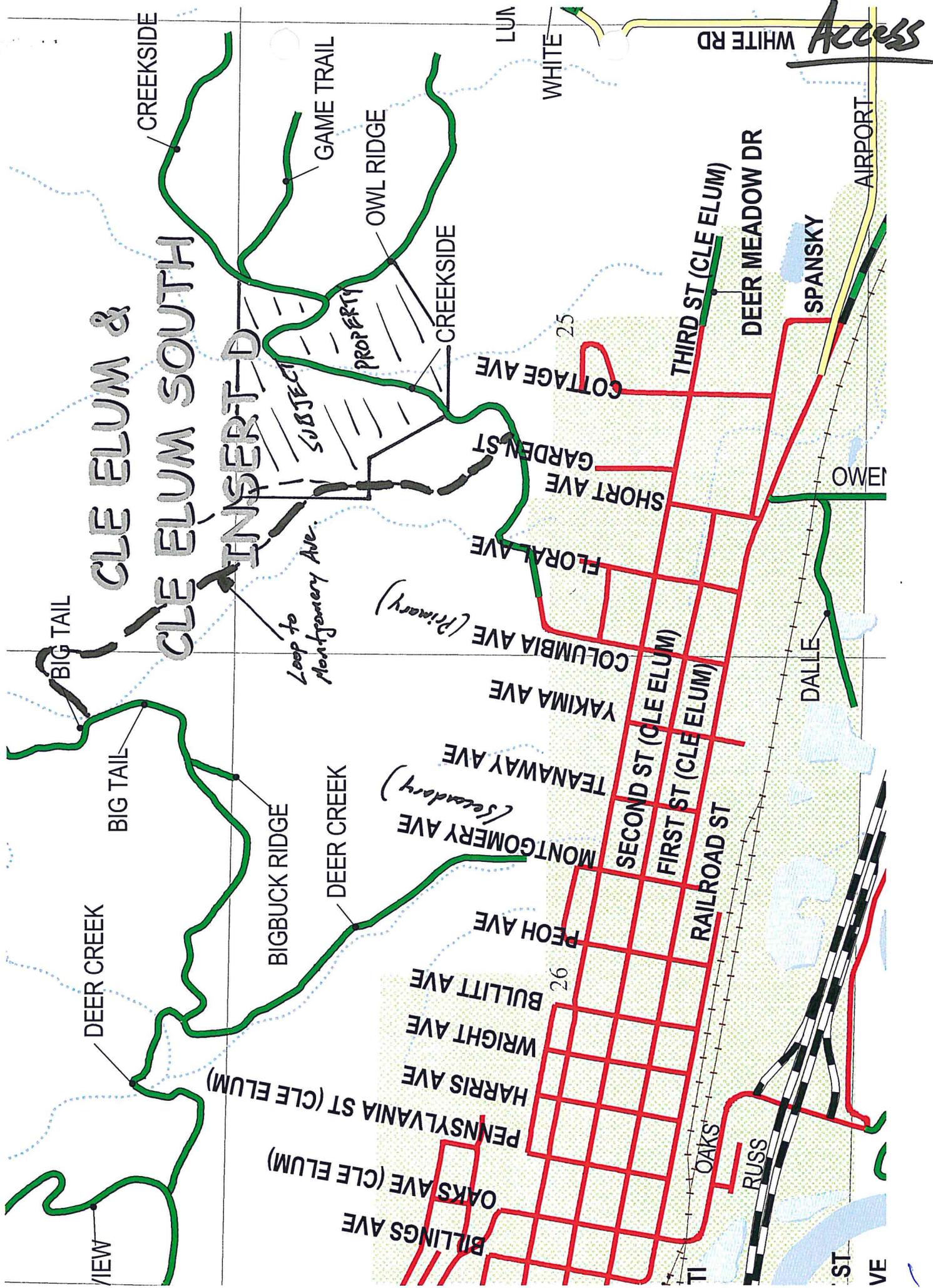
Ponderosa Pines Lot 12.ptc

Total Distance: 2442.63

Accuracy Ratio: 1:401,566

Area: 217,800 ft² 5.000 Acres

□



CLE ELUM & CLE ELUM SOUTH

INSERT D

Loop to Montgomery Ave.

SUBJECT

Access

VIEW

BIG TAIL

BIG TAIL

DEER CREEK

BIGBUCK RIDGE

DEER CREEK

CREEKSIDE

GAME TRAIL

OWL RIDGE

CREEKSIDE

LUM

WHITE

WHITE RD

AIRPORT

SPANSKY

DEER MEADOW DR

THIRD ST (CLE ELUM)

OWEN

DALLE

COTTAGE AVE

SHORT AVE
GARDEN ST

FLORAL AVE

COLUMBIA AVE (Primary)

YAKIMA AVE

TEANAWAY AVE (Secondary)

MONTGOMERY AVE

SECOND ST (CLE ELUM)
FIRST ST (CLE ELUM)

RAILROAD ST

PEOH AVE

BULLITT AVE

WRIGHT AVE

HARRIS AVE

PENNSYLVANIA ST (CLE ELUM)

OAKS AVE (CLE ELUM)

BILLINGS AVE

OAKS

RUSS

ST
VE

25

26



When recorded return to:

Cle Elum's Sapphire Skies, L.L.C.
315 39th Avenue S.W. Suite 8
Puyallup, WA 98373

REVIEWED BY
KITTITAS COUNTY TREASURER
DEPUTY K. Bostick
DATE 5-16-03

EASEMENT FOR INGRESS, EGRESS AND UTILITIES

AMT 92443-049
20-

This Easement Agreement ("Agreement") is dated the 1 day of April 2003, between David G. Berry a single man hereinafter called "Grantor, and Cle Elum's Sapphire Skies, L.L.C. a Washington Limited Liability Company, herein called grantee.

Whereas the Grantor wishes to grant easement rights to the Grantee's their devisees, heirs, successor and assigns as follows:

A Sixty Foot (60') Easement (with such additional width that may be necessary for needed cuts and fills) for ingress, egress, utilities, road construction and repair as depicted on the attached "Exhibit A".

The Grantor's herein reserve unto themselves their devisees, heirs, successor and assigns a reciprocal Sixty Foot (60') Easement (also as described in "Exhibit A"), with such additional width that may be necessary for needed cuts and fills, for ingress, egress, utilities road construction and repair.

GRANTOR:

David G. Berry

By David G. Berry

3-25-03

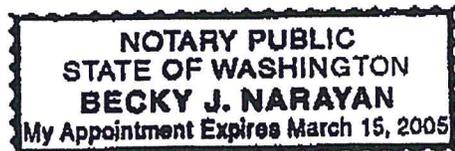
Date

STATE OF WASHINGTON)ss.
COUNTY OF PERCE)

On this day, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David G. Berry, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as her/his free and voluntary act and deed, for the uses and purposes therein mentioned

WITNESS my hand and official seal hereto affixed the day and year first above written.

Becky J. Narayan
NOTARY PUBLIC in and for the State of Washington,
residing at Puyallup, WA



200305160049
 Page: 2 of 2
 05/16/2003 04:
 ERS 20.00

Kittitas Co Auditor AMERITITLE

EXHIBIT "A"

*Dem
3/25/03*

TO MONTGOMERY ST.
AND CE BLVD

*DRB
3/25/03*

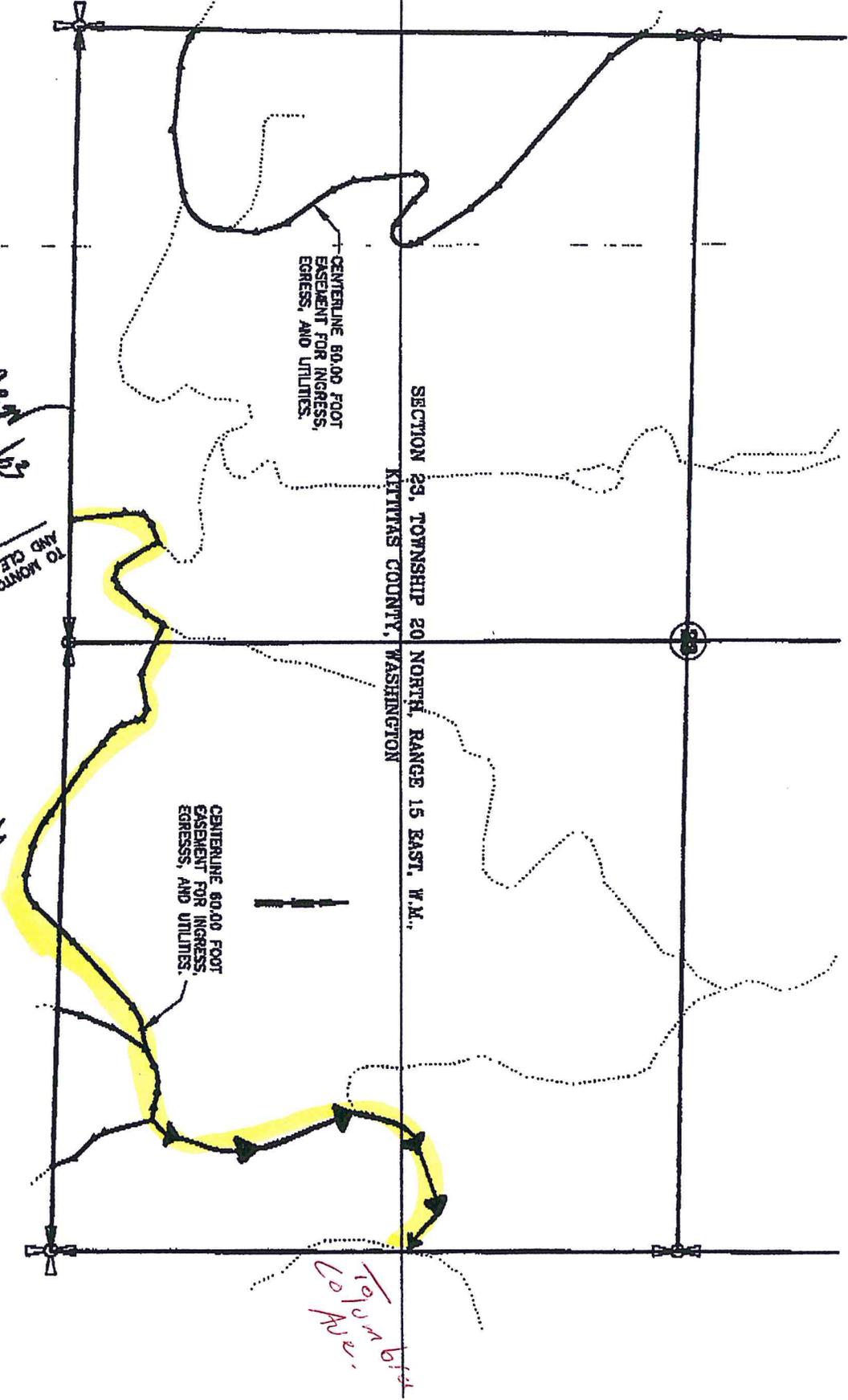
CENTERLINE 80.00 FOOT
EASEMENT FOR INGRESS,
EGRESS, AND UTILITIES.

SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITKITAS COUNTY, WASHINGTON

CENTERLINE 80.00 FOOT
EASEMENT FOR INGRESS,
EGRESS, AND UTILITIES.



*1900
Co
6/15*



TREASURER'S USE ONLY	RECORDER'S USE ONLY AUDITORS NOTE Portions of this document poor quality for imaging  Kittitas Co Auditor CLE ELUM'S SAPP SKIES AGR 30.00 200402230049 Page: 1 of 12 02/23/2004 02:20P
----------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Return To: Cle Elum's Sapphire Skies
315 39th Ave SW #8
Puyallup, WA 98937

Kittitas County Auditor/Recorder's Indexing Form

Please Print Or Type All Information

A. Document Titles (or transactions contained therein):

1 Road Maintenance Agreement
 2 _____

B. Grantor (last name, first name, middle initial):

1 Cle Elum's Sapphire Skies 3. David Berry
 2 MVO, LLC 4. Michael & Christi Reimer

Additional grantors on page ___ of document.

C. Grantee (last name, first name, middle initial):

1 Cle Elum's Sapphire Skies 3. David Berry
 2 MVO, LLC 4. Michael & Christi Reimer

Additional grantees on page ___ of document.

D. Legal description (lot, block, plat or section, township, range):

200302030013B.28, p. 177-178

Additional legal description on page ___ of document.

E. Assessor's property tax parcel/account number(s):

F. Reference numbers of documents assigned or released:

Additional references on page ___ of document.

The auditor or recording officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

ORIGINAL

ROAD MAINTENANCE AGREEMENT

THIS ROAD MAINTENANCE AGREEMENT ("Agreement") is made as of this 7 day of November, 2003, by and among, MVO LLC a Washington Limited Liability company ("MVO"), and Cle Elum Homestead, LLC, a Washington Limited Liability Company and David G. Berry collectively [THE DAVE BERRY ENTITITES], Cle Elum's Sapphire Skies, LLC a Washington Limited Liability Company and Michael Reimer and Christi M. Reimer, husband and wife

DEPUTY [Signature]
DATE 02-23-04 RECITALS

A. The parties desire to set forth a method for the maintenance of certain roads used by the owners of certain property located in Kittitas County, Washington, which are described on attached Exhibit A (the "Properties").

B. The Properties are also depicted on the map attached as Exhibit B and are separately referred to as the "MVO Lots," the "Berry Lots," "CESS Lot" and "Reimer Lot." Each lot comprising the Properties and each additional lot created from a segregation, short plat or subdivision of the existing lots (the "Lots" or separately a "Lot") will be assigned certain maintenance shares for certain roads pursuant to this Agreement. Lots created from MVO Lots shall also be MVO Lots; Lots created from Berry Lots shall also be Berry Lots; Lots created from CESS Lot shall also be CESS Lots; Lots created from Reimer Lot shall also be Reimer Lots, for the purposes of this Agreement and the allocation of costs.

C. The road is depicted on the map attached hereto as Exhibit B and shall be referred to, respectively, as the "Outlet Road," the "Border Cross Road" and the "Upper Road," and collectively as the "Roads."

D. The parties are willing to maintain the Outlet Road, the Border Cross Road and the Upper Road on the terms and conditions set forth in this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and commitments set forth herein, the parties agree as follows:

- 1. Easements. This Agreement shall not govern the easements held by the parties and their successors over the Roads; provided, however, that no party or successor shall be obligated for maintenance over a road on which such party or successor has no easement rights. Furthermore, this Agreement shall not govern or restrict the ability of any Lot owner in granting road easements over such owner's property subject to this Agreement.
- 2. Maintenance. The cost of road maintenance, snowplowing and resurfacing shall be allocated as follows:

Outlet Road One equal maintenance share for each MVO Lot, each Berry Lot, each CESS Lot, each Reimer Lot.

Border Cross Road One equal maintenance share for each MVO Lot and each Berry Lot and Reimer Lot.

Upper Road One equal maintenance share for each of the MVO Lot and Reimer Lot, served by the Upper Road in Section 22

The parties hereto shall meet and establish necessary maintenance provisions. Such provisions shall include, but shall not be limited to:

(a) The installation of MVO as maintainer, who will perform or cause to be performed, at a reasonable and agreed upon rate, the maintenance and resurfacing of the road or the portion thereof being used, and snowplowing; and

(b) The Roads shall be snowplowed, at a minimum, 16 feet wide. Upon 6 inches of snowfall, the Roads shall be snowplowed. The Roads shall be snowplowed a maximum of one time per day. It is the intent of these standards to maintain the Roads passable by four wheel drive vehicles. It shall be the responsibility of Lot owners to plow their own driveways; and

(c) A method of payment by which each party using said road or a portion thereof shall pay its share of the cost incurred by said maintainer in maintaining or resurfacing said road or portion thereof.

For the purposes of this easement, maintenance is defined as the work normally necessary to preserve and keep the roadway, road structure and road facilities as nearly as possible in their present condition or as hereafter improved.

3. Maintenance Fund and Assessment. Creation of the Lien and Personal Obligation of Assessments: The Owner of each lot that is subject to this agreement, hereby covenants, and each Owner of any Lot by acceptance of a deed or contract therefore, whether or not it shall be so expressed in such deed or contract, is deemed to covenant and agree to pay to a Road Maintenance fund the following Assessments, which shall be established and collected by the maintainer herein, as needed and in a manner prescribed by the following:

Regular Assessments;

Extraordinary Assessments; and

(a) All Assessments, together with interest, costs, and actual attorneys' fees, shall be a charge and a continuing lien upon the Lot against which each Assessment is made. However, such lien shall be subordinate to the lien of any first mortgage or construction loan. Such liens may be enforced or foreclosed according to law, with attorney's fees and costs to be charged

2 - ROAD MAINTENANCE AGREEMENT

against the party being foreclosed. Each such assessment together with interest, costs and actual attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the Assessment fell due. No Owner of a Lot may exempt himself or herself from liability for his or her contribution toward the Common Expenses by waiver of the use or enjoyment of the Easements or by the abandonment of his or her Lot.

(b) Purpose of Assessments: The Assessments levied by the Maintainer shall be used exclusively for the maintenance and repair of the Easements. The Maintainer may elect to have Regular Assessments designed to establish an adequate reserve fund for maintenance and repair of the Easements.

(c) Optional Regular Assessments: If the Maintainer so elects, it may establish Regular Assessments, initially in the amount of \$30 per month. If it chooses to do so, the Maintainer shall determine and fix the amount of the maximum annual Regular Assessment against each Lot at least sixty (60) days in advance of the start of each fiscal year; provided, however, that the maximum annual Regular Assessment may not be increased by more than ten percent (10%) above the maximum Regular Assessment for the immediately preceding fiscal year, without the vote or written consent of two-thirds (2/3) of the Lot Owners.

(d) Extraordinary Assessments: In addition to the Regular Assessments authorized above, the Maintainer may levy, in any fiscal year, an Extraordinary Assessment applicable to that year only for the purpose of covering the actual cost of any construction, reconstruction, repair or replacement of any Easements, or to defray any unanticipated or underestimated expense not covered by the Regular Assessment.

(e) Date of Commencement of Assessments; Due Dates: The Regular Assessments provided for herein shall commence as to all Lots in the Property on the first day of the month following the execution of this agreement. Due dates of Assessments shall be the first day of every calendar month. No notice of such Assessment shall be required other than an annual notice setting forth the amount of the monthly Assessment.

4. Road Damage. Each party using any portion of said road shall repair or cause to be repaired at its sole cost and expense that damage to said road occasioned by it which is in excess of that which it would cause through normal and prudent usage of said road. Should inordinate damage to said road occur which is not caused by an authorized user of said road, the parties hereto shall meet to agree on the cost of replacement, and the shares of replacement cost to be borne by each user of said road.

5. Constructions and Improvement. Unless a majority of the Lot owners responsible for maintaining a particular Road (under Section 2 above) approve in advance any road improvements (other than the routine maintenance provided for in Section 2 above), the costs of said improvements shall be solely for the account of the improver. When a majority of responsible Lot owners approve said improvements, however, the cost of said improvements shall be shared by all responsible Lot owners in accordance with Section 2, above, and said costs shall constitute a lien on the property of each responsible Lot owner until paid. All work performed or caused to be performed to install or maintain utilities shall be completed in a careful and workmanlike manner to MVO and Berry's reasonable satisfaction, free and clear of

3 - ROAD MAINTENANCE AGREEMENT

all claims or liens and in accordance with applicable law. All areas disturbed by the improver in installing or maintaining utilities shall be promptly restored to their prior condition.

6. Default; Remedies. In the event of a breach of this Agreement by any party, the damages suffered by the other parties are difficult if not impossible to ascertain, and therefore the non-breaching parties shall have the right to obtain specific performance of the obligations of the breaching party in addition to damages for all loss and expense (including, without limitation, attorneys' fees and costs) arising from such breach.

7. Notices. All notices or other communications shall be in writing and shall be sent by personal delivery, telephone facsimile transmission, first-class mail, postage prepaid, or express courier or delivery service, addressed as follows:

If to:	If to:
MVO, LLC 6622 112 th St. East Puyallup, WA 98373	Cle Elum's Sapphire Skies, LLC 315 39 th Avenue SW, Suite 8 Puyallup, WA 98373

If to:	If to:
David G. Berry P.O. Box 654 Port Orchard, WA 98366	Michael and Christi Reimer 4226 Crystal Lane Loop, SE Puyallup, WA 98372

8. Home Owner's Association. The Owners may form a Home Owner's Association ("HOA") to enforce this Road Maintenance Agreement by written approval of fifty percent plus 1 of the Members. Provided, however, that so long as MVO owns any Lots in the Property, no HOA shall be formed without MVO express written consent. Any such HOA shall replace Maintainer and shall have the enforcement rights set for in Paragraph 9 below, as well as the powers and responsibilities set forth in this agreement.

9. Enforcement. Any Owner, and any governmental or quasi-governmental agency or municipality having jurisdiction over the Property shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by this Declaration, and in such action shall be entitled to recover costs and reasonable attorneys' fees as are ordered by the Court. The Board may enforce any right any provisions contained herein relating to the maintenance and operation of the Easements. Failure by any such person or entity to enforce any such provision shall in no event be deemed a waiver of the right to do so thereafter.

10. Successors and Assigns. This Agreement shall be a covenant running with the land and shall benefit and burden the Property. This Agreement shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns. MVO, Berry, CESS or Reimer at its option, may add additional properties to this agreement.

4 – ROAD MAINTENANCE AGREEMENT

MVO, Berry, CESS or Reimer may record a copy of this Agreement, or a memorandum of same in the real property records of Kittitas County, Washington.

11. Severability. If any provision of this Agreement shall be determined to be unenforceable, that shall not affect any other provision of this Agreement.

12. Amendments; Waivers. This Agreement may be amended only by a written instrument signed by all parties. No breach of any agreement, warranty or representation shall be deemed waived unless expressly waived in writing and signed by the party who might assert such breach. No failure or delay by either party in exercising any right under this Agreement shall operate as a waiver of such right, nor shall any single or partial exercise of any right preclude any other or further exercise of such right or the exercise of any other right. The remedies provided in this Agreement are cumulative and not exclusive of remedies provided by law.

13. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

14. Entire Agreement. This Agreement constitutes the entire agreement and supersedes all prior agreements and understandings, written or oral, between the parties, with respect to its subject matter.

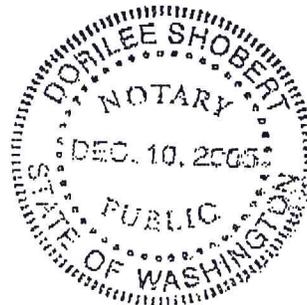
15. Counterparts. This Agreement may be signed in several counterparts, each of which shall be an original, but all of which together shall constitute the same instrument.

16. Legal Fees. In the event of legal action or proceeding to enforce any of the provisions of this Agreement, costs and reasonable attorneys' fees (including reasonable charges allocated for internal counsel) shall be awarded to the prevailing party.

17. Termination. This Agreement shall terminate in part or in whole, as the case may be, with respect to any portion of the Roads, which become public roads.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the year and date first written above.

Cle Elum Homestead, LLC
By: David G. Berry
Name David G. Berry
Title: Managing Member
David G. Berry
David G. Berry



MVO, LLC

By: Michael V. Olson
Name Michael V. Olson
Title: Managing Member

Cle Elum's Sapphire Skies, LLC

By: James E. Wood
Name James E. Wood
Title: Vice President The Herbrand Company
Managing Member

Michael Reimer
Michael Reimer

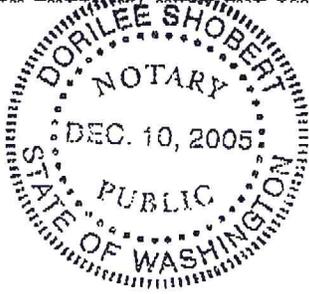
Christi M. Reimer
Christi M. Reimer

6 - ROAD MAINTENANCE AGREEMENT

STATE OF WASHINGTON)
COUNTY OF KITSAP) ss.

On this day personally appeared before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, David G. Berry, to me known or proved to me on the basis of satisfactory evidence to be the Managing Member of Cle Elum Homestead, LLC, a Washington Limited Liability Company, and that he executed the foregoing instrument, and acknowledged the same instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that David G. Berry is authorized to execute the said instrument.

Given under my hand and official seal this 30th day of November 2003.



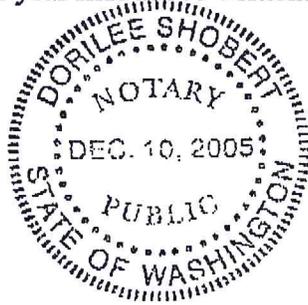
Dorilee Shobert
Print Name: DORILEE SHOBERT
NOTARY PUBLIC in and for the State of
Washington, residing at PORT ORCHARD
My Appointment Expires: 12-10-2005

STATE OF WASHINGTON)ss.
COUNTY OF)

On this day, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David G. Berry, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as her/his free and voluntary act and deed, for the uses and purposes therein mentioned

WITNESS my hand and official seal hereto affixed the day and year first above written.

Dorilee Shobert
Print Name: DORILEE SHOBERT
NOTARY PUBLIC in and for the State of Washington,
Residing at PORT ORCHARD
My Appointment Expires: 12-10-2005



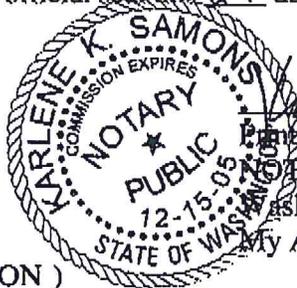
7 - ROAD MAINTENANCE AGREEMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

200402230049
Page: 9 of 12
02/23/2004 02:20P
Kititas Co Auditor CLE ELUM'S SAPP SKIES AGR 30.00

On this day personally appeared before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, Michael V. Olson, to me known or proved to me on the basis of satisfactory evidence to be the Managing Member of MVO, LLC, a Washington Limited Liability Company, and that he executed the foregoing instrument, and acknowledged the same instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that Michael V. Olson is authorized to execute the said instrument.

Given under my hand and official seal this 27 day of January, 2004
~~November 2003~~



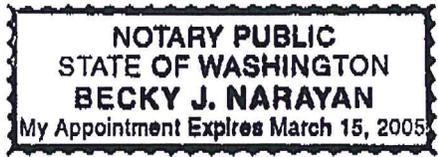
Karlene K Samons
Name: Karlene K Samons
NOTARY PUBLIC in and for the State of
Washington, residing at Tacoma
My Appointment Expires: 12/15/05

STATE OF WASHINGTON)
) ss
COUNTY OF PIERCE)

On this day personally appeared before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, JAMES E. WOOD, to me known or proved to me on the basis of satisfactory evidence to be the Vice President of THE HERBRAND CO., a Washington corporation, to me known or proved to me on the basis of satisfactory evidence to be the Managing Member of Cle Elum's Sapphire Skies, LLC, the Washington limited liability company that executed the foregoing instrument, and acknowledged the same instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that JAMES E. WOOD is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed this 24 day of November, 2003.

Becky J. Narayan
Signature of Notary



Notary public in and for the state of
Washington, residing at Puyallup
My appointment expires 3-15-05

8 - ROAD MAINTENANCE AGREEMENT

STATE OF WASHINGTON)ss.
COUNTY OF)

On this day, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MICHAEL REIMER AND CHRISTI M. REIMER, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as her/his free and voluntary act and deed, for the uses and purposes therein mentioned

WITNESS my hand and official seal hereto affixed the day and year first above written.

Susan K. Coffman
Print Name Susan K. Coffman
NOTARY PUBLIC in and for the State of Washington,
residing at Summer, WA
My Appointment Expires 3/16/04

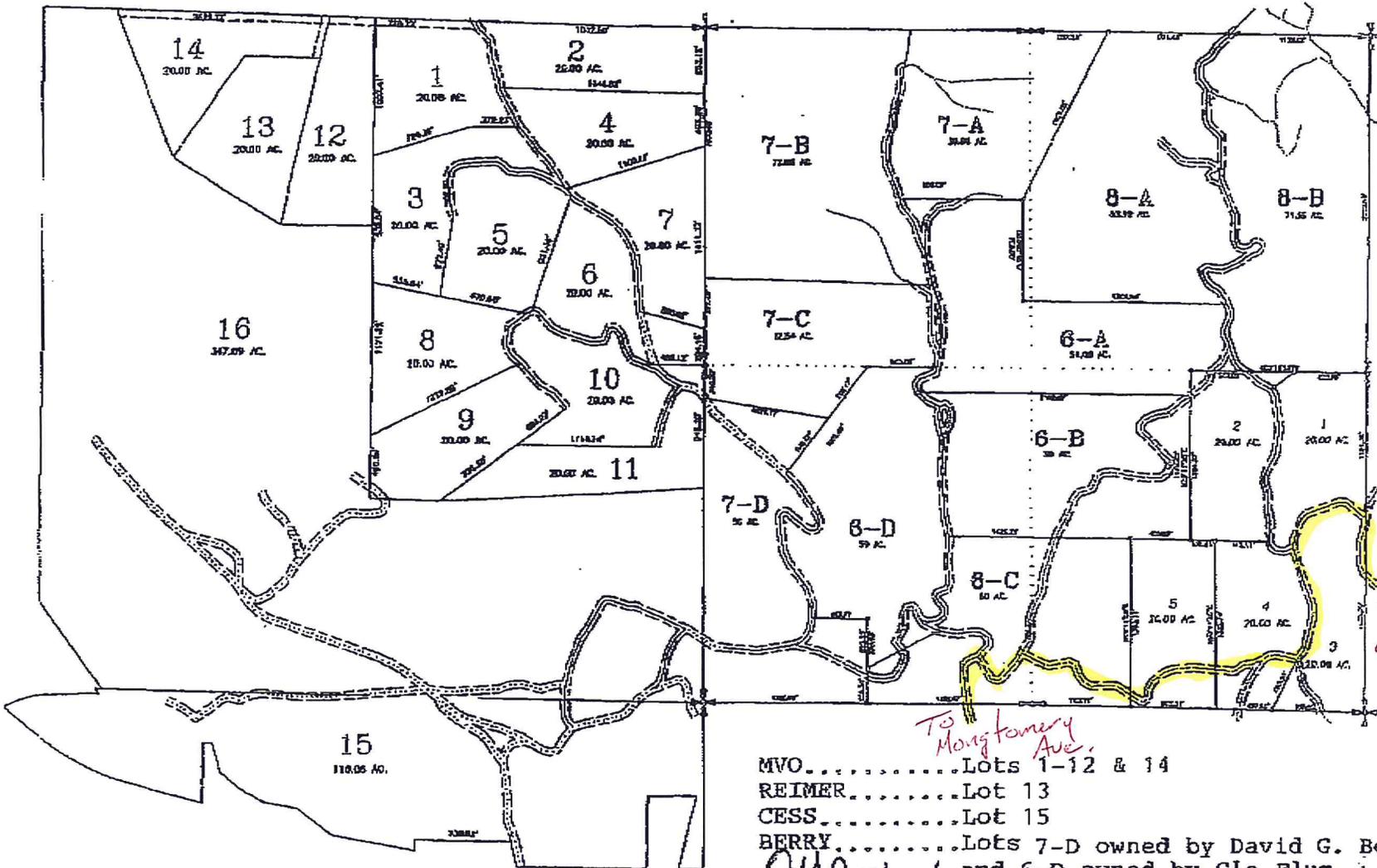


9 - ROAD MAINTENANCE AGREEMENT

EXHIBIT "A"

SEC. 22 AND PART OF SEC. 27
TOWNSHIP 20 NORTH, RANGE 15 EAST, T.M.

SECTION 23 TOWNSHIP 20 NORTH, RANGE 15 EAST, U.M.



MVO.....Lots 1-12 & 14
 REIMER.....Lot 13
 CESS.....Lot 15
 BERRY.....Lots 7-D owned by David G. Berry
 and 6-D owned by Cle Elum
 Homestead LLC.

OMB 11/20/03
ML 1/27/04
QW 11/24/03

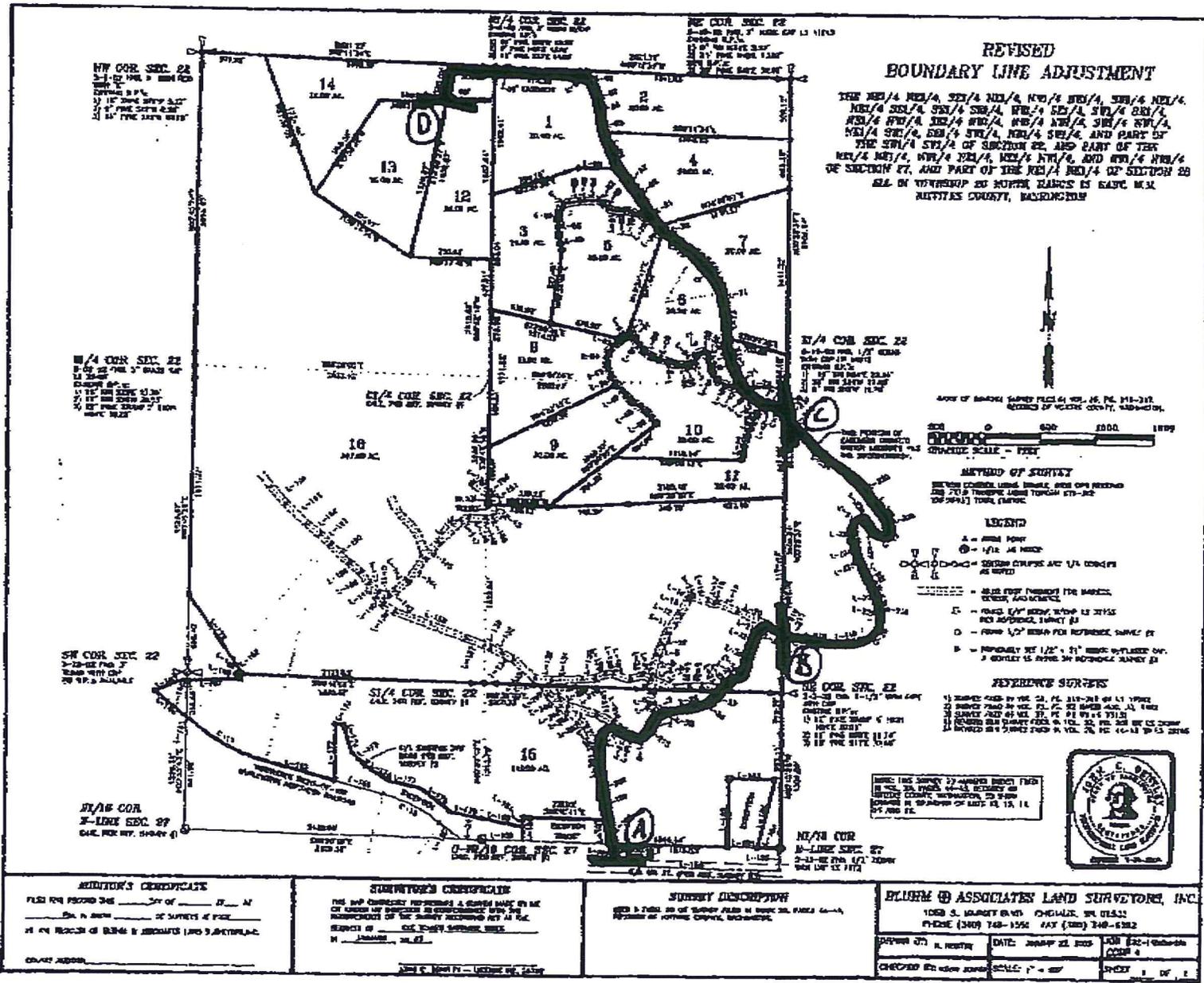
To Montgomery Ave.
To Columbia Ave.



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 Page: 11 of 12
 02/23/2004 02:20P
 Kittitas Co Auditor CLE ELUM'S BAPP SKIES AGR 30.00

AUDITORS NOTE Portions of this document poor quality for imaging

Exhibit B



Dave Berry
 Int. *DB*
 11/20/03
 Cle Elum
 Homes Lead
 Int. *DB*
 11/20/03
 MVO, LLC
 Int. *DB*
 11/27/04
 CESS
 Int. *JW*
 11/24/03
 Reimer
 Int. _____



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AUDITORS NOTE Portions of this document poor quality for imaging

D/son

A-B = OUTLET ROAD
 B-C = BORDER CROSS ROAD
 C-D = UPPER ROAD

WITITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENBURG, WA 98926

CASH RECEIPT

Date 10/29/07 052100

Received From Per Pass LLC

Address 923
Clark WA 98922

Dollars \$ 2670.00

For Plat App. (320.00) PW, (625.00) FH, (1500.00) SODA

AMT. OF ACCOUNT	ACCOUNT		HOW PAID	
			CASH	
AMT. PAID	<u>2670</u>	<u>00</u>	CHECK	<u>2670</u> <u>00</u>
BALANCE DUE			MONEY ORDER <input type="checkbox"/>	
			CREDIT CARD <input type="checkbox"/>	

PLAT OF PONDEROSA PINES

By KCU-Burn

CRB 111-3