

EXHIBIT 22
FOWLER CREEK GUEST RANCH
QUALITATIVE FEATURES

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Kittitas County CDS

The proposed Fowler Creek Guest Ranch is a prime spot in Upper Kittitas County containing very desirable qualitative features. The parcel offers many benefits to its guests that contribute to a desirable destination for those traveling or looking to explore the opportunities that forested Eastern Washington has to offer. While there are many qualitative features included in the land, there will be four main examples that this exhibit will highlight. These include impressive views of the eastern slopes of the Cascade Range, dense forested areas, preservation of the large wetland area contained within the property, and the benefit of a small pond.

LOCATED ON THE EASTERN SLOPES OF THE CASCADE MOUNTAINS

The Eastern Washington slopes of the Cascade Mountain Range offer some of the most picturesque landscapes in the region. This area is known for its rugged beauty, pristine forests, and abundant wildlife. The proposed Fowler Creek Guest Ranch is nestled within this area on an 84-acre forested land situated at an elevation ranging from approximately 2,290 to 2,400 feet above sea level. The ranch offers visitors a unique opportunity to experience the beauty of the Cascades.

When one drives through the forested property, the first thing that draws the eye is the breathtaking view of Mt. Stuart surrounded by its neighboring peaks. The mountains can be seen in places throughout the proposed guest ranch and reflect the natural beauty of Kittitas County. The guest ranch itself is situated on a small clearing within the forest, providing a natural and rustic setting for guests to enjoy.

The guest ranch itself is a testament to the natural beauty of the surrounding landscape. The cabins and lodges are constructed from natural materials, such as wood and stone, and are designed to blend seamlessly into the forested environment. Furthermore, there will be viewing areas along the border of the property for guests to observe the Cascade Range. The ranch will provide a multitude of outdoor activities, including hiking, biking,

fishing, and wildlife viewing, all of which allow guests to experience the natural wonder of the forested land tract.

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

LOCATED WITHIN FORESTED PROPERTY

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

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

Another important feature of this forest land tract is the wildlife that can be found on the property. The land is home to many different species of animals, including deer, coyotes, foxes, and various birds of prey. Visitors at the guest ranch can enjoy watching the wildlife from designated viewing areas at a safe distance and can even participate in wildlife tours led by knowledgeable guides. The forested land tract is also home to a variety of hiking trails that wind their way through the property. These trails offer guests a chance to explore the forest and discover its many hidden treasures. The trails vary in difficulty and length, making them suitable for hikers of all skill levels. Some of the trails lead to scenic overlooks that offer stunning views of the surrounding mountains, while others wind through quiet groves of trees that provide a peaceful retreat from the outside world. Along the trails, guests can expect to see a variety of plant life, including

wildflowers, ferns, and other greenery. Whether visitors want to hike or bike through the forest, birdwatch, or simply relax and enjoy the natural surroundings, this property has something for everyone.

PRESERVATION OF WETLANDS

Wetlands are areas of land that are characterized by water saturation or inundation for at least part of the year. They can be classified into several categories based on their dominant vegetation and type of water source, such as marshes, swamps, bogs, and fens. They are vital ecosystems that provide many benefits to both the environment and humans. The proposed guest ranch has a wetland within its borders which covers about one-fourth of the property. Thus, one of the main goals in this application is the protection of this area during construction, operation, and maintenance. This section covers a few of the many important functions of wetlands.

One of the most significant roles of wetlands is their ability to support a diverse array of plant and animal life. The different species that inhabit wetlands perform a variety of important functions. For example, a wide array of plants in wetlands rely on many insects and birds that make their habitat within the surrounding areas of the guest ranch, creating and perpetuating a living ecosystem. Additionally, many animals in wetlands help control populations of pests, such as mosquitoes and rodents, which can damage crops and spread diseases.

Microbes that live in wetlands also play an essential role in nutrient cycling and decomposition. Wetlands contain high levels of organic matter, and microbes such as bacteria and fungi break down this matter, releasing nutrients that can be used by plants. Nitrogen and phosphorus are two essential nutrients that are cycled through wetland ecosystems. Nitrogen is necessary for plant growth, and phosphorus is essential for the growth of plant roots.

Another crucial function of wetlands is water purification. Wetlands are natural filters that remove pollutants and impurities from water. As water flows through a wetland, plants and microbes remove harmful substances, such as heavy metals, pesticides, and excess nutrients, and convert them into harmless compounds. Wetlands are thus

important for maintaining clean water sources, which is essential for both human health and the health of ecosystems.

Wetlands are also very important for flood control. Wetlands can absorb and store large amounts of water, such as when there are heavy amounts of rain or snow melt. This helps prevent flooding in downstream areas, protecting property and infrastructure and preventing loss of life. Wetlands can also help prevent erosion by stabilizing soil with their roots.

Overall, wetlands are incredibly important ecosystems that provide numerous benefits. They support a diverse range of plant and animal life, help to cycle nutrients and decompose organic matter, purify water, and control floods. As such, it is an essential and valuable part of an environment and one of the main priorities of the proposed guest ranch to conserve and protect the wetland within its property during construction, operation, and maintenance.

SMALL POND LOCATED ON THE PROPERTY

One of the most unique features of this forested land tract is a small pond that sits at the edge of the property. The pond is fed by a small spring that emerges from the forest floor, and it provides a serene and peaceful setting for visitors to relax and enjoy nature. The pond is surrounded by tall trees and lush vegetation, creating a natural habitat for a variety of waterfowl, fish, and other aquatic animals. Visitors can watch the resident ducks paddle around the pond or try their hand at fishing for rainbow trout or bass. This small pond is surrounded by trees and other vegetation, which can provide shade and shelter for wildlife. Additionally, the surrounding forest provides a buffer zone that helps to protect the pond from runoff and erosion.

The size of the pond is another important factor to consider when assessing it as a qualitative feature. The small pond on the guest ranch is relatively shallow, with a surface area of approximately one acre. The shallow depth of the pond means that sunlight can penetrate to the bottom, allowing for the growth of aquatic plants. Additionally, the small size of the pond means that it will be easily monitored and maintained by the owners of the guest ranch.

The water quality of the pond is also a necessary feature. The small pond on the guest ranch is fed by natural springs and runoff from surrounding hillsides. This means that the water is generally clean and clear, with low levels of sediment and other pollutants. However, the water quality can be affected by nearby land use practices, such as the use of fertilizers or pesticides on neighboring properties. The owners of the guest ranch will be aware of these potential impacts and take steps to mitigate any negative effects. The presence of aquatic life is another important aspect of a pond's qualitative features. The small pond on the guest ranch is home to a variety of fish species, including bluegill, bass, and catfish. These fish provide recreational opportunities for guests of the ranch and serve as important components of the pond's ecosystem. The pond is also home to a variety of aquatic plants, such as lily pads and cattails. These plants provide an important habitat for fish and other aquatic organisms and contribute to the aesthetic value of the pond. The small body of water is home to a variety of waterfowl, including ducks and geese, which adds to the overall natural beauty of the property. This pond as a qualitative feature greatly enhances the ecological and recreational value of the proposed guest ranch as it provides an important habitat for aquatic organisms and recreational opportunities for guests. Furthermore, it contributes to the overall aesthetic value of the property and can help to ensure its continued ecological and recreational value for years to come.

While there are numerous qualitative features that the proposed Fowler Creek Guest Ranch possesses, the views of the Cascade Mountains, sprawling forest land, wetland preservation, and small thriving pond encapsulate its value. Through these attributes, the guest ranch possesses rural, recreational, and aesthetic qualities that simply can't be duplicated, especially through its location in the rolling hills of Upper Kittitas County.