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NOV 28 2023

EXHIBIT X16
ROSLYN RIDGE MINI GOLF
QUALITATIVE FEATURES

Kittitas County CDS

The proposed Roslyn Ridge Mini Golf 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 looking to enjoy an exclusive pastime within the foothills of forested Eastern Washington. While there are many qualitative features included in the land, there will be three main examples that this exhibit will highlight. These include the impressive views of the Cascade Range throughout the surrounding area, dense forested areas, and an abundant wildlife population.

VIEWS OF THE CASCADE RANGE

The Eastern Washington slopes of the Cascade Mountain Range and surrounding rolling hills offer some of the most picturesque landscapes in the region. This area is known for its rugged beauty, pristine forests, and abundant wildlife. Roslyn Ridge Mini Golf is nestled within this area on a 13.5-acre forested land with close access to stunning views of the mountain range. This proposed project offers visitors a unique opportunity to experience the beauty of the Cascades.

When one drives walks the forested property, the first thing that draws the eye is the breathtaking view of the forested hills that rise directly north of the area. This property is located at the base on an outer foothill of the mountain range, providing a natural and rustic setting for guests to enjoy.

Roslyn Ridge Mini Golf will be a testament to the natural beauty of the surrounding landscape. The lodging sites and log house will be remodeled with natural materials, such as wood and stone, and will be designed to blend seamlessly into the forested environment. Furthermore, there is close access to other natural areas surrounding the Cascade Range. This includes Speelyi Beach, which is on the Cle Elum Lake and within a five-minute drive from the proposed project. There is also a plethora of campgrounds and trails within the surrounding area that offer a chance to explore Ronald's backyard.

The proposed Roslyn Ridge Mini Golf project situated within 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 enjoy a unique recreational activity.

LOCATED WITHIN FORESTED PROPERTY

Another one of the most significant features of Roslyn Ride Mini Golf is its dense forested property. 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, ponderosa pine, and wildflowers which provide a beautiful canopy throughout the year and a rich habitat for a variety of bird species, small mammals, and other wildlife. The forest floor is covered with a thick layer of needles and mosses, which creates a soft, spongy carpet that is pleasant to walk on. The air is filled with the sweet scent of pine and cedar, making it a perfect place to escape.

Another important feature of this forest land tract is the wildlife that can be found on the property, discussed in the following section. The land is home to many different species of animals, including deer, coyotes, foxes, and various birds of prey. Throughout the mini golf course, guests can expect to see a variety of plant life, including wildflowers, ferns, and other greenery. This property has something for all ages that wishes to spend time within a rural forested setting.

RICH WILDLIFE POPULATION

The abundant wildlife population within the proposed project is a major draw for tourists and nature lovers alike. The region is home to a variety of animals, including elk, deer, bears, birds, and wolves. Guests of Roslyn Ridge Mini Golf may be able to see these animals up close while playing a round of mini golf, and many opportunities for wildlife viewing and nature photography are bound to occur. Visitors can enjoy watching the wildlife at a safe distance.

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

As one walks throughout the mini golf course, one may be able to observe a variety of different animals. The deer are often seen grazing in nearby meadows, and they can be easily spotted by their white tails. The elk are larger than deer, and they can be seen in the forests and mountains. The foxes are small and elusive, but they may be spotted hunting in the meadows. The eagles are a common sight soaring overhead, and they are often observed to be catching fish in rivers and lakes. The hawks are also common, and they are sometimes seen hunting small animals in the forests and meadows. The owls are mostly nocturnal, but they can occasionally be spotted hunting during the day. These are just a few of the many animals that may be observed near the proposed project as it is a unique place to experience the beauty and diversity of the region's wildlife.

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

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