



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"

March 25, 2013

Kari Blanton
Plum Creek Timberlands L.P.
999 Third Avenue Suite 4300
Seattle WA 98104-4096

RE: Plum Creek Intervening Ownership Application (SG-12-00006)

Dear Ms. Blanton,

The Kittitas County Community Development Services Department hereby grants *conditional preliminary approval* for the Plum Creek Intervening Ownership Application (SG-12-00006) subject to the following conditions:

1. A recorded survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the attached Kittitas County Public Works comment memo for information regarding additional requirements.

Approval of the Plum Creek Intervening Ownership Application (SG-12-00006) may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after **April 5, 2013 at 5:00 p.m.** If you have any questions, please do not hesitate to contact our office.

Sincerely,

Jeff Watson
Staff Planner



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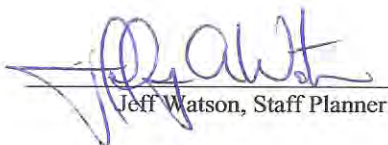
"Building Partnerships - Building Communities"

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come before the Kittitas County Community Development Services for the intervening ownership permit application of Plum Creek Timberlands L.P. (File # SG-12-00006), makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. Community Development Services finds that Kittitas County Code 17.08.327 stipulates that Intervening Ownership applications shall be processed consistent with Kittitas County Code 17.60B Administrative Uses.
2. KCC 17.08.327 provides that Intervening Ownership is: "A parcel of land which is physically separated from a main tract by a public road or ownership by utility, including irrigation entities."
3. Community Development Services finds that Plum Creek Timberlands L.P. submitted an intervening ownership permit application on April 21st, 2011. A Notice of Application was issued on September 7th, 2012. This notice was mailed to government agencies, adjacent property owners, and the applicant as required by law.
4. Community Development Services finds that the site proposed for the intervening ownership application is for a property located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.
5. Community Development Services finds that Assessor's map number 20-16-10000-0016 is in fact divided by Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way.
6. Community Development Services finds that the granting of the proposed intervening ownership permit approval will not:
 - a. Be detrimental to the public health, safety, and general welfare;
 - b. Adversely affect the established character of the surrounding vicinity and planned uses; nor
 - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
7. Community Development Services finds the granting of the proposed intervening ownership permit is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation.
8. Community Development Services finds that the following conditions are required for approval of the intervening ownership permit:
 - a. All requirements and conditions outlined in the comment letter dated June 27, 2011 from Kittitas County Public Works Department.
 - b. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office
 - c. A recorded survey displaying the new acreage and lot dimensions of each parcel must be submitted.

Based upon above mentioned Findings of Facts and Conclusion of Law the Plum Creek Timberlands L.P. intervening ownership permit (SG-12-00006) is hereby **approved.**


Jeff Watson, Staff Planner

3/22/2013
Date



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Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Jeff Watson, Staff Planner

DATE: March 25, 2013

SUBJECT: Notice of Decision
Plum Creek Timberlands L.P. Intervening Ownership Application (SG-12-00006)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Plum Creek Timberlands Intervening Ownership Application (SG-12-00006) on March 20, 2013. The applicant, Plum Creek Timberlands L.P. property owner, is proposing to divide their parcel based on the intervening ownership of Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way per Kittitas County Code 17.08.327. The site is located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

Copies of the Community Development Findings of Fact and Decision as well as pertinent comments are attached. Other related file documents may be examined at the Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at:
<http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of County Commissioners, together with the applicable fee, on or before **April 5th, 2012 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code.

Jeff Watson

From: Jeff Watson
Sent: Thursday, March 21, 2013 3:12 PM
To: legals@kvnews.com
Subject: Publication Request
Attachments: SG-12-00006 Plum Creek Notice of Decision Legal.docx

Please publish the attached on: Monday March 25, 2013

Thank You

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

NOTICE OF DECISION

Plum Creek Timberlands L.P. Intervening Ownership Application (SG-12-00006)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Plum Creek Timberlands Intervening Ownership Application (SG-12-00006) on March 20, 2013. The applicant, Plum Creek Timberlands L.P. property owner, is proposing to divide their parcel based on the intervening ownership of Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way per Kittitas County Code 17.08.327. The site is located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

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DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 03/21/13 15:42 by dde18

Acct #: 84066

Ad #: 859768

Status: N

KITTITAS CO PUBLIC WORKS
411 N. RUBY ST, SUITE 1
ELLENSBURG WA 98926

Start: 03/25/2013 Stop: 03/25/2013
Times Ord: 1 Times Run: ***
STD6 1.00 X 7.70 Words: 222
Total STD6 7.70
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 66.22
Affidavits: 1

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Cha

Agency:

Ad Descrpt: N/D PLUM CREEK SG 12-0000

Given by: *

Created: dde18 03/21/13 15:36

COMMENTS:

COPIED from AD 782963

PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 S 03/25
IN A 97 S 03/25

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.



Name (print or type)



Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE DECATO

Printed at 03/21/13 15:42 by dde18

Acct #: 84066

Ad #: 859768

Status: N

NOTICE OF DECISION
Plum Creek Timberlands
L.P. Intervening Owner-
ship Application
(SG-12-00006)

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Action by the Administrator is final unless an appeal in writing is filed with the Board of County Commissioners, together with the applicable fee, on or before **April 5th, 2012 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 17A.07, Project Permit Application Process of the Kittitas County Code.

Publish: March 25, 2013

Jeff Watson

From: Jeff Watson
Sent: Friday, March 15, 2013 9:41 AM
To: kari.blanton@plumcreek.com
Cc: David@ConceptEng.com; campb@fairpoint.net
Subject: SG-12-00006 Plum Creek Transmittal of Comments
Attachments: SG-12-00006 Plum Creek Master File Compressed 3.15.2013.pdf

SG-12-00006 Plum Creek

Please see the attached file for the transmittal of comments regarding the above application. Full documentation in its original scan quality may be found at: <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp> The signed original letter with attachments has been sent via US mail to the address provided on the application, please feel free to contact me if you have additional concerns or questions. A decision on this file will be coming shortly.

Jeff Watson
Planner II

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.



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"Building Partnerships – Building Communities"

March 15, 2013

Kari Blanton
Plum Creek Timberlands, L.P.
999 Third Avenue Suite 4300
Seattle WA 98104-4096

RE: Transmittal of Comments – Plum Creek Intervening Ownership Application (SG-12-00006)

Dear Ms. Blanton,

Enclosed are the comments received regarding the Plum Creek Segregation (SG-12-00006) during the comment period:

October 22, 2012

Washington State Parks and Recreation – Terrie Manning

October 12, 2012

Doug Campbell

October 9, 2012

Kittitas County Department of Public Works – Christina Wollman

Please review all comments and notify me of any questions. A decision will be issued based on the comments received.

Sincerely,

Jeff Watson
Staff Planner

cc via email David Hill - david@concepteng.com
Doug Campbell - campb@fairpoint.net

Jeff Watson

From: Kari Blanton <Kari.Blanton@plumcreek.com>
Sent: Friday, March 08, 2013 3:51 PM
To: Jeff Watson
Cc: David@ConceptEng.com
Subject: FW: Plum Creek Intervention Ownership (SG - 12-00006) and WA State Parks and Recreation Commission

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff-

See email below that Parks has no more concerns about the parcel we applied for the Intervening Ownership Segregation.

Thanks!

From: Manning, Terrie (PARKS) [mailto:Terrie.Manning@PARKS.WA.GOV]
Sent: Friday, March 08, 2013 3:46 PM
To: Kari Blanton; David@ConceptEng.com
Cc: Graham, Ken (PARKS); Hahn, Steve (PARKS)
Subject: RE: Plum Creek Intervention Ownership (SG - 12-00006) and WA State Parks and Recreation Commission

Kari,

Thank you for the assignment document. This is very helpful. I have no more concern in this area.

Do you have all the crossings which were assigned to Plum Creek from Burlington Northern mapped for our future reference?

This would help us tremendously.

Thank you,

Terrie Manning
WA State Parks and Recreation Commission
1111 Israel Rd
PO Box 42650
Tumwater, WA 98504-2640
Ph (360) 902-8651
Fax (360) 586-0207

From: Kari Blanton [mailto:Kari.Blanton@plumcreek.com]
Sent: Friday, March 08, 2013 2:06 PM
To: Manning, Terrie (PARKS); David@ConceptEng.com
Cc: Graham, Ken (PARKS); Hahn, Steve (PARKS)
Subject: RE: Plum Creek Intervention Ownership (SG - 12-00006) and WA State Parks and Recreation Commission

Hi Terrie,

When Burlington Northern deeded the Iron Horse Trail property to WA Parks, they reserved access across it. Then BN assigned that to Plum Creek, so it appears that we do have legal access. I am attaching those documents for reference.

Please let me know if you have any concerns or questions. Thanks!

From: Manning, Terrie (PARKS) [<mailto:Terrie.Manning@PARKS.WA.GOV>]
Sent: Friday, March 08, 2013 1:43 PM
To: David@ConceptEng.com; Kari Blanton
Cc: Graham, Ken (PARKS); Hahn, Steve (PARKS)
Subject: Plum Creek Intervention Ownership (SG - 12-00006) and WA State Parks and Recreation Commission

Hi David and Kari,

Attached is an aerial showing Plum Creek and Washington State Parks and Recreation Commission's ownership in Sec 35, T21N, R12E.

The Commission's concern with a subdivision would be if the new property owner(s) plan to cross the Iron Horse Trail State Park they will need an easement to do so.

Currently, to my knowledge, Plum Creek does not have authorization to cross this portion of the trail shown in the attached aerial.

If access is desired, please contact me for further information to obtain access.

Thank you for your help in this matter.

Terrie Manning
WA State Parks and Recreation Commission
1111 Israel Rd
PO Box 42650
Tumwater, WA 98504-2640
Ph (360) 902-8651
Fax (360) 586-0207

From: David@ConceptEng.com [<mailto:David@ConceptEng.com>]
Sent: Thursday, March 07, 2013 1:39 PM
To: Manning, Terrie (PARKS)
Cc: kari.Blanton@plumcreek.com
Subject: Re: Plum Creek Intervention Ownership (SG - 12-00006)

Hi Terrie,

Attached is the title report covering the property. In Schedule B you will see a list of the easements, however you'll see the comment that the legal description is not sufficient to determine the locations. I will forward you the underlying documents in the next email.

I hope this information is helpful.

Sincerely,
Dave Hill

On 6 Mar 2013 at 8:54, Manning, Terrie (PARKS) wrote:

> Good morning David,
>
>
>
> As you can see in the e-mail chain below, I attempted to get some
> questions answered October 15, 2012 regarding the Plum Creek
> Intervention Ownership (SG - 12-00006).
>
>
>
> Do you have any documentation showing a road easement in S35, T21N, R12E
> (there clearly is a 30' wide road into the parcel). Our other concern
> is where access is desired for each of the three divided parcels.
>
>
>
> Thank you for any info you are able to provide.
>
>
>
> Terrie Manning
>
> WA State Parks and Recreation Commission
>
> 1111 Israel Rd
>
> PO Box 42650
>
> Tumwater, WA 98504-2640
>
> Ph (360) 902-8651
>
> Fax (360) 586-0207
>
>
>
> From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
> Sent: Tuesday, March 05, 2013 5:40 PM
> To: Manning, Terrie (PARKS)
> Subject: RE: Plum Creek Intervention Ownership (SG - 12-00006)
>
>
>
> Good Evening Terrie,
>
>
>
> It has been something of a wild ride around here since you sent this
> email; we had to place a multitude of work to the side due to personnel
> issues and the need to dedicate the bulk of what resources we had left
> to the County's comprehensive plan compliance effort. I have been doing
> my best to get back on to a regular schedule, but often times it is the
> squeaky wheel method as much as anything else. The applicant called
> about the status of this application today and I need to move it
> forward. Essentially the notice of application is a 15 day period in
> which individuals and agencies may voice their concerns and disseminate
> their requirements based on Federal State and Local law for inclusion
> into a conditional approval or provide grounds for denial. I don't know
> if your questions here ever got answered or there has been any follow up
> on your end; but to a certain degree inasmuch as you are a state agency
> I can probably make something of a case for this being a request for

> additional information. It is my understanding that the purpose for this
> division is to move a portion of this land into a conservation easement,
> if not into public hands but I do not know the specifics. My Hill's
> information was on the application I provided in the notice, but for
> ease here it is:
>
>
> David Hill
>
> Concept Engineering
>
> 455 Rainier Blvd N.
>
> Issaquah WA 98027
>
> 425-392-8055
>
> david@concepteng.com
>
>
>
> I honestly don't know about the access issues as it is the function of
> our Public Works department to address, I will attach the comments they
> provided.
>
>
>
> Both the farm designation and the property value are a function of the
> Assessor's office (509 962 7501) but my guess would be that there is
> some open space timberland designation at work here which may explain
> both.
>
>
>
> Again I apologize for the delays, please let me know if you have
> additional questions or comments regarding this application so that we
> are able to facilitate this process.
>
>
>
> Jeffrey A. Watson
>
> Planner II
>
> Kittitas County Public Works
> <<http://www.co.kittitas.wa.us/publicworks/default.asp>> /Community
> Development Services <<http://www.co.kittitas.wa.us/cds/default.asp>>
>
> 411 North Ruby
>
> Ellensburg WA 98926
>
> jeff.watson@co.kittitas.wa.us
>
> 509-933-8274
>
>
>
> From: Manning, Terrie (PARKS) [<mailto:Terrie.Manning@PARKS.WA.GOV>]
> Sent: Monday, October 22, 2012 10:02 AM

> To: Jeff Watson
> Cc: Graham, Ken (PARKS); Hahn, Steve (PARKS); Harmon, Lynn (PARKS)
> Subject: Plum Creek Intervention Ownership (SG - 12-00006)
>
>
>
> Good morning Jeff,
>
>
>
> Thank you for the Notice of Application for Plum Creek Timberlands L.C.
>
>
>
> Can you provide me with contact information (phone, E-mail, or address)
> for David Hill of Plum Creek Timberlands.
>
>
>
> Parks does not currently have any documentation showing a road easement
> in S35, T21N, R12E and there clearly is a 30' wide road into the parcel.
> Our other concern is where access is desired for each of the three
> divided parcels.
>
>
>
> The notice shows the subject property is zoned commercial forest yet the
> County Assessor parcel search shows the property type as Farm. Does
> this make sense to you?
>
>
>
> I often use the county assessor's values as a starting point for
> internal appraisals. This property is 596 acres and the land value is
> only \$28,840. Can you tell me how Kittitas County valued the land value
> in this case?
>
>
>
> Thank you for all your help.
>
>
>
> Terrie Manning; Property Acquisition Specialist
>
> Washington State Parks and Recreation Commission; Lands Program
>
> PO Box 42650; 1111 Israel Road
>
> Olympia, WA 98504-2650
>
> Phone: (360) 902-8651
>
> Fax: (360) 586-0207
>
>
>
>
>
>
>

> _____
>
> Notice: All email sent to this address will be received by the Kittitas
> County
> email system and may be subject to public disclosure under Chapter 42.56
> RCW and to archiving and review.
>
> message id: 38eb45916c6dcbdac24bb8719d004a14
>
>

David L. Hill, PLS
Concept Engineering, Inc.
455 Rainier Boulevard North
Issaquah, WA 98027
(425) 392-8055
(425) 392-0108 - Fax

Critical Areas Checklist

Monday, October 15, 2012

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

FS-4100

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Schultz-Raver

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Multiple See Map

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

D1

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

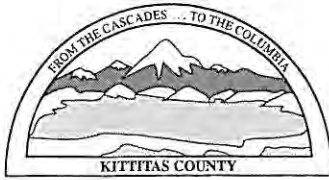
Jeff Watson

From: Doug Campbell <campb@fairpoint.net>
Sent: Friday, October 12, 2012 7:31 PM
To: Jeff Watson
Subject: PC intervening Ownership (SG-00006) comments- QUESTIONS.

Follow Up Flag: Follow up
Flag Status: Flagged

A couple of comments:1. Check list indicates no FS roads involved. FS RD 4100 is shown crossing a portion of the section. PC is a Cost Share owner in this road.

2. Is legal access to the new parcels required for this type action?
3. If so, no legal access for two two parcels is shown or indicated and the land prevents most access between the RR R/W and John Wayne trail (flood area- other ownership). How is this provided for ? Or is it?



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *W*
DATE: October 9, 2012
SUBJECT: Plum Creek SG-12-00006

The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

The applicant needs to be aware of the following private road requirements:

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. Private Road Improvements: Access shall be constructed as 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.
3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
 4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 6. 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.
 7. 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.
 8. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

Jeff Watson

From: Jeff Watson
Sent: Monday, October 08, 2012 11:47 AM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACCOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; 'Allison Kimball (brooksideconsulting@gmail.com)'; tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier
Cc: Dan Valoff; Doc Hansen
Subject: Notice of Application
Attachments: SG-12-00006 Plum Creek Master File Compressed 10.8.2012.pdf

Tracking:

Recipient

Delivery

Bill Steele

Brenda Larsen

'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'

Candie M. Leader

Christina Wollman

'Cindy Preston (cindy.preston@dnr.wa.gov)'

'CROSEPACCOORDINATOR@ECY.WA.GOV'

'enviroreview@yakama.com'

Erin Moore

'Gretchen.Kaehler@DAHP.wa.gov'

Holly Duncan

'Jan Jorgenson (jorgenja@cwu.edu)'

'Jessica Lally (jessica@yakama.com)'

'jmarvin@yakama.com'

J Markell

Failed: 10/8/2012 11:48 AM

'Johnson Meninick (johnson@yakama.com)'

Julie Kjorsvik

Kim Dawson

'linda.hazlett@dnr.wa.gov'

Lisa Iammarino

Lisa Lawrence

Mike Johnston

'nelmsk@cwu.edu'

Patti Johnson

'russell.mau@doh.wa.gov'

Recipient

Delivery

'Teske, Mark S'
'rivers@dnr.wa.gov'
'Thalia Sachtleben (enviroreview@yakama.com)'
'Tom Justus (tom.justus@doh.wa.gov)'
tribune@nkctribune.com
James Rivard
Erin Moore
'Allison Kimball (brooksideconsulting@gmail.com)'
tribune@nkctribune.com
J Markell
Mike Johnston
Jan Ollivier
Dan Valoff
Doc Hansen

[SG-12-00006 Plum Creek](#)

No SEPA Checklist was required with this application

NOTE: SEGREGATIONS HAVE BEEN ELIMINATED FROM THE KITTITAS COUNTY CODE; INTERVENING OWNERSHIP IS STILL PROVIDED FOR AS AN ADMINISTRATIVE PROCESS. THE SEGREGATION APPLICATION FORM HISTORICALLY WAS USED TO ACCOMPLISH THESE LAND USE ACTIONS. INTERVENING OWNERSHIP MAY BE ELIMINATED AS PART OF THE COMPREHENSIVE PLAN COMPLIANCE MEASURES BEING REVIEWED BY THE COUNTY IN THE NEXT TWO MONTHS. SHOULD THESE LAND USE ACTIVITIES BE RETAINED, A NEW FORM AND FEE WILL BE DEVELOPED.

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network may view additional related documentation by following this link:

<http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments to:

jeff.watson@co.kittitas.wa.us

or via US Mail to:

Jeff Watson
411 North Ruby Suite 2
Ellensburg WA 98926

Jeff Watson

From: Jeff Watson
Sent: Monday, October 08, 2012 10:09 AM
To: legals@kvnews.com
Subject: Publication Request
Attachments: SG-12-00006 Plum Creek Notice of Application Legal.docx

Please publish the attached on: Friday October 12, 2012

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Jeff Watson

From: Jeff Watson
Sent: Monday, October 08, 2012 11:54 AM
To: tribune@nkctribune.com
Subject: RE: Publication Request
Attachments: SG-12-00006 Plum Creek Notice of Application Legal.pdf

That's a nice way of saying "hey dummy add the attachment"... I do it all the time... here ya' go, thanks

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Terry Hamberg [<mailto:tribune@nkctribune.com>]
Sent: Monday, October 08, 2012 11:47 AM
To: Jeff Watson
Subject: Re: Publication Request

Hi Jeff,

The attachment didn't make it through, could you please resend?

Thank you,
Terry Hamberg

=====

Northern Kittitas County Tribune
P.O. Box 308 / 807 W. Davis Street, Suite A101
Cle Elum, WA 98922
509-674-2511

tribune@nkctribune.com
www.nkctribune.com

On Oct 8, 2012, at 10:10 AM, Jeff Watson wrote:

Please publish the attached on: Thursday, October 11, 2012

Thank You,

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



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"

NOTICE OF APPLICATION

Notice of Application: October 12, 2012
Application Received: September 7, 2012
Application Complete: October 5, 2012

Project Name (File Number): Plum Creek Intervening Ownership (SG-12-00006)

Applicant: David Hill for Plum Creek Timberlands L.C., landowner

Location: One tax parcel, located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

Proposal: Landowner Plum Creek Timberlands L.C. has submitted an intervening ownership application to divide the above mentioned parcel into three parcels where it is split by Northern Pacific Railroad and BNSF Railroad right of way. The subject property is zoned Commercial Forest.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp> Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday, October 29, 2012**. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made.

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Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: 509-933-8274; email at jeff.watson@co.kittitas.wa.us

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Notice of Application:	October 12, 2012
Application Received:	September 7, 2012
Application Complete:	May 2, 2011
Publish Daily Record:	October 12, 2012
Publish NKC Tribune:	October 11, 2012



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"

Affidavit of Mailing & Publication

PROPOSAL NAME: **Plum Creek Intervening Ownership (SG-12-00006)**

NOTIFICATION OF: **Notice of Application**

NOTIFICATION MAIL DATE: **October 12, 2012**

NOTIFICATION PUBLISH DATE: **October 12, 2012**

I certify that the following documentation:

- **Notice of Application Plum Creek Intervening Ownership (SG-12-00006)**

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Jeffrey A. Watson
County of Kittitas
State of Washington

Subscribed and sworn to before me this 12th day of October, 2012



Kelly J. Carlson
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: July 9th, 2014



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"

NOTICE OF APPLICATION

Notice of Application: October 12, 2012
Application Received: September 7, 2012
Application Complete: October 5, 2012

Project Name (File Number): Plum Creek Intervening Ownership (SG-12-00006)

Applicant: David Hill for Plum Creek Timberlands L.C., landowner

Location: One tax parcel, located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

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Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: 509-933-8274; email at jeff.watson@co.kittitas.wa.us

PLUM CREEK TIMBER CO L P
PO BOX 1990
COLUMBIA FALLS MT 59912-

MOUNTAINEERS,THE
7700 SAND POINT WAY NE
SEATTLE WA 98115-

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH TX 76161-0089

USA (WNF)
WENATCHEE NATIONAL FOREST
215 MELODY LN
WENATCHEE WA 98801

STATE OF WASH (PARKS & REC)
7150 CLEANWATER LN
OLYMPIA WA 98504



DAILY RECORD/KITTITAS PUB

C/O IDAHO STATE JOURNAL RECEIV
 PO BOX 1570
 POCATELLO ID 83204
 (509) 925-1414

Fax(509) 925-5696

Advertising Memo Bill

1 Memo Bill Period 10/2012		2 Advertiser/Client Name KITTITAS CO PUBLIC WORKS	
23 Total Amount Due 101.22		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 10/08/12	6 Billed Account Number 84066 KATHY.	7 Advertiser/Client Number 84066

8 Billed Account Name and Address KITTITAS CO PUBLIC WORKS 411 N. RUBY ST, SUITE 1 ELLENSBURG WA 98926		Amount Paid: Comments: Ad #: 767074
---	--	---

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
10/12/12	767074 LEG2	N/AP SG-12-00006 PLUMSTD6 NOTICE OF APPLICATION 10/12 IN DR	11.77	1 8.60	101.22	101.22

RECEIVED

OCT 9 2012

KITTITAS COUNTY
CDS

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 101.22
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DAILY RECORD/KITTITAS PUB

(509) 925-1414

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 767074	25 Billing Period 10/2012	Advertiser Information			
1	6 Billed Account Number 84066	7 Advertiser/Client Number 84066	2 Advertiser/Client Name KITTITAS CO PUBLIC WORKS		

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Tyler Miller being first duly sworn on oath, deposes and says: That he is the Publisher of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of


KITTITAS CO PUBLIC WORKS


N/AP SG-12-00006 PLUM CK

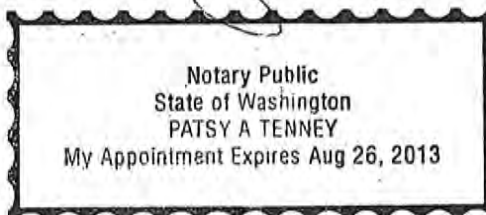
is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

10/12/2012

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$101.22 the rate of \$8.6 per column inch for each insertion.


Subscribed to me this 15th day of October in the year of 2012


PATSY A TENNEY
Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: 509-933-8274; email at jeff.watson@co.kittitas.wa.us

Notice of Application: October 12, 2012
Application Received: September 7, 2012
Application Complete: May 2, 2011
Publish Daily Record: October 12, 2012
Publish NKC Tribune: October 11, 2012

NOTICE OF APPLICATION

Project Name (File Number):
Plum Creek Intervening
Ownership (SG-12-00006)
Applicant: David Hill for Plum
Creek Timberlands L.C.,
landowner

Location: One tax parcel, located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

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Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, October 29, 2012. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made.

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NORTHERN KITTITAS COUNTY
TRIBUNE

509-674-2511 • P.O. Box 308 • Cle Elum, WA 98922
www.nkctribune.com



Invoice

Invoice #: 00074661
Date: 10/11/12
Page: 1

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

DATE	DESCRIPTION	AMOUNT
10/11/12	Notice of Application (#SG-12-00006) Plum Creek Intervening Ownership - ran Oct. 11, 2012	\$14.40

Please make check payable to NKC Tribune. To pay this invoice with PayPal (credit card or bank transfer), use tribune@nkctribune.com as the payee and reference the Invoice Number. If a more detailed PayPal Invoice is needed, ask us to send one.

Terms: Net EOM after EOM

Sales Tax: \$0.00
Total Amount: \$14.40
Amount: \$0.00
Balance Due: \$14.40

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON)
) SS
COUNTY OF KITTITAS)

JANA E. STONER, being duly sworn on oath, deposes and says that she is the publisher of the *NORTHERN KITTITAS COUNTY TRIBUNE*, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

Notice of Application
(#SG-12-00006)

Plum Creek Intervening Ownership

as it was published in regular issues (and not in supplement form) of said newspaper once a

week for a period of 1 consecutive weeks,

commencing on the 11th day of

October, 2012 and ending on

the _____ day of _____, 2012,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 14.40, which amount has been paid in full.

Jana E. Stoner

Subscribed and sworn to before me this 15 day of

October, 2012.

Brittanie J. Vaughn

Notary Public in and for the State of Washington, residing at

Cle Elum, Wa.

County of Kittitas. Expires 08, 27, 14.



KITTITAS COUNTY NOTICE OF APPLICATION

Project Name (File Number): Plum Creek Intervening Ownership (SG-12-00006)

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Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: 509-933-8274; email at jeff.watson@co.kittitas.wa.us

Notice of Application: October 12, 2012

Application Received: September 7, 2012

Application Complete: May 2, 2011

(Published in the N.K.C. TRIBUNE, Oct. 11, 2012.)





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"

NOTICE OF APPLICATION

Notice of Application: October 12, 2012
Application Received: September 7, 2012
Application Complete: October 5, 2012

FILE COPY

Project Name (File Number): Plum Creek Intervening Ownership (SG-12-00006)

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Publish Daily Record:	October 12, 2012
Publish NKC Tribune:	October 11, 2012

DAILY RECORD/KITTITAS PUB
ORDER CONFIRMATION

Salesperson: KATHY ADAMS

Printed at 10/08/12 11:37 by cad18

Acct #: 84066

Ad #: 767074

Status: N

KITTITAS CO PUBLIC WORKS
411 N. RUBY ST, SUITE 1
ELLENSBURG WA 98926

Start: 10/12/2012 Stop: 10/12/2012
Times Ord: 1 Times Run: ***
STD6 1.00 X 11.77 Words: 326
Rate: LEG2 Cost: 101.22
Class: 0001 LEGAL NOTICES

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Cha

Agency:

Descript: N/AP SG-12-00006 PLUM CK

Given by: *

Created: cad18 10/08/12 11:11

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	10/12			
IN	A		97 S	10/12			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson
Name (print or type)

[Signature]
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
ORDER CONFIRMATION (CONTINUED)

Salesperson: KATHY ADAMS

Printed at 10/08/12 11:37 by cad18

Acct #: 84066

Ad #: 767074

Status: N

NOTICE OF APPLICATION

Project Name (File Number):
Plum Creek Intervening
Ownership (SG-12-00006)

Applicant: David Hill for Plum
Creek Timberlands L.C.,
landowner

Location: One tax parcel, locat-
ed approximately 17 miles
northwest of the City of Cle
Elum, west of U Fish Road, in
Section 35, T21N, R12E, WM
in Kittitas County, bearing
Assessor's map number
21-12-35000-0001.

Proposal: Landowner Plum
Creek Timberlands L.C. has
submitted an intervening own-
ership application to divide the
above mentioned parcel into
three parcels where it is split
by Northern Pacific Railroad
and BNSF Railroad right of
way. The subject property is
zoned Commercial Forest.

**Materials Available for
Review:** The submitted
application and related filed
documents may be examined
by the public at the Kittitas
County Community Develop-
ment Services (CDS) office at
411 N. Ruby, Suite 2, Ellens-
burg, Washington, 98926, or
on the CDS website at
[http://www.co.kittitas.wa.us/cds
/current/administrative-use.asp](http://www.co.kittitas.wa.us/cds/current/administrative-use.asp)
Phone: (509) 962-7506

Written Comments on this
proposal can be submitted to
CDS any time prior to 5:00
p.m. on Monday, October 29,
2012. Any person has the
right to comment on the appli-
cation, receive notice of and
participate in any hearings,
and request a copy of the
decision once made.

**Under Title 15A.03.080, Title
17.08.327, and Title 17.60B,**
Intervening Ownership appli-
cations are processed in an
abbreviated administrative
format, which does not involve
a public hearing. All comments
will be considered in the
decision making process, and
any person has the right to
comment on this application
and receive notification of the
Community Development Ser-
vices administrative decision,
once made. Appeals to an
administrative land use
decision may be filed within 10
working days with the board of
county commissioners as
outline in Chapter 15A.07 of
the Kittitas County Code. The
current appeal fee is \$500.00.

**Designated Permit Coordina-
tor (staff contact):** Jeff
Watson, Staff Planner: 509-
933-8274; email at
jeff.watson@co.kittitas.wa.us

Notice of Application:
October 12, 2012
Application Received:
September 7, 2012
Application Complete:
May 2, 2011
Publish Daily Record:
October 12, 2012
Publish NKC Tribune:
October 11, 2012

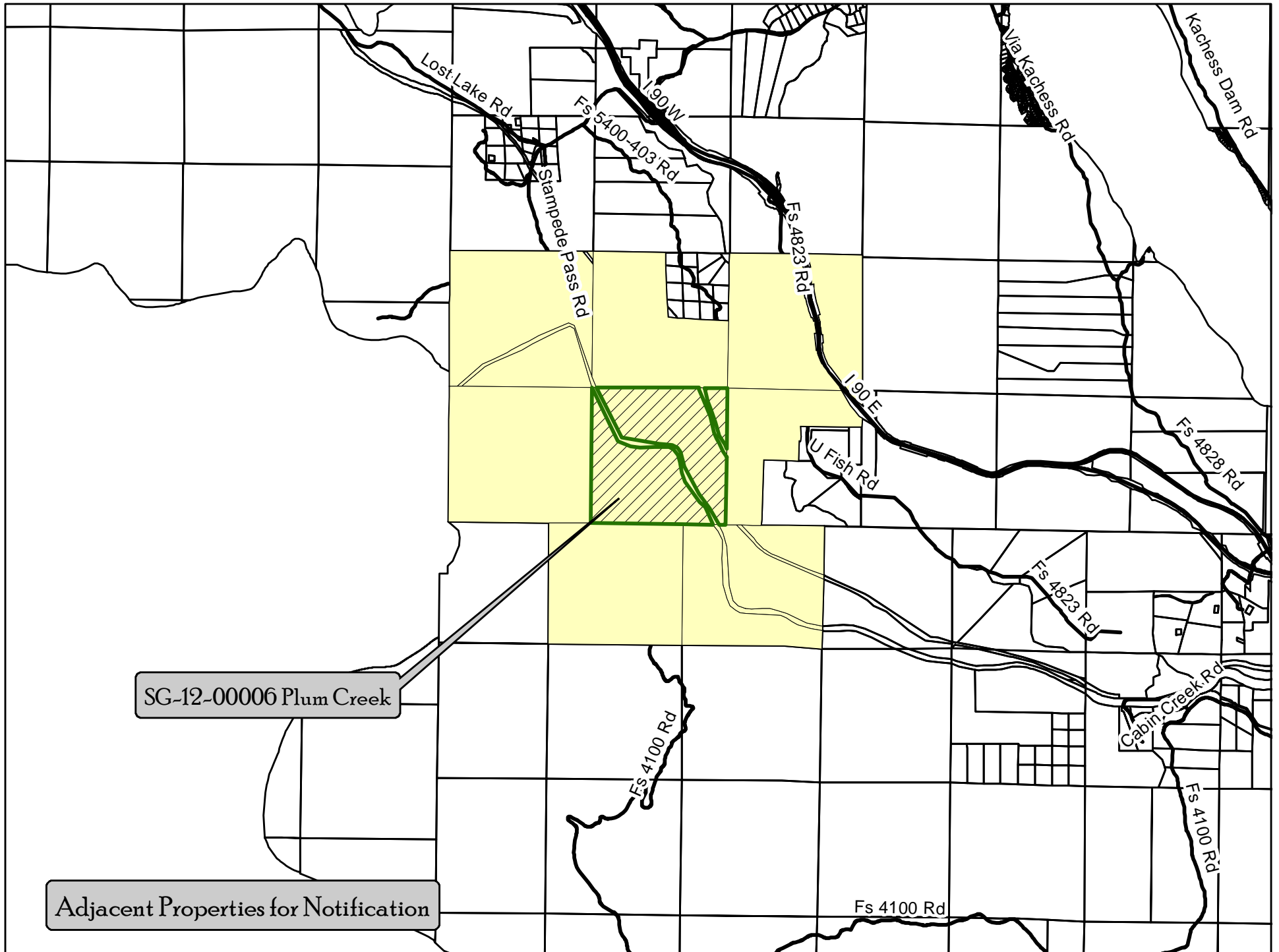
PLUM CREEK TIMBER CO L P
PO BOX 1990
COLUMBIA FALLS MT 59912-

MOUNTAINEERS,THE
7700 SAND POINT WAY NE
SEATTLE WA 98115-

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH TX 76161-0089

USA (WNF)
WENATCHEE NATIONAL FOREST
215 MELODY LN
WENATCHEE WA 98801

STATE OF WASH (PARKS & REC)
7150 CLEANWATER LN
OLYMPIA WA 98504



SG-12-00006 Plum Creek

Adjacent Properties for Notification

Jeff Watson

From: Jeff Watson
Sent: Friday, October 05, 2012 9:38 AM
To: David@ConceptEng.com; 'kari.blanton@plumcreek.com'
Cc: Doc Hansen
Subject: SG-12-00006 Plum Creek
Attachments: SG-12-00006 Plum Creek Deem Complete Signed.pdf

SG-12-00006 Plum Creek

The above application has been deemed complete as per KCC 15A 15A.03.040 (see attached). The signed original letter has been sent to the applicant via U.S. Mail to the address provided. Please feel free to contact me if you have any questions.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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"

October 5, 2012

Plum Creek Timberlands, L.P.
999 Third Avenue Suite 4300
Seattle WA 98104-4096

RE: Plum Creek Intervening Ownership Administrative Use Permit, SG-12-00006

Dear Applicant,

The application for an Intervening Ownership Administrative Use Permit on Assessors Map Number Parcel 21-12-35000-0001, you submitted on September 7, 2012, has undergone preliminary review by Kittitas County Community Development Services staff and has been deemed complete as of October 5, 2012.

Continued processing of your application will include, but is not limited to, the following actions:

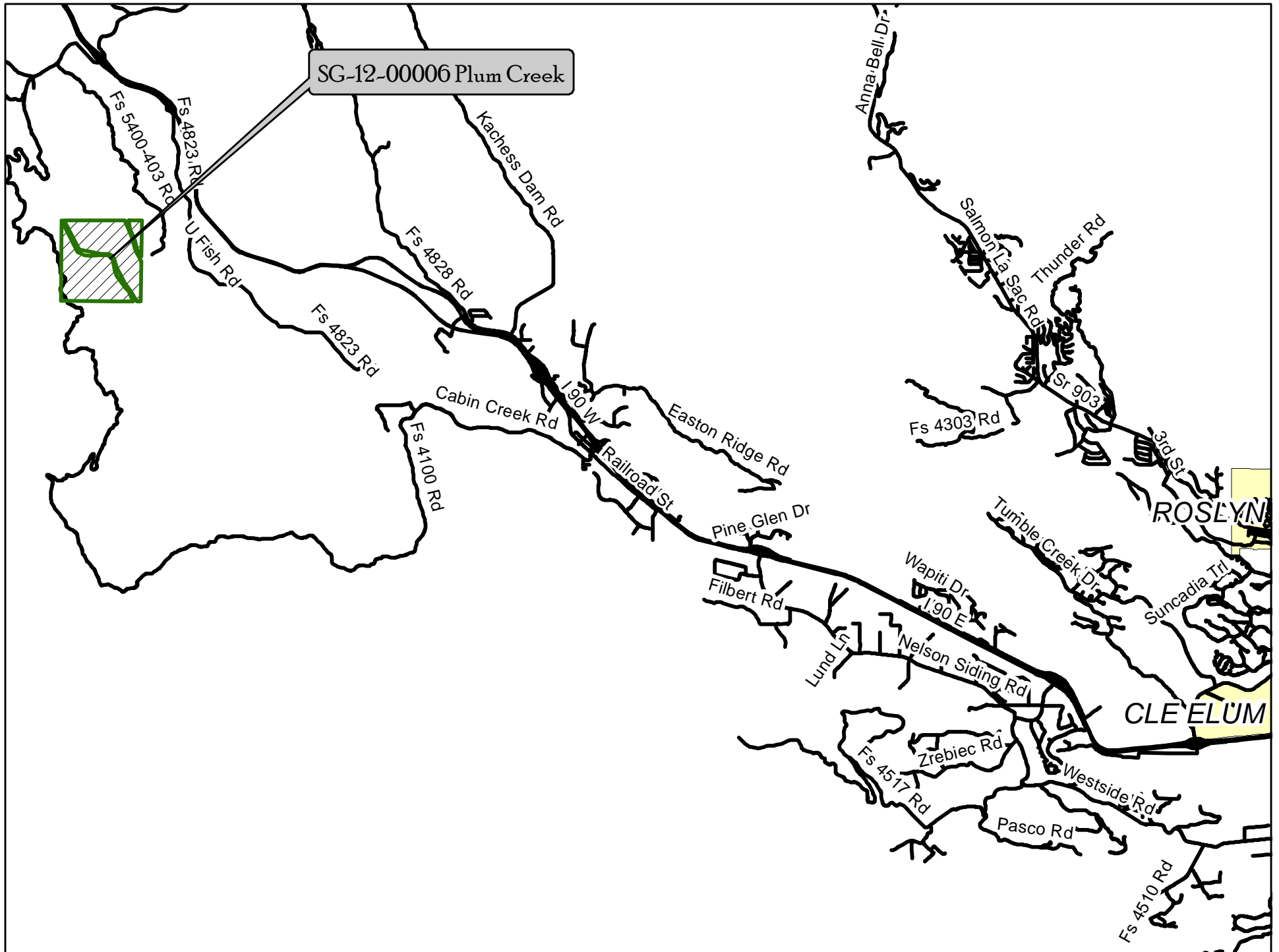
1. Preliminary review by Kittitas County staff from various departments, at which time requests for additional or supplemental information may be entertained.
2. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
3. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
4. A Notice of Decision, and a Findings of Fact and Conclusions of Law will be issued. The decision will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner

CC via email: David Hill – Concept Engineering @ david@concepteng.com
Karin Blanton – Plum Creek @ kari.blanton@plumcreek.com

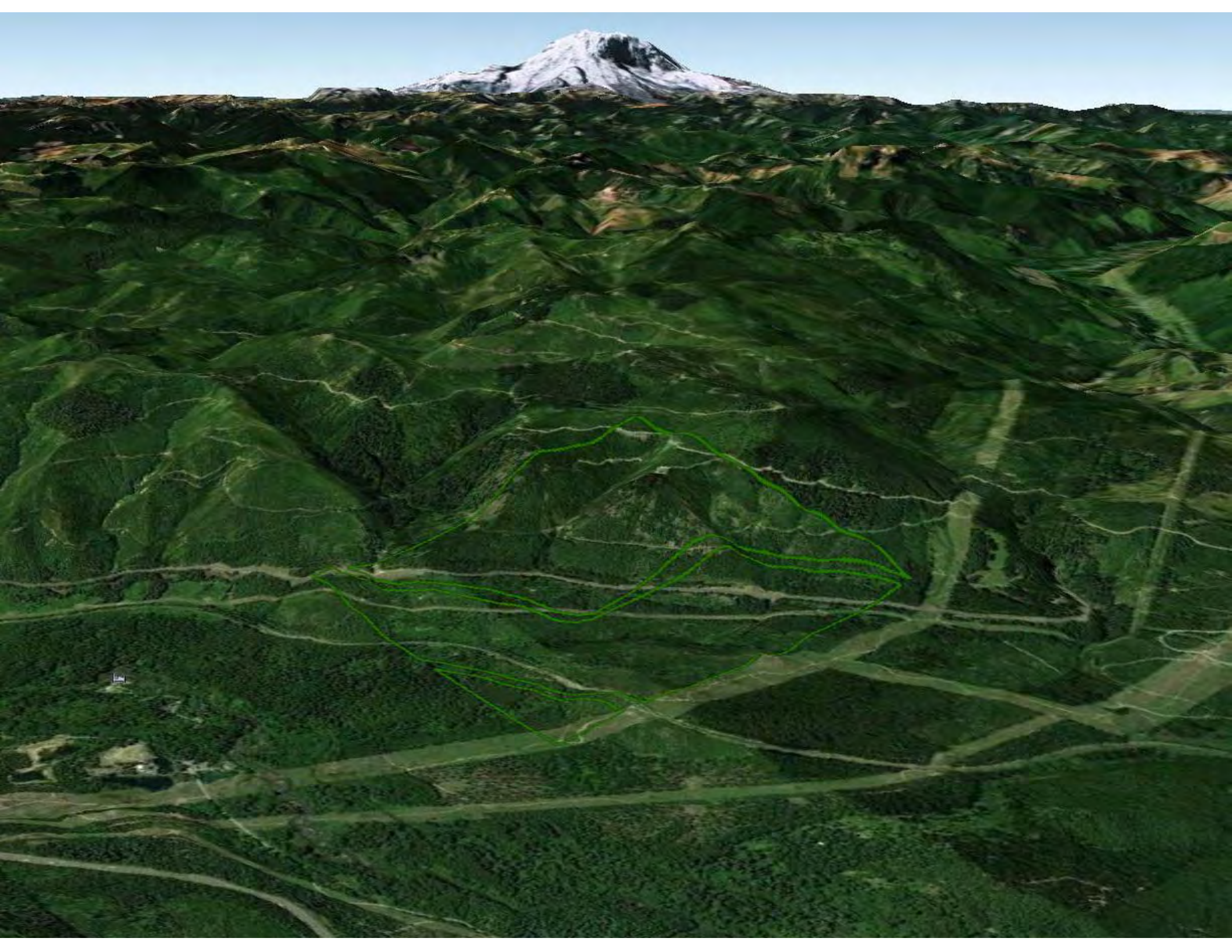


SG-12-00006 Plum Creek



ROSLYN

CLE ELUM





Fs 4100 Rd

NE-424

NE-207

Wenatchee N

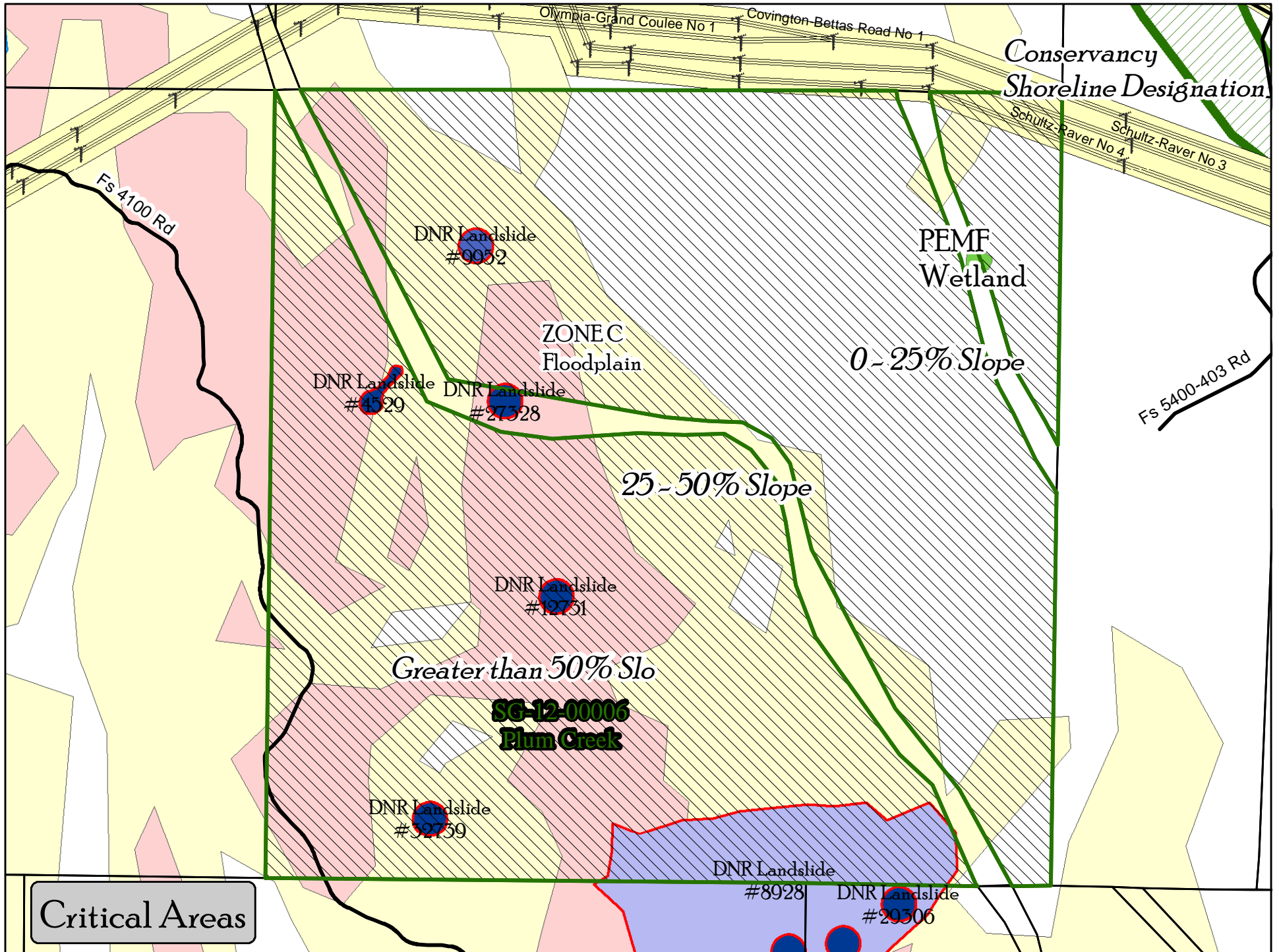
Wenatchee N

Fs 5400-403 Rd

SG-12-00006
Plum Creek

John Wayne Trail

Iron Horse Trail



Conservancy
Shoreline Designation

PEMF
Wetland

ZONE C
Floodplain

0 - 25% Slope

25 - 50% Slope

Greater than 50% Slo

**SG-12-00006
Plum Creek**

Critical Areas

DNR Landslide
#0052

DNR Landslide
#4329

DNR Landslide
#27328

DNR Landslide
#12731

DNR Landslide
#52739

DNR Landslide
#8928

DNR Landslide
#29306

Critical Areas Checklist

Monday, October 08, 2012

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Schultz-Raver

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Multiple See Map

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation? D1

D1

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



U.S. Fish & Wildlife Service

National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: **L1UB1Hx**)

For geographically specific information* (optional), please enter a State code: (Example: **TX** for Texas)

Description for code **PEMF** :

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

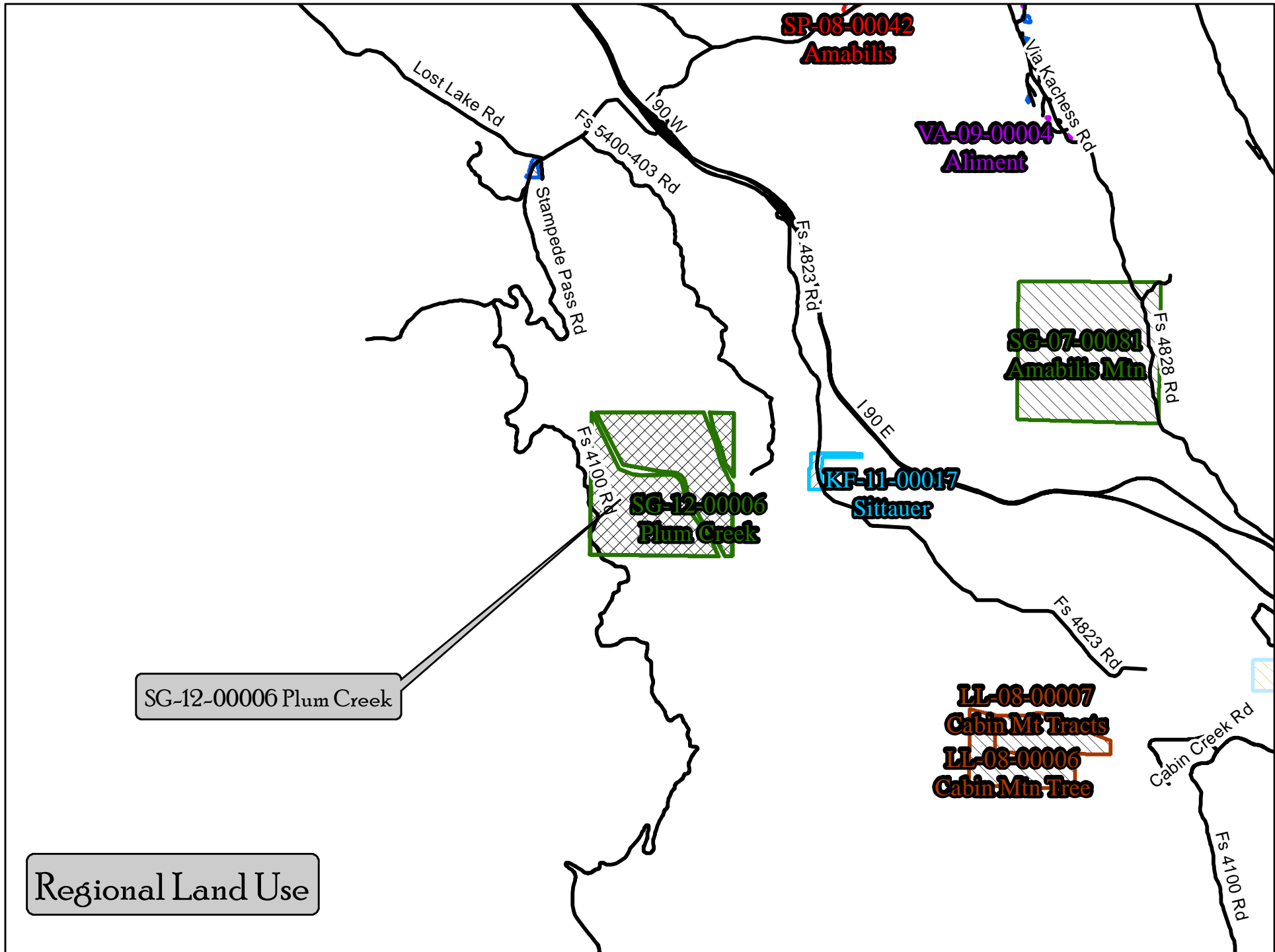
Subsystem :

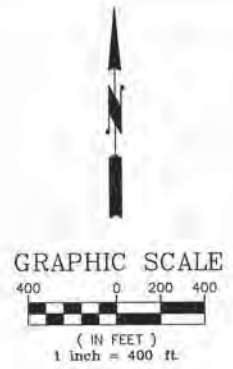
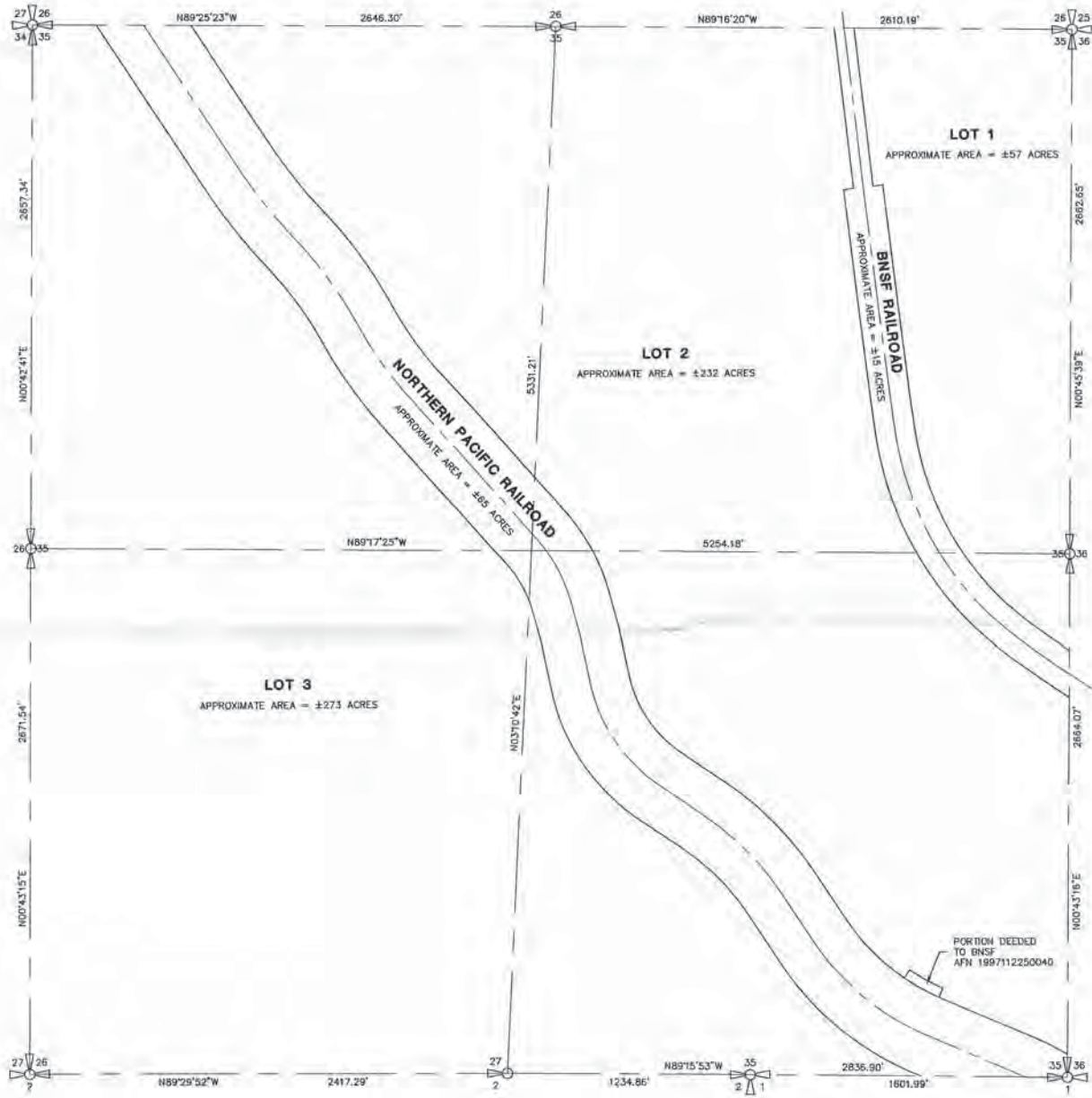
EM Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

Modifier(s):

F WATER REGIME **Semipermanently Flooded**: Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land's surface.





MERIDIAN
 LAMBERT GRID NORTH, WASHINGTON STATE COORDINATE SYSTEM, NAD 83/91 - NORTH ZONE

BASIS OF BEARINGS
 RECORD OF SURVEY BY EASTSIDE CONSULTANTS, INC., VOLUME 37, PAGE 179, RECORDS OF KITITAS COUNTY


RAILROAD NOTE
 THE RAILROAD RIGHT OF WAYS SHOWN HEREON WERE SKETCHED IN FROM A SCANNED DRAWING AND ARE APPROXIMATE

ORIGINAL LEGAL DESCRIPTION
 ALL OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST W.M., RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
 EXCEPT BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY).
 EXCEPT THAT PORTION DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY GUT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813.
 EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DEEDED TO THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION BY WARRANTY DEED RECORDED NOVEMBER 25, 1997 UNDER AUDITOR'S FILE NO. 1997112250040.

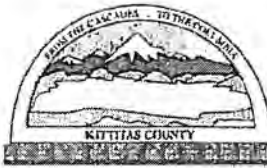
SEC. 35, TWP. 21 N, RNG. 12 E, W.M.



K.C.C. 17.08.327
INTERVENING OWNERSHIP
PARCEL SEGREGATION
EXHIBIT FOR
PLUM CREEK
TIMBERLANDS, L.P.

 CONCEPT ENGINEERING, INC. 455 Rainier Boulevard North Issaquah, Washington 98027 (425) 392-8035 FAX (425) 392-0108 <small>Copyright © 1999 Concept Engineering, Inc. All rights reserved.</small>		
DWN. BY DBM	DATE 9/6/12	JOB NO. 32088
CHKD. BY	SCALE 1" = 400'	SHEET 1 OF 1

SG-12-00006



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"

**K.C.C 17.08.327 – INTERVENING OWNERSHIP
ADMINISTRATIVE PARCEL SEGREGATION**

(Segregation of lots 20 acres or larger, as defined by KCC 16.08.015)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: a separate application must be filed for each segregation request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- A narrative project description with at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required)
- For preliminary approval, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.
Example: Parcel
 4. A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For final approval (not required for initial application): submit a recorded survey with legal description.

APPLICATION FEES:

- 630.00 Kittitas County Community Development Services (KCCDS)
- 115.00 Kittitas County Department of Public Works
- 130.00 Kittitas County Fire Marshal
- 875.00** Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): SM DATE: 9/7/12 RECEIPT # 15203

RECEIVED

SEP 07 2012

KITTITAS COUNTY
CDS

DATE STAMP IN BOX

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

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.
Name: PLUM CREEK TIMBERLANDS, L.P.
Mailing Address: 999 THIRD AVENUE - SUITE 4300
City/State/ZIP: SEATTLE, WA 98104-4096
Day Time Phone: 206.467.3661 - KARI BLANTON
Email Address: KARI.BLANTON@PLUMCREEK.COM

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.
Agent Name: CONCEPT ENGINEERING - DAVE HILL
Mailing Address: 455 FAHNER BLVD. N.
City/State/ZIP: ISSAQUAH, WA. 98027
Day Time Phone: 425.392.8055
Email Address: DAVID@CONCEPTENR.G.COM

3. Name, mailing address and day phone of other contact person
If different than land owner or authorized agent.
Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:
Address: _____
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):
SEE ATTACHED

6. Property size: ± 562 ACRES (acres)

7. Land Use Information: Zoning: CF Comp Plan Land Use Designation: CF

8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage
(1 parcel number per application)
626535

New Acreage (1 parcel per line)
(Survey Vol. ____, Pg ____)
LOT 1 - 57 ACRES
LOT 2 - 232 ACRES
LOT 3 - 273 ACRES

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. 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.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:	Signature of Land Owner of Record
(REQUIRED if indicated on application)	(Required for application submittal):
X <u>Kari Blanton</u> (date) <u>9/6/12</u>	X <u>Kari Blanton</u> (date) <u>9/6/12</u>
<u>Land Asset Manager, Plum Creek</u>	<u>Land Asset Manager, Plum Creek</u>

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. _____ Page _____ Date _____	
Card #: _____	Parcel Creation Date: _____
Last Split Date: _____	Current Zoning District: _____
Preliminary Approval Date: _____	By: _____
Final Approval Date: _____	By: _____

ORIGINAL LEGAL DESCRIPTION – PARENT PARCEL

ALL OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY);

EXCEPT THAT PORTION DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813;

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DEEDED TO BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION BY WARRANTY DEED RECORDED NOVEMBER 25, 1997 UNDER AUDITOR'S FILE NO. 1997112250040.



INTERVENING OWNERSHIP LOT 1 - LEGAL DESCRIPTION

THAT PORTION OF NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, LYING EASTERLY OF THE FORMER BNSF RAILROAD RIGHT OF WAY THAT WAS DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

INTERVENING OWNERSHIP LOT 2 - LEGAL DESCRIPTION

THAT PORTION OF NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, LYING WESTERLY OF THE FORMER BNSF RAILROAD RIGHT OF WAY THAT WAS DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813 AND EASTERLY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY);

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DEEDED TO BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION BY WARRANTY DEED RECORDED NOVEMBER 25, 1997 UNDER AUDITOR'S FILE NO. 1997112250040.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

INTERVENING OWNERSHIP LOT 3 - LEGAL DESCRIPTION

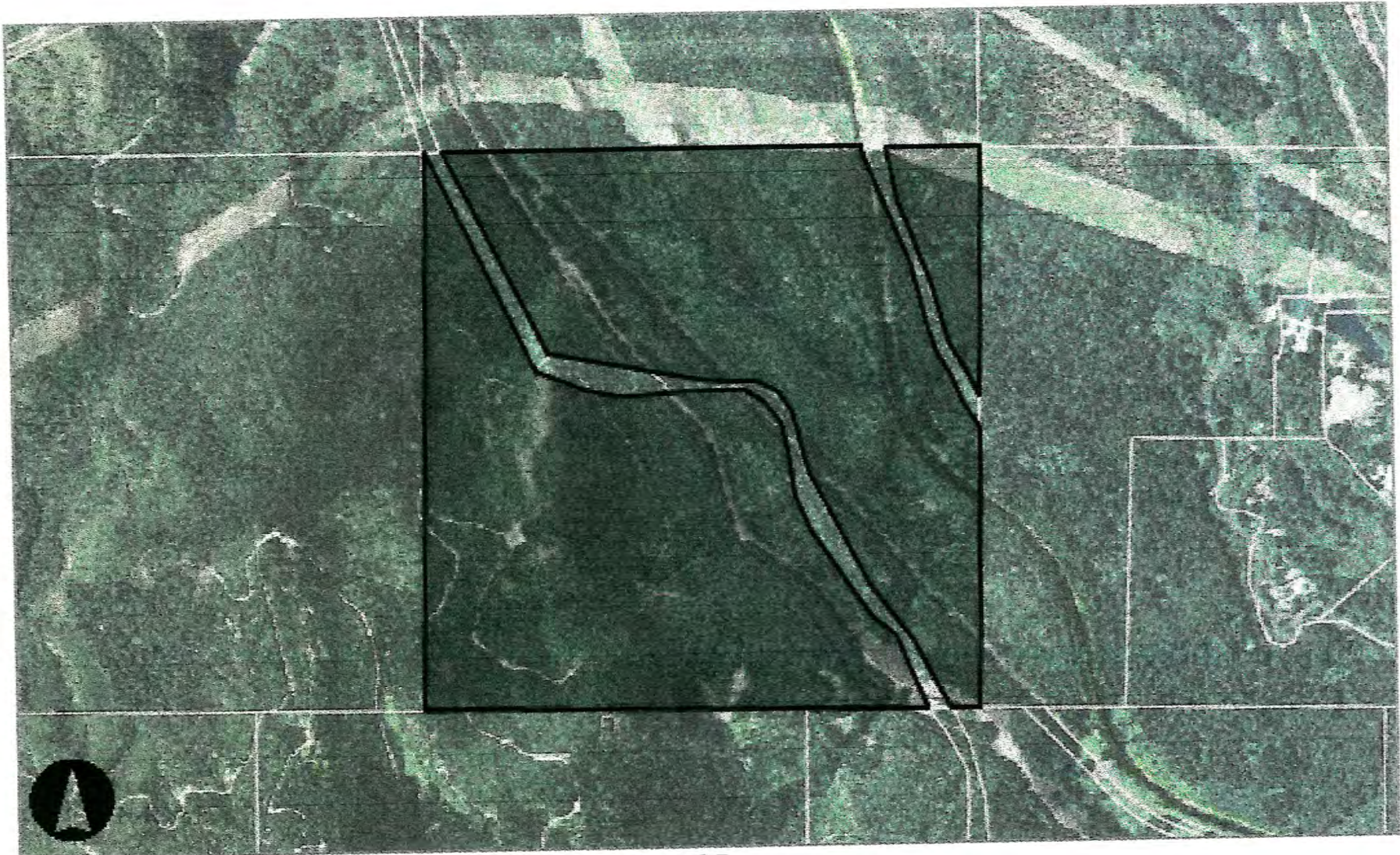
THAT PORTION OF NORTHWEST QUARTER, THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, LYING SOUTHWESTERLY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY);

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

Enter title here

Enter title here

RECEIVED
SEP 07 2012
KITITIAS COUNTY
CDS



Map Center: Township:21 Range:12 Section:35

Kittitas County Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, e. the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding



**Kittitas County Public
TaxSifter Parcel Search**



Parcel Matches: (Section/Township/Range = 21-12-35)

[Close Window](#)

Parcel ID	Property Type	Situs	Owner			Map
626535	FARM		PLUM CREEK TIMBER CO L P	Assessor Information	Treasurer Information	Map
578736	EXEMPT		STATE OF WASH (PARKS & REC)	Assessor Information	Treasurer Information	Map
568736	EXEMPT	IFS RD 130 EASTON	BNSF RAILWAY COMPANY	Assessor Information	Treasurer Information	Map





Marsha Weyand
Assessor

Kittitas County 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: 626535
Map Number: 21-12-35000-0001
Situs:
Legal: ACRES 596.90, CD. 5553; SEC. 35, TWP. 21, RGE. 12; ALL SECTION EXC. ALL RR R/W & PTN. SE1/4 SE1/4; 3.47 TAX COMM.

Ownership Information

Current Owner: PLUM CREEK TIMBER CO L P
Address: PO BOX 1990
City, State: COLUMBIA FALLS MT
Zipcode: 59912-

Assessment Data

Tax District: 4
Land Use/DOR Code: 88
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 596.9
Last Revaluation for Tax Year: 2011

Market Value

Land: 28,840
Imp: 0
Perm Crop: 0
Total: 28,840

Taxable Value

Land: 28,840
Imp: 0
Perm Crop: 0
Total: 28,840

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
2012	PLUM CREEK TIMBER CO L P	28,840	0	0	28,840	0	28,840	View Taxes
2011	PLUM CREEK TIMBER CO L P	29,690	0	0	29,690	0	29,690	View Taxes
2010	PLUM CREEK TIMBER CO L P	28,500	0	0	28,500	0	28,500	View Taxes
2009	PLUM CREEK TIMBER CO L P	28,500	0	0	28,500	0	28,500	View Taxes
2008	PLUM CREEK TIMBER CO L P	28,500	0	0	28,500	0	28,500	View Taxes
2007	PLUM CREEK TIMBER CO L P	28,500	0	0	28,500	0	28,500	View Taxes

Parcel Comments

Number

Comment

(1)RM-12/2/97-SEG TO 21-12-3500-0004 CD. 5553-2 PER SEG FORM/SWD, PLUM CREEK SELLING .22@ TO BN INC.

no photo on file	no sketch on file
------------------	-------------------

Filedate: 9/5/2012 6:59:00 PM





Marsha Weyand
Assessor

Kittitas County 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: 578736
Map Number: 21-12-35000-0003
Situs:
Legal: ACRES 14.73, CD.#5553-B; SEC. 35; TWP. 21; RGE. 12;
 ABANDONED RR R/W

Ownership Information

Current Owner: STATE OF WASH (PARKS & REC)
Address: 7150 CLEANWATER LN
City, State: OLYMPIA WA
Zipcode: 98504

Assessment Data

Tax District: 4
Land Use/DOR Code: 40
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 14.73
Last Revaluation for Tax Year: n/a

Market Value

Land: 100
Imp: 0
Perm Crop: 0
Total: 100

Taxable Value

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

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-01-1989	2855000	16	BURLINGTON NORTHERN	STATE OF WASH (PARKS & REC)	

Building Permits
NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	View Taxes
2011	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	View Taxes
2010	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	View Taxes
2009	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	View Taxes
2008	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	View Taxes
2007	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	View Taxes

Parcel Comments

Number

Comment

010190,CANC. 89 FOR 90 TAX

no photo on file	no sketch on file
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Filedate: 9/5/2012 6:59:00 PM





Marsha Weyand
Assessor

Kittitas County 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: 568736
Map Number: 21-12-35000-0002
Situs: VFS RD 130 EASTON
Legal: ACRES 64.50, CD. 5553-A; SEC. 35, TWP. 21, RGE. 12;
 OPERATING RR R/W

Ownership Information

Current Owner: BNSF RAILWAY COMPANY
Address: PO BOX 961089
City, State: FORT WORTH TX
Zipcode: 76161-0089

Assessment Data

Tax District: 4
Land Use/DOR Code: 43
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 64.5
Last Revaluation for Tax Year: n/a

Market Value

Land: 100
Imp: 0
Perm Crop: 0
Total: 100

Taxable Value

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

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
2012	BNSF RAILWAY COMPANY	0	0	0	0	0	0	View Taxes
2011	BNSF RAILWAY COMPANY	0	0	0	0	0	0	View Taxes
2010	BNSF RAILWAY COMPANY	0	0	0	0	0	0	View Taxes
2009	BNSF RAILWAY COMPANY	0	0	0	0	0	0	View Taxes
2008	BNSF RAILWAY COMPANY	0	0	0	0	0	0	View Taxes
2007	BNSF RAILWAY COMPANY	0	0	0	0	0	0	View Taxes

Parcel Comments

Number

Comment

(2)RM-12/18/98:COMBINE 21-12-3500-0004 CD. 5553-2 & EXCESS RR R/W BECOMING OPERATING & GOING EXEMPT PER DOR 98 FOR 99 (1)RM-12/2/97:CHG LEGAL PER SEG FORM - .22@ BEING BLA'D TO THIS PARCEL IS IN FOREST

no photo on file

no sketch on file

Filedate: 9/5/2012 6:59:00 PM





208 West 9th Avenue, Suite 6
Ellensburg, WA 98926
Phone: (509) 933-4324 ♦ Fax: (509) 933-4329

Title Officers: Shandi Garrison

Your Reference: Plum Creek Timberlands, L.P.

Order Number: 29526

Date: April 23, 2012

To: Stewart National Title Services
1420 5th Ave., Suite 500
Seattle, WA 98101
ATTENTION: Charlene Bagaason
Natalie Evans



SUPPLEMENTAL NO. 1

The following information affects the title to the property covered by our Preliminary Commitment, but is not intended to represent a complete report to date:

The legal description has been amended to read as follows:

All of Section 35, Township 21 North, Range 12 East W.M., records of Kittitas County, State of Washington.

EXCEPT the Burlington Northern Santa Fe Railroad right of way (formerly the Northern Pacific Railway right of way).

EXCEPT that portion deeded to Washington State Parks & Recreation Commission by Quit Claim Deed recorded December 15, 1989 under Auditor's File No. 525813.

EXCEPT that portion of the Southeast quarter of the Southeast quarter as deeded to the Burlington Northern and Santa Fe Railway Company, a Delaware corporation by Warranty Deed recorded November 25, 1997 under Auditor's File No. 199711250040.



208 W. 9th, Suite 6
Ellensburg, WA 98926
(509) 933-4324 Phone ♦ (509) 933-4329 Fax
(888) 444-9962 Toll Free

Title Officer: Shandi Garrison, call direct at (509) 962-0933 or Steve Locati at (509) 962-0925
Reference: Plum Creek Timberlands, L.P. **Order Number:** 29526

SCHEDULE A

1. **Effective Date:** April 10, 2012 at 8:00 AM

2. **Policy Or Policies To Be Issued:**

- (X) ALTA Owner's Policy, (6/17/06)
- (X) Standard (-) Extended
General Schedule Rate

Amount:	To Be Determined
Premium:	
Tax:	
Total:	\$ 0.00

(Underwriting fee = 10% of premium)

Proposed Insured: To Be Determined

- () ALTA Loan Policy
- () Standard () Extended

Amount:	
Premium:	
Tax:	
Total:	\$ 0.00

(Underwriting fee = 10% of premium)

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

4. **Title to said estate or interest in said land is at the effective date hereof vested in:**

Plum Creek Timberlands, L.P., a Delaware Limited Partnership successor by merger to Plum Creek Timber Company L.P.

5. **The land referred to in this commitment is described in Exhibit A**

EXHIBIT "A"

All of Section 35, Township 21 North, Range 12 East W.M., records of Kittitas County, State of Washington.

EXCEPT the Burlington Northern Santa Fe Railroad right of way (formerly the Northern Pacific Railway right of way).

EXCEPT that portion deed to Washington State Parks & Recreation Commission by Quit Claim Deed recorded December 15, 1989 under Auditor's File No. 525813.

EXCEPT that portion of the Southeast quarter of the Southeast quarter as deeded to the Burlington Northern and Santa Fe Railway Company, a Delaware corporation by Warranty Deed recorded November 25, 1997 under Auditor's File No. 1997112250040.

Abbreviated Legal: Being a ptrn of Sec 35, Twp 21N, Rge 12E, W.M.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part I

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS

- A. Taxes or assessments, which are not shown as existing liens by the public records.
- B. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights, claims or title to water; whether or not the matters described (i), (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- C. Extended coverage exceptions, as follows:
 - (1) Rights or claims of parties in possession not shown by the public records.
 - (2) Easements, claims of easement or encumbrances, which are not shown by the public records.
 - (3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.
 - (4) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- D. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
- E. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
- F. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.

SPECIAL EXCEPTIONS FOLLOW

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part I

SPECIAL EXCEPTIONS

1. LIEN OF THE REAL ESTATE EXCISE SALES TAX and surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate is 1.53% and an additional County Real Estate Excise Tax Affidavit processing fee of \$5.00.
2. **POTENTIAL TAXES, PENALTIES AND INTEREST incurred by reason of a sale of the land, a change in the use or a withdrawal from the classified use of the property herein described pursuant to RCW 84.26, RCW 84.33 or RCW 84.34.**

If the subject property is to continue under the special valuation, the notice of compliance on the forthcoming excise tax affidavit must be properly completed and submitted for approval to the Assessor's office before the time of recordation of the conveyance. Additional time will be required for this process.

If the subject property will not continue under the special valuation, Kittitas County will not accept an instrument of conveyance for recording unless the compensating tax has been paid.

The County Assessor's office requires 15 days advance notice regarding said matter.

3. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
Year: **2012**
Amount billed: \$363.46
Amount paid: \$0.00
Amount due: \$363.46
Levy code: 4
Map number: 21-12-35000-0001
Parcel number: 626535
Assessed value of land: \$28,840.00
Assessed value of improvement: \$0.00
4. NOTWITHSTANDING Paragraph 4 of the insuring clauses of the policy, the access coverage provided in Paragraph 4 in part is over U.S. Forest Services roads and/or State of Washington Department of Natural Resources road right-of-way. Said access may be limited in compliance with rules and governing authority of said agencies.

5. EASEMENT, including terms and provisions contained therein:
 Recorded: October 11, 1944
 Recording no.: 180049
 In favor of: United States of America
 For: the right to enter, to erect, maintain, repair, rebuild, operate, and patrol one or more electric power transmission lines
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.

6. EASEMENT, including terms and provisions contained therein:
 Recorded: December 14, 1965
 Recording no.: 280074
 In favor of: United States of America
 For: ingress and egress over and across said road for all purposes
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.

7. EASEMENT, including terms and provisions contained therein:
 Recorded: December 30, 1964
 Recording no.: 317936
 In favor of: United States of America
 For: transmission lien and access road easement
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.

8. EASEMENT, including terms and provisions contained therein:
 Recorded: April 27, 1965
 Recording no.: 320671
 In favor of: United States of America
 For: easement and rights-of-way for roads
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.

9. EASEMENT, including terms and provisions contained therein:
 Recorded: May 12, 1970
 Recording no.: 360926
 In favor of: United States of America
 For: perpetual easement for a road
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.

10. EASEMENT, including terms and provisions contained therein:
 Recorded: June 22, 1970
 Recording no.: 361728
 In favor of: Burlington Northern Inc., a corporation
 For: a perpetual easement for a road
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.

11. EASEMENT, including terms and provisions contained therein:
Recorded: May 15, 1972
Recording no.: 375194
In favor of: Puget Sound Power and Light Company
For: easement agreement
Affects: The legal description contained in said easement is not sufficient to determine its exact location.
12. EASEMENT, including terms and provisions contained therein:
Recorded: September 2, 1975
Recording no.: 399510
In favor of: United States of America
For: a perpetual easement for a road
Affects: The legal description contained in said easement is not sufficient to determine its exact location.
13. EASEMENT, including terms and provisions contained therein:
Recorded: May 25, 1985
Recording no.: 486472
In favor of: United States of America
For: a perpetual easement for a road
Affects: The legal description contained in said easement is not sufficient to determine its exact location.
14. EASEMENT RESULTING FROM Supplemental Final Order and Judgment, in the United States District Court for the Southern District of Indiana, Indianapolis Division, including terms and provisions contained therein:
Cause no.: 1:99-cv-9313-DFH-TAB
In Favor of: AT&T Corporation and AT&T Communications East, Inc.
For: Permanent telecommunications
Affects: Refer to said instrument for the exact location.

Said judgment is also recorded under recording no. 200805160046.

SUPPLEMENTAL BY INSTRUMENT:

Recorded: October 19, 2009
Recording No.: 200910190016

15. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:
Recorded: December 15, 1989
Recording no.: 525813

Said Easement was assigned to Plum Creek Timberlands LP by instrument recorded December 11, 1991, under Auditor's File No. 545261.

16. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserved by: PCTC, Inc., a Delaware corporation
Recorded: June 30, 1989
Recording no.: 521473

Further modification of said Reservations:

Recorded: June 20, 1989
Recording no.: 521474

Further modification of said Reservations:

Recorded: June 20, 1989
Recording no.: 521475

Further modification of said Reservations:

Recorded: May 31, 1991
Recording no.: 539737

Further modification of said Reservations:

Recorded: January 15, 1993
Recording no.: 556252

Further modification of said Reservations:

Recorded: January 15, 1993
Recording no.: 521475

17. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: May 15, 1991
Recording no.: 539320
Book: 17
Page: 108-115

18. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 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 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 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

NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.

See next page for notes

NOTES:

NOTE 1: Upon the cancellation of this commitment, if no transaction is consummated in reliance thereon, the charge shall be reduced to an amount which, in the opinion of the Company, is reasonable compensation for work performed.

NOTE 2: The following charges are for endorsements commonly requested. Should said endorsements be requested these charges will apply and should be collected at the time of closing.

Foundation Endorsement:	\$50.00
Tax:	\$ 4.00
Total:	\$54.00

Datedown Endorsement:	\$50.00
Tax:	\$ 4.00
Total:	\$54.00

NOTE 3: UPON EXAMINATION IT HAS BEEN DETERMINED that the subject property does not meet the underwriting qualifications to receive the coverage provided in the ALTA homeowner's Plus Policy of title insurance for a one to four family residence. The coverage provided for the subject property will be the Standard ALTA Owner's Policy. The policy and any applicable endorsements will be issued at the filed rate.

END OF SPECIAL EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part II

The following are the requirements to be complied with:

ITEM (A) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

ITEM (B) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record

NOTE: Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

FORMAT:

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page.

Font size of 8 points or larger and paper size of no more than 8 1/2" by 14".

No attachments on pages, such as stapled or taped notary seals, pressure seals must be smudged.

INFORMATION WHICH MUST APPEAR ON THE FIRST PAGE:

Title or titles of document. If assignment or reconveyance reference to auditor's file number or subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter quarter section for unplatted).

Assessor's tax parcel number(s)

Return address which may appear in the upper left hand 3" top margin

COMMITMENT FOR TITLE INSURANCE

Issued by



Stewart Title Guaranty Company, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

A handwritten signature in black ink, appearing to be "Kevin L. CD", written over a horizontal line.

Authorized Countersignature

Stewart Title of Kittitas County
Company

Ellensburg, WA 98926
City, State

A handwritten signature in black ink, appearing to be "David M. ...", written over a horizontal line.

Senior Chairman of the Board

A handwritten signature in black ink, appearing to be "Malcolm ...", written over a horizontal line.

Chairman of the Board

A handwritten signature in black ink, appearing to be "Michael ...", written over a horizontal line.

President

Stewart Title of Kittitas County
Ellensburg, Washington

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*



All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

Privacy Policy Notice

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

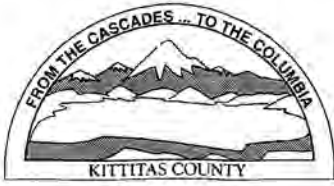
All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes- to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes- to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with the Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market you	Yes	No
For nonaffiliates to market to you- Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when <ul style="list-style-type: none"> • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us	If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056.
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KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00015203

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025985

Date: 9/7/2012

Applicant: PLUM CREEK TIMBERLANDS LP

Type: check # 18031

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-12-00006	ADMINISTRATIVE SEGREGATION	630.00
SG-12-00006	FM ADMINISTRATIVE SEGREGATION	130.00
SG-12-00006	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00