

EXHIBITS



EXHIBIT 1

KITITAS COUNTY "CURRENT USE OPEN SPACE LAND, PROGRAM & PUBLIC BENEFIT RATING SYSTEM

\$ 43,698

Description	PARCEL #	ASSESSED VALUE	CURRENT USE	BUILDINGS TOTAL	acres	av/acre	%cu/av	owner
1 TP Road	000-0016	18552 \$ 132,000	\$ 13,730	\$ 13,730	26.40	\$ 5,000.00	10.40%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
2 TP Road	000-0017	18553 \$ 107,000	\$ 9,970	\$ 9,970	21.40	\$ 5,000.00	9.32%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
3 TP Road	000-0014	18554 \$ 107,000	\$ 4,450	\$ 4,450	21.40	\$ 5,000.00	4.16%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
4 TP Road	000-0015	18555 \$ 106,000	\$ 4,460	\$ 4,460	21.20	\$ 5,000.00	4.21%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
5 TP Road	010-0006	18556 \$ 166,000	\$ 16,560	\$ 19,940	20.20	\$ 8,217.82	12.01%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
6 TP Road	010-0007	18557 \$ 170,000	\$ 12,730	\$ 12,730	21.00	\$ 8,095.24	7.49%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
7 TP Road	010-0008	18558 \$ 170,000	\$ 14,600	\$ 14,600	21.00	\$ 8,095.24	8.59%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
8 TP Road	010-0009	18559 \$ 105,000	\$ 14,600	\$ 14,600	21.00	\$ 5,000.00	13.90%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
9 TP Road	010-0010	18560 \$ 106,000	\$ 14,730	\$ 14,730	21.20	\$ 5,000.00	13.90%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
10 TP Road	010-0011	18561 \$ 11,200	\$ 3,150	\$ 3,150	4.50	\$ 2,488.89	28.13%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
11 TP Road	010-0012	18562 \$ 127,330	\$ 13,900	\$ 13,900	20.00	\$ 6,366.50	10.92%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
12 TP Road	010-0013	18563 \$ 140,530	\$ 14,040	\$ 14,040	20.20	\$ 6,956.93	9.99%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
13 TP Road	010-0014	18564 \$ 22,800	\$ 1,710	\$ 1,710	4.56	\$ 5,000.00	7.50%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
14 TP Road	010-0015	18565 \$ 20,950	\$ 2,910	\$ 2,910	4.19	\$ 5,000.00	13.89%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
15 TP Road	por 010-00	18566 \$ 104,100	\$ 3,030	\$ 3,030	7.82	\$ 13,312.02	2.91%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
16 TP Road	040-0007	18567 \$ 5,750	\$ 140	\$ 140	1.15	\$ 5,000.00	2.43%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
17 TP Road	000-0018	18568 \$ 100,500	\$ 2,510	\$ 2,510	20.10	\$ 5,000.00	2.50%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
18 JWTRAIL	000-0019	18569 \$ 3,500	\$ 180	\$ 180	1.40	\$ 2,500.00	5.14%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
19 HW10	000-0020	18570 \$ 12,000	\$ 300	\$ 300	2.40	\$ 5,000.00	2.50%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
20 TP Road	000-0021	18571 \$ 153,930	\$ 8,420	\$ 8,420	34.50	\$ 4,461.74	5.47%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
21 TP Road	222-0022	18572 \$ 99,350	\$ 7,380	\$ 7,380	28.20	\$ 3,523.05	7.43%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
22 TP Road	000-0023	18573 \$ 67,400	\$ 3,400	\$ 3,400	13.48	\$ 5,000.00	5.04%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
23 TP Road	000-0024	18574 \$ 159,750	\$ 2,370	\$ 2,370	18.95	\$ 8,430.08	1.48%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
24 TP Road	000-0025	18575 \$ 166,000	\$ 2,530	\$ 2,530	20.20	\$ 8,217.82	1.52%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
25 TP Road	000-0026	18576 \$ 3,000	\$ 150	\$ 150	1.20	\$ 2,500.00	5.00%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
26 TP Road	000-0027	18577 \$ 750	\$ 40	\$ 40	0.30	\$ 2,500.00	5.33%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
27 TP Road	000-0028	18578 \$ 20,000	\$ 500	\$ 500	4.00	\$ 5,000.00	2.50%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
28 TP Road	000-0029	18579 \$ 41,800	\$ 1,050	\$ 1,050	8.36	\$ 5,000.00	2.51%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
29 TP Road	000-0030	18580 \$ 2,280	\$ 110	\$ 110	0.91	\$ 2,505.49	4.82%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)

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30	JWTRAIL	000-0006	18581	\$	18,730	\$	940		\$	940	7.49	\$	2,500.67	5.02% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
31	HW10	000-0007	18582	\$	232,150	\$	13,500	\$	1,980	\$	15,480	19.43	\$	11,948.02	6.67% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
32	HW10	000-0008	18583	\$	202,400	\$	9,370		\$	9,370	13.48	\$	15,014.84	4.63% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
33	HW10	000-0009	18584	\$	189,150	\$	7,530		\$	7,530	10.83	\$	17,465.37	3.98% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
34	JWTRAIL	000-0010	18585	\$	93,800	\$	2,350		\$	2,350	18.76	\$	5,000.00	2.51% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
35	JWTRAIL	000-0011	18586	\$	7,250	\$	360		\$	360	2.90	\$	2,500.00	4.97% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
36	JWTRAIL	000-0012	18587	\$	22,200	\$	560		\$	560	4.44	\$	5,000.00	2.52% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
37	HW10	000-0031	19594	\$	140,100	\$	300		\$	300	20.02	\$	6,998.00	0.21% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
38	HW10	000-0032	19595	\$	138,650	\$	320		\$	320	21.43	\$	6,469.90	0.23% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
39	HW10	000-0033	19596	\$	147,300	\$	320		\$	320	21.46	\$	6,863.93	0.22% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
40	HW10	000-0034	19597	\$	140,050	\$	4,380		\$	4,380	20.01	\$	6,999.00	3.13% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
41	HW10	000-0035	19598	\$	245,850	\$	15,410		\$	15,410	22.17	\$	11,089.31	6.27% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
42	HW10	000-0036	19599	\$	240,000	\$	14,600		\$	14,600	21.00	\$	11,428.57	6.08% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
43	HW10	000-0037	19600	\$	219,600	\$	11,760		\$	11,760	16.92	\$	12,978.72	5.36% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
44	HW10	000-0038	19601	\$	2,950	\$	410		\$	410	0.59	\$	5,000.00	13.90% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
45	HW10	000-0018	19604	\$	165,450	\$	300		\$	300	20.09	\$	8,235.44	0.18% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
69	tower	tower	19603	\$	160,450	\$	300		\$	300	20.09	\$	7,986.56	0.19% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
46	HW10	000-0019	19605	\$	165,650	\$	300		\$	300	20.13	\$	8,229.01	0.18% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
47	HW10	000-0020	19606	\$	165,450	\$	300		\$	300	20.09	\$	8,235.44	0.18% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
48	HW10	000-0021	19607	\$	165,450	\$	300		\$	300	20.09	\$	8,235.44	0.18% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
49	HW10	000-0022	19608	\$	150,050	\$	300		\$	300	20.01	\$	7,498.75	0.20% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
50	HW10	000-0010	19609	\$	147,550	\$	310		\$	310	20.51	\$	7,194.05	0.21% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
51	HW10	000-0011	19610	\$	227,600	\$	1,140		\$	1,140	76.04	\$	2,993.16	0.50% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
52	HW10	000-0012	19611	\$	159,750	\$	360		\$	360	23.95	\$	6,670.15	0.23% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
53	HW10	000-0013	19612	\$	140,100	\$	300		\$	300	20.02	\$	6,998.00	0.21% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
54	HW10	000-0014	19613	\$	145,050	\$	980		\$	980	20.01	\$	7,248.88	0.68% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
55	TP Road	010-0003	516734	\$	98,000	\$	7,380		\$	7,380	9.00	\$	10,888.89	7.53% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
56	TP Road	040-0001	546734	\$	13,250	\$	660		\$	660	5.30	\$	2,500.00	4.98% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
57	HW10	000-0005	656734	\$	141,380	\$	2,350		\$	2,350	20.75	\$	6,813.49	1.66% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
58	HW10	000-0007	676734	\$	153,550	\$	8,680	\$	6,660	\$	15,340	20.71	\$	7,414.29	9.99% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
59	HW10	000-0004	766734	\$	147,300	\$	320		\$	320	21.46	\$	6,863.93	0.22% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
60	HW10	000-0002	796734	\$	184,550	\$	370		\$	370	24.91	\$	7,408.67	0.20% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
61	HW10	000-0004	816734	\$	121,650	\$	200		\$	200	13.33	\$	9,126.03	0.16% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	
62	HW10	000-0005	826734	\$	173,250	\$	340		\$	340	22.65	\$	7,649.01	0.20% Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)	

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63 HW10	000-0001	856734	\$ 150,050	\$ 1,680	\$ 201,900	\$ 203,580	20.01	\$ 7,498.75	135.67%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
64 JWTRAIL	000-0002	866734	\$ 11,200	\$ 280		\$ 280	2.24	\$ 5,000.00	2.50%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
65 JWTRAIL	000-0003	876734	\$ 122,800	\$ 3,070		\$ 3,070	24.56	\$ 5,000.00	2.50%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
66 HW10	000-0004	886734	\$ 15,500	\$ 2,160		\$ 2,160	3.10	\$ 5,000.00	13.94%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
67 JWTRAIL	020-0001	896734	\$ 63,200	\$ 1,580		\$ 1,580	12.64	\$ 5,000.00	2.50%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
68 TP Road	000-0003	935834	\$ 185,000	\$ 19,310	\$ 15,350	\$ 34,660	24.00	\$ 7,708.33	18.74%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
			\$ 7,845,330	\$ 309,030	\$ 229,270	\$ 538,300	1,137.84	\$ 6,894.93	6.86%	
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70 Nienaber Lnd	19602	19602	\$ 184,750	\$ 184,750	\$ 471,970	\$ 656,720	25.95	\$ 7,119.46	355.46%	Wallace Ranch II LLC (subsidiary of Wallace Bellevue Partners LLC)
71 Johnson Rc	010-0002	506734	\$ 6,500	\$ 6,500		\$ 6,500	2.60	\$ 2,500.00	100.00%	Wallace Investment Properties (Sub of WBP)
72 railroad rig	030-0004	726734	\$ 38,100	\$ 38,100		\$ 38,100	15.24	\$ 2,500.00	100.00%	Wallace Investment Properties (Sub of WBP)
73 spans river	000-0016	12626	\$ 55,000	\$ 55,000		\$ 55,000	8.00	\$ 6,875.00	100.00%	Wallace Investment Properties (Sub of WBP)
			\$ 99,600	\$ 86,600	\$ 471,970	\$ 99,600	25.84	\$ 11,875		
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TOTAL			\$ 7,944,930	\$ 395,630	\$ 229,270	\$ 637,900	1,163.68	18,769.93		