Jeff Watson

From: Jeff Watson

Sent: Monday, October 08, 2012 10:09 AM

To:legals@kvnews.comSubject: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 10:10 AM

To:tribune@nkctribune.comSubject:Publication Request

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



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, 2012Application Received:September 7, 2012Application 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.

Under Title 15A.03.080, Title 17.08.327, and Title 17.60B, Intervening Ownership applications 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 Services 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 \$500⁰⁰.

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

NOTICE OF APPLICATION

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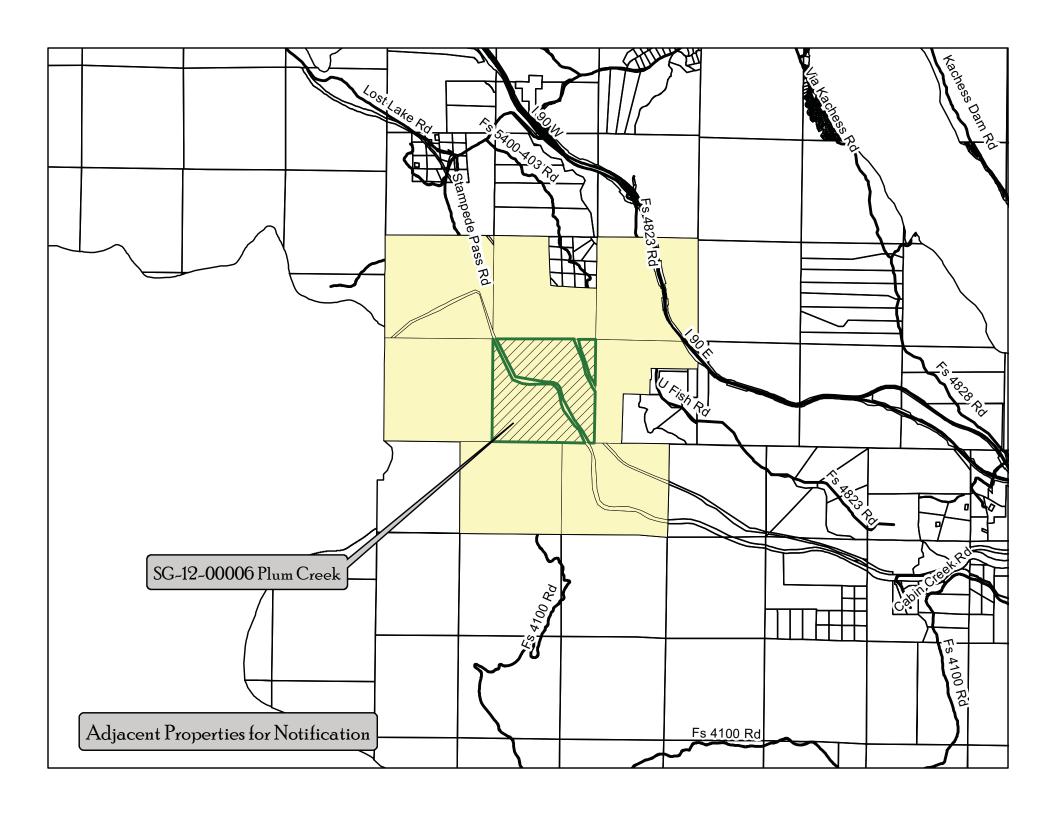
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Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: 509-933-8274; email at jeff.watson@co.kittitas.wa.us

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



PLUM CREEK TIMBER CO L P PO BOX 1990 COLUMBIA FALLS MT 59912MOUNTAINEERS,THE 7700 SAND POINT WAY NE SEATTLE WA 98115BNSF 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

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



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"

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:

- Preliminary review by Kittitas County staff from various departments, at which time requests for additional or supplemental information may be entertained.
- A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
- 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.

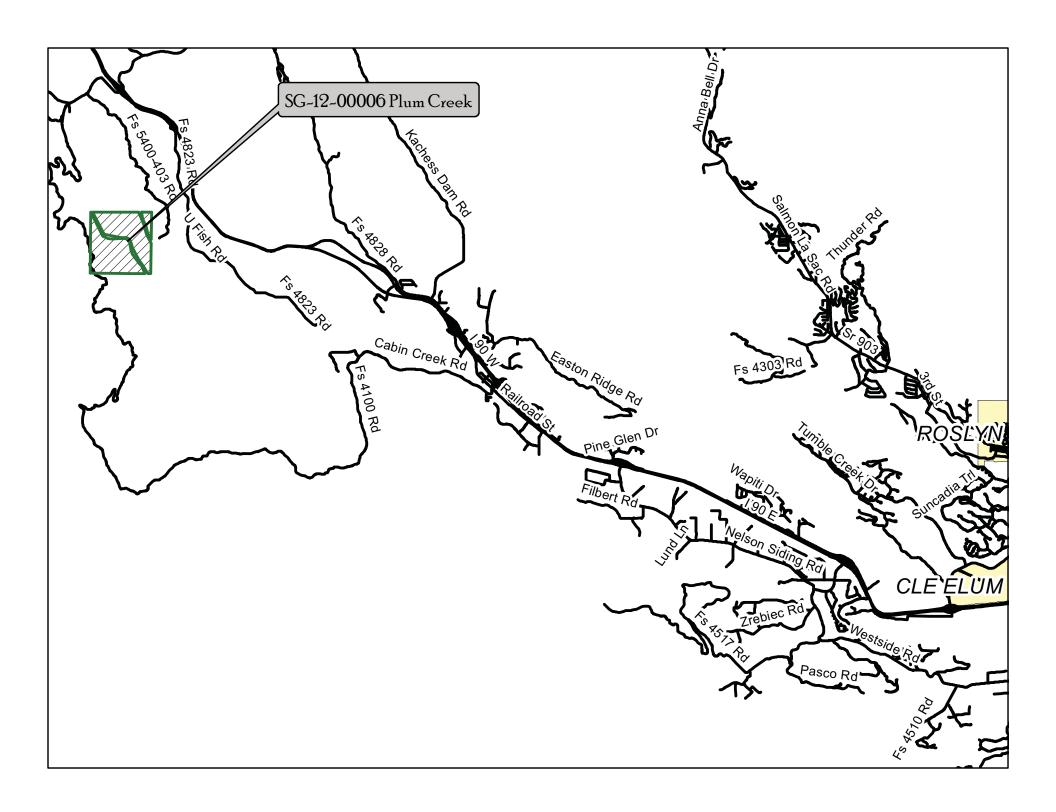
If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

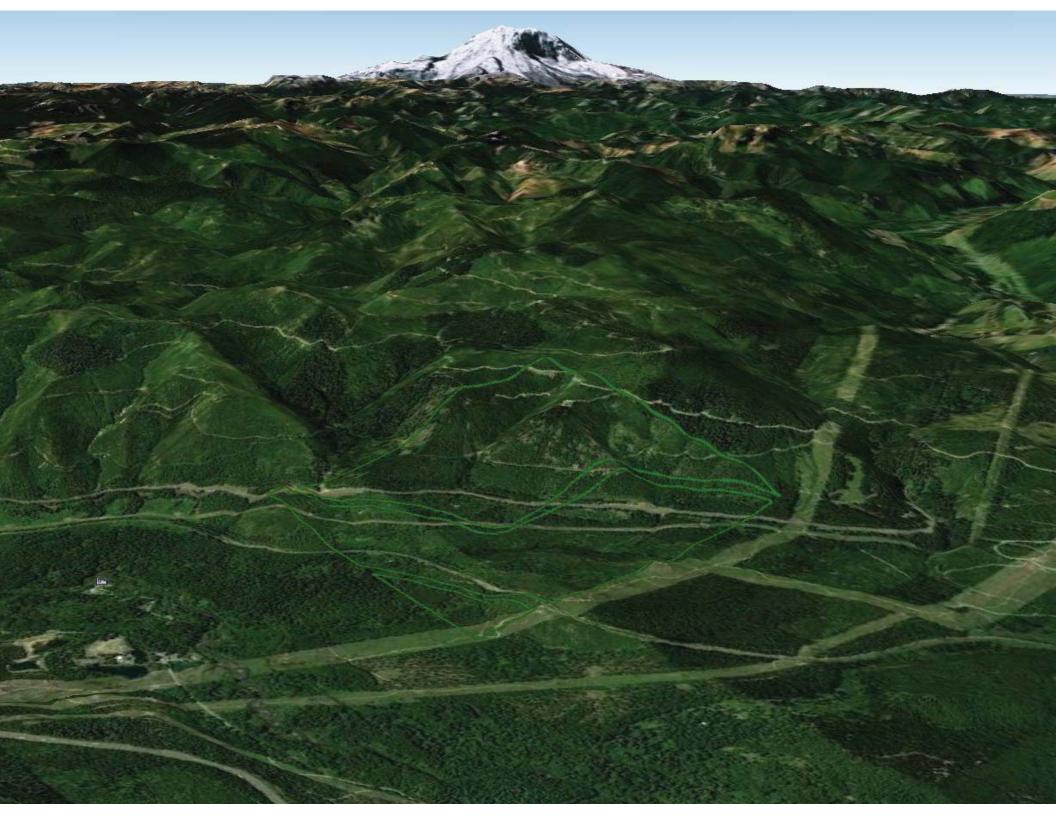
Sincerely.

Jeff Watson Staff Planner

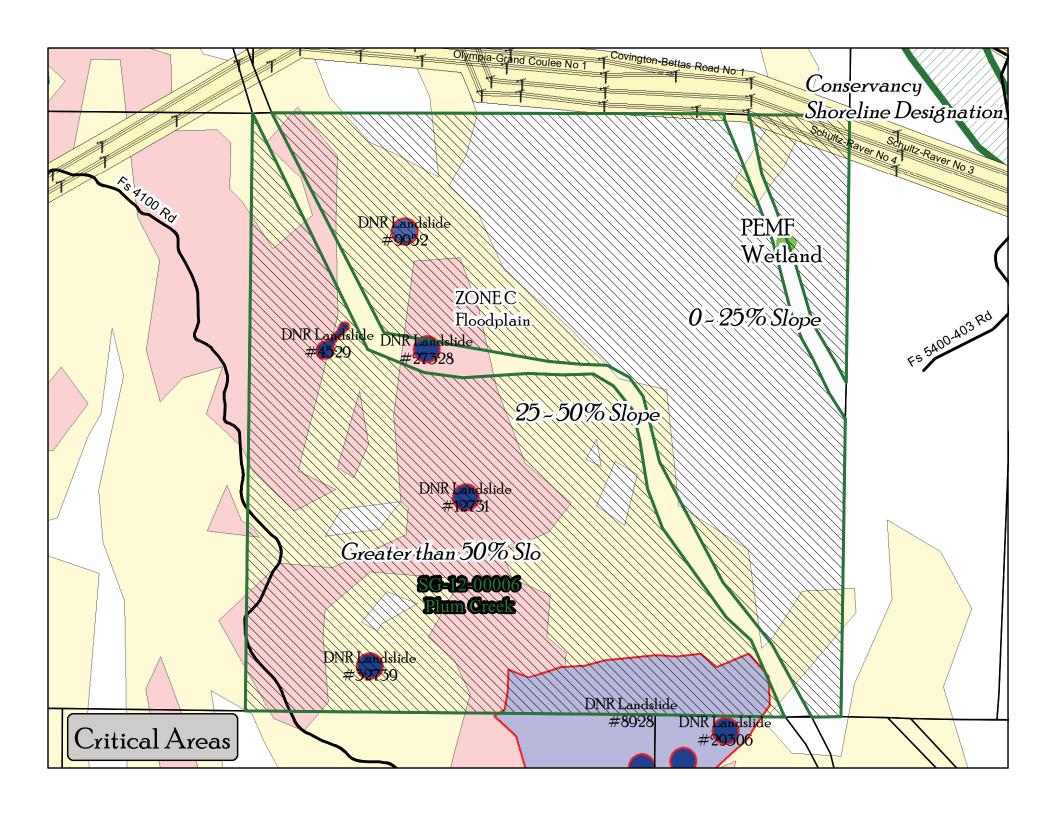
CC via email:

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









Critical Areas Checklist

Monday, October 08, 2012 Application File Number SG-12-00006 44 Planner Jeff Watson ☐ Yes ✓ No Is SEPA required ▶* ☐ Yes ✓ No Is Parcel History required? What is the Zoning? Commercial Forest H_/ \square Yes ✓ No Is Project inside a Fire District? If so, which one? \square Yes ✓ No Is the project inside an Irrigation District? If so, which one? □ Yes ✓ No Does project have Irrigation Approval? Which School District? **Easton School District** ✓ No Yes Is the project inside a UGA? If so which one? ✓ No Yes Is there FIRM floodplain on the project's parcel? If so which zone? What is the FIRM Panel Number? ✓ No \square Yes Is the Project parcel in the Floodway? ✓ No Does the project parcel contain a shoreline of the State? If so what is the Water Body? What is the designation? ✓ Yes \square No Does the project parcel contain a wetland? If so what type is it? **PEMF** ✓ No □ Yes Does the project parcel intersect a PHS designation? If so, what is the Site Name? □ No If so, what type? Greater than 50% □ Yes ✓ No Does the project parcel abut a DOT road? If so, which one?

Does the project parcel abo	ut a Forest Servi	ce road? \Box Y	'es 🔽 No	
If so, which one?				
Does the project parcel int	ersect an Airpor	t overlay zone	? Tes	No No
If so, which Zone is it	in?			
Does the project parcel int	ersect a BPA rigl	nt of way or line	e? 🔽 Yes	o □ No
If so, which one?		Schultz-Raver		
Is the project parcel in or n	ear a Mineral Re	esource Land?	□ Yes	No No
If so, which one?				
Is the project parcel in or n	ear a DNR Lands	slide area?	☐ Yes	No No
If so, which one?	Multiple See Ma	ар		
Is the project parcel in or n	ear a Coal Mine	area?	Yes	✓ No
What is the Seismic Design	ation? D1			
Does the Project Application	on have a Title R	eport Attached	?	
Does the Project Application	on have a Record	ded Survey Atta	iched?	
Have the Current Years Tax	kes 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)
DECODE

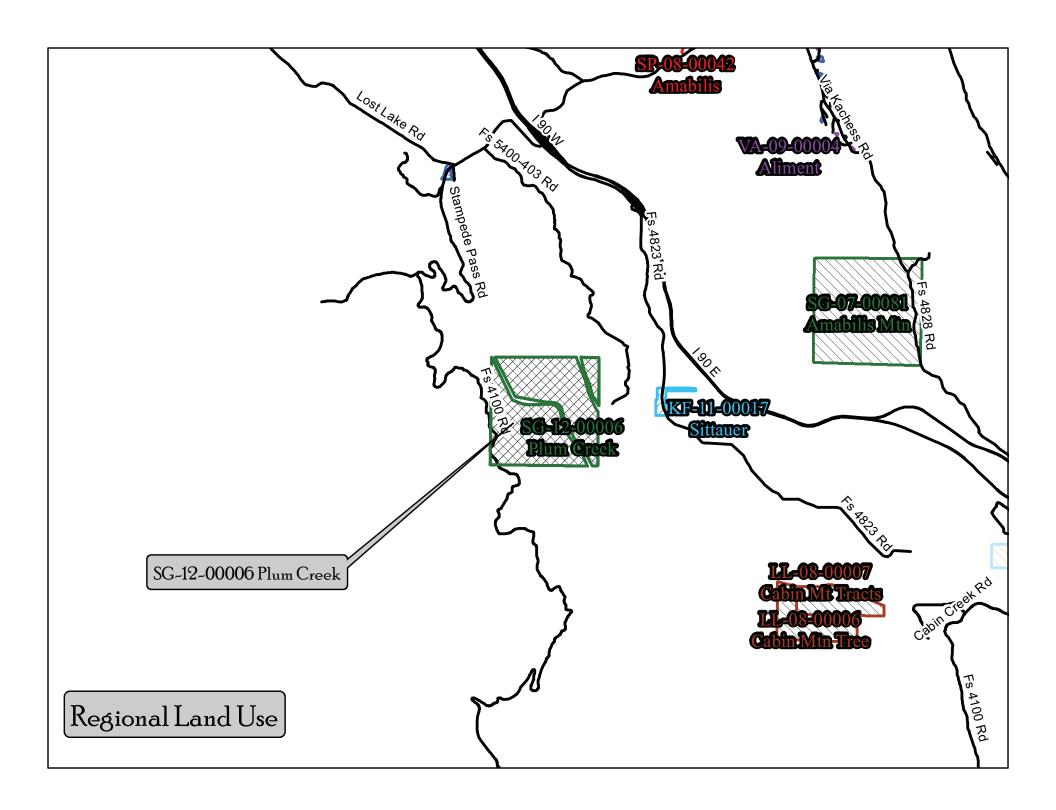
Description for code **PEMF**:

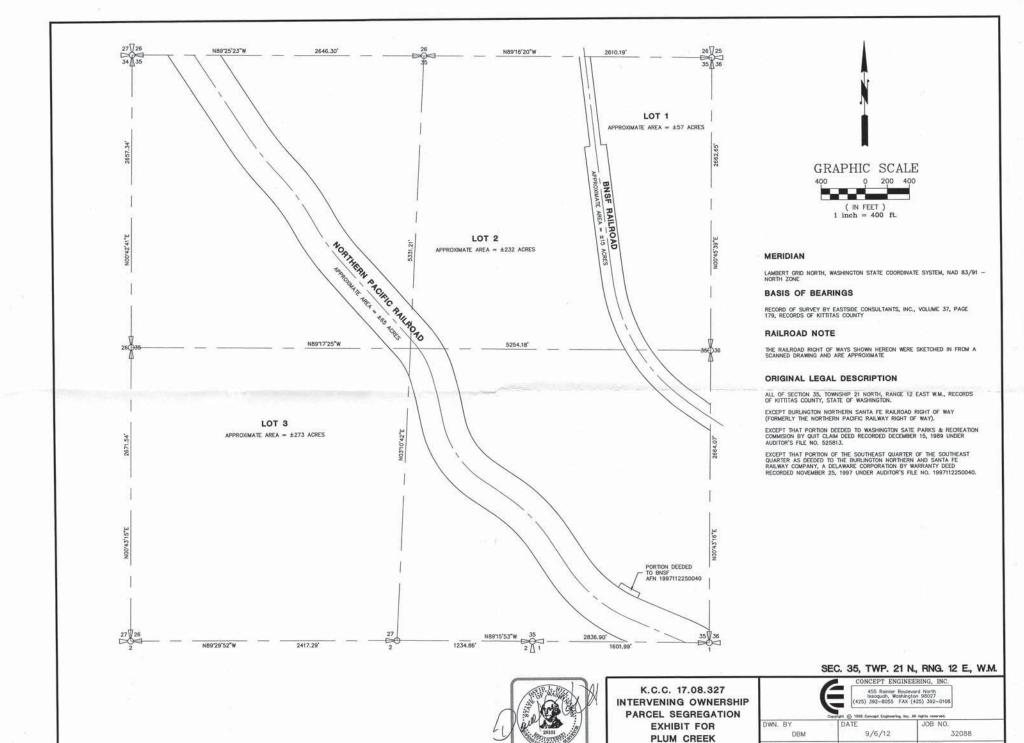
- P System PALUSTRINE: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they 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.





CHKD. BY

TIMBERLANDS, L.P.

SCALE

1" = 400"

SHEET

1 OF 1

59-12-00006



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 Bilding 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)

 Please pick up a copy of the SEPA Checklist if required)

 For preliminary approval, please submit a sketch containing the following elements.
 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.)
 - 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.
 - Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel
 - 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)

Application Received By (CDS Stiff Signature):

DATE: RECEIPT# SEP 07 2012

KITTITAS COUNTY CDS

DATE STAMP IN BOX

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

	<u> </u>	An original survey of the parcels until after prelim Assessor COMPAS Info	OPTIONAL ATTACHMENTS current lot lines. (Please do not submit a new survey of the pinary approval has been issued.) rmation about the parcels.	proposed adjusted or new
1.			GENERAL APPLICATION INFORMATION and day phone of land owner(s) of record: (s) required on application form.	
		Name:	PLUM CREEK TIMBERLANDS, L	.Φ
		Mailing Address:	999 THIRD AVENUE - SUITE	
		City/State/ZIP:	SEATTLE, WA 98104-409	
		Day Time Phone:	206. 467. 3661 - KARI BLAN	
		Email Address:	KARI. BLANTON @ PLUMCREEK.	
2.		Name, mailing address If an authorized agent is	and day phone of authorized agent, if different from land indicated, then the authorized agent's signature is required f	owner of record:
		Agent Name:	CONCEPT ENGINEERING -DONE H	
		Mailing Address:	455 RAIHIER BLVD. N.	
		City/State/ZIP:	155AQUAH, WA. 98027	
		Day Time Phone:	425.392.8055	
		Email Address:	DAVID @ CONCEPTENTS. COM,	
3.		Name, mailing address If different than land own	and day phone of other contact person ner or authorized agent.	
		Name:		
		Mailing Address:		
		City/State/ZIP:		
		Day Time Phone:		
		Email Address:		
4.		Street address of prope	rty:	
		Address:		
		City/State/ZIP:	Salara and a salara	
5.		Legal description of pro	perty (attach additional sheets as necessary): ACHED	
6.		Property size: ± 5	62 ACRES	(acres)
7.		Land Use Information:	Zoning: CF Comp Plan Land Use Desig	nation: CF

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 ACLES
	LOT 2 - 232 ACRES
	LOT3 - 273 ACRES
APPLICANT IS:	CHASER LESSEE OTHER
 Application is hereby made for permit(s) to au with the information contained in this application is true, complete, and accurate, proposed activities. I hereby grant to the ag above-described location to inspect the propose. All correspondence and notices will be transmitted. 	thorize the activities described herein. I certify that I am familia cation, and that to the best of my knowledge and belief sucl I further certify that I possess the authority to undertake the tencies to which this application is made, the right to enter the ed and or completed work. If 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):
에게 되었다면 때문에 가는 이번에 가장 얼마나 되었다. 그 아니라 아니라 얼마나 휴대를 하면 되었다면서 하다.	
x fan punt (date) 7/4/12	X Jan Blowte (date) 9/6/12
THIS FORM MUST BE SIGNED BY COMMUNITY D PRIOR TO SUBMITTAL	EVELOPMENT SERVICES AND THE TREASURER'S OFFICE. TO THE ASSESSOR'S OFFICE.
TREASURE	R'S OFFICE REVIEW
Tax Status: By:	Date:
COMMUNITY DEVEL	LOPMENT SERVICES REVIEW
() This Administrative Segregation meets the requ	
Deed Recording Vol Page Date	
Card #:	Parcel Creation Date:
Last Split Date:	Current Zoning District:
Preliminary Approval Date: Final Approval Date	
rinal 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;

SEP 0 7 2012

EXCEPT THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMER STITAS COUNTY 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





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, ex the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding





Parcel Matches:	(Section/Township/Range = 21-12-35)
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CI	0	s	е	٧	۷	ir	1	d	o	v	

	Property				
Parcel ID	Type Situs	Owner			Мар
626535	FARM	PLUM CREEK TIMBER CO L P	Assessor Information	Treasurer Information	<u>Map</u>
578736	EXEMPT	STATE OF WASH (PARKS & REC)	Assessor Information	Treasurer Information	Map
568736	EXEMPT \FS RD 130 EASTON	하는 일 만나는 아이는 사람들이 아니는 사람들이 되었다면 하는데	Assessor Information	Treasurer Information	Мар





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

626535

596.9

2011

Parcel Number: Map Number:

21-12-35000-0001

Situs:

Legal:

Deeded Acres:

Tax Year:

Last Revaluation for

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:

PO BOX 1990

Address: City, State:

COLUMBIA FALLS MT

PLUM CREEK TIMBER CO L P

Zipcode:

59912-

Assessment Data			Market Value				
Tax District:	4	Land:	28,840	Land:	28,840		
Land Use/DOR Code:	88	Imp:	0	Imp:	0		
Open Space:	YES	Perm Crop:	0	Perm Crop:	0		
Open Space Date:	1/1/1975	Total:	28.840	Total:	28,840		
Senior Exemption:			Ču.				

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





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

578736

14.73

n/a

Parcel Number: Map Number:

Deeded Acres:

Tax Year:

Last Revaluation for

21-12-35000-0003

Situs:

Legal:

ACRES 14.73, CD.#5553-B; SEC. 35; TWP. 21; RGE. 12; ABANDONED RR R/W

Ownership Information STATE OF WASH (PARKS & REC)

Current Owner:

7150 CLEANWATER LN

Address: City, State:

OLYMPIA WA

98504 Zipcode:

Assessment Data			Market Value				
Tax District:	4	Land:	100	Land:	0		
Land Use/DOR Code:	40	Imp:	0	Imp:	0		
Open Space:		Perm Crop:	0	Perm Crop:	0		
Open Space Date:		Total:	100	Total:	0		
Senior Exemption:							

Sales History

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

Building PermitsNO 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

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





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

568736

64.5

n/a

Parcel Number: Map Number: Situs:

21-12-35000-0002

Legal:

Deeded Acres:

Tax Year:

Last Revaluation for

\FS RD 130 EASTON

ACRES 64.50, CD. 5553-A; SEC. 35, TWP. 21, RGE. 12;

OPERATING RR R/W

Ownership Information

Current Owner:

Address: City, State: **BNSF RAILWAY COMPANY** PO BOX 961089

FORT WORTH TX

Zipcode: 76161-0089

Assessment Data		Market Value			
Tax District: 4	Land:	100	Land:	0	
Land Use/DOR Code: 43	Imp:	0	Imp:	0	
Open Space:	Perm Crop:	0	Perm Crop:	0	
Open Space Date:	Total:	100	Total:	0	
Senior Exemption:					

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.

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 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. 199711250040.

Page 1

Order Number: 29526



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 (Underwriting fee = 10% of premium)	Amount: Premium: Tax: Total:	To Be Deterr	mined
	Proposed Insured: To Be Determined	, 5	*	0.00
	() ALTA Loan Policy () Standard () Extended	Amount:		
	State (St. March Dalesconnector ver. State), 2015 and Colored Colored in	Premium: Tax:		
	(Underwriting fee = 10% of premium)	Total:	\$	0.00

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

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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 ptn of Sec 35, Twp 21N, Rge 12E, W.M.

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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:
 - 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

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COMMITMENT FOR TITLE INSURANCE SCHEDULE B Part I

SPECIAL EXCEPTIONS

- 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.
- 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 <u>not</u> 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.

 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:

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.

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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 transmission lien and access road easement

For: 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.

File No.: 29526

0043CG ALTA Commitment (6/17/06) I Page 6 of 10

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 a perpetual easement for a road

For: 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,

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.

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0043CG ALTA Commitment (6/17/06) I Page 7 of 10

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

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0043CG ALTA Commitment (6/17/06) I Page 8 of 10

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

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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

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COMMITMENT FOR TITLE INSURANCE



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:

Stewart

Authorized Countersignature

Stewart Title of Kittitas County

Company

Ellensburg, WA 98926

City, State

Stewart

Ste

Stewart Title of Kittitas County Ellensburg, Washington

004-UN ALTA Commitment (6/17/06)

File No.: 29526

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?	Garryou limitinis.
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. Our affiliates may include companies with the Stewart name; financial companies, such as Stewart Title Company	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	We must notify you about our sharing practices when you request a
me about their practices?	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 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.

Gontact: 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

Permit Number	Fee Description	Amount
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