

2.2 LEGAL DESCRIPTIONS AND OWNERSHIP INTERESTS

WAC 463-42-135 Proposal – Legal Descriptions and Ownership Interests

(1) Principal Facility: *The application shall contain a legal description of the site to be certified and shall identify the applicants and all non-private ownership interests in such land.*

(2) Ancillary Facilities: *For those facilities described in RCW 80.50.020(6) and (7), the application shall contain the legal metes and bounds description of the preferred centerline of the corridor necessary to construct and operate the facility contained therein, the width of the corridor, or variations in width between survey stations if appropriate, and shall identify the applicant's and others' ownership interests in lands over which the preferred centerline is described and of those lands lying equidistant for ¼ mile on either side of such centerline.*

2.2.1 Introduction

The Kittitas Valley Wind Power Project will be constructed across a land area of approximately 5,000 acres in Kittitas County, although the actual permanent facility footprint will only comprise approximately 90 acres of land. Proposed turbine strings will be located primarily on the north-south oriented ridges in Township 19 N Range 16E, Township 19N Range 17E, and Township 20N Range 17E.

The core of the Kittitas Valley Wind Power Project site and the proposed interconnect points lie on privately-owned lands and there are also parcels which are owned by the Washington Department of Natural Resources (WA DNR). The Applicant has obtained wind option agreements with landowners for all private lands within the Project site boundary necessary for installation of the plant. Copies of the recorded Memorandums of Wind Option with all private landowners are contained in Exhibit 4.

Approximately one fourth of the proposed turbines lie on WA DNR lands. The Applicant has secured access to all of the DNR lands as well as all of the private lands surrounding the DNR parcels of interest. The Applicant has been coordinating with the WA DNR during the development of this Project. WA DNR published a notice of intent to negotiate a lease agreement for these parcels on June 6, 2002. A letter of intent from WA DNR is attached as Exhibit 5, 'WA DNR Letter of Intent'.

**Table 2.2-1
Legal Descriptions of Lands Under Option with Applicant**

Noel Andrew
2701 Elk Springs Road
Ellensburg, WA 98926
Phone No. 509-306-5348

Legal Description:

The Property consists of approximately 150 Acres of land located in Kittitas County, Washington State, and more specifically described as follows:
Tracts 1, 2 & 3 of Survey No. 501915, (located in the West one-half (W1/2)), Section 11, Township 19 North, Range 17 East, W.M.

Kittitas County Tax Parcel No's 19-17-11000-0002, 19-17-11000-0003 & 19-17-11000-0011

Larry L. Tritt
PO Box 725
Roslyn, WA 98941
Phone No.509-649-3611

Legal Description:

The Property consists of approximately 50 Acres of land located in Kittitas County, Washington, State, and more specifically described as follows:
Tract 4, of Survey No. 501915, (located in the West one-half (W1/2)), Section 11, Township 19 North, Range 17 East, W.M.

Kittitas County Tax Parcel No. 19-17-11000-0004

Michael and Louise Genson
PO Box 521
Snoqualmie, WA 98065
Phone No. 509-964-9082

Legal Description:

The Property consists of approximately 425 Acres of land located in Kittitas County, Washington State, and more specifically described as follows:
Tracts 5 and 6 of Survey No. 501915, located in the Southwest one-quarter (SW1/4), Section 11; and the West one-half (W1/2) of Section 14, Excepting there from that portion lying Southwesterly of the State Highway, and that portion of the West one-half (W1/2), Section 23, lying Northerly of the B.P.A. power line road and being a portion of Tract B of Survey No. 504472.

Kittitas County Tax Parcel No's, 19-17-11000-0005, 19-17-14000-0002, 19-17-14000-0003, 19-17-14000-0004 & 19-17-23000-0014.

Pautzke Bait Co., Inc.
Gerry Williams
PO Box 36
Ellensburg, WA 98926
Phone No. 509-925-9365

Legal Description:

The Property consists of approximately 700 Acres of land located in Kittitas County, Washington State, and more particularly described as follows:

The Northeast one-quarter (NE1/4), and the South one-half (S1/2) of Section 3, excepting there from that portion lying Westerly of the State Highway, and the East one-half (E1/2) of the East one-half (E1/2) of Section 10, and that portion lying Easterly of the State Highway within the Northeast one-quarter (NE1/4) of Section 15. All of the above is located within Township 19 North, Range 17 East, W.M. And together with the South one-half (S1/2) of the Southeast one-quarter (SE1/4) of Section 34, Township 20 North, Range 17 East, W.M.

Kittitas County Tax Parcel No's 19-17-03000-0003, 19-17-10000-0001, 19-17-15000-0003 & 20-17-34000-0004.

Carla L. Thomas
911 Robbins Road
Ellensburg, WA 98926
Phone No. 509-962-8572

Legal Description:

The Property consists of approximately 500 Acres of land located in Kittitas County, Washington State, and more specifically described as follows:

All of that portion of the South one-half (S1/2), of Section 3, lying Westerly of the State Highway, and that portion of the Southeast one-quarter (SE1/4) of Section 9, lying Easterly of the County Road, and that portion of Section 15, lying Northerly of the County Road. All of the above is located within Township 19 North, Range 17 East, W.M.

Kittitas County Tax Parcel No's 19-17-03000-0001, 19-17-09000-0003 & 19-17-15000-0001.

Daniel A. and Marcia M. Green
715 Carplake Road
Camano Island, WA 98282
Phone No. 360-387-3495

Legal Description:

The Property consists of approximately 800 Acres of land located in Kittitas County, Washington State, and more specifically described as follows:

All of that portion of the Southwest one-quarter (SW1/4), Section 1; and the East one-half (E1/2), Section 11, and the West one-half (W1/2), Section 12, Township 19 North, Range 17 East, W. M.

Kittitas County Tax Parcel No's 19-17-01000-0002, 19-17-01000-0009, 19-17-01000-0010 & 19-17-01000-0011; 19-17-11000-0001, 19-17-11000-0006, 19-17-11000-0007, 19-17-11000-0008, 19-17-11000-0009 & 19-17-11000-0010; 19-17-12000-0002, 19-17-12000-0006, 19-17-12000-0007, 19-17-12000-0008, 19-17-12000-0009 & 19-17-12000-0010.

James L. Majors
411 Rustic Road
Ellensburg, WA 98926
Phone No. 509-962-4059

Legal Description:

The Property consists of approximately 50 Acres of land located in Kittitas County, Washington State, and more specifically described as follows:
Lot 3, of Survey No. 505298, (located in the East one-half (E1/2)), Section 14, Township 19 North, Range 17 East, W.M.

Kittitas County Tax Parcel No. 19-17-14000-0006.

Keith Schober
PO Box 72
Cle Elum, WA 98922
Phone No. 509-674-2217

Legal Description:

The Property consists of approximately 785 Acres of land located in Kittitas County, Washington State, and more specifically described as follows:
The Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) and the Northwest one-quarter (NW1/4) of the Southwest one-quarter (SW1/4), and the East one-half (E1/2) of the Southwest one-quarter (SW1/4), Section 22. Also, all of that portion lying Easterly and Northeasterly of Hayward Road, Section 27, Township 19 North, Range 17 East, W.M.

Kittitas County Tax Parcel No's 19-17-22000-0003, 19-17-22000-0008 & 19-17-22000-0009, and 19-17-27000-0001.

Cascade Field and Stream Club
Monty D. Miller, Club President
PO Box 424
Cle Elum, WA 98922
Phone No. 509-674-9278

Legal Description:

The property consists of approximately 182 Acres of land located in Kittitas County, Washington State, and more specifically described as follows:
All of that portion of Section 21, lying east of the County road and lying East of the Easterly boundary of the Kittitas Reclamation District Canal, Township 19 North, Range 17 East, W.M.

Kittitas County Tax Parcel No.19-17-21000-0001.

Jeanice M. Vlastic
9500 NE 137th ST.
Kirkland, WA 98034
Phone No. 425-820-5740

Legal Description:

The Property consists of approximately 50 Acres of land located in Kittitas County, Washington State, and more specifically described as follows:
Located within the South one-half (S1/2) of the Northwest one-quarter (NW1/4), Section 13, Township 19 North, Range 17 East, W.M.

Kittitas County Tax Parcel No. 19-17-13000-0008.

Karl Krogstad
PO Box 95260
Seattle, WA 98145
Phone No.206-323-6472

Legal Description:

The Property consists of approximately 54 Acres of land located in Kittitas County, Washington State, and more particularly described as follows:
Lot 1, Survey No. 505298, (located within the East one-half (E1/2)), Section 14, Township 19 North, Range 17 East, W.M.

Kittitas County Tax Parcel No. 19-17-14000-0001.

Los Abuelos, Inc.
Pete Bugni, President
361 Ceder Cove Road
Ellensburg, WA 98926
Phone No. 609-925-3902

Legal Description:

The Property consists of approximately 282 Acres of land located in Kittitas County, Washington State, and more particularly described as follows:
All that portion lying South and Southwesterly of the County Road located within Section 15, Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington

Merle Steinman
19822-28 Avenue West

Lynnwood, WA 98036
Phone No. 425-774-0790

Legal Description:

The Property consists of approximately 40 Acres of land located in Kittitas County, Washington State, and more particularly described as follows:
Lot 6, of that certain Survey as recorded June 22, 1987 in Book 15 of Surveys at pages 62 and 63 under Auditor's File No. 505298, records of Kittitas County, Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington.

Andrea Steinman
19822-28 Avenue West
Lynnwood, WA 98036
Phone No. 425-774-0790

Legal Description:

The Property consists of approximately 40 Acres of land located in Kittitas County, Washington State, and more particularly described as follows:
Lot 7, of that certain Survey as recorded June 22, 1987 in Book 15 of Surveys at pages 62 and 63 under Auditor's File No. 505298, records of Kittitas County, Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington.

Copies of each of these agreements can be found in **Exhibit 4, 'Memoranda of Option Agreements'**, which includes the signature pages for private landowners who have executed wind energy option agreements with Applicant.

Washington State Department of Natural Resources (DNR)

Milt Johnston, Regional Manager, E. WA
713 Bowers Road
Ellensburg, WA 98926
Phone No. 509-925-8510

The Property consists of approximately 2,080 Acres of land located in Kittitas County, Washington State, and more specifically described as follows:
The East one-half (E1/2), the West one-half of the Southwest one-quarter (W1/2SW1/4), the Southeast one-quarter of the Southwest one-quarter (SE1/4SW1/4), and the Southwest one quarter of the Northwest one-quarter (SW1/4NW1/4), Section 2; The West one-half of the East one-half (W1/2E1/2), and the West one-half (W1/2), Section 10; All of Section 16: The East one-half (E1/2), and the Southwest one-quarter of the Southwest one-quarter (SW1/4SW1/4), and the North one-half of the Northwest one-quarter (N1/2NW1/4), and the Southeast one-quarter of the Northwest one-quarter (SE1/4NW1/4), Section 22; All of the above is located within Township 19 North, Range 17 East, W.M. All of section 36, Township 20 North, Range 17 East, W.M.

Kittitas County Tax Parcel No's 19-17-02000-0001, 19-17-02000-0003 & 19-17-02000-0005; 19-17-10000-0006; 19-17-16000-0001; 19-17-22000-0001, 19-17-22000-0002, 19-17-22000-0005 & 19-17-22000-0007 & 20-17-36000-0001.

