With changes from MS and RIDGE from 01-07-04

Exhibit L

MountainStar Land Stewardship Plan
Stream "C" Corridor
Addendum

SECOND AMENDMENT OF
SETTLEMENT AGREEMENT REGARDING
MOUNTAINSTAR MASTER PLANNED RESORT

CLE ELUM URBAN GROWTH AREA
AND
SUPPORTING INFRASTRUCTURE AND SERVICES

MountainStar Land Stewardship Plan

Stream “C” Corridor
Addendum

April 19, 2004

MOUNTAINSTAR RESORT

LAND STEWARDSHIP PLAN
ADDENDUM

STREAM “C” CORRIDOR

INTRODUCTION

This Land Stewardship Plan (LSP) for the Stream “C” Corridor (hereafter, Stream C LSP) is an addendum to the Master MountainStar Land Stewardship Plan dated Sept. 19, 2000, and updated June 18, 2002. The Stream C LSP is based on Section 1.3.7 of the Settlement Agreement Regarding MountainStar Master Planned Resort Cle Elum Urban Growth Area and Supporting Infrastructure and Services, dated Sept. 2001 and hereinafter referred to as the RIDGE Agreement. The plan will include an on-going record of operations, and will be updated as necessary as vegetation conditions change and improvements come into place.

Area Description.

The Stream C Corridor (SCC) consists of approximately 220 acres as depicted on the RIDGE Agreement Binding Site Plan and the included LSP maps. Perimeter boundaries are in the

process of being identified on the ground, (Jan. '03). Significant features include Stream C, its north tributary, six wetlands (WL's 7,8,13,30,32,34), and portions of the Cle Elum River riparian zone. Stream C and its tributary are non-fish-bearing streams. (DEIS, Vol. II, Appendix B, pages 4-18).

The Binding Site Plan identifies five categories of Open Space:

45% …… New Open Space
24% …… Natural Open Space
17% …… Perimeter Buffer Open Space
5% …… Wetlands with Buffers
9% …… 40% slope Open Space

The definitions of Open Space Categories are given in Ridge Agreement, Exhibit "D". As per section 1.3.7 of the RIDGE Agreement and as described below, the lands within the Stream "C" corridor shall be treated as Natural Open Space until such time as the amendments to this Land Stewardship Plan and its related management practices have been fully adopted by the parties to that Settlement Agreement

Land Form and Soils

General terrain features include the Stream C draws with relatively short, up to 40%+ side slopes to upland terraces with gentle slopes, segments of 40%+ slopes to the Cle Elum River Geomorphic Flood Plain (GMFP), and the wetlands. Average elevation is 2200 feet, ranging from 2000 feet near the Cle Elum River to 2400 feet on the ridge north of the Nelson Dairy Road.

The dominant soil series are Roslyn Sandy Loam and Roslyn-Racker Complex.
General soil descriptions are included with each stand description.

Land Use

Historical land uses have been timber production, wildlife habitat and forest related outdoor recreation activities. There have been several harvest entries over the years, which, together with fire protection, and livestock grazing have had the effect of modifying vegetation cover types.

The most recent harvest was a forest health entry on the benches north of stream C. The objective was to create conditions suitable for a higher percentage of ponderosa pine by removing most of the grand fir and weak crowned Douglas fir, and to create small openings in the overstory for ponderosa pine regeneration. The operation also included closing the old road up the north tributary draw, restoring natural vegetation, and removing the culvert at the upper end and constructing a rock ford. Knapweed is in the process of being controlled in the grassland portions.

Vegetation Description

There is a range of vegetation types from riparian, to wetland, to upland benches and slopes and aspects. Vegetation type mapping has identified at 9 upland vegetation types. In addition, there are all or portions of 6 wetlands. Detailed descriptions follow on a stand-by-stand basis.

LAND STEWARDSHIP

The RIDGE Agreement, (as amended) 1.3.7, specifies a conservation easement that will

dedicate the Stream C Corridor to wildlife habitat and passive recreation purposes with minimal adverse impact on habitat. RIDGE Agreement sections 1.3.7.1 through 1.3.7.9 are incorporated by reference as a part of this LSP.

The RIDGE Agreement specifies the dominant land use will be to enhance and maintain wildlife habitat, (1.3.7.5), but other objectives will also be important:

Enhance and maintain wildlife habitat values
Forest fuels management
Safety for human visitors and wildlife.

All of these objectives are inter-connected.

Specific on-the-ground prescriptions will be customized for each vegetation type.

Stewardship Principles

It is important to recognize that forest plant communities are in a continuing state of change. This change, referred to as succession, is imperceptible to occasional observation because it occurs very slowly over time. Forests that have not been "disturbed" in many years may appear to be static or permanent, but this is never the case. Disturbance is the most common agent for change – natural as in a wildfire, or human influenced as in a timber harvest. Planned for "change" can enhance habitat, reduce risk of stand replacement wildfire and lead to vegetation management goals. The idea is to work with nature to achieve a desired condition or values.

Finalizing the Land Stewardship Plan:

The parties agree that the terms and stand-by-stand, site-specific prescriptions of this Land Stewardship Plan are to be determined jointly by RIDGE and MountainStar. This document when signed shall suffice for the conveyance of easements for Stream "C" to the MountainStar Conservation Trust (MCT), and as such shall be subject to MCT approval.

The parties intend that this plan shall be amended within one year of signing to incorporate stand-by-stand site-specific prescriptions for resource management and land use. MountainStar agrees to pay reasonable costs (after approval of scope and budget submitted by RIDGE) of a consultant, accountable to and supervised by RIDGE and engaged to assist RIDGE in preparing its recommendations for these amendments to the final Land Stewardship Plan. Such amendments shall be adopted by mutual agreement between RIDGE and MountainStar and neither party shall unreasonably withhold their approval of such amendments. Until such time as these site-specific prescriptions have been adopted, no resource-management action shall be taken within the Stream "C" Corridor.

These stand-by-stand site-specific prescriptions shall be designed to achieve the following objectives.

Wildlife Habitat Enhancement

Wildlife habitat enhancement shall be the primary objective in managing the Stream "C" Corridor.

Structural diversity and complexity of a forest refers to the size and arrangement of trees and other plants across the landscape. Structural diversity is important because it affects the

availability of food, water, and cover for all life forms. Vertical diversity refers to more than one layer and includes the ground cover, a shrub layer and one or more layers of tree canopy. Horizontal diversity includes the different successional stages within plant communities and across plant communities. A complex forest structure usually means quality habitat for a greater number of species and leads to enhanced biodiversity across the broader landscape. The LSP will key on creating and maintaining structural complexity as the principal way to enhance wildlife habitat.

Wildlife Trees (WLT's) and coarse woody debris on the forest floor are one of several essential structural diversity elements. MountainStar stewardship recognizes the value of decaying wood as a vital component of a healthy forest ecosystem. Nearly all life forms in the forest begin with decaying wood. It can be standing or on the ground. Standing trees, live or dead, hard or soft provide habitat for up to 75 species of birds and mammals for nesting or foraging during some stage of their life cycle. There are opportunities, (such as within wetlands) and elsewhere within the area to improve the quantity and quality of WLT's. Coarse woody debris (CWD) refers to decaying wood on the forest floor, which provides habitat for up to 100 species during the long process of decay. Constructed habitat piles can supplement CWD by providing hiding and nesting cover for birds and small mammals.

Corridors

The LSP recognizes value of the Stream C corridor as a habitat link between the Cle Elum River corridor, Cle Elum Ridge and the Teanaway.

Forest Fuels Management

Specific recommendations for modifying forest fuels will be determined in stand by stand prescriptions to be adopted by the parties as described above.

Safety for Visitors (Wildlife and Human)

Note: The language and the topics deleted below will be considered in creating and adopting the stand-by-stand management prescriptions.