



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

**BOUNDARY LINE ADJUSTMENT**

*(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)*

**NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.**

**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: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.**

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, wetlands, streams, well heads and septic drainfields to scale.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- Provide existing and proposed legal descriptions of the affected lots. 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.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Draft Final Survey meeting all conditions of Conditional Preliminary Approval.

**APPLICATION FEES:**

\$810.00	Kittitas County Community Development Services (KCCDS)
\$1,215.00*	Kittitas County Public Works
\$145.00	Kittitas County Fire Marshal
\$205.00	Kittitas County Public Health Department Environmental Health

**\$2,375.00 Total fees due for this application** (One check made payable to KCCDS)

\*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: 6-29-23	RECEIPT # 0023-01646	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="font-size: 1.2em; margin-top: 5px;">JUN 29 2023</div> <div style="font-weight: bold; margin-top: 5px;">Kittitas County CDS</div> <div style="font-size: 0.8em; margin-top: 5px;">DATE STAMP IN BOX</div>
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**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: SUNCADIA RESORT LLC  
Mailing Address: 770 SUNCADIA TRAIL  
City/State/ZIP: CLE ELUM, WA 98922  
Day Time Phone: O) 509.649.6352  
Email Address: Gary Kittleson <gkittleson@suncadia.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: Lathan Wedin  
Mailing Address: 770 Suncadia Trail  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509.649.6119  
Email Address: Lathan Wedin <lwedin@suncadia.com>

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: Rhoda Crispin of Lathrop, Winbauer, Harrel & Slothower, LLP  
Mailing Address: 415 East Mountain View Ave., Suite 302  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-925-5622  
Email Address: rccrispin@lwhsd.com

**4. Street address of property:**

Address: Liberty Bell Ln  
Cle Elum WA 98922  
City/State/ZIP: \_\_\_\_\_

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

Lots 17-58, 17-59, 17-60, 17-61, and 17-62, of SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 215 through 228, under Auditor's File No. 202204190029, records of said county.

**6. Property size:** 4.56 acres (acres)

**7. Land Use Information:** Zoning: MPR Comp Plan Land Use Designation: Rural Recreation

**8. Existing and Proposed Lot Information**

Original Parcel Number(s) & Acreage  
(1 parcel number per line)

20-14-15050-1758 \ P#96429 ac: 1.01 (0.810)  
 20-14-15050-1759 \ P#96430 ac: 0.97 (0.966)  
 20-14-15050-1760 \ P#96431 ac: 0.91 (0.907)  
 20-14-15050-1761 \ P#96432 ac: 0.88 (0.884)  
 20-14-15050-1762 \ P#962433 ac: 0.97 (0.793)

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

Parcel A: (17-59) ac: 1.292  
 Parcel B: (17-60) ac: 1.174  
 Parcel C: (17-61) ac: 1.10 (1.086)  
 Parcel D: (17-62) ac: 1.00 (1.008)

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.

**NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.**

*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:

(REQUIRED if indicated on application)

X  (date) 6/21/23

Signature of Land Owner of Record

(Required for application submittal):

X  (date) 6/21/23  
 X  (date) 6/21/23

Suncadia Resort LLC, a Delaware limited liability company By i Managing Member, LCIF Suncad LLC, a Delaware limited liability company

**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**

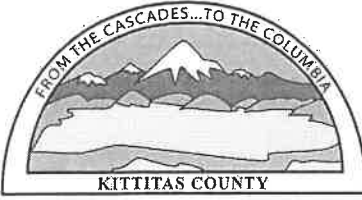
Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_ No \_\_\_

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_  
 Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_  
 Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD23-01646**

411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

**Payer/Payee:** SUNCADIA RESORT LLC  
770 SUNCADIA TRAIL  
CLE ELUM WA 98922

**Cashier:** GAIL WEYAND CDS  
**Payment Type:** CHECK (452)

**Date:** 06/29/2023

**BL-23-00014 Boundary Line Adjustment**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
Boundary Line Adjustment (Health)	\$205.00	\$205.00	\$0.00
Boundary Line Adjustment	\$810.00	\$810.00	\$0.00
Boundary Line Adjustment (Public Works)	\$1,215.00	\$1,215.00	\$0.00
<b>BL-23-00014 TOTALS:</b>	<b>\$2,375.00</b>	<b>\$2,375.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$2,375.00</b>	



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Project Narrative

Kittitas County CDS

**Boundary Line Adjustment for Lots 17-58, 17-59, 17-60, 17-61, and 17-62 Suncadia Phase 3 Division 17**

The project goal is to enlarge certain lots within the plat of Suncadia - Phase 3 Division 17 (Tumble Creek) by eliminating one of five lots, adjusting boundaries and ending up with 4 larger lots.

Lots 17-58, 17-59, 17-60, 17-61, and 17-62 (collectively, the “Lots”) lie northerly of Liberty Bell Lane and southerly of Domerie Park Lane, both within the plat of Suncadia - Phase 3 Division 17 (Tumble Creek).

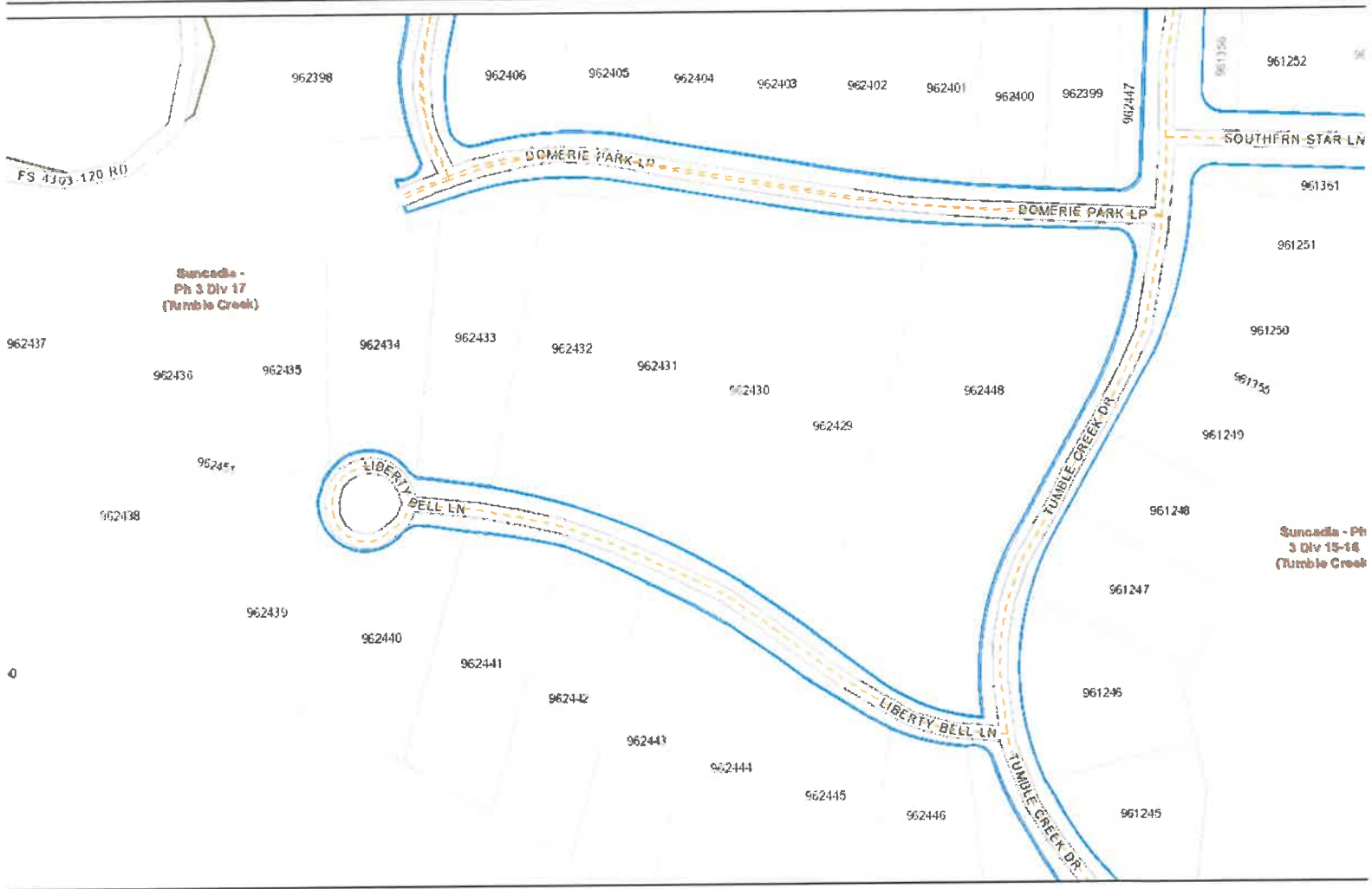
Water and sewer service to the Lots will not change: Suncadia Water Company, LLC, a Washington limited liability company and Suncadia Environmental Company, LLC, Washington limited liability company, respectively.

Access to the lots will not change: Liberty Bell Ln.

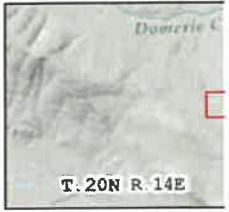
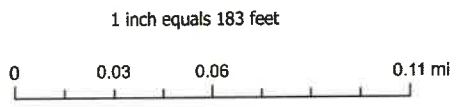
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Kittitas County CDS

Kittitas County COMPAS Map



*to produce and publish the most possible. No warranties, expressed or implied, as to its use, or its interpretation. The accuracy of the material is not guaranteed for any use, misuse or misinterpretation of this information or its derivatives.*

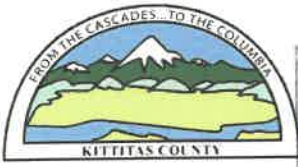


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**EXISTING LEGAL DESCRIPTIONS**

Kittitas County CDS

LOTS 17-58, 17-59, 17-60, 17-61, AND 17-62, OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.



# Property Report for Parcel#: 962429

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JUN 29 2023

Friday, June 16, 2023

## Parcel Information Kittitas County CDS

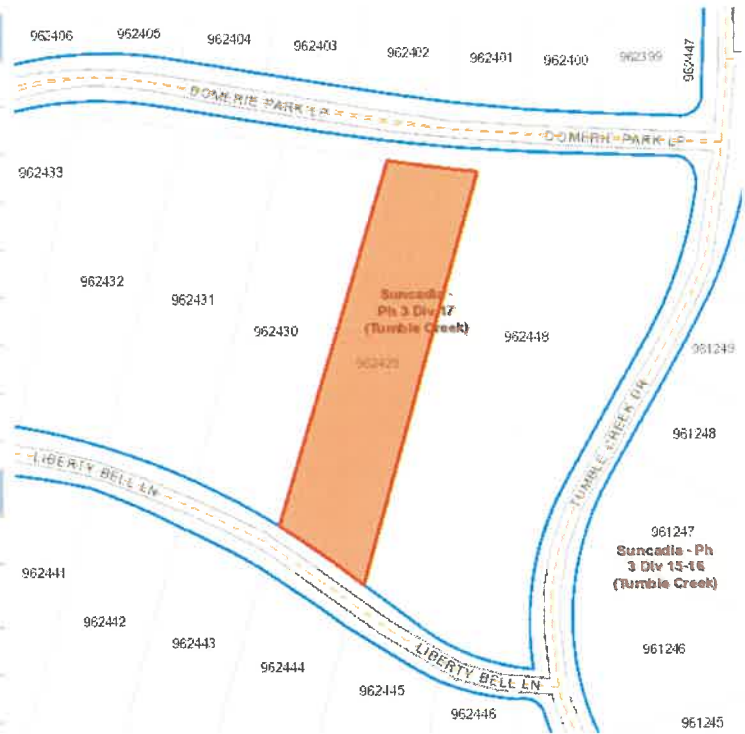
Address:	LIBERTY BELL LN, CLE ELUM 98922
Tax Parcel ID:	<a href="#">962429</a>
Map Number:	20-14-15050-1758
Recorded Area:	1.01 a
Owner Name:	SUNCADIA RESORT LLC
Name Cont:	
Mailing Address:	11777 SAN VICENTE BLVD STE 900
City/State/Zip:	LOS ANGELES CA 90049-5084

## Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	DOMERIE FLATS ELK WINTER CONCENTRATION AREA
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0652D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2243
ISO:	0.063
PG:	141, <a href='http://www.co.kittitas.wa.us/boc/co_entycode/title14.aspx#14.04.020' target='_blank'>Engineering is required</a>

## Domestic Water Information

Groundwater Permit Required?	Yes, <a href="#">Suitability Map</a>
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



## Administrative Information

Zone and Allowed Uses:	<a href="#">Master Planned Resort</a>
Land Use Category:	Rural Recreation
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	<a href="#">IR 1</a>
Stock Restricted Area:	Open Range
COE Gas Service Area:	No

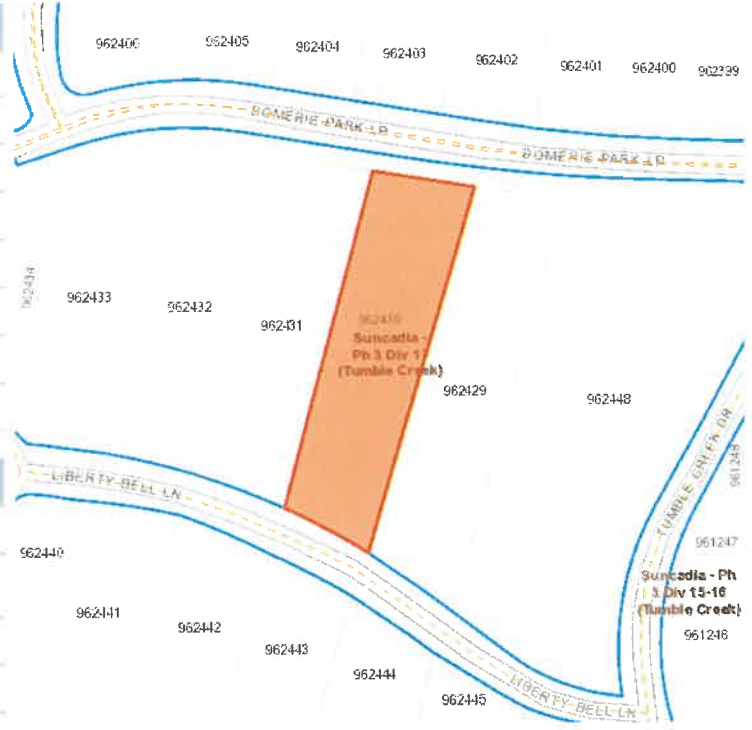


# Property Report for Parcel#: 962430

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Friday, June 16, 2023

Parcel Information	
Address:	LIBERTY BELL LN, CLE ELUM 98922
Tax Parcel ID:	<a href="#">962430</a>
Map Number:	20-14-15050-1759
Recorded Area:	0.97 a
Owner Name:	SUNCADIA RESORT LLC
Name Cont:	
Mailing Address:	11777 SAN VICENTE BLVD STE 900
City/State/Zip:	LOS ANGELES CA 90049-5084



Critical Areas Information	
Contains > 30% Slope:	No
PHS Site Name:	DOMERIE FLATS ELK WINTER CONCENTRATION AREA
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0652D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2251
ISO:	0.063
PG:	142, <a href='http://www.co.kittitas.wa.us/boc/countycode/title14.aspx#14.04.020' target='_blank'>Engineering is required</a>

Administrative Information	
Zone and Allowed Uses:	<a href="#">Master Planned Resort</a>
Land Use Category:	Rural Recreation
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	<a href="#">IR 1</a>
Stock Restricted Area:	Open Range
COE Gas Service Area:	No

Domestic Water Information	
Groundwater Permit Required?	Yes, <a href="#">Suitability Map</a>
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR





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Property Report for Parcel#: 962431

JUN 29 2023

Friday, June 16, 2023

Kittitas County CDS

### Parcel Information

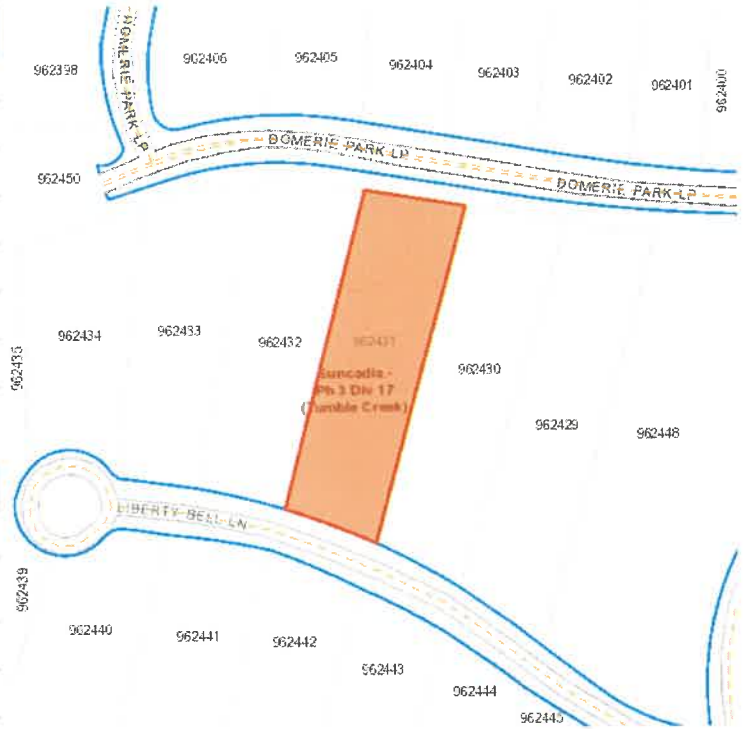
Address:	LIBERTY BELL LN, CLE ELUM 98922
Tax Parcel ID:	<a href="#">962431</a>
Map Number:	20-14-15050-1760
Recorded Area:	0.91 a
Owner Name	SUNCADIA RESORT LLC
Name Cont:	
Mailing Address:	11777 SAN VICENTE BLVD STE 900
City/State/Zip:	LOS ANGELES CA 90049-5084

### Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	DOMERIE FLATS ELK WINTER CONCENTRATION AREA
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0652D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2259
ISO:	0.063
PG:	142, <a href='http://www.co.kittitas.wa.us/boc/co_entycode/title14.aspx#14.04.020' target='_blank'>Engineering is required</a>

### Domestic Water Information

Groundwater Permit Required?	Yes, <a href="#">Suitability Map</a>
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



### Administrative Information

Zone and Allowed Uses:	<a href="#">Master Planned Resort</a>
Land Use Category:	Rural Recreation
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	<a href="#">IR 1</a>
Stock Restricted Area:	Open Range
COE Gas Service Area:	No



# Property Report for Parcel#: 962432

Friday, June 16, 2023

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## Parcel Information Kittitas County GDS

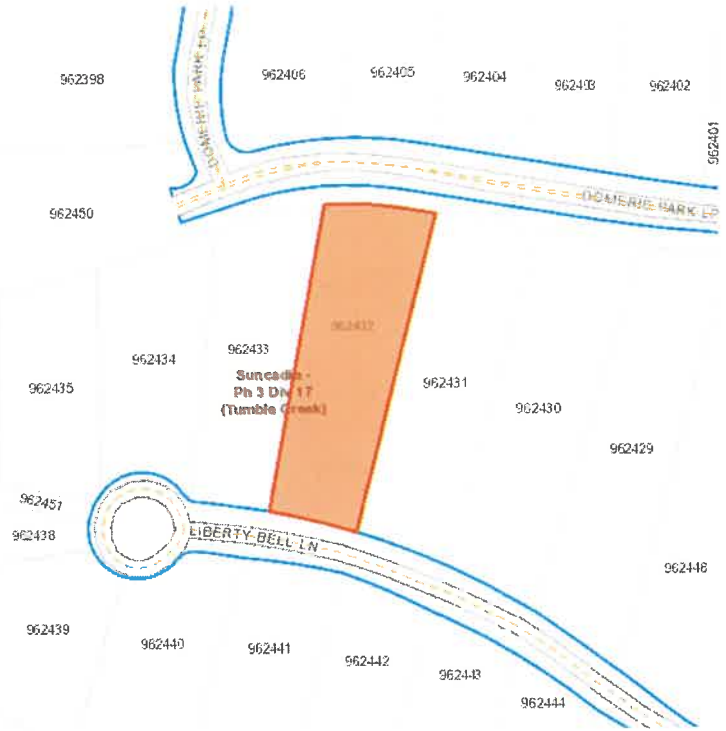
Address:	LIBERTY BELL LN, CLE ELUM 98922
Tax Parcel ID:	<a href="#">962432</a>
Map Number:	20-14-15050-1761
Recorded Area:	0.88 a
Owner Name	SUNCADIA RESORT LLC
Name Cont:	
Mailing Address:	11777 SAN VICENTE BLVD STE 900
City/State/Zip:	LOS ANGELES CA 90049-5084

## Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	DOMERIE FLATS ELK WINTER CONCENTRATION AREA
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0652D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2254
ISO:	0.063
PG:	142, <a href='http://www.co.kittitas.wa.us/boc/co_untycode/title14.aspx#14.04.020' target='_blank'>Engineering is required</a>

## Domestic Water Information

Groundwater Permit Required?	Yes, <a href="#">Suitability Map</a>
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



## Administrative Information

Zone and Allowed Uses:	<a href="#">Master Planned Resort</a>
Land Use Category:	Rural Recreation
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	<a href="#">IR 1</a>
Stock Restricted Area:	Open Range
COE Gas Service Area:	No





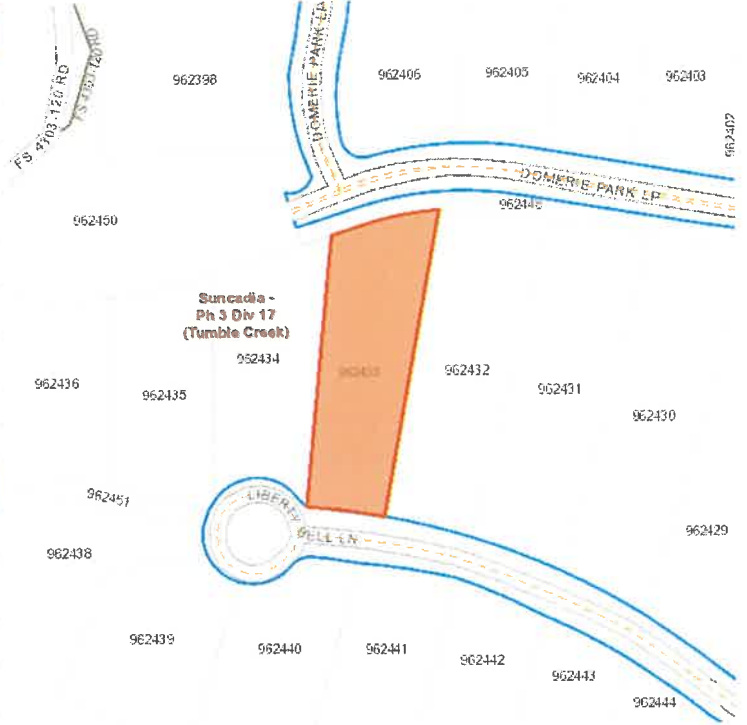
# Property Report for Parcel#: 962433

Friday, June 16, 2023

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JUN 29 2023

## Parcel Information

Address:	LIBERTY BELL LN, CLE ELUM 98922
Tax Parcel ID:	<a href="#">962433</a>
Map Number:	20-14-15050-1762
Recorded Area:	0.79 a
Owner Name:	SUNCADIA RESORT LLC
Name Cont:	
Mailing Address:	11777 SAN VICENTE BLVD STE 900
City/State/Zip:	LOS ANGELES CA 90049-5084



## Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	DOMERIE FLATS ELK WINTER CONCENTRATION AREA
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0652D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2265
ISO:	0.063
PG:	143, <a href='http://www.co.kittitas.wa.us/boc/countycode/title14.aspx#14.04.020' target='_blank'>Engineering is required</a>

## Administrative Information

Zone and Allowed Uses:	<a href="#">Master Planned Resort</a>
Land Use Category:	Rural Recreation
Comissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	<a href="#">IR 1</a>
Stock Restricted Area:	Open Range
COE Gas Service Area:	No

## Domestic Water Information

Groundwater Permit Required?	Yes, <a href="#">Suitability Map</a>
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

**A PORTION OF THE SE 1/4 NE 1/4 AND OF THE NE 1/4 SE 1/4 OF SECTION 15, T. 20 N., R. 14 E., W.M.,  
KITITAS COUNTY, WASHINGTON**

**LEGEND**

- = CENTERLINE MONUMENT TO BE SET BY ESM UPON COMPLETION OF CONSTRUCTION
- = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782"
- $\Delta$  = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER

**LEGAL DESCRIPTIONS FOR EXISTING LOTS**

**PARCEL A**

LOT 17-58 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

**PARCEL B**

LOT 17-59 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

**PARCEL C**

LOT 17-60 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

**PARCEL D**

LOT 17-61 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

**PARCEL E**

LOT 17-62 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

**LEGAL DESCRIPTIONS FOR PROPOSED LOTS**

**PARCEL A**

LOT 17-58 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY;

TOGETHER WITH THE EAST 30 FEET OF LOT 17-59 OF SAID PLAT.

**PARCEL B**

LOTS 17-59 AND 17-60 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY;

EXCEPT THE EAST 30 FEET OF SAID LOT 17-59;

AND EXCEPT THE WEST 50 FEET FEET OF SAID LOT 17-60.

**PARCEL C**

LOT 17-61 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY;

EXCEPT THE WEST 27 FEET THEREOF;

TOGETHER WITH THE WEST 50 FEET OF LOT 17-60 OF SAID PLAT.

**PARCEL D**

LOT 17-62 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.;

TOGETHER WITH THE WEST 27 FEET OF LOT 17-61 OF SAID PLAT.

**NOTES:**

- IT IS NOT THE INTENT OF THIS SURVEY TO DEPICT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.
- FOR ADDITIONAL INFORMATION, SEE THE PLAT OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.
- THE PURPOSE OF THIS SURVEY IS TO DEPICT THE NEW BOUNDARIES RESULTING FROM KITITAS COUNTY BLA APPLICATION BL-23-000.
- THERE ARE NO BUILDINGS.

**BASIS OF BEARINGS**

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

**SURVEY INSTRUMENTATION**

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100

THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING

TECHNIQUES PROCEDURE USED : FIELD TRAVERSE AND GPS WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF NEW SUNCADIA LLC IN JULY OF 2023.

ZACHARY T. LENNON  
L.S. NO. 44925

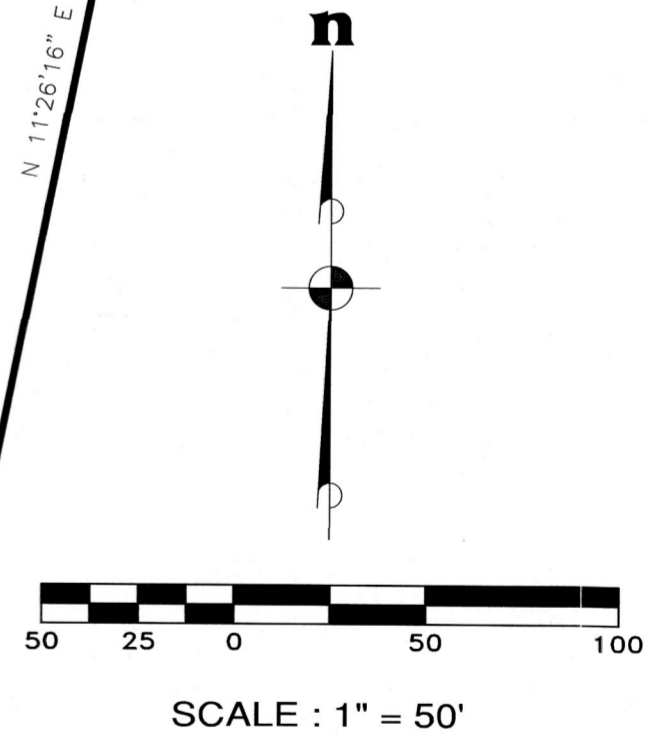
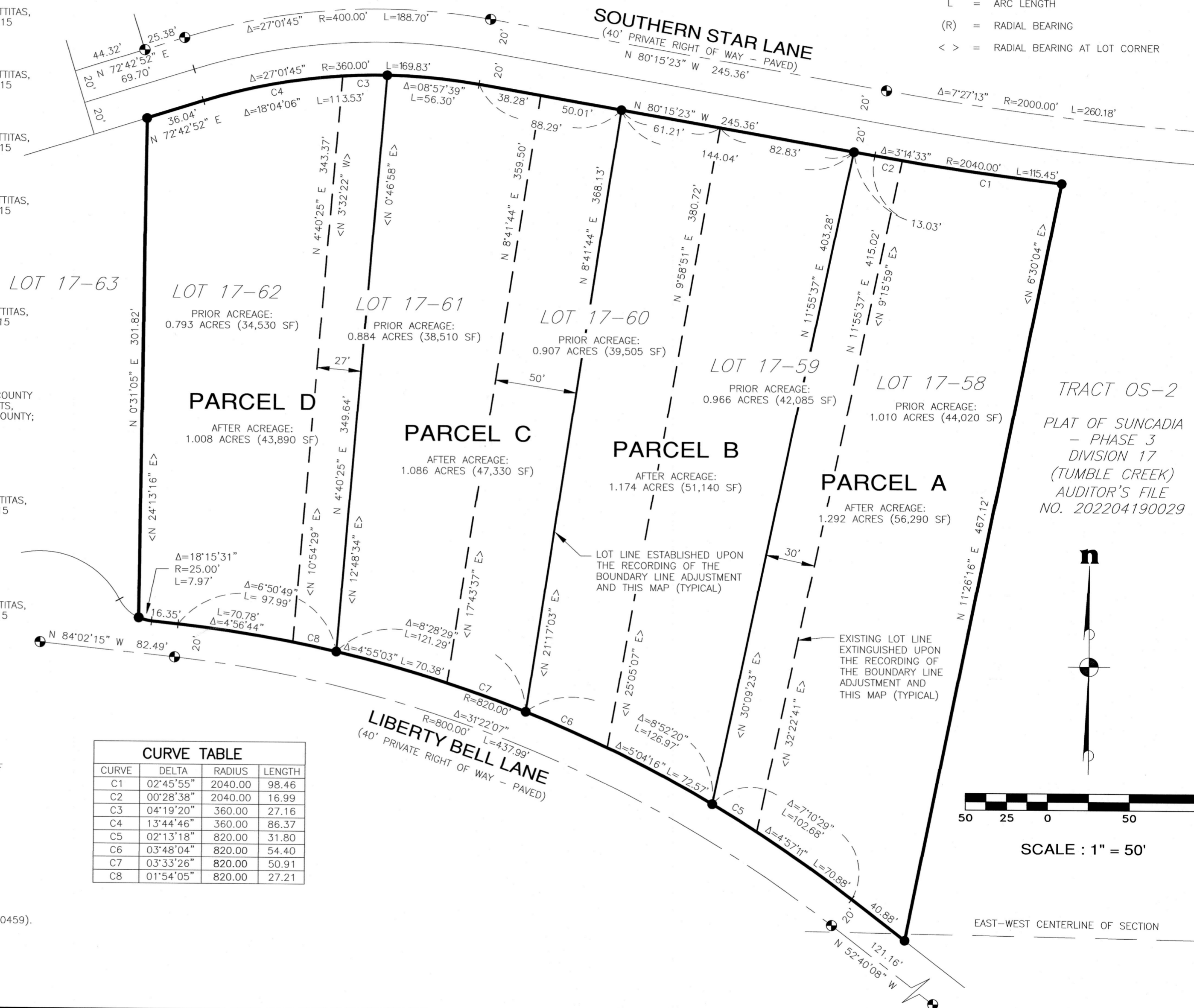
**RECORDING CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_

RECEIVING NO. \_\_\_\_\_

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	02°45'55"	2040.00	98.46
C2	00°28'38"	2040.00	16.99
C3	04°19'20"	360.00	27.16
C4	13°44'46"	360.00	86.37
C5	02°13'18"	820.00	31.80
C6	03°48'04"	820.00	54.40
C7	03°33'26"	820.00	50.91
C8	01°54'05"	820.00	27.21



RECEIVED JUN 29 2023  
Kititas County CDS

**ESM CONSULTING ENGINEERS, LLC**  
 33400 8th Avenue S. #205 Federal Way, WA 98003  
 www.esmcivil.com  
 FEDERAL WAY (253) 838-6113  
 LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
JOB NO. 998-807-020	DATE: 2026-06-23	
DRAWN: C.A.F.	SHEET 1 OF 1	



**PROPOSED LEGAL DESCRIPTIONS**

Kittitas County CDS

**PARCEL A**

LOT 17-58 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY;

TOGETHER WITH THE EAST 30 FEET OF LOT 17-59 OF SAID PLAT.

**PARCEL B**

LOTS 17-59 AND LOT 17-60, OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY;

EXCEPT THE EAST 30 FEET OF SAID LOT 17-59;

AND EXCEPT THE WEST 50 FEET OF SAID LOT 17-60.

**PARCEL C**

17-61, OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY;

EXCEPT THE WEST 27 FEET THEREOF;

TOGETHER WITH THE WEST 50 FEET OF LOT 17-60 OF SAID PLAT.

**PARCEL D**

LOT 17-62 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY;

TOGETHER WITH THE WEST 27 FEET OF LOT 17-61 OF SAID PLAT.

**RECEIVED**  
JUN 29 2023

**CHICAGO TITLE INSURANCE COMPANY**

**Policy No. 72156-48322125**

**Adidas County CDS**

**GUARANTEE**

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: June 23, 2023

Issued by:

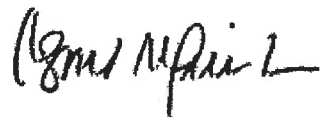
AmeriTitle, LLC  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477


**Hannah Hall**

Authorized Signer

**CHICAGO TITLE INSURANCE COMPANY**



By:   
President

ATTEST  
  
Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-48322125

# SUBDIVISION GUARANTEE

Order No.: 596698AM  
Guarantee No.: 72156-48322125  
Dated: June 23, 2023 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.40  
Work Charge: \$150.00  
Sales Tax: \$12.60

Your Reference: Domerie Park Lots BLA

Assured: Lathrop, Winbauer, Harrel & Slothower LLP and Suncadia Resort LLC, a Delaware limited liability company

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lots 17-58, 17-59, 17-60, 17-61, and 17-62, of [SUNCADIA - PHASE 3 DIVISION 17 \(TUMBLE CREEK\)](#), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, Pages 215 through 228, records of said County.

Title to said real property is vested in:

Suncadia Resort LLC, a Delaware Limited Liability Company

**END OF SCHEDULE A**



**(SCHEDULE B)**

Order No: 596698AM  
Policy No: 72156-48322125

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$3,361.67  
Tax ID #: 962429 (Affects: Lot 17-58)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,680.84  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,680.83  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023

7. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$3,325.50  
Tax ID #: 962430 (Affects: Lot 17-59)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,662.75  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,662.75  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
8. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$3,271.24  
Tax ID #: 962431 (Affects: Lot 17-60)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,635.62  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,635.62  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
9. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$3,244.10  
Tax ID #: 962432 (Affects: Lot 17-61)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,622.05  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,622.05  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
10. Tax Year: 2023  
Tax Type: County  
Total Annual Tax: \$3,162.70  
Tax ID #: 962433 (Affects: Lot 17-62)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,581.35  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2023  
Second Installment: \$1,581.35  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2023
11. Liens, levies and assessments of the Tumble Creek Village Association.
12. Liens, levies and assessments of the Suncadia Residential Owner's Association.
13. Liens, levies and assessments of the Suncadia Community Council.
14. Liens, levies and assessments of the Community Enhancement as set forth in Second Amended and Restated Covenant recorded July 20, 2004, under Auditor's File No. [200407200039](#), in the amount of 0.5% of the gross purchase price payable upon any transfer of ownership, unless the

Subdivision Guarantee Policy Number: 72156-48322125



transfer is exempt as provided in said covenant.

Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.

15. Assessment in the amount of \$3,900 as set forth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. [200404160016](#).

We note Release of Agreement and Covenant for Collection of Combined Qualification Payment for Extension of Natural Gas Service, recorded June 20, 2023 under Auditor's File No. [202306200066](#). Said release was not signed by the notary and must be re-recorded.

16. The provisions contained in Instrument from Plum Creek Timber Company, L.P., a Delaware Limited Partnership,  
Recorded: October 11, 1996,  
Instrument No.: [199610110015](#)  
As follows: "Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. [521473](#), as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. [199604080028](#)."

17. Agreement and the terms and conditions contained therein  
Between: Mountainstar Resort Development, LLC  
And: Puget Sound Energy, Inc.  
Purpose: Agreement and Covenant for Collection and Payment of Combine Qualification Payment for Extension of Natural Gas Service  
Recorded: April 16, 2004  
Instrument No.: [200404160016](#)

18. Agreement and the terms and conditions contained therein  
Between: Kittitas County, a Washington municipal corporation  
And: Suncadia LLC, a Delaware limited liability company  
Purpose: Amended and Restated Development Agreement relating to the development commonly known as Suncadia Master Planned Resort  
Recorded: April 16, 2009  
Instrument No.: [200904160090](#)

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. [200906120039](#).

Assignment of Reserved Rights recorded June 21, 2022 under Auditor's File No. [202206210030](#) to Suncadia Resort LLC, a Delaware Limited Liability Company.

19. Declaration of Non-Exclusive Easement (Jenkins Drive) including the terms, provisions and restrictions therein, recorded October 5, 2004, under Auditor's File No. [200410050012](#).
20. Declaration of Non-Exclusive Easement (Tumble Creek Drive) including the terms, provisions and restrictions therein, recorded October 5, 2004, under Auditor's File No. [200410050015](#).
21. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the

Subdivision Guarantee Policy Number: 72156-48322125

extent that said covenant or restriction is permitted by applicable law.  
Recorded: October 8, 2004  
Instrument No.: [200410080057](#)

Modification(s) of said covenants, conditions and restrictions  
Recorded: May 2, 2022  
Instrument No.: [202205020078](#)

Further modifications of said covenants, conditions and restrictions  
Recorded: May 9, 2022  
Instrument No.: [202205090018](#)

22. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: July 20, 2004  
Instrument No.: [200407200037](#)

Modification(s) of said covenants, conditions and restrictions  
Recorded: May 2, 2022  
Instrument No.: [202205020078](#)

23. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: July 20, 2004  
Instrument No.: [200407200038](#)

Modification(s) of said covenants, conditions and restrictions  
Recorded: May 2, 2022  
Instrument No.: [202205020034](#)

24. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: July 20, 2004  
Instrument No.: [200407200039](#)

Modification(s) of said covenants, conditions and restrictions  
Recorded: May 2, 2022  
Instrument No.: [202205020059](#)

25. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity and natural gas  
Recorded: January 27, 2010  
Instrument No.: [201001270024](#)  
Affects: 10 foot strip adjoining all roads shown on the plat

26. The provisions contained in The Plat of Suncadia, Phase 3, Division 17 (Tumble Creek), Recorded: April 19, 2022, in Book 13 of Plats, Pages 215 through 228  
Instrument No.: [202204190029](#).  
As follows:  
a) Dedication thereon  
b) Notes thereon  
c) Easement reservations thereon  
d) Storm drainage easement affecting Lots 17-20, 17-26 and 17-27  
e) Slope easement affecting Lots 17-1 and 17-2
27. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$43,000,000.00  
Trustor/Grantor: Suncadia Resort LLC, a Delaware Limited Liability Company; New Suncadia Hospitality, LLC, a Delaware Limited Liability Company; and Lodge at Suncadia LLC, a Washington Limited Liability Company  
Trustee: AmeriTitle, LLC, a Delaware Limited Liability Company  
Beneficiary: CIBC Bank USA, an Illinois state chartered bank  
Dated: August 3, 2021  
Recorded: August 4, 2021  
Instrument No.: [202108040070](#)  
Affects: This and other property
- Assignment of Rents, given in connection with the above Deed of Trust  
Recorded: August 4, 2021  
Instrument No.: [202108040071](#)
28. A Financing Statement filed in the Office of the County Recorder showing:  
Debtor: Suncadia Resort LLC  
Secured Party: CIBC Bank USA, an Illinois state chartered bank  
Recorded: August 4, 2021  
Instrument No.: [202108040073](#)  
Affects: This and other property
29. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc.  
Purpose: Utility systems  
Recorded: June 5, 2023  
Instrument No.: [202306050011](#)  
Affects: A portion of said premises

**END OF EXCEPTIONS**

**Notes:**

- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lots 17-58, 17-59, 17-60, 17-61, and 17-62, of [SUNCADIA - PHASE 3 DIVISION 17 \(TUMBLE CREEK\)](#), Book 13 of Plats, Pages 215 through 228

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

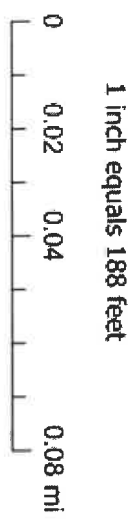
**END OF GUARANTEE**

# Suncadia Lots 17-58 through 17-62



Date: 6/28/2023

**Disclaimer:**  
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.







# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

July 11, 2023

Suncadia Resort LLC  
770 Suncadia Trail  
Cle Elum, WA 98922  
gkittleson@suncadia.com

*Sent Via Email*

## **RE: Suncadia Resort LLC Boundary Line Adjustment (BL-23-00014) - Deemed Complete**

Parcel #962429

Parcel #962430

Parcel #962431

Parcel #962432 Parcel #962433

Dear Applicants,

Kittitas County Community Development Services received your Boundary Line Adjustment application on June 29, 2023. The application has been determined **complete** as of July 11, 2023.

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

1. A Notice of Application will be sent to all appropriate governmental agencies. Agencies will have 15 days to comment unless additional information is required.
2. Any comments received from any agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions.
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. All parcels involved must have the current years taxes paid in full prior to final approval of this BLA.

If you have any questions regarding this matter, I can be reached by phone at 509-962-7079 or by e-mail at zach.torrancesmith@co.kittitas.wa.us

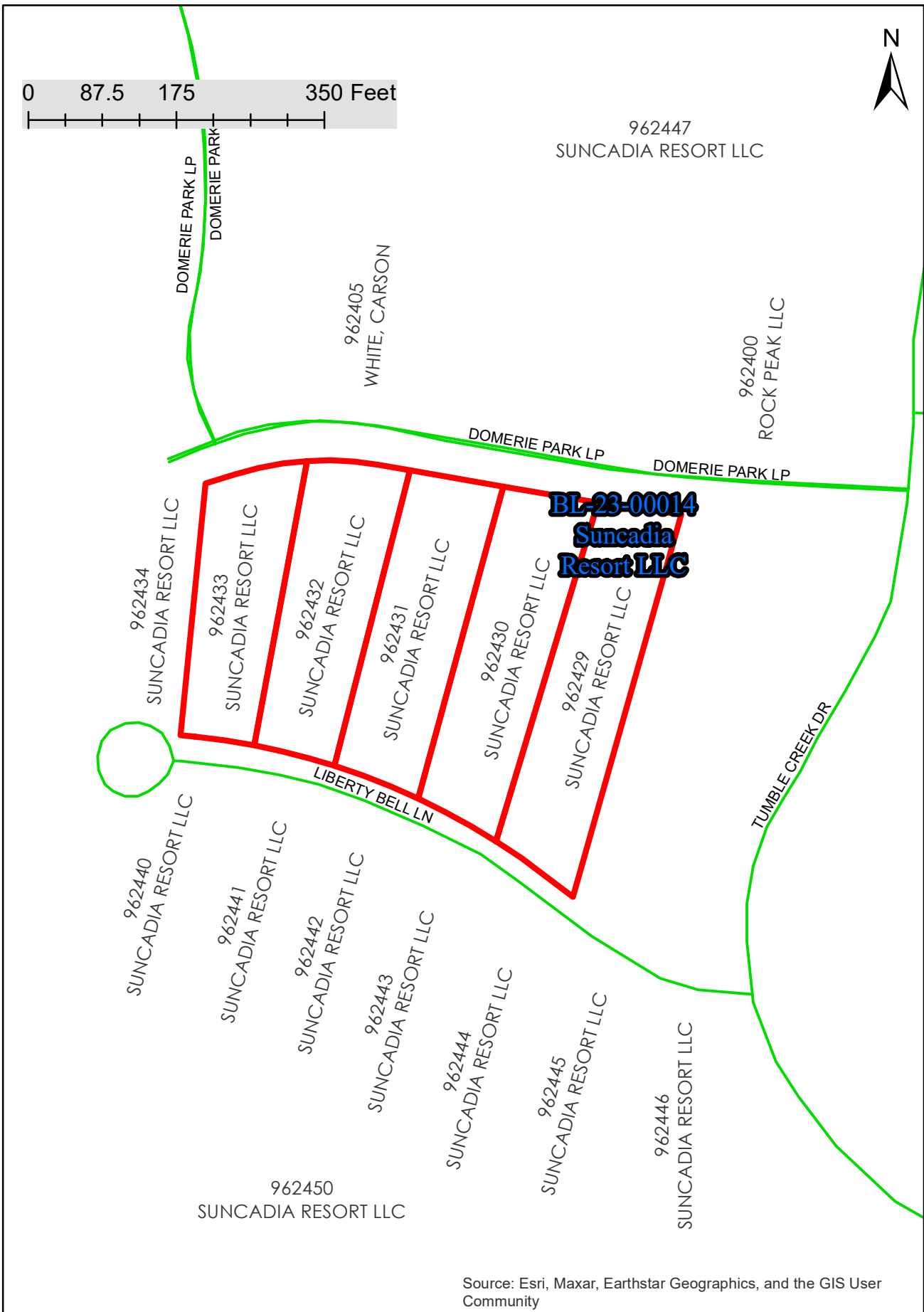
Sincerely,

Zach Torrance-Smith  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926

cc: Lathan Wedin  
Rhoda Crispin  
Jamey Ayling

via email  
via email  
via email

0 87.5 175 350 Feet

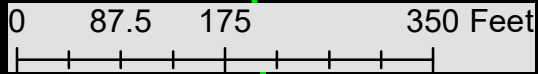


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**BL-23-00014 Suncadia Resort LLC**

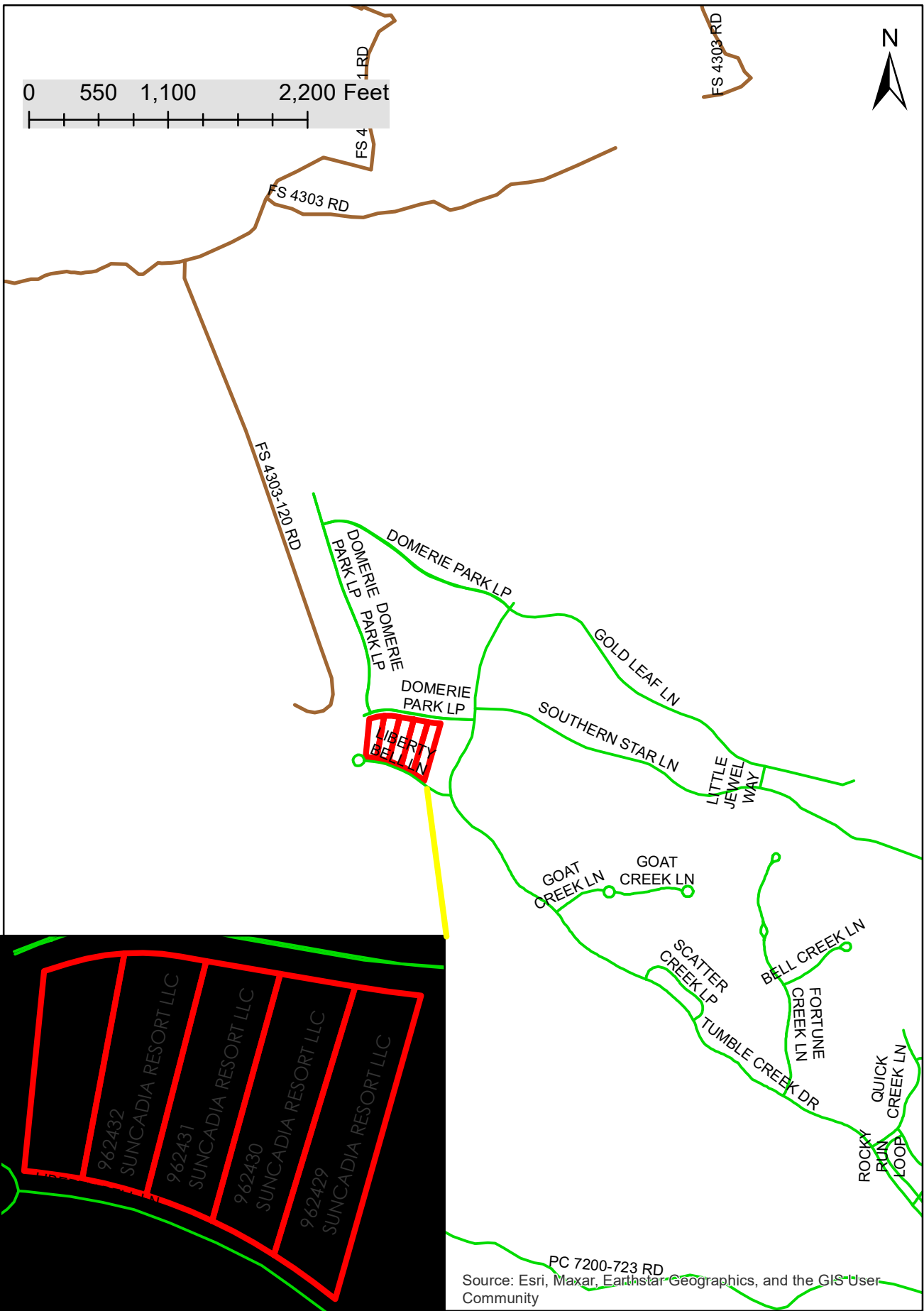
**Aerial View**





**BL-23-00014 Suncadia Resort  
LLC**

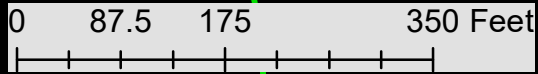
**Land Use**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**BL-23-00014 Suncadia Resort LLC**

**Vicinity View**



962447  
SUNCADIA RESORT LLC

962405  
WHITE, CARSON

962400  
ROCK PEAK LLC

**BL-23-00014**  
**Suncadia**  
**Resort LLC**

962434  
SUNCADIA RESORT LLC

962433  
SUNCADIA RESORT LLC

962432  
SUNCADIA RESORT LLC

962431  
SUNCADIA RESORT LLC

962430  
SUNCADIA RESORT LLC

962429  
SUNCADIA RESORT LLC

**Master Planned**  
**Resort**  
**Zoning**

962440  
SUNCADIA RESORT LLC

962441  
SUNCADIA RESORT LLC

962442  
SUNCADIA RESORT LLC

962443  
SUNCADIA RESORT LLC

962444  
SUNCADIA RESORT LLC

962445  
SUNCADIA RESORT LLC

962446  
SUNCADIA RESORT LLC

962450  
SUNCADIA RESORT LLC

**BL-23-00014 Suncadia Resort  
LLC**

**Zoning**

**From:** [Zach Torrance-Smith](#)  
**To:** "[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)"; [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Haley Mercer](#); [Christy Garcia](#); [Toni Berkshire](#); "[Jeremy Larson](#)"; "[Steph.mifflin@co.kittitas.wa.us](mailto:Steph.mifflin@co.kittitas.wa.us)"; "[Dan.young@co.kittitas.wa.us](mailto:Dan.young@co.kittitas.wa.us)"  
**Cc:** [Jeremiah Cromie](#); [Jamey Ayling](#); [Chace Pedersen](#)  
**Subject:** BL-23-00014 Suncadia Resort LLC - Notice of Application  
**Date:** Thursday, July 13, 2023 3:52:00 PM

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Good afternoon,

Please review the following Boundary Line Adjustment Application: BL-23-00014 Suncadia Resort LLC. Any comments need to be received by **5 PM on July 28, 2023**. Please let me know if there are any questions or issues accessing the materials.

Internal Link: [BL-23-00014 Suncadia Resort LLC](#)

Thank you.

**Zach Torrance-Smith**

Planner 1 – Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

Ext: 079

[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)

If this is about a **Public Records request**, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

**From:** [Dan Young](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: BL-23-00014 Suncadia Resort LLC - Notice of Application  
**Date:** Thursday, July 13, 2023 4:43:14 PM

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No comments from the Fire Marshal.

Dan Young  
Fire Marshal  
[Dan.young@co.kittitas.wa.us](mailto:Dan.young@co.kittitas.wa.us)

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**From:** Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>  
**Sent:** Thursday, July 13, 2023 3:52 PM  
**To:** Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Dan Young <dan.young@co.kittitas.wa.us>  
**Cc:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>  
**Subject:** BL-23-00014 Suncadia Resort LLC - Notice of Application

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Internal Link: [BL-23-00014 Suncadia Resort LLC](#)  
Thank you.

**Zach Torrance-Smith**  
Planner 1 – Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
P: 509-962-7079  
Ext: 079  
[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)

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