

# SUNCADIA - PHASE 1 DIVISION 12 AN AMENDED BINDING SITE PLAN

AUDITOR'S FILE NO. \_\_\_\_\_

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON  
KITTITAS COUNTY BINDING SITE PLAN NUMBER BSP-08-01

TAX PARCEL NUMBERS : 20-15-19055-0001, 20-15-19055-0002, 20-15-19055-0003 AND 20-15-19055-0004

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, EAST AHM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY ("AHM"), OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS BINDING SITE PLAN AND SUBDIVIDE THE PROPERTY HEREIN DESCRIBED

EAST AHM DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF EAST AHM DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, THAT METNER KIMEL LAW, THE TRUSTEE UNDER SUPERIOR COURT CAUSE NO. 11-2-00166-3 ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS AND THE BINDING SITE PLAN AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION.

METNER KIMEL LAW, AS TRUSTEE

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF METNER KIMEL LAW, THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT \_\_\_\_\_ IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: \_\_\_\_\_

## RATIFICATION OF LENDERS:

KNOW ALL MEN BY THESE PRESENTS, THAT UNION BANK, N.A., THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS AND THE BINDING SITE PLAN AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION.

UNION BANK, N.A.

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF UNION BANK, N.A., THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT \_\_\_\_\_ IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, THAT DAVID M. ALLEGRE, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS AND THE BINDING SITE PLAN AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION.

DAVID M. ALLEGRE

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID M. ALLEGRE, TO ME KNOWN TO BE THE INDIVIDUAL THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: \_\_\_\_\_

## RATIFICATION OF LENDERS CONTINUED:

KNOW ALL MEN BY THESE PRESENTS, THAT NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS AND THE BINDING SITE PLAN AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION.

NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER  
BY: LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, ITS MANAGER

BY: PAUL J. EISENBERG,  
ITS: SENIOR VICE PRESIDENT

BY: GARY A. KITTLESON,  
ITS: VICE PRESIDENT

STATE OF WASHINGTON }  
COUNTY OF KITTITAS } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PAUL EISENBERG, TO ME KNOWN TO BE THE SENIOR VICE PRESIDENT OF LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF KITTITAS } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GARY KITTLESON, TO ME KNOWN TO BE THE VICE PRESIDENT OF LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: \_\_\_\_\_

## RECORDING CERTIFICATE

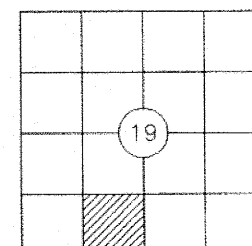
FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, ON PAGES \_\_\_\_\_, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR

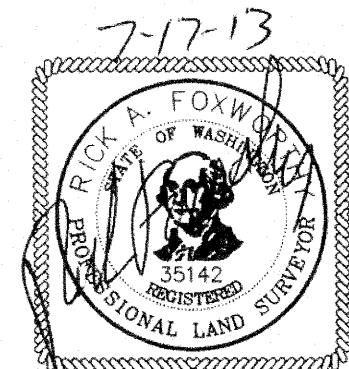
KITTITAS COUNTY AUDITOR  
AUDITOR'S FILE NO. \_\_\_\_\_

## SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 20 NORTH  
RANGE 15 EAST, W.M.



<b>ESM</b>	CONSULTING ENGINEERS LLC		
	33400 8th Ave. S, #205 Federal Way, WA 98003		
www.esmcivil.com		FEDERAL WAY (253) 838-6113 EVERETT (425) 297-9900	
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture	
DATE : 2013-07-17		JOB NO. 1778-001-013-0001	
DRAWN BY: DLR/CAF/FD/RW		SHEET 1 OF 4	

VOLUME/PAGE

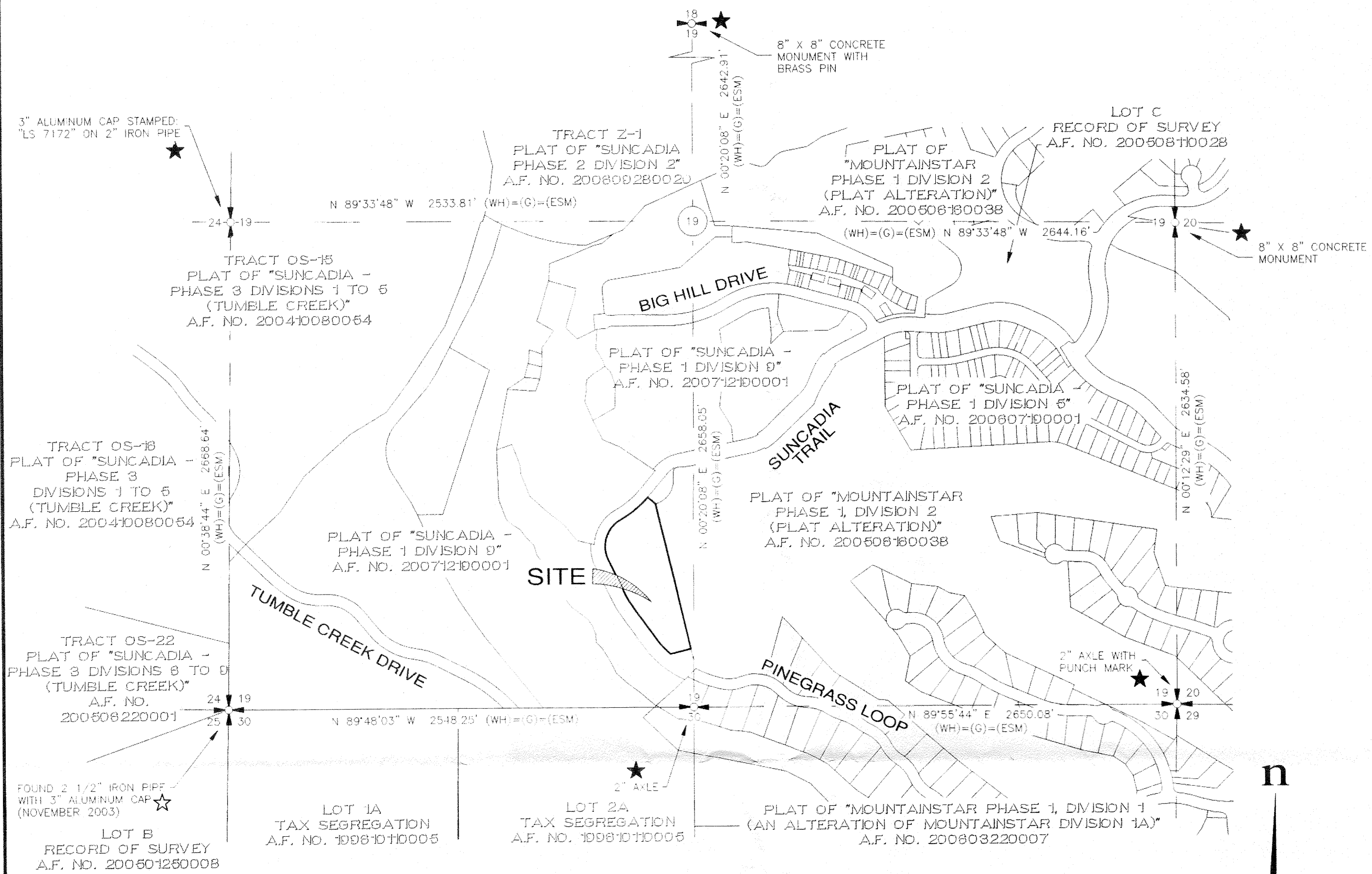
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JUL 23 2013  
KITTITAS COUNTY  
CDS

# SUNCADIA - PHASE 1 DIVISION 12 AN AMENDED BINDING SITE PLAN

AUDITOR'S FILE NO.

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON  
KITTITAS COUNTY BINDING SITE PLAN NUMBER BSP-08-01

TAX PARCEL NUMBERS : 20-15-19055-0001, 20-15-19055-0002, 20-15-19055-0003 AND 20-15-19055-0004



## LEGEND

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002.
- (G) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY GOLDSMITH & ASSOCIATES AS RECORDED IN BOOK 30 OF SURVEYS, PAGES 104-107, UNDER AUDITOR'S FILE NO. 200407290063.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.
- ☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.

## 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

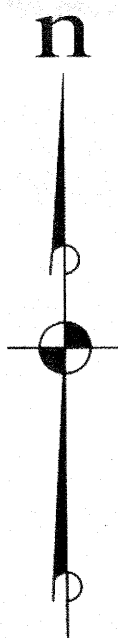
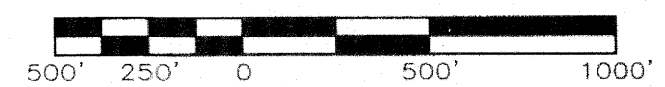
I HEREBY CERTIFY THAT THIS AMENDED BINDING SITE PLAN OF "SUNCADIA - PHASE 1 DIVISION 12" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

DATED THIS 17 DAY OF July, A.D., 2013.

*Rich A. Foxworthy*  
RICH A. FOXWORTHY, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 35142



SCALE: 1" = 500'



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	33400 8th Ave. S, #205 Federal Way, WA 98003		
www.esmcivil.com		FEDERAL WAY (253) 838-6113 EVERETT (425) 297-9900	
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture	
DATE : 2013-07-11	JOB NO. 1778-001-013-0001		
DRAWN BY: DLR/CAF/PD/RW	SHEET 2 OF 4		

VOLUME/PAGE

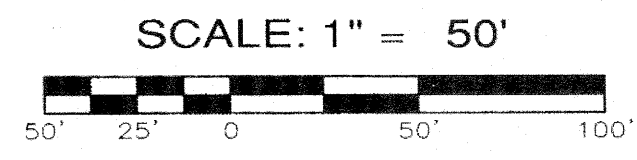
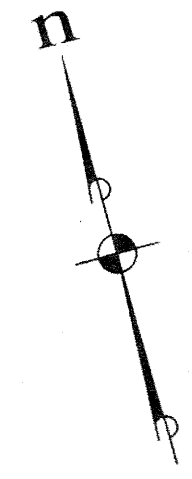
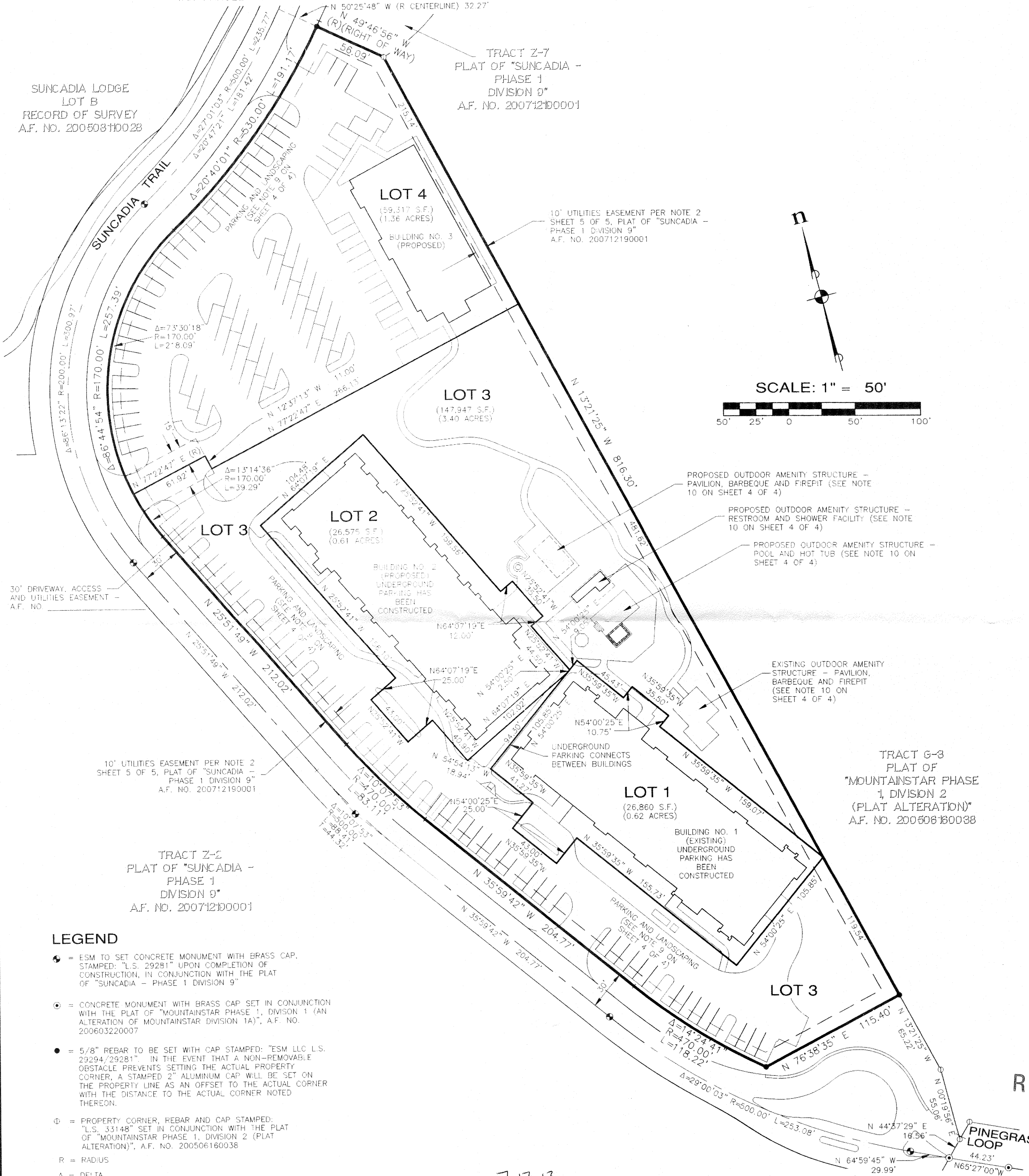


# SUNCADIA - PHASE 1 DIVISION 12 AN AMENDED BINDING SITE PLAN

AUDITOR'S FILE NO.

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON  
KITTITAS COUNTY BINDING SITE PLAN NUMBER BSP-08-01

TAX PARCEL NUMBERS : 20-15-19055-0001, 20-15-19055-0002, 20-15-19055-0003 AND 20-15-19055-0004



SUNCADIA LODGE  
LOT B  
RECORD OF SURVEY  
A.F. NO. 20050810028

TRACT Z-7  
PLAT OF "SUNCADIA -  
PHASE 1  
DIVISION 9"  
A.F. NO. 20071210001

10' UTILITIES EASEMENT PER NOTE 2  
SHEET 5 OF 5, PLAT OF "SUNCADIA -  
PHASE 1 DIVISION 9"  
A.F. NO. 200712190001

PROPOSED OUTDOOR AMENITY STRUCTURE -  
PAVILION, BARBEQUE AND FIREPIT (SEE NOTE  
10 ON SHEET 4 OF 4)

PROPOSED OUTDOOR AMENITY STRUCTURE -  
RESTROOM AND SHOWER FACILITY (SEE NOTE  
10 ON SHEET 4 OF 4)

PROPOSED OUTDOOR AMENITY STRUCTURE -  
POOL AND HOT TUB (SEE NOTE 10 ON  
SHEET 4 OF 4)

EXISTING OUTDOOR AMENITY  
STRUCTURE - PAVILION,  
BARBEQUE AND FIREPIT  
(SEE NOTE 10 ON  
SHEET 4 OF 4)

TRACT G-3  
PLAT OF  
"MOUNTAINSTAR PHASE  
1, DIVISION 2"  
(PLAT ALTERATION)  
A.F. NO. 200506160038

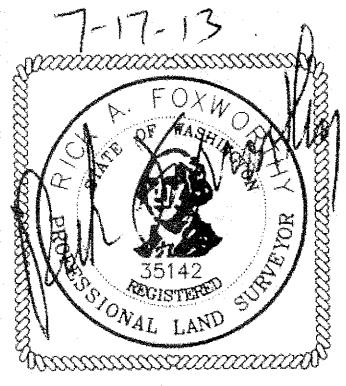
10' UTILITIES EASEMENT PER NOTE 2  
SHEET 5 OF 5, PLAT OF "SUNCADIA -  
PHASE 1 DIVISION 9"  
A.F. NO. 200712190001

TRACT Z-2  
PLAT OF "SUNCADIA -  
PHASE 1  
DIVISION 9"  
A.F. NO. 20071210001

### LEGEND

- = ESM TO SET CONCRETE MONUMENT WITH BRASS CAP, STAMPED: "L.S. 29281" UPON COMPLETION OF CONSTRUCTION, IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 9"
- ⊙ = CONCRETE MONUMENT WITH BRASS CAP SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 1 (AN ALTERATION OF MOUNTAINSTAR DIVISION 1A)", A.F. NO. 200603220007
- = 5/8" REBAR TO BE SET WITH CAP STAMPED: "ESM LLC L.S. 29294/29281". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- ⊕ = PROPERTY CORNER, REBAR AND CAP STAMPED: "L.S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200506160038
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER

NOTE: ONLY THOSE CORNERS AS DEPICTED HEREON HAVE BEEN SET IN CONJUNCTION WITH THIS BINDING SITE PLAN.



**ESM CONSULTING ENGINEERS LLC**  
33400 8th Ave. S, #205  
Federal Way, WA 98003  
www.esmcivil.com

FEDERAL WAY (253) 838-6113  
EVERETT (425) 297-9900

Civil Engineering | Land Surveying | Land Planning  
Public Works | Project Management | Landscape Architecture

DATE: 2013-07-17 | JOB NO. 1778-001-013-0001  
DRAWN BY: DLR/CAF/RJW | SHEET 3 OF 4

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KITTITAS COUNTY BINDING SITE PLAN NUMBER BSP-08-01

TAX PARCEL NUMBER : 20-15-19054-0005

## LEGAL DESCRIPTION

LOT 1, SUNCADIA - PHASE 1 DIVISION 12, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 155 THROUGH 158, RECORDS OF SAID COUNTY; BEING A PORTION OF TRACT Z-1, OF SUNCADIA - PHASE 1 DIVISION 9, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, RECORDS OF SAID COUNTY;

AND

LOTS 2, 3 AND 4, SUNCADIA - PHASE 1 DIVISION 12, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 155 THROUGH 158, RECORDS OF SAID COUNTY; BEING PORTIONS OF TRACT Z-1, OF SUNCADIA - PHASE 1 DIVISION 9, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, RECORDS OF SAID COUNTY.

## NOTES

1. THE PURPOSE OF THIS AMENDED BINDING SITE PLAN IS TO ALTER THE LOTS CREATED BY THE BINDING SITE PLAN OF "SUNCADIA - PHASE 1 DIVISION 12" AS RECORDED IN BOOK 11 OF PLATS, PAGES 155 THROUGH 158, UNDER AUDITOR'S FILE NO. 200807180026, RECORDS OF SAID COUNTY.
2. THIS AMENDED BINDING SITE PLAN REPRESENTS A RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4, SUNCADIA - PHASE 1 DIVISION 12, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 155 THROUGH 158, RECORDS OF SAID COUNTY, BEING PORTIONS OF TRACT Z-1, OF SUNCADIA - PHASE 1 DIVISION 9, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, RECORDS OF SAID COUNTY. THIS AMENDED BINDING SITE PLAN IS SUBJECT TO THE PLAT NOTES, EASEMENTS OR OTHER MATTERS SET FORTH IN SAID PLAT WHICH CREATED TRACT Z-1, WHICH MATTERS ARE SPECIFICALLY NOT SUPERSEDED BY THIS BINDING SITE PLAN.
3. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS AMENDED BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND MAY BE INCLUDED IN ONE OR MORE CONDOMINIUMS OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS AMENDED BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.
4. NOTHING IN THIS AMENDED BINDING SITE PLAN OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "DEVELOPMENT AGREEMENT BY AND BETWEEN KITTITAS COUNTY, WASHINGTON, TRENDWEST RESORTS, INC., AND TRENDWEST INVESTMENTS, INC. RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS MOUNTAINSTAR MASTER PLANNED RESORT" (TOGETHER WITH ITS EXHIBITS A-M), DATED OCTOBER 10, 2000, AS ADOPTED AND AUTHORIZED UNDER KITTITAS COUNTY ORDINANCE NO. 2000-16 ON OCTOBER 10, 2000, AND RECORDED OCTOBER 24, 2000, UNDER KITTITAS COUNTY AUDITORS' FILE NO. 200010240006, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
5. THIS AMENDED BINDING SITE PLAN IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS BINDING SITE PLAN, INCLUDING, BUT NOT LIMITED TO, DECLARATIONS FILED PURSUANT TO CHAPTER 64.34 REVISED CODE OF WASHINGTON, THE EFFECT OF WHICH MAY BE TO CREATE ONE OR MORE CONDOMINIUMS.
6. LOTS 1, 2 AND 4 ARE "ZERO LOT LINE" LOTS AND THE STRUCTURES CONSTRUCTED THEREON ARE NOT SUBJECT TO SETBACK REQUIREMENTS.
7. LOTS 1 AND 2 ARE ACCESSED FROM PLATTED ROADS WITHIN THE RESORT OVER AND ACROSS THE DRIVEWAY AND PARKING AREAS OF LOTS 3 AND 4 OF THIS AMENDED BINDING SITE PLAN AS GENERALLY DEPICTED HEREIN. THE TERMS OF THAT ACCESS SHALL BE FURTHER DEFINED BY AND SET FORTH IN AN EASEMENT(S) TO BE RECORDED IN THE FUTURE.
8. CERTAIN STORM DRAINAGE UTILITIES BENEFITING THIS PLAT AND OTHER PROPERTY IN THE RESORT ARE PROVIDED BY, AND THIS PLAT IS SUBJECT TO, THE PROVISIONS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE UTILITY EASEMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200710230009, AS NOW OR HEREAFTER AMENDED. THE LOCATION OF SAID EASEMENT IS NOT DEPICTED HEREIN.
9. OUTDOOR PARKING SPACES WILL BE LOCATED TO ENSURE ADEQUATE EMERGENCY ACCESS TO STRUCTURES ON THE PROPERTY. PARKING SPACES EQUAL TO OR GREATER THAN THE MINIMUM NUMBER REQUIRED UNDER APPLICABLE KITTITAS COUNTY REQUIREMENTS WILL BE CONSTRUCTED.
10. EXISTING AND PROPOSED OUTDOOR AMENITY STRUCTURES AND PEDESTRIAN PATHS ARE DEPICTED ON SHEET 3 OF THE AMENDED BINDING SITE PLAN. THOSE AMENITIES SHOWN AS PROPOSED NEED NOT BE BUILT. THE LOCATION OF OUTDOOR AMENITY STRUCTURES AND PEDESTRIAN PATHS ON SHEET 3 ARE APPROXIMATE.
11. ALL STRUCTURES SHALL BE NOT LESS THAN TEN (10) FEET FROM ANY OTHER STRUCTURE PLUS AN ADDITIONAL TEN (10) FEET TO ACCOMMODATE SNOW DROP FROM ROOFS WHERE SLOPES SO REQUIRE. THE ADDITIONAL TEN (10) FEET TO ACCOMMODATE SNOW DROP IS NOT REQUIRED IF THE ROOFS ARE DESIGNED TO EITHER HOLD SNOW OR CONTINUOUSLY MELT SNOW. STRUCTURE SETBACKS SHALL BE ABSOLUTE DISTANCES (WITHOUT REGARD TO BOUNDARIES), PROVIDED THAT EYES MAY ENCRoACH INTO THE SETBACK AREA.

## APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR  
I HEREBY CERTIFY THAT THE AMENDED BINDING SITE PLAN OF "SUNCADIA - PHASE 1 DIVISION 12" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

KITTITAS COUNTY COMMUNITY SERVICES DIRECTOR

CERTIFICATE OF COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE BINDING SITE PLAN IS NOW TO BE FILED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE AMENDED BINDING SITE PLAN OF "SUNCADIA - PHASE 1 DIVISION 12" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE AMENDED BINDING SITE PLAN OF "SUNCADIA - PHASE 1 DIVISION 12" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

KITTITAS COUNTY ASSESSOR

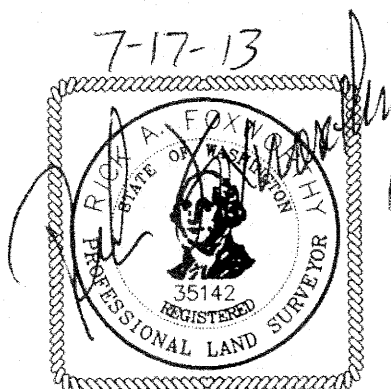
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

CHAIRMAN \_\_\_\_\_ ATTEST : \_\_\_\_\_ CLERK OF THE BOARD

**RECEIVED**  
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KITTITAS COUNTY  
CDS



<b>ESM</b> CONSULTING ENGINEERS LLC	
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Civil Engineering Public Works	Land Surveying Project Management
Land Planning Landscape Architecture	
DATE : 2013-07-17	JOB NO. 1778-001-013-0001
DRAWN BY: DLR/CAF/FD/RW	SHEET 4 OF 4

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