

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46709768

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: April 10, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.


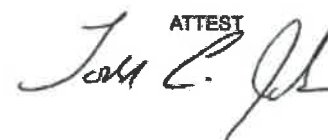
Ellensburg, WA 98926

(509)925-1477


Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By: 
ATTEST 
President Secretary

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

Subdivision Guarantee Policy Number: 72156-46709768

SUBDIVISION GUARANTEE

Order No.: 291538AM
Guarantee No.: 72156-46709768
Dated: April 10, 2019 at 7:30AM

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Assured: Fidelity National Title 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:

Tract B of SUNCADIA - RESORT CORE BINDING SITE PLAN NO. 1, recorded February 11, 2009 in Book K of Short Plats, pages 44 through 48, under Auditor's File No. 200902110022, being a portion of Tract Z-6 of SUNCADIA - PHASE 1 DIVISION 9, as per plat thereof recorded in Book 11 of Plats, pages 78 through 82, County of Kittitas, State of Washington.

Title to said real property is vested in:

Talisman Townhomes, LLC, a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 291538AM
Policy No: 72156-46709768

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: 2019
Tax Type: County
Total Annual Tax: \$5,472.09
Tax ID #: 956001
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,736.05
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$2,736.04
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

7. 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 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.

8. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Plum Creek Timber Company, L.P., a Delaware Limited Partnership.

Recorded: October 11, 1996
Instrument No.: 199610110015

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

"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."

10. 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
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.

11. 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

12. 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: Electric transmission and distribution line, together with necessary appurtenances and all rights granted
Recorded: October 25, 2007
Instrument No.: 200710250021
13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Plat of SUNCADIA – PHASE I DIVISION 9,
Recorded: December 19, 2007
Book: 11 of Plats Pages: 78 through 82
Instrument No.: 200712190001
Matters shown:
 - a) Notes 1 through 15 thereon
 - b) Dedication thereon
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Suncadia – Resort Core Binding Site Plan No. 1,
Book: K of Short Plats, Pages: 44 through 48
Matters shown:
 - a) Easements and Notes contained thereon.
15. 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
16. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$1,475,000.00
Trustor/Grantor: Talisman Townhomes, LLC, a Washington limited liability company
Trustee: Fidelity National Title
Beneficiary: MacWood Capital, LLC
Dated: August 16, 2018
Recorded: August 23, 2018
Instrument No.: 201808230031
17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$1,545,000.00
Trustor/Grantor: Talisman Townhomes, LLC, a Washington limited liability company
Trustee: Fidelity National Title
Beneficiary: MacWood Capital, LLC
Dated: November 9, 2018
Recorded: November 20, 2018
Instrument No.: 201811200041

END OF EXCEPTIONS

Notes:

Note No. 1: 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.

Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

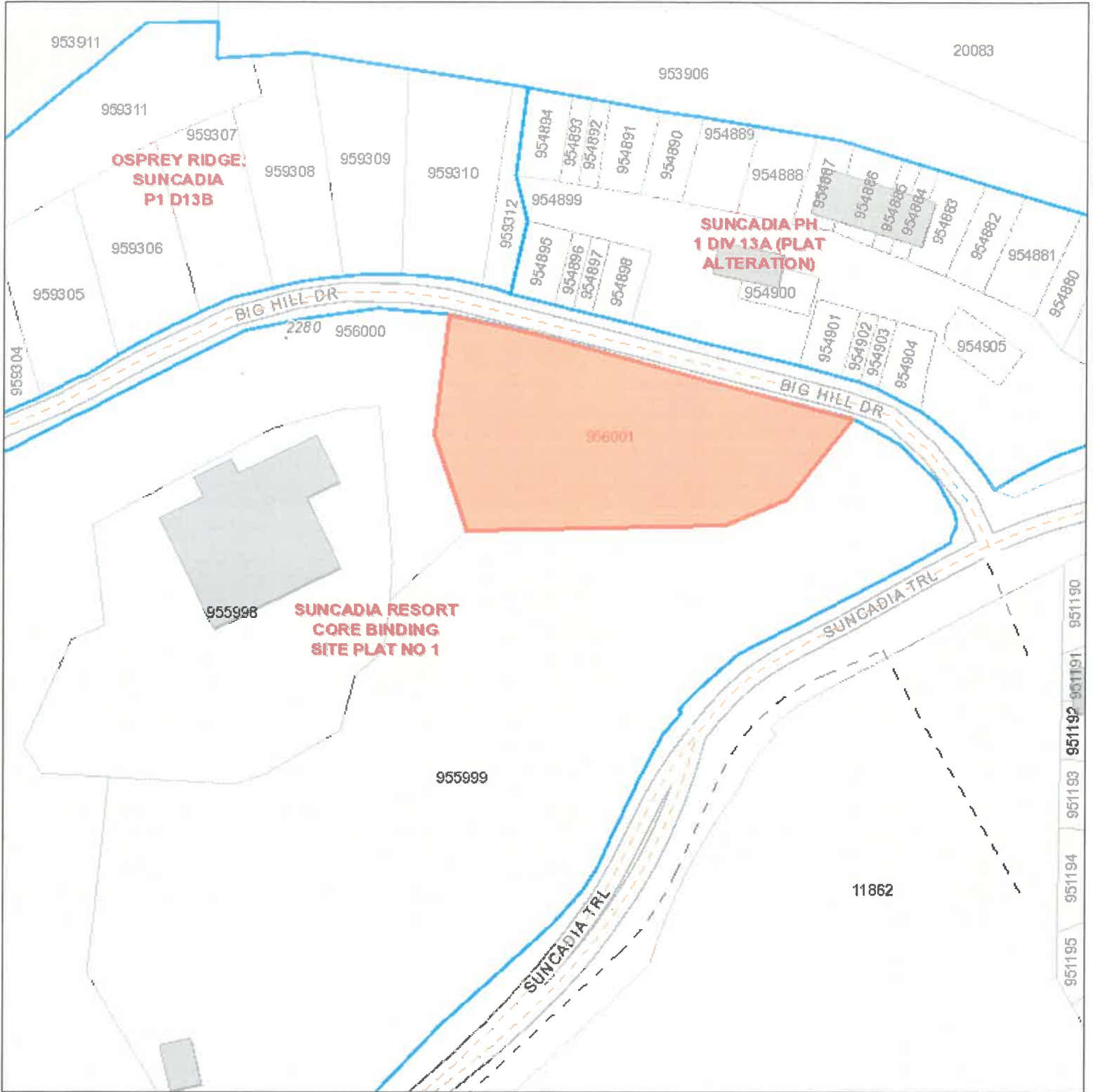
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

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: Tract B of SUNCADIA - RESORT CORE BINDING SITE PLAN NO. 1 Book K of Short Plats, p 44 - 48, ptn of Tract Z-6 of SUNCADIA - PHASE 1 DIVISION 9, Book 11 of Plats, p 78 - 82

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

Parcel 956001



Date: 4/12/2019

1 inch = 188 feet
Relative Scale 1:2,257

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.



SUNCADIA - PHASE 1 DIVISION 9
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
 TAX PARCEL NUMBERS : 20-15-19000-0003 AND 20-15-19000-0013

AUDITOR'S FILE NO.

12/19/2007 09:17:17 AM V: 11 P: 76 200712190001
 230.00
 Lorraine Ann
 Kittitas County Auditor

DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY ("SUNCADIA"), OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND, IN LIEU OF DEDICATION OF ROADS, DOES HEREBY RESERVE TO ITSELF TO HOLD, SUBJECT TO AND TOGETHER WITH THE DEEDS AND PLAT NOTES HEREAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF ITSELF AND ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED RESORT ("THE RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), ALL ROADS SHOWN HEREON WHICH SHALL BE PRIVATE TOGETHER WITH THE RIGHT TO CONVEY SAID ROADS TO THE SUNCADIA RESIDENTIAL OWNERS ASSOCIATION OR THE SUNCADIA COMMUNITY COUNCIL OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE SAME OR SIMILAR PURPOSES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED AND THEIR CONVEYANCE TO SUCH ASSOCIATION OR COUNCIL, ALL FURTHER COSTS AND OBLIGATIONS FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SAFETY MEASURES, SNOW REMOVAL AND OTHERWISE OF ALL ROADS WITHIN THIS PLAT SHALL THEN AND THEREAFTER BE THE OBLIGATION OF SUCH ASSOCIATION OR COUNCIL.

IN THE EVENT THAT SUNCADIA OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE RECONSTRUCTED TO THE THEN APPLICABLE COUNTY STANDARDS.

SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: EASTON RIDGE INVESTORS, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY,
 ITS MANAGING AGENT

BY: Paul F. Estabrook
 ITS: Paul F. Estabrook
 BY: DATE: 11/29/07
 ITS: By Vice President

STATE OF WASHINGTON }
 COUNTY OF KITITAS } 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 F. Estabrook TO ME KNOWN TO BE THE MANAGING MEMBER OF EASTON RIDGE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF 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 14th DAY OF November, 2007.



Paul F. Estabrook
 PRINTED NAME: Paul F. Estabrook
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY COMMISSION EXPIRES: 11-29-2010

STATE OF WASHINGTON }
 COUNTY OF KITITAS } 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 F. Estabrook TO ME KNOWN TO BE THE MANAGING MEMBER OF EASTON RIDGE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF 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 14th DAY OF November, 2007.



Paul F. Estabrook
 PRINTED NAME: Paul F. Estabrook
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY COMMISSION EXPIRES: 11-29-2010

RATIFICATION BY SIGNER:

KNOW ALL MEN BY THESE PRESENTS, THAT U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RAFFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS, DEDICATIONS AND THE PLAT 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 SO PLATED.

U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION,

BY: Cynthia Brannum
 ITS: Vice President

STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Paul F. Estabrook TO ME KNOWN TO BE THE MANAGING MEMBER OF EASTON RIDGE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF 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 ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SAID ASSOCIATION IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 2007.



Cynthia Brannum
 PRINTED NAME: Cynthia Brannum
 NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
 MY COMMISSION EXPIRES: December 8, 2007



LEGAL DESCRIPTION

LOT 4 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 11, 2003, IN BOOK 31 OF SURVEYS, PAGES 128 THROUGH 131, UNDER AUDITOR'S FILE NO. 20050810029, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
 EXAMINED AND APPROVED THIS 3 DAY OF December, A.D., 2007.

[Signature]
 COUNTY ROAD ENGINEER

CERTIFICATE OF COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 9" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS 10th DAY OF December, A.D., 2007.

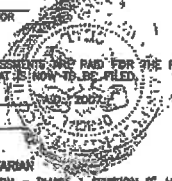
[Signature]
 KITITAS COUNTY COMMUNITY SERVICES DIRECTOR

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 PLAT IS NOW TO BE FILED.

DATED THIS 21st DAY OF November, A.D., 2007.

[Signature]
 KITITAS COUNTY TREASURER



CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 9" 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 21st DAY OF November, A.D., 2007.

[Signature]
 KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 9" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 21st DAY OF November, A.D., 2007.

[Signature]
 KITITAS COUNTY ASSESSOR

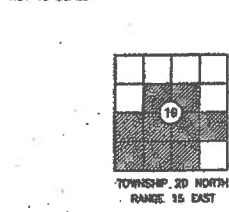
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 18th DAY OF December, A.D., 2007.

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON

CHAIRMAN: [Signature] ATTEST: [Signature]
 CLERK OF THE BOARD

SUBMISSION LOCATOR



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 19 DAY OF DECEMBER, A.D., 2007, AT 11 MINUTES PAST 9 O'CLOCK A.M., AND RECORDED IN VOLUME 11 OF PLATS, ON PAGES 78-82, RECORDS OF KITITAS COUNTY, WASHINGTON.

[Signature]
 COUNTY AUDITOR

[Signature]
 KITITAS COUNTY AUDITOR
 AUDITOR'S FILE NO. 200712190001

ESM CONSULTING ENGINEERS LLC
 33D15 1st Way South #200
 Federal Way, WA 98003
 www.esmcivil.com

REGISTRATION NUMBERS:
 REG. NO. 000-0111
 REG. NO. 018-0144
 REG. NO. 074-1800

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

DATE: 10-17-2007 | JOB NO. 000-001-006-0001
 DRAWN BY: F.D./R.W./B.R.S. | SHEET 1 OF 5

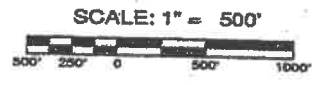
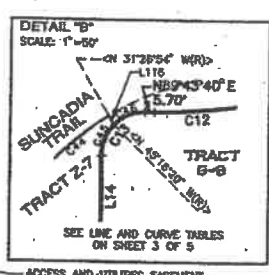
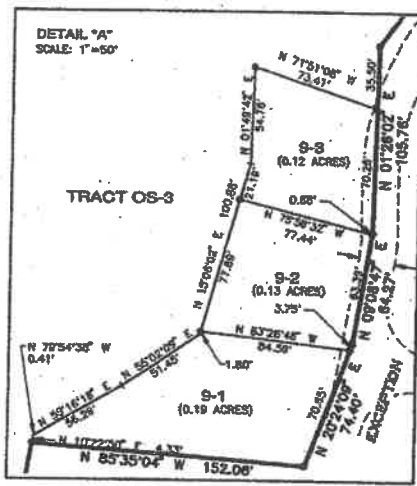
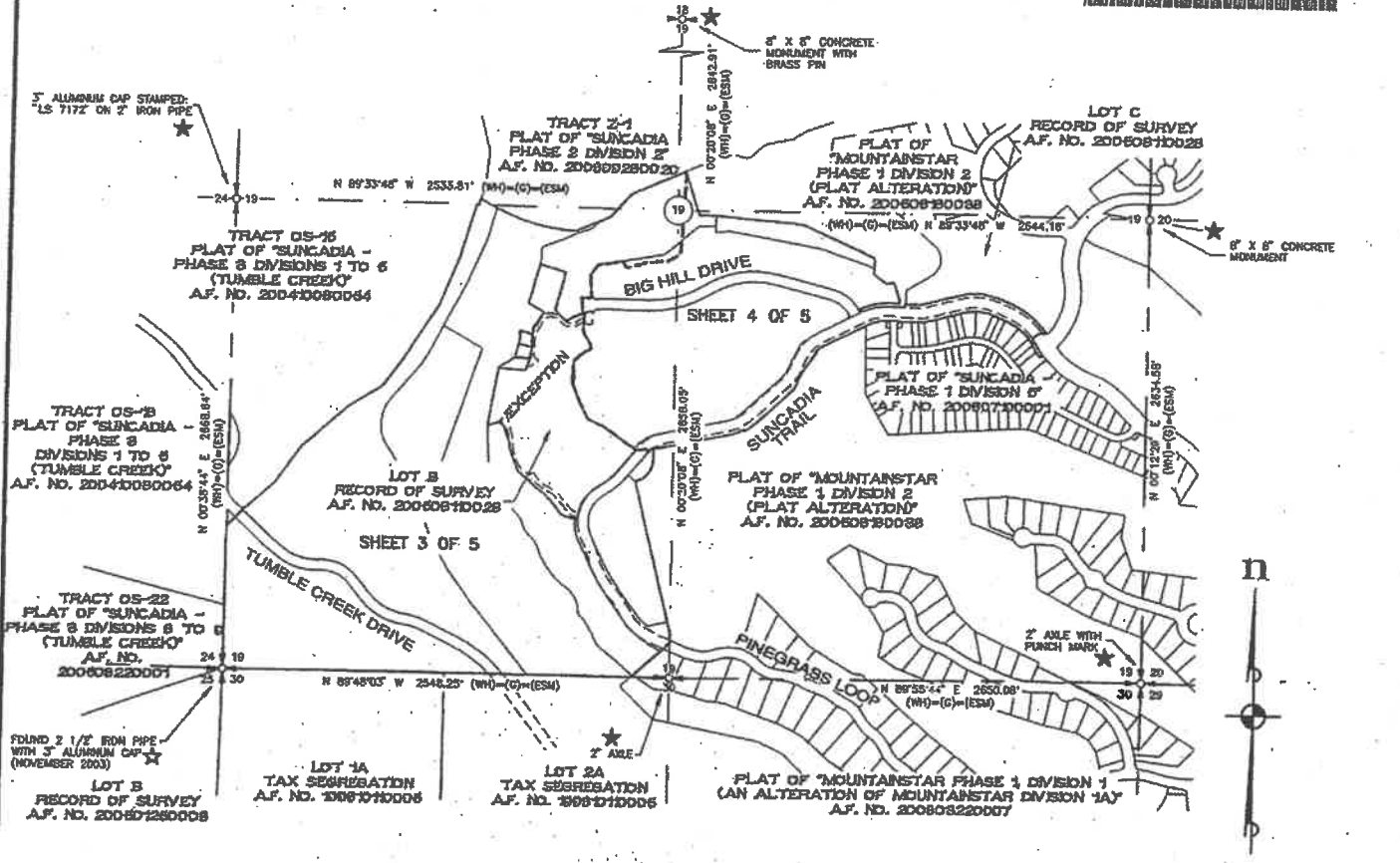
VOLUME/PAGE
 11-78

SUNCADIA - PHASE 1 DIVISION 9

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M. KITITAS COUNTY, WASHINGTON

AUDITOR'S FILE

12/19/2007 09:17:17 AM V: 11 P: 70 2007121900
 ESM-00 Surveyor License
 Kititas County Auditor
 Page 2 of 4



BASIS OF BEARINGS:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS 'EASTON' (PD 520562) AND 'LUSSE' (PD 520450). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A GOMERED AVERAGE SCALE FACTOR OF 0.999870387.

SURVEY INSTRUMENTATION:

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
 11' 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-332-130-060

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 1 DIVISION 9" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, MERIDIAN THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS WILL BE SET CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATING REGULATIONS.

DATED THIS 1st DAY OF November, A.D. 2007.
Cynthia A. Flood
 Cynthia A. Flood, PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 28281

LEGEND

- (W#) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY WAH PACIFIC FOR MOUNTAINSTAR IN 2002.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY WAH PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY WAH PACIFIC AND ACCEPTED THEIR POSITION.
- ★ WAH PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.
- ☆ WAH PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY WAH PACIFIC AND ACCEPTED THEIR POSITION.
- (C) BEARING AND/OR DISTANCE FROM THIS RECORD OF SURVEY BY GOLDSMITH & ASSOCIATES AS RECORDED IN BOOK 30 OF SURVEYS, PAGES 104-107, UNDER AUDITOR'S FILE NO. 200407280063.
- 3/4" REBAR TO BE SET WITH CAP STAMPED: "ESM LLC L.S. 20204/28281". IN THE EVENT THAT A NON-RESPONSIBLE GEOSCIENCE PROVIDER 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.



ESM CONSULTING ENGINEERS LLC		FEDERAL WAY (855) 899-8113 BELLINGHAM (360) 615-8144 CLALLAM BAY (360) 674-7900
39816 1st Way South #200 Federal Way, WA 98003 www.esmcivil.com		
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 11-01-2007	JOB NO. 898-881-006-0001	
DRAWN BY: F.D./R.W./B.A.S.	SHEET 2 OF 5	

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11-79

SUNCADIA - PHASE 1 DIVISION 9
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.

12/18/2007 09:17:17 AM V: 11 P: 02 200712180001
 12/18/2007 09:17:17 AM V: 11 P: 02 200712180001
 12/18/2007 09:17:17 AM V: 11 P: 02 200712180001

NOTES

1. ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAN ARE PRIVATE. SUNCADIA RESERVES TO ITSELF NON-EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THESE PRIVATE ROADS FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SIGNS, CART PATHS, IRRIGATION SYSTEMS, THE RIGHT OF INGRESS AND EGRESS FOR THEIR CONSTRUCTION AND MAINTENANCE, AND GOLF COURSE USE AND IMPROVEMENTS; TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES, AND TOGETHER WITH THE RIGHT TO GRANT SUCH ACCESS AND USE RIGHTS TO PROPERTIES OUTSIDE THE PLAN AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.
2. SUNCADIA RESERVES TO ITSELF A TEN FOOT (10.00') UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) ADJOINING EACH PROPERTY LINE OF ALL FUTURE DEVELOPMENT TRACTS AND OPEN SPACE TRACTS TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES. ADDITIONALLY, SUNCADIA RESERVES TO ITSELF A TEN FOOT (10.00') UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) ADJOINING THE FRONT AND REAR PROPERTY LINES OF LOTS 9-1, 9-2 AND 9-3; TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
3. SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC AND SUNCADIA ENVIRONMENTAL COMPANY, LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT UNDER AND UPON ALL ROADS WITHIN THIS PLAN AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS SUNCADIA SHALL DETERMINE, IN WHOLE OR IN PART, TO MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THEREOF FOR THE PURPOSE OF SERVING THIS PLAN AND SUCH OTHER PROPERTY AS SUNCADIA SHALL APPROVE WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS SUNCADIA SHALL REQUEST. SUNCADIA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT FOR THE RIGHT TO ENTER UPON THOSE PORTIONS OF THE LOTS AND TRACTS WITHIN THIS PLAN BEING TEN FEET (10.00') IN WIDTH AND LYING PARALLEL WITH AND ADJOINING ALL PUBLIC AND PRIVATE ROADS, UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE UTILITY COMPANY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
4. NOTHING IN THIS 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, TREMONT RESORTS, INC. AND TREMONT INVESTMENTS, INC. RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS MOUNTAINSTAR MASTER PLANNED RESORT (TOGETHER WITH ITS EXHIBITS A-L), 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 AUDITOR'S FILE NO. 200010240006, AS NOW OR HEREAFTER AMENDED, (THE "DEVELOPMENT AGREEMENT").
5. THIS PLAN IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCRS") PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAN.
6. SUNCADIA, AS DEFINED HEREINAFORE, SHALL MEAN SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY SUNCADIA ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED TO SUNCADIA UNDER THIS PLAN.
7. FUTURE DEVELOPMENT TRACTS 2-1, 2-2, 2-3, 2-4, 2-5, 2-6 AND 2-7 ARE CREATED FOR FUTURE DEVELOPMENT AND SUBDIVISION, THE USES, RIGHTS, AND RESTRICTIONS OF WHICH MAY DIFFER FROM OTHER LOTS AND/OR TRACTS WITHIN THIS PLAN AND/OR THE RESORT.
8. MATTERS RELATIVE TO ACCESS TO LOTS 9-1, 9-2 AND 9-3 ARE MORE FULLY SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "NON-EXCLUSIVE EASEMENT AGREEMENT" RECORDED UNDER AUDITOR'S FILE NO. 200710230005.
9. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINSTAR MASTER PLANNED RESORT" RECORDED AUGUST 21, 2003, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200308210003, SUNCADIA HEREBY DEFINES THAT PORTION OF THE "BOUNDARY OF THE CLE ELUM RIVER CORRIDOR WHICH IS WITHIN THE PROPERTY PLATED HEREUNDER TO BE OPEN SPACE TRACTS 05-1 AND 05-2.
10. TO THE EXTENT THE TUMBLE CREEK DRIVE EASEMENT AS SET FORTH IN THAT CERTAIN "DECLARATION OF NON-EXCLUSIVE EASEMENT (TUMBLE CREEK DRIVE)" RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050015, AS NOW OR HEREAFTER AMENDED AND THE GRANT OF PROVISIONAL NON-EXCLUSIVE EASEMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050015, AS NOW OR HEREAFTER AMENDED (COLLECTIVELY THE "TUMBLE CREEK EASEMENT") CROSSES THIS PLAN, THE DESCRIPTION AND/OR LOCATION THEREOF IS HEREBY AMENDED TO COINCIDE WITH TUMBLE CREEK DRIVE AS DELINEATED ON THIS PLAN AND TERMINATED AS TO SUCH PORTIONS.
11. TO THE EXTENT THE EASEMENTS SET FORTH IN THE FOLLOWING DOCUMENTS, AS NOW OR HEREAFTER AMENDED, AFFECT THIS PLAN, THE DESCRIPTION AND/OR LOCATION THEREOF IS HEREBY AMENDED TO COINCIDE WITH TUMBLE CREEK DRIVE AS DELINEATED ON THIS PLAN: 200801210005, 200503140112, 200503140113, 200503140114, 200503140115, 200503140116, 200503140117, 200504280015, 200504280017, 200504280018, 200504280021, 200504280023, 200504280025, 200505290041, 200608220007, 200608220008, 200608220009 AND 200608220010.
12. TO THE EXTENT THE SUNCADIA TRAIL EASEMENT AS SET FORTH IN THAT CERTAIN "DECLARATION OF NON-EXCLUSIVE EASEMENT (SUNCADIA TRAIL)" RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200508230008, AS NOW OR HEREAFTER AMENDED AND DECLARATION OF NON-EXCLUSIVE EASEMENT (SUNCADIA TRAIL) RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200508080001 (COLLECTIVELY THE "SUNCADIA TRAIL EASEMENT") CROSSES THIS PLAN, THE DESCRIPTION AND/OR LOCATION THEREOF IS HEREBY AMENDED TO COINCIDE WITH SUNCADIA TRAIL AS DELINEATED ON THIS PLAN AND TERMINATED AS TO SUCH PORTIONS.
13. DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBACK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 9-1, 9-2 AND 9-3 IN PARTICULAR, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE SUNCADIA DESIGN REVIEW COMMITTEE CRITERIA AND CCRS, ALL AS AMENDED.
14. LOTS 9-1, 9-2 AND 9-3 AND TRACTS 2-1, 2-2, 2-4, 2-5, 2-6, 2-7, 05-2 AND 05-3 ARE SUBJECT TO EASEMENTS FOR SANITARY SEWER, WATER AND STORM DRAINAGE PER INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 200710230006, 200710230007 AND 200710230009.
15. REFERENCE SHOULD BE MADE TO SAID DOCUMENTS AS THE EASEMENTS CONTAINED THEREIN ARE NOT DEPICTED ON THIS PLAN.



ESM CONSULTING ENGINEERS LLC		
33916 1st Way South #200 Federal Way, WA 98003		
www.esmcivil.com		
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 11-01-2007	JOB NO. 998-BB1-DOB-001	VOLUME/PAGE 11-82
DRAWN BY: F.D./R.W./C.F.	SHEET 6 OF 5	

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SUNODIA LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO AS "SUNODIA"), HAS CAUSED BY THE FOREGOING TO BE DRAWN AND SUBMITTED TO THE WASHINGTON COUNTY BOARD OF COMMISSIONERS THE FOREGOING SITE PLAN AND SUBDIVISION THE PROPERTY DESCRIBED AS FOLLOWS:

SUNODIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY ESTON REESE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
 ITS MANAGING MEMBER
[Signature]
 BY [Signature]
 ITS MANAGING MEMBER

STATE OF WASHINGTON)
 COUNTY OF MITCHELL) SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [Signature] TO ME KNOWN TO BE THE MANAGING MEMBER OF SUNODIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE FOREGOING MEMBER OF SUNODIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT CAUSED 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 12 DAY OF January, 2008
[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 BY COMMISSION EXPIRES: 02-28-2011



STATE OF WASHINGTON)
 COUNTY OF MITCHELL) SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [Signature] TO ME KNOWN TO BE THE MANAGING MEMBER OF SUNODIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE FOREGOING MEMBER OF SUNODIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT CAUSED 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 12 DAY OF January, 2008
[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 BY COMMISSION EXPIRES: 02-28-2011



RAIFICATION OF MEMBER

KNOW ALL MEN BY THESE PRESENTS, THAT U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THE UNDERSIGNED UNDER A DEED OF TRUST ENDORSING THE FOREGOING DEED OF TRUST, DOES HEREBY NOTIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS AND THE FOREGOING SITE PLAN AS WHEN 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.

U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION,

BY [Signature]
 ITS [Signature]

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) SS.

ON Jan 6, 2009 BEFORE ME, [Signature] A NOTARY PUBLIC, PERSONALLY APPEARED [Signature] AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE WITHIN INSTRUMENT THE PERSON, ON THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING INSTRUMENT IS TRUE AND CORRECT.



[Signature]
 SIGNATURE OF NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, THAT REDWOOD CAPITAL FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE UNDERSIGNED UNDER A DEED OF TRUST ENDORSING THE FOREGOING DEED OF TRUST, DOES HEREBY NOTIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS AND THE FOREGOING SITE PLAN AS WHEN 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.

REDWOOD CAPITAL FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY [Signature]
 ITS [Signature]

STATE OF TEXAS)
 COUNTY OF DALLAS) SS.

ON Jan 22, 2008 BEFORE ME, [Signature] A NOTARY PUBLIC, PERSONALLY APPEARED [Signature] AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE WITHIN INSTRUMENT THE PERSON, ON THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF TEXAS THAT THE FOREGOING INSTRUMENT IS TRUE AND CORRECT.

WITHIN MY HAND AND OFFICIAL SEAL.



[Signature]
 SIGNATURE OF NOTARY PUBLIC

WASHINGTON, AS PER PLAN THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 10 THROUGH 22, RECORDS OF SAID COUNTY.

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
 EXAMINED AND APPROVED THIS 12 DAY OF February, A.D. 2008
[Signature]

CERTIFICATE OF COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR
 I HEREBY CERTIFY THAT THE FOREGOING SITE PLAN OF "SUNODIA - RESORT CORE - BROWNS SITE PLAN NO. 1" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF WITTING COUNTY.

DATED THIS 12 DAY OF February, A.D. 2008
[Signature]
 WITTING 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 FOREGOING SITE PLAN IS NOW TO BE FILED.

DATED THIS 12 DAY OF February, A.D. 2008
[Signature]
 WITTING COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN
 I HEREBY CERTIFY THAT THE FOREGOING SITE PLAN OF "SUNODIA - RESORT CORE - BROWNS SITE PLAN NO. 1" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWER AND WATER SYSTEM HEREBY SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS 9 DAY OF February, A.D. 2008
[Signature]
 WITTING COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE FOREGOING SITE PLAN OF "SUNODIA - RESORT CORE - BROWNS SITE PLAN NO. 1" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATING.

DATED THIS 13 DAY OF February, A.D. 2008
[Signature]
 WITTING COUNTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF WITTING COUNTY BOARD OF COMMISSIONERS
 OF February, A.D. 2008, AT 11 MINUTES PAST 2 O'CLOCK
 RECORDED IN VOLUME 1 OF SHORT PLATS, ON PAGES 112
 WITTING COUNTY, WASHINGTON

BY [Signature]
 COUNTY CLERK

[Signature]
 WITTING COUNTY CLERK
 WITTING'S FILE NO. 200702110022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FOREGOING SITE PLAN OF "SUNODIA - RESORT CORE - BROWNS SITE PLAN NO. 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE CORNERS AND COURSES AND ANGLES ARE SHOWN HEREBY CORRECTLY; THAT THE INSTRUMENTS WILL BE SAVED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATING REGULATIONS.

DATED THIS 22 DAY OF December, A.D. 2008

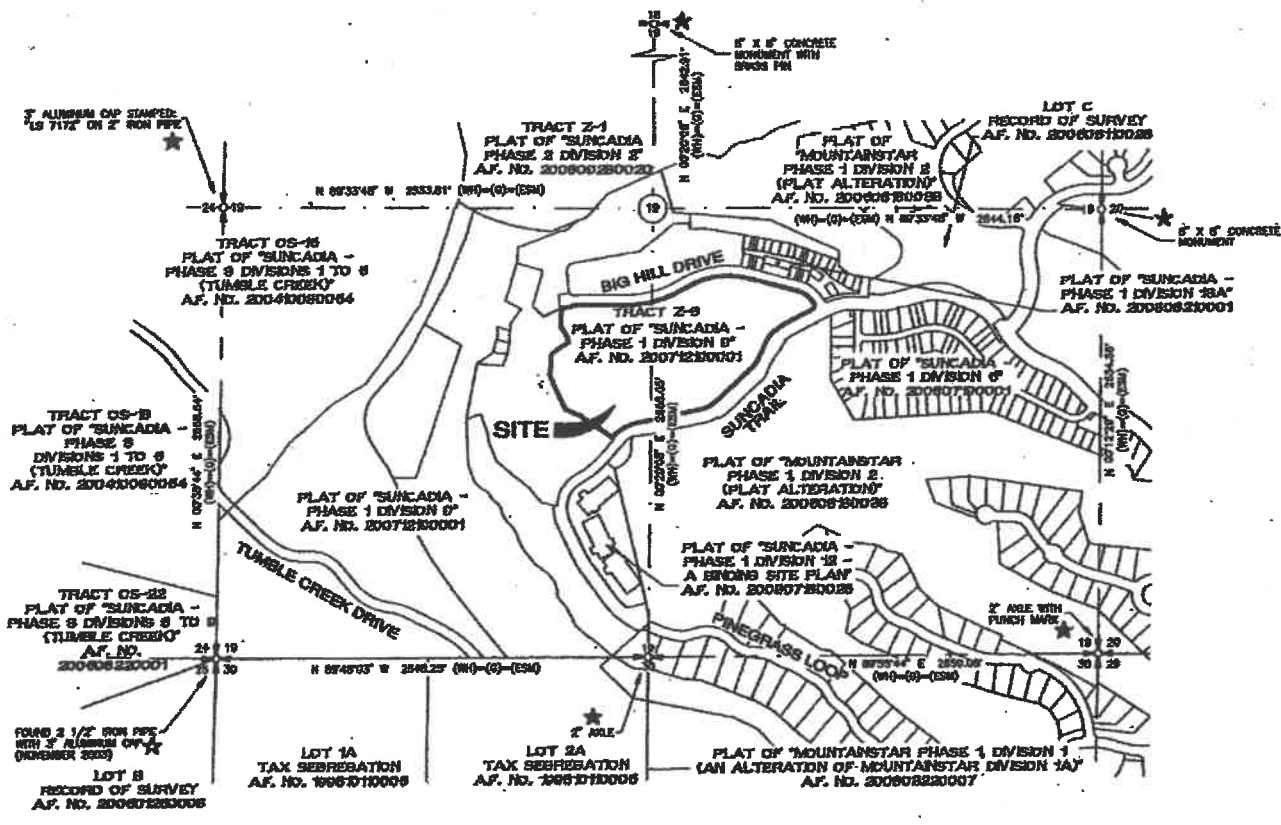
[Signature]
 CIVIL A. FLOOD, PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 29281

SUBMISSION LOCATOR

NOT TO SCALE



ESM CONSULTING ENGINEERS, LLC
 39015 1st Way South #200
 Federal Way, WA 98003
 www.esmcivil.com
 CIVIL Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture
 PHONE: 206-875-0123 FAX: 206-875-0124
 CELL: 206-875-0124 FAX: 206-875-0124
 DATE: 2008-12-22 JOB NO. ESM-2008-007-0002
 DRAWN BY: CF/AM/DJR SHEET 1 OF 5



LEGEND

- (M) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY WAH PACIFIC FOR MOUNTAINSTAR IN 2002.
- (S) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY GOLDSTEIN & ASSOCIATES AS REFERRED IN BOOK 30 OF SURVEYS, PAGES 104-107, UNDER AUSTIN'S FILE NO. 20007250003.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY WAH PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNER AS SHOWN IN 2002. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY WAH PACIFIC AND ACCEPTED THEIR POSITION.
- ★ WAH PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.
- ☆ WAH PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY WAH PACIFIC AND ACCEPTED THEIR POSITION.

BASIS OF BEARINGS:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/01. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS 52704 (P.O. BOX) AND 70053 (P.O. BOX). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A CORRECTED AVERAGE SCALE FACTOR OF 0.99997007.

SURVEY INSTRUMENTATION :

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
 1" 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 FAST PROCESSING TECHNIQUES
 PROCEDURE USED - FIELD TRVERSE AND GPS WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090



DWG NAME: \\ESM\COMMON\DATA\JOB\1100\PLATS\2008-02.DWG

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITSON COUNTY BOARD OF COMMISSIONERS, THIS 11 DAY OF February, A.D. 2008, AT 8 MINUTES PAST 7 O'CLOCK P.M., AND RECORDED IN VOLUME 11 OF SHORT PLATS, ON PAGES 1-12, RECORDS OF KITSON COUNTY, WASHINGTON.

BY [Signature]
DEPUTY COUNTY AUDITOR

[Signature]
KITSON COUNTY AUDITOR
AUDITOR'S FILE NO. 2008210007



ESM CONSULTING ENGINEERS LLC

3995 1st Way South 6200
Federal Way, WA 98003

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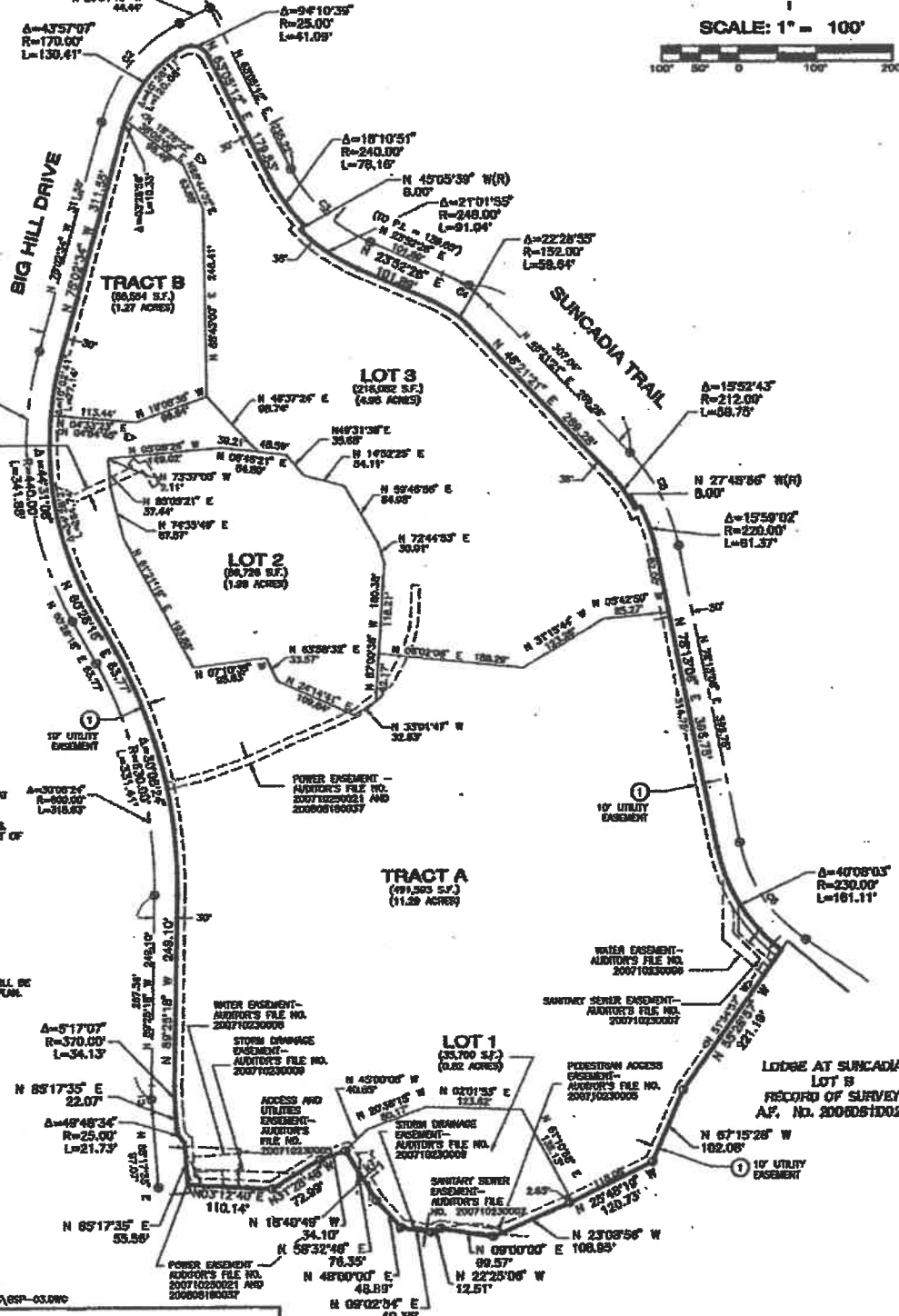
DATE : 2008-11-13 | JOB NO. 898-862-007-0002
DRAWN BY: CNF/SM/DLR | SHEET 2 OF 5

SCALE: 1" = 100'



CURVE TABLE

CURVE	DELTA	ARC LENGTH	CHORD	AREA
C1	43°57'07"	170.00'	130.41'	188.50
C2	32°12'46"	210.00'	143.72'	288.00
C3	32°12'46"	210.00'	143.72'	288.00
C4	32°12'46"	210.00'	143.72'	288.00
C5	32°12'46"	210.00'	143.72'	288.00
C6	32°12'46"	210.00'	143.72'	288.00
C7	32°12'46"	210.00'	143.72'	288.00



SEE SHEET 4 OF 4 REGARDING SITE USE

LEGEND

- ① - ESM TO SET BRASS CHIP MARKERS "L.S. 2007" UPON COMPLETION OF CONSTRUCTION IN CONJUNCTION WITH THE PLAN OF "SUNCADIA - PHASE 1 DIVISION 2"
 - ② - 5/8" REBAR WITH CHIP MARKER "ESM L.S. 2007/2007" IN CONJUNCTION WITH THE PLAN OF "SUNCADIA - PHASE 1 DIVISION 2"
 - R - RADIIUS
 - Δ - DELTA
 - L - ARC LENGTH
 - (S) - RADIAL BEARING
 - (C) - RADIAL BEARING AT LOT CORNER
 - (1) - INDICATES NOTE NUMBER ON SHEET 5 OF 5
- NOTE: ONLY THOSE CORNERS AS DEPICTED HEREON WILL BE SET IN CONJUNCTION WITH THIS SURVEY SITE PLAN.

DWG NAME: \\COM\DWG\ESM-JOB\999\800\PLANS\65P-03.DWG

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SITTING COUNTY BOARD OF COMMISSIONERS, THIS 11 DAY OF NOVEMBER, A.D. 2008, AT 57 MINUTES PAST 9 O'CLOCK A.M., AND RECORDED IN VOLUME 4 OF SHORT PLATS, ON PAGES 416 RECORDS OF SITTING COUNTY, WASHINGTON.

DATE: 2008-11-13
 DRAWN BY: cmf/am/rlr
 SHEET 3 OF 5



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 Federal Way, WA 98003

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DATE: 2008-11-13
 JOB NO. 999-852-007-0002
 DRAWN BY: cmf/am/rlr
 SHEET 3 OF 5

EASEMENTS AND NOTES

1. THIS BINDING SITE PLAN REPRESENTS A SUBDIVISION OF TRACT 2-B OF SUNICADA PHASE 1 - DIVISION B RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, RECORDS OF KITTITAS COUNTY, WISCONSIN, INTO FIVE (5) SEPARATE PARCELS OF RECORD PLACEMENT TO KITTITAS COUNTY CODE 18.05 AND RCW 58.17.030. THIS BINDING SITE PLAN IS SUBJECT TO THE PLAT NOTES, EASEMENTS OR OTHER MATTERS SET FORTH IN SAID PLAT WHICH COVER TRACT 2-A, WHICH MATTERS ARE SPECIFICALLY NOT SUPERSEDED BY THIS BINDING SITE PLAN.

2. ALL DEVELOPMENT AND USE OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON THE PROPERTY AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS OR FEATURES OF THE PROPERTY MAY BE INCLUDED IN ONE OR MORE COVENANTS 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 BINDING SITE PLAN SHALL BE BINDING UPON ALL PARTIES NOW OR HEREAFTER HAVING ANY INTEREST IN THE PROPERTY.

3. NOTHING IN THIS 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, WISCONSIN, TRENDWEST RECORDS, INC. AND TRENDWEST INVESTMENTS, INC. RELATING TO THE DEVELOPMENT CONVENANTLY KNOWN AS BOUNDARYVIEW MASTER PLANNED RESORT (TOGETHER WITH ITS SCHEDULES A-J), DATED OCTOBER 12, 2000, AS ADOPTED AND APPROVED UNDER KITTITAS COUNTY ORDINANCE NO. 2000-19 ON OCTOBER 10, 2000, AND RECORDED OCTOBER 26, 2000, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200010240000, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").

4. THE PROPERTY IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("COVETS") PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS BINDING SITE PLAN.

5. ACCESS TO THE LOTS AND TRACTS HEREIN IS OBTAINED VIA PLATTED ROADS WITHIN THE RESORT AND OVER AND ACROSS OWNERS' PARKING AREAS, AND PEDESTRIAN PATHS CONSTRUCTED OR TO BE CONSTRUCTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENTS (COMMON VALUES) RECORDED CONCURRENTLY WITH THIS BINDING SITE PLAN, AS MAY BE AMENDED FROM TIME TO TIME. THE APPROPRIATE LOCATION AND CONFIGURATION OF CERTAIN OF SAID DRIVEWAYS, PARKING AREAS AND PEDESTRIAN PATHS ARE ILLUSTRATED ON SHEET 4 OF 5; PROVIDED, HOWEVER, THE ACTUAL LOCATION AND CONFIGURATION THEREOF MAY DIFFER FROM THAT SHOWN. DEVIATION HEREIN SHALL NOT IN ANY WAY LIMIT SUNICADA'S ABILITY TO RELOCATE, REMOVE OR OTHERWISE ALTER THE CONFIGURATION OF SAME PROVIDED, HOWEVER, SAID ACCESS SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH SO AS TO PROVIDE APPROPRIATE ACCESS TO EACH OF SAID LOTS AND TRACTS. ADDITIONAL POINTS OF ACCESS MAY BE PROVIDED THROUGH OWNERS' PARKING AREAS AND PEDESTRIAN PATHS CONSTRUCTED ON PROPERTIES ADJACENT HERETO AS MORE FULLY SET FORTH IN THAT CERTAIN NON-EXCLUSIVE EASEMENT AGREEMENT NO. 2 RECORDED CONCURRENTLY WITH THIS BINDING SITE PLAN, AS MAY BE AMENDED FROM TIME TO TIME.

6. RIGHTS CREATED OR RESERVED TO SUNICADA UNDER THIS BINDING SITE PLAN SHALL NOT INCLUDE, OR INURE TO THE BENEFIT OF, ITS SUCCESSORS AND ASSIGNS UNLESS A RECORDED INSTRUMENT EXECUTED BY SUNICADA ASSIGNS ALL OR ANY PORTION OF SUCH RIGHTS TO A TRANSFEREE.

7. TRACTS A AND B ARE CREATED FOR FUTURE DEVELOPMENT AND POSSIBLE FURTHER SUBDIVISION. THE USES, RIGHTS, AND RESTRICTIONS OF WHICH MAY DIFFER FROM OTHER LOTS AND/OR TRACTS WITHIN THIS BINDING SITE PLAN AND WILL BE SUBJECT TO FUTURE BINDING SITE PLAN, SITE DEVELOPMENT PLAN AND/OR PLAT APPLICATIONS.

8. NO CORNERS HAVE BEEN SET IN CONNECTION WITH THIS BINDING SITE PLAN.

DWG NAME: \\ESM\ENR\ENR\JUDS\02\02\PLATS\BSP-05.010

RECORDING CERTIFICATE 200902110022

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 11 DAY OF FEBRUARY, A.D. 2009, AT 11 MINUTES PAST 7 O'CLOCK P.M. AND RECORDED IN VOLUME 48 OF SHORT PLATS, ON PAGES 78-82, RECORDS OF KITTITAS COUNTY, WISCONSIN.

BY: *[Signature]*
 COUNTY CLERK
 KITTITAS COUNTY, WISCONSIN
 REC'D FILE NO. 200902110022



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www.esmcivil.com	
Civil Engineering Public Works	Land Surveying Project Management
Land Planning Landscape Architecture	
DATE: 2008-11-13	JOB NO. 986-882-007-0002
DRAWN BY: CMF/SAM/DJR	SHEET 5 OF 5