



April 26, 2019

Mr. Dan Carlson  
Director of Community Development Services  
Kittitas County  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

**RE:           Transfer Notice  
              Talisman Townhomes, Tract B, Suncadia Resort Core**

Dear Mr. Carlson:

Please find enclosed a Transfer Notice to Kittitas County with respect to Talisman Townhomes, Tract B, Suncadia Resort Core.

If you have any questions or need any additional information, please do not hesitate to contact me at 509-649-6352 or by e-mail at [gkittleson@suncadia.com](mailto:gkittleson@suncadia.com).

Sincerely,



Gary Kittleson  
Vice President – Director of Construction and Real Estate Finance

Cc:   Kittitas County Board of Commissioners  
      Kittitas County Courthouse  
      205 West 5<sup>th</sup>, Room 110  
      Ellensburg, Washington 98926  
      e-mail: [bocc@co.kittitas.wa.us](mailto:bocc@co.kittitas.wa.us)

Prosecuting Attorney  
Kittitas County Courthouse  
205 West 5<sup>th</sup>, Room 213  
Ellensburg, Washington 98926  
e-mail: [prosecutor@co.kittitas.wa.us](mailto:prosecutor@co.kittitas.wa.us)

Roger Beck, Managing Director, Suncadia

**Steve Lathrop**  
**Lathrop, Winbauer, Harrel, Slothower & Denison LLP**

**Chris Addicott**  
**Hillis, Clark, Martin & Peterson, P.S.**

**David Gintz**  
**Talisman Townhomes**

**Michael Bennett**  
**Director of Community Associations, Suncadia**

## TRANSFER NOTICE TO KITITITAS COUNTY

### SUNCADIA TRACT B, SUNCADIA RESORT CORE, BINDING SITE PLAN NO. 1

On August 23, 2018, New Suncadia, LLC ("Suncadia") sold to Talisman Townhomes, LLC ("Talisman") approximately 1.27 acres within the Suncadia Master Planned Resort proposed to be developed as Talisman Townhomes, Tract B, Suncadia Resort Core, Binding Site Plan No. 1. This presents the next occasion where a third party developer undertakes the development application approval process for a tract within Suncadia.

Section 9 of the Development Agreement with the County allows for transfers of interests under circumstances that either do, or do not, require County consent. It is believed by Suncadia and Talisman that the present transaction does not require formal County consent under Section 9.3(a) (iii) or (iv) because Suncadia is retaining all responsibilities and obligations under the MPR Approvals, except for the Parcel Obligations which will be the responsibility of Talisman. Talisman has further agreed with Suncadia to not violate the MPR Approvals.

The County may elect to make compliance with the Parcel Obligations and all collateral practices and plans including, but not limited to, the Land Stewardship Plan, Solid Waste Management Plan, Master Drainage Plan, Noxious Weed Plan, temporary erosion and sedimentation control plans, hazardous material and spill prevention plans, development management plans, construction traffic management plan and no violation of the MPR Approvals, conditions of the approval process.

Talisman previously received approval of its Site Development Plan (approval granted on December 3, 2018), and received approval of its Preliminary Plat on January 2, 2019 (Board of County Commissioners Resolution No. 2019-004) to develop this tract into approximately twenty-four (24) residential lots together with associated access and open space tracts. All plat requirements that may not be completed at final plat approval will be subject to the normal County bonding requirements.

In lieu of dedication, the final plat will grant all roads and rights-of-way to Suncadia, or a Suncadia entity, consistent with prior plats, and all open space tracts, except for private open space on lots, will be conveyed to Suncadia. The open space dedications and covenants, conditions and restrictions that have been applied to the other plats within Phase 1 will be placed against Tract B which will not have a separate owners' association.

Suncadia will provide domestic water and sewer service to Tract B through its captive utility companies in the same manner as to all other lots in Phase 1. The plat notes will recite, and Suncadia and the utility companies will retain or receive, easements or other appropriate rights along lot lines and roads for utilities. Offsite easements for access and storm drainage will also be created, as appropriate.

At the end of the platting process, Talisman will be constructing residences *and/or* selling developed lots. Upon the sale of all lots, Talisman will retain no further interest in or obligations for this Tract B or to Suncadia.