

11-163

SUNCADIA - PHASE 1 DIVISION 13A
A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON
TAX PARCEL NUMBERS : 20-15-19054-0007

AUDITOR'S FILE NO.
200808210001

08/22/2008 08:23:00 AM V: 12 P: 183 200808210001
KITITAS COUNTY WASHINGTON
Page 1 of 4

DECLARATION 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, AND BENNETT-SPE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY ("BENNETT"), DEVELOPER OF SAID REAL PROPERTY, DO HEREBY DECLARE THIS PLAT.

SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: [Signature]
ITS MANAGING MEMBER

BY: [Signature]
ITS MANAGING MEMBER

BY: [Signature]
ITS MANAGING MEMBER

BENNETT-SPE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

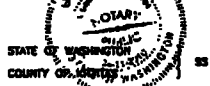
BY: [Signature]
ITS MANAGING MEMBER

BY: [Signature]
ITS MANAGING MEMBER

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 [Signature] 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 15th DAY OF July, 2008.



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 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 15th DAY OF July, 2008.



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 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 17th DAY OF July, 2008.



RATIFICATION OF LENDER:
KNOW ALL MEN BY THESE PRESENTS, THAT U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THE BENEFICIARY UNDER A DEED OF TRUST ENCLAWING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS 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 PLATTED.

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

BY: [Signature]
ITS MANAGING MEMBER

STATE OF WA }
COUNTY OF Kittitas } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [Signature] TO ME KNOWN TO BE THE MANAGING MEMBER OF U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, 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 HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July, 2008.



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
DAMIANE [Signature] APPROVED THIS 22nd DAY OF July, A.D. 2008.

CERTIFICATE OF COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 13A" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS 20th DAY OF July, A.D. 2008.

[Signature]
KITITAS COUNTY COMMUNITY SERVICES DIRECTOR

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS FOR THE PREVIOUS YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS MADE

DATED THIS 18th DAY OF July, A.D. 2008.

[Signature]
KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 13A" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWERAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS 21st DAY OF July, A.D. 2008.

[Signature]
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 13A" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 18th DAY OF July, A.D. 2008.

[Signature]
KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 5th DAY OF August, A.D. 2008.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

[Signature] ATTEST [Signature]
CHAIRMAN - CLERK

LEGAL DESCRIPTION
TRACT 8 OF THAT CERTAIN SURVEY AS RECORDED MAY 2, 2008, IN BOOK 35 OF SURVEYS, PAGES 30 AND 31, UNDER AUDITOR'S FILE NO. 200803020040, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF TRACT 2-3 AND A PORTION OF TRACT 2-5, BOTH OF SUNCADIA - PHASE 1 DIVISION 9, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREBY RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, AND BEING A PORTION OF TRACT G-1, MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERNATE), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREBY RECORDED IN BOOK 8 OF PLATS, PAGES 157 THROUGH 167, ALL IN THE RECORDS OF KITITAS COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 1 DIVISION 13A" 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 CORNER AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

DATED THIS 17th DAY OF July, A.D. 2008.

[Signature]
APRIL A. FLOOD, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28281

RECORDING CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS THIS 2nd DAY OF August, A.D. 2008, AT 10:23 AM, IN THE OFFICE OF THE COUNTY CLERK, KITITAS COUNTY, WASHINGTON, AND WAS RECORDED IN VOLUME 11 OF PLATS, ON PAGE 13.

BY: [Signature]
DEPUTY COUNTY CLERK

[Signature]
KITITAS COUNTY AUDITOR
AUDITOR'S FILE NO. 200808210001

SUBDIVISION LOCATOR
NOT TO SCALE



TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.



ESM CONSULTING ENGINEERS, LLC
3395 1st Way South #200
Federal Way, WA 98003
www.esmcivil.com
Civil Engineering, Land Surveying, Land Planning, Public Works, Project Management, Landscape Architecture
DATE: 2008-07-11 JOB NO. 1262-005-007-0003
DRAWN BY: W.D./B.L.R. SHEET 1 OF 8

VOLUME/PAGE
11-163

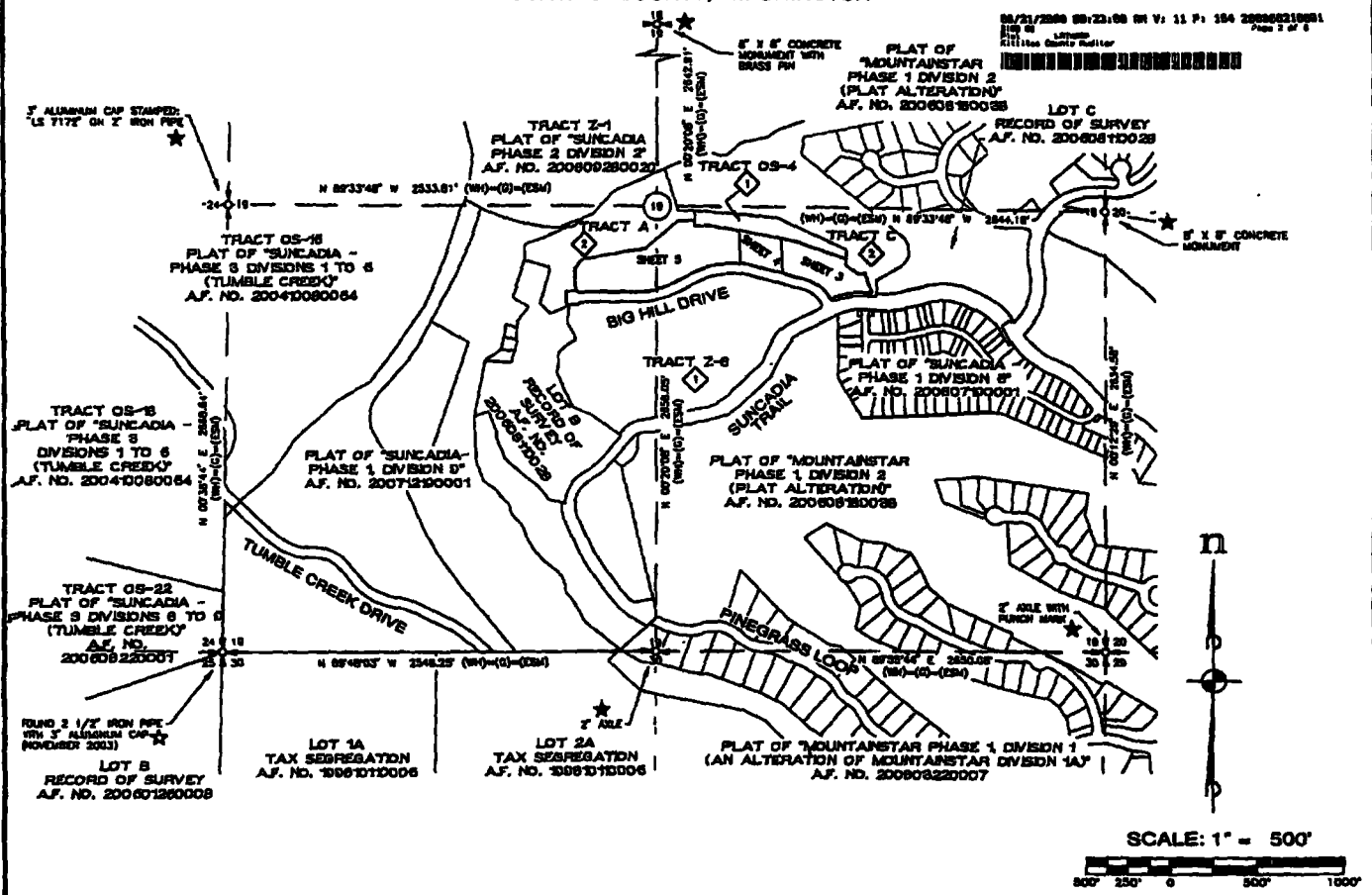
11-16

# SUNCADIA - PHASE 1 DIVISION 13A

A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
KITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.  
20080210001

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### BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND  
NAD 83/11. PROJECT IS REFERENCED TO GPS TO NAD CONTROL POINTS  
'EASTON' (PD 00882) AND '1125F' (PD 00828).  
THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT  
TO GRID DISTANCES, MULTIPLY BY A CORRECTION SCALE  
FACTOR OF 0.99976367.

### SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONFORMANCE WITH THE 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 DIM. FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID  
STATIC AND POST PROCESSING TECHNIQUES
- PROCEDURE USED: FIELD TRIANGULAR AND GPS WITH ACCURACY MEETING  
OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-080

### LEGEND

- (WM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE  
FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&M  
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  
W&M PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE  
EXISTING CORNERS AS SHOWN IN 2002. ESM CONCURRED WITH THE  
COORDINATE POSITION ESTABLISHED BY W&M PACIFIC AND ACCEPTED  
THEIR POSITION.
- ★ W&M PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION.  
ESM ACCEPTED THEIR POSITION.
- ☆ W&M PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION.  
ESM LOCATED THE CORNER IN 2002. ESM CONCURRED WITH THE  
COORDINATE POSITION ESTABLISHED BY W&M PACIFIC AND ACCEPTED  
THEIR POSITION.
- (S) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY  
GOLDSMITH & ASSOCIATES AS RECORDED IN BOOK 36 OF SURVEYS,  
PAGES 104-107, UNDER AUDITOR'S FILE NO. 20040728003.
- ◇ PLAT OF "SUNCADIA - PHASE 1 DIVISION 1"  
A.F. NO. 20071218001
- ◇ RECORD OF SURVEY (BOUNDARY LINE ADJUSTMENT)  
A.F. NO. 20060128008



|   |                                      |
|---|--------------------------------------|
| <b>ESM CONSULTING ENGINEERS, LLC</b>              |                                      |
| 69016 1st Way South 6200<br>Federal Way, WA 98003 |                                      |
| www.esmcivil.com                                  |                                      |
| Civil Engineering<br>Public Works                 | Land Surveying<br>Project Management |
| LAND PLANNING<br>LANDSCAPE ARCHITECTURE           |                                      |
| DATE: 2008-08-05                                  | JOB NO. 1282-008-007-0003            |
| DRAWN BY: W.D.G.                                  | SHEET 2 OF 8                         |

VOLUME/PAGE  
11-16

# SUNCADIA - PHASE 1 DIVISION 13A

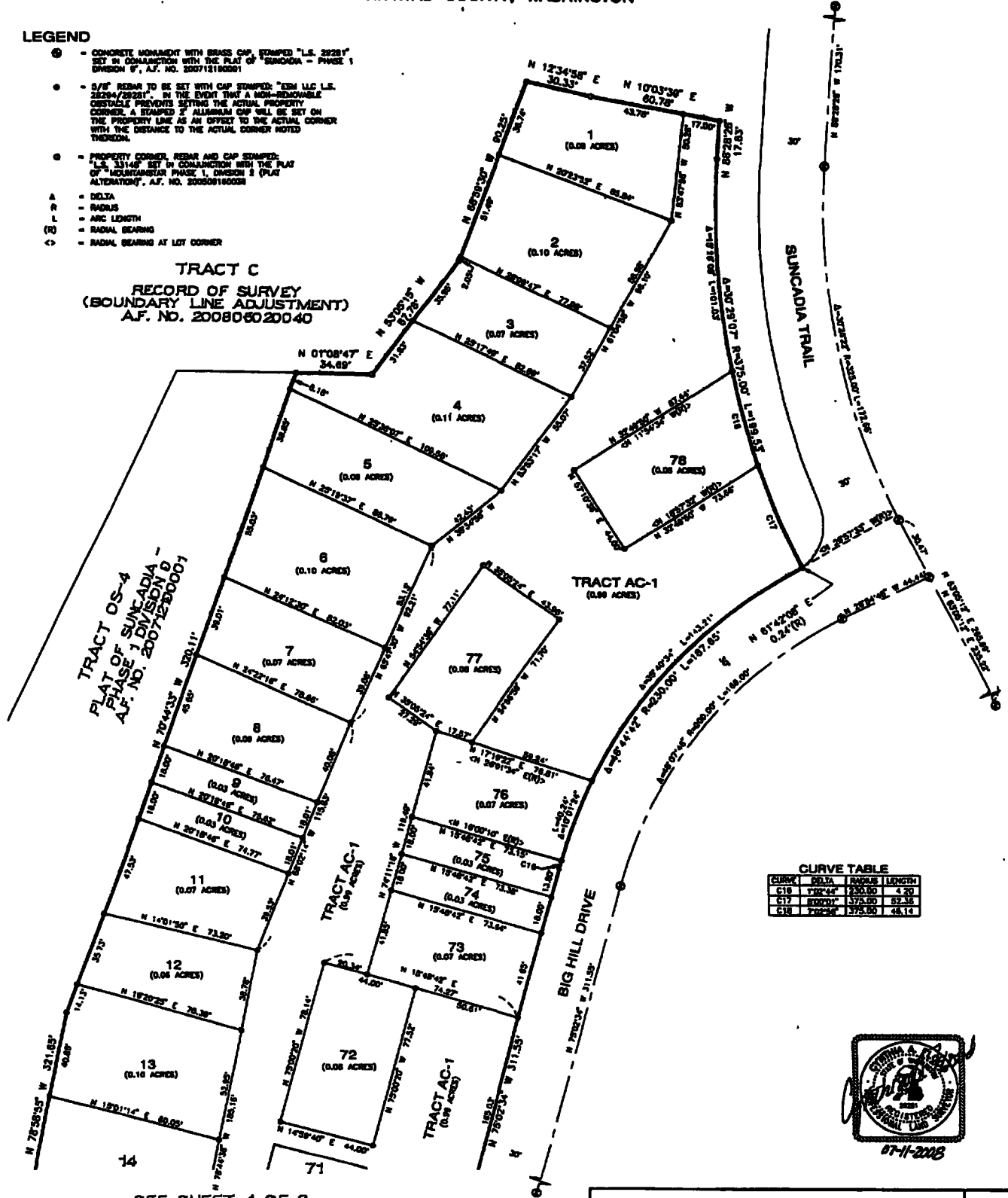
A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.  
 200806210001

### LEGEND

- - CONCRETE MONUMENT WITH BRASS CAP, STAMPED "L.S. 20281" SET IN CONJUNCTION WITH THE PLAT OF SUNCADIA - PHASE 1 DIVISION 9, A.F. NO. 200712190001
- - 5/8" REBAR TO BE SET WITH CAP STAMPED "ESM LLC L.S. 20281/20281" IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER. A STAMPED "Z" 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 SUNCADIA PHASE 1, DIVISION 1 (PLAT ALTERATION), A.F. NO. 200506160003
- Δ - DELTA
- R - RADIUS
- A - ARC LENGTH
- (R) - RADIAL BEARING
- ↻ - RADIAL BEARING AT LOT CORNER

TRACT C  
 RECORD OF SURVEY  
 (BOUNDARY LINE ADJUSTMENT)  
 A.F. NO. 200806020040

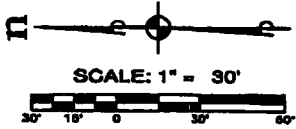


**CURVE TABLE**

| CURVE | DELTA   | RADIUS | LENGTH |
|-------|---------|--------|--------|
| C10   | 170°44' | 230.00 | 4.20   |
| C17   | 100°00' | 175.00 | 12.25  |
| C18   | 170°26' | 375.00 | 48.14  |



SEE SHEET 4 OF 8



**ESM CONSULTING ENGINEERS LLC**  
 3325 1st Way South #200  
 Federal Way, WA 98003  
 www.esmcivil.com

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

DATE: 2008-06-09 | JOB NO. 1262-009-007-0003  
 DRAWN BY: W.D.D. | SHEET 3 OF 8

VOLUME/PAGE  
 11-165

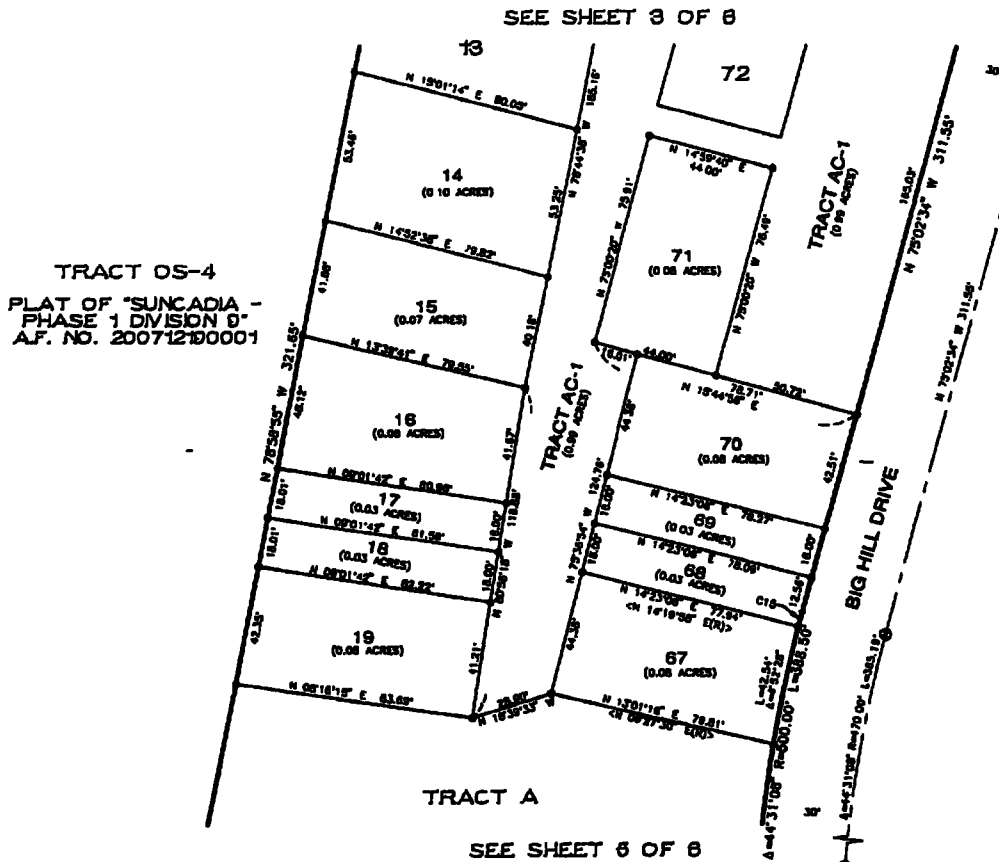
11-1166

# SUNCADIA - PHASE 1 DIVISION 13A

A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
KITITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.  
200808210001

08/21/2008 09:23:00 AM V: 11 P: 100 200808210001  
File No. 1000  
Kititas County Auditor  
Page 4 of 4

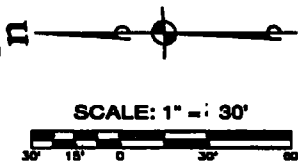


CURVE TABLE

| CURVE | DELTA  | RADIUS  | LENGTH |
|-------|--------|---------|--------|
| C18   | 67.28° | 500.00' | 5.43'  |

### LEGEND

- ⊙ - CONCRETE MONUMENT WITH BRASS CAP, STAMPED "L.S. 28281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 1, DIVISION 0", A.F. NO. 20071210001
- - 1/4" REBAR TO BE SET WITH CAP STAMPED "ESH LLC L.S. 28284/28281". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED "P" 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.
- A - DELTA
- R - RADIUS
- L - ARC LENGTH
- (B) - RADIAL BEARING
- <> - RADIAL BEARING AT LOT CORNER



**ESM CONSULTING ENGINEERS LLC**  
33015 1st Way South #200  
Federal Way, WA 98003  
www.esmcivil.com

ESM  
11-1166

DATE: 2008-08-05  
DRAWN BY: W.D.D.

JOB NO. 1282-008-007-0003  
SHEET 4 OF 6

CIVIL Engineering  
Public Works

Land Surveying  
Project Management

Lead Planning  
Landscape Architecture





\$45.00  
Declaration LATHROP  
Kittitas County Auditor



When Recorded, Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.  
Attention: Steven R. Rovig  
500 Galland Building  
1221 Second Avenue  
Seattle, WA 98101-2925

REVIEWED BY  
KITTITAS COUNTY TREASURER  
DEPUTY M. W. Wibelman  
DATE 8/21/2008

**THIRTEENTH SUPPLEMENTAL DECLARATION  
TO  
AMENDED AND RESTATED  
DECLARATION OF COVENANTS AND EASEMENTS  
FOR  
SUNCADIA COMMUNITY IMPROVEMENTS**

|  |   |                     |                     |
|--|---|---------------------|---------------------|
| Grantor:   | <u>SUNCADIA, LLC</u>  |                     |                     |
| Grantee:   | <u>PLAT OF SUNCADIA</u>   |                     |                     |
| Legal Description (abbreviated):                   | <u>SUNCADIA PHASE 1, DIVISION 13A, LOTS 1-19 AND 67-78, TRACT AC-1</u>  |                     |                     |
| <input checked="" type="checkbox"/> Additional on: | <u>EXHIBIT A</u>  |                     |                     |
| Assessor's Tax Parcel ID Nos.:                     | <u>20-15-19054-0007</u>   |                     |                     |
| Reference Nos. of Documents Released or Assigned:  | <u>200407200038</u>   | <u>200410140005</u> | <u>200712190005</u> |
|  | <u>200410080058</u>   | <u>200505040003</u> |                     |
|  | <u>200506160040</u>   | <u>200506220002</u> |                     |
|  | <u>200512070003</u>   | <u>200604190003</u> |                     |
|  | <u>200607190003</u>   | <u>200608020003</u> |                     |
|  | <u>200609280023</u>   | <u>200710260009</u> |                     |
| Real Estate Excise Tax:                            | <u>DOES NOT APPLY - NO CONSIDERSATION AS DEFINED WAC 458-61A-102(2)</u> |                     |                     |

THIS THIRTEENTH SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED DECLARATION OF COVENANTS AND EASEMENTS FOR SUNCADIA COMMUNITY IMPROVEMENTS ("Thirteenth Supplemental Declaration") is dated for reference purposes July 29, 2008 and is made by SUNCADIA, LLC, a Delaware limited liability company ("Declarant").



## RECITALS

A. Declarant is the successor Declarant under that certain Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, recorded under Kittitas County Recording No. 200407200038 ("Declaration"). The Declaration has been amended by Supplemental Declarations recorded under Kittitas County Recording Nos. 200410080058, 200410140005, 200505040003, 200506160040, 200506220002, 200512070003, 200604190030, 200607190003, 200608020003, 200609280023, 200710260009, and 200712190005 ("Supplement Declarations").

B. Pursuant to Section 2.2 of the Declaration, Declarant desires to make that certain real property described in the attached EXHIBIT A ("Additional Property") subject to the Declaration.

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

1. **DEFINITIONS.** Except as otherwise specifically provided in this Thirteenth Supplemental Declaration, capitalized terms used herein shall have the meanings set forth in Article 1 of the Declaration.
2. **PROPERTY SUBJECT TO DECLARATION.** The Additional Property is hereby made subject to the Declaration.
3. **COMMUNITY IMPROVEMENTS.** There are no Community Improvements within the Additional Property.
4. **FULL FORCE AND EFFECT.** Except as specifically amended herein, the terms and conditions of the Declaration shall remain in full force and effect.



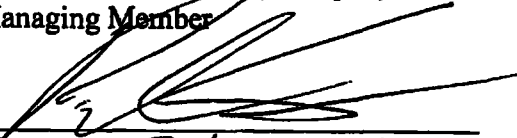



EXECUTED as of the day and year first above written.

DECLARANT:

SUNCADIA, LLC,  
a Delaware limited liability company

By: Easton Ridge Investors, LLC,  
a Delaware limited liability company  
Its Managing Member

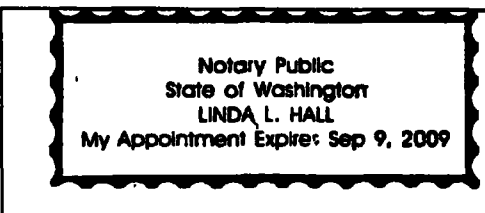
By   
Name: Paul Eisenberg  
Its: Sr. Vice President

By   
Name: Del E. Goehring  
Its: Sr. Vice President

STATE OF WASHINGTON }  
COUNTY OF KITTITAS } ss.

On this day personally appeared before me Paul Eisenberg  
and Del Goehring, to me known to be the Sr. Vice President  
and Sr. Vice President, respectively, of Easton Ridge Investors, LLC, a Delaware  
limited liability company and Managing Member of SUNCADIA, LLC, a Delaware  
limited liability company, that executed the foregoing instrument, and acknowledged  
such instrument to be the free and voluntary act and deed of such limited liability  
company, for the uses and purposes therein mentioned, and on oath stated that they were  
duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 29<sup>th</sup> day of July, 2008.



Linda L. Hall  
Printed Name Linda L. Hall  
NOTARY PUBLIC in and for the State of Washington,  
residing at Roslyn  
My Commission Expires Sept. 9, 2009



**EXHIBIT A**  
**ADDITIONAL PROPERTY**

The following real property as shown on the plat of SUNCADIA PHASE 1, DIVISION 13A, recorded in Kittitas County, Washington, Volume   //   of Plats, pages  163  to  168  :

Units:                                Lots numbered 1 through 19, inclusive.  
    Lots numbered 67 through 78, inclusive.

Limited Common Areas:        Access Tract: AC-1

Note: For purposes of this Declaration, the above-described property is designated residential.

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL  
Suncadia Master Planned Resort, Phase 1, Division 13**

**RESOLUTION**

**NO. 2008- 74**

**WHEREAS**, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on April 22, 2008 for the purpose of considering preliminary approval to the plat known as Suncadia Phase 1, Division 13, File No. LP-08-00010 and described as follows:

The division of 8.98 acres into 78 lots, consisting of 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces. The proposal is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9. The property is located in a portion of Section 19, T20N, R15E, WM, Assessor's Map Number 20-15-19054-0007.

**WHEREAS**, public testimony was heard from those persons present who wished to be heard; and,

**WHEREAS**, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

**WHEREAS**, the Planning Commission recommended approval of said proposed subdivision 6-0; and,

**WHEREAS**, a closed record meeting was held by the Board of County Commissioners on May 20, 2008 to consider the Planning Commission's recommendation on this matter; and,

**WHEREAS**, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. The Board finds that Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, submitted a complete plat application on March 11, 2008 for the Suncadia Master Planned Resort, Phase 1, Division 13 Plat. The proposal is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9, approximately 8.98 acres in size and that that the subject property is located in a portion of Section 19, T20N, R15E, WM, Assessor's Map Number 20-15-19054-0007.
2. The Board finds that the application proposes 78 lots consisting of 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces.
3. The Board finds that the project will be developed in accordance with the phasing plan as submitted; Phase 1 consisting of lots 1 through 19 and lots 67 through 78; Phase 2 consisting of lots 20 through 66.
4. The Board finds that Community Development Services deemed the application complete on March 24, 2008 and further, issued a Notice of Application and Public Hearing pursuant to RCW 36.70B and KCC 15A.03 on March 25, 2008 and said notice was published in both the official county newspaper of record, the Daily Record and the Northern Kittitas County Tribune on March 27, 2008 and April 3, 2008. Said notices solicited comments from governmental agencies, adjacent property owners and other parties of record.

5. The Board finds that Kittitas County previously completed SEPA review through the review and approval process for the MPR application. Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules).
6. The Board finds that an open record hearing was held by the Planning Commission on April 22, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard.
7. The Board finds that a closed record meeting was held on May 20, 2008 for the purpose of considering preliminary approval of the plat known as Suncadia Phase 1, Division 13, and that a motion was made and seconded that the preliminary plat be approved. The motion carried in with a vote of 3-0.
8. The Board of County Commissioners finds that additional conditions are necessary to protect the public's interest.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Suncadia Master Planned Resort, Phase 1, Division 13 be, and the same is hereby conditionally approved.

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Suncadia Master Planned Resort, Phase 1, Division 13 shall meet the following conditions prior to Final Plat approval:

1. The proponent shall meet all Conditions of Approval and requirements of the Development Agreement between Suncadia and Kittitas County as previously adopted by Kittitas County through Ordinances 2000-15 and 2000-16 and Resolutions 2001-14, 2006-170, 2007-11, 2007-119 and 2008-61, for the Master Planned Resort, that are applicable to this application.

DATED this 20th day of May, 2008 at Ellensburg, Washington.



Doreen A. Kjorsvik  
Clerk of The Board

**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

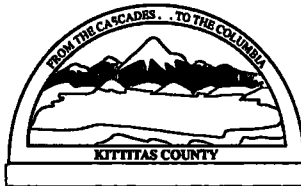
Mark McClain  
Mark McClain, Chairman

Alan A. Crankovich  
Alan A. Crankovich, Vice-Chairman

Linda K. Huber  
Linda K. Huber, Commissioner

APPROVED AS TO FORM:

\_\_\_\_\_  
Gregory L. Zempel, Prosecuting Attorney  
WSBA #19125



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

### AGENDA STAFF REPORT

**AGENDA DATE:** August 5, 2008

**ACTION REQUESTED:** Board authorization for Chair signature on the final mylars for the Suncadia Phase 1, Division 13A Plat (File Number LP-08-00010)

---

**BACKGROUND:** Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, submitted a complete plat application on March 11, 2008 for the Suncadia Master Planned Resort, Phase 1, Division 13 Plat. The proposal is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9. The property is located in a portion of Section 19, T20N, R15E, WM, Assessor's Map Number 20-15-19054-0007. The application proposes 78 lots consisting of 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces on approximately 8.98 acres of land. The applicant has additionally proposed a phasing plan. Phase 1 consisting of lots 1 through 19 and lots 67 through 78; Phase 2 consisting of lots 20 through 66.

The Board of County Commissioners granted preliminary plat approval, signing Resolution 2008-74 on May 20, 2008.

The mylars for the first phase have been reviewed by staff and found to be consistent with the conditions of preliminary plat approval and Kittitas County Code.

**INTERACTION:** Community Development Services, Department of Public Works, Environmental Health Department

**STAFF RECOMMENDATION:** Staff recommends the Board authorize Chair signature on the Phase 1 Division 13A mylars.

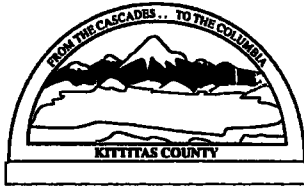
**RESPONSIBLE STAFF:** Allison Kimball, CDS Assistant Director

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Fax (509) 962-7682

### AGENDA STAFF REPORT

**AGENDA DATE:** May 20, 2008

**ACTION REQUESTED:** Conduct a Closed Record Meeting to consider the Planning Commission's recommendation of preliminary approval for the Suncadia Phase 1, Division 13 Plat (File Number LP-08-00010)

**BACKGROUND:** Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, submitted a complete plat application on March 11, 2008 for the Suncadia Master Planned Resort, Phase 1, Division 13 Plat. The proposal is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9. The property is located in a portion of Section 19, T20N, R15E, WM, Assessor's Map Number 20-15-19054-0007. The application proposes 78 lots consisting of 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces on approximately 8.98 acres of land. The applicant has additionally proposed a phasing plan. Phase 1 consisting of lots 1 through 19 and lots 67 through 78; Phase 2 consisting of lots 20 through 66.

Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules). Community Development Services issued due notice of the application and public hearing pursuant to RCW 36.70B and KCC 15A.03 on March 25, 2008 and said notice was published in the Daily Record, the official County newspaper of record, and the Northern Kittitas County Tribune on March 27, 2008 and April 3, 2008.

On April 11, 2008, the applicant submitted an associated Boundary Line Adjustment application and staff issued conditional preliminary approval of on April 28, 2008. The final boundary line adjustment survey was legally recorded on May 2, 2008.

The Kittitas County Planning Commission held an open record hearing on April 22, 2008 to consider said plat and passed a motion by a vote of 6 to 0 to forward a recommendation of preliminary plat approval to the Board of County Commissioners.

**INTERACTION:** Community Development Services, Department of Public Works, Environmental Health Department, Assessor's Office

**ATTACHMENTS:** Resolution containing suggested Findings of Fact for Preliminary Plat Approval  
Related file documents including the Phasing Plan & Narrative, Comments Received, Planning Commission minutes & signed Findings of Fact, Approved Boundary Line Adjustment

#### STAFF

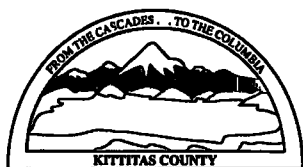
**RECOMMENDATION:** Staff recommends the Board conduct a closed record meeting to consider the Planning Commission's recommendation of preliminary plat approval and review the attached resolution, for Board signature, that has been reviewed and approved by the Prosecuting Attorney's office.

**RESPONSIBLE STAFF:** Allison Kimball, CDS Assistant Director

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Office (509) 962-7506

Fax (509) 962-7682

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### AGENDA STAFF REPORT

**AGENDA DATE:** May 6, 2008

**ACTION REQUESTED:** Set a Closed Record Meeting for May 20, 2008 to consider preliminary approval of the Suncadia Phase 1, Division 13 Plat (File Number LP-08-00010)

---

**BACKGROUND:** Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, submitted a complete plat application on March 11, 2008 for the Suncadia Master Planned Resort, Phase 1, Division 13. The proposal is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9. The property is located in a portion of Section 19, T20N, R15E, WM, Assessor's Map Number 20-15-19054-0007.

The application proposes 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces on approximately 8.98 acres of land. The applicant has additionally proposed a phasing plan. Phase 1 consisting of lots 1 through 19 and lots 67 through 78; Phase 2 consisting of lots 20 through 66.

Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules). Community Development Services issued due notice of the application and public hearing pursuant to RCW 36.70B and KCC 15A.03 on March 25, 2008 and said notice was published in the Daily Record and the Northern Kittitas County Tribune on March 27, 2008 and April 3, 2008.

The Kittitas County Planning Commission held an open record hearing on April 22, 2008 to consider said plat and passed a motion by a vote of 6 to 0 to forward a recommendation of preliminary plat approval to the Board of County Commissioners. Staff requests the Board set a closed record meeting for May 6, 2008 to consider the Planning Commission's recommendation of preliminary approval for the subject plat.

**INTERACTION:** CDS Staff, Public Works, Environmental Health

**ATTACHMENTS:** None

**STAFF**

**RECOMMENDATION:** Staff recommends the Board set a closed record meeting for May 20, 2008.

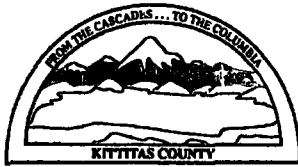
**RESPONSIBLE STAFF:** Allison Kimball, CDS Assistant Director

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Office (509) 962-7506

Fax (509) 962-7682

### STAFF REPORT

**TO:** Kittitas County Planning Commission  
**FROM:** Allison Kimball, Assistant Director *AK*  
**HEARING DATE:** April 22, 2008  
**SUBJECT:** Suncadia Master Planned Resort  
Phase 1 Division 13 Site Development Plan & Preliminary Plat

**Proposal:** The application proposes 78 high density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces on 8.98 acres of land. The application materials were mailed to commission members in advance of the staff report to allow for additional time for review.

The applicant has subsequently submitted a phasing plan drawing and narrative which are attached to this staff report.

**Proponent:** Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, landowner, PO Box 887, Roslyn, WA 98941.

**Location:** Suncadia Master Planned Resort, Phase 1, Division 13, a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9, in a portion of Section 19, Township 20 North, Range 15 East, WM, Assessor's Map Number 20-15-19054-0007.

**Comprehensive Plan:** The Comprehensive Plan designates the proposed development site as Master Planned Resort. The proposed plat is within the Master Planned Resort Sub-Area.

**Zoning Code:** The Zoning Classification for the subject property is Master Planned Resort.

**Critical Areas:** A site analysis was completed by Kittitas County Community Development Services as part of the original environmental review process for the Master Planned Resort Application.

**SEPA:** Kittitas County previously completed SEPA review through the review and approval process for the MPR application. Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules).

**Notice to Parties:** Kittitas County Community Development Services issued a Notice of Application (and Tentative Public Hearing) on March 25, 2008 and was published in the Daily Record and the Northern Kittitas County Tribune on March 27, 2008 and April 3, 2008. This notice was also mailed to jurisdictional government agencies, adjacent property owners and other parties of record.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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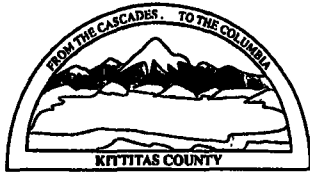
**Administrative Review/Analysis:** Kittitas County Community Development Services has reviewed the preliminary plat application and has found it to be eligible for preliminary approval.

**Suggested Conditions of Approval:** Community Development Services suggests the Planning Commission place the following as conditions of final plat approval:

1. The proponent shall meet all Conditions of Approval previously adopted by Kittitas County through Ordinance 2000-15 and as amended by Ordinance 2001-14 and Resolutions 2007-11 and 2007-119 for the Master Planned Resort, applicable to this application.
2. The proponent shall meet the provisions of the Development Agreement adopted by Kittitas County through Ordinance 2000-16 for the Master Planned Resort, applicable to this application.
3. For long-term plans, required through the Conditions of Approval and/or the Development Agreement, which rely upon build-out of a full development phase, the proponent shall submit temporary/interim plans to the responsible County Department for review and approval, prior to final plat approval.

**Suggested Findings of Fact:** The following findings have been prepared by Kittitas County Community Development Services staff for consideration by the Planning Commission in rendering its decision on this matter.

1. The Planning Commission finds that Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC submitted a plat application to Community Development Services on March 11, 2008 and that said application was deemed complete by Community Development Services on March 24, 2008.
2. The Planning Commission finds that said development application proposes a replat of approximately 8.98 acres of land known as Tract Z-3 of the Suncadia Master Planned Resort, Phase 1, Division 9 plat, consisting of 78 high density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces.
3. The Planning Commission finds that the proposed development is located within the Suncadia Master Planned resort in a portion of Section 19, T20N, R15E, WM, Assessor's map number 20-15-19054-0007.
4. The Planning Commission finds that Kittitas County previously completed SEPA review through the review and approval process for the MPR application. Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules).
5. The Planning Commission finds that Kittitas County Community Development Services issued a Notice of Application and Public Hearing pursuant to RCW 36.70B and KCC 15A.03 on March 25, 2008 and said notice was published in both the official county newspaper of record, the Daily Record and the Northern Kittitas County Tribune on March 27, 2008 and April 3, 2008. The Planning Commission finds further that said notices solicited comments from governmental agencies, adjacent property owners and other parties of record.
6. The Planning Commission finds that an open record hearing was held by the Planning Commission on April 22, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of the public hearing has been given as required by law and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. The Planning Commission finds that the Site Development Plan and Preliminary Plat for the Suncadia Master Planned Resort Phase 1, Division 13 has satisfied the requirements of KCC Chapter 16 and that additional conditions of approval are not necessary to protect the public's interest.



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

### FINDINGS OF FACT

#### SUNCADIA MASTER PLANNED RESORT, PHASE 1, DIVISION 13 SITE DEVELOPMENT PLAN AND PRELIMINARY PLAT, FILE NO. LP-08-00010

**THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY COMMUNITY DEVELOPMENT SERVICES STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF, OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.**

1. The Planning Commission finds that Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC submitted a plat application to Community Development Services on March 11, 2008 and that said application was deemed complete by Community Development Services on March 24, 2008.
2. The Planning Commission finds that said development application proposes a re-plat of approximately 8.98 acres of land known as Tract Z-3 of the Suncadia Master Planned Resort, Phase 1, Division 9 plat, consisting of 78 high density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces.
3. The Planning Commission finds that the proposed development will be completed in two phases. Phase 1 consisting of lots 1 through 19 and lots 67 through 78; Phase 2 consisting of lots 20 through 66.
4. The Planning Commission finds that the proposed development is located within the Suncadia Master Planned resort in a portion of Section 19, T20N, R15E, WM, Assessor's map number 20-15-19054-0007.
5. The Planning Commission finds that Kittitas County previously completed SEPA review through the review and approval process for the MPR application. Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules).
6. The Planning Commission finds that Kittitas County Community Development Services issued a Notice of Application and Public Hearing pursuant to RCW 36.70B and KCC 15A.03 on March 25, 2008 and said notice was published in both the official county newspaper of record, the Daily Record and the Northern Kittitas County Tribune on March 27, 2008 and April 3, 2008. The Planning Commission finds further that said notices solicited comments from governmental agencies, adjacent property owners and other parties of record.
7. The Planning Commission finds that an open record hearing was held by the Planning Commission on April 22, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of the public hearing has been given as required by law and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
8. The Planning Commission finds that the Site Development Plan and Preliminary Plat for the Suncadia Master Planned Resort Phase 1, Division 13 has satisfied the requirements of KCC Chapter 16 and that additional conditions are not necessary to protect the public's interest.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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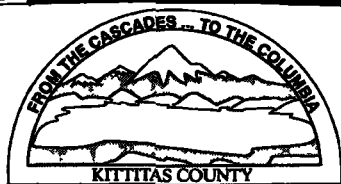
47  
**The Planning Commission motioned to forward the Suncadia Phase 1, Division 13 Site Development Plan and Preliminary Plat (LP-08-00010) to the Board of County Commissioners with a recommendation of *approval* by a vote of 6 to 0.**

*David E. Black*

David Black, Chairman, Kittitas County Planning Commission

*April 22, 2008*

Date



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 0000056

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7698

**Account name:** 000080

**Date:** 3/11/2008

**Applicant:** SUNCADIA LLC

**Type:** check # ?

| <u>Permit Number</u> | <u>Fee Description</u> | <u>Amount</u>   |
|----------------------|------------------------|-----------------|
| LP-08-00010          | CDS FEE FOR PLAT       | 2,000.00        |
| LP-08-00010          | SEPA                   | 400.00          |
| LP-08-00010          | EH LONG PLAT FEE       | 625.00          |
| LP-08-00010          | PW LONG PLAT FEE       | 1,000.00        |
|                      | <b>Total:</b>          | <b>4,025.00</b> |

14206 S. Canyon Drive  
Phoenix, AZ 85048  
April 16, 2008

RECEIVED

APR 17 2008

KITTITAS COUNTY  
CDS

To: Kittitas County Community Development Services (CDS)  
Ellensburg, WA

Re: Replat of Suncadia Master Planned Resort, Phase I, Division 13, a replat of Tract Z-3  
of the Resort Core Phase I Division 9  
Hearing scheduled for April 22, 2008

Dear Sirs:

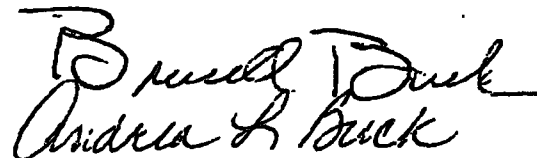
As adjacent property owners, we would like to attend the April 14 hearing, but are unable to do so. We are therefore submitting this request, to be considered at this hearing.

As owners of a Lodge condominium, we have two concerns regarding the proposed project. These are 1) our future ability to enjoy our vacation property and the attendant view, and 2) the value of our property as a vacation/conference rental.

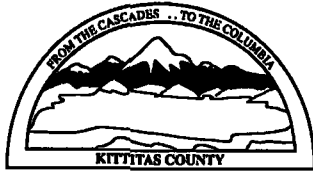
The Lodge units were sold by Suncadia for the above two purposes. The proposed development as presented will result in a significant decrease in value to certain of the Lodge owners for both purposes. One does not go to a Luxury Resort to be faced with a view only of an ongoing construction project for several years, and subsequently a view of high-density housing. Also, if we were a Lodge renter, we would not want to be assigned to these units. The information available to Lodge buyers at the time of sale did not depict this project, and the information sent to us from the County this month does not allow one to picture the relationship of the proposed development to the existing Lodge structure. Upon subsequently obtaining this information, we feel strongly that the value of our condo and others (especially Units 2006-20, 3006-20 and 4006-20) would be severely adversely affected by this replat.

We respectfully request that Kittitas County defer a decision on this proposal until the affected owners, Suncadia Development, and Bennett Homes can together agree on a revised plan which would mitigate the damage to the value of the Lodge Condos affected.

Thank you for your consideration of this request.



Bruce A. Buck  
Andrea L. Buck  
Owners, Unit 4006, Suncadia Lodge



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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

March 24, 2008

Mr. Art Solbaaken  
Suncadia, LLC  
PO Box 887  
Roslyn, WA 98941

RE: Phase 1 Division 13 Preliminary Plat & Site Development Plan (LP-08-00010)  
Certification of Complete Application

Dear Mr. Solbaaken:

This letter shall serve as notice that the referenced application has been determined to be complete. Should you have any questions or comments, please contact me at (509) 962-7695.

Sincerely,

Allison Kimball  
Assistant Director

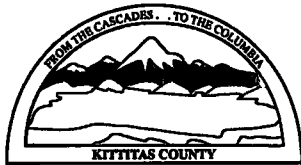
c: Bob Ehrlichman, Bennett Homes, Authorized Agent  
F. Steven Lathrop, Authorized Agent

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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### MEMORANDUM

**To:** WA Department of Natural Resources - Ellensburg  
WA Department of Fish and Wildlife - Ellensburg  
WA Dept. of Ecology - Yakima  
WA Dept. of Ecology - SEPA Registry  
Yakama Nation  
Yakama Nation – Dept. of Natural Resources  
Kittitas County Board of County Commissioners  
Kittitas County Sheriff's Dept  
Kittitas County Fire District #7  
Cle Elum – Roslyn School District #404  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Kittitas County Fire Marshal  
Kittitas County Code Enforcement  
CWU Library  
Adjacent Property Owners  
Applicant

**From:** Allison Kimball, Community Development Services Assistant Director

**Date:** March 25, 2008

**Subject:** **Notice of Application and Public Hearing for the Suncadia Master Planned Resort Phase 1, Division 13 Site Development Plan and Preliminary Plat (File No. LP-08-00010)**

Enclosed please find the application materials, SEPA checklist and legal notice of application for the referenced Site Development Plan and Preliminary Plat Application.

Proponents: Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, landowner, PO Box 887, Roslyn, WA 98941. Location: Suncadia Master Planned Resort, Phase 1, Division 13, a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9, in a portion of Section 19, Township 20 North, Range 15 East, WM, Assessor's Map Number 20-15-19054-0007. The application proposes 78 high density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces on 8.98 acres of land.

Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules). Interested parties may obtain copies of the previously prepared environmental documentation and other related information by contacting Kittitas County Community Development Services. The complete application and drawings are also available in electronic format upon request. An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 22, 2008, at 6:30 pm in the Kittitas County Courthouse, Commissioners' Auditorium. Interested persons are encouraged to verify prior to attending.

**WRITTEN COMMENTS WILL BE ACCEPTED UNTIL 5:00 PM APRIL 17, 2008.**

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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## Notice of Application & Public Hearing

Pursuant to 15A.03 KCC, notice is hereby given that Kittitas County did on March 24, 2008 deem complete a Site Development Plan and Plat Application for Suncadia Phase 1 Division 13. (File No. LP-08-00010)

Proponents: Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, landowner, PO Box 887, Roslyn, WA 98941. Location: Suncadia Master Planned Resort, Phase 1, Division 13, a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9, in a portion of Section 19, Township 20 North, Range 15 East, WM, Assessor's Map Number 20-15-19054-0007. The application proposes 78 high density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces on 8.98 acres of land.

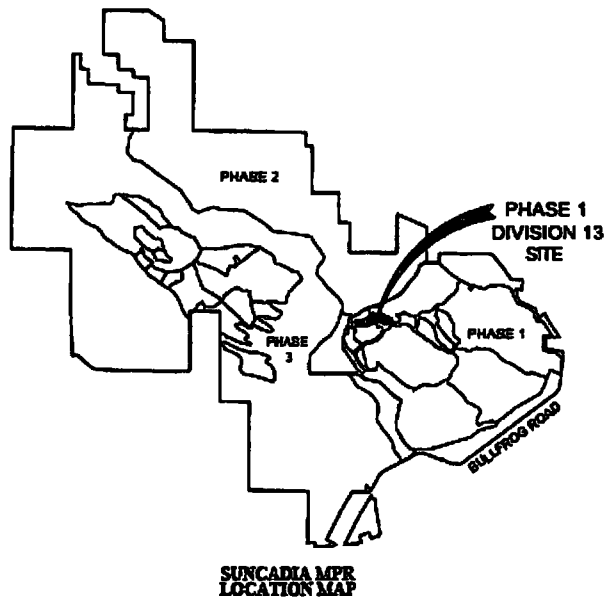
Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules).

The submitted application and related filed documents may be examined at the Community Development Services office located at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Written comments may be submitted to Kittitas County Community Development Services no later than 5:00pm on April 17, 2008. Any person desiring to express his or her views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS).

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 22, 2008, at 6:30 pm in the Kittitas County Courthouse, Commissioners' Auditorium. Interested persons are encouraged to verify prior to attending.

Dated: March 25, 2008

Publish: Daily Record: March 27, 2008 and April 3, 2008  
NKC Tribune: March 27, 2008 and April 3, 2008







CONSULTING ENGINEERS LLC



April 15, 2008

Mrs. Allison Kimball, Assistant Director  
Kittitas County Community Development Services  
411 North Ruby  
Ellensburg WA 98926

**RE: Resort Core Phase 1 Division 13 Phasing**

Dear Allison:

On behalf of Bennett Homes Kittitas, LLC, ESM Consulting Engineers LLC. is submitting the attached 11x17 exhibit showing phased development for the proposed Resort Core Phase 1 Division 13 project

The proposed Phase 1 Division 13 project will be constructed in two phases. Phase 1 is located from the intersection of Suncadia Trail with Big Hill Drive northwest along Big Hill Drive. Phase 1 is located further northwest along Big Hill Drive. Phase 1 will be developed first and the development will consist of lots 1 - 19 and 67 - 78. Phase 2 will be constructed at a later date and develop lots 20 - 66.

If you have any questions, please contact our office at (253) 838-6113.

Sincerely,

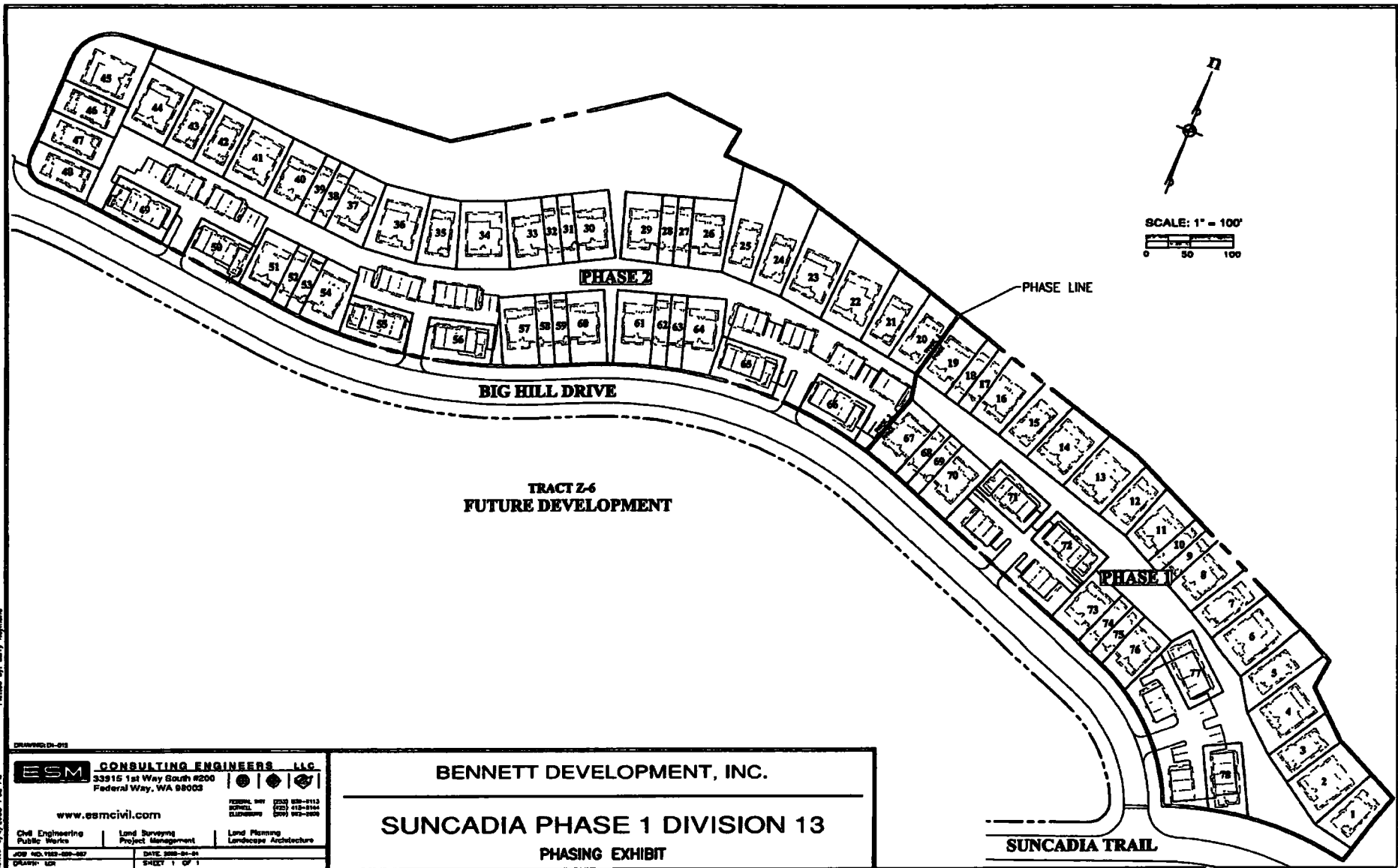
ESM CONSULTING ENGINEERS, LLC.

LAURA COCIASU, P.E.  
Project Manager

Enclosures

\\Esm8\ENGR\ESM-JOBS\1262\009\007\document\ISDP Cover letter.doc

|  |  |  |   |   |
|--|--|--|---|---|
| 33915 1st Way South<br>Suite 200<br>Federal Way WA 98003 | Tel (253) 838 6113<br>Fax (253) 838 7104<br>Toll Free (800) 345 5494 | Bethell (425) 618 6144<br>www.esmcivil.com | Civil Engineering<br>Project Management<br>Land Surveying | Land Planning<br>Public Works<br>Landscape Architecture |
|--|--|--|---|---|



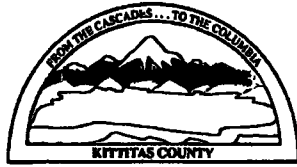
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 1/1/2008 1:38 PM

|   |   |   |
|---|---|---|
| <b>ESM CONSULTING ENGINEERS, LLC</b><br>33915 1st Way South #200<br>Federal Way, WA 98003<br>www.esmcivil.com |   |   |
| Civil Engineering<br>Public Works<br>206 425-7550-587<br>206 425-7550-587                                     | Land Surveying<br>Project Management<br>DATE: 2008-01-01<br>SHEET: 1 OF 1 | Land Planning<br>Landscape Architecture<br>206 425-7550-587<br>206 425-7550-587 |

**BENNETT DEVELOPMENT, INC.**  


---

**SUNCADIA PHASE 1 DIVISION 13**  
**PHASING EXHIBIT**



## KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

March 24, 2008

Mr. Art Solbaaken  
Suncadia, LLC  
PO Box 887  
Roslyn, WA 98941

RE: Phase 1 Division 13 Preliminary Plat & Site Development Plan (LP-08-00010)  
Certification of Complete Application

Dear Mr. Solbaaken:

This letter shall serve as notice that the referenced application has been determined to be complete. Should you have any questions or comments, please contact me at (509) 962-7695.

Sincerely,

Allison Kimball  
Assistant Director

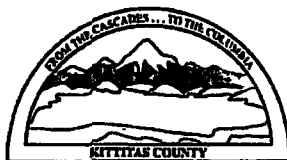
c: Bob Ehrlichman, Bennett Homes, Authorized Agent  
F. Steven Lathrop, Authorized Agent

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTITAS.WA.US  
Office (509) 962-7506  
Fax (509) 962-7682

### AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

|   |                          |
|---|--------------------------|
| DATE: March 24, 2008                        | PLANNER: Allison Kimball |
| PROJECT NAME: Suncadia Phase 1, Division 13 | FILE NUMBER: LP-08-00010 |

#### PLEASE COMPLETE THE FOLLOWING:

I, JAMES BELL, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.

  
Signature

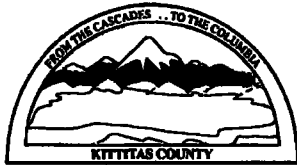
3/26/08  
Date

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:  
Received \_\_\_\_\_







## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

April 28, 2008

Mr. Jared Bell  
Suncadia LLC  
4244 Bullfrog Road  
Cle Elum, WA 98922

Mr. F. Steven Lathrop  
Lathrop, Winbauer, Harrel, Slothower & Denison LLP  
PO Box 1088  
Ellensburg, WA 98926

**RE: BL-08-00030**

Dear Jared,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the Boundary Line Adjustment and must be submitted to our offices for review:

1. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
2. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

Allison Kimball  
Assistant Director

Cc: ESM Consulting Engineers LLC

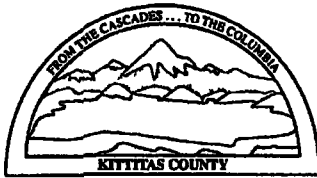
Attachments: BLA Application  
BLA Survey  
Kittitas County Public Works Comments

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



**KITTTAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

---

**MEMORANDUM**

**TO:** Allison Kimball, Community Development Services  
**FROM:** Christina Wollman, Planner II *CW*  
**DATE:** April 23, 2008  
**SUBJECT:** Suncadia BLA-08-30

RECEIVED

APR 25 2008

Kittitas County  
CDS

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

**Our department recommends final approval with the following conditions:**

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

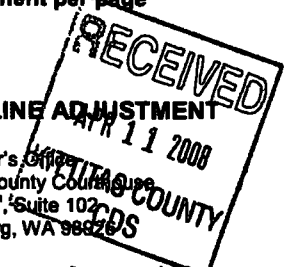
Please let me know if you have any questions or need further information.



BL-08-30

FEES: \$575 Administrative Segregation per page  
\$50 Combination  
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page  
\$95 Minor Boundary Line Adjustment per page



### KITTITAS COUNTY REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 101  
Ellensburg, WA 98926

Community Development Services  
Kittitas County Permit Center  
411 N Ruby, Suite 2  
Ellensburg, WA 98926

Treasurer's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 102  
Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Suncadia, LLC  
Property Owner Name

4244 Bullfrog Road  
Mailing Address

Reference: P1D13

Jared Bell 509-649-3902  
Contact Phone

Cle Elum WA 98922  
City, State, ZIP

Agent: F. Steven Lathrop, P.O. Box 1088  
Ellensburg WA 98926 925-5622

Zoning Classification MPR

| Original Parcel Number(s) & Acreage<br>(1 parcel number per line)   | Action Requested   | New Acreage<br>(Survey Vol. ____, Pg ____) |
|---|--|--|
| <u>*20-15-19054-0009 (953911) 7.00</u>  | <input type="checkbox"/> SEGREGATED INTO ____ LOTS   | <u>6.98</u>                                |
| <u>20-15-19054-0007 (953909) 8.98</u>   | <input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY   | <u>8.98</u>                                |
| <u>20-15-19050-0188 (20083) 39.81</u>   | <input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE  | <u>39.83</u>                               |
| <u>*20-15-19054-0009 mbsw 20-15-19054-0015</u><br>which is an osos parcel for tax purposes only.<br>Only 20-15-19054-0009 affected hereby<br>20-15-19054-0015 remains at 0.01 acres | <input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL<br><input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS<br><input checked="" type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP<br><input type="checkbox"/> COMBINED AT OWNERS REQUEST | _____                                      |

Applicant is:  Owner  Purchaser  Lessee  Other

[Signature]  
Owner Signature Required

\_\_\_\_\_  
Applicant Signature (if different from owner)

#### Treasurer's Office Review

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kittitas County Treasurer's Office

#### Community Development Services Review

- ( ) This segregation meets the requirements for observance of intervening ownership.
- ( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_)
- ( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA) Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_\_ No \_\_\_\_
- ( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_  
Last Split Date: \_\_\_\_\_ Current Zoning District: MPR  
Review Date: 04/28/08 By: [Signature]  
\*\*Survey Approved: \_\_\_\_\_ By: \_\_\_\_\_

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 0000541

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7698

Account name: 000604

Date: 4/11/2008

Applicant: SUNCADIA LLC

Payment type: check # 3237

| <u>Permit Number</u> | <u>Fee Description</u>         | <u>Amount</u> |
|----------------------|--------------------------------|---------------|
| -08-00030            | BOUNDARY LINE ADJUSTMENT MINOR | 95.00         |
|                      | Total:                         | 95.00         |



April 15, 2008

RECEIVED

APR 16 2008

KITTITAS COUNTY  
CDS

Mrs. Allison Kimball, Assistant Director  
Kittitas County Community Development Services  
411 North Ruby  
Ellensburg WA 98926

**RE: Resort Core Phase 1 Division 13 Phasing**

Dear Allison:

On behalf of Bennett Homes Kittitas, LLC, ESM Consulting Engineers LLC. is submitting the attached 11x17 exhibit showing phased development for the proposed Resort Core Phase 1 Division 13 project.

The proposed Phase 1 Division 13 project will be constructed in two phases. Phase 1 is located from the intersection of Suncadia Trail with Big Hill Drive northwest along Big Hill Drive. Phase 1 is located further northwest along Big Hill Drive. Phase 1 will be developed first and the development will consist of lots 1 - 19 and 67 - 78. Phase 2 will be constructed at a later date and develop lots 20 - 66.

If you have any questions, please contact our office at (253) 838-6113.

Sincerely,

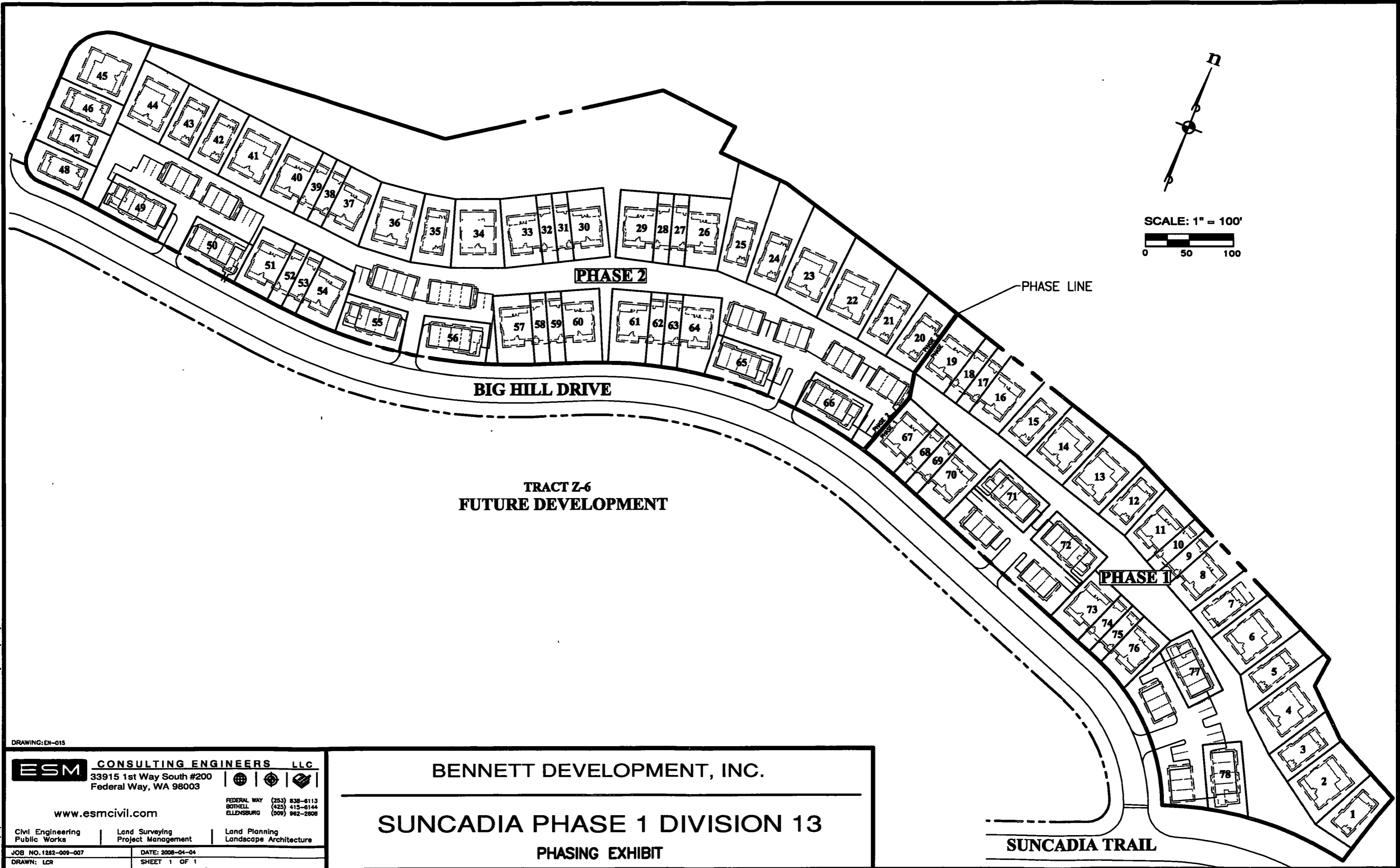
ESM CONSULTING ENGINEERS, LLC.

LAURA COCIASU, P.E.  
Project Manager

Enclosures

*cc: Bob Ehrlichman & Steve Jewett, Bennett Homes*

\\Esm8\ENGR\ESM-JOBS\1262\009\007\document\SDP Cover letter.doc



File: \\Esm\ENGR\ESM-JOBS\1262\009\007\exhibits\EN-015.dwg  
 Plotted By: Larry Raymond  
 Plotted: 4/4/2008 1:08 PM

DRAWING: EN-015

|                                    |  |  |
|------------------------------------|--|--|
|                                    | <b>CONSULTING ENGINEERS LLC</b><br>33915 1st Way South #200<br>Federal Way, WA 98003 |  |
|                                    | <a href="http://www.esmcivil.com">www.esmcivil.com</a>                               | FEDERAL WAY (206) 838-6113<br>BOTHELL (425) 415-6144<br>ELLENBURG (509) 962-2606 |
| Civil Engineering<br>Public Works  | Land Surveying<br>Project Management   | Land Planning<br>Landscape Architecture  |
| JOB NO. 1262-009-007<br>DRAWN: LCR | DATE: 2008-04-04<br>SHEET 1 OF 1   |  |

**BENNETT DEVELOPMENT, INC.**  


---

**SUNCADIA PHASE 1 DIVISION 13**  
**PHASING EXHIBIT**

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL  
Suncadia Master Planned Resort, Phase 1, Division 13**

**RESOLUTION**

**NO. 2008-\_\_\_\_\_**

**WHEREAS**, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on April 22, 2008 for the purpose of considering preliminary approval to the plat known as Suncadia Phase 1, Division 13, File No. LP-08-00010 and described as follows:

The division of 8.98 acres into 78 lots, consisting of 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces. The proposal is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9. The property is located in a portion of Section 19, T20N, R15E, WM, Assessor's Map Number 20-15-19054-0007.

**WHEREAS**, public testimony was heard from those persons present who wished to be heard; and,

**WHEREAS**, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

**WHEREAS**, the Planning Commission recommended approval of said proposed subdivision 6-0; and,

**WHEREAS**, a closed record meeting was held by the Board of County Commissioners on May 20, 2008 to consider the Planning Commission's recommendation on this matter; and,

**WHEREAS**, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. The Board finds that Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, submitted a complete plat application on March 11, 2008 for the Suncadia Master Planned Resort, Phase 1, Division 13 Plat. The proposal is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9, approximately 8.98 acres in size and that that the subject property is located in a portion of Section 19, T20N, R15E, WM, Assessor's Map Number 20-15-19054-0007.
2. The Board finds that the application proposes 78 lots consisting of 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces.
3. The Board finds that the project will be developed in accordance with the phasing plan as submitted; Phase 1 consisting of lots 1 through 19 and lots 67 through 78; Phase 2 consisting of lots 20 through 66.
4. The Board finds that Community Development Services deemed the application complete on March 24, 2008 and further, issued a Notice of Application and Public Hearing pursuant to RCW 36.70B and KCC 15A.03 on March 25, 2008 and said notice was published in both the official county newspaper of record, the Daily Record and the Northern Kittitas County Tribune on March 27, 2008 and April 3, 2008. Said notices solicited comments from governmental agencies, adjacent property owners and other parties of record.

5. The Board finds that Kittitas County previously completed SEPA review through the review and approval process for the MPR application. Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules).
6. The Board finds that an open record hearing was held by the Planning Commission on April 22, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard.
7. The Board finds that a closed record meeting was held on May 20, 2008 for the purpose of considering preliminary approval of the plat known as Suncadia Phase 1, Division 13, and that a motion was made and seconded that the preliminary plat be approved. The motion carried in with a vote of 3-0.
8. The Board of County Commissioners finds that additional conditions are necessary to protect the public's interest.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Suncadia Master Planned Resort, Phase 1, Division 13 be, and the same is hereby conditionally approved.

**BE IT FURTHER RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Suncadia Master Planned Resort, Phase 1, Division 13 shall meet the following conditions prior to Final Plat approval:

1. The proponent shall meet all Conditions of Approval and requirements of the Development Agreement between Suncadia and Kittitas County as previously adopted by Kittitas County through Ordinances 2000-15 and 2000-16 and Resolutions 2001-14, 2006-170, 2007-11, 2007-119 and 2008-61, for the Master Planned Resort, that are applicable to this application.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2008 at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

ATTEST:

\_\_\_\_\_  
Mark McClain, Chairman

\_\_\_\_\_  
Julie A. Kjorsvik  
Clerk of The Board

\_\_\_\_\_  
Alan A. Crankovich, Vice-Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Linda K. Huber, Commissioner

\_\_\_\_\_  
Gregory L. Zempel, Prosecuting Attorney  
WSBA #19125

**Division 13, a Site Development Plan for  
Tract Z-3 of the  
Resort Core Phase 1 Division 9  
Site Development Plan Application**

**Suncadia  
Master Planned Resort**

**Owner: Suncadia, L.L.C.  
Roslyn, Washington**

**Developer: Bennett Homes Kittitas, L.L.C.  
Bellevue, Washington**

**March 5, 2008**

**ESM Consulting Engineers, LLC  
33915 1st Way South, Suite 200  
Federal Way, WA 98003**

**253.838.6113 tel  
253.838.7104 fax**



**[www.esmcivil.com](http://www.esmcivil.com)**







March 5, 2008

Mr. Darryl Piercy, Director  
Kittitas County Community Development Services  
411 North Ruby  
Ellensburg WA 98926

**RE: Division 13, a Site Development Plan and Preliminary Plat  
for Tract Z-3 of the Resort Core Phase 1 Division 9**

Dear Mr. Piercy:

On behalf of Bennett Homes Kittitas, LLC, ESM Consulting Engineers LLC. is submitting the enclosed listed documents in support of Division 13, a Site Development Plan for Tract Z-3 of the Resort Core Phase 1 Division 9:

- Long Plat Application
- SEPA Checklist and SEPA Attachment
- Site Development Plan Exhibit
- Project Narrative
- Preliminary Site and Utility Engineering Summary
- Exhibit M
- Conceptual Utilities Exhibit
- Water Availability Letter
- Preliminary Steep Slope and Drainage Assessment
- Transfer Notice to Kittitas County
- Preliminary Plat Sheets
- Adjacent Property Owners

In addition, the following information is also provided:

Owner of Record: Suncadia LLC  
P. O. Box 887  
Roslyn WA 98941  
509-649-3000  
Contact: Mr. Art Solbakken

Developer/Authorized Agent: Bennett Homes Kittitas, LLC.  
12011 NE 1<sup>st</sup> Suite 201  
Bellevue, WA 98005  
425-709-6559  
Contact: Mr. Bob Ehrlichman

33915 1st Way South  
Suite 200  
Federal Way, WA 98003

Tel (253) 838 6113  
Fax (253) 838 7104  
Toll Free (800) 345 5694

Bothell (425) 415 6144  
www.esmcivil.com

Civil Engineering  
Project Management  
Land Surveying

Land Planning  
Public Works  
Landscape Architecture

Mr. Darryl Piercy, Director  
March 5, 2008  
Page 2

Additional Authorized Agent: F. Steven Lathrop  
Lathrop, Winbauer, Harrel, Slothower & Denison LLP  
P. O. Box 1088  
Ellensburg WA 98926  
509-925-6916

Legal Description: Tract Z-3 of the plat of "Suncadia - Phase 1 Division 9".

Tax Parcel Number: 20-15-19054-0007

Property Size: Division 13 is 8.98 acres.

If you have any questions, please contact our office at (253) 838-6113.

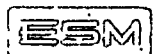
Sincerely,

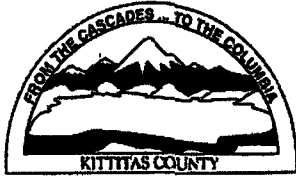
ESM CONSULTING ENGINEERS, LLC.



LAURA COCIASU, P.E.  
Project Manager

Enclosures





**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**LONG PLAT APPLICATION**

*(To divide lot into 5 or more lots)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

**REQUIRED ATTACHMENTS**

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more. Please pick up a copy of the Checklist if required)

**FEES:** (one check payable to KCCDS)  
\$200 plus \$10 per lot to Public Works Department;  
\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;  
\$800 to Community Development Services Department, PLUS \$200 if SEPA Checklist is required

**FOR STAFF USE ONLY**

|   |      |           |
|---|------|-----------|
| I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE |      |           |
| SIGNATURE   | DATE | RECEIPT # |
| X   |      |           |
| NOTES:  |      |           |
|   |      |           |

**DATE STAMP  
HERE**

1. Name, mailing address and day phone of land owner(s) of record:

Name: Suncadia LLC  
By: Easton Ridge Investors, LLC  
Mailing Address: a Delaware limited liability company, its managing member  
PO Box 887 Chris Kelsey, Executive Vice-President  
City/State/ZIP: Roslyn, WA 98941 Delbert E. Goehring, Senior vice-President – Finance  
Day Time Phone: (509) 649-3000

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: Bennett Homes Kittitas, Inc. Lathrop, Winbauer, Harrel, Slothower & Denison LLP  
Attn: Mr. Bob Ehrlichman Attn: F. Steven Lathrop  
Mailing Address: 12011 NE 1<sup>st</sup> Street Suite 201 PO Box 1088  
City/State/ZIP: Bellevue, WA 98005 Ellensburg, WA 98926  
Day Time Phone: (425) 759-6559 (509) 925-6916

3. Contact person for application (select one):

Owner of record  Authorized agent

All verbal and written contact regarding this application will be made only with the contact person. See item #2 above.

4. Street address of property:

Address: Bullfrog Road to Suncadia Trail in Suncadia Resort  
City/State/ZIP: Roslyn, WA 98941

5. Legal description of property:

See Site Development Plan Documents

6. Tax parcel number(s): Tract Z-3 of the plat of "Suncadia - Phase 1 Division 9".

7. Property size: 8.98 (acres)

8. Narrative project description: Please include 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 (be specific, attach additional sheets as necessary):

The proposed Site Development Plan for Division 13 (Tract Z-3 of the Resort Core Phase 1 Division 9 plat) consists of 78 high density detached and attached resort residential units. 78 parking spaces will be provided in enclosed private garages and 40 additional parking spaces will be provided in outdoor parking areas for a total of 118 parking spaces. Land uses within the project include: high density resort residential units, parking garages, parking, and landscaped areas. Please see the SEPA Checklist, Site Development Plan Exhibit, Project Narrative, and Engineering Summary for a more detailed description of the project.

The project is located in Kittitas County, Washington, southwest of the City of Roslyn and northwest of the City of Cle Elum. The project is within the Suncadia Master Planned Resort. Access to the site is via Interstate 90, taking the Roslyn exit (Exit 80) and traveling north along Bullfrog Road with a left turn onto Suncadia Trail.

Please see the following documents:

- DEIS MountainStar Master Planned Resort, July 1999
- FEIS MountainStar Master Planned Resort, April 2000
- Plans and narratives included with this application.
- FEIS Cle Elum Urban Growth Area, February 2003.

9. Are Forest Service roads/easements involved with accessing your development? Yes **(No)** (Circle)  
If yes, explain: \_\_\_\_\_

10. What County maintained road(s) will the development be accessing from? Bullfrog Road

11. 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.

12. Are there any other pending applications associated with the property associated with this application?  
 Yes  No

A boundary line adjustment for Tract Z-3 of Phase 1 Division 9 is currently pending approval.

Signature of Authorized Agent:

X Bob Ehrlichman  
Bob Ehrlichman

3/5/08  
Date

X Steve Lathrop  
Steve Lathrop

\_\_\_\_\_  
Date

Signature of Land Owner of Record  
(Required for application submittal):

X Chris Kelsey, Senior Vice President - Development and Construction

3-4-08  
Date

X Del E. Goehring, Senior Vice President - Finance

3-4-08  
Date



# SEPA ENVIRONMENTAL CHECKLIST

**FEE: \$200.00**

## PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposal, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

## FOR STAFF USE

### A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable):

The proposed Division 13 development consists of 78 high density detached and attached resort residential units spaced on 8.98 acres. Buildings will have one to two floors. 78 parking spaces will be provided in enclosed private garages and 40 additional parking spaces will be provided in outdoor parking areas for a total of 118 parking spaces. Infrastructure construction is anticipated to begin Spring 2008 and be completed by Fall 2008. The building construction is anticipated to begin September 2008.

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

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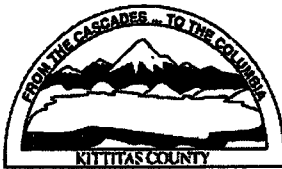
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# SEPA ENVIRONMENTAL CHECKLIST

**FEE: \$200.00**

3. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

**Please see Section A.3 of attachment.**

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**No.**

5 List any government approvals or permits that will be needed for your proposal, if known.

**Site Development Plan approval.  
Final Plat approval.  
Building Permits for the proposed three buildings.**

## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

a. General Description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?

**The steepest slope on the Division 13 project site is approximately 40 percent. For further detail see the attached site specific Preliminary Steep Slope and Drainage Assessment.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

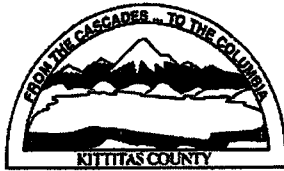
**Soils on the MPR site are described in detail in Section 3.1.1 and Appendix B of the MPR DEIS. The soils within the project site have been designated as glacial moraine deposits consisting primarily of till. For further detail, see the attached site specific Preliminary Steep Slope and Drainage Assessment.**

d. Are there surface indications or history of unstable soils in the immediate vicinity?

**Please see Section B.1.d of attachment.**

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source or fill.

**Please see Section B.1.e of attachment.**



# SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

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Potential erosion hazards are discussed in Sections 3.1 and 4.1 of the DEIS. The steep slopes along the north side of Division 13 are mapped as Erosion Hazard Zone 1 "High to Severe Hazard Risk." The eastern corner of these steep slopes is mapped as Erosion Hazard Zone 3 "Moderate Hazard Risk. The remaining project site is mapped as Erosion Hazard Zone 5 "Low Hazard Risk." The TESCP program in place for the resort will be utilized. For further detail, see the attached site specific Preliminary Steep Slope and Drainage Assessment. The Division 13 project site generally slopes to the north and sufficient temporary erosion control measures will be set in place for protection.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

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The site will have approximately 3.7 acres of impervious surfaces from the constructed building roofs, driveways, and parking area. The total impervious area represents approximately 45 percent of the tract area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

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Please see Section B.1.h of attachment.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

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Please see Section B.2.a of attachment.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

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No off-site sources of emissions or odor are anticipated to affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

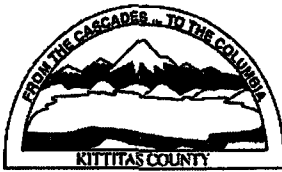
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The Erosion Control Plan covering the Phase 1 area, also specifies methods of dust control, application of water, and/or polyacrylimide (PAM) to control emissions or other impacts to air. Air quality items set forth in the MPR Conditions of Approval sections B-42 through B-45 will also be adhered to.





# SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

## 3. WATER

### a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

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Please see Section B.3.a(1) of attachment.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

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No.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

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None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

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Please see Section B.3.a(4)

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

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No.

### b. Ground

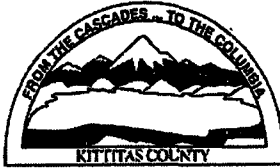
1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

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No.



# SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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None.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other water? If so, describe.

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Please see Section B.3.c(1) of attachment.

2) Could waste materials enter ground or surface waters? If so, generally describe.

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Please see Section B.3.d of attachment.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

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Please see Section B.3.d of attachment.

## 4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: See Appendix E of DEIS

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b. What kind and amount of vegetation will be removed or altered

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Approximately 9 acres of trees, shrubs and other vegetation would be cleared for the development of the buildings, utility infrastructure, and parking area.



# SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

c. List threatened or endangered species known to be on or near the site.

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Section 3.4 and Appendix E of the DEIS contain information on threatened and endangered species. No federal or state threatened or endangered plant species were identified on the MPR site.

d. Proposed landscaping use of native plants, or other measure to preserve or enhance vegetation on the site, if any:

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Section 3.4, Appendix E of the DEIS, Section 3.4.1 of the FEIS, the Land Stewardship Plan, and the MPR Conditions of Approval (Sections B-23 through B-41) include discussions on plant materials and measures to preserve and enhance vegetation. The proposal would follow these guidelines.

## 5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

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birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beavers, other:

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

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Please see Section B.5.b of attachment.

c. Is the site part of a migration route? If so, explain.

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Elk are known to winter on the MPR site, particularly along the Cle Elum River corridor. Elk may cross portions of the project site as they move west to summer range at higher elevations in the Cascade Mountains, to the west and north.

d. Proposed measures to preserve or enhance wildlife, if any.

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Please see Section B.5.d of attachment.

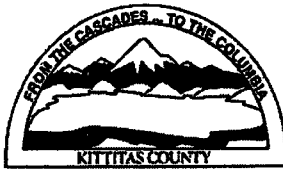
## 6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

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Energy needs are described in detail in Section 4.14 of the DEIS. Electric power would be used within structures for lighting and/or heating, and for exterior/site lighting. Natural gas is available to the site and will be used for fireplaces, heating and appliances.



# SEPA ENVIRONMENTAL CHECKLIST

**FEE: \$200.00**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

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**The project is not anticipated to affect any potential use of solar energy by adjacent properties.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

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**Construction will be in compliance with the IBC and Washington State Energy Code.**

## 7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal.

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**Please see Section B.7.a of attachment.**

1) Describe special emergency services that might be required.

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**Please see Section B.7.a(1) of attachment.**

2) Proposed measures to reduce or control services that might be required.

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**Please see Section B.7.a(2) of attachment.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

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**No known sources of noise exist that may affect the proposal.**

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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**Please see Section B.7.b(2) of attachment.**

3) Proposed measures to reduce or control noise impacts, if any.

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**Please see Section B.7.b(3) of attachment.**

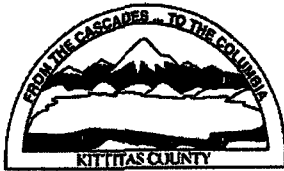
## 8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

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**Please see Section B.8.a of attachment.**



**SEPA ENVIRONMENTAL CHECKLIST**

**FEE: \$200.00**

b. Has the site been used for agriculture? If so, describe.

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**No. However, the site has been used for commercial forestry.**

c. Describe any structures on the site.

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**None.**

d. Will any structures be demolished? If so, what?

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**No.**

e. What is the current zoning classification of the site?

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**Master Planned Resort.**

f. What is the current comprehensive plan designation of the site?

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**Master Planned Resort.**

g. If applicable, what is the current shoreline master program designation of the site?

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**N/A.**

h. Has any part of the site been classified as an: "environmentally sensitive" area?

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**No.**

i. Approximately how many people would the completed project displace?

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**None.**

j. Approximately how many people would reside or work in the completed project?

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**The project will result in 78 high density detached and attached resort residential second/vacation homes. A limited number of units may be used as permanent residences.**

k. Proposed measures to avoid or reduce displacement impacts, if any.

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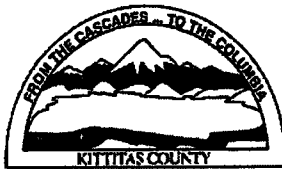
**N/A.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

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**Please see Section B.8.1 of attachment.**



# SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

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**The project will result in 78 high density detached and attached resort residential units to be used as vacation homes.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

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None.

c. Proposed measures to reduce or control housing impacts, if any.

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**Please see Section B.9.c of attachment.**

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

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**Please see Section B.10.a of attachment.**

b. What views in the immediate vicinity would be altered or obstructed?

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**Please see Section B.10.b of attachment.**

c. Proposed measures to reduce or control aesthetic impacts, if any.

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**Please see Section B.10.c of attachment.**

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

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**Please see Section B.11.a of attachment.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

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**Sections 3.11, 4.11, Appendix I of the DEIS and Section 3.11 of the FEIS discuss light and glare in the MPR. Light and glare are not expected to be a safety factor or interfere with existing views.**

c. What existing off-site sources of light or glare impacts, if any.

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None known.

d. Proposed measures to reduce or control light and glare impacts, if any.

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**Please see Section B.11.d of attachment.**



# SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

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Please see Section B.12.a of attachment.

b. Would the proposed project displace any existing recreational uses? If so, describe.

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The proposed project will not displace existing recreational opportunities on the project area.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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Measures outlined in the MPR Conditions of Approval Sections C-27 through C-29 will be adhered to.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

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Section 3.10 and Appendix H of the DEIS and Section 3.10 of the FEIS document existing cultural resources on the MPR site and in the surrounding area.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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Please see Section B.13.b of attachment.

c. Proposed measures to reduce or control impacts, if any.

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Within the entire Phase 1 Division 9, including Phase 1 Division 13, prior to any land disturbing activities within known cultural properties and the identified Cultural Constraints Areas (see Section 3.10 of the DEIS), a subsurface survey would be completed to ensure the identification and mitigation of all significant buried cultural resources. Measures outlined in the MPR Conditions of Approval, sections C-21 through C-23, would be implemented.

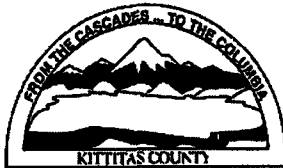
14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

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State Highway SR903 and Bullfrog Road provide access to the MPR, platted private roads provide access throughout the MPR.



# SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

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**No public transportation exists in Roslyn or in Cle Elum.**

c. How many parking spaces would the completed project have? How many would the project eliminate?

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**78 parking spaces will be provided in enclosed private garages and 40 additional parking spaces will be provided in outdoor parking areas for a total of 118 parking spaces. The project will not eliminate any parking.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

---

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**No.**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

---

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**No.**

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

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**Please see Section B.14.f of attachment.**

g. Proposed measures to reduce or control transportation impacts, if any.

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**Required measures to reduce or control transportation impacts are discussed in the MountainStar MPR Conditions of Approval (see Sections C-1 through C-20B).**

## 15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

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**Impacts on public services are discussed in Section 3.13 and 4.13 of the DEIS and Section 3.13 of the FEIS. There would be a small but anticipated increase in demand for fire and police protection, schools, and health care facilities associated with the Division 13 project.**

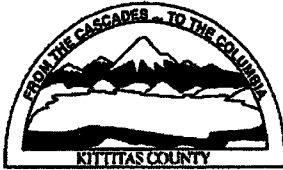
b. Proposed measures to reduce or control direct impacts on public services, if any.

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**Measures outline in the MPR Conditions of Approval, Sections C-30 through C-47, would reduce or control direct and indirect impacts on public services.**





# SEPA ENVIRONMENTAL CHECKLIST

**FEE: \$200.00**

**16. UTILITIES**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

---

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**Electricity, natural gas, water, refuse services, stormwater drainage, telephone, sanitary sewer, and cable television have been provided at the property line of the Division 13 project site.**

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

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**Electricity, natural gas, telephone, cable television, refuse, water, stormwater drainage, and sewer services are proposed at the site. Suncadia Water Company will provide water and Suncadia Environmental Company will provide sewer services at the site. Power and natural gas will be provided by PSE, refuse services will be provided by Waste Management; telephone, cable television service and high speed internet will be provided by Intelligent Community Services.**




**SEPA ENVIRONMENTAL CHECKLIST**

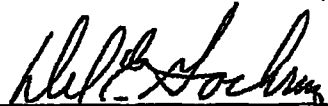
**FEE: \$200.00**

**C. SIGNATURE**

"The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision."


Suncadia LLC, a Delaware limited liability company,  
By: Easton Ridge Investors LLC, a Delaware limited liability company,  
Its: Managing Member

  
By: Chris Kelsey  
Its: Senior Vice President – Development and Construction

  
By: Delbert E. Goehring,  
Its: Senior Vice President - Finance

Date: 3/4/08

Bennett Homes Kittitas, L.L.C.  
Its: Developer

  
By: Bob Ehrlichman  
Its: Owner

Date: 3/4/08

**Attachment to  
SEPA Environmental Checklist  
Resort Core Phase 1 Division 13**

**Introduction**

This attachment contains information requested on the Kittitas County SEPA Environmental Checklist which exceeded the area provided in the form.

**A. BACKGROUND**

**3. LIST ANY ENVIRONMENTAL INFORMATION YOU KNOW ABOUT THAT HAD BEEN PREPARED, OR WILL BE PREPARED, DIRECTLY RELATED TO THIS PROPOSAL.**

The following environmental information has been prepared for the MountainStar MPR Project:

- MountainStar Master Planned Resort Draft Environmental Impact Statement, Volumes I-III, July 1999. ("DEIS")
- MountainStar Master Planned Resort Final Environmental Impact Statement, Volumes 1-4, April 2000. ("FEIS")
- MountainStar Master Planned Resort Environmental Impact Statement Addendum, March 2002. ("EIS Addendum")
- MountainStar Properties/Cle Elum Urban Growth Area Final Environmental Impact Statement, February 2002. ("Cle Elum EIS")

**B. ENVIRONMENTAL ELEMENTS**

**1. EARTH**

***d. Are there surface indications or history of unstable soils in the immediate vicinity?***

Potential landslide hazards are discussed in Sections 3.1 and 4.1 and Appendix B of the MPR DEIS. The steep slopes along the north side of Division 13 are mapped as Erosion Hazard Zone 1 "High to Severe Hazard Risk." The eastern corner of these steep slopes is mapped as Erosion Hazard Zone 3 "Moderate Hazard Risk." The remaining project site is mapped as Erosion Hazard Zone 5 "Low Hazard Risk." For further detail, see the attached Preliminary Steep Slope and Drainage Assessment. The TESCP program in place for the resort will be utilized.

***e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.***

For the building, parking, and utility infrastructure construction, the estimated grading quantities are approximately 24,000 cubic yards of cut and approximately 14,000 cubic yards of fill. Excavated material will be evaluated for fill by the geotechnical engineer or will be transported to

another project site within the MPR.

***h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:***

Suncadia, LLC maintains a stormwater pollution prevention plan for the entire MPR that will also be applicable to development of this project. An NPDES permit for MPR construction activities has been issued by the Washington State Department of Ecology (Permit No.WA-005236-1).

**2. AIR**

***a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.***

Air Quality is discussed in Sections 3.5 and 4.5 of the DEIS. During construction, wind-blown dust and emissions from construction equipment could travel off-site. Construction emissions would be minor and short-term. When construction is complete, air emissions would include those typical from automobiles and would be low in volume, corresponding to the small traffic volumes produced by light-density residential use. Wood-burning stoves and fireplaces are not permitted in homes on the Suncadia Resort.

**3. WATER**

***a. Surface***

***1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.***

No surface water body is located on the property. Information on surface waters and wetlands throughout the MPR site is provided in Sections 3.4, 4.4, and Appendix F of the DEIS, and Section 3.4 of the FEIS.

***3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.***

No wetland or surface water impacts are included as part of this plat.

***4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.***

The proposed MPR water supply system, including water quantities and water rights transfers, is described in detail in Sections 2.4 and 3.3 and Appendix A of the FEIS and in Sections 3.4 and 3.16 and Appendices B and C of the Cle Elum/UGA FEIS. Surface water diversions to supply the MPR would be required from the Yakima River (via previously constructed diversion facilities). The Kittitas County Water Conservancy Board and the Washington Department of Ecology have approved the water rights transfer applications needed to allow this diversion.

**c. Water Runoff (including storm water):**

**1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater runoff from the buildings, parking, and landscaped areas will be collected in catch basins and conveyed offsite to the previously constructed downstream facilities or will be dispersed as described in Part 3 – Stormwater Management Plan of the attached Preliminary Site and Utility Engineering Summary.

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

Stormwater runoff for the parking areas would be treated offsite for water quality using best management practices as outlined by Department of Ecology and the MPR Conditions of Approval sections B-9 through B-16. Proposed methods of stormwater treatment include bio-infiltration, storm filter systems, biofiltration swales, and/or wetpond treatment.

**5. ANIMALS**

**b. List any threatened or endangered species known to be on or near the site.**

Appendix E of the DEIS discuss threatened, endangered, sensitive and other priority wildlife species in detail. These include federal species of concern, and state candidate species, some of which have been found on the MPR site.

Goshawk – Federal Species of Concern

Pileated Woodpecker – State Sensitive Species

Bald Eagles (State and Federal threatened species) occasionally forage along the Cle Elum and Yakima Rivers. No nesting, roosting, or winter concentration areas for bald eagles are located on the MPR site.

Steelhead (*Oncorhynchus mykiss*) and bull trout (*Salvelinus confluentus*) are listed as threatened species under the federal Endangered Species Act and are, or may be present in the Cle Elum River which runs through the MPR site but which is not adjacent to or near the project. Westlope cutthroat trout (*Onchorhynchus clarki lewisi*) is a federal species of concern that may be found in the Cle Elum river.

**d. Proposed measures to preserve or enhance wildlife, if any.**

A land stewardship plan has been prepared for the MPR and will be adhered to. The Land Stewardship plan identifies 15 different management zones, including provisions for wildlife enhancement. Section 4.4.3 and Appendix E of the DEIS, Section 3.4.3 of the FEIS, and the Land Stewardship Plan discuss mitigation measures to retain or enhance wildlife habitat.

A Cooperative Agreement between Trendwest, WDFW, and the Yakima Nation has been created to help protect fisheries resources from the expected increase in population that would occur as the MPR is developed. Measures designed to protect habitat are described in Sections 4.2 and 4.4 of the DDEIS, and in the Water Quality and Fisheries Technical Report (Appendix C of the DEIS).

These measures include restrictions of floodplain development and bank armoring, bridge requirements, large woody debris (LWD) source protection, and other fish management recommendations.

## **7. ENVIRONMENTAL HEALTH**

*a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.*

Project construction would include the health and safety hazards typical for residential and infrastructure construction. Hazards after project completion would be typical of those for residential and recreational uses.

### **1) Describe special emergency services that might be required.**

The need for fire protection and emergency response/aid services during MPR construction and operation is discussed in Section 4.13 of the DEIS. The additional fire protection services needed would be provided by local jurisdictions, primarily Fire District No. 7. Emergency medical services would be provided by Fire District No. 7 and the Kittitas County Hospital District 2. No needs for special emergency services would apply to construction or operation of the proposed action.

### **2) Proposed measures to reduce or control environmental health hazards, if any.**

Construction contractors would follow standard safety practices for the applicable types of construction. In operation, the MPR will have a full time security force with EMS training and equipment. The security force would provide on-site delivery of some types of emergency services and reduce the potential demand on existing service providers in the area (see Section 4.13 of the DEIS).

## **b. Noise**

*2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

Noise impacts and mitigation measures are discussed in Section 4.6 of the DEIS and Sections B-46 through B-50 of the MPR Conditions of Approval.

During construction, temporary increases in sound would occur on area roadways due to haul vehicles transporting construction materials to and from the project site. Typical construction noise would include truck traffic, construction equipment, and building construction. After construction, noise would include those sounds typically associated with a commercial community, including traffic, garbage collection, and outdoor recreation use. Other noise would be associated with landscape and golf course maintenance and golf course use.

### **3) Proposed measures to reduce or control noise impacts, if any.**

During construction, the Kittitas County noise ordinance will be followed. Construction equipment would utilize properly sized and maintained mufflers, engine intake silencers, and engine enclosures. In addition, idle equipment may be turned off and construction would be limited to daytime hours.

Snowmobile use is limited within the MPR by C-13. In addition, the MPR Conditions of Approval (Sections B-46 through B-50) mentioned above would be adhered to.

## **8. LAND AND SHORELINE USE**

### ***a. What is the current use of the site and adjacent properties?***

Division 13 is currently undeveloped. Existing land use patterns in the vicinity of the project site have been substantially modified by the development of the MPR and now include golf courses, single family residential lots, The Lodge at Suncadia, The Inn at Suncadia, a swim and fitness center, and outdoor recreation opportunities. Previous to the MPR approval, timber management was the primary land use over most of the MPR property. The MPR itself is mostly surrounded by privately-owned land. Exceptions include State owned land located about one-half mile west of the Bullfrog Interchange, property managed by the U.S. Forest Service along the south end of Cle Elum Lake and the Cle Elum River, a cemetery and the urban uses in the City of Roslyn.

### ***l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.***

The project site is within the MPR site and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County and the Master Planned Resort development agreement that has been adopted by Kittitas County ordinance. It is also consistent with the Phase 1 General Site Plan – Revised, dated February 16, 2005, which was approved by the County on May 3, 2005.

## **9. HOUSING**

### ***c. Proposed measures to reduce or control housing impacts, if any.***

Measures to reduce or control housing impacts are required under the MPR Conditions of Approval Sections C-59 through C-61.

## **10. AESTHETICS**

### ***a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?***

The proposed buildings on the Division 13 project site would be a maximum of two stories or up to approximately 40 feet above ground elevation (depending on existing topography). Principal exterior building materials would include wood, metal, concrete and stone for walls. Metal or composition shingles would be used for roofing material.

***b. What views in the immediate vicinity would be altered or obstructed?***

Visual impacts and mitigation measures are discussed in Section 4.11 of the DEIS. No significant views would be obstructed, and the degree of change evident in these views would not be large.

***c. Proposed measures to reduce or control aesthetic impacts, if any.***

Suncadia has adopted and is implementing architectural design guidelines and requirements to reduce or control aesthetic impacts. Typical mitigation measures for aesthetic impacts would include retention of vegetation for buffers and screening, and use of unobtrusive building materials with natural colors and textures. A design review committee will review architectural design of all proposed structures. Sensitive site design and the use of natural materials would be encouraged. Retention of vegetation within and around the proposed development would reduce the extent of development visible from distant viewpoints. The guidelines set forth in the MPR Conditions of Approval, Sections C-21 through C-23, will be adhered to.

## **11. LIGHT AND GLARE**

***a. What type of light or glare will the proposal produce? What time of day would it mainly occur?***

The parking lot and the proposed buildings within Division 13 will produce minimal light and glare during the hours of darkness.

***d. Proposed measures to reduce or control light and glare impacts, if any.***

Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would reduce or control light and glare impacts. Residential and commercial lighting would be reduced or controlled through implementation of MPR Covenants, Conditions and Restrictions, and architectural design guidelines that specify down-lighting and shaded fixtures for exterior lighting.

In addition, a "dark sky" lighting plan will be implemented to reduce glare from common areas (streets, parking areas, etc). These requirements are consistent with the MPR Conditions of Approval, C-24 through C-26.

## **12. RECREATION**

***a. What designated and informal recreational opportunities are in the immediate vicinity?***

The surrounding MPR provides recreational opportunities adjacent to the site including 2 golf courses, walking/bike paths, hiking and additional future recreational amenities.

## **13. HISTORIC AND CULTURAL PRESERVATION**

***b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.***

Section 4.10 and Appendix H of the DEIS and 3.10 of the FEIS discuss potential impacts and mitigation measures for discovery and preservation of cultural resources. The Draft EIS also



identifies 101 known cultural resources on the MPR site. Most of the cultural resources on the MPR property are historic sites; primarily refuse scatters, mining-related features, and waterlines with associated features. Prehistoric sites, which account for approximately one-third of the cultural properties on the MPR, are typically lithic scatters (flakes and fragments from stone tool-making activity) or isolated finds.

#### **14. TRANSPORTATION**

*f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.*

Traffic impacts of the MPR are identified in the Sections 3.9 and 4.9 of the DEIS and Appendix D of the FEIS. Based on the analysis parameters applied for the EIS, the completed (full-buildout) residential portion of the proposed action is less than what was assumed for the EIS analysis.

### C. SIGNATURE


The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Land Owner of Record (required for application submittal):


Suncadia L.L.C., a Delaware limited liability company

By: Easton Ridge Investors, LLC, a Delaware limited liability company,

Its: Managing Member

  
By: Chris Kelsey,  
Its: Senior Vice President - Development and Construction

3/7/08  
Date

  
By: Delbert E. Goehring,  
Its: Senior Vice President - Finance

3/4/08  
Date

Signature of Developer (required for application submittal):

Bennett Homes Kittitas, L.L.C.

  
By: Bob Ehrlichman  
Its: Owner

3/4/08  
Date





**Site Development Plan for Resort Core Phase 1 Division 13**

The development Agreement by and between Kittitas County and Suncadia, Section 5.1(h), requires the following information to be provided in this Site Development Plan Application:

**(1) A vicinity map showing the location of the Resort area encompassed within such plan.**

The enclosed Site Development Plan exhibit includes a vicinity map.

**(2) A map of the applicable site drawn to an appropriate scale depicting the following:**

- (i) *Arrangement of land uses by type (Master Planned Resort Accommodation Units, including Short-Term Visitor Accommodation Units, Visitor-Oriented Amenities, Developed On-Site Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.*

The enclosed Site Development Plan illustrates land uses by type, with color coding per the Land Use Legend on the Plan. Division 13 development will consist of 78 high density detached and attached resort residential units. Land uses within the project include: high density resort residential units, parking garages, parking, and landscaped areas. The approximate square footage of each building ranges from 1,304 to 1,845 per floor and for the garages from 924 to 1,216.

- (ii) *Boundaries and lot lines for all parcels and lots.*

Refer to the Site Development Plan exhibit and Preliminary Plat sheets for boundary configuration of Division 13 and the location of its improvements.

- (iii) *Elevation contours at intervals drawn to an appropriate scale for the Resort area encompassed within the plan.*

Refer to the Site Development Plan exhibit for elevation contours.

- (iv) *Names and dimensions of public roads bounding or near the site.*

See the Vicinity Map on the Site Development Plan exhibit for this information.

- (v) *Preliminary engineering plans, including site grading, road improvements, drainage and public utility extensions.*

Refer to the Site Development Plan exhibit in Section 2, the Preliminary Site and Utility Engineering Summary in Section 4, and the Conceptual Utility Plan in Section 5 of this submittal for preliminary planning for parking improvements, drainage and utility extensions. Site grading will be associated with the development of the parcel only. The estimated grading quantities are approximately 24,000 cubic yards of cut and approximately 14,000 cubic yards of fill.

**(vi) *Location of all buildings identified by type of use.***

Refer to the Site Development Plan exhibit.

**(vii) *Location and number of off-street parking areas, including type of surfacing; and the approximate number of spaces to be provided.***

78 parking spaces will be provided in enclosed private garages and 40 additional parking spaces will be provided in outdoor parking areas for a total of 118 parking spaces.

**(viii) *The location, type and dimensions, and names of roads and driveways.***

The locations of the proposed Division 13 driveways are shown on the Site Development Plan Exhibit.

**(ix) *The location, type and dimensions, of Developed On-Site Recreational Facilities.***

Refer to the Site Development Plan exhibit and section (4), below.

**(x) *The locations and calculations of the total area of Open Space and percentages.***

The Resort Core Phase 1 Division 9 Plat provides calculations for all the required open space area. The proposed Division 13 development is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9 and does therefore not require or include open space areas.

**(xi) *Proposed location of fire protection facilities.***

Fire hydrants will be provided per County fire protection standards. The Resort is served by Fire District 7. A fire station for District 7 is being developed on the Resort at the northwest intersection of Bullfrog Road and Firehouse Road. In addition, the Resort owns and operates limited fire fighting as part of the Security operation.

**(3) A statement describing the development plan in relationship to adjacent development and natural features.**

The Division 13 project site slopes generally towards the north. Big Hill Drive and Suncadia Trail border the south side of the project. Future Development Tract Z-5 and Tract OS-4 border the north side of the project.

**(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreational Facilities, Open Space and other Permitted Uses proposed by Trendwest for the Resort area encompassed within the Site Development Plan.**

This Site Development Plan includes 78 high density detached and attached resort residential units spaced on 8.98 acres.

**(5) A description of plans for landscaping (including tree planting) and restoring natural areas affected by construction and plans for the preservation of Open Space.**

*Road and parking edges and drainage ditches:*

These disturbances will appear in the form of cut and fill banks. Generally, the approach to their restoration will be by hydro seeding of an approved mix, with an optional application of wildflower overseed.

*Un-irrigated sites:*

Where landscapes are installed (including hydro seeded areas) "establishment" watering will occur. For a period of two growing seasons following installation hand watering with a watering truck is proposed.

**(6) Provisions to ensure permanence and maintenance of Open Space**

The proposed Division 13 project site does not include open space areas.

**(7) A description outlining future land ownership patterns within the development, including any planned homeowners' associations, and proposed CC&R's if any.**

The development will be governed by extensive covenants, conditions, and restrictions on community, residential, and commercial activities, all of which are or will be filed of record.

**(8) Proposed plans for: (i) water supply, including demand and supply assumptions and methodologies used to develop such plan; (ii) water supply storage and distribution systems; (iii) sewage collection, treatment and disposal; (iv) surface water management; and (v) solid waste management.**

Refer to the Preliminary Site and Utility Engineering Summary in Section 4 of this submittal for a description and illustration of the proposed utility infrastructure.

**(9) A staging plan describing the timing or sequence of construction for all the elements of the Site Development Plan, including Developed On-Site Recreational Facilities and Visitor-Oriented Amenities.**

The proposed Division 13 development is anticipated to begin Spring 2008 and be completed by Fall 2008. All staging will be confined to the property.

**(10) Results of monitoring as required by the MountainStar MPR Conditions and Section 4.1(g)(4) above as of the date of submittal of the Site Development Plan.**

Monitoring reports as required by the MountainStar MPR Conditions, specifically Section E-1(a), and Section 4.1(g)(4) of the Development Agreement are on-going and are to be reviewed prior to or concurrent with SDP approval and final consistency review.

**(11) A statement identifying any deviation(s) between such plan and the MountainStar Resort Conceptual Master Plan or, alternatively, and if applicable, an approved General Site Plan.**

There are no known deviations between the proposed Site Development Plan and the Phase 1 General Site Plan dated February 16, 2005, and approved May 3, 2005.

**(12) Any appropriate environmental documentation.**

Environmental documentation for this Site Development Plan is provided by the SEPA checklist included in Section 1 of this submittal. No additional environmental review is required.





***Preliminary Site and Utility  
Engineering Summary***

**Resort Core Phase 1 Division 13  
Site Development Plan**

**Suncadia  
Master Planned Resort**

**Bennett Homes Kittitas, L.L.C.  
Bellevue, Washington**

**March 5, 2008**

**Prepared by**

**ESM Consulting Engineers, LLC  
33915 1st Way South, Suite 200  
Federal Way, WA 98003**

**253.838.6113 tel  
253.838.7104 fax**



**[www.esmcivil.com](http://www.esmcivil.com)**

Information presented in this document pertains to the proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve the Resort Core Phase 1 Division 13.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on storm drainage reflects the requirements of the Department of Ecology Stormwater Management Manuals, the 1999 Master Drainage Plan and preliminary stormwater engineering for Phase 1. Information on the proposed water supply, storage and distribution system, is taken from the June 2001 MPR Water System Plan and the July 2002 Reservoir, Pumping and Transmission Design Reports that were approved by the Washington State Department of Health and preliminary water system engineering performed for Phase 1. The water demands presented in this report reflect a lower density within the resort than the demands presented in the approved WSP. The WSP was amended in 2004 to reflect these changes. Information on the proposed sewage collection, treatment and disposal system is taken from preliminary engineering for Phase 1 and the March 2000 Site Engineering Technical Summary document for the MPR (Appendix A of the FEIS).

Discussed in this part of Phase 1 Division 13 are parking, access, and illumination.

**Parking**

78 parking spaces in enclosed private garages and 40 additional parking spaces in outdoor parking areas for a total of 118 parking spaces are proposed for the Division 13 parking area.

All parking spaces will have 9 feet by 18 feet dimensions.

**Access**

**PRIMARY ACCESS:** As illustrated on the General Site Plan, primary access to the project site from Bullfrog Road will be provided via Suncadia Trail and Big Hill Drive.

**Illumination**

Street lighting designs will conform to the principals of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Street lighting will conform to the following planning criteria.

- a) Use of full-cutoff shielding on outdoor light fixtures;
- b) Mounting of light fixture luminaries at a height of not greater than 30 feet;
- c) Establishment of roadway lighting standards based on needed light distribution and the luminance of roadway surfaces;
- d) Use of high-pressure sodium (HPS) outdoor lights per change to C-26 approved by County Commissioners May 4, 2004;
- e) Use of timer or photo-cell controls to regulate when and where lighting would occur; and
- f) Avoiding unnecessary lighting of building facades

Streetlights will be located at intersections and other locations where needed. Alternative luminary styles will be considered during project design. In addition, a "dark sky" lighting plan will be implemented to reduce glare from common areas (streets, parking areas, etc). All exterior lights, including building mounted lights will comply with the "dark sky" lighting plan.

**Introduction**

The preliminary Stormwater Management Plan for Phase 1 Division 9 of the Suncadia Master Planned Resort (MPR) is described in this part. The Stormwater Management Plan reflects application of design guidelines detailed in the Department of Ecology Stormwater Management Manuals as well as information presented in the April 1999 (Rev. July 1999) Master Drainage Plan (MDP) that was prepared by W&H Pacific for the MPR. The MDP outlines stormwater design procedures, guidelines, and protocols for the development.

Updates to the MDP include;

- (1) adoption of the drainage standards set forth in Washington State Department of Ecology's Stormwater Management Manual for Western Washington August 2001 (DOE SMM),
- (2) an addendum to the MDP dated August 2002 that provides (a) water quality protocol information for golf course areas that discharge to surface waters, and (b) revision of golf course water quality protocol summary information for infiltration to conform with the detailed protocol information.

The Washington State Department of Ecology's Stormwater Management Manual for Eastern Washington dated September 2004 can also be used. The formal incorporation of this manual as part of the Suncadia MPR is forthcoming.

Design specifics addressed in this part include:

- Runoff rate/volume estimation methodology
- Infiltration facility collection and conveyance
- Water quality treatment
- Overflow routing
- Conceptual Stormwater Plan

The Suncadia stormwater system will be privately owned, operated and maintained by the Suncadia Environmental Company. Construction of facilities will be by Suncadia, LLC..

Resort Core Phase 1 Division 13 is located north of the Suncadia Trail and Big Hill Drive intersection and on the north side of Big Hill Drive.

**Conceptual Drainage Plan**

Runoff from 48 high density detached and attached resort residential units, parking garages, and parking areas in the proposed Resort Core Phase 1 Division 13 will be collected in catch basins and conveyed via swales, culverts, and storm drainage pipes offsite to proposed dispersion swales or the previously constructed downstream regional facility in the Prospector golf course. For further detail, see the Suncadia Resort Core Stormwater Conveyance Technical Information Report (TIR) prepared by ESM Consulting Engineers, LLC., dated May 16, 2006.

Roof and landscape stormwater runoff from 10 residential units will be dispersed in a 50 foot wide vegetated buffer towards the existing golf course to the north and be incorporated within the golf course drainage system.. For further detail, see the Preliminary Steep Slope and Drainage Assessment attached in Section 6 of this report.

Roof and landscape stormwater runoff from the remaining 20 residential units will also be directed to disperse in a 50 foot wide vegetated buffer located to the north. Drainage from these residential units will be further evaluated as part of the future Division 14 drainage system.

The proposed drainage basins have been outlined on the Conceptual Utility Plan exhibit in Section 6 of this report.

Water Quality Treatment will be provided as discussed under the Water Quality Treatment heading.

**Infiltration and Detention Facilities**

As noted above in the Conceptual Drainage Plan narrative, no infiltration or detention facilities are proposed on site. The proposed project will be conveyed to proposed dispersion swales or to existing offsite infiltration and detention facilities.

**Water Quality Treatment**

No water quality treatment is proposed on site. Runoff from the impervious parking areas within the proposed project will be conveyed offsite to the existing Phase 1 water quality facilities. All water quality facilities have been sized to treat the water quality storm. The water quality storm is that storm for which all storms equal or smaller in size account for 90 percent of the average annual runoff. For Phase 1, the water quality design storm is 1.68 inches in 24-hours. Runoff from roof and landscaped areas will not generate pollutants and will therefore not require water quality treatment.

**Overflow Routes**

Each existing stormwater facility in Phase 1 has a controlled overflow structure. The overflow discharges to an overflow drainage swale or enclosed pipe where it is conveyed to a downstream facility or controlled dispersion area. In the case of infiltration ponds, overflow routes are provided to the next downstream infiltration facility where feasible. This provides for the infiltration of stormwater even if one facility is partially clogged or out of operation.

**Source of Water Supply**

The City of Cle Elum has issued a Water Availability Letter for the proposed Division 13 development on January 30, 2008 (Section 5).

**Resort Core Phase 1 Division 13 Water System Description**

The proposed Phase 1 Division 13 development is located within the Phase 1 Division 9 plat. The preliminary transmission and distribution system for Phase 1 Division 9 is illustrated on the enclosed Conceptual Utility Plan. The water for Phase 1 Division 9 will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR. The first reservoir was constructed in the summer of 2003 and the second will be constructed in the near future.

As shown on the Conceptual Utility Plan exhibit in Section 5 of this submittal, the water for Division 13 will be supplied from existing 8-inch diameter water stubs along Big Hill Drive. The water main in Big Hill Drive is 12 inch in diameter. All buildings are to be fire sprinkled. Hydrants will be placed on site to provide sufficient building coverage. Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure.



**General Description**

The proposed Division 13 development consists of 78 high density detached and attached resort residential units spaced on 8.98 acres. The collected raw wastewater from the buildings will be conveyed by means of on-site gravity sanitary sewers to the existing sanitary sewer system in Big Hill Drive. From this location, sanitary sewer will continue via off-site existing gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

**Suncadia Solid Waste Management Policy**

An updated Solid Waste Management Plan dated April 13, 2006 has been submitted to the County for approval. Solid Waste Management is currently being performed per the updated plan.



**Exhibit M**  
**Open Space Calculation**  
**Suncadla Master Planned Resort**  
**March 5, 2008**

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 13

| <b>Land Use</b>                            | <b>A<br/>This Plat</b> | <b>B<br/>Prior Plats to<br/>Date*</b> | <b>C<br/>Subtotal<br/>This plat and<br/>prior plats<br/>(A+B)</b> | <b>D<br/>Estimated<br/>Future Plats</b> | <b>E<br/>Estimated<br/>Total Project<br/>(C+D)</b> |
|--|------------------------|---------------------------------------|---|---|--|
|  | <b>Acres</b>           | <b>Acres</b>                          | <b>Acres</b>  | <b>Acres</b>                            | <b>Acres</b>                                       |
| <b>Developed Areas</b>                     |                        |                                       |   |   |  |
| Single Family Lots (1)                     | 6.4                    | 280.8                                 | 287.2   | 524.8                                   | 812.0  |
| Multifamily Units (2)                      | 0.0                    | 0.0                                   | 0.0   | 37.0                                    | 37.0   |
| Lodge/Commercial/Other (3)                 | 0.0                    | 34.2                                  | 34.2  | 0.8                                     | 35.0   |
| Future Development Tracts                  | 0.0                    | 97.0                                  | 97.0  | -97.0                                   | 0.0  |
| Recreation Facilities (3)                  | 0.0                    | 6.1                                   | 6.1   | 23.9                                    | 30.0   |
| Roads (4)                                  | 0.0                    | 103.9                                 | 103.9   | 63.1                                    | 167.0  |
| <b>Total Developed Area</b>                | <b>6.4</b>             | <b>522.0</b>                          | <b>528.4</b>  | <b>552.6</b>                            | <b>1081.0</b>                                      |
| <b>Open Space Areas</b>                    |                        |                                       |   |   |  |
| Private Open Space (5)                     | 0.0                    | 381.6                                 | 381.6   | 178.4                                   | 560.0  |
| Future Development Tracts                  | 0.0                    | 737.5                                 | 737.5   | -737.5                                  | 0.0  |
| Access Tracts                              | 0.0                    | 3.1                                   | 3.1   | 6.9                                     | 10.0   |
| Vegetated ROW Area                         | 0.0                    | 87.6                                  | 87.6  | 46.4                                    | 134.0  |
| Community/Recreation                       | 2.6                    | 181.8                                 | 184.4   | 237.6                                   | 422.0  |
| Golf Course                                | 0.0                    | 654.0                                 | 654.0   | -200.0                                  | 454.0  |
| Natural Open Space/Cle Elum River Corridor | 0.0                    | 276.0                                 | 276.0   | 797.0                                   | 1073.0   |
| Natural Open Space/Stream C Corridor       | 0.0                    | 0.0                                   | 0.0   | 226.0                                   | 226.0  |
| Other Natural Open Space                   | 0.0                    | 281.9                                 | 281.9   | 357.1                                   | 639.0  |
| Managed Open Space/Easton Ridge            | 0.0                    | 20.6                                  | 20.6  | 1340.4                                  | 1361.0   |
| Perimeter Buffer                           | 0.0                    | 198.9                                 | 198.9   | 161.1                                   | 360.0  |
| <b>Total Open Space</b>                    | <b>2.6</b>             | <b>2823.0</b>                         | <b>2825.6</b>   | <b>2413.4</b>                           | <b>5239.0</b>                                      |
| <b>Total Plat Area</b>                     | <b>9.0</b>             | <b>3344.9</b>                         | <b>3353.9</b>   | <b>2966.1</b>                           | <b>6320.0</b>                                      |
| <b>Open Space Percentage</b>               | <b>28.9%</b>           | <b>84.4%</b>                          | <b>84.2%</b>  | <b>81.4%</b>                            | <b>82.9%</b>                                       |

- (1) Includes area within Developable Envelope and access drive.
- (2) Includes buildings and parking areas.
- (3) Includes buildings, parking areas, and paved pedestrian areas.
- (4) Includes paved road surface and shoulders.
- (5) Includes open space easements on single family lots and multifamily lots

\*Prior plats included in total:

- Phase 1-Division 1
- Phase 1-Division 2
- Phase 3 Divisions 1-5
- Phase 1-Division 3
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Divisions 6-9
- Phase 3 Divisions 6-9
- Phase 1 Division 8 SDP Land Use (not a plat)
- Phase 2 Division 2
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Division 11
- Phase 1 Division 5
- Phase 1 Division 4
- Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals
- Phase 3 Division 11 (Final Plat total areas)
- Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas
- Phase 3 Division 12
- Phase 1 Division 10
- Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)
- Phase 1 Division 9

**Exhibit M**  
**Open Space Calculation**  
**Suncadia Master Planned Resort**  
**March 5, 2008**

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 9 adjusted for Tract Z-3 (Phase 1 Division 13)

| <b>Land Use</b>                            | <b>A<br/>This Plat</b> | <b>B<br/>Prior Plats to<br/>Date*</b> | <b>C<br/>Subtotal<br/>This plat and<br/>prior plats<br/>(A+B)</b> | <b>D<br/>Estimated<br/>Future Plats</b> | <b>E<br/>Estimated<br/>Total Project<br/>(C+D)</b> |
|--|------------------------|---------------------------------------|---|---|--|
|  | <b>Acres</b>           | <b>Acres</b>                          | <b>Acres</b>  | <b>Acres</b>                            | <b>Acres</b>                                       |
| <b>Developed Areas</b>                     |                        |                                       |   |   |  |
| Single Family Lots (1)                     | 0.0                    | 280.8                                 | 280.8   | 531.2                                   | 812.0  |
| Multifamily Units (2)                      | 0.0                    | 0.0                                   | 0.0   | 37.0                                    | 37.0   |
| Lodge/Commercial/Other (3)                 | 0.0                    | 34.2                                  | 34.2  | 0.8                                     | 35.0   |
| Future Development Tracts                  | -9.0                   | 97.0                                  | 88.0  | -88.0                                   | 0.0  |
| Recreation Facilities (3)                  | 0.0                    | 6.1                                   | 6.1   | 23.9                                    | 30.0   |
| Roads (4)                                  | 0.0                    | 103.9                                 | 103.9   | 63.1                                    | 167.0  |
| <b>Total Developed Area</b>                | <b>-9.0</b>            | <b>522.0</b>                          | <b>513.0</b>  | <b>568.0</b>                            | <b>1081.0</b>                                      |
| <b>Open Space Areas</b>                    |                        |                                       |   |   |  |
| Private Open Space (5)                     | 0.0                    | 381.6                                 | 381.6   | 178.4                                   | 560.0  |
| Future Development Tracts                  | 0.0                    | 737.5                                 | 737.5   | -737.5                                  | 0.0  |
| Access Tracts                              | 0.0                    | 3.1                                   | 3.1   | 6.9                                     | 10.0   |
| Vegetated ROW Area                         | 0.0                    | 87.6                                  | 87.6  | 46.4                                    | 134.0  |
| Community/Recreation                       | 0.0                    | 181.8                                 | 181.8   | 240.2                                   | 422.0  |
| Golf Course                                | 0.0                    | 654.0                                 | 654.0   | -200.0                                  | 454.0  |
| Natural Open Space/Cle Elum River Corridor | 0.0                    | 276.0                                 | 276.0   | 797.0                                   | 1073.0   |
| Natural Open Space/Stream C Corridor       | 0.0                    | 0.0                                   | 0.0   | 226.0                                   | 226.0  |
| Other Natural Open Space                   | 0.0                    | 281.9                                 | 281.9   | 357.1                                   | 639.0  |
| Managed Open Space/Easton Ridge            | 0.0                    | 20.6                                  | 20.6  | 1340.4                                  | 1361.0   |
| Perimeter Buffer                           | 0.0                    | 198.9                                 | 198.9   | 161.1                                   | 360.0  |
| <b>Total Open Space</b>                    | <b>0.0</b>             | <b>2823.0</b>                         | <b>2823.0</b>   | <b>2416.0</b>                           | <b>5239.0</b>                                      |
| <b>Total Plat Area</b>                     | <b>-9.0</b>            | <b>3344.9</b>                         | <b>3335.9</b>   | <b>2984.1</b>                           | <b>6320.0</b>                                      |
| <b>Open Space Percentage</b>               | <b>0.0%</b>            | <b>84.4%</b>                          | <b>84.6%</b>  | <b>81.0%</b>                            | <b>82.9%</b>                                       |

- (1) Includes area within Developable Envelope and access drive.
- (2) Includes buildings and parking areas.
- (3) Includes buildings, parking areas, and paved pedestrian areas.
- (4) Includes paved road surface and shoulders.
- (5) Includes open space easements on single family lots and multifamily lots

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- Phase 2 Division 2
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Division 11
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- Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals
- Phase 3 Division 11 (Final Plat total areas)
- Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas
- Phase 3 Division 12
- Phase 1 Division 10
- Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)
- Phase 1 Division 9





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JAN 31 2008

LATHROP, WINBAUER, HARREI  
SLOTHOWER & DENISON L.L.C.

Telephone: 509 674-2262  
Fax: 509 674-4097

*City of Cle Elum*

119 West First Street  
Cle Elum, Washington 98922



January 30, 2008

Kittitas County  
C.D.S.  
411 N. Ruby  
Ellensburg, WA. 98926

RE: Cle Elum water availability to Suncadia – Phase 1, Division 13 - Bennett

To Whom It May Concern:

As Cle Elum Public Works Director, I write on behalf of the City of Cle Elum, the potable water purveyor to the Suncadia (formerly MountainStar) Resort. This letter serves as confirmation that the Cle Elum water treatment plant currently has sufficient capacity to service the 78 single family units proposed for development in Suncadia.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Leonhard". The signature is written in a cursive style with a large, sweeping "J" and "L".

Jim Leonhard  
Public Works Director

cc: Gregg Hall  
Steve Lathrop

# Associated Earth Sciences, Inc.



*Celebrating Over 25 Years of Service*

March 5, 2008  
Project No. KE070848A

Bennett Homes  
12011 NE 1<sup>st</sup> Street, Suite 201  
Bellevue, Washington 98005

Attention: Mr. Bob Erlichmann

Subject: Preliminary Steep Slope and Drainage Assessment  
Suncadia Phase I Division 13  
Kittitas County, Washington

Dear Mr. Erlichmann:

This letter provides our preliminary assessment and recommendations regarding building setbacks and drainage for Suncadia Phase I Division 13. Associated Earth Sciences, Inc. (AESI) previously conducted a steep slope assessment in the area (AESI, 2006). It is our understanding that Bennett Homes plans to build 78 high-density detached and attached resort residential units in Division 13. The site plan is shown on Figure 1. The most recent plat plans require review and modification of the steep slope building setback recommendations for Lots 5 through 23. In addition, due to grade restrictions, some of these units (16 through 46) cannot discharge runoff to the storm system and dispersion of stormwater is proposed. AESI has not been able to conduct a detailed slope reconnaissance due to snow coverage; therefore, the recommendations provided in this letter are preliminary.

## Previous Field Explorations

AESI has conducted numerous exploration pits south of the subject property for the Suncadia Lodge and Village project, and two explorations (EP-19-34 and EP-19-2) within the subject property (AESI, 2005a; AESI, 2005b). Locations of the nearby explorations are shown on Figure 1. These explorations encountered the following soil conditions:

- Between 0 and 5 feet of loess soils (loose silty fine sand). Loess soils can result in increased moisture-induced settlement under the anticipated foundation loads and this unit is not recommended for support of the foundation loads.
- Below the loess soils are medium dense to dense glacial outwash and/or glacial till. The glacial outwash and glacial till generally consist of silty sand and sandy silt with gravel and trace cobbles. Note that large boulders (up to 60 inches in diameter) have

Kirkland      ▪      Everett      ▪      Tacoma  
425-827-7701      425-259-0522      253-722-2992  
[www.aesgeo.com](http://www.aesgeo.com)

been encountered in the area. The upper portion of the glacial till is generally weathered. These soils are generally suitable for foundation support.

- Seepage has been observed in the glacial outwash and glacial till soils. The amount of seepage may vary depending on the time of year and recent history of precipitation and snowmelt. It is likely that the amount of seepage will be less during dry summer and fall months and greater during wet winter and spring months. The amount of ground water seepage, as well as precipitation (snow and rain) may impact earthwork activities during fall, winter, and spring months. During drier months, it is likely that no excavation dewatering will be required, and dust control measures will be necessary. During wetter months, it may be necessary to dewater excavations.
- All the site soils are considered moisture-sensitive due to its high silt content and care must be taken in protecting the soils from becoming too wet. Site soils will be difficult to use as structural fill and to maintain a firm, unyielding subgrade in wet conditions.

The conclusions and recommendations presented in this report are based on a limited number of exploration pits located near the site. Because of the nature of exploratory work below ground, extrapolation of subsurface conditions between field explorations is necessary. It should be noted that differing subsurface conditions may sometimes be present due to the random nature of deposition and the alteration of topography by past grading and/or filling. The nature and extent of any variations between the field explorations may not become fully evident until construction. If variations are observed at that time, it may be necessary to re-evaluate specific recommendations in this report and make appropriate changes.

### **Building Setbacks from Steep Slope**

AESI previously conducted a steep slope assessment for the Suncadia Resort Core (AESI, 2006) that included Division 13. The slope below Division 13 was described as follows:

*Lots 5-26: The slope below these stakes is moderately steep (<44 percent) and well vegetated, with no evidence of slope movement or significant erosion. The recommended structure setback is zero feet.*

*Lots 27-45: The slope below these stakes is moderately steep (<40 percent) and well vegetated, with no evidence of slope movement or significant erosion. The recommended structure setback is zero feet.*

As discussed in the report, these setbacks were based on the top of slope stakes placed and surveyed by ESM. The top of slope and toe of slope lines are shown on Figure 1. At the time, these stakes defined the lot limits and it was not envisioned that the building limits would extend further down the hill.

The new site plan proposed by Bennett Homes locates the buildings on Lots 5 through 23 below the top of slope. These buildings will be benched into the slope and no fill placement is expected near the top of slope. As long as the buildings are benched into the slope and founded on native glacial till or glacial outwash soils, the proposed building locations should be suitable. In order to provide additional protection from erosion, we recommend that the footings on the downhill side of the buildings be founded at least 4 feet below original grade. We recommend an AESI representative observe the footing subgrades on each of these lots to verify suitable embedment into the undisturbed glacial till or glacial outwash sediments.

### **Stormwater Dispersion**

Due to grade restrictions, units 16 through 46, shown on Figure 1, cannot discharge runoff to the storm system and dispersion of stormwater is proposed. Dispersion of stormwater at the top of a slope is generally not recommended, but should be suitable for this site due to the moderate grade and thick vegetation on the slope. This recommendation is provided assuming the following mitigation measures are implemented:

- Roof and driveway runoff should be directed into a dispersion trench located on the downhill side of the house at least 5 feet from the building foundations.
- The dispersion trench should be constructed across the slope with a zero gradient. In other words it should follow a topographic contour line. The dispersion trench should extend across the entire property, excluding any required lot line setback.
- The dispersion trench should be at least 2 feet deep and 1 foot wide. Perforated pipe should be placed in the base of the trench and the trench backfilled with drainage rock.
- Natural vegetation, especially ground cover, should be left undisturbed below the dispersion trench and any disturbed ground in the trench vicinity should be stabilized with erosion control measures and re-vegetated.
- A minimum 50-foot-wide, undisturbed vegetation buffer zone should be maintained below the dispersion trench to slow any overland flow and promote runoff infiltration. The vegetation buffer zones should be left in a natural state with no structures, landscaping, or grading. Vegetation removal within the vegetation buffer zone should be the minimum necessary for mitigation of fire and windfall hazards.
- The performance of the dispersion trench should be monitored following construction. Any concentrated flows or erosion should be corrected and repaired.

### **Design and Construction Monitoring**

As mentioned above, AESI has not conducted a slope reconnaissance for this project due to snow coverage. Once the snow has melted, AESI will conduct a slope reconnaissance to verify

that conditions are unchanged from our previous site visits. Mitigating measures may be necessary if erosion or grading has occurred on the slope. Furthermore, at the time of this report, site grading, utility plans, and construction methods have not been finalized and the recommendations presented herein are preliminary. We are available to provide additional geotechnical consultation as the project design develops and possibly changes from that upon which this report is based. We recommend that AESI perform a geotechnical review of the plans prior to final design completion. In this way, our recommendations may be properly interpreted and implemented in the design.

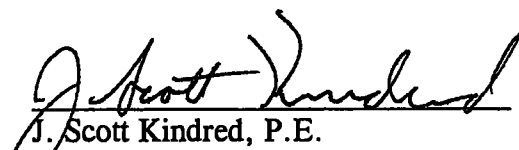
We are also available to provide geotechnical engineering and monitoring services during construction. The integrity of the foundation and drainage elements depends on proper site preparation and construction procedures. In addition, engineering decisions may have to be made in the field in the event that variations in subsurface conditions become apparent. Construction monitoring services are not part of this current scope of work. If these services are desired, please let us know and we will prepare a proposal.

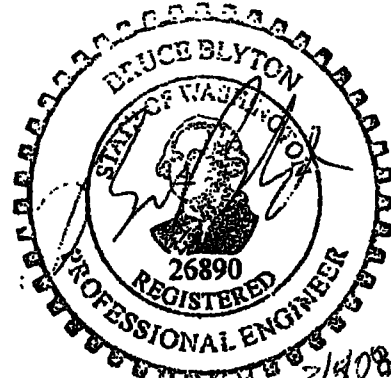
### Closure

This report was prepared for the exclusive use of Bennett Homes and their agents for specific application to the subject site. AESI personnel performed this assessment in accordance with generally accepted standards of care that existed in the State of Washington at the time of this study. Our findings and conclusions have been prepared in accordance with generally accepted professional practice in the area at this time. We make no other warranty, either express or implied.

We appreciate the opportunity to be of continued service on this project. If you have any questions or require additional information, please contact our office.

Sincerely,  
**ASSOCIATED EARTH SCIENCES, INC.**  
Kirkland, Washington

  
J. Scott Kindred, P.E.  
Senior Engineer



EXPIRES 4/3/10  
Bruce L. Blyton, P.E.  
Principal Engineer

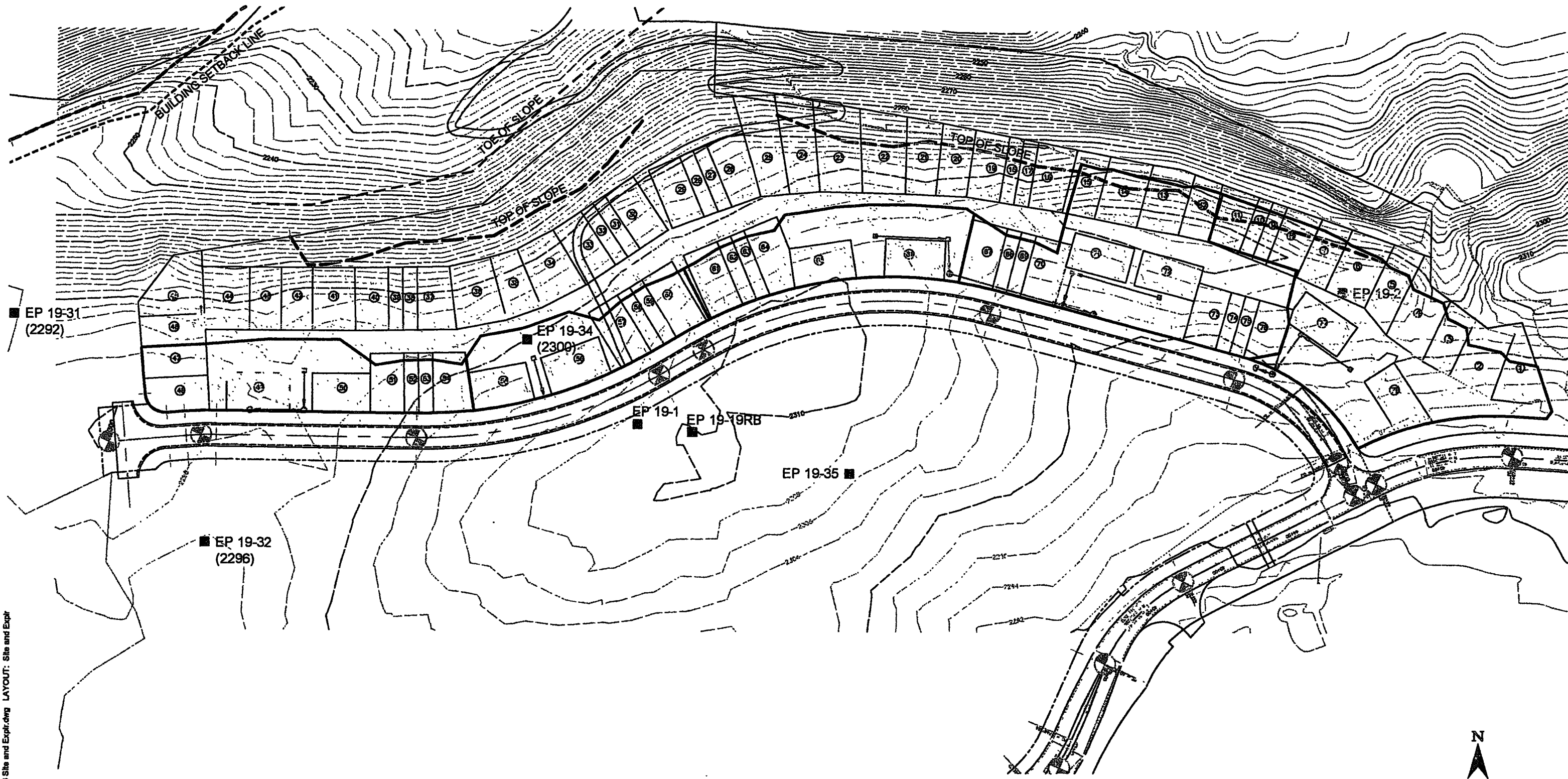
Attachments: Figure 1 - Site Plan

## References

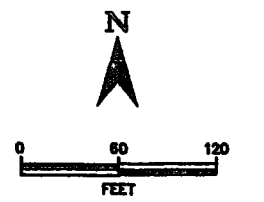
Associated Earth Sciences, Inc. (AESI), 2005a, Subsurface exploration and preliminary geotechnical engineering report, Suncadia Resort Core, Kittitas County, Washington: March 14, 2005.

Associated Earth Sciences, Inc. (AESI), 2005b, Subsurface exploration and preliminary geotechnical engineering report, Suncadia Village, Kittitas County, Washington: September 7, 2005.

Associated Earth Sciences, Inc. (AESI), 2006, Updated steep slope assessment, Suncadia Resort Core, Roslyn, Washington: October 12, 2006.



Reference: ESM



070848 Suncadia Division 13 170848 Site and Explr.dwg LAYOUT: Site and Explr

Associated Earth Sciences, Inc.



**SITE PLAN**  
 SUNCADIA - PHASE 1 - DIVISION 13  
 KITTITAS COUNTY, WASHINGTON

FIGURE 1

DATE 3/08

PROJECT NO. KE070848A





# *throp, Winbauer, Harrel, Slothower & Denison L.L.P.*

*Attorneys at Law*

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

*F. Steven Lathrop, P.S.  
John P. Winbauer  
Susan K. Harrel  
Jeff Slothower  
James T. Denison, Jr.  
D. Keith B. Dunnagan*

*Direct Telephone (509) 925-5622  
Direct Fax (509) 925-3861  
Telephone (509) 925-6916  
Fax (509) 962-8093*

## TRANSFER NOTICE TO KITTITAS COUNTY

### SUNCADIA PHASE 1, DIVISION 13

This Site Development Plan and Long Plat Application presents to the County the second occasion where a third party developer, in this case Bennett Homes Kittitas, LLC, a Washington limited liability company ("Bennett"), undertakes the development application approval process for a tract within Suncadia. Bennett has contracted to complete the permitting process and to purchase the Phase 1, Division 13 tract from Suncadia upon receipt from the County of Site Development Plan and preliminary plat approvals. Therefore, the application is being made in the name of Suncadia as land owner and Bennett as developer.

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 Bennett 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 Bennett. Bennett 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.

All County staffing agreements and outside consulting contracts with Suncadia will continue to apply with Suncadia and Bennett separately settling Suncadia's expenditures for these services. Bennett intends to proceed with construction drawings, final engineering and actual work on plat requirements after preliminary plat approval has been received and the purchase of the tract closed, all as is more typical for the platting process, 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 Phase 1, Division 13 which will not have a separate owners' association.

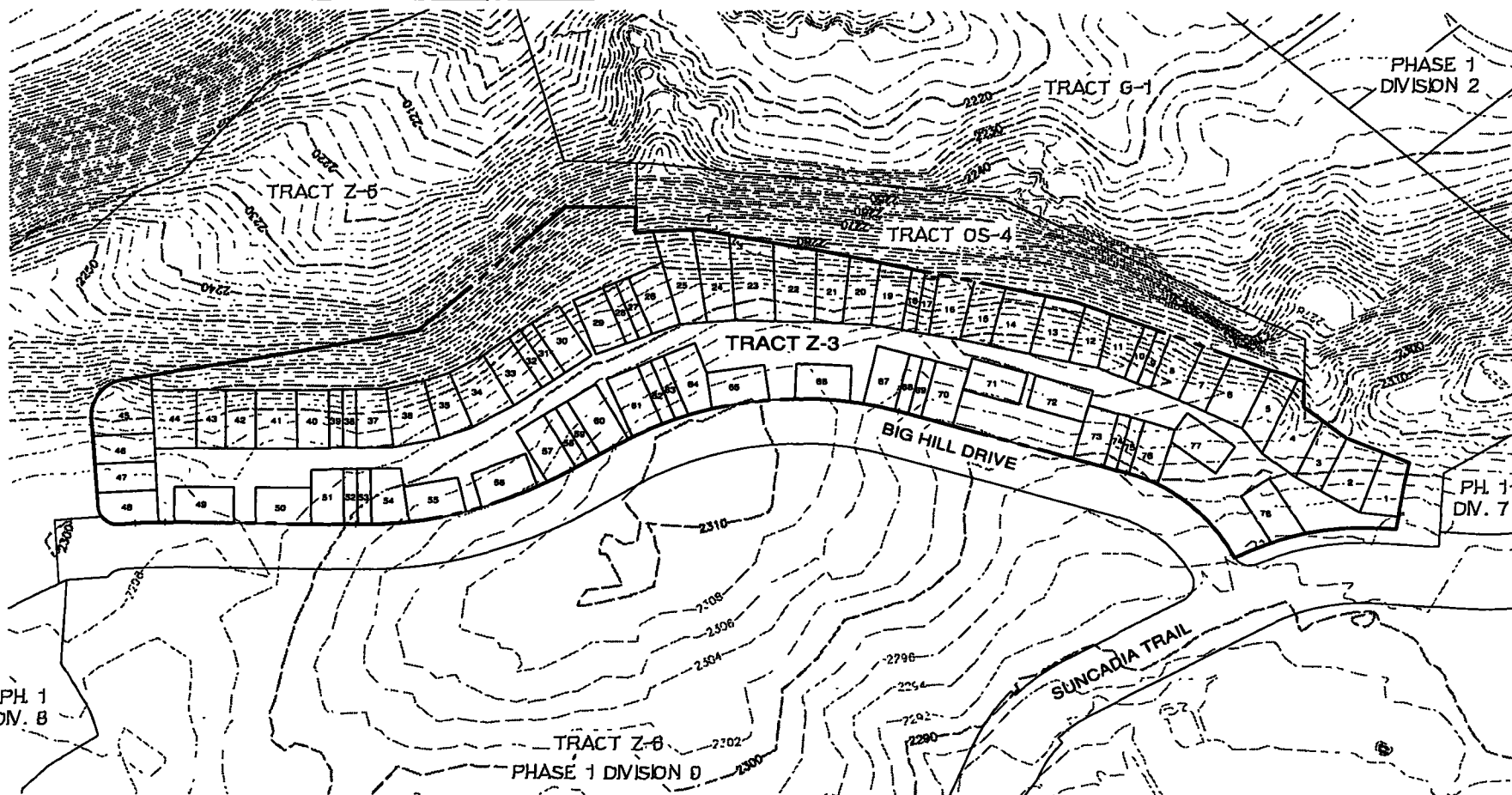
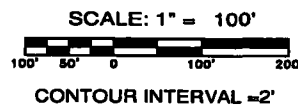
Suncadia has received a Certificate of Water Availability from the City of Cle Elum and will, in turn, provide domestic water and sewer service to Phase 1, Division 13 through its captive utility companies in the same manner as to all other lots in Phase 1. The plat notes will recite and Suncadia and the utility companies will retain or receive easements or other appropriate rights along lot lines and roads for utilities. Off site easements for access and storm drainage will also be created, as appropriate.

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



A PORTION OF SECTION 20 N., RGE. 15 E., W.M.

| LOT NO. | ACRE | LOT NO. | ACRE | LOT NO. | ACRE | LOT NO. | ACRE | LOT NO. | ACRE |
|---------|------|---------|------|---------|------|---------|------|---------|------|
| 1       | 0.08 | 17      | 0.03 | 33      | 0.08 | 49      | 0.08 | 65      | 0.08 |
| 2       | 0.10 | 18      | 0.03 | 34      | 0.10 | 50      | 0.08 | 66      | 0.08 |
| 3       | 0.07 | 19      | 0.08 | 35      | 0.08 | 51      | 0.07 | 67      | 0.08 |
| 4       | 0.11 | 20      | 0.08 | 36      | 0.10 | 52      | 0.03 | 68      | 0.03 |
| 5       | 0.09 | 21      | 0.09 | 37      | 0.08 | 53      | 0.03 | 69      | 0.03 |
| 6       | 0.10 | 22      | 0.13 | 38      | 0.03 | 54      | 0.08 | 70      | 0.08 |
| 7       | 0.07 | 23      | 0.14 | 39      | 0.03 | 55      | 0.08 | 71      | 0.08 |
| 8       | 0.08 | 24      | 0.11 | 40      | 0.08 | 56      | 0.08 | 72      | 0.08 |
| 9       | 0.03 | 25      | 0.13 | 41      | 0.10 | 57      | 0.08 | 73      | 0.07 |
| 10      | 0.03 | 26      | 0.08 | 42      | 0.07 | 58      | 0.03 | 74      | 0.03 |
| 11      | 0.07 | 27      | 0.03 | 43      | 0.07 | 59      | 0.03 | 75      | 0.03 |
| 12      | 0.08 | 28      | 0.03 | 44      | 0.10 | 60      | 0.08 | 76      | 0.07 |
| 13      | 0.10 | 29      | 0.08 | 45      | 0.13 | 61      | 0.08 | 77      | 0.08 |
| 14      | 0.10 | 30      | 0.08 | 46      | 0.07 | 62      | 0.03 | 78      | 0.08 |
| 15      | 0.07 | 31      | 0.03 | 47      | 0.07 | 63      | 0.04 |         |      |
| 16      | 0.08 | 32      | 0.03 | 48      | 0.07 | 64      | 0.08 |         |      |



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| NO.       | DESCRIPTION/DATE |
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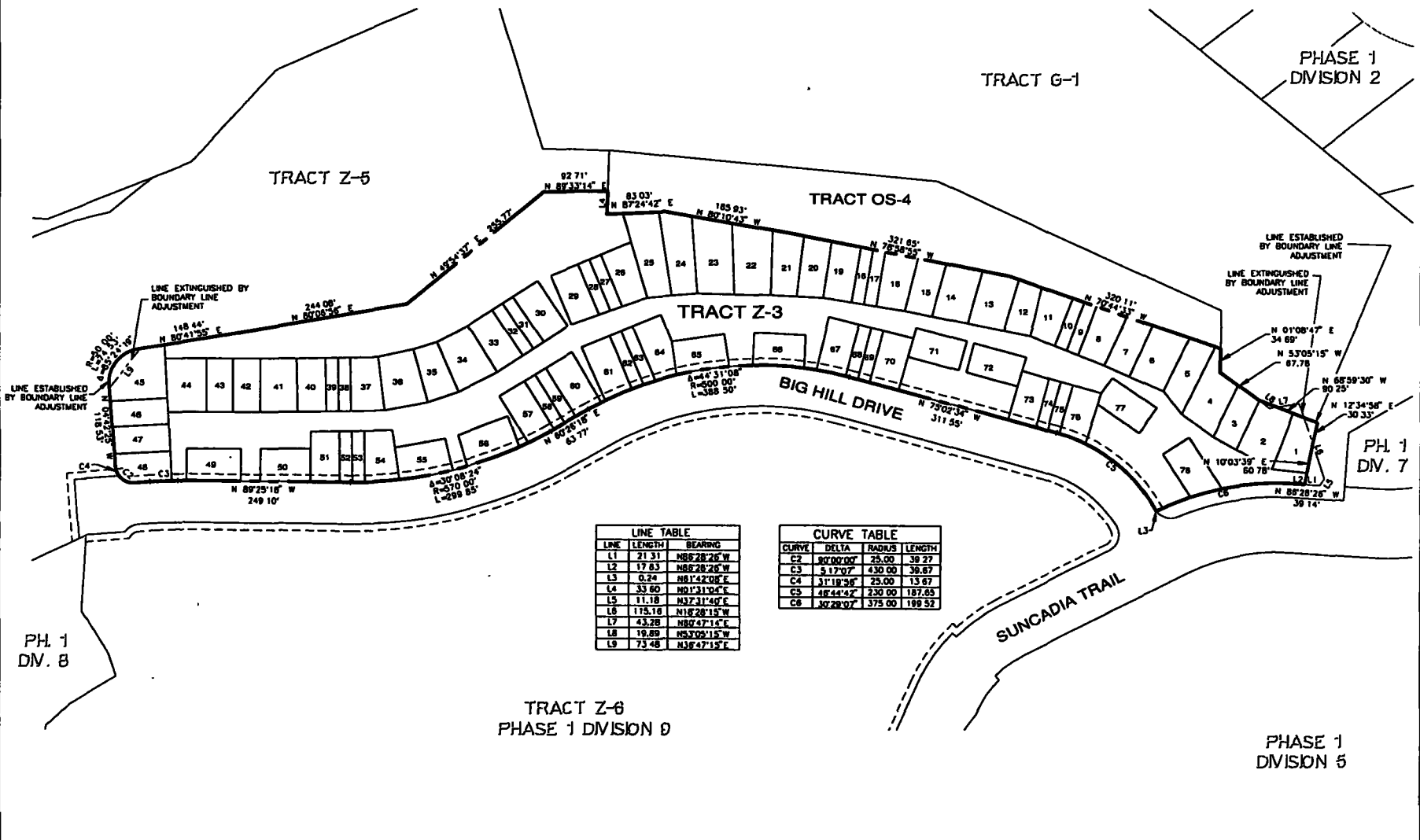
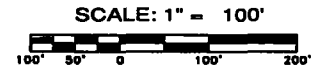
**ESM CONSULTING ENGINEERS, LLC**  
 20015 1st Way South, #200  
 Federal Way, WA 98003  
 www.esmce.com  
 P.O. Box 10000  
 Federal Way, WA 98003

**BENNETT DEVELOPMENT, INC.**  
**SUNCADIA PHASE 1 DIVISION 13**  
 WASHINGTON  
 KITTITAS COUNTY  
 PRELIMINARY PLAT

|             |              |
|-------------|--------------|
| JOB NO:     | 1202-000-012 |
| DWG NAME:   | PP-03        |
| DRAWN BY:   | JLB          |
| CHECKED BY: | RJL/DA       |
| DATE:       | 03-01-08     |
| PRINT DATE: |              |

PP-03

A PORTION OF SECTION . 20 N., RGE. 15 E., W.M.



| LINE TABLE |        |              |
|------------|--------|--------------|
| LINE       | LENGTH | BEARING      |
| L1         | 21.31  | N82°28'25" W |
| L2         | 17.83  | N82°28'25" W |
| L3         | 0.24   | N81°42'08" E |
| L4         | 33.60  | N01°31'04" E |
| L5         | 11.18  | N37°31'40" E |
| L6         | 115.16 | N18°28'15" W |
| L7         | 43.28  | N89°47'14" E |
| L8         | 19.89  | N57°05'15" W |
| L9         | 73.48  | N38°47'15" E |

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| CURVE       | DELTA     | RADIUS | LENGTH |
| C2          | 80°00'00" | 25.00  | 39.27  |
| C3          | 54°00'00" | 430.00 | 35.67  |
| C4          | 31°19'58" | 25.00  | 13.67  |
| C5          | 48°44'42" | 230.00 | 187.63 |
| C6          | 30°28'07" | 375.00 | 199.52 |

| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |
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**ESM CONSULTING ENGINEERS, LLC**  
 1515 1st Ave. S.W. Ste. 200  
 Federal Way, WA 98003  
 www.esmcei.com  
 P. 206.835.1100  
 F. 206.835.1101  
 E. info@esmcei.com

**BENNETT DEVELOPMENT, INC.**  
 SUNCADIA PHASE 1 DIVISION 13  
 PRELIMINARY PLAT  
 WASHINGTON  
 PITTSBURGH COUNTY

JOB NO: 1312-008-007  
 DWD NAME: PP-02  
 DESIGNED BY: RLB  
 DRAWN BY: RLB/BLP  
 CHECKED BY:  
 DATE: 03-05-08  
 PRINT DATE:  
 SHEET:  
 PP-02

File: I:\ESM-085\1312-008-007\PP-02.dwg  
 Plotted: 3/7/2008 4:18 PM





|    | A                           | B                        | C                        | D               |
|----|-----------------------------|--------------------------|--------------------------|-----------------|
| 1  | name                        | name2                    | address                  | city/state      |
| 2  | ATTERBERRY, MICHAEL ETUX    |                          | 1514 32ND ST             | ANACORTES WA    |
| 3  | BECKSTEAD, RUSSELL L ETUX   |                          | 816 BEACON RD            | WENATCHEE WA    |
| 4  | SANTOS, DAVID Q             |                          | 3915 TALBOT RD S #310    | RENTON WA       |
| 5  | PETERSEN, DIRK B            |                          | 11427 NE 86TH ST         | KIRKLAND WA     |
| 6  | BENNETT, JOHN ETUX          |                          | 17744 NE 108TH WAY       | REDMOND WA      |
| 7  | PEFFER, MARK D ETUX         | WILLIAMS, RAYMOND C ETUX | 225 4TH AVE, #A-204      | KIRKLAND WA     |
| 8  | HOOD, JEFFREY A             |                          | 8 WEST ALOHA STREET #604 | SEATTLE WA      |
| 9  | Bennett Homes Kittitas LLC  |                          | 12011 NE 1st St Ste 201  | Bellevue WA     |
| 10 | Prospector's Reach LLC      |                          | 12011 NE 1st St Ste 201  | Bellevue WA     |
| 11 | 3010 LLC                    |                          | 12132 SE 15TH            | BELLEVUE WA     |
| 12 | ARMSTRONG, PATRICIA L       |                          | 2392 BEACH LOOP DR SW    | BANDON OR       |
| 13 | BAGLEY, JANET &             | SCHOEN, JENNIFER C       | 7604 15TH AVE NE         | SEATTLE WA      |
| 14 | BLACKMORE, GARY A ETUX      |                          | 17712 49TH ST E          | BONNEY LAKE WA  |
| 15 | BROTHERTON, RICHARD ETUX    |                          | 929 3RD AVE S            | PAYETTE ID      |
| 16 | BROWN, GEOFFREY ETUX        |                          | 10250 NE 64TH ST         | KIRKLAND WA     |
| 17 | BUCK, BRUCE S ETUX TRUSTEES |                          | 14206 S CANYON DR        | PHOENIX AZ      |
| 18 | BURLEY, JAMES H ETUX        |                          | 802 S 59TH AVE           | YAKIMA WA       |
| 19 | CAIRNS, MARK ETUX           | TRUSTEES                 | 25124 234TH AVE SE       | MAPLE VALLEY WA |
| 20 | CALPE, RANDY ETUX &         | JIMENEZ, ANDRES ETUX     | 12227 12TH AVE NW        | SHORELINE WA    |
| 21 | CHO, ANDY H ETUX            |                          | PO BOX 13565             | DES MOINES WA   |
| 22 | CHRISTOPHERSON, WALLACE E   |                          | 7605 ZIRCON DR NW        | LAKEWOOD WA     |
| 23 | COUCH, JOSH ETUX            |                          | 1380 MARION ST           | ENUMCLAW WA     |
| 24 | COX, VIRGINIA M TRUSTEE     |                          | 3823 MIDFOREST           | HOUSTON TX      |
| 25 | CROWLEY, JOHN J ETUX        |                          | 919 17TH AVE E           | SEATTLE WA      |
| 26 | DAMM, STEVE ETUX            |                          | 6321 SEAVIEW AVE NW #13  | SEATTLE WA      |
| 27 | DELORM, BRETT A ETUX ETAL   |                          | PO BOX 7860              | BONNEY LAKE WA  |
| 28 | EIMERS, NATHAN P ETUX       |                          | 6215 101ST CT NE         | KIRKLAND WA     |
| 29 | ELLISON, ANDRE P ETUX       |                          | 1156 S 229TH PL          | DES MOINES WA   |
| 30 | ENGSTROM, MICHAEL D ETUX    |                          | 19214 5TH ST E           | LAKE TAPPS WA   |
| 31 | ERHARD, KATHERINE E ETVIR   | TRUSTEES                 | 1320 LAKESIDE DR SW      | ALEXANDRIA MN   |
| 32 | FERNLEY, RONALD W ETUX      |                          | 15008 28TH AVE SW        | SEATTLE WA      |
| 33 | GEHRMAN, MARK ETUX          |                          | 6821 UPPER PEOH POINT RD | CLE ELUM WA     |
| 34 | HARD, ROBERT M              |                          | 5308 51ST AVE S          | SEATTLE WA      |
| 35 | HARLIN, ROBIN M &           | AHO, KAREN M             | 7712 122ND PL SE         | NEWCASTLE WA    |
| 36 | HARWOOD, ERIC A ETUX        |                          | 9217 8TH AVE NE          | SEATTLE WA      |



|    | A                         | B                        | C                         | D              |
|----|---------------------------|--------------------------|---------------------------|----------------|
| 37 | HAYCOX, CLAIRE ETVIR      |                          | 143 THOMPSON RD           | SEQUIM WA      |
| 38 | HENN, MATTHEW P           |                          | 500 108TH AVE NE STE 2400 | BELLEVUE WA    |
| 39 | HIKSON, BRENT H ETUX      |                          | 27325 SE 9TH PL           | SAMMAMISH WA   |
| 40 | HOLM, DOUGLAS ETUX        |                          | 2699 230TH AVE SE         | SAMMAMISH WA   |
| 41 | HOLMAN, DON ETUX          |                          | 12222 NE 82ND LANE        | KIRKLAND WA    |
| 42 | HUTCHINSON PROPERTY       | HOLDINGS LLC             | 1159 PALOMINO DR SE       | TUMWATER WA    |
| 43 | IVANICK, RONALD           |                          | 1324 14TH AVE             | LONGVIEW WA    |
| 44 | IZATT, KYLE &             | WALSH, RYAN              | 1837 SR 105               | GRAYLAND WA    |
| 45 | JACOBSON, BRIAN H ETUX    |                          | 27010 8TH AVE S           | DES MOINES WA  |
| 46 | JAEGER, KYLE ETUX         |                          | PO BOX 784                | CLE ELUM WA    |
| 47 | JENSEN FAMILY             | INVESTMENT CO LLC        | 650 BELLEVUE WAY NE 33704 | BELLEVUE WA    |
| 48 | JOBS, ROGER ETUX          |                          | 2200 IOWA ST              | BELLINGHAM WA  |
| 49 | KANTOR, MARK ETUX         |                          | 2412 NOB HILL N           | SEATTLE WA     |
| 50 | KATRI, DAVID E ETUX       |                          | 841 82ND AVE NE           | MEDINA WA      |
| 51 | KELLY, KEVIN ETUX         |                          | PO BOX 750                | ROSLYN A       |
| 52 | KENT, LYNDA               |                          | 801 235TH AVE NE          | SAMMAMISH WA   |
| 53 | KLINE, MICHELLE ETVIR     |                          | 13630 NE 40TH ST          | BELLEVUE WA    |
| 54 | KNAUSS, JOHN E ETUX       |                          | 22416 98TH AVE W          | EDMONDS WA     |
| 55 | KRANC, THOMAS G ETUX &    | FUGATE, JAMES ETUX       | 2860 LINK AVE             | ENUMCLAW WA    |
| 56 | KUNTZ, CHRISTOPHER A ETUX |                          | 12105 NE 33RD ST          | BELLEVUE WA    |
| 57 | LEVINE, DAVID J ETUX      |                          | 1947 SUMMIT DR            | LAKE OSWEGO OR |
| 58 | LILES, KEN ETUX           |                          | 1210 IRONSMITH CT STE 211 | CELEBRATION FL |
| 59 | MARINO, ANDREW ETUX &     | MARINO, MATTHEW          | 13923 205TH AVE NE        | WOODINVILLE WA |
| 60 | MARSON, TAMARA G          |                          | 2101 N 34TH ST STE 150    | SEATTLE WA     |
| 61 | MEBUST, KIMBERLY &        | DEDOMINICIS, AMY         | 12410 136TH AVE E         | PUYALLUP WA    |
| 62 | MOORE, JAMES G &          | MC CASLIN, ROBERT L ETUX | 10013 NE 15TH ST          | BELLEVUE WA    |
| 63 | MOSS, JORDAN ETUX         |                          | 16443 SE 47TH PLACE       | BELLEVUE WA    |
| 64 | NATSUHARA, DAVE ETUX      |                          | 26602 164TH AVE SE        | COVINGTON WA   |
| 65 | NATSUHARA, DAVE ETUX      |                          | 26602 164TH AVE SE        | COVINGTON WA   |
| 66 | OLSON, STEVE D ETUX       |                          | 13104 22ND AVE E          | TACOMA WA      |
| 67 | OMLIN, LARRY ETUX         |                          | 3354 212TH COURT SE       | SAMMAMISH W    |
| 68 | PATTERSON, TODD ETUX &    | HUTCHINSON, JOHN ETUX    | 2714 N JUNETT ST          | TACOMA WA      |
| 69 | PBC CO OF BEND            |                          | 4707 135TH PL SE          | BELLEVUE WA    |
| 70 | PELTON, STEVE ETUX &      | CRAIG, MARK ETUX         | 32933 SE 43RD ST          | FALL CITY WA   |
| 71 | PONDEROSA LODGE LLC       |                          | 1326 5TH AVE              | SEATTLE WA     |
| 72 | PONDEROSA LODGE LLC       | 703 SKINNER BLDG         | 1326 FIFTH AVE            | SEATTLE WA     |

|     | A                            | B                            | C                       | D               |
|-----|------------------------------|------------------------------|-------------------------|-----------------|
| 73  | PRAGA, MYRON D III ETUX &    | PRAGA, MYRON D JR            | 1835 NEWHAVEN LOOP      | RICHLAND WA     |
| 74  | RAINSHADOW MOUNTAIN LLC      |                              | 1914 N 42ND ST          | SEATTLE WA      |
| 75  | RANDLEMAN, MARK ETUX &       | BUTORAC, STEPHANIE           | 495 E 4TH ST            | CLE ELUM WA     |
| 76  | RAU, JEFFREY                 |                              | 1023 DENNY WAY          | CLE ELUM WA     |
| 77  | ROSLYN LODGE LLC             |                              | PO BOX 1009             | ROSLYN WA       |
| 78  | RUTH, WILLIAM E              |                              | 12410 SE 248TH          | KENT WA         |
| 79  | SALINAS, JOHN A ETUX ETAL    |                              | 7804 40TH AVE W         | MUKILTEO WA     |
| 80  | SAPPHIRE SKIES HOLDING LLC   |                              | 206 W 1ST ST            | CLE ELUM WA     |
| 81  | SATHER, D K & DIANE R        | TRUSTEES                     | 1501 WILLOW RIDGE CREEK | SIOUX FALLS SD  |
| 82  | SCHOBER, NEIL T ETUX         |                              | 4210 184TH AVE SE       | ISSAQUAH WA     |
| 83  | SCHUMAN, DAVID ETUX          |                              | 6037 SYCAMORE AVE NW    | SEATTLE WA      |
| 84  | SHELTON, ROBERT W TRUSTEE &  | VANDERLINDEN SHELTON, L TRUS | 20 ALAEOA PLACE #20     | LAHAINA MAUI HI |
| 85  | SHIRZADI, SHAPOUR            |                              | 18425 45TH ST E         | LAKE TAPPS WA   |
| 86  | SOH, ANTHONY K C ETUX        |                              | 419 GRANHAM AVE NE      | RENTON WA       |
| 87  | SPERRY, STEPHEN L ETUX ETAL  |                              | 7829 115TH PL NE        | KIRKLAND WA     |
| 88  | STAFFORD, KEVIN E ETUX       |                              | 1027 DENNY WAY          | CLE ELUM WA     |
| 89  | STANTON, BARBARA J           |                              | 22709 NE 46TH ST        | REDMOND WA      |
| 90  | STRIGENZ, ANDREW T ETUX      |                              | 9417 POINTS DR NE       | BELLEVUE WA     |
| 91  | SYLVA, SHAREN G L ETVIR ETAL |                              | PO BOX 33               | LAHAINA HI      |
| 92  | TESH, TIMOTHY R              |                              | 322 RANDOLPH RD         | SEATTLE WA      |
| 93  | TSCHAUNER, TRACY V ETUX      |                              | 8235 MEADOWBROOK RD     | YAKIMA WA       |
| 94  | URQUHART, TAMMY &            | URQUHART, SCOTT A            | 10824 NE 182ND CT       | BOTHELL WA      |
| 95  | WAHLIN, DAVID A ETUX         |                              | 25418 162ND PL SE       | COVINGTON WA    |
| 96  | WASHBURN, MICHELLE           |                              | 24005 242ND WAY SE      | MAPLE VALLEY WA |
| 97  | WILBUR, BRIAN ETUX           |                              | 25750 SE 31ST PL        | SAMMAMISH WA    |
| 98  | WILLARD, STEVE               |                              | 2000 124TH NE #B-100    | BELLEVUE WA     |
| 99  | WILLIAMS, JEFFREY D ETUX     |                              | 21255 SE 26TH ST        | SAMMAMISH WA    |
| 100 | WIRKKALA, DAVID ETUX         |                              | 2201 192ND ST SE B-1    | BOTHELL WA      |
| 101 | WISCHMEYER, W THOMAS ETUX    |                              | 1825 BAY MEADOWS DR     | WEST LINN OR    |
| 102 | WOLF, JEFFREY M &            | EVANS, MITCHELL S            | 6323 BLAIR TERRACE S    | SEATTLE WA      |
| 103 | WWK INVESTMENTS LLC          |                              | 5421 HAYFORD RD         | SPOKANE WA      |
| 104 | YOUNG, JAMES D ETUX          |                              | 2347 23RD LN NE         | ISSAQUAH WA     |
| 105 | SUNCADIA COMMUNITY COUNCIL   |                              | PO BOX 1009             | ROSLYN WA       |
| 106 | SUNCADIA RESIDENTIAL         | OWNERS ASSOCIATION           | PO BOX 887              | ROSLYN WA       |

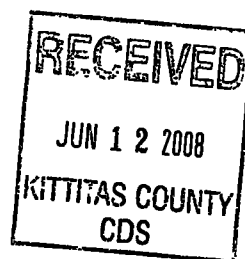
|    | E     | F      | G                           | H  |
|----|-------|--------|-----------------------------|--|
| 1  | zip   |        |                             |  |
| 2  | 98821 | 19777  | 20-15-19050-0052            | ACRES 1.03; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 52; SEC. 19, TWP. 20, RGE. 15 |
| 3  | 98801 | 19778  | 20-15-19050-0053            | ACRES 0.55; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 53; SEC. 19, TWP. 20, RGE. 15 |
| 4  | 98055 | 19779  | 20-15-19050-0054            | ACRES 0.48; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 54; SEC. 19, TWP. 20, RGE. 15 |
| 5  | 98033 | 19780  | 20-15-19050-0055            | ACRES 0.48; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 55; SEC. 19, TWP. 20, RGE. 15 |
| 6  | 98052 | 19781  | 20-15-19050-0056            | ACRES 0.53; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 56; SEC. 19, TWP. 20, RGE. 15 |
| 7  | 98033 | 19820  | 20-15-19050-0057            | ACRES 0.39; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 57; SEC. 19, TWP. 20, RGE. 15 |
| 8  | 98119 | 19823  | 20-15-19050-0058            | ACRES 0.51; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 58; SEC. 19, TWP. 20, RGE. 15 |
| 9  | 98004 |        | Multiple Parcels Ph 1 Div 5 |  |
| 10 | 98005 |        | Multiple Parcels Ph 1 Div 5 |  |
| 11 | 98005 | 953478 | 20-15-19053-3010            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3010; SEC             |
| 12 | 97411 | 953603 | 20-15-19053-5039            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5039; SEC             |
| 13 | 98118 | 953599 | 20-15-19053-5035            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5035; SEC             |
| 14 | 98391 | 953553 | 20-15-19053-4028            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4028; SEC             |
| 15 | 93611 | 953442 | 20-15-19053-2042            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2042; SEC             |
| 16 | 98033 | 953558 | 20-15-19053-4036            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4036; SEC             |
| 17 | 85048 | 953537 | 20-15-19053-4006            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4006; SEC             |
| 18 | 98908 | 953477 | 20-15-19053-3009            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3009; SEC             |
| 19 | 98038 | 953567 | 20-15-19053-4047            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4047; SEC             |
| 20 | 98177 | 953495 | 20-15-19053-3030            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3030; SEC             |
| 21 | 98198 | 953479 | 20-15-19053-3012            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3012; SEC             |
| 22 | 98498 | 953548 | 20-15-19053-4023            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4023; SEC             |
| 23 | 98022 | 953420 | 20-15-19053-2010            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2010; SEC             |
| 24 | 77068 | 953621 | 20-15-19053-5059            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5059; SEC             |
| 25 | 98112 | 953512 | 20-15-19053-3051            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3051; SEC             |
| 26 | 98107 | 953535 | 20-15-19053-3076            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3076; SEC             |
| 27 | 98391 | 953505 | 20-15-19053-3043            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3043; SEC             |
| 28 | 98033 | 953546 | 20-15-19053-4020            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4020; SEC             |
| 29 | 98198 | 953493 | 20-15-19053-3028            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3028; SEC             |
| 30 | 98391 | 953469 | 20-15-19053-2072            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2072; SEC             |
| 31 | 56308 | 953518 | 20-15-19053-3058            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3058; SEC             |
| 32 | 98166 | 953424 | 20-15-19053-2015            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2015; SEC             |
| 33 | 98922 | 953563 | 20-15-19053-4043            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4043; SEC             |
| 34 | 98118 | 953534 | 20-15-19053-3075            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3075; SEC             |
| 35 | 98056 | 953487 | 20-15-19053-3022            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3022; SEC             |
| 36 | 98115 | 953441 | 20-15-19053-2040            | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2040; SEC             |

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|----|-------|--------|------------------|--|
| 37 | 98382 | 953571 | 20-15-19053-4051 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4051; SEC |
| 38 | 98004 | 953430 | 20-15-19053-2026 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2026; SEC |
| 39 | 98075 | 953609 | 20-15-19053-5045 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5045; SEC |
| 40 | 98075 | 953444 | 20-15-19053-2044 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2044; SEC |
| 41 | 98033 | 953587 | 20-15-19053-4068 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4068; SEC |
| 42 | 98501 | 953411 | 20-15-19053-1136 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1136; SEC |
| 43 | 98632 | 953488 | 20-15-19053-3023 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3023; SEC |
| 44 | 98547 | 953415 | 20-15-19053-1141 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1141; SEC |
| 45 | 98198 | 953445 | 20-15-19053-2045 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2045; SEC |
| 46 | 98922 | 953610 | 20-15-19053-5046 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5046; SEC |
| 47 | 98004 | 953601 | 20-15-19053-5037 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5037; SEC |
| 48 | 98229 | 953492 | 20-15-19053-3027 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3027; SEC |
| 49 | 98119 | 953557 | 20-15-19053-4035 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4035; SEC |
| 50 | 98039 | 953474 | 20-15-19053-3005 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3005; SEC |
| 51 | 98941 | 953497 | 20-15-19053-3033 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3033; SEC |
| 52 | 98074 | 953562 | 20-15-19053-4042 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4042; SEC |
| 53 | 98005 | 953605 | 20-15-19053-5041 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5041; SEC |
| 54 | 98020 | 953499 | 20-15-19053-3035 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3035; SEC |
| 55 | 98022 | 953506 | 20-15-19053-3044 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3044; SEC |
| 56 | 98005 | 953491 | 20-15-19053-3026 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3026; SEC |
| 57 | 97034 | 953519 | 20-15-19053-3059 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3059; SEC |
| 58 | 34747 | 953416 | 20-15-19053-1143 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1143; SEC |
| 59 | 98072 | 953481 | 20-15-19053-3014 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3014; SEC |
| 60 | 98103 | 953540 | 20-15-19053-4012 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4012; SEC |
| 61 | 98374 | 953547 | 20-15-19053-4022 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4022; SEC |
| 62 | 98004 | 953526 | 20-15-19053-3066 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3066; SEC |
| 63 | 98006 | 953452 | 20-15-19053-2052 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2052; SEC |
| 64 | 98042 | 953436 | 20-15-19053-2034 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2034; SEC |
| 65 | 98042 | 953438 | 20-15-19053-2036 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2036; SEC |
| 66 | 98445 | 953504 | 20-15-19053-3042 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3042; SEC |
| 67 | 98075 | 953483 | 20-15-19053-3016 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3016; SEC |
| 68 | 98407 | 953431 | 20-15-19053-2027 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2027; SEC |
| 69 | 98006 | 953433 | 20-15-19053-2029 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2029; SEC |
| 70 | 98024 | 953435 | 20-15-19053-2033 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2033; SEC |
| 71 | 98101 | 953432 | 20-15-19053-2028 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2028; SEC |
| 72 | 98101 | 953422 | 20-15-19053-2013 | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2013; SEC |

|     | E          | F      | G                          | H  |
|-----|------------|--------|----------------------------|--|
| 73  | 99352      | 953543 | 20-15-19053-4016           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4016; SEC |
| 74  | 98103      | 953494 | 20-15-19053-3029           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3029; SEC |
| 75  | 98922      | 953475 | 20-15-19053-3006           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3006; SEC |
| 76  | 98922      | 953555 | 20-15-19053-4030           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4030; SEC |
| 77  | 98941      |        | Multiple Units The Lodge   |  |
| 78  | 98030      | 953594 | 20-15-19053-5028           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5028; SEC |
| 79  | 98275      | 953538 | 20-15-19053-4009           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4009; SEC |
| 80  | 98922      | 953502 | 20-15-19053-3039           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3039; SEC |
| 81  | 57110      | 953602 | 20-15-19053-5038           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5038; SEC |
| 82  | 98027      | 953541 | 20-15-19053-4013           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4013; SEC |
| 83  | 98107      | 953429 | 20-15-19053-2025           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2025; SEC |
| 84  | 96761      | 953559 | 20-15-19053-4038           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4038; SEC |
| 85  | 98391      | 953413 | 20-15-19053-1138           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1138; SEC |
| 86  | 98059      | 953450 | 20-15-19053-2050           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2050; SEC |
| 87  | 98033      | 953544 | 20-15-19053-4017           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4017; SEC |
| 88  | 98922      | 953410 | 20-15-19053-1134           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1134; SEC |
| 89  | 98053      | 953536 | 20-15-19053-4005           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4005; SEC |
| 90  | 98004      | 953482 | 20-15-19053-3015           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3015; SEC |
| 91  | 96767      | 953500 | 20-15-19053-3036           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3036; SEC |
| 92  | 98122      | 953593 | 20-15-19053-5027           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5027; SEC |
| 93  | 98903      | 953618 | 20-15-19053-5056           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5056; SEC |
| 94  | 98011      | 953524 | 20-15-19053-3064           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3064; SEC |
| 95  | 98042      | 953439 | 20-15-19053-2038           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2038; SEC |
| 96  | 98038      | 953550 | 20-15-19053-4025           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4025; SEC |
| 97  | 98075      | 953456 | 20-15-19053-2059           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2059; SEC |
| 98  | 98005      | 953472 | 20-15-19053-2075           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2075; SEC |
| 99  | 98075      | 953486 | 20-15-19053-3020           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3020; SEC |
| 100 | 98012      | 953485 | 20-15-19053-3018           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3018; SEC |
| 101 | 97068-2508 | 953443 | 20-15-19053-2043           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2043; SEC |
| 102 | 98118      | 953549 | 20-15-19053-4024           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4024; SEC |
| 103 | 99202      | 953498 | 20-15-19053-3034           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3034; SEC |
| 104 | 98029      | 953560 | 20-15-19053-4039           | THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4039; SEC |
| 105 | 98941      |        | Property Owner Association |  |
| 106 | 98941      |        | Property Owner Association |  |

**SUNCADIA PHASE 1 DIVISION 1  
LOT AREA SUMMARY, 05/19/08 WDD**

|                   |              |            |
|-------------------|--------------|------------|
| <b>BOUNDARY</b>   | 391,026 S.F. | 8.98 ACRES |
| <b>LOT 1</b>      | 3,402 S.F.   | 0.08 ACRES |
| <b>LOT 2</b>      | 4,488 S.F.   | 0.10 ACRES |
| <b>LOT 3</b>      | 2,990 S.F.   | 0.07 ACRES |
| <b>LOT 4</b>      | 4,905 S.F.   | 0.11 ACRES |
| <b>LOT 5</b>      | 3,769 S.F.   | 0.09 ACRES |
| <b>LOT 6</b>      | 4,554 S.F.   | 0.10 ACRES |
| <b>LOT 7</b>      | 3,131 S.F.   | 0.07 ACRES |
| <b>LOT 8</b>      | 3,321 S.F.   | 0.08 ACRES |
| <b>LOT 9</b>      | 1,369 S.F.   | 0.03 ACRES |
| <b>LOT 10</b>     | 1,353 S.F.   | 0.03 ACRES |
| <b>LOT 11</b>     | 3,209 S.F.   | 0.07 ACRES |
| <b>LOT 12</b>     | 2,817 S.F.   | 0.06 ACRES |
| <b>LOT 13</b>     | 4,296 S.F.   | 0.10 ACRES |
| <b>LOT 14</b>     | 4,255 S.F.   | 0.10 ACRES |
| <b>LOT 15</b>     | 3,264 S.F.   | 0.07 ACRES |
| <b>LOT 16</b>     | 3,599 S.F.   | 0.08 ACRES |
| <b>LOT 17</b>     | 1,463 S.F.   | 0.03 ACRES |
| <b>LOT 18</b>     | 1,474 S.F.   | 0.03 ACRES |
| <b>LOT 19</b>     | 3,465 S.F.   | 0.08 ACRES |
| <b>LOT 67</b>     | 3,413 S.F.   | 0.08 ACRES |
| <b>LOT 68</b>     | 1,404 S.F.   | 0.03 ACRES |
| <b>LOT 69</b>     | 1,407 S.F.   | 0.03 ACRES |
| <b>LOT 70</b>     | 3,409 S.F.   | 0.08 ACRES |
| <b>LOT 71</b>     | 3,353 S.F.   | 0.08 ACRES |
| <b>LOT 72</b>     | 3,424 S.F.   | 0.08 ACRES |
| <b>LOT 73</b>     | 3,080 S.F.   | 0.07 ACRES |
| <b>LOT 74</b>     | 1,323 S.F.   | 0.03 ACRES |
| <b>LOT 75</b>     | 1,318 S.F.   | 0.03 ACRES |
| <b>LOT 76</b>     | 3,046 S.F.   | 0.07 ACRES |
| <b>LOT 77</b>     | 3,347 S.F.   | 0.08 ACRES |
| <b>LOT 78</b>     | 3,522 S.F.   | 0.08 ACRES |
| <b>TRACT A</b>    | 254,873 S.F. | 5.85 ACRES |
| <b>TRACT AC-1</b> | 42,976 S.F.  | 0.99 ACRES |



**SUNCADIA PHASE 1 DIVISION 1 LOT CLOSURES  
05/19/08 WDD**

**BOUNDARY**

North: 685205.6452      East : 1511711.2423  
Line Course: N 80-41-55 E Length: 148.45  
North: 685229.6388      East : 1511857.7404  
Line Course: N 80-06-56 E Length: 244.08  
North: 685271.5380      East : 1512098.1973  
Line Course: N 49-54-37 E Length: 255.77  
North: 685436.2504      East : 1512293.8708  
Line Course: N 89-33-14 E Length: 92.71  
North: 685436.9722      East : 1512386.5780  
Line Course: S 01-31-04 W Length: 33.60  
North: 685403.3840      East : 1512385.6880  
Line Course: N 87-24-42 E Length: 83.03  
North: 685407.1336      East : 1512468.6333  
Line Course: S 80-10-43 E Length: 185.93  
North: 685375.4182      East : 1512651.8384  
Line Course: S 78-58-55 E Length: 321.65  
North: 685313.9449      East : 1512967.5594  
Line Course: S 70-44-33 E Length: 320.11  
North: 685208.3681      East : 1513269.7579  
Line Course: S 01-08-47 W Length: 34.69  
North: 685173.6851      East : 1513269.0639  
Line Course: S 53-05-15 E Length: 67.78  
North: 685132.9767      East : 1513323.2576  
Line Course: S 68-59-30 E Length: 90.25  
North: 685100.6218      East : 1513407.5086  
Line Course: S 12-34-58 W Length: 30.33  
North: 685071.0202      East : 1513400.9012  
Line Course: S 10-03-39 W Length: 60.78  
North: 685011.1749      East : 1513390.2833  
Line Course: N 86-28-26 W Length: 17.83  
North: 685012.2715      East : 1513372.4871  
Curve Length: 199.53      Radius: 375.00  
Delta: 30-29-07      Tangent: 102.18  
Chord: 197.18      Course: S 78-17-01 W  
Course In: S 03-31-34 W      Course Out: N 26-57-33 W  
RP North: 684637.9814      East : 1513349.4233  
End North: 684972.2301      East : 1513179.4150  
Line Course: S 61-42-08 W Length: 0.24  
North: 684972.1163      East : 1513179.2037  
Curve Length: 187.65      Radius: 230.00  
Delta: 46-44-42      Tangent: 99.40  
Chord: 182.49      Course: N 51-40-13 W  
Course In: S 61-42-08 W      Course Out: N 14-57-26 E  
RP North: 684863.0839      East : 1512976.6897  
End North: 685085.2912      East : 1513036.0522  
Line Course: N 75-02-34 W Length: 311.55  
North: 685165.7016      East : 1512735.0578  
Curve Length: 388.50      Radius: 500.00  
Delta: 44-31-08      Tangent: 204.65  
Chord: 378.80      Course: S 82-41-52 W  
Course In: S 14-57-26 W      Course Out: N 29-33-42 W  
RP North: 684682.6422      East : 1512606.0089  
End North: 685117.5548      East : 1512359.3289

Line Course: S 60-26-18 W Length: 63.77  
 North: 685086.0932 East : 1512303.8602  
 Curve Length: 299.84 Radius: 570.00  
 Delta: 30-08-24 Tangent: 153.48  
 Chord: 296.40 Course: S 75-30-30 W  
 Course In: N 29-33-42 W Course Out: S 00-34-42 W  
 RP North: 685581.8936 East : 1512022.6450  
 End North: 685011.9226 East : 1512016.8916  
 Line Course: N 89-25-18 W Length: 249.10  
 North: 685014.4369 East : 1511767.8043  
 Curve Length: 39.67 Radius: 430.00  
 Delta: 5-17-07 Tangent: 19.85  
 Chord: 39.65 Course: S 87-56-09 W  
 Course In: S 00-34-42 W Course Out: N 04-42-25 W  
 RP North: 684584.4588 East : 1511763.4640  
 End North: 685013.0087 East : 1511728.1785  
 Line Course: S 85-17-35 W Length: 22.07  
 North: 685011.1976 East : 1511706.1829  
 Curve Length: 39.27 Radius: 25.00  
 Delta: 90-00-00 Tangent: 25.00  
 Chord: 35.36 Course: N 49-42-25 W  
 Course In: N 04-42-25 W Course Out: S 85-17-35 W  
 RP North: 685036.1133 East : 1511704.1315  
 End North: 685034.0618 East : 1511679.2158  
 Line Course: N 04-42-25 W Length: 118.53  
 North: 685152.1921 East : 1511669.4893  
 Curve Length: 74.53 Radius: 50.00  
 Delta: 85-24-20 Tangent: 46.14  
 Chord: 67.82 Course: N 37-59-45 E  
 Course In: N 85-17-35 E Course Out: N 09-18-05 W  
 RP North: 685156.2950 East : 1511719.3207  
 End North: 685205.6376 East : 1511711.2393  
 Line Course: N 21-52-36 E Length: 0.01  
 North: 685205.6469 East : 1511711.2430

Perimeter: 3981.24 Area: 391,026 S.F. 8.98 ACRE



**LOT 1**

North: 685033.3409      East : 1513343.2991  
Line Course: N 20-23-52 E Length: 85.84  
North: 685113.7984      East : 1513373.2174  
Line Course: S 68-59-30 E Length: 36.74  
North: 685100.6270      East : 1513407.5152  
Line Course: S 12-34-58 W Length: 30.33  
North: 685071.0254      East : 1513400.9078  
Line Course: S 10-03-39 W Length: 43.78  
North: 685027.9186      East : 1513393.2598  
Line Course: N 83-47-58 W Length: 50.26  
North: 685033.3472      East : 1513343.2938  
Line Course: S 40-31-29 E Length: 0.01  
North: 685033.3396      East : 1513343.3003

Perimeter: 246.96    Area: 3,402 S.F. 0.08 ACRE

**LOT 2**

North: 685061.6665      East : 1513292.0241  
Line Course: N 25-09-47 E Length: 77.98  
North: 685132.2463      East : 1513325.1809  
Line Course: S 68-59-30 E Length: 51.46  
North: 685113.7977      East : 1513373.2202  
Line Course: S 20-23-52 W Length: 85.84  
North: 685033.3403      East : 1513343.3019  
Line Course: N 61-04-58 W Length: 58.58  
North: 685061.6663      East : 1513292.0257  
Line Course: N 84-55-48 W Length: 0.00  
North: 685061.6663      East : 1513292.0257

Perimeter: 273.86    Area: 4,488 S.F. 0.10 ACRE

**LOT 3**

North: 685079.8087      East : 1513259.1830  
Line Course: N 25-17-49 E Length: 82.69  
North: 685154.5692      East : 1513294.5172  
Line Course: S 53-05-15 E Length: 35.95  
North: 685132.9778      East : 1513323.2612  
Line Course: S 68-59-30 E Length: 2.05  
North: 685132.2429      East : 1513325.1749  
Line Course: S 25-09-47 W Length: 77.98  
North: 685061.6631      East : 1513292.0182  
Line Course: N 61-04-58 W Length: 37.52  
North: 685079.8057      East : 1513259.1762  
Line Course: N 66-06-53 E Length: 0.01  
North: 685079.8097      East : 1513259.1853

Perimeter: 236.20    Area: 2,990 S.F. 0.07 ACRE

**LOT 4**

North: 685112.2626      East : 1513214.6970  
Line Course: N 25-36-07 E Length: 109.56  
North: 685211.0657      East : 1513262.0397  
Line Course: S 70-44-33 E Length: 8.18  
North: 685208.3678      East : 1513269.7619  
Line Course: S 01-08-47 W Length: 34.69  
North: 685173.6848      East : 1513269.0679  
Line Course: S 53-05-15 E Length: 31.83  
North: 685154.5679      East : 1513294.5177  
Line Course: S 25-17-49 W Length: 82.69  
North: 685079.8074      East : 1513259.1835  
Line Course: N 53-53-17 W Length: 55.07  
North: 685112.2637      East : 1513214.6942  
Line Course: S 67-23-51 E Length: 0.00  
North: 685112.2637      East : 1513214.6942

Perimeter: 322.02    Area: 4,905 S.F. 0.11 ACRE

**LOT 5**

North: 685145.4329 East : 1513188.2339

Line Course: N 25-19-37 E Length: 86.79

North: 685223.8808 East : 1513225.3612

Line Course: S 70-44-33 E Length: 38.85

North: 685211.0675 East : 1513262.0373

Line Course: S 25-36-07 W Length: 109.56

North: 685112.2644 East : 1513214.6947

Line Course: N 38-34-58 W Length: 42.43

North: 685145.4322 East : 1513188.2334

Line Course: N 32-12-36 E Length: 0.00

North: 685145.4322 East : 1513188.2334

Perimeter: 277.63 Area: 3,769 S.F. 0.09 ACRE

**LOT 6**

North: 685167.2205 East : 1513139.7730

Line Course: N 24-12-30 E Length: 82.03

North: 685242.0368 East : 1513173.4099

Line Course: S 70-44-33 E Length: 55.03

North: 685223.8871 East : 1513225.3608

Line Course: S 25-19-37 W Length: 86.79

North: 685145.4393 East : 1513188.2335

Line Course: N 65-47-30 W Length: 53.13

North: 685167.2255 East : 1513139.7757

Line Course: S 27-48-41 W Length: 0.01

North: 685167.2167 East : 1513139.7710

Perimeter: 276.99 Area: 4,554 S.F. 0.10 ACRE

**LOT 7**

North: 685183.2475      East : 1513104.1252  
Line Course: N 24-22-16 E Length: 78.66  
North: 685254.8982      East : 1513136.5839  
Line Course: S 70-44-33 E Length: 39.01  
North: 685242.0322      East : 1513173.4111  
Line Course: S 24-12-30 W Length: 82.03  
North: 685167.2158      East : 1513139.7742  
Line Course: N 65-47-30 W Length: 39.08  
North: 685183.2408      East : 1513104.1309  
Line Course: N 40-39-32 W Length: 0.01  
North: 685183.2484      East : 1513104.1244

Perimeter: 238.79    Area: 3,131 S.F. 0.07 ACRE

**LOT 8**

North: 685198.2418      East : 1513066.9430  
Line Course: N 20-18-46 E Length: 76.47  
North: 685269.9563      East : 1513093.4892  
Line Course: S 70-44-33 E Length: 45.65  
North: 685254.9002      East : 1513136.5849  
Line Course: S 24-22-16 W Length: 78.66  
North: 685183.2495      East : 1513104.1262  
Line Course: N 68-02-14 W Length: 40.08  
North: 685198.2396      East : 1513066.9550  
Line Course: N 79-22-09 W Length: 0.01  
North: 685198.2414      East : 1513066.9451

Perimeter: 240.87    Area: 3,321 S.F. 0.08 ACRE



**LOT 9**

North: 685204.9766      East : 1513050.2424  
Line Course: N 20-18-46 E Length: 75.62  
North: 685275.8940      East : 1513076.4935  
Line Course: S 70-44-33 E Length: 18.00  
North: 685269.9573      East : 1513093.4863  
Line Course: S 20-18-46 W Length: 76.47  
North: 685198.2429      East : 1513066.9402  
Line Course: N 68-02-14 W Length: 18.01  
North: 685204.9787      East : 1513050.2372  
Line Course: S 68-48-32 E Length: 0.01  
North: 685204.9751      East : 1513050.2465

Perimeter: 188.11    Area: 1,369 S.F. 0.03 ACRE

**LOT 10**

North: 685211.7115      East : 1513033.5418

Line Course: N 20-18-46 E Length: 74.77

North: 685281.8316      East : 1513059.4978

Line Course: S 70-44-33 E Length: 18.00

North: 685275.8950      East : 1513076.4906

Line Course: S 20-18-46 W Length: 75.62

North: 685204.9777      East : 1513050.2395

Line Course: N 68-02-14 W Length: 18.01

North: 685211.7135      East : 1513033.5366

Line Course: S 68-48-32 E Length: 0.01

North: 685211.7099      East : 1513033.5459

Perimeter: 186.41    Area: 1,353 S.F. 0.03 ACRE

**LOT 11**

North: 685226.4947 East : 1512996.8832

Line Course: N 14-01-50 E Length: 73.20

North: 685297.5109 East : 1513014.6297

Line Course: S 70-44-33 E Length: 47.53

North: 685281.8348 East : 1513059.5002

Line Course: S 20-18-46 W Length: 74.77

North: 685211.7147 East : 1513033.5442

Line Course: N 68-02-14 W Length: 39.53

North: 685226.4991 East : 1512996.8830

Line Course: S 01-58-43 E Length: 0.00

North: 685226.4991 East : 1512996.8830

Perimeter: 235.03 Area: 3,209 S.F. 0.07 ACRE

**LOT 12**

North: 685234.0652      East : 1512958.8446  
Line Course: N 16-20-25 E Length: 78.39  
North: 685309.2889      East : 1512980.8989  
Line Course: S 70-44-33 E Length: 35.73  
North: 685297.5046      East : 1513014.6297  
Line Course: S 14-01-50 W Length: 73.20  
North: 685226.4884      East : 1512996.8831  
Line Course: N 78-44-38 W Length: 38.78  
North: 685234.0581      East : 1512958.8491  
Line Course: N 32-13-44 W Length: 0.01  
North: 685234.0666      East : 1512958.8437

Perimeter: 226.11    Area: 2,817 S.F. 0.06 ACRE

**LOT 13**

North: 685244.4005      East : 1512906.9144  
Line Course: N 15-01-14 E Length: 80.05  
North: 685321.7154      East : 1512927.6606  
Line Course: S 78-58-55 E Length: 40.66  
North: 685313.9445      East : 1512967.5711  
Line Course: S 70-44-33 E Length: 14.13  
North: 685309.2843      East : 1512980.9104  
Line Course: S 16-20-25 W Length: 78.39  
North: 685234.0606      East : 1512958.8561  
Line Course: N 78-44-38 W Length: 52.95  
North: 685244.3962      East : 1512906.9246  
Line Course: N 67-14-56 W Length: 0.01  
North: 685244.4001      East : 1512906.9154

Perimeter: 266.19    Area: 4,296 S.F. 0.10 ACRE

**LOT 14**

North: 685254.7944      East : 1512854.6895  
Line Course: N 14-52-38 E Length: 79.82  
North: 685331.9387      East : 1512875.1832  
Line Course: S 78-58-55 E Length: 53.46  
North: 685321.7215      East : 1512927.6577  
Line Course: S 15-01-14 W Length: 80.05  
North: 685244.4066      East : 1512906.9115  
Line Course: N 78-44-38 W Length: 53.25  
North: 685254.8007      East : 1512854.6858  
Line Course: S 30-09-09 E Length: 0.01  
North: 685254.7920      East : 1512854.6909

Perimeter: 266.59 Area: 4,255 S.F. 0.10 ACRE

**LOT 15**

North: 685262.6366      East : 1512815.2856  
Line Course: N 13-39-41 E Length: 79.55  
North: 685339.9360      East : 1512834.0740  
Line Course: S 78-58-55 E Length: 41.88  
North: 685331.9320      East : 1512875.1820  
Line Course: S 14-52-38 W Length: 79.82  
North: 685254.7877      East : 1512854.6884  
Line Course: N 78-44-38 W Length: 40.18  
North: 685262.6306      East : 1512815.2812  
Line Course: N 36-10-29 E Length: 0.01  
North: 685262.6387      East : 1512815.2871

Perimeter: 241.44    Area: 3,264 S.F. 0.07 ACRE

**LOT 16**

North: 685269.1752      East : 1512774.1343  
Line Course: N 09-01-42 E Length: 80.96  
North: 685349.1321      East : 1512786.8387  
Line Course: S 78-58-55 E Length: 48.12  
North: 685339.9355      East : 1512834.0717  
Line Course: S 13-39-41 W Length: 79.55  
North: 685262.6361      East : 1512815.2834  
Line Course: N 80-58-18 W Length: 41.67  
North: 685269.1751      East : 1512774.1296  
Line Course: N 89-05-22 E Length: 0.00  
North: 685269.1751      East : 1512774.1296

Perimeter: 250.30    Area: 3,599 S.F. 0.08 ACRE



**LOT 17**

North: 685271.9998      East : 1512756.3573

Line Course: N 09-01-42 E Length: 81.59

North: 685352.5789      East : 1512769.1606

Line Course: S 78-58-55 E Length: 18.01

North: 685349.1369      East : 1512786.8386

Line Course: S 09-01-42 W Length: 80.96

North: 685269.1799      East : 1512774.1341

Line Course: N 80-58-18 W Length: 18.00

North: 685272.0045      East : 1512756.3572

Line Course: S 01-21-01 E Length: 0.00

North: 685272.0045      East : 1512756.3572

Perimeter: 198.56    Area: 1,463 S.F. 0.03 ACRE

**LOT 18**

North: 685274.8244      East : 1512738.5803  
Line Course: N 09-01-42 E Length: 82.22  
North: 685356.0257      East : 1512751.4825  
Line Course: S 78-58-55 E Length: 18.01  
North: 685352.5837      East : 1512769.1605  
Line Course: S 09-01-42 W Length: 81.59  
North: 685272.0045      East : 1512756.3571  
Line Course: N 80-58-18 W Length: 18.00  
North: 685274.8291      East : 1512738.5802  
Line Course: S 01-21-01 E Length: 0.00  
North: 685274.8291      East : 1512738.5802

Perimeter: 199.82    Area: 1,474 S.F. 0.03 ACRE

**LOT 19**

North: 685281.2917      East : 1512697.8769  
Line Course: N 08-16-15 E Length: 83.69  
North: 685364.1113      East : 1512709.9159  
Line Course: S 78-58-55 E Length: 42.35  
North: 685356.0174      East : 1512751.4853  
Line Course: S 09-01-42 W Length: 82.22  
North: 685274.8161      East : 1512738.5831  
Line Course: N 80-58-18 W Length: 41.21  
North: 685281.2829      East : 1512697.8836  
Line Course: N 37-09-52 W Length: 0.01  
North: 685281.2908      East : 1512697.8776

Perimeter: 249.48    Area: 3,465 S.F. 0.08 ACRE

**LOT 67**

North: 685175.8498      East : 1512688.1818  
Line Course: N 13-01-16 E Length: 79.81  
North: 685253.6077      East : 1512706.1638  
Line Course: S 75-36-54 E Length: 44.38  
North: 685242.5821      East : 1512749.1524  
Line Course: S 14-23-06 W Length: 77.94  
North: 685167.0856      East : 1512729.7892  
Curve Length: 42.54      Radius: 500.00  
Delta: 4-52-28      Tangent: 21.28  
Chord: 42.52      Course: N 78-06-16 W  
Course In: S 14-19-58 W      Course Out: N 09-27-30 E  
RP North: 684682.6485      East : 1512606.0126  
End North: 685175.8512      East : 1512688.1777  
Line Course: S 71-23-08 E Length: 0.00  
North: 685175.8512      East : 1512688.1777

Perimeter: 244.67    Area: 3,413 S.F. 0.08 ACRE

**LOT 68**

North: 685167.0844      East : 1512729.7929  
Line Course: N 14-23-06 E Length: 77.94  
North: 685242.5808      East : 1512749.1560  
Line Course: S 75-36-54 E Length: 18.00  
North: 685238.1089      East : 1512766.5917  
Line Course: S 14-23-06 W Length: 78.09  
North: 685162.4672      East : 1512747.1913  
Line Course: N 75-02-34 W Length: 12.56  
North: 685165.7089      East : 1512735.0568  
Curve Length: 5.45      Radius: 500.00  
Delta: 0-37-28      Tangent: 2.72  
Chord: 5.45      Course: N 75-21-18 W  
Course In: S 14-57-26 W      Course Out: N 14-19-58 E  
RP North: 684682.6495      East : 1512606.0079  
End North: 685167.0867      East : 1512729.7846  
Line Course: S 74-31-04 E Length: 0.01  
North: 685167.0840      East : 1512729.7942

Perimeter: 192.05    Area: 1,404 S.F. 0.03 ACRE

**LOT 69**

North: 685162.4671      East : 1512747.1913  
Line Course: N 14-23-06 E Length: 78.09  
North: 685238.1089      East : 1512766.5917  
Line Course: S 75-36-54 E Length: 18.00  
North: 685233.6370      East : 1512784.0273  
Line Course: S 14-23-06 W Length: 78.27  
North: 685157.8209      East : 1512764.5822  
Line Course: N 75-02-34 W Length: 18.00  
North: 685162.4667      East : 1512747.1921  
Line Course: N 61-00-01 W Length: 0.00  
North: 685162.4667      East : 1512747.1921

Perimeter: 192.36 Area: 1,407 S.F. 0.03 ACRE

**LOT 70**

North: 685157.8211      East : 1512764.5823  
Line Course: N 14-23-06 E Length: 78.27  
North: 685233.6372      East : 1512784.0274  
Line Course: S 75-36-54 E Length: 44.38  
North: 685222.6116      East : 1512827.0160  
Line Course: S 15-44-56 W Length: 78.71  
North: 685146.8564      East : 1512805.6524  
Line Course: N 75-02-34 W Length: 42.51  
North: 685157.8281      East : 1512764.5827  
Line Course: S 03-16-57 W Length: 0.01  
North: 685157.8181      East : 1512764.5821

Perimeter: 243.88 Area: 3,409 S.F. 0.08 ACRE

**LOT 71**

North: 685195.6654      East : 1512819.4209  
Line Course: N 15-44-56 E Length: 44.00  
North: 685238.0137      East : 1512831.3634  
Line Course: S 75-00-20 E Length: 75.91  
North: 685218.3738      East : 1512904.6888  
Line Course: S 14-59-40 W Length: 44.00  
North: 685175.8720      East : 1512893.3049  
Line Course: N 75-00-20 W Length: 76.49  
North: 685195.6619      East : 1512819.4193  
Line Course: N 24-35-32 E Length: 0.00  
North: 685195.6619      East : 1512819.4193

Perimeter: 240.40    Area: 3,353 S.F. 0.08 ACRE



**LOT 72**

North: 685173.0012      East : 1512904.0084  
Line Course: N 14-59-40 E Length: 44.00  
North: 685215.5031      East : 1512915.3924  
Line Course: S 75-00-20 E Length: 78.14  
North: 685195.2863      East : 1512990.8718  
Line Course: S 15-48-42 W Length: 44.00  
North: 685152.9511      East : 1512978.8828  
Line Course: N 75-00-20 W Length: 77.52  
North: 685173.0075      East : 1512904.0023  
Line Course: S 44-22-51 E Length: 0.01  
North: 685173.0004      East : 1512904.0093

Perimeter: 243.67    Area: 3,424 S.F. 0.08 ACRE

**LOT 73**

North: 685104.2539      East : 1512965.0967  
Line Course: N 15-48-42 E Length: 74.27  
North: 685175.7137      East : 1512985.3335  
Line Course: S 74-11-18 E Length: 41.65  
North: 685164.3651      East : 1513025.4076  
Line Course: S 15-48-42 W Length: 73.64  
North: 685093.5114      East : 1513005.3425  
Line Course: N 75-02-34 W Length: 41.65  
North: 685104.2612      East : 1512965.1036  
Line Course: S 43-17-50 W Length: 0.01  
North: 685104.2539      East : 1512965.0968

Perimeter: 231.22 Area: 3,080 S.F. 0.07 ACRE

**LOT 74**

North: 685093.5042      East : 1513005.3353  
Line Course: N 15-48-42 E Length: 73.64  
North: 685164.3579      East : 1513025.4004  
Line Course: S 74-11-18 E Length: 18.00  
North: 685159.4533      East : 1513042.7194  
Line Course: S 15-48-42 W Length: 73.38  
North: 685088.8498      East : 1513022.7251  
Line Course: N 75-02-34 W Length: 18.00  
North: 685093.4956      East : 1513005.3349  
Line Course: N 02-26-34 E Length: 0.01  
North: 685093.5055      East : 1513005.3354

Perimeter: 183.03    Area: 1,323 S.F. 0.03 ACRE

**LOT 75**

North: 685088.8579      East : 1513022.7274  
Line Course: N 15-48-42 E Length: 73.38  
North: 685159.4614      East : 1513042.7217  
Line Course: S 74-11-18 E Length: 18.00  
North: 685154.5568      East : 1513060.0406  
Line Course: S 15-48-42 W Length: 73.15  
North: 685084.1747      East : 1513040.1090  
Curve Length: 4.20      Radius: 230.00  
Delta: 1-02-44      Tangent: 2.10  
Chord: 4.20      Course: N 74-31-12 W  
Course In: S 16-00-10 W      Course Out: N 14-57-26 E  
RP North: 684863.0875      East : 1512976.7017  
End North: 685085.2949      East : 1513036.0641  
Line Course: N 75-02-34 W Length: 13.80  
North: 685088.8566      East : 1513022.7317  
Line Course: N 73-06-38 W Length: 0.00  
North: 685088.8566      East : 1513022.7317

Perimeter: 182.53    Area: 1,318 S.F. 0.03 ACRE

**LOT 76**

North: 685084.1748      East : 1513040.1090  
Line Course: N 15-48-42 E Length: 73.15  
North: 685154.5570      East : 1513060.0406  
Line Course: S 74-11-18 E Length: 41.84  
North: 685143.1566      East : 1513100.2975  
Line Course: S 17-10-22 W Length: 76.81  
North: 685069.7709      East : 1513077.6190  
Curve Length: 40.24      Radius: 230.00  
Delta: 10-01-24      Tangent: 20.17  
Chord: 40.18      Course: N 68-59-07 W  
Course In: S 26-01-35 W      Course Out: N 16-00-11 E  
RP North: 684863.0947      East : 1512976.6985  
End North: 685084.1815      East : 1513040.1069  
Line Course: S 17-41-37 E Length: 0.01  
North: 685084.1720      East : 1513040.1099

Perimeter: 232.04    Area: 3,046 S.F. 0.07 ACRE

**LOT 77**

North: 685143.1514      East : 1513100.3006  
Line Course: N 35-05-24 E Length: 27.29  
North: 685165.4815      East : 1513115.9886  
Line Course: S 54-54-36 E Length: 77.11  
North: 685121.1539      East : 1513179.0839  
Line Course: S 35-05-24 W Length: 43.96  
North: 685085.1836      East : 1513153.8129  
Line Course: N 54-56-59 W Length: 71.70  
North: 685126.3605      East : 1513095.1158  
Line Course: N 17-10-22 E Length: 17.57  
North: 685143.1472      East : 1513100.3034  
Line Course: N 33-54-08 W Length: 0.01  
North: 685143.1555      East : 1513100.2979

Perimeter: 237.64    Area: 3,347 S.F. 0.08 ACRE

**LOT 78**

North: 684992.6408      East : 1513227.5994  
Line Course: N 32-49-50 W Length: 73.66  
North: 685054.5356      East : 1513187.6642  
Line Course: N 57-10-36 E Length: 44.00  
North: 685078.3858      East : 1513224.6394  
Line Course: S 32-49-50 E Length: 87.44  
North: 685004.9120      East : 1513272.0456  
Curve Length: 46.14      Radius: 375.00  
Delta: 7-02-58      Tangent: 23.10  
Chord: 46.11      Course: S 74-33-57 W  
Course In: S 11-54-34 E      Course Out: N 18-57-32 W  
RP North: 684637.9838      East : 1513349.4326  
End North: 684992.6408      East : 1513227.5990  
Line Course: S 82-49-31 E Length: 0.00  
North: 684992.6408      East : 1513227.5990

Perimeter: 251.24    Area: 3,522 S.F. 0.08 ACRE

**TRACT A**

North: 685364.1146      East : 1512709.9166  
Line Course: S 08-16-15 W Length: 83.69  
North: 685281.2950      East : 1512697.8775  
Line Course: S 16-39-33 E Length: 28.90  
North: 685253.6080      East : 1512706.1625  
Line Course: S 13-01-16 W Length: 79.81  
North: 685175.8502      East : 1512688.1805  
Curve Length: 340.51      Radius: 500.00  
Delta: 39-01-12      Tangent: 177.16  
Chord: 333.97      Course: S 79-56-54 W  
Course In: S 09-27-30 W      Course Out: N 29-33-42 W  
RP North: 684682.6475      East : 1512606.0154  
End North: 685117.5601      East : 1512359.3354  
Line Course: S 60-26-18 W Length: 63.77  
North: 685086.0985      East : 1512303.8666  
Curve Length: 299.84      Radius: 570.00  
Delta: 30-08-24      Tangent: 153.48  
Chord: 296.40      Course: S 75-30-30 W  
Course In: N 29-33-42 W      Course Out: S 00-34-42 W  
RP North: 685581.8989      East : 1512022.6514  
End North: 685011.9279      East : 1512016.8980  
Line Course: N 89-25-18 W Length: 249.10  
North: 685014.4423      East : 1511767.8107  
Curve Length: 39.67      Radius: 430.00  
Delta: 5-17-07      Tangent: 19.85  
Chord: 39.65      Course: S 87-56-09 W  
Course In: S 00-34-42 W      Course Out: N 04-42-25 W  
RP North: 684584.4642      East : 1511763.4704  
End North: 685013.0140      East : 1511728.1849  
Line Course: S 85-17-35 W Length: 22.07  
North: 685011.2029      East : 1511706.1894  
Curve Length: 39.27      Radius: 25.00  
Delta: 90-00-00      Tangent: 25.00  
Chord: 35.36      Course: N 49-42-25 W  
Course In: N 04-42-25 W      Course Out: S 85-17-35 W  
RP North: 685036.1186      East : 1511704.1379  
End North: 685034.0671      East : 1511679.2222  
Line Course: N 04-42-25 W Length: 118.53  
North: 685152.1974      East : 1511669.4957  
Curve Length: 74.53      Radius: 50.00  
Delta: 85-24-20      Tangent: 46.14  
Chord: 67.82      Course: N 37-59-45 E  
Course In: N 85-17-35 E      Course Out: N 09-18-05 W  
RP North: 685156.3003      East : 1511719.3271  
End North: 685205.6429      East : 1511711.2457  
Line Course: N 80-41-55 E Length: 148.45  
North: 685229.6366      East : 1511857.7438  
Line Course: N 80-06-56 E Length: 244.08  
North: 685271.5357      East : 1512098.2007  
Line Course: N 49-54-37 E Length: 255.77  
North: 685436.2481      East : 1512293.8742  
Line Course: N 89-33-14 E Length: 92.71  
North: 685436.9700      East : 1512386.5814  
Line Course: S 01-31-04 W Length: 33.60



North: 685403.3818      East: 1512385.6914  
Line Course: N 87-24-42 E Length: 83.03  
North: 685407.1314      East : 1512468.6367  
Line Course: S 80-10-43 E Length: 185.93  
North: 685375.4159      East : 1512651.8418  
Line Course: S 78-58-55 E Length: 59.16  
North: 685364.1094      East : 1512709.9113  
Line Course: N 45-20-43 E Length: 0.01  
North: 685364.1164      East : 1512709.9184

Perimeter: 2542.43    Area: 254,873 S.F. 5.85 ACRE

**TRACT AC-1**

North: 685281.2917 East : 1512697.8769  
Line Course: S 80-58-18 E Length: 118.88  
North: 685262.6367 East : 1512815.2841  
Line Course: S 78-44-38 E Length: 185.16  
North: 685226.4945 East : 1512996.8824  
Line Course: S 68-02-14 E Length: 115.63  
North: 685183.2483 East : 1513104.1208  
Line Course: S 65-47-30 E Length: 92.21  
North: 685145.4371 East : 1513188.2219  
Line Course: S 38-34-58 E Length: 42.43  
North: 685112.2692 East : 1513214.6832  
Line Course: S 53-53-17 E Length: 55.07  
North: 685079.8129 East : 1513259.1724  
Line Course: S 61-04-58 E Length: 96.10  
North: 685033.3442 East : 1513343.2906  
Line Course: S 83-47-58 E Length: 50.26  
North: 685027.9157 East : 1513393.2565  
Line Course: S 10-03-39 W Length: 17.00  
North: 685011.1771 East : 1513390.2868  
Line Course: N 86-28-26 W Length: 17.83  
North: 685012.2737 East : 1513372.4905  
Curve Length: 101.03 Radius: 375.00  
Delta: 15-26-08 Tangent: 50.82  
Chord: 100.72 Course: S 85-48-30 W  
Course In: S 03-31-34 W Course Out: N 11-54-34 W  
RP North: 684637.9836 East : 1513349.4267  
End North: 685004.9117 East : 1513272.0397  
Line Course: N 32-49-50 W Length: 87.44  
North: 685078.3856 East : 1513224.6335  
Line Course: S 57-10-36 W Length: 44.00  
North: 685054.5354 East : 1513187.6583  
Line Course: S 32-49-50 E Length: 73.66  
North: 684992.6405 East : 1513227.5935  
Curve Length: 52.36 Radius: 375.00  
Delta: 8-00-01 Tangent: 26.22  
Chord: 52.32 Course: S 67-02-28 W  
Course In: S 18-57-32 E Course Out: N 26-57-33 W  
RP North: 684637.9836 East : 1513349.4272  
End North: 684972.2322 East : 1513179.4189  
Line Course: S 61-42-08 W Length: 0.24  
North: 684972.1185 East : 1513179.2076  
Curve Length: 143.21 Radius: 230.00  
Delta: 35-40-34 Tangent: 74.01  
Chord: 140.91 Course: N 46-08-09 W  
Course In: S 61-42-08 W Course Out: N 26-01-34 E  
RP North: 684863.0860 East : 1512976.6935  
End North: 685069.7627 East : 1513077.6131  
Line Course: N 17-10-22 E Length: 59.24  
North: 685126.3617 East : 1513095.1040  
Line Course: S 54-56-59 E Length: 71.70  
North: 685085.1848 East : 1513153.8011  
Line Course: N 35-05-24 E Length: 43.96  
North: 685121.1550 East : 1513179.0720  
Line Course: N 54-54-36 W Length: 77.11  
North: 685165.4827 East : 1513115.9767

Line Course: S 35-05-24 W Length: 27.29  
North: 685143.1526 East : 1513100.2888  
Line Course: N 74-11-18 W Length: 119.49  
North: 685175.7108 East : 1512985.3200  
Line Course: N 15-48-42 E Length: 20.34  
North: 685195.2812 East : 1512990.8621  
Line Course: N 75-00-20 W Length: 78.14  
North: 685215.4980 East : 1512915.3827  
Line Course: S 14-59-40 W Length: 44.00  
North: 685172.9962 East : 1512903.9988  
Line Course: S 75-00-20 E Length: 77.52  
North: 685152.9398 East : 1512978.8793  
Line Course: S 15-48-42 W Length: 50.61  
North: 685104.2447 East : 1512965.0893  
Line Course: N 75-02-34 W Length: 165.03  
North: 685146.8386 East : 1512805.6507  
Line Course: N 15-44-56 E Length: 50.72  
North: 685195.6546 East : 1512819.4172  
Line Course: S 75-00-20 E Length: 76.49  
North: 685175.8647 East : 1512893.3028  
Line Course: N 14-59-40 E Length: 44.00  
North: 685218.3665 East : 1512904.6867  
Line Course: N 75-00-20 W Length: 75.91  
North: 685238.0064 East : 1512831.3614  
Line Course: S 15-44-56 W Length: 16.01  
North: 685222.5974 East : 1512827.0159  
Line Course: N 75-36-54 W Length: 124.76  
North: 685253.5923 East : 1512706.1674  
Line Course: N 16-39-33 W Length: 28.90  
North: 685281.2793 East : 1512697.8824  
Line Course: N 23-43-30 W Length: 0.01  
North: 685281.2884 East : 1512697.8784

Perimeter: 2543.74 Area: 42,976 S.F. 0.99 ACRE



**COMMITMENT FOR TITLE INSURANCE**

Prepared for:  
AmeriTitle Escrow Closing Dept.  
P.O. Box 617  
503 North Pearl  
Ellensburg WA 98926  
509-925-1477  
(FAX) 509-962-8325  
ellensburg@ameri-title.com  
Attn: Schiree Sullivan

Inquiries should be made to:  
AMERITITLE  
P. O. Box 617  
101 West 5th Avenue  
Ellensburg WA 98926  
(509) 925-1477 / FAX (509) 962-3111  
Email: ellensburg@ameri-title.com

**~THIRD REPORT~  
SCHEDULE A**

Title Number: **0105877-E**  
Title Officer: **RICK OSBORNE**  
Your Reference No.: **SUNCADIA LLC/BENNETT-SFS, LLC**

1. Effective Dated as of **May 5, 2008 at 8:00 A.M.**

| Policy or Policies to be Issued:          | Liability                    | Premium                |
|---|------------------------------|------------------------|
| ALTA Owner's Policy (6/17/06)<br>Standard | \$7,072,000.00<br>Sales Tax: | \$4,072.00<br>\$313.54 |
|   |                              | Rate: Subdivider's     |

Proposed Insured:  
**BENNETT - SFS LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

3. The estate or interest in the land which is covered by this Commitment is:

**FEE SIMPLE ESTATE**

4. Title to the estate or interest in the land is at the effective date hereof vested in:

**SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

5. The land referred to in this Commitment is described as follows:

**As fully set forth on attached.**

**SCHEDULE A (Continued)**

**Order No.: 0105877-E**

**Legal Description:**

Tract B of that certain Survey as recorded May 2, 2008, in Book 35 of Surveys, pages 30 and 31, under Auditor's File No. 200805020040, records of Kittitas County, Washington; being a portion of Tract Z-3 and a portion of Tract Z-5, both 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, and being a portion of Tract G-1, MOUNTAINSTAR PHASE 1, DIVISION 2 (Plat Alteration), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 157 through 187, all in the records of Kittitas County, Washington.

**END OF SCHEDULE A**

**SCHEDULE B – SECTION I**

**File No.: 0105877-E**

**REQUIREMENTS**

1. Instruments necessary to create the estate or interest or mortgage to be insured must be properly executed, delivered, and duly filed for record.
2. The legal description contained in this commitment is based on information provided with the application for title insurance and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the legal description does not conform to their expectations.
3. A copy of the Certificate of Formation and Operating Agreement must be submitted; we make no further commitment pending review of same.  
Entity : BENNETT – SFS LLC

**END OF SCHEDULE B - SECTION I**

## SCHEDULE B – SECTION II

File No.: 0105877-E

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

### GENERAL EXCEPTIONS:

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. 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.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.
- K. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

**End of General Exceptions**

**SCHEDULE B – SECTION II continued**

File no: **0105877-E**

**SPECIAL EXCEPTIONS:**

1. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. Real estate excise tax on said property is subject to tax at the rate of 1.53% (State = 1.28%; Local = 0.25%).
2. Any Suncadia Residential Owner's Association unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), as imposed by Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Residential areas, recorded July 20, 2004, under Auditor's File No. 200407200037.
3. Any Suncadia Community Council unpaid assessments or charges, and liability to further assessments or charges, for which lien may have arisen (or may arise), as imposed by Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, recorded July 20, 2004, under Auditor's File No. 200407200038.
4. Assessments for 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.
5. 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.
6. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

NOTE: The policy/policies to be issued include(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph J in the general exceptions which are printed on Schedule B herein.

The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies.

7. Exceptions and Reservations as contained in Instrument  
From : Plum Creek Timber Company, L.P., a Delaware Limited Partnership  
To : Jeld-Wen, Inc., an Oregon corporation  
Auditor's File 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;



**SCHEDULE B – SECTION II continued**

File no: **0105877-E**

8. Development Agreement relating to the development commonly known as Mountainstar Master Planned Resort, and the terms and conditions thereof, executed by and between the parties herein named;  
Between : Kittitas County, Washington; Trendwest Resorts, Inc., and Trendwest Investments, Inc.  
Recorded : October 24, 2000  
Auditor's File No. : 200010240006
  
9. Unrecorded Settlement Agreement Regarding MountainStar Master Planned Resort, Cle Elum Urban Growth Area and Supporting Infrastructure and Services, and the terms and conditions thereof, entered into on September 22, 2001, as amended by the First Amendment of Settlement Agreement dated March \_\_\_\_, 2003, constructive notice of which is given by Memorandum of Agreement, executed by and between the parties herein named;  
Between : Trendwest Investments, Inc., a Washington corporation, and RIDGE, a Washington non-profit corporation  
Recorded : March 21, 2003  
Auditor's File No. : 200303210078
  
10. 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.
  
11. Matters as set forth/delineated on the Plat of Mountainstar Phase 1, Division 2 (Plat Alteration), recorded June 16, 2005, in Book 9 of Plats, Pages 157 through 187, under Auditor's File No. 200506160038, including but not limited to the following:  
a) Notes, Restrictions and Conditions thereon  
b) Dedication thereon
  
12. Ten foot drainage easements and 10 foot utility easements for sewer and water lines adjoining each property line of all lots and tracts, together with the right to grant additional non-exclusive easements to third parties for the same or similar purposes, as reserved on the official Plat of Mountainstar Phase 1, Division 2 (Plat Alteration).
  
13. DEED OF TRUST, and the terms and conditions thereof.  
Grantor : Suncadia, LLC, a Delaware Limited Liability Company  
Trustee : AmeriTitle  
Beneficiary : U.S. Bank National Association  
Amount : \$70,000,000.00, plus interest  
Dated : July 17, 2007  
Recorded : July 23, 2007  
Auditor's File No. : 200707230025  
Affects : Said Premises and other land
  
14. Easement for electric transmission and distribution line, together with necessary appurtenances and all rights granted by instrument recorded on granted, under Kittitas County Auditor's File No. 200710250021.  
To : Puget Sound Energy, Inc., a Washington corporation  
Affects : Portion of subject property

**SCHEDULE B – SECTION II continued**

File no: **0105877-E**

15. Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Residential areas, recorded July 20, 2004, under Kittitas County Auditor's File No. 200407200037, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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.

Eighth Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Residential Areas, including the terms and provisions thereof, recorded December 19, 2007, under Auditor's File No. 200712190004.

Note: Supplementals One through Seven do not affect the subject property.

16. Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, including the terms and provisions thereof, recorded July 20, 2004, under Auditor's File No. 200407200038.

Twelfth Supplemental Declaration to Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, including the terms and provisions thereof, recorded December 19, 2007, under Auditor's File No. 200712190005.

Note: Supplementals One through Eleven do not affect the subject property.

17. Second Amended and Restated Covenant for Community Enhancement of Suncadia, including the terms and provisions thereof, recorded July 20, 2004, under Auditor's File No. 200407200039.

Twelfth Supplement to the Second Amended and Restated Covenant for Community Enhancement, including the terms and provisions thereof, recorded December 19, 2007, under Auditor's File No. 200712190002.

Note: Supplementals One through Eleven do not affect the subject property.

18. Matters as setforth/delineated of the Plat of SUNCADIA – PHASE I DIVISION 9, recorded December 19, 2007, Book 11, Pages 78 through 82, under Auditor's File No. 200712190001, including but not limited to the following:

- a) Notes 1 through 15 thereon
- b) Dedication thereon

**END OF SCHEDULE B – SECTION II**

**NOTES**

File No.: 0105877-E

The following matters will not be listed as Special Exceptions in Schedule B of the policy or policies to be issued. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy or policies to be issued:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):  
Tract Z-3 and a Ptn Tract Z-5, SUNCADIA – PHASE 1 DIVISION 9, Book 11 of Plats, pages 78 through 82; Ptn Tract G-1, MOUNTAINSTART PHASE 1 DIVISION 2, Book 9 of Plats, pages 157 through 187. (Tract B, Book 35 of Surveys, pages 30 and 31)
2. The following endorsements will be attached to the ALTA Owner's policy when issued:       NONE
3. General taxes and assessments for the year 2008 have been paid.

| <u>Amount</u> | <u>Tax Parcel No.</u>     | <u>Affects</u>                                      |
|---------------|---------------------------|---|
| \$ 2,737.35   | 20-15-19054-0007 (953909) | Tract Z-3   |
| \$ 9,428.31   | 20-15-19050-0188 (20083)  | Said premises and other property<br>(Ptn Tract G-1) |
4. 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.
5. In the event this transaction fails to close and this commitment is canceled, a minimum cancellation fee of \$53.85 may be charged to comply with the State Insurance Code and the filed schedule of this Company.

**END OF NOTES**

RO/lam

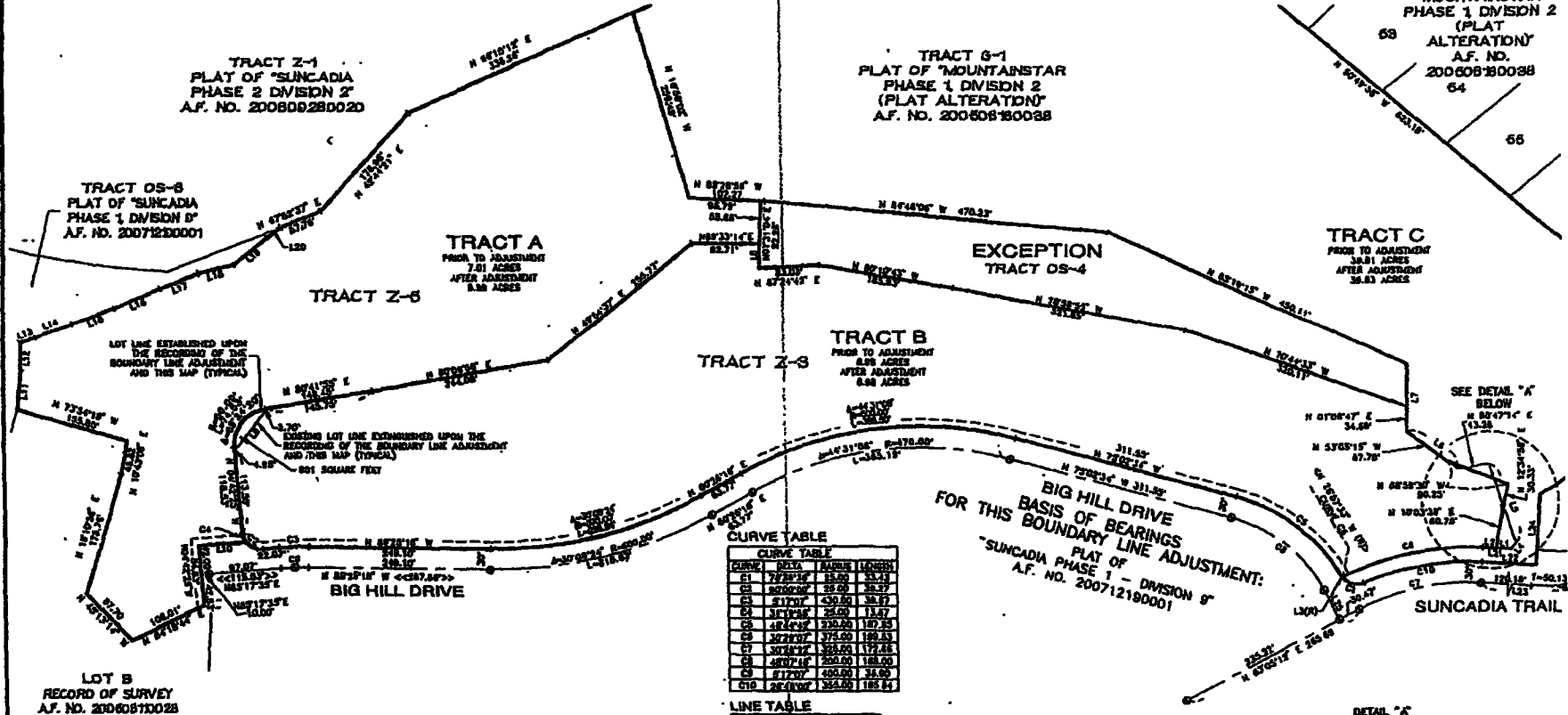
4 cc: AmeriTitle: Schiree Sullivan

1 cc: Suncadia  
email

1 cc: Bennet - SFS, LLC  
grussell@prklaw.com

1 cc: Hillis Clark Martin & Peterson: Rachel Kelley  
rck@hcmp.com

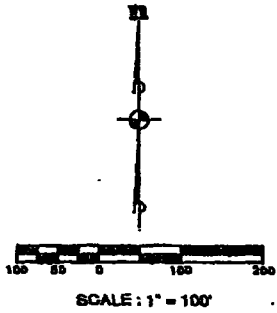
A PORTION OF SECTIONS 19 AND 20, TWP. 20 N., RGE. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



LOT B  
RECORD OF SURVEY  
A.F. NO. 20060810028

- LEGEND**
- ⊙ - CONCRETE MONUMENT WITH BRASS CAP STAMPED "L.S. 2006" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 2" AS RECORDED UNDER RECORDING NO. 200712190001
  - (R) - RADIAL
  - Δ - DELTA
  - R - RADIUS
  - L - ARC LENGTH
  - ↻ - RADIAL BEARING AT LOT CORNER
  - ⟨ ⟩ - DISTANCE MONUMENT TO MONUMENT

**BASIS OF BEARINGS:**  
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, HAD 83/91. PROJECT IS REFERENCED VIA GPS TO 1927 CONTROL POINTS "TOSTON" (70 SQUARE) AND "TUMBY" (70 SQUARE). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES TO CORNER TO GRID DISTANCES, MULTIPLY BY A CORRECTION FACTOR OF 0.999970367.



**CURVE TABLE**

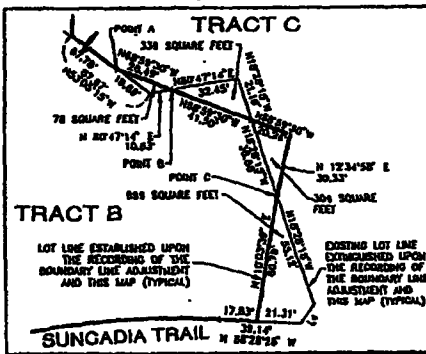
| CURVE | BEARS    | MARKS  | MARKS  |
|-------|----------|--------|--------|
| C1    | 77°21'2" | 25.00  | 25.13  |
| C2    | 80°02'0" | 25.00  | 25.27  |
| C3    | 81°20'7" | 430.00 | 26.87  |
| C4    | 81°24'4" | 25.00  | 13.47  |
| C5    | 82°24'2" | 25.00  | 110.33 |
| C6    | 80°14'2" | 25.00  | 117.25 |
| C7    | 81°27'0" | 200.00 | 118.00 |
| C8    | 81°27'0" | 400.00 | 24.00  |
| C9    | 82°41'0" | 25.00  | 118.24 |

**LINE TABLE**

| LINE | LENGTH | BEARING   |
|------|--------|-----------|
| L1   | 11.33  | N89°10' E |
| L2   | 17.83  | N89°10' W |
| L3   | 6.83   | N89°10' E |
| L4   | 11.33  | N89°10' W |
| L5   | 11.84  | N89°10' E |
| L6   | 17.83  | N89°10' W |
| L7   | 18.83  | N89°10' E |
| L8   | 32.40  | N89°10' W |
| L9   | 22.11  | N89°10' E |
| L10  | 11.33  | N89°10' W |
| L11  | 11.33  | N89°10' E |
| L12  | 28.12  | N89°10' W |
| L13  | 22.11  | N89°10' E |
| L14  | 18.83  | N89°10' W |
| L15  | 22.40  | N89°10' E |
| L16  | 22.40  | N89°10' W |
| L17  | 22.40  | N89°10' E |
| L18  | 22.40  | N89°10' W |
| L19  | 22.40  | N89°10' E |
| L20  | 22.40  | N89°10' W |
| L21  | 22.40  | N89°10' E |
| L22  | 22.40  | N89°10' W |
| L23  | 22.40  | N89°10' E |
| L24  | 22.40  | N89°10' W |
| L25  | 22.40  | N89°10' E |
| L26  | 22.40  | N89°10' W |
| L27  | 22.40  | N89°10' E |
| L28  | 22.40  | N89°10' W |
| L29  | 22.40  | N89°10' E |
| L30  | 22.40  | N89°10' W |
| L31  | 22.40  | N89°10' E |
| L32  | 22.40  | N89°10' W |
| L33  | 22.40  | N89°10' E |
| L34  | 22.40  | N89°10' W |
| L35  | 22.40  | N89°10' E |
| L36  | 22.40  | N89°10' W |
| L37  | 22.40  | N89°10' E |
| L38  | 22.40  | N89°10' W |
| L39  | 22.40  | N89°10' E |
| L40  | 22.40  | N89°10' W |
| L41  | 22.40  | N89°10' E |
| L42  | 22.40  | N89°10' W |
| L43  | 22.40  | N89°10' E |
| L44  | 22.40  | N89°10' W |
| L45  | 22.40  | N89°10' E |
| L46  | 22.40  | N89°10' W |
| L47  | 22.40  | N89°10' E |
| L48  | 22.40  | N89°10' W |
| L49  | 22.40  | N89°10' E |
| L50  | 22.40  | N89°10' W |
| L51  | 22.40  | N89°10' E |
| L52  | 22.40  | N89°10' W |
| L53  | 22.40  | N89°10' E |
| L54  | 22.40  | N89°10' W |
| L55  | 22.40  | N89°10' E |
| L56  | 22.40  | N89°10' W |
| L57  | 22.40  | N89°10' E |
| L58  | 22.40  | N89°10' W |
| L59  | 22.40  | N89°10' E |
| L60  | 22.40  | N89°10' W |
| L61  | 22.40  | N89°10' E |
| L62  | 22.40  | N89°10' W |
| L63  | 22.40  | N89°10' E |
| L64  | 22.40  | N89°10' W |
| L65  | 22.40  | N89°10' E |
| L66  | 22.40  | N89°10' W |
| L67  | 22.40  | N89°10' E |
| L68  | 22.40  | N89°10' W |
| L69  | 22.40  | N89°10' E |
| L70  | 22.40  | N89°10' W |
| L71  | 22.40  | N89°10' E |
| L72  | 22.40  | N89°10' W |
| L73  | 22.40  | N89°10' E |
| L74  | 22.40  | N89°10' W |
| L75  | 22.40  | N89°10' E |
| L76  | 22.40  | N89°10' W |
| L77  | 22.40  | N89°10' E |
| L78  | 22.40  | N89°10' W |
| L79  | 22.40  | N89°10' E |
| L80  | 22.40  | N89°10' W |
| L81  | 22.40  | N89°10' E |
| L82  | 22.40  | N89°10' W |
| L83  | 22.40  | N89°10' E |
| L84  | 22.40  | N89°10' W |
| L85  | 22.40  | N89°10' E |
| L86  | 22.40  | N89°10' W |
| L87  | 22.40  | N89°10' E |
| L88  | 22.40  | N89°10' W |
| L89  | 22.40  | N89°10' E |
| L90  | 22.40  | N89°10' W |
| L91  | 22.40  | N89°10' E |
| L92  | 22.40  | N89°10' W |
| L93  | 22.40  | N89°10' E |
| L94  | 22.40  | N89°10' W |
| L95  | 22.40  | N89°10' E |
| L96  | 22.40  | N89°10' W |
| L97  | 22.40  | N89°10' E |
| L98  | 22.40  | N89°10' W |
| L99  | 22.40  | N89°10' E |
| L100 | 22.40  | N89°10' W |



**NOTES:**  
NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.  
IT IS NOT THE INTENT OF THIS SURVEY TO DETECT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THIS SITE.



**SURVEY INSTRUMENTATION :**  
SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:  
1" TOTAL STATION (LEICA) TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-163-130-100  
THREE (3) REAL TIME SURVEYING (RTS) GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES  
PROCEDURE USED : FIELD TRAVERSE AND GPS WITH ACCURACY MONITORING

08/22/2008 01:00:02 PM V1 25 P. 21 20060820028  
Page 2 of 2

**RECORDING CERTIFICATE**  
FILED FOR RECORD THIS 2 DAY OF MAY 2008 AT 1:00 PM IN BOOK 707 SURVEYS AT PAGE 21 AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC  
David R. Kelly COUNTY AUDITOR  
[Signature]

RECORDING NO. 20060820028

**ESM CONSULTING ENGINEERS, LLC**  
33816 1st Way South #200  
Federal Way, WA 98003  
www.esmcivil.com

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

PHONE: 206 471-1110  
FAX: 206 471-1114  
TOLL FREE: 1-800-358-2548

JOB NO. 1242-001-002-0000





**COMMITMENT FOR TITLE INSURANCE**

Prepared for:  
AmeriTitle Escrow Closing Dept.  
P.O. Box 617  
503 North Pearl  
Ellensburg WA 98926  
509-925-1477  
(FAX) 509-962-8325  
ellensburg@ameri-title.com  
Attn: Schiree Sullivan

Inquiries should be made to:  
AMERITITLE  
P. O. Box 617  
101 West 5th Avenue  
Ellensburg WA 98926  
(509) 925-1477 / FAX (509) 962-3111  
Email: ellensburg@ameri-title.com

**~THIRD REPORT~  
SCHEDULE A**

Title Number: **0105877-E**  
Title Officer: **RICK OSBORNE**  
Your Reference No.: **SUNCADIA LLC/BENNETT-SFS, LLC**

1. Effective Dated as of **May 5, 2008 at 8:00 A.M.**

| 2. Policy or Policies to be issued: | Liability      | Premium            |
|-------------------------------------|----------------|--------------------|
| ALTA Owner's Policy (6/17/06)       | \$7,072,000.00 | \$4,072.00         |
| Standard                            | Sales Tax:     | \$313.54           |
|                                     |                | Rate: Subdivider's |

Proposed Insured:  
**BENNETT - SFS LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

3. The estate or interest in the land which is covered by this Commitment is:

**FEE SIMPLE ESTATE**

4. Title to the estate or interest in the land is at the effective date hereof vested in:

**SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

5. The land referred to in this Commitment is described as follows:

**As fully set forth on attached.**

## **SCHEDULE A (Continued)**

**Order No.: 0105877-E**

**Legal Description:**

Tract B of that certain Survey as recorded May 2, 2008, in Book 35 of Surveys, pages 30 and 31, under Auditor's File No. 200805020040, records of Kittitas County, Washington; being a portion of Tract Z-3 and a portion of Tract Z-5, both 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, and being a portion of Tract G-1, MOUNTAINSTAR PHASE 1, DIVISION 2 (Plat Alteration), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 157 through 187, all in the records of Kittitas County, Washington.

**END OF SCHEDULE A**

**SCHEDULE B – SECTION I**

File No.: 0105877-E

**REQUIREMENTS**

1. Instruments necessary to create the estate or interest or mortgage to be insured must be properly executed, delivered, and duly filed for record.
2. The legal description contained in this commitment is based on information provided with the application for title insurance and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the legal description does not conform to their expectations.
3. A copy of the Certificate of Formation and Operating Agreement must be submitted; we make no further commitment pending review of same.  
Entity : BENNETT – SFS LLC

**END OF SCHEDULE B - SECTION I**



## SCHEDULE B -- SECTION II

File No.: 0105877-E

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

### GENERAL EXCEPTIONS:

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
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**End of General Exceptions**

**SCHEDULE B – SECTION II continued**

File no: **0105877-E**

**SPECIAL EXCEPTIONS:**

1. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. Real estate excise tax on said property is subject to tax at the rate of 1.53% (State = 1.28%; Local = 0.25%).
2. Any Suncadia Residential Owner's Association unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), as imposed by Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Residential areas, recorded July 20, 2004, under Auditor's File No. 200407200037.
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4. Assessments for 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.
5. 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.
6. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

NOTE: The policy/policies to be issued include(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph J in the general exceptions which are printed on Schedule B herein.

The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies.

7. Exceptions and Reservations as contained in Instrument  
From : Plum Creek Timber Company, L.P., a Delaware Limited Partnership  
To : Jeld-Wen, Inc., an Oregon corporation  
Auditor's File 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;

**SCHEDULE B – SECTION II continued**

File no: **0105877-E**

8. Development Agreement relating to the development commonly known as Mountainstar Master Planned Resort, and the terms and conditions thereof, executed by and between the parties herein named;  
Between : Kittitas County, Washington; Trendwest Resorts, Inc., and Trendwest Investments, Inc.  
Recorded : October 24, 2000  
Auditor's File No. : 200010240006
  
9. Unrecorded Settlement Agreement Regarding MountainStar Master Planned Resort, Cle Elum Urban Growth Area and Supporting Infrastructure and Services, and the terms and conditions thereof, entered into on September 22, 2001, as amended by the First Amendment of Settlement Agreement dated March \_\_\_\_, 2003, constructive notice of which is given by Memorandum of Agreement, executed by and between the parties herein named;  
Between : Trendwest Investments, Inc., a Washington corporation, and RIDGE, a Washington non-profit corporation  
Recorded : March 21, 2003  
Auditor's File No. : 200303210078
  
10. 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.
  
11. Matters as set forth/delineated on the Plat of Mountainstar Phase 1, Division 2 (Plat Alteration), recorded June 16, 2005, in Book 9 of Plats, Pages 157 through 187, under Auditor's File No. 200506160038, including but not limited to the following:  
a) Notes, Restrictions and Conditions thereon  
b) Dedication thereon
  
12. Ten foot drainage easements and 10 foot utility easements for sewer and water lines adjoining each property line of all lots and tracts, together with the right to grant additional non-exclusive easements to third parties for the same or similar purposes, as reserved on the official Plat of Mountainstar Phase 1, Division 2 (Plat Alteration).
  
13. DEED OF TRUST, and the terms and conditions thereof:  
Grantor : Suncadia, LLC, a Delaware Limited Liability Company  
Trustee : AmeriTitle  
Beneficiary : U.S. Bank National Association  
Amount : \$70,000,000.00, plus interest  
Dated : July 17, 2007  
Recorded : July 23, 2007  
Auditor's File No. : 200707230025  
Affects : Said Premises and other land
  
14. Easement for electric transmission and distribution line, together with necessary appurtenances and all rights granted by instrument recorded on granted, under Kittitas County Auditor's File No. 200710250021.  
To : Puget Sound Energy, Inc., a Washington corporation  
Affects : Portion of subject property

**SCHEDULE B – SECTION II continued**

File no: **0105877-E**

15. Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Residential areas, recorded July 20, 2004, under Kittitas County Auditor's File No. 200407200037, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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.

Eighth Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Residential Areas, including the terms and provisions thereof, recorded December 19, 2007, under Auditor's File No. 200712190004.

Note: Supplementals One through Seven do not affect the subject property.

16. Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, including the terms and provisions thereof, recorded July 20, 2004, under Auditor's File No. 200407200038.

Twelfth Supplemental Declaration to Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, including the terms and provisions thereof, recorded December 19, 2007, under Auditor's File No. 200712190005.

Note: Supplementals One through Eleven do not affect the subject property.

17. Second Amended and Restated Covenant for Community Enhancement of Suncadia, including the terms and provisions thereof, recorded July 20, 2004, under Auditor's File No. 200407200039.

Twelfth Supplement to the Second Amended and Restated Covenant for Community Enhancement, including the terms and provisions thereof, recorded December 19, 2007, under Auditor's File No. 200712190002.

Note: Supplementals One through Eleven do not affect the subject property.

18. Matters as setforth/delineated of the Plat of SUNCADIA – PHASE I DIVISION 9, recorded December 19, 2007, Book 11, Pages 78 through 82, under Auditor's File No. 200712190001, including but not limited to the following:

- a) Notes 1 through 15 thereon
- b) Dedication thereon

**END OF SCHEDULE B – SECTION II**

**NOTES**

File No.: 0105877-E

The following matters will not be listed as Special Exceptions in Schedule B of the policy or policies to be issued. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy or policies to be issued:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):  
Tract Z-3 and a Ptn Tract Z-5, SUNCADIA – PHASE 1 DIVISION 9, Book 11 of Plats, pages 78 through 82; Ptn Tract G-1, MOUNTAINSTART PHASE 1 DIVISION 2, Book 9 of Plats, pages 157 through 187. (Tract B, Book 35 of Surveys, pages 30 and 31)
2. The following endorsements will be attached to the ALTA Owner's policy when issued:       NONE
3. General taxes and assessments for the year 2008 have been paid.

| <u>Amount</u> | <u>Tax Parcel No.</u>     | <u>Affects</u>                                      |
|---------------|---------------------------|---|
| \$ 2,737.35   | 20-15-19054-0007 (953909) | Tract Z-3   |
| \$ 9,428.31   | 20-15-19050-0188 (20083)  | Said premises and other property<br>(Ptn Tract G-1) |
4. 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.
5. In the event this transaction fails to close and this commitment is canceled, a minimum cancellation fee of \$53.85 may be charged to comply with the State Insurance Code and the filed schedule of this Company.

**END OF NOTES**

RO/lam

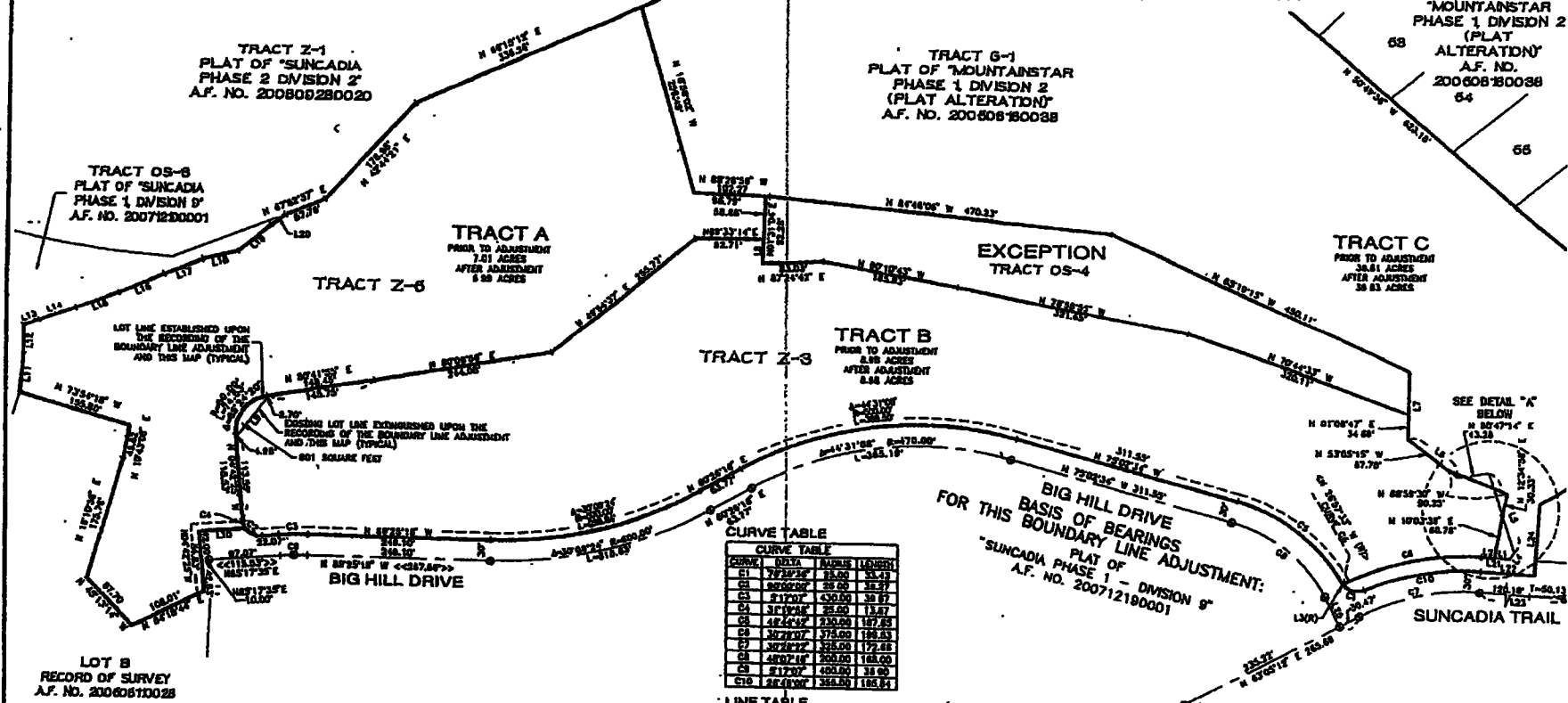
4 cc: AmeriTitle: Schiree Sullivan

1 cc: Suncadia  
email

1 cc: Bennet - SFS, LLC  
grussell@prklaw.com

1 cc: Hillis Clark Martin & Peterson: Rachel Kelley  
rck@hcmp.com

A PORTION OF SECTIONS 19 AND 20, TWP. 20 N., RGE. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



PLAT OF 'MOUNTAINSTAR PHASE 1 DIVISION 2 (PLAT ALTERATION)' A.F. NO. 200608180038

TRACT G-1 PLAT OF 'MOUNTAINSTAR PHASE 1 DIVISION 2 (PLAT ALTERATION)' A.F. NO. 200608180038

TRACT Z-1 PLAT OF 'SUNCADIA PHASE 2 DIVISION 2' A.F. NO. 200608280020

TRACT OS-6 PLAT OF 'SUNCADIA PHASE 1 DIVISION 0' A.F. NO. 2007120001

TRACT A PRIOR TO ADJUSTMENT 7.01 ACRES AFTER ADJUSTMENT 6.98 ACRES

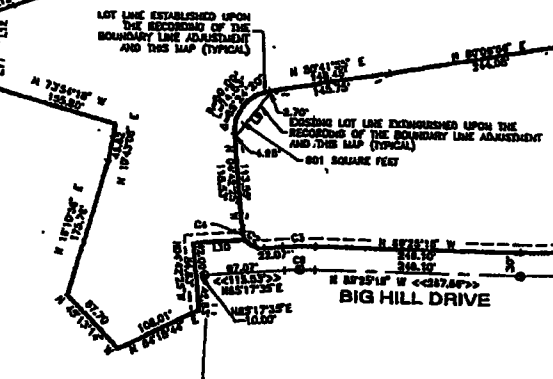
EXCEPTION TRACT OS-4

TRACT C PRIOR TO ADJUSTMENT 34.51 ACRES AFTER ADJUSTMENT 33.83 ACRES

TRACT Z-6

TRACT B PRIOR TO ADJUSTMENT 4.95 ACRES AFTER ADJUSTMENT 4.94 ACRES

TRACT Z-3

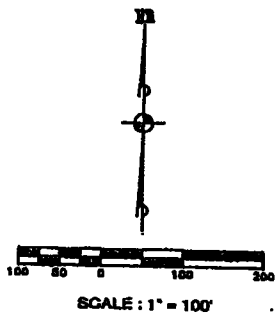


LOT B RECORD OF SURVEY A.F. NO. 20060810028

- LEGEND**
- ⊙ - CONCRETE MONUMENT WITH BRASS CAP STAMPED "L.B. 20081" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 0" AS RECORDED UNDER RECORDING NO. 200712180001
  - (M) - MARK
  - A - ANGLE
  - R - RADIAL
  - L - ARC LENGTH
  - - RADIAL BEARING AT LOT CORNER
  - ⟷ - DISTANCE MONUMENT TO MONUMENT

**BASIS OF BEARINGS:**  
 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/11, PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "LACON" (PD 82826) AND "USSP" (PD 82845). THE DISTANCES SHOWN HEREIN ARE CHAINED DISTANCES TO CONVERT TO GRID DISTANCES, MULTIPLY BY A CHAINED ANGLE SCALE FACTOR OF 0.999970387.

**SURVEY INSTRUMENTATION:**  
 SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:  
 1" TOTAL STATION UNITS USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-132-130-120  
 THESE DATA FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNOLOGIES  
 PROCEDURE USED: FIELD TRIANGULATION AND GPS WITH ACCURACY MONITORING



**CURVE TABLE**

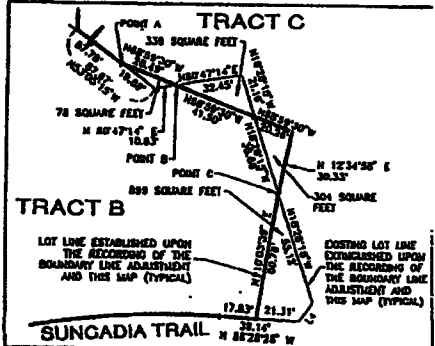
| CURVE | BEARING   | LENGTH | CHORD  | AREA   |
|-------|-----------|--------|--------|--------|
| C1    | 77°27'27" | 25.00  | 25.00  | 34.37  |
| C2    | 80°00'00" | 25.00  | 25.00  | 34.37  |
| C3    | 81°27'27" | 430.00 | 38.97  | 38.97  |
| C4    | 81°27'27" | 25.00  | 25.00  | 34.37  |
| C5    | 48°24'36" | 230.00 | 187.85 | 187.85 |
| C6    | 38°27'27" | 175.00 | 138.83 | 138.83 |
| C7    | 30°27'27" | 125.00 | 77.88  | 77.88  |
| C8    | 48°24'36" | 200.00 | 168.00 | 168.00 |
| C9    | 81°27'27" | 400.00 | 34.00  | 34.00  |
| C10   | 81°27'27" | 250.00 | 185.34 | 185.34 |

**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 21.31  | N87°24'27"W |
| L2   | 17.63  | N87°24'27"W |
| L3   | 8.84   | N87°24'27"W |
| L4   | 111.18 | S87°14'42"E |
| L5   | 111.18 | S87°14'42"E |
| L6   | 87.47  | N10°00'00"E |
| L7   | 80.89  | N87°24'27"E |
| L8   | 33.80  | N87°24'27"E |
| L9   | 75.28  | N87°24'27"E |
| L10  | 81.14  | N87°24'27"E |
| L11  | 81.00  | N87°24'27"E |
| L12  | 30.32  | N87°24'27"E |
| L13  | 22.18  | N87°24'27"E |
| L14  | 82.81  | N87°24'27"E |
| L15  | 82.28  | N87°24'27"E |
| L16  | 81.59  | N87°24'27"E |
| L17  | 81.59  | N87°24'27"E |
| L18  | 41.09  | N87°24'27"E |
| L19  | 87.80  | N87°24'27"E |
| L20  | 21.84  | N87°24'27"E |
| L21  | 28.14  | N87°24'27"E |
| L22  | 78.31  | N87°24'27"W |
| L23  | 173.31 | N87°24'27"W |
| L24  | 81.82  | N87°24'27"W |
| L25  | 44.42  | N87°24'27"W |



**NOTES:**  
 NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.  
 2) IF IT IS NOT THE INTENT OF THIS SURVEY TO DEFEAT EXISTING COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORDS AFFECTING THE SITE.



**RECORDING CERTIFICATE**

FILED FOR RECORD THIS 2 DAY OF MAY 2008 AS 1:14 PM BY ME: JEFF BERRYMAN AT THE OFFICE OF THE COUNTY CLERK, KITTITAS COUNTY, WASHINGTON.

CLERK: JEFF BERRYMAN  
 COUNTY CLERK

RECORDING NO. 20080502M40

**ESM CONSULTING ENGINEERS LLC**  
 33816 1st Way South #200  
 Federal Way, WA 98003  
 www.esmcivil.com

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

PHONE: 206-835-4110  
 FAX: 206-835-4114  
 MOBILE: 206-331-5448

A PORTION OF SECTIONS 19 AND 20, TWP. 20 N., RGE. 15 E., W.M., KITITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS FOR EXISTING LOTS

TRACT A

TRACT 2-5, PLAT OF "SUNCADA PHASE 1 - DIVISION 1", ALDRED'S FILE NO. 200712180001, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

TRACT B

TRACT 2-3, PLAT OF "SUNCADA PHASE 1 - DIVISION 1", ALDRED'S FILE NO. 200712180001, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

TRACT C

TRACT 0-1, PLAT OF "MONUMENTAL PHASE 1, DIVISION 2 (PLAT ALTERNATIVE)", ALDRED'S FILE NO. 200804180018, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS FOR PROPOSED LOTS

TRACT A

TRACT 2-5, PLAT OF "SUNCADA PHASE 1 - DIVISION 1", ALDRED'S FILE NO. 200712180001, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF TRACT A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER THEREOF;

THENCE ALONG THE EASTERLY OF SAID TRACT, THE FOLLOWING COURSE:

- S 18°50'2" E, 258.48 FEET;
- S 82°28'0" E, 103.27 FEET;
- S 01°21'04" W, 88.88 FEET;
- S 82°31'4" W, 82.71 FEET;
- S 48°42'2" E, 258.77 FEET;
- S 80°08'2" W, 244.88 FEET;
- S 80°41'2" W, 148.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 80°41'2" W, 2.70 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 74.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 62°34'20" TO A POINT OF TANGENCY;

THENCE S 09°42'2" E, 4.88 FEET TO SAID EASTERLY LINE OF TRACT 2-5;

THENCE ALONG SAID EASTERLY LINE, N 38°47'18" E, 73.48 FEET TO THE TRUE POINT OF BEGINNING.

TRACT B

TRACT 2-3, PLAT OF "SUNCADA PHASE 1 - DIVISION 1", ALDRED'S FILE NO. 200712180001, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT 2-5 OF SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT 2-5;

THENCE ALONG THE EASTERLY OF SAID TRACT 2-5, THE FOLLOWING COURSE:

- S 18°50'2" E, 258.48 FEET;
- S 82°28'0" E, 103.27 FEET;
- S 01°21'04" W, 88.88 FEET;
- S 82°31'4" W, 82.71 FEET;
- S 48°42'2" E, 258.77 FEET;
- S 80°08'2" W, 244.88 FEET;
- S 80°41'2" W, 148.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 80°41'2" W, 2.70 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 74.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 62°34'20" TO A POINT OF TANGENCY;

THENCE S 09°42'2" E, 4.88 FEET TO SAID EASTERLY LINE OF TRACT 2-5;

THENCE ALONG SAID EASTERLY LINE, N 38°47'18" E, 73.48 FEET TO THE TRUE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF TRACT 0-1, PLAT OF "MONUMENTAL PHASE 1, DIVISION 2 (PLAT ALTERNATIVE)", ALDRED'S FILE NO. 200804180018, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT 2-5, BEING CONCORDANT WITH THE NORTHWESTERLY CORNER OF SAID TRACT 0-1;

LEGAL DESCRIPTIONS FOR PROPOSED LOTS

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID TRACT 0-1, THE FOLLOWING COURSE:

- S 18°50'2" E, 258.48 FEET;
- S 82°28'0" E, 103.27 FEET;
- S 04°40'0" E, 470.33 FEET;
- S 82°19'18" E, 480.11 FEET;
- S 01°08'47" W, 88.88 FEET;
- S 87°05'15" E, 87.78 FEET TO POINT A;
- CONTINUING S 87°05'15" E, 18.88 FEET;
- N 80°47'14" E, 32.45 FEET TO POINT B;
- CONTINUING N 80°47'14" E, 32.45 FEET;
- S 18°28'15" E, 21.16 FEET TO THE TRUE POINT OF BEGINNING;
- CONTINUING S 18°28'15" E, 38.88 FEET TO POINT C;
- THENCE N 12°31'40" W, 11.18 FEET;
- THENCE N 12°31'40" W, 21.31 FEET;
- THENCE N 82°38'30" W, 28.48 FEET TO THE TRUE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF SAID TRACT 0-1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT SAID POINT A,
- THENCE ALONG SAID SOUTHERLY LINE OF TRACT 0-1, S 87°05'15" E, 18.88 FEET;
- THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N 80°47'14" E, 18.88 FEET;
- THENCE N 82°38'30" W, 28.48 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID TRACT 2-5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT SAID POINT B,
- THENCE ALONG SAID SOUTHERLY LINE OF TRACT 0-1, N 80°47'14" E, 32.45 FEET;
- THENCE CONTINUING ALONG SAID SOUTHERLY LINE, S 18°28'15" E, 21.16 FEET;
- THENCE N 82°38'30" W, 41.88 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF SAID TRACT 2-5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT SAID POINT C,
- THENCE ALONG SAID SOUTHERLY LINE OF TRACT 0-1, S 18°28'15" E, 88.12 FEET;
- THENCE CONTINUING ALONG SAID SOUTHERLY LINE, S 37°31'40" W, 11.18 FEET;
- THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N 80°47'14" E, 18.83 FEET;
- THENCE N 10°03'28" E, 80.78 FEET TO THE POINT OF BEGINNING.

TRACT C

TRACT 0-1, PLAT OF "MONUMENTAL PHASE 1, DIVISION 2 (PLAT ALTERNATIVE)", ALDRED'S FILE NO. 200804180018, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT 2-5, PLAT OF "SUNCADA PHASE 1 - DIVISION 1", ALDRED'S FILE NO. 200712180001, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF TRACT 2-5, OF SAID PLAT OF "SUNCADA PHASE 1 - DIVISION 1", BEING CONCORDANT WITH THE NORTHWESTERLY CORNER OF SAID TRACT 0-1;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID TRACT 0-1, THE FOLLOWING COURSE:

- S 18°50'2" E, 258.48 FEET;
- S 82°28'0" E, 103.27 FEET;
- S 04°40'0" E, 470.33 FEET;
- S 82°19'18" E, 480.11 FEET;
- S 01°08'47" W, 88.88 FEET;
- S 87°05'15" E, 87.78 FEET TO POINT A;
- CONTINUING S 87°05'15" E, 18.88 FEET;

LEGAL DESCRIPTIONS FOR PROPOSED LOTS

N 80°47'14" E, 18.83 FEET TO POINT B AND THE TRUE POINT OF BEGINNING;

CONTINUING N 80°47'14" E, 32.45 FEET;

S 18°28'15" E, 21.16 FEET;

THENCE N 82°38'30" W 41.88 FEET TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF SAID TRACT 2-5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT B;

THENCE ALONG SAID WESTERLY AND SOUTHERLY LINE OF TRACT 0-1, THE FOLLOWING COURSE:

- N 80°47'14" E, 32.45 FEET;
- S 18°28'15" E, 21.16 FEET;
- CONTINUING S 18°28'15" E, 38.88 FEET TO THE TRUE POINT OF BEGINNING;
- CONTINUING S 18°28'15" E, 88.12 FEET;
- S 37°31'40" W, 11.18 FEET;
- N 82°38'30" W, 21.31 FEET;
- THENCE N 10°03'28" E, 80.78 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID TRACT 0-1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT B,

THENCE ALONG SAID WESTERLY AND SOUTHERLY LINE OF TRACT 0-1, THE FOLLOWING COURSE:

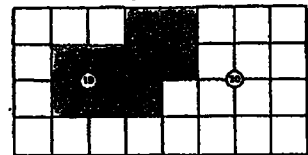
- N 80°47'14" E, 32.45 FEET;
- S 18°28'15" E, 21.16 FEET TO THE TRUE POINT OF BEGINNING;
- CONTINUING S 18°28'15" E, 38.88 FEET;
- THENCE N 12°31'40" E, 30.33 FEET;
- THENCE N 82°38'30" W, 20.26 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF SAID TRACT 0-1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT SAID POINT A;
- THENCE ALONG SAID SOUTHERLY LINE OF TRACT 0-1, S 87°05'15" E, 18.88 FEET;
- THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N 80°47'14" E, 18.83 FEET;
- THENCE N 82°38'30" W, 28.48 FEET TO THE POINT OF BEGINNING.

02/02/2008 01:40:02 PM V: 35 P: 30 200805020010

LEWIS & CLARK COUNTY ENGINEERS, PLLC  
1100 N. 10th Street  
Spokane, WA 99207



SUBDIVISION LOCATOR  
NOT TO SCALE

DRAWING NAME: ESM\ESM-JOB\1282\006\007\PLANS\F1013-BLA-01.DWG 04-29-2008

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 OF 2003.

*Camelia D. Flood*  
KITITAS A. FLOOD  
P.L.L.C. NO. 23811



RECORDING CERTIFICATE

FILED FOR RECORD THIS 2 DAY OF MAY 2008 AT 1:30 P.M. IN BOOK 200805020010 PAGE 10 AT THE REQUEST OF ESM CONSULTING ENGINEERS, PLLC.  
*James M. Hill*  
COUNTY JUDGE DEPUTY

RECORDING NO. 200805020010

ESM CONSULTING ENGINEERS, PLLC

33915 1st Way South 0200 Federal Way, WA 98003

www.esmcivil.com

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JOB NO. 1282-006-007-0008 DATE: 2008-03-12  
DRAWN: R.J.W./D.J.R./C.A.F. SHEET 1 OF 2

ATTERBERRY, MICHAEL ETUX  
1514 32ND ST  
ANACORTES WA 98821

BECKSTEAD, RUSSELL L ETUX  
816 BEACON RD  
WENATCHEE WA 98801

SANTOS, DAVID Q  
3915 TALBOT RD S #310  
RENTON WA 98055

PETERSEN, DIRK B  
11427 NE 86TH ST  
KIRKLAND WA 98033

BENNETT, JOHN ETUX  
17744 NE 108TH WAY  
REDMOND WA 98052

PEFFER, MARK D ETUX  
WILLIAMS, RAYMOND C ETUX  
225 4TH AVE, #A-204  
KIRKLAND WA 98033

HOOD, JEFFREY A  
8 WEST ALOHA STREET #604  
SEATTLE WA 98119

BENNETT HOMES KITTITAS LLC  
12011 NE 1ST ST STE 201  
BELLEVUE WA 98004

PROSPECTOR'S REACH LLC  
12011 NE 1ST ST STE 201  
BELLEVUE WA 98005

3010 LLC  
12132 SE 15TH  
BELLEVUE WA 98005

ARMSTRONG, PATRICIA L  
2392 BEACH LOOP DR SW  
BANDON OR 97411

BAGLEY, JANET &  
SCHOEN, JENNIFER C  
7604 15TH AVE NE  
SEATTLE WA 98118

BLACKMORE, GARY A ETUX  
17712 49TH ST E  
BONNEY LAKE WA 98391

BROTHERTON, RICHARD ETUX  
929 3RD AVE S  
PAYETTE ID 93611

BROWN, GEOFFREY ETUX  
10250 NE 64TH ST  
KIRKLAND WA 98033

BUCK, BRUCE S ETUX TRUSTEES  
14206 S CANYON DR  
PHOENIX AZ 85048

BURLEY, JAMES H ETUX  
802 S 59TH AVE  
YAKIMA WA 98908

CAIRNS, MARK ETUX  
TRUSTEES  
25124 234TH AVE SE  
MAPLE VALLEY WA 98038

CALPE, RANDY ETUX &  
JIMENEZ, ANDRES ETUX  
12227 12TH AVE NW  
SHORELINE WA 98177

CHO, ANDY H ETUX  
PO BOX 13565  
DES MOINES WA 98198

CHRISTOPHERSON, WALLACE E  
7605 ZIRCON DR NW  
LAKEWOOD WA 98498

COUCH, JOSH ETUX  
1380 MARION ST  
ENUMCLAW WA 98022

COX, VIRGINIA M TRUSTEE  
3823 MIDFOREST  
HOUSTON TX 77068

CROWLEY, JOHN J ETUX  
919 17TH AVE E  
SEATTLE WA 98112

DAMM, STEVE ETUX  
6321 SEAVIEW AVE NW #13  
SEATTLE WA 98107

DELORM, BRETT A ETUX ETAL  
PO BOX 7860  
BONNEY LAKE WA 98391

EIMERS, NATHAN P ETUX  
6215 101ST CT NE  
KIRKLAND WA 98033

ELLISON, ANDRE P ETUX  
1156 S 229TH PL  
DES MOINES WA 98198

ENGSTROM, MICHAEL D ETUX  
19214 5TH ST E  
LAKE TAPPS WA 98391

ERHARD, KATHERINE E ET VIR  
TRUSTEES  
1320 LAKESIDE DR SW  
ALEXANDRIA MN 56308



FERNLEY, RONALD W ETUX  
15008 28TH AVE SW  
SEATTLE WA 98166

GEHRMAN, MARK ETUX  
6821 UPPER PEOH POINT RD  
CLE ELUM WA 98922

HARD, ROBERT M  
5308 51ST AVE S  
SEATTLE WA 98118

HARLIN, ROBIN M &  
AHO, KAREN M  
7712 122ND PL SE  
NEWCASTLE WA 98056

HARWOOD, ERIC A ETUX  
9217 8TH AVE NE  
SEATTLE WA 98115

HAYCOX, CLAIRE ETVIR  
143 THOMPSON RD  
SEQUIM WA 98382

HENN, MATTHEW P  
500 108TH AVE NE STE 2400  
BELLEVUE WA 98004

HIXSON, BRENT H ETUX  
27325 SE 9TH PL  
SAMMAMISH WA 98075

HOLM, DOUGLAS ETUX  
2699 230TH AVE SE  
SAMMAMISH WA 98075

HOLMAN, DON ETUX  
12222 NE 82ND LANE  
KIRKLAND WA 98033

HUTCHINSON PROPERTY  
HOLDINGS LLC  
1159 PALOMINO DR SE  
TUMWATER WA 98501

IVANICK, RONALD  
1324 14TH AVE  
LONGVIEW WA 98632

IZATT, KYLE &  
WALSH, RYAN  
1837 SR 105  
GRAYLAND WA 98547

JACOBSON, BRIAN H ETUX  
27010 8TH AVE S  
DES MOINES WA 98198

JAEGER, KYLE ETUX  
PO BOX 784  
CLE ELUM WA 98922

JENSEN FAMILY  
INVESTMENT CO LLC  
650 BELLEVUE WAY NE 33704  
BELLEVUE WA 98004

JOBS, ROGER ETUX  
2200 IOWA ST  
BELLINGHAM WA 98229

KANTOR, MARK ETUX  
2412 NOB HILL N  
SEATTLE WA 98119

KATRI, DAVID E ETUX  
841 82ND AVE NE  
MEDINA WA 98039

KELLY, KEVIN ETUX  
PO BOX 750  
ROSLYN A 98941

KENT, LYNDA  
801 235TH AVE NE  
SAMMAMISH WA 98074

KLINE, MICHELLE ETVIR  
13630 NE 40TH ST  
BELLEVUE WA 98005

KNAUSS, JOHN E ETUX  
22416 98TH AVE W  
EDMONDS WA 98020

KRANC, THOMAS G ETUX &  
FUGATE, JAMES ETUX  
2860 LINK AVE  
ENUMCLAW WA 98022

KUNTZ, CHRISTOPHER A ETUX  
12105 NE 33RD ST  
BELLEVUE WA 98005

LEVINE, DAVID J ETUX  
1947 SUMMIT DR  
LAKE OSWEGO OR 97034

LILES, KEN ETUX  
1210 IRONSMITH CT STE 211  
CELEBRATION FL 34747

MARINO, ANDREW ETUX &  
MARINO, MATTHEW  
13923 205TH AVE NE  
WOODINVILLE WA 98072

MARSON, TAMARA G  
2101 N 34TH ST STE 150  
SEATTLE WA 98103

MEBUST, KIMBERLY &  
DEDOMICIS, AMY  
12410 136TH AVE E  
PUYALLUP WA 98374

MOORE, JAMES G &  
MC CASLIN, ROBERT L ETUX  
10013 NE 15TH ST  
BELLEVUE WA 98004

MOSS, JORDAN ETUX  
16443 SE 47TH PLACE  
BELLEVUE WA 98006

NATSUHARA, DAVE ETUX  
26602 164TH AVE SE  
COVINGTON WA 98042

NATSUHARA, DAVE ETUX  
26602 164TH AVE SE  
COVINGTON WA 98042

OLSON, STEVE D ETUX  
13104 22ND AVE E  
TACOMA WA 98445

OMLIN, LARRY ETUX  
3354 212TH COURT SE  
SAMMAMISH W 98075

PATTERSON, TODD ETUX &  
HUTCHINSON, JOHN ETUX  
2714 N JUNETT ST  
TACOMA WA 98407

PBC CO OF BEND  
4707 135TH PL SE  
BELLEVUE WA 98006

PELTON, STEVE ETUX &  
CRAIG, MARK ETUX  
32933 SE 43RD ST  
FALL CITY WA 98024

PONDEROSA LODGE LLC  
1326 5TH AVE  
SEATTLE WA 98101

PONDEROSA LODGE LLC  
703 SKINNER BLDG  
1326 FIFTH AVE  
SEATTLE WA 98101

PRAGA, MYRON D III ETUX &  
PRAGA, MYRON D JR  
1835 NEWHAVEN LOOP  
RICHLAND WA 99352

RAINSHADOW MOUNTAIN LLC  
1914 N 42ND ST  
SEATTLE WA 98103

RANDLEMAN, MARK ETUX &  
BUTORAC, STEPHANIE  
495 E 4TH ST  
CLE ELUM WA 98922

RAU, JEFFREY  
1023 DENNY WAY  
CLE ELUM WA 98922

ROSLYN LODGE LLC  
PO BOX 1009  
ROSLYN WA 98941

RUTH, WILLIAM E  
12410 SE 248TH  
KENT WA 98030

SALINAS, JOHN A ETUX ETAL  
7804 40TH AVE W  
MUKILTEO WA 98275

SAPPHIRE SKIES HOLDING LLC  
206 W 1ST ST  
CLE ELUM WA 98922

SATHER, D K & DIANE R  
TRUSTEES  
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SIOUX FALLS SD 57110

SCHOBER, NEIL T ETUX  
4210 184TH AVE SE  
ISSAQUAH WA 98027

SCHUMAN, DAVID ETUX  
6037 SYCAMORE AVE NW  
SEATTLE WA 98107

SHELTON, ROBERT W TRUSTEE &  
VANDERLINDEN SHELTON, L TRUSTEE  
20 ALAELOA PLACE #20  
LAHAINA MAUI HI 96761

SHIRZADI, SHAPOUR  
18425 45TH ST E  
LAKE TAPPS WA 98391

SOH, ANTHONY K C ETUX  
419 GRANHAM AVE NE  
RENTON WA 98059

SPERRY, STEPHEN L ETUX ETAL  
7829 115TH PL NE  
KIRKLAND WA 98033

STAFFORD, KEVIN E ETUX  
1027 DENNY WAY  
CLE ELUM WA 98922

STANTON, BARBARA J  
22709 NE 46TH ST  
REDMOND WA 98053

STRIGENZ, ANDREW T ETUX  
9417 POINTS DR NE  
BELLEVUE WA 98004

SYLVA, SHAREN G L ETVIR ETAL  
PO BOX 33  
LAHAINA HI 96767

TESH, TIMOTHY R  
322 RANDOLPH RD  
SEATTLE WA 98122

TSCHAUNER, TRACY V ETUX  
8235 MEADOWBROOK RD  
YAKIMA WA 98903

URQUHART, TAMMY &  
URQUHART, SCOTT A  
10824 NE 182ND CT  
BOTHELL WA 98011

WAHLIN, DAVID A ETUX  
25418 162ND PL SE  
COVINGTON WA 98042

WASHBURN, MICHELLE  
24005 242ND WAY SE  
MAPLE VALLEY WA 98038

WILBUR, BRIAN ETUX  
25750 SE 31ST PL  
SAMMAMISH WA 98075

WILLARD, STEVE  
2000 124TH NE #B-100  
BELLEVUE WA 98005

WILLIAMS, JEFFREY D ETUX  
21255 SE 26TH ST  
SAMMAMISH WA 98075

WIRKKALA, DAVID ETUX  
2201 192ND ST SE B-1  
BOTHELL WA 98012

WISCHMEYER, W THOMAS ETUX  
1825 BAY MEADOWS DR  
WEST LINN OR 97068-2508

WOLF, JEFFREY M &  
EVANS, MITCHELL S  
6323 BLAIR TERRACE S  
SEATTLE WA 98118

WWK INVESTMENTS LLC  
5421 HAYFORD RD  
SPOKANE WA 99202

YOUNG, JAMES D ETUX  
2347 23RD LN NE  
ISSAQUAH WA 98029

SUNCADIA COMMUNITY COUNCIL  
PO BOX 1009  
ROSLYN WA 98941

SUNCADIA RESIDENTIAL  
OWNERS ASSOCIATION  
PO BOX 887  
ROSLYN WA 98941

SUNCADIA LLC  
PO BOX 887  
ROSLYN, WA 98941

BENNETT HOMES KITTITAS, INC.  
ATTN: BOB EHRLICHMAN  
12011 NE 1<sup>ST</sup> STREET, SUITE 201  
BELLEVUE, WA 98005

F. STEVEN LATHROP  
LATHROP, WINBAUER, HARREL,  
SLOTHOWER & DENISON LLP  
PO BOX 1088  
ELLENSBURG, WA 98926

RIDGE  
PO Box 927  
ROSLYN, WA 98941

KCFD #7  
1473 LOWER PEOH POINT ROAD  
CLE ELUM, WA 98922

CLE ELUM- ROSLYN SCHOOL DISTRICT  
404  
ADMINISTRATIVE OFFICE  
2690 SR 903  
CLE ELUM, WA 98922

CITY OF ROSLYN  
PO Box 451  
ROSLYN WA 98941

CITY OF CLE ELUM  
119 W 1<sup>ST</sup>  
CLE ELUM, WA 98922

TOWN OF SOUTH CLE ELUM  
PO Box 160  
SOUTH CLE ELUM, WA 98943

WASHINGTON DEPT. OF ECOLOGY  
DEREK SANDISON, REGIONAL DIRECTOR  
15 W. YAKIMA AVE. STE. 200  
YAKIMA, WA 98902-3401

DNR  
EXTERNAL SEPA COORDINATOR  
P.O. Box 47015  
OLYMPIA, WA 98504-7015

WA DEPT. OF NATURAL RESOURCES  
713 E. BOWERS RD.  
ELLENSBURG, WA 98926

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YAKAMA NATION  
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206 WEST 1<sup>ST</sup>  
CLE ELUM, WA 98922

DEPARTMENT OF ECOLOGY  
ENVIRONMENTAL REVIEW SECTION  
PO Box 47703  
OLYMPIA, WA 98504-7703

LIZ BRYSON  
DAILY RECORD  
401 N MAIN  
ELLENSBURG, WA 98926

YAKAMA NATION  
ATTN: KATE VALDEZ  
PO Box 151  
TOPPENISH, WA 98948

TOM JUSTUS  
WA STATE DEPARTMENT OF HEALTH  
1500 WEST FOURTH AVENUE SUITE 305  
SPOKANE, WASHINGTON 99201

HENRY FRASER  
YAKAMA NATION FISHERIES  
MS 7420 CWU  
400 E. UNIVERSITY WAY  
ELLENSBURG, WA 98926

YAKAMA NATION CULTURAL RESOURCES  
PROGRAM  
ATTN: JOHNSON MENINICK  
PO Box 151  
TOPPENISH, WA 98948

YAKAMA NATION  
DEPT. OF NATURAL RESOURCES  
PHILIP RIGDON  
PO Box 151  
TOPPENISH, WA 98948

BETSY BILLETER  
390 BAR 14 RD  
ELLENSBURG, WA 98926

WASHINGTON STATE DEPARTMENT OF  
ARCHAEOLOGY & HISTORIC  
PRESERVATION  
1063 S. CAPITOL WAY, SUITE 106  
OLYMPIA, WA 98501

Washington State DOT  
Rick Holmstrom  
PO Box 12560  
Yakima, WA 98909

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KITTITAS COUNTY SHERIFF DEPT

KITTITAS COUNTY PUBLIC WORKS

KITTITAS COUNTY CODE ENFORCEMENT

KITTITAS COUNTY ENVIRONMENTAL  
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COMMISSIONER ALAN CRANKOVICH

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