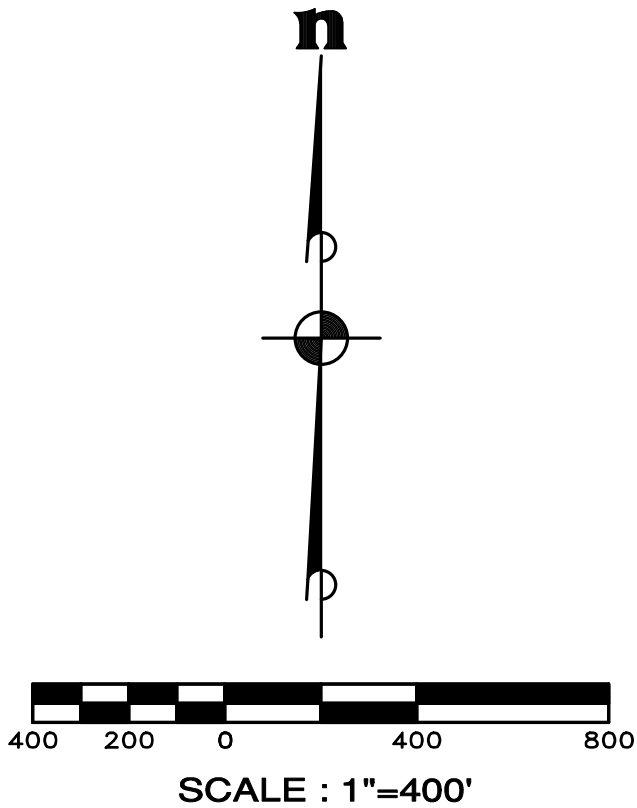


RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

A PORTION OF NW 1/4 NW 1/4 AND OF SW 1/4 NW 1/4 OF SECTION 13,
T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



LEGEND

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. COORDINATE POSITIONS AND LINWORK WERE PROVIDED TO ESM IN 2003. THIS INFORMATION IS NOT AVAILABLE IN RECORDED SURVEY RECORDS.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THOSE EXISTING CORNERS IDENTIFIED AS FOUND IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- (G) BEARING AND/OR DISTANCE FROM THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200609280020 AND THAT RECORD OF SURVEY AS RECORDED UNDER AUDITOR'S FILE NO. 200407290063.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.

TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

BASIS OF BEARINGS

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

NOTES

- CORNERS HAVE BEEN SET AS DEPICTED HEREIN.
- ALL LOTS ARE UNDER THE OWNERSHIP OF SUNCADIA RESORT, LLC.
- IT IS NOT THE INTENT OF THIS SURVEY TO DEPICT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE, AND REFERENCE TO THE RECORD SHOULD BE MADE REGARDING THE SAME INCLUDING, BUT NOT LIMITED TO THE RELOCATION OF CERTAIN EASEMENTS CREATED BY SAID PLAT OF SUNCADIA - PHASE 2 DIVISION 8.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THE LOTS DEPICTED HEREIN.
- THE PURPOSE OF THIS SURVEY IS TO DEPICT THE NEW BOUNDARIES RESULTING FROM KITITAS COUNTY BLA APPLICATION BL-26-000__.

LEGAL DESCRIPTIONS FOR EXISTING LOTS

LOT 17

LOT 17, SUNCADIA - PHASE 2 DIVISION 8, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS, PAGES 49 THROUGH 61, UNDER AUDITOR'S FILE NO. 202305020009, RECORDS OF KITTITAS COUNTY, WASHINGTON.

LOT 18

LOT 18, SUNCADIA - PHASE 2 DIVISION 8, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS, PAGES 49 THROUGH 61, UNDER AUDITOR'S FILE NO. 202305020009, RECORDS OF KITTITAS COUNTY, WASHINGTON.

LOT 19

LOT 19, SUNCADIA - PHASE 2 DIVISION 8, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS, PAGES 49 THROUGH 61, UNDER AUDITOR'S FILE NO. 202305020009, RECORDS OF KITTITAS COUNTY, WASHINGTON.

LOT 20

LOT 20, SUNCADIA - PHASE 2 DIVISION 8, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS, PAGES 49 THROUGH 61, UNDER AUDITOR'S FILE NO. 202305020009, RECORDS OF KITTITAS COUNTY, WASHINGTON.

LEGAL DESCRIPTIONS FOR PROPOSED LOTS

LOT 17-A

LOT 17, SUNCADIA - PHASE 2 DIVISION 8, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS, PAGES 49 THROUGH 61, UNDER AUDITOR'S FILE NO. 202305020009, RECORDS OF KITTITAS COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 18 OF SAID PLAT, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHERLY CORNER COMMON TO SAID LOTS 17 AND 18;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 18, N 60°22'35" W, 17.19 FEET;

THENCE N 19°04'42" E, 241.89 FEET TO A POINT OF CURVATURE ON THE SOUTHWESTERLY MARGIN OF RETREAT PLACE AND THE TERMINUS OF SAID LINE.

CONTAINING 21,048 SQUARE FEET (0.483 ACRES), MORE OR LESS.

LOT 18-A

LOT 18, SUNCADIA - PHASE 2 DIVISION 8, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS, PAGES 49 THROUGH 61, UNDER AUDITOR'S FILE NO. 202305020009, RECORDS OF KITTITAS COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHERLY CORNER COMMON TO SAID LOT 18 AND LOT 17 OF SAID PLAT;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 18, N 60°22'35" W, 17.19 FEET;

THENCE N 19°04'42" E, 241.89 FEET TO A POINT OF CURVATURE ON THE SOUTHWESTERLY MARGIN OF RETREAT PLACE AND THE TERMINUS OF SAID LINE;

TOGETHER WITH THE SOUTHEASTERLY 38 FEET OF LOT 19 OF SAID PLAT.

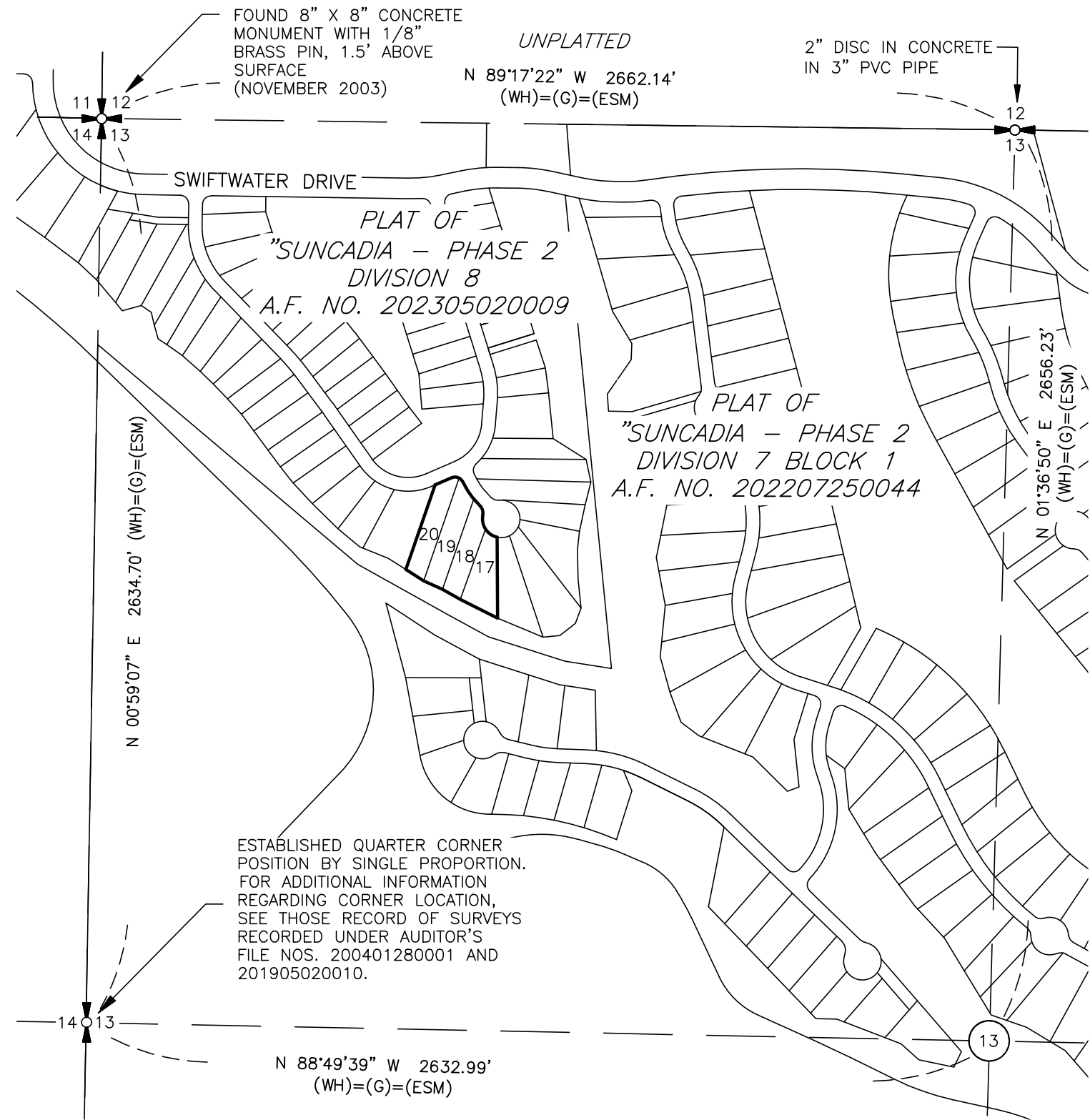
CONTAINING 22,346 SQUARE FEET (0.513 ACRES), MORE OR LESS.

LOT 20-A

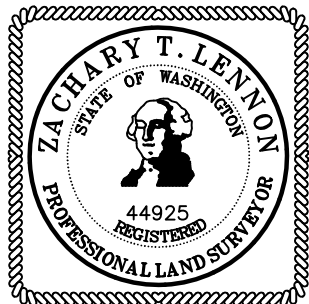
LOTS 19 AND 20, SUNCADIA - PHASE 2 DIVISION 8, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS, PAGES 49 THROUGH 61, UNDER AUDITOR'S FILE NO. 202305020009, RECORDS OF KITTITAS COUNTY, WASHINGTON;

EXCEPT THE SOUTHEASTERLY 38 FEET OF SAID LOT 19.

CONTAINING 24,527 SQUARE FEET (0.563 ACRES), MORE OR LESS.



KITTITAS CO CDS
RECEIVED
09/23/2026



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA RESORT, LLC IN SEPTEMBER OF 2026.

ZACHARY T. LENNON
L.S. NO. 44925

RECORDING CERTIFICATE

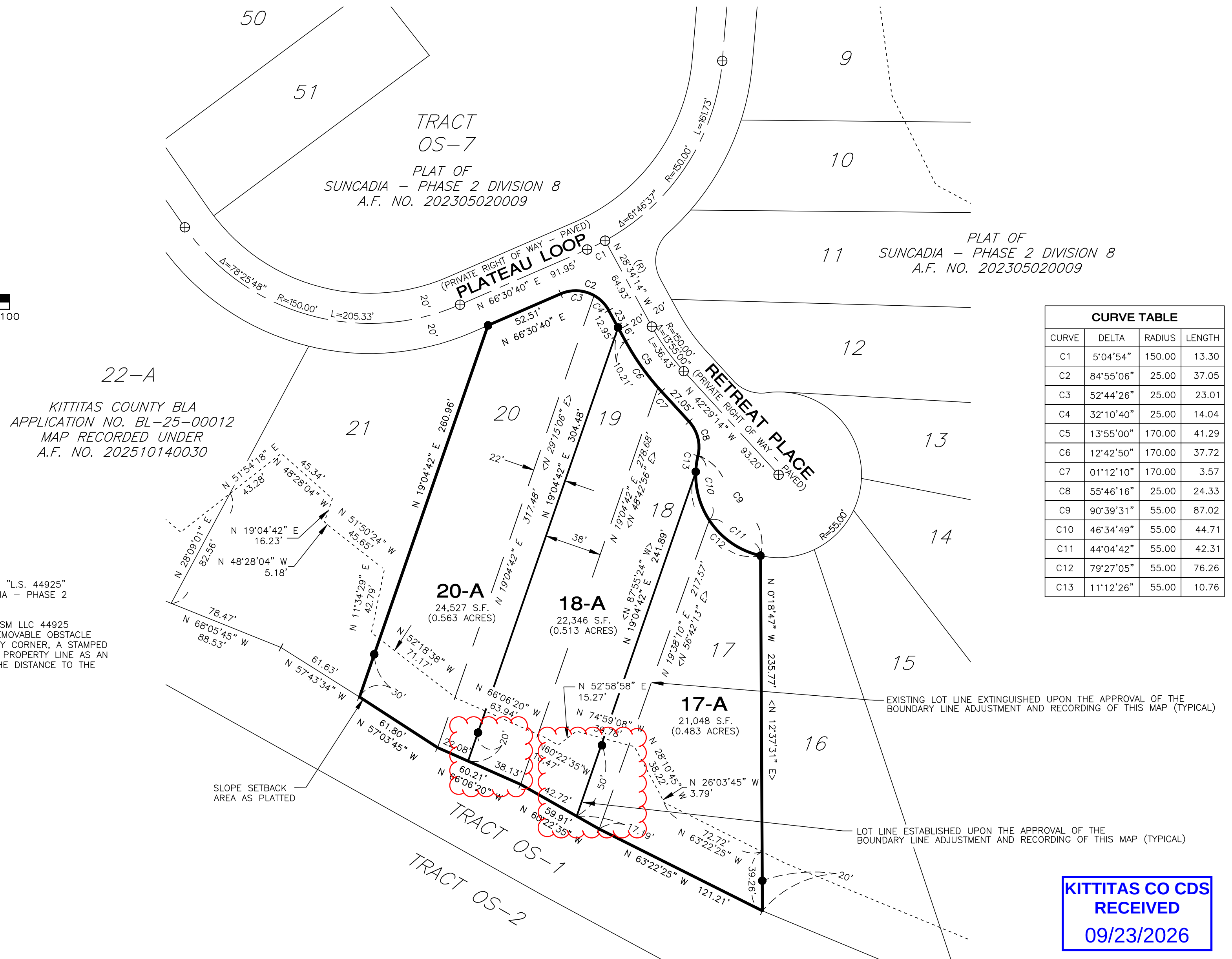
FILED FOR RECORD THIS ____ DAY OF ____ 2026 AT ____ M. IN BOOK ____ OF SURVEYS AT PAGE ____ AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

COUNTY AUDITOR DEPUTY

RECEIVING NO. _____

ESM	CONSULTING ENGINEERS LLC
32001 32nd Ave. S. #200 Federal Way, WA 98001	
www.esmcivil.com	
Civil Engineering Public Works	Land Surveying Project Management
Land Planning Landscape Architecture	
JOB NO. 998-883-022-0013	DATE: 2026-09-21
DRAWN: C.A.F.	SHEET 1 OF 2

A PORTION OF NW 1/4 NW 1/4 AND OF SW 1/4 NW 1/4 OF SECTION 13,
T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



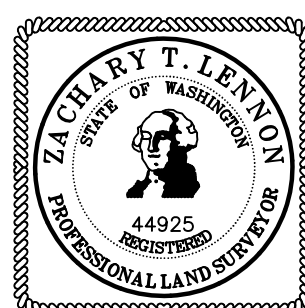
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°04'54"	150.00	13.30
C2	84°55'06"	25.00	37.05
C3	52°44'26"	25.00	23.01
C4	32°10'40"	25.00	14.04
C5	13°55'00"	170.00	41.29
C6	12°42'50"	170.00	37.72
C7	01°12'10"	170.00	3.57
C8	55°46'16"	25.00	24.33
C9	90°39'31"	55.00	87.02
C10	46°34'49"	55.00	44.71
C11	44°04'42"	55.00	42.31
C12	79°27'05"	55.00	76.26
C13	11°12'26"	55.00	10.76

⊕	ESM SET SURFACE BRASS CAP STAMPED: "L.S. 44925" IN CONJUNCTION WITH PLAT OF "SUNCADIA - PHASE 2 DIVISION 8 - A.F. NO. 202305020009
●	SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782", IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
Δ	DELTA
R	RADIUS
L	ARC LENGTH
(R)	RADIAL BEARING
< >	RADIAL BEARING AT LOT CORNER
176.27'	LOT DATA PRIOR TO ADJUSTMENT

— EXISTING LOT LINE EXTINGUISHED UPON THE APPROVAL OF THE
BOUNDARY LINE ADJUSTMENT AND RECORDING OF THIS MAP (TYPICAL)

— LOT LINE ESTABLISHED UPON THE APPROVAL OF THE
BOUNDARY LINE ADJUSTMENT AND RECORDING OF THIS MAP (TYPICAL)

KITTITAS CO CDS
RECEIVED
09/23/2026



THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORDING
ACT AT THE REQUEST OF SUNCADIA RESORT, LLC IN
SEPTEMBER OF 2026.

ZACHARY T. LENNON
L.S. NO. 44925

FILED FOR RECORD THIS _____ DAY OF _____
2026 AT _____ .M. IN BOOK _____ OF SURVEYS AT
PAGE _____ AT THE REQUEST OF ESM CONSULTING
ENGINEERS, LLC.

COUNTY AUDITOR	DEPUTY
----------------	--------

RECEIVING NO. _____



www.esmcivil.com

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

JOB NO. 998-883-022-0013	DATE: 2026-09-21
DRAWN: C.A.F.	SHEET 2 OF 2

DRAWING NAME : ESM8\ESM-JOBS\998\883\022\SURVEY PLOTS\BLA2-02.DWG