



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

BINDING SITE PLAN

(For divisions of property for purposes of lease or sale according to KCC Chapter 16.05.
This form is to be used for new binding site plans and for amendments to recorded binding site plans
(KCC 16.05.060.1))

A preapplication conference is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Ten large copies and one small 8.5" x 11" copy of a conceptual site plan including the following information (if appropriate to the project):
 - maximum number of dwelling units permitted;
 - approximate size and location of all proposed buildings;
 - approximate layout of an internal vehicular circulation system, including proposed ingress and egress;
 - location and size of utility trunk lines serving the site;
 - topography detailed to five-foot intervals.
- Project Narrative responding to Question 9 – 11 on the following pages.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required

RECEIVED

JUL 23 2013

KITTTAS COUNTY
CDS

APPLICATION FEES:

$ \begin{array}{r} 1667.50 \\ 301.00 \\ 262.00 \\ 312.50 \\ \hline 2543.00 \end{array} $	3,335.00 602.00 524.00 625.00 \$5,086.00	Kittitas County Community Development Services (KCCDS) Kittitas County Department of Public Works Kittitas County Fire Marshal Public Health Proportion (Additional fee of \$75/hour over 12.5 hours) <hr/> Total fees due for this application (One check made payable to KCCDS)
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FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 7/27/13

RECEIPT #
18193

PAID
JUL 23 2013

DATE STAMP IN BOX

KITTTAS CO.
CDS

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

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

GENERAL APPLICATION INFORMATION

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

Landowner(s) signature(s) required on application form.

Name: East AHM Development LLC, Jeff Hansell
Mailing Address: PO Box 2523
City/State/ZIP: Mount Vernon, WA 98273
Day Time Phone: 360-757-7930
Email Address: jeffh@hansell_mitzel.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: ESM Consulting Engineers, LLC, Cynthia Flood
Mailing Address: 33400 8th Ave S. Ste 205
City/State/ZIP: Federal Way WA 98003
Day Time Phone: 253-838-6113
Email Address: cindy.flood@esmcivil.com

4. Street address of property:

Address: 3770 Suncadia Trail
City/State/ZIP: Cle Elum WA 98922

5. Legal description of property (attach additional sheets as necessary):

Lots 1,2,3 and 4, Suncadia-Phase 1 Division 12, as recorded in Book 11 of Plats, Pages 155 through 158, Records of Kittitas County, Washington.

6. Tax parcel number: 20-15-19055-0001, - 0002, - 0003 and -0004
7. Property size: 5.98 (acres)
8. Land Use Information:
 Zoning: Master Planned Resort Comp Plan Land Use Designation: Rural Recreation

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. Narrative project description (include as attachment): Please include at minimum 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.
10. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
 If yes, explain: Bullfrog Road and then roads owned and maintained by New Suncadia LLC.
11. What County maintained road(s) will the development be accessing from?

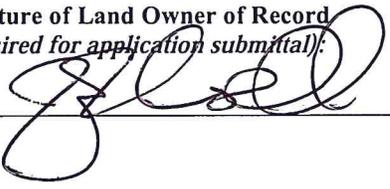
AUTHORIZATION

12. 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.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
 (REQUIRED if indicated on application)
 X _____

Date:

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

Date:
7/23/13

LETTER OF TRANSMITTAL



ESM Consulting Engineers, LLC
 33400 8th Avenue S. Suite 205
 Federal Way, WA 98003
 (253) 838-6113 Fax: (253) 838-7104

DATE: <u>7/18/2013</u>	JOB NO. <u>1778-001-013-0001</u>
ATTN: <u>DOC HANSEN</u>	
RE: <u>SUNCADIA - PHASE 1 DIVISION 12</u>	
<u>Amended Binding Site Plan</u>	

TO: Kittitas County Community Development Services
411 North Ruby Street, Suite 2 VIA _____
Ellensburg, WA 98926

_____ Courier by client
 _____ **X** Mail PRIORITY
 _____ To be picked up
 _____ Overnight mail (509) 962-7506
 _____ AM DELIVERY

WE ARE SENDING YOU:

Prints _____ Plans _____ CAD Disk
 _____ Copy of Letter _____ Change Order _____ Original drawings
 _____ Other - _____

COPIES	DATE	SHT. NO.	DESCRIPTION
1	7/18/2013		Application and check for review fee
11	7/18/2013		Sets of prints of the proposed binding site - 10 at 18" x 24"; 1 at 8.5" x 11"
1	7/18/2013		Copy of the title report for the site
1	7/18/2013		Copy of the closures for the boundary and lots
1	7/18/2013		Copy of the recorded plat of "Suncadia - Phase 1 Division 12"
1	7/18/2013		Copy of the proposed Driveway, Access and Utilities Easement
1	7/18/2013		Copy of the original Conceptual Binding Site Plan Application from 2007

which includes SEPA and project narrative

THESE ARE TRANSMITTED as checked below:

_____ For approval For review and comment
 _____ For your use _____ For your signature
 _____ As requested _____

REMARKS Please call if you have any questions or comments.

COPY TO: _____

SIGNED: Cynthia Flood, P.L.S.

LETTER OF TRANSMITTAL



JUL 23 2013

ESM Consulting Engineers, LLC
 33400 8th Avenue S. Suite 205
 Federal Way, WA 98003
 (253) 838-6113 Fax: (253) 838-7104

KITTITAS COUNTY
 CDS

DATE: 7/17/2013	JOB NO. 1778-001-013-0001
ATTN: Jeff Hansel	
RE: Suncadia P1D12 (Trailhead)	
Amended Binding Site Plan	

TO: Hansell Mitzel Homes
518 East First Street
Cle Elum, WA 98922

VIA _____ Courier
 Mail **PRIORITY**
 _____ To be picked up
 _____ Overnight mail

WE ARE SENDING YOU:

Prints _____ Plans _____ CAD Disk
 _____ Copy of Letter _____ Change Order _____ Original drawings
 _____ Other - _____

COPIES	DATE	NO.	DESCRIPTION
1	7/17/2013		Submittal package for the amended binding site plan

THESE ARE TRANSMITTED as checked below:

_____ For approval _____ For review and comment
 _____ For your use _____ For signature
 _____ As requested For submittal to Kittitas County

REMARKS Please call if you have any questions or comments.

COPY TO: _____ SIGNED: Cynthia Flood, P.L.S.

SUNCADIA - PHASE 1 DIVISION 12

AN AMENDED BINDING SITE PLAN

AUDITOR'S FILE NO. _____

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

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

DECLARATION

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

EAST AHM DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY

By: _____
Its: _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

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

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

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

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

METNER KIMMEL LAW, AS TRUSTEE

By: _____
Its: _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

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

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

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

RATIFICATION OF LENDERS:

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

UNION BANK, N.A.

By: _____
Its: _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

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

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

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

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

DAVID M. ALLEGRE

STATE OF WASHINGTON }
COUNTY OF _____ } SS.

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

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

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

RATIFICATION OF LENDERS CONTINUED:

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

NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

By: PAUL J. EISENBERG,
Its: SENIOR VICE PRESIDENT

By: GARY A. KITTLESON,
Its: VICE PRESIDENT

STATE OF WASHINGTON }
COUNTY OF KITTITAS } SS.

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

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

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

STATE OF WASHINGTON }
COUNTY OF KITTITAS } SS.

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

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

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

RECORDING CERTIFICATE

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

By: _____
DEPUTY COUNTY AUDITOR

KITTITAS COUNTY AUDITOR
AUDITOR'S FILE NO. _____

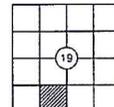
RECEIVED

JUL 28 2013

KITTITAS COUNTY
CDS

SUBDIVISION LOCATOR

NOT TO SCALE



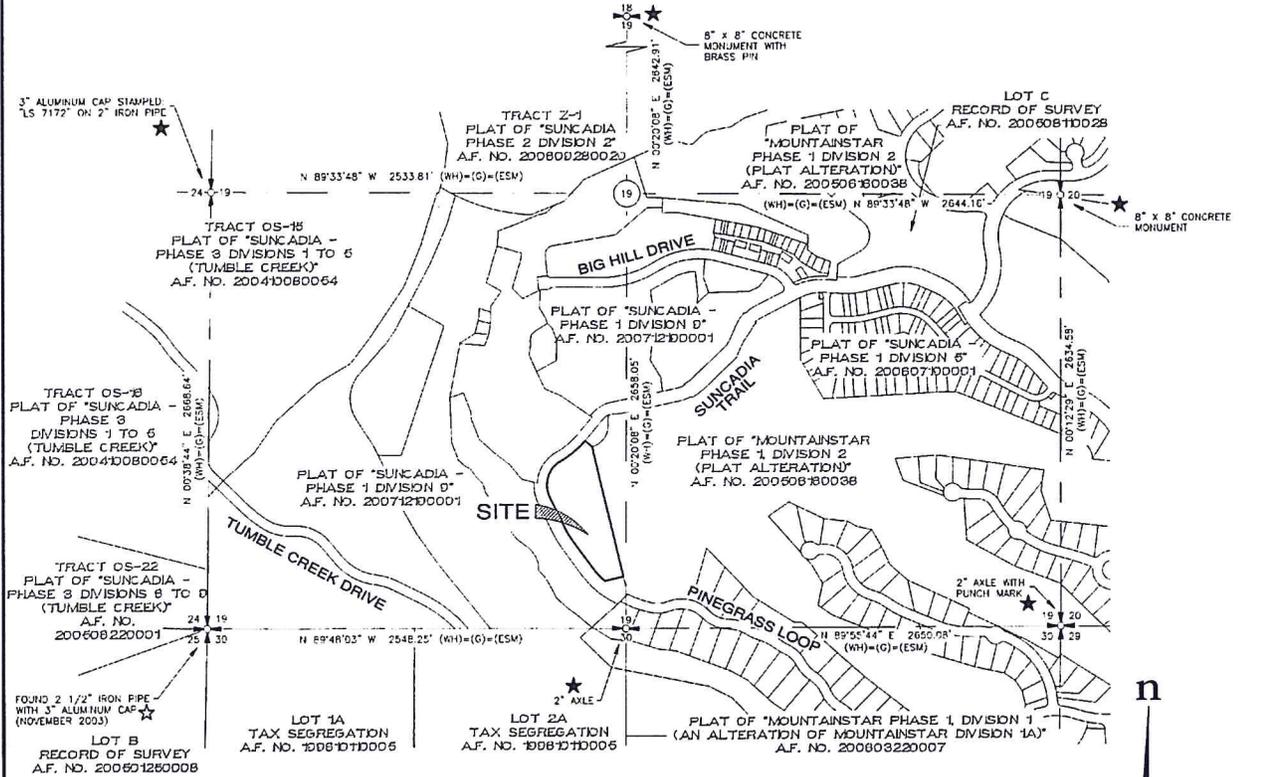
ESM CONSULTING ENGINEERS LLC		33400 8th Ave. S, #205 Federal Way, WA 98003	
www.esmcivil.com		FEDERAL WAY (253) 838-6113 EVERETT (425) 297-9900	
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture	
DATE: 2013-07-17	JOB NO. 1778-001-013-0001		
DRAWN BY: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

SUNCADIA - PHASE 1 DIVISION 12 AN AMENDED BINDING SITE PLAN

AUDITOR'S FILE NO.

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

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



LEGEND

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&P PACIFIC FOR MOUNTAINSTAR IN 2002.
- (G) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY GOLDSMITH & ASSOCIATES AS RECORDED IN BOOK 30 OF SURVEYS, PAGES 104-107, UNDER AUDITOR'S FILE NO. 700407290063.
- (FSM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&P PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&P PACIFIC AND ACCEPTED THEIR POSITION.
- ★ W&P PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.
- ☆ W&P PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&P PACIFIC AND ACCEPTED THEIR POSITION.

BASIS OF BEARINGS:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID 54062) AND "US58" (PID 540459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

SURVEY INSTRUMENTATION :

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100

THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES

PROCEDURE USED : FIELD TRAVERSE AND GPS WITH ACCURACY MFTING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090



SCALE: 1" = 500'



SURVEYOR'S CERTIFICATE

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

DATED THIS 17 DAY OF July, AD. 2013.

Rich A. Foxworthy, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 35142



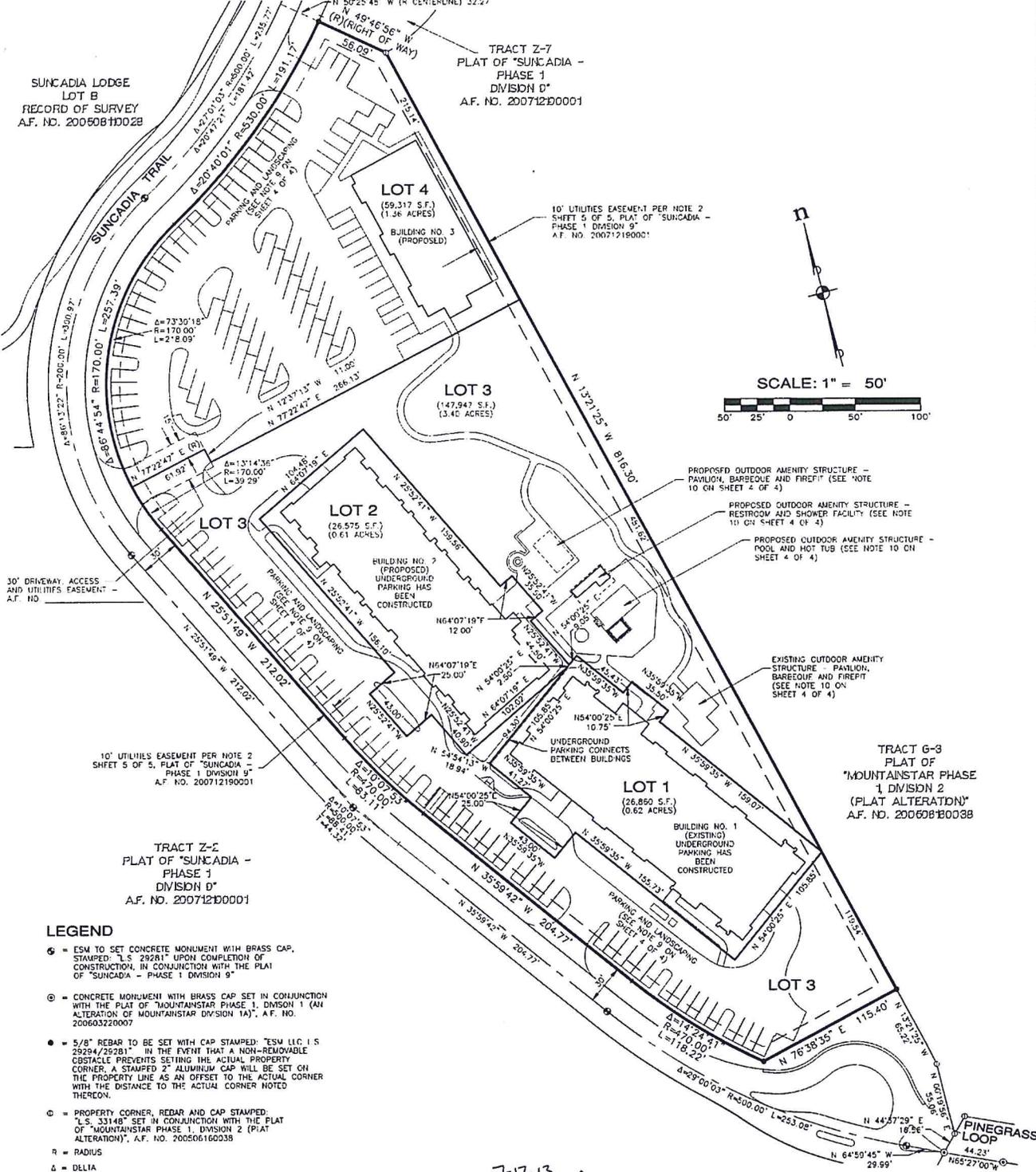
ESM	CONSULTING ENGINEERS LLC		FEDERAL WAY (253) 838-6113 EVERETT (425) 297-9900
	33400 8th Ave. S., #205 Federal Way, WA 98003		
www.esmcivil.com			
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture	
DATE : 2013-07-11		JOB NO. 1778-001-013-0001	
DRAWN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

SUNCADIA - PHASE 1 DIVISION 12 AN AMENDED BINDING SITE PLAN

AUDITOR'S FILE NO.

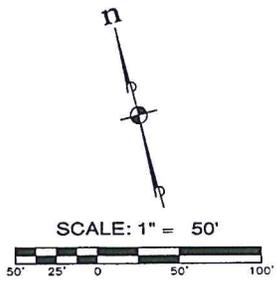
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KITTITAS COUNTY BINDING SITE PLAN NUMBER BSP-08-01

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



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

TRACT Z-7
PLAT OF "SUNCADIA -
PHASE 1
DIVISION D"
A.F. NO. 2007120001



30' DRIVEWAY ACCESS
AND UTILITIES EASEMENT -
A.F. NO.

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

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

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

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

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

TRACT G-3
PLAT OF
"MOUNTAINSTAR PHASE
1 DIVISION 2
(PLAT ALTERATION)"
A.F. NO. 2006080008

TRACT Z-2
PLAT OF "SUNCADIA -
PHASE 1
DIVISION D"
A.F. NO. 2007120001

LEGEND

- ⊕ = ESM TO SET CONCRETE MONUMENT WITH BRASS CAP, STAMPED: "L.S. 29281" UPON COMPLETION OF CONSTRUCTION, IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 9"
- ⊙ = CONCRETE MONUMENT WITH BRASS CAP SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 1 (AN ALTERATION OF MOUNTAINSTAR DIVISION 1A)", A.F. NO. 200603220007
- = 5/8" REBAR TO BE SET WITH CAP STAMPED: "ESM LLC, L.S. 29294/29281". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED "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. 33149" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200506160038
- ⊕ = RADIUS
- ⊙ = DELTA
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <R> = RADIAL BEARING AT LOT CORNER

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



ESM CONSULTING ENGINEERS LLC		33400 8th Ave. S., #205 Federal Way, WA 98003	
www.esmcivil.com		FEDERAL WAY (206) 838-6113 EVERETT (425) 297-9900	
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture	
DATE : 2013-07-17	JOB NO. 177E-001-013-0001		
DRAWN BY: DLR/CAF/RJW	SHEET 3 OF 4		

VOLUME / PAGE

SUNCADIA - PHASE 1 DIVISION 12 AN AMENDED BINDING SITE PLAN

AUDITOR'S FILE NO.

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

TAX PARCEL NUMBER : 20-15-19054-0005

LEGAL DESCRIPTION

LOT 1, SUNCADIA - PHASE 1 DIVISION 12, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 155 THROUGH 158, RECORDS OF SAID COUNTY, BEING A PORTION OF TRACT 2-1, OF SUNCADIA - PHASE 1 DIVISION 9, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, RECORDS OF SAID COUNTY;

AND

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

NOTES

- THE PURPOSE OF THIS AMENDED BINDING SITE PLAN IS TO ALTER THE LOTS CREATED BY THE BINDING SITE PLAN OF "SUNCADIA - PHASE 1 DIVISION 12" AS RECORDED IN BOOK 11 OF PLATS, PAGES 155 THROUGH 158, UNDER AUDITOR'S FILE NO. 200807100026, RECORDS OF SAID COUNTY.
- THIS AMENDED BINDING SITE PLAN REPRESENTS A RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4, SUNCADIA - PHASE 1 DIVISION 12, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 155 THROUGH 158, RECORDS OF SAID COUNTY, BEING PORTIONS OF TRACT 2-1, OF SUNCADIA - PHASE 1 DIVISION 9, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, RECORDS OF SAID COUNTY. THIS AMENDED BINDING SITE PLAN IS SUBJECT TO ALL NOTES, EASEMENTS AND OTHER MATTERS SET FORTH IN SAID PLAT WHICH CREATED TRACT 2-1, WHICH MATTERS ARE SPECIFICALLY NOT SUPERSEDED BY THIS BINDING SITE PLAN.
- ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS AMENDED BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND MAY BE INCLUDED IN ONE OR MORE CONDOMINIUMS OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS AMENDED BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.
- NOTHING IN THIS AMENDED BINDING SITE PLAN OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "DEVELOPMENT AGREEMENT BY AND BETWEEN: KITTITAS COUNTY, WASHINGTON, TRENDWEST RESORTS, INC. AND TRENDWEST INVESTMENTS, INC. RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS MOUNTAINSTAR MASTER PLANNED RESORT" (TOGETHER WITH ITS EXHIBITS A-M), DATED OCTOBER 10, 2000, AS ADOPTED AND AUTHORIZED UNDER KITTITAS COUNTY ORDINANCE NO. 2000-16 ON OCTOBER 10, 2000, AND RECORDED OCTOBER 24, 2000, UNDER KITTITAS COUNTY AUDITORS' FILE NO. 200010240006, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
- THIS AMENDED BINDING SITE PLAN IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCRS") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS BINDING SITE PLAN, INCLUDING, BUT NOT LIMITED TO DECLARATIONS FILED PURSUANT TO CHAPTER 64.34 REVISED CODE OF WASHINGTON, THE EFFECT OF WHICH MAY BE TO CREATE ONE OR MORE CONDOMINIUMS.
- LOTS 1, 2 AND 4 ARE "ZERO LOT LINE" LOTS AND THE STRUCTURES CONSTRUCTED THEREON ARE NOT SUBJECT TO SETBACK REQUIREMENTS.
- LOTS 1 AND 2 ARE ACCESSED FROM PLATTED ROADS WITHIN THE RESORT OVER AND ACROSS THE DRIVEWAY AND PARKING AREAS OF LOTS 3 AND 4 OF THIS AMENDED BINDING SITE PLAN AS GENERALLY DEPICTED HEREIN. THE TERMS OF THAT ACCESS SHALL BE FURTHER DEFINED BY AND SET FORTH IN AN EASEMENT(S) TO BE RECORDED IN THE FUTURE.
- CERTAIN STORM DRAINAGE UTILITIES BENEFITING THIS PLAT AND OTHER PROPERTY IN THE RESORT ARE PROVIDED BY, AND THIS PLAT IS SUBJECT TO, THE PROVISIONS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE UTILITY EASEMENT RECORDED UNDER KITTITAS COUNTY AUDITORS' FILE NO. 200710230009, AS NOW OR HEREAFTER AMENDED. THE LOCATION OF SAID EASEMENT IS NOT DEPICTED HEREIN.
- OUTDOOR PARKING SPACES WILL BE LOCATED TO ENSURE ADEQUATE EMERGENCY ACCESS TO STRUCTURES ON THE PROPERTY. PARKING SPACES EQUAL TO OR GREATER THAN THE MINIMUM NUMBER REQUIRED UNDER APPLICABLE KITTITAS COUNTY REQUIREMENTS WILL BE CONSTRUCTED.
- EXISTING AND PROPOSED OUTDOOR AMENITY STRUCTURES AND PEDESTRIAN PATHS ARE DEPICTED ON SHEET 3 OF THE AMENDED BINDING SITE PLAN. THOSE AMENITIES SHOWN AS PROPOSED NEED NOT BE BUILT. THE LOCATION OF OUTDOOR AMENITY STRUCTURES AND PEDESTRIAN PATHS ON SHEET 3 ARE APPROXIMATE.
- ALL STRUCTURES SHALL BE NOT LESS THAN TEN (10) FEET FROM ANY OTHER STRUCTURE PLUS AN ADDITIONAL TEN (10) FEET TO ACCOMMODATE SNOW DROP FROM ROOFS WHERE SLOPES SO REQUIRE. THE ADDITIONAL TEN (10) FEET TO ACCOMMODATE SNOW DROP IS NOT REQUIRED IF THE ROOFS ARE DESIGNED TO EITHER HOLD SNOW OR CONTINUOUSLY MELT SNOW. STRUCTURE SETBACKS SHALL BE ABSOLUTE DISTANCES (WITHOUT REGARD TO BOUNDARIES), PROVIDED THAT EYES MAY ENCRoACH INTO THE SETBACK AREA.

APPROVALS

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

KITTITAS COUNTY ENGINEER _____

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

DATED THIS _____ DAY OF _____, A.D. 2013

KITTITAS COUNTY COMMUNITY SERVICES DIRECTOR _____

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

DATED THIS _____ DAY OF _____, A.D. 2013.

KITTITAS COUNTY TREASURER _____

CERTIFICATE OF COUNTY HEALTH SANITARIAN

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

DATED THIS _____ DAY OF _____, A.D. 2013

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY ASSESSOR

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

DATED THIS _____ DAY OF _____, A.D. 2013.

KITTITAS COUNTY ASSESSOR _____

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2013.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST: _____ CLERK OF THE BOARD



ESM CONSULTING ENGINEERS LLC		
33400 8th Ave. S, #205 Federal Way, WA 98003		
www.esmcivil.com		FEDERAL WAY (253) 838-8113 EVERETT (425) 297-0900
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2013-07-17	JOB NO. 1778-001-013-0001	
DRAWN BY: DLR/CAF/FD/RW	SHEET 4 OF 4	

VOLUME/PAGE

DRAFT

Return Address

East AHM Development LLC
PO Box 1059
Snohomish, WA 98291

Document Title: Declaration of Driveway and Access Easement Agreement

Grantor(s): East AHM Development LLC

Grantee(s): East AHM Development LLC

Legal Description:

Additional Legal is on Exhibit A

Assessor's Property Tax Parcel / Account Number(s): 20-15-19055-0001, 20-15-19055-0002, 20-15-19055-0003, 20-15-19055-0004

Declaration of Driveway and Access Easement Agreement

This DECLARATION OF DRIVEWAY AND ACCESS EASEMENT AGREEMENT ("Agreement") is made this ____ day of _____, 2013 by East AHM Development LLC, a Washington Limited Liability Company ("Declarant") under the following circumstances:

- A. Declarant owns real property in Kittitas County, Washington known as Suncadia Phase 1, Division 12, subject to Binding Site Plan BSP-08-01 ("BSP"). Declarant intends to renumber the parcels and revise the lot lines through an Amended Binding Site Plan.

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JUL 23 2013

KITTITAS COUNTY
CDS

- B. Declarant desires to establish and convey an easement beneficial to Lot 3 over portion of Lot 4; and an easement beneficial to Lot 4 over a portion of Lot 3, under the terms and conditions and in consideration for the covenants and agreements as hereinafter provided.

NOW, THEREFORE, Declarant hereby declares and establishes as follows:

1. Declaration of Easement: Declarant hereby declares, establishes, grants and conveys perpetual, non-exclusinve appurtenant easements and rights-of-way for the construction, installation, use, maintenence and operation of a private paved driveway for the purposes of access, ingress, egress, utilities, landscaping and storm drainage systems and improvements (the "Easements") in, upon, and over a portion of the Lots more particularly described in Exhibit "B" attached hereto (the "Easement Area").
2. Use of Easement Area: The portion of the Easement within the Easement Area located on Lot 3 is appurtenant to and for the benefit of Lot 4. The portion of the Easement within the Easement Area located on Lot 4 is appurtenant to and for the benefit of Lot 3. Use of the Easements by Declarant and future owners of Lots 3 & 4 is conditional on the continuing covenant to use the Easement for the purposes stated herein, including, without limitation, providing private access ingress and egress from Lots 3 & 4, but for no other purposes and not for access to any other land other than Lots 3 & 4. The owners of Lots 3 & 4 shall have the right to use the Easement Area for any purpose not inconsistent with the use of the Easement Area for the purposes of this Easement, including without limitation access to Lots 3 & 4, construction of curbing, medians, parking stalls, landscaping, sidewalks and similar improvements, or in any other manner that would not interfere with the construction, maintenance and use of driveway or storm drainage systems and improvements upon the Easement Area as hereinafter provided.
3. Construction of Improvements: Declarant (or Declarant's successor or designee) shall construct, within the Easement Area, a paved

driveway according to the standard for the construction of private roads and access drives therein promulgated by Kittitas County, Washington, and such other improvements, including, without limitation, utilities and landscaping, as may be decided by Declarant (or Declarant's successors or designees).

4. Maintenance: As a condition of the use of the Easements, the owners of Lots 3 and 4 covenant to clean, repair, restripe, patch and maintain physical improvements on the Easement Area, sharing equally in the costs of the same, provided, however, that any portion of the improvements on the Easement Area used solely by the owner of either Lot prior to the development of the other Lot shall be cleaned, repaired, restriped, patched and maintained by the owner of the Lot first using said improvements, at such Lot owner's sole cost and expense. At such time as both Lots are developed, then maintenance shall be shared equally; provided if any Lot owner is using the improvements solely for each Lot, then maintenance shall be solely the expense of such Lot. If, during the term of this Easement, any improvements are relocated by an owner of either Lot 3 or 4, such owner shall restore the other improvements on the Easement Area as nearly as possible to their condition prior to such relocation. Either party may request such maintenance to be undertaken by contacting the other and reaching mutual agreement as to the manner and nature of such maintenance.
5. Insurance: As a condition of use of the Easement, the owners of Lots 3 & 4 shall each obtain general liability insurance covering their respective use of the Easement Area in an amount
6. occurring within the Easement Area. Said insurance policy may be part of an umbrella policy, but the policy or an insurance certificate of the policy coverage shall name the other Lot owner as additional insured. The Lot owners shall indemnify and hold the other harmless for and from any acts or omissions by the indemnifying Lot owner or its invitees or licensees within the Easement Area that may give rise to any claims, damages, costs or expenses incurred by the other Lot owner with regard to the Easement Area.

7. Successors and Assigns: The terms and conditions of this Agreement shall be binding on, and the benefits of this agreement shall inure to the successors, grantees, and assigns of the owners of the Lots.
8. Covenant Running With The Land: This easement shall constitute a covenant running with the land.

EXECUTED as of the date first above written.

East AHM Development LLC

By: Jeffrey D. Hansell, Co-Managing Partner

East AHM Development LLC
Job No. 1778-001-013-0001
July 17, 2013

EXHIBIT "A"

LEGAL DESCRIPTION FOR BURDENED PROPERTY

Lots 3 and 4 of Suncadia – Phase 1 Division 12, An Amended Binding Site Plan, as per plat thereof recorded in Book ____ of plats, Pages ____ through ____, Records of Kittitas County, Washington.

EXHIBIT "B"

LEGAL DESCRIPTION FOR DRIVEWAY, ACCESS AND UTILITIES EASEMENT

That portion Lots 3 and 4 of Suncadia – Phase 1 Division 12, An Amended Binding Site Plan, as per plat thereof recorded in Book ____ of plats, Pages ____ through ____, Records of Kittitas County, Washington, being more particularly described as follows:

BEGINNING at the most westerly corner common to said Lots 3 and 4;

THENCE along the westerly line of said Lot 4, being coincident with the easterly margin of Suncadia Trail, northwesterly 15.02 feet along the arc of a non-tangent curve to the right, having a radius of 170.00 feet, the radius point of which bears N 77°22'47" E, through a central angle of 05°03'44" to a line 15 feet northerly of and parallel with the common line to said Lots 3 and 4;

THENCE along said parallel line, N 77°22'47" E, 61.26 feet;

THENCE S 12°37'13" E, 15.00 feet to an angle point along the common line to said Lots 3 and 4;

THENCE along said common line and the southerly extension thereof, S 12°37'13" E, 15.00 feet to a line 15 feet southerly of and parallel with the common line to said Lots 3 and 4;

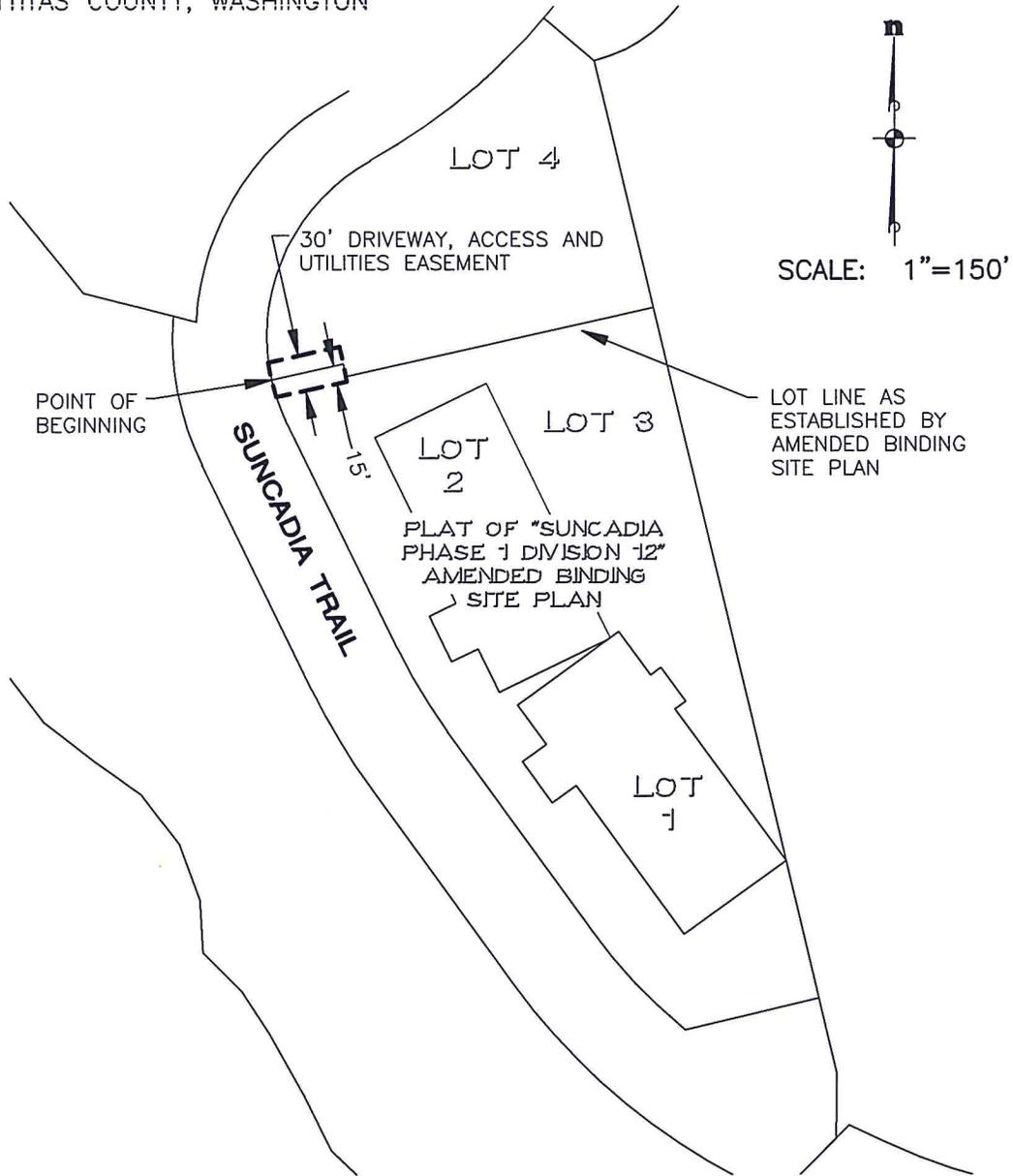
THENCE along said parallel line, S 77°22'47" W, 61.26 feet to the westerly line of said Lot 4, being coincident with said easterly margin of Suncadia Trail;

THENCE along said westerly line, northwesterly 15.02 feet along the arc of a non-tangent curve to the right, having a radius of 170.00 feet, the radius point of which bears N 72°19'03" E, through a central angle of 05°03'44" to the POINT OF BEGINNING.

See attached Exhibit C.

EXHIBIT C

TO ACCOMPANY LEGAL DESCRIPTION FOR
DRIVEWAY, ACCESS AND UTILITIES EASEMENT
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON



CONSULTING ENGINEERS LLC

33400 8th Ave. S. #205
Federal Way, WA 98003

FEDERAL WAY EVERETT (253) 838-8113 (425) 297-9900

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

JOB NO. 1778-001-013
DRAWING NAME : SR-02
DATE : 2013-07-11
DRAWN : CF
SHEET 1 OF 1

**Division 12, a Re-Plat of Tract Z-1
of the Resort Core Phase 1 Division 9
Conceptual Binding Site Plan Application**

**Suncadia
Master Planned Resort**

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

**Developer: Hansell Mitzel Homes
Cle Elum, Washington**

December 14, 2007

**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

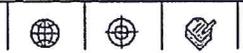
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JUL 23 2013

**KITITAS COUNTY
CBS**

**Division 12, a Re-Plat of Tract Z-1 of the Resort Core Phase 1 Division 9
Conceptual Binding Site Plan
Table of Contents**

Section No.	Contents
1	Cover Letter, Long Plat Application, SEPA Checklist and SEPA Attachment
2	Conceptual Binding Site Plan Exhibit
3	Project Narrative
4	Preliminary Site and Utility Engineering Summary
5	Supporting Documents and Technical Reports <ul style="list-style-type: none">- Conceptual Utility Plan- Water Availability Letter- Geotechnical Engineering Services Report, prepared by GeoEngineers, dated November 20, 2007
6	Transfer Notice to Kittitas County



December 14, 2007

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

**RE: Division 12, a Re-Plat of Tract Z-1 of the Resort Core Phase 1 Division 9
Conceptual Binding Site Plan**

Dear Mr. Piercy:

On behalf of Hansell Mitzel Homes, ESM Consulting Engineers L.L.C. is submitting this application for Division 12, a Re-Plat of Tract Z-1 of the Resort Core Phase 1 Division 9 Conceptual Binding Site Plan (BSP). The proposed Division 12 development consists of condominium units, making it eligible for use of the BSP process.

The BSP process has been made available for use by Suncadia LLC. via a resolution amending the Development Agreement between Kittitas County and Suncadia LLC. relating to the development known as Suncadia Master Planned Resort to allow for the use of binding site plans (Resolution No. 2006-170).

The Division 12 conceptual BSP includes the following documents:

- Long Plat Application
- SEPA Checklist and SEPA Attachment
- Conceptual Binding Site Plan Exhibit
- Project Narrative
- Preliminary Site and Utility Engineering Summary
- Conceptual Utilities Exhibit
- Water Availability Letter
- Geotechnical Engineering Services Report
- Transfer Notice to Kittitas County

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

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
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Mr. Darryl Piercy, Director
December 14, 2007
Page 2

Developer/Authorized Agent: Hansell Mitzel Homes
202 Wright Avenue
Cle Elum, WA 98922
(509) 674-9544
Contact: Mr. Jeff Hansell

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

Legal Description: To be recorded as Tract Z-1 of the plat of "Suncadia - Phase
1 Division 9".

Tax Parcel Numbers: To be added upon recording of the plat.

Property Size: Division 12 is 4.76 acres.

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

Sincerely,

ESM CONSULTING ENGINEERS, LLC.

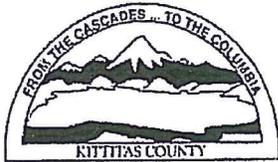


LAURA COCIASU, P.E.
Project Manager

Enclosures

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**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: Hansell Mitzel Homes Lathrop, Winbauer, Harrel, Slothower & Denison LLP
Attn: Jeff Hansell Attn: Jeff Slothower
Mailing Address: 202 Wright Avenue PO Box 1088
City/State/ZIP: Cle Elum, WA 98922 Ellensburg, WA 98926
Day Time Phone: (509) 674-9544 (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: West side of Suncadia Trail and southeast of the Suncadia Lodge
City/State/ZIP: Roslyn, WA 98941

5. Legal description of property:

See Conceptual Binding Site Plan Documents

6. Tax parcel number(s): To be added upon recording of the plat.

7. Property size: 4.76 (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 Conceptual Binding Site Plan for Division 12, a Re-Plat of Tract Z-1 of the Resort Core Phase 1 Division 9 plat consists of three buildings spaced on 4.76 acres. Each building will have 3 floors with 32 condominium units and one basement parking level for a total of 96 condominium units. 48 parking spaces will be provided in each of the three buildings basement parking levels for a total of 144 basement parking spaces. An additional 96 parking spaces will be provided in the parking area at ground level for a Division 12 grand total of 240 parking spaces. Land uses within the project include: resort condominium units, parking, and landscaped areas. Please see the SEPA Checklist, Conceptual Binding Site 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

The Final Plat for Phase 1 Division 9 is currently pending approval

Signature of Authorized Agent:

X _____ Date _____
Jeff Hansell

X _____ Date _____
Jeff Slothower

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

X _____ Date _____
Chris Kelsey, Senior Vice President – Development and Construction

X _____ Date _____
Del E. Goehring, Senior Vice President – Finance



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 of your proposal are significant, requiring preparation of 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 area" respectively.

FOR STAFF USE

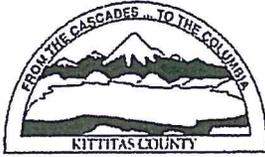
A. BACKGROUND

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

The proposed Division 12 development consists of three buildings (96 condominium units) spaced on 4.76 acres. Each building will have 3 floors with 32 condominium units and one basement parking level for a total of 96 condominium units. 48 parking spaces will be provided in each of the three buildings basement parking levels for a total of 144 basement parking spaces. An additional 96 parking spaces will be provided in the parking area at ground level for a Division 12 grand total of 240 parking spaces. Infrastructure construction is anticipated to begin Spring 2008 and be completed by Fall 2008. The building construction is anticipated to begin early Summer 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.



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.

The Final Plat for Phase 1 Division 9 is currently pending approval.

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

Conceptual Binding Site Plan approval.
Final Binding Site Plan 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 slopes the Division 12 project site range from 1 to 6 percent.

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.

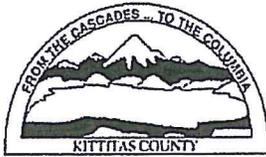
Soils on the MPR site are described in detail in Section 3.1.1 and Appendix B of the MPR DEIS. The soils within the project site have been designated as glacial moraine deposits consisting primarily of till. For further detail, see the attached site specific Geotechnical Engineering Services Report.

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 filling 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.

Potential erosion hazards are discussed in Sections 3.1 and 4.1 of the DEIS. The proposed developed area is considered Zone 5 "Low Hazard Risk." The TESC program in place for the resort will be utilized. For further detail, see the attached site specific Geotechnical Engineering Services Report. The Division 12 project site generally slopes to the existing golf course driving range and sufficient temporary erosion control measures will be set in place for protection. In addition, the existing golf course driving range will provide a wide substantial buffer between the project and the downstream regional facility.

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

The site will have approximately 2.6 acres of impervious surfaces from the constructed building roofs, driveways, and parking area. The total impervious area represents approximately 55 percent of the tract area.

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

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.

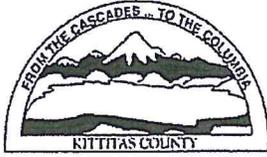
Please see Section B.2.a of attachment.

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

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:

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.

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.

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.

None.

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

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.

No.

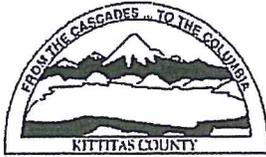
6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

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.

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.

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.

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

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

Please see Section B.3.d of attachment.

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

Please see Section B.3.d of attachment.

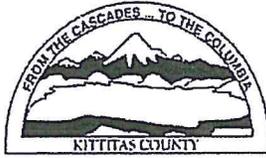
4. PLANTS

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

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

Approximately 0.6 acres have been cleared for the existing gravel road on the project site. Approximately 4 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.

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:

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:

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.

Please see Section B.5.b of attachment.

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

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.

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.

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.

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.

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.

Please see Section B.7.a of attachment.

1) Describe special emergency services that might be required.

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

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

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)?

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.

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

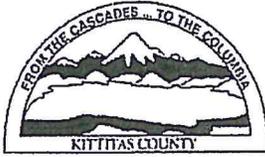
3) Proposed measures to reduce or control noise impacts, if any.

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?

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.

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

c. Describe any structures on the site.

None.

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

No.

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

Master Planned Resort.

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

Master Planned Resort.

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

N/A.

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

No.

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

None.

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

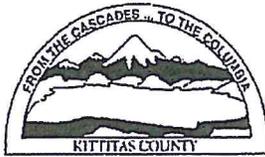
The project will result in 96 resort condominium units to be used as second/vacation homes. A limited number of units may be used as permanent residences.

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

N/A.

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

Please see Section B.8.I 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.

The project will result in 96 resort condominium 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.

None.

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

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?

Please see Section B.10.a of attachment.

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

Please see Section B.10.b of attachment.

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

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?

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?

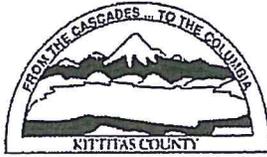
Sections 3.11, 4.11, Appendix I of the DEIS and Section 3.11 of the FEIS discuss light and glare in the MPR. Light and glare are not expected to be a safety factor or interfere with existing views.

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

None known.

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

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?

Please see Section B.12.a of attachment.

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

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:

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.

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.

Please see Section B.13.b of attachment.

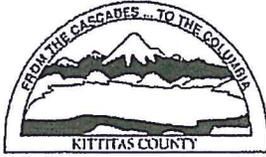
c. Proposed measures to reduce or control impacts, if any.

Within the entire Phase 1 Division 9, including Phase 1 Division 12, 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.

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?

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?

3 handicap accessible, 1 van accessible, 37 compact, and 55 standard for a total of 96 parking spaces are proposed for the Division 12 parking area. An additional 48 parking spaces will be provided in each of the three buildings basement parking levels for a total of 144 basement parking spaces. In summary, the proposed Division 12 project will have 240 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).

No.

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

No.

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

Please see Section B.14.f of attachment.

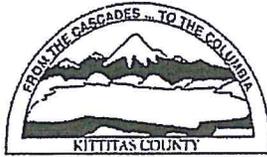
g. Proposed measures to reduce or control transportation impacts, if any.

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.

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 12 project.



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

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

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.

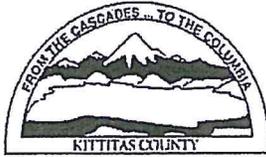
16. UTILITIES

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

Electricity, natural gas, water, refuse services, telephone, sanitary sewer, and cable television have been provided at the property line of the Division 12 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.

Electricity, natural gas, telephone, cable television, refuse, water, 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: _____

Hansell Mitzel Homes
Its: Developer

By: Jeff Hansell
Its: Owner

Date: _____

**Attachment to
SEPA Environmental Checklist
Resort Core Phase 1 Division 12**

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 Division 12 project site is within Erosion Hazard Zone 5 "Low Hazard Risk." For further detail, see the attached Preliminary Geotechnical Engineering Report. 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 26,000 cubic yards of cut and approximately 29,000 cubic yards of fill. Excavated material will be evaluated for fill by the geotechnical engineer. The net fill required will likely come from a source outside 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 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 12 is currently undeveloped with the exception of an existing gravel roadway. 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, 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 three proposed buildings on the Division 12 project site would be a maximum of three stories and one underground parking level or up to approximately 60 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 three proposed buildings within Division 12 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 Date

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

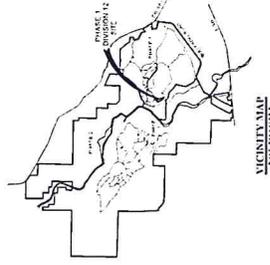
Signature of Developer (required for application submittal):
Hansell Mitzel Homes

By: Jeff Hansell _____
Its: Owner Date

- LAND USE LEGEND**
-  RECREATIONAL LAND USE (TP, MPA)
 -  RECREATION BOUNDARY LINES
 -  DETAIL OF PRESERVE ENVIRONMENT
 -  ELEVATION CONTOUR
 -  PHASE 1 DIVISION 12

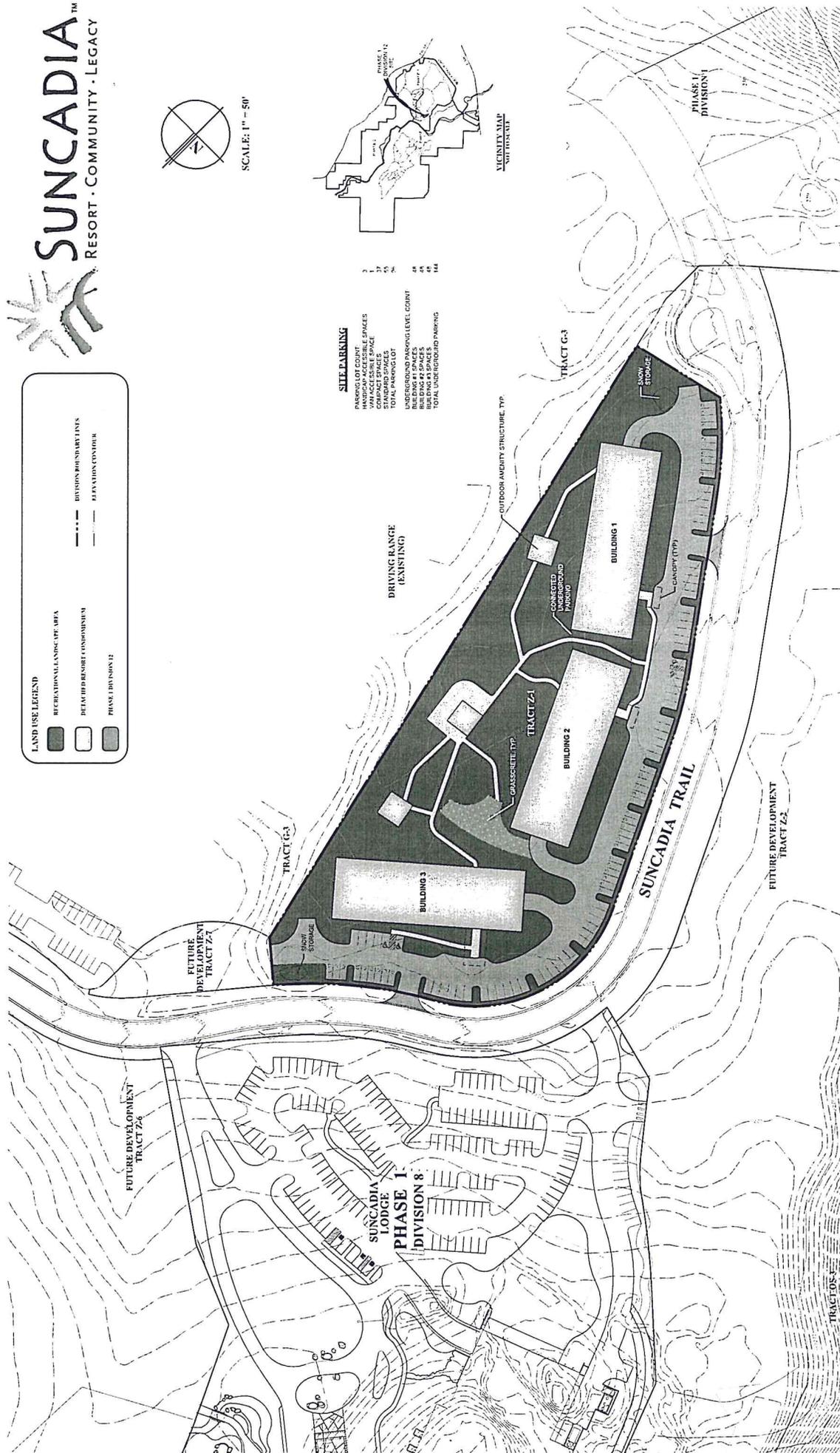


SCALE: 1" = 50'



SITE PARKING

PARKING LOT COUNT	3
HANDICAP ACCESSIBLE SPACES	37
COMPACT SPACES	50
TOTAL PARKING SPACES	87
TOTAL PARKING LOT	48
UNDERGROUND PARKING LEVEL COUNT	48
BUILDING # SPACES	48
BUILDING # SPACES	48
TOTAL UNDERGROUND PARKING	144



Conceptual Binding Site Plan MPR - Resort Core Phase 1 Division 12

December 14, 2007

Conceptual Binding Site Plan for the Resort Core Phase 1 Division 12

The Division 12 project consists of a condominium development making it eligible for the use of the Binding Site Plan process. The Development Agreement by and between Kittitas County and Suncadia, Section 5.1(h), requires the following information to be provided in this Conceptual Binding Site Plan Application:

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

The enclosed Conceptual Binding Site 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 Conceptual Binding Site Plan exhibit illustrates land uses by type, with color coding per the Land Use Legend on the Plan. Division 12 development will consist of three buildings (96 condominium units) spaced on 4.76 acres. Each building will have 3 floors with 32 condominium units and one basement parking level. The approximate square footage of each building is 16,268 per each of the 3 floors and 16,335 for the underground parking level.

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

Refer to the Conceptual Binding Site Plan exhibit for boundary configuration of Division 12 and the location of its improvements. No property lines are proposed within Division 12.

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

Refer to the Conceptual Binding Site Plan exhibit for elevation contours.

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

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

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

Refer to the Conceptual Binding Site 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 and follow natural grades to the extent possible as an element of the site design. This design object will minimize the amount of earthwork involved in road construction and parking areas.

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

Refer to the Conceptual Binding Site Plan exhibit.

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

3 handicap accessible, 1 van accessible, 37 compact, and 55 standard for a total of 96 parking spaces are proposed for the Division 12 parking area. An additional 48 parking spaces will be provided in each of the three buildings basement parking levels for a total of 144 basement parking spaces. In summary, the proposed Division 12 project will have 240 parking spaces.

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

The locations of the proposed Division 12 driveways are shown on the Conceptual Binding Site Plan Exhibit.

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

Refer to the Conceptual Binding Site 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 12 development is a re-plat of Tract Z-1 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 12 project site slopes generally towards the east. Suncadia Trail borders the west side of the project and the golf course driving range borders the east side of the project. The Lodge development is located to the north 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 Conceptual Binding Site Plan includes three buildings (96 condominium units) spaced on 4.76 acres. Each building will have 3 floors with 32 condominium units and one basement parking level. Three outdoor amenity structures are also proposed as part of the Division 12 development.

(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 12 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 12 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 Conceptual Binding Site Plan and the Phase 1 General Site Plan approved May 3, 2005.

(12) Any appropriate environmental documentation.

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

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

July 11, 2013

LOT 1

North: 683299.9202 East : 1512112.7185
Line Course: N 35-59-35 W Length: 159.07
 North: 683428.6219 East : 1512019.2351
Line Course: N 54-00-25 E Length: 10.75
 North: 683434.9395 East : 1512027.9328
Line Course: N 35-59-35 W Length: 35.50
 North: 683463.6621 East : 1512007.0699
Line Course: S 54-00-25 W Length: 10.75
 North: 683457.3445 East : 1511998.3722
Line Course: N 35-59-35 W Length: 45.43
 North: 683494.1014 East : 1511971.6736
Line Course: S 54-00-25 W Length: 105.85
 North: 683431.8947 East : 1511886.0316
Line Course: S 35-59-35 E Length: 41.27
 North: 683398.5036 East : 1511910.2854
Line Course: S 54-00-25 W Length: 25.00
 North: 683383.8114 East : 1511890.0582
Line Course: S 35-59-35 E Length: 43.00
 North: 683349.0206 East : 1511915.3288
Line Course: N 54-00-25 E Length: 25.00
 North: 683363.7128 East : 1511935.5560
Line Course: S 35-59-35 E Length: 155.73
 North: 683237.7135 East : 1512027.0765
Line Course: N 54-00-25 E Length: 105.85
 North: 683299.9202 East : 1512112.7185
Line Course: S 53-07-48 W Length: 0.00
 North: 683299.9202 East : 1512112.7185

Perimeter: 763.20 Area: 26,860 S.F. 0.62 Acres

LOT 2

North: 683488.7805 East : 1511964.3481
Line Course: N 25-52-41 W Length: 44.50
North: 683528.8183 East : 1511944.9258
Line Course: N 64-07-19 E Length: 12.00
North: 683534.0558 East : 1511955.7225
Line Course: N 25-52-41 W Length: 35.50
North: 683565.9960 East : 1511940.2283
Line Course: S 64-07-19 W Length: 12.00
North: 683560.7585 East : 1511929.4316
Line Course: N 25-52-41 W Length: 159.56
North: 683704.3186 East : 1511859.7905
Line Course: S 64-07-19 W Length: 104.48
North: 683658.7176 East : 1511765.7872
Line Course: S 25-52-41 E Length: 156.10
North: 683518.2705 East : 1511833.9182
Line Course: S 64-07-19 W Length: 25.00
North: 683507.3591 East : 1511811.4250
Line Course: S 25-52-41 E Length: 43.00
North: 683468.6709 East : 1511830.1927
Line Course: N 64-07-19 E Length: 25.00
North: 683479.5823 East : 1511852.6858
Line Course: S 25-52-41 E Length: 40.90
North: 683442.7836 East : 1511870.5369
Line Course: N 64-07-19 E Length: 102.02
North: 683487.3110 East : 1511962.3269
Line Course: N 54-00-25 E Length: 2.50
North: 683488.7802 East : 1511964.3496
Line Course: N 76-28-52 W Length: 0.00
North: 683488.7802 East : 1511964.3496

Perimeter: 762.56 Area: 26,575 S.F. 0.61 Acres

LOT 3

North: 683183.6130 East : 1512140.3357
Line Course: S 76-38-35 W Length: 115.40
North: 683156.9537 East : 1512028.0573
Curve Length: 118.22 Radius: 470.00
Delta: 14-24-41 Tangent: 59.42
Chord: 117.91 Course: N 43-12-03 W
Course In: N 39-35-36 E Course Out: S 54-00-17 W
RP North: 683519.1298 East : 1512327.6045
End North: 683242.9020 East : 1511947.3437
Line Course: N 35-59-43 W Length: 204.77
North: 683408.5744 East : 1511826.9966
Curve Length: 83.11 Radius: 470.00
Delta: 10-07-53 Tangent: 41.66
Chord: 83.00 Course: N 30-55-46 W
Course In: N 54-00-17 E Course Out: S 64-08-10 W
RP North: 683684.8021 East : 1512207.2573
End North: 683479.7718 East : 1511784.3359
Line Course: N 25-51-50 W Length: 212.02
North: 683670.5543 East : 1511691.8454
Curve Length: 39.29 Radius: 170.00
Delta: 13-14-36 Tangent: 19.73
Chord: 39.21 Course: N 19-14-32 W
Course In: N 64-08-10 E Course Out: S 77-22-46 W
RP North: 683744.7142 East : 1511844.8170
End North: 683707.5704 East : 1511678.9244
Line Course: N 77-22-47 E Length: 61.92
North: 683721.0992 East : 1511739.3484
Line Course: S 12-37-13 E Length: 11.00
North: 683710.3650 East : 1511741.7518
Line Course: N 77-22-47 E Length: 266.13
North: 683768.5113 East : 1512001.4519
Line Course: S 13-21-25 E Length: 601.16
North: 683183.6129 East : 1512140.3300
Line Course: N 88-15-45 E Length: 0.01
North: 683183.6132 East : 1512140.3400

Perimeter: 1713.03 Area: 147,947 S.F. 3.40 Acres

LOT 4

North: 684014.0505 East : 1511908.9210
Line Course: S 49-46-57 E Length: 56.09
 North: 683977.8337 East : 1511951.7513
Line Course: S 13-21-25 E Length: 215.14
 North: 683768.5133 East : 1512001.4522
Line Course: S 77-22-47 W Length: 266.13
 North: 683710.3669 East : 1511741.7521
Line Course: N 12-37-13 W Length: 11.00
 North: 683721.1012 East : 1511739.3487
Line Course: S 77-22-47 W Length: 61.92
 North: 683707.5724 East : 1511678.9247
Curve Length: 218.09 Radius: 170.00
 Delta: 73-30-18 Tangent: 126.96
 Chord: 203.44 Course: N 24-07-56 E
 Course In: N 77-22-47 E Course Out: N 29-06-55 W
 RP North: 683744.7154 East : 1511844.8174
 End North: 683893.2347 East : 1511762.1008
Curve Length: 191.17 Radius: 530.00
 Delta: 20-40-01 Tangent: 96.64
 Chord: 190.14 Course: N 50-33-03 E
 Course In: N 29-06-56 W Course Out: S 49-46-57 E
 RP North: 684356.2639 East : 1511504.2173
 End North: 684014.0477 East : 1511908.9247
Line Course: N 52-58-39 W Length: 0.00
 North: 684014.0477 East : 1511908.9247

Perimeter: 1019.55 Area: 59,317 S.F. 1.36 Acres



RECEIVED

JUL 28 2013

In Response to the Gramm – Leach – Bliley Act Effective 7/1/2001 KITTITAS COUNTY
GDS

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use the information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies may include financial service providers, exchange companies, other title insurance companies, escrow collection companies, foreclosure companies, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Fidelity National Financial, Inc.
Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Effective Date: 5/1/2008

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

NO. 0118487

LIABILITY \$1,000.00

FEE \$250.00

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0118487-2013.72030-89130108

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: 06/17/2013

CHICAGO TITLE INSURANCE COMPANY

By Marlene Wyatt
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

WA2011 0118487
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: Arnold M. P. [Signature] President
ATTEST Tom C. [Signature] Secretary



SUBDIVISION GUARANTEE

Office File Number : 0118487
Guarantee Number : WA2011-46-0118487-2013.72030-89130108
Dated : June 17, 2013, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : EAST AHM

Name of Assured: **ESM CIVIL ENGINEERING & EAST AHM DEVELOPMENT, LLC**

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lot 1, SUNCADIA – PHASE 1 DIVISION 12, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 155 through 158, records of said County; being a portion of Tract Z-1, of SUNCADIA – PHASE 1 DIVISION 9, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 78 through 82, records of said County, now known as Units A-100 thru A-108 and A-110 through A-310, TRAILHEAD CONDOMINIUM, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 199 through 205, records of said County.

AND

Lots 2, 3 and 4, SUNCADIA – PHASE 1 DIVISION 12, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 155 through 158, records of said County; being portions of Tract Z-1, of SUNCADIA – PHASE 1 DIVISION 9, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 78 through 82, records of said County.

Title to said real property is vested in:

EAST AHM DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Delinquent general taxes and assessments for the following year(s), in the stated amounts, plus interest and penalty:

<u>Year</u>	<u>Amount</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
2011	\$ 3,069.71	20-15-19058-0001 (956047)	A-100
2012	\$ 3,041.92	20-15-19058-0001 (956047)	A-100
2013	\$ 1,867.05	20-15-19058-0001 (956047)	A-100
2011	\$ 2,737.01	20-15-19058-0002 (956048)	A-101
2012	\$ 2,712.24	20-15-19058-0002 (956048)	A-101
2013	\$ 1,658.53	20-15-19058-0002 (956048)	A-101
2011	\$ 2,737.01	20-15-19058-0003 (956049)	A-102
2012	\$ 2,712.24	20-15-19058-0003 (956049)	A-102
2013	\$ 1,658.53	20-15-19058-0003 (956049)	A-102
2011	\$ 2,737.01	20-15-19058-0004 (956050)	A-103
2012	\$ 2,712.24	20-15-19058-0004 (956050)	A-103
2013	\$ 1,658.53	20-15-19058-0004 (956050)	A-103
2011	\$ 3,069.71	20-15-19058-0005 (956051)	A-104
2012	\$ 3,041.92	20-15-19058-0005 (956051)	A-104
2013	\$ 1,867.05	20-15-19058-0005 (956051)	A-104
2011	\$ 3,069.71	20-15-19058-0006 (956052)	A-105
2012	\$ 3,041.92	20-15-19058-0006 (956052)	A-105
2013	\$ 1,867.05	20-15-19058-0006 (956052)	A-105
2011	\$ 1,717.62	20-15-19058-0007 (956053)	A-106
2012	\$ 1,702.07	20-15-19058-0007 (956053)	A-106
2013	\$ 1,095.90	20-15-19058-0007 (956053)	A-106
2011	\$ 2,737.01	20-15-19058-0008 (956054)	A-107
2012	\$ 2,712.24	20-15-19058-0008 (956054)	A-107
2013	\$ 1,658.53	20-15-19058-0008 (956054)	A-107
2011	\$ 2,737.01	20-15-19058-0009 (956055)	A-108
2012	\$ 2,712.24	20-15-19058-0009 (956055)	A-108
2013	\$ 1,658.53	20-15-19058-0009 (956055)	A-108
2011	\$ 3,069.71	20-15-19058-0010 (956056)	A-110
2012	\$ 3,041.92	20-15-19058-0010 (956056)	A-110
2013	\$ 1,867.05	20-15-19058-0010 (956056)	A-110

(SCHEDULE B) (CONTINUED)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

(SPECIAL EXCEPTION NO. 4 CONTINUED)

2011	\$ 3,167.80	20-15-19058-0011 (956057)	A-200
2012	\$ 3,139.14	20-15-19058-0011 (956057)	A-200
2013	\$ 1,867.05	20-15-19058-0011 (956057)	A-200
2011	\$ 2,835.12	20-15-19058-0012 (956058)	A-201
2012	\$ 2,809.46	20-15-19058-0012 (956058)	A-201
2013	\$ 1,867.05	20-15-19058-0012 (956058)	A-201
2011	\$ 2,835.12	20-15-19058-0013 (956059)	A-202
2012	\$ 2,809.46	20-15-19058-0013 (956059)	A-202
2013	\$ 1,658.53	20-15-19058-0013 (956059)	A-202
2011	\$ 2,835.12	20-15-19058-0014 (956060)	A-203
2012	\$ 2,809.46	20-15-19058-0014 (956060)	A-203
2013	\$ 1,658.53	20-15-19058-0014 (956060)	A-203
2011	\$ 3,167.80	20-15-19058-0015 (956061)	A-204
2012	\$ 3,139.14	20-15-19058-0015 (956061)	A-204
2013	\$ 1,867.05	20-15-19058-0015 (956061)	A-204
2011	\$ 3,167.80	20-15-19058-0016 (956062)	A-205
2012	\$ 3,139.14	20-15-19058-0016 (956062)	A-205
2013	\$ 1,867.05	20-15-19058-0016 (956062)	A-205
2011	\$ 1,815.72	20-15-19058-0017 (956063)	A-206
2012	\$ 1,799.28	20-15-19058-0017 (956063)	A-206
2013	\$ 1,095.90	20-15-19058-0017 (956063)	A-206
2011	\$ 2,835.12	20-15-19058-0018 (956064)	A-207
2012	\$ 2,809.46	20-15-19058-0018 (956064)	A-207
2013	\$ 1,658.53	20-15-19058-0018 (956064)	A-207
2011	\$ 2,835.12	20-15-19058-0019 (956065)	A-208
2012	\$ 2,809.46	20-15-19058-0019 (956065)	A-208
2013	\$ 1,658.53	20-15-19058-0019 (956065)	A-208
2011	\$ 1,815.72	20-15-19058-0020 (956066)	A-209
2012	\$ 1,799.28	20-15-19058-0020 (956066)	A-209
2013	\$ 1,095.90	20-15-19058-0020 (956066)	A-209
2011	\$ 3,167.80	20-15-19058-0021 (956067)	A-210
2012	\$ 3,139.14	20-15-19058-0021 (956067)	A-210
2013	\$ 1,867.05	20-15-19058-0021 (956067)	A-210
2011	\$ 3,265.91	20-15-19058-0022 (956068)	A-300
2012	\$ 3,236.35	20-15-19058-0022 (956068)	A-300
2013	\$ 1,944.11	20-15-19058-0022 (956068)	A-300
2011	\$ 2,933.21	20-15-19058-0023 (956069)	A-301
2012	\$ 2,906.67	20-15-19058-0023 (956069)	A-301
2013	\$ 1,735.59	20-15-19058-0023 (956069)	A-301
2011	\$ 2,933.21	20-15-19058-0024 (956070)	A-302
2012	\$ 2,906.67	20-15-19058-0024 (956070)	A-302
2013	\$ 1,735.59	20-15-19058-0024 (956070)	A-302
2011	\$ 2,933.21	20-15-19058-0025 (956071)	A-303
2012	\$ 2,906.67	20-15-19058-0025 (956071)	A-303
2013	\$ 1,735.59	20-15-19058-0025 (956071)	A-303
2011	\$ 3,265.91	20-15-19058-0026 (956072)	A-304
2012	\$ 3,236.35	20-15-19058-0026 (956072)	A-304
2013	\$ 1,944.11	20-15-19058-0026 (956072)	A-304
2011	\$ 3,265.91	20-15-19058-0027 (956073)	A-305
2012	\$ 3,236.35	20-15-19058-0027 (956073)	A-305
2013	\$ 1,944.11	20-15-19058-0027 (956073)	A-305

(SCHEDULE B) (CONTINUED)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

(SPECIAL EXCEPTION NO. 4 CONTINUED)

2011	\$ 1,913.81	20-15-19058-0028 (956074)	A-306
2012	\$ 1,896.49	20-15-19058-0028 (956074)	A-306
2013	\$ 1,172.96	20-15-19058-0028 (956074)	A-306
2011	\$ 2,933.21	20-15-19058-0029 (956075)	A-307
2012	\$ 2,906.67	20-15-19058-0029 (956075)	A-307
2013	\$ 1,735.59	20-15-19058-0029 (956075)	A-307
2011	\$ 2,933.21	20-15-19058-0030 (956076)	A-308
2012	\$ 2,906.67	20-15-19058-0030 (956076)	A-308
2013	\$ 1,735.59	20-15-19058-0030 (956076)	A-308
2011	\$ 1,913.81	20-15-19058-0031 (956077)	A-309
2012	\$ 1,896.49	20-15-19058-0031 (956077)	A-309
2013	\$ 1,172.96	20-15-19058-0031 (956077)	A-309
2011	\$ 3,267.54	20-15-19058-0032 (956078)	A-310
2012	\$ 3,237.97	20-15-19058-0032 (956078)	A-310
2013	\$ 1,945.04	20-15-19058-0032 (956078)	A-310
2011	\$ 13,463.66	20-15-19055-0002 (954845)	Lot 2
2012	\$ 13,342.14	20-15-19055-0002 (954845)	Lot 2
2013	\$ 9,618.66	20-15-19055-0002 (954845)	Lot 2
2011	\$ 8,333.19	20-15-19055-0003 (954846)	Lot 3
2012	\$ 8,258.10	20-15-19055-0003 (954846)	Lot 3
2013	\$ 4,970.05	20-15-19055-0003 (954846)	Lot 3

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

Note: 20-15-19055-0004 (954847) Lot 4 (Inactive Parcel – now Common Area of Trailhead Condominium and assessed through all condo units)

5. 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.
6. 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.
7. 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.
8. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Unit Owners Association of Trailhead Condominium.

(SCHEDULE B) (CONTINUED)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

9. 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)

10. 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;

Present ownership and other matters affecting said reservation not shown herein.

11. Amended and Restated Development Agreement relating to the development commonly known as Suncadia Master Planned Resort, and the terms and conditions thereof, executed by and between the parties herein named;
Between : Kittitas County, a Washington municipal corporation and Suncadia LLC, a Delaware limited liability company
Recorded : April 16, 2009
Auditor's File No. : 200904160090

Said document amends and restates the 2000 Agreement recorded October 24, 2000 under Kittitas County Auditor's File No. 200010240006.

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. 200906120039.

12. 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

13. 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.

(SCHEDULE B) (CONTINUED)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

14. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on October 23, 2007, under Kittitas County Auditor's File No. 200710230009.
In favor of : Suncadia Environmental Company LLC, a Washington limited liability company
For : Storm Drainage Utility easement
Affects : Portion of subject property

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.

Twelfth Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Residential Areas, including the terms and provisions thereof, recorded March 27, 2009, under Auditor's File No. 200903270051.

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.

Fourteenth Supplemental Declaration to Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, including the terms and provisions thereof, recorded March 27, 2009, under Auditor's File No. 200903270053.

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.

Fourteenth Supplement to the Second Amended and Restated Covenant for Community Enhancement, including the terms and provisions thereof, recorded March 27, 2009, under Auditor's File No. 200903270052.

(SCHEDULE B) (CONTINUED)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

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

19. DEED OF TRUST, and the terms and conditions thereof:

Grantor : East AHM, LLC, a Washington limited liability company
Trustee : AmeriTitle
Beneficiary : Suncadia, LLC, a Delaware limited liability company
Amount : For the performance of the obligations secured hereby
Dated : December 27, 2007
Recorded : December 28, 2007
Auditor's File No. : 200712280065

Subordination Agreement dated June 6, 2008, and recorded June 12, 2008, under Kittitas County Auditor's File No. 200806120043; referencing the Deed of Trust recorded under Auditor's File No. 200712280065 and the Deed of Trust recorded under Auditor's File No. 200806120042.

20. DEED OF TRUST, and the terms and conditions thereof:

Grantor : East AHM Development, LLC, a Washington limited liability company
Trustee : AmeriTitle
Beneficiary : Frontier Bank
Amount : \$16,135,000.00, plus interest
Dated : June 9, 2008
Recorded : June 12, 2008
Auditor's File No. : 200806120042
Affects : Said premises and other land

Subordination Agreement dated June 6, 2008, and recorded June 12, 2008, under Kittitas County Auditor's File No. 200806120043; referencing the Deed of Trust recorded under Auditor's File No. 200712280065 and the Deed of Trust recorded under Auditor's File No. 200806120042.

Assignment of said Deed of Trust:

Assignee : Union Bank, N.A.
Dated : July 27, 2010
Recorded : August 13, 2010
Auditor's File No. : 201008130043

21. Matters disclosed on the Suncadia Phase 1, Division 12 Binding Site Plan recorded July 18, 2008, Book 11 of Plats, Pages 155 through 158, under Auditor's File No. 200807180026, including but not limited to the following:

- a) 10' utility easement
- b) Notes contained thereon

22. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on February 24, 2009, under Kittitas County Auditor's File No. 200902240025.

In favor of : Puget Sound Energy, Inc., a Washington corporation
For : Purposes of transmission, distribution and sale of gas and electricity
Affects : Portion of said premises and other land

(SCHEDULE B) (CONTINUED)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

23. Matters disclosed on the Trailhead Condominium Plat recorded June 3, 2009, Book 11 of Plats, pages 199 through 205, under Auditor's File No. 200906030046, including but not limited to the following:
- a) Dedication thereon
 - b) 10' utilities easement located in Lots 1 and 4
 - c) Notes contained thereon
24. Condominium Declaration Containing Covenants, Conditions, Restrictions and Reservations for Trailhead Condominium, recorded June 3, 2009, under Kittitas County Auditor's File No. 200906030047, 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.
25. Declaration of Covenant, recorded July 17, 2009, under Kittitas County Auditor's File No. 200907170012, 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.
26. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : East AHM Development, LLC, a Washington limited liability company
 - Trustee : AmeriTitle
 - Beneficiary : David M. Allegre, individual
 - Amount : \$500,000.00, plus interest
 - Dated : August 17, 2009
 - Recorded : December 18, 2009
 - Auditor's File No. : 200912180003
 - Affects : Units A-100 through A-310
27. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on January 27, 2010, under Kittitas County Auditor's File No. 201001270024.
- In favor of : Puget Sound Energy, Inc., a Washington corporation
 - For : Purposes of transmission, distribution and sale of electricity and natural gas
 - Affects : 10 foot strip adjoining all roads shown on the plat
28. Pendency of Superior Court
- Cause No. : 10-2-00047-2
 - Records of : Kittitas County, Washington
 - Plaintiff : OAC Services, Inc., a Washington corporation, formerly known as Olympic Associates Company
 - Defendants : East AHM, LLC; East AHM Development, LLC; David M. Allegre, AmeriTitle, Inc.; OSO Lumber, Inc.; Ferguson Enterprises, Inc.; Stanton Plumbing, Inc.; Elite Floor Covering, Inc.; Marson & Marson Lumber, Inc.; Keller Supply Co.; All Aces Paving, Inc.; De Waard & Bode, Inc.; Milwaukie Lumber Co. & Stark Street Lumber; Pacific Coast Door and Moulding; Exteriors Design, LLC; Modern Northwest, Inc.; Pacific Overhead Door, Inc.; Brad & Burke Heat and Air Conditioning, Inc.; H & M Electric, Inc. and Pilot Home Systems, L.L.C.

(SCHEDULE B) (CONTINUED)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

(SPECIAL EXCEPTION NO. 28 CONTINUED)

Action for : Foreclosure of Lien under complaint filed
On : February 4, 2010 and as amended March 18, 2010
Attorney for Plaintiff : Douglas J. Green

Said Complaint is to foreclose a Lien recorded June 4, 2009, under Auditor's File No. 200906040007.

Amended Complaint filed March 18, 2010.

29. Pendency of Superior Court

Cause No. : 10-2-00149-5
Records of : Kittitas County, Washington
Plaintiff : Upper County Iron Works, LLC, a Washington limited liability company
Defendants : East AHM Development, LLC; Brad & Burke, Inc.; Cedar County Landscaping, Inc.; Morgan Creek Log Homes, LLC; H & M Electric, Inc.; Pilot Home Systems, LLC; Picatti Brothers, Inc., dba Future Link Communications; David M. Allegra; and Stanton Plumbing, Inc.

Action for : Monies Due and for Foreclosure of Lien under complaint filed
On : April 8, 2010
Attorney for Plaintiff : Richard T. Cole

Said Complaint is to foreclose a Lien recorded October 9, 2009, under Auditor's File No. 200910090052.

30. Pendency of Superior Court

Cause No. : 10-2-00211-4
Records of : Kittitas County, Washington
Plaintiff : Consolidated Electrical Distributors, Inc., a Delaware corporation
Defendants : East AHM Development LLC, a Washington limited liability company; Jeffrey D. Hansell, individually and on behalf of his marital community; Jane Doe Hansell, on behalf of her marital community; and Travelers Casualty and Surety Company, a Connecticut corporation

Action for : On Account Breach of Contract under complaint filed
On : May 20, 2010
Attorney for Plaintiff : Douglas R. Hookland

We note that a Clerk's Order of Dismissal was entered December 23, 2011.

31. Pendency of Superior Court

Cause No. : 10-2-00259-9
Records of : Kittitas County, Washington
Plaintiff : Cedar County Landscaping, Inc., a Washington corporation
Defendants : East Ahm Development, LLC; Travelers Casualty and Surety Company and Bond No. 105125501; Brad & Burke, Inc.; Morgan Creek Log Homes, LLC; H & M Electric, Inc.; Pilot Home Systems, LLC; Picatti Brothers, Inc. dba Future Link Communications; David M. Allegre and "Jane Doe" Allegre; Upper County Ironworks, LLC, and Stanton Plumbing, Inc.

Action for : Complaint For Breach of Contract and to Foreclose Lien under complaint filed
On : June 21, 2010
Attorney for Plaintiff : John M. Casey

(SCHEDULE B) (CONTINUED)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

(SPECIAL EXCEPTION NO. 31 CONTINUED)

Said Complaint is to foreclose on Lien recorded October 28, 2009, under Auditor's File No. 200910280021.

We note that a Clerk's Order of Dismissal was entered on November 13, 2012.

32. Pendency of Superior Court
Cause No. : 10-2-00334-0
Records of : Kittitas County, Washington
Plaintiff : Picatti Bros. Inc., dba Industrial Service & Electric
Defendants : East Ahm Development, LLC, a Washington corporation; David M. Allegre; Stanton Plumbing, Inc. and Travelers Casualty and Surety Company, a Connecticut corporation
Action for : Complaint For Judgment and Foreclosure of Lien under complaint filed
On : August 3, 2010
Attorney for Plaintiff : Russell J. Mazzola

Said Complaint is to foreclose on Lien recorded December 4, 2009, under Auditor's File No. 200912040039.

33. Judgment filed in Superior Court of Kittitas County, Washington:
Judgment Debtor : East AHM Development LLC, a Washington corporation
Judgment Creditor : Precision Water Jet, Inc., a Washington corporation
In the amount of : \$43,673.93, together with any interest, costs and/or attorney fees
Dated : March 7, 2011
Entered : March 7, 2011
Judgment No. : 11-9-00147-2
Cause No. : 10-2-00152-5
Attorney For Judgment Creditor : Stephen Demarest

34. Pendency of Superior Court
Cause No. : 11-2-00166-3
Records of : Kittitas County, Washington
Plaintiff : Union Bank, N.A., successor-in-interest to the Federal Deposit Insurance Corporation, as receiver of Frontier Bank
Defendants : East AHM Development, LLC, a Washington limited liability company
Action for : Complaint for Appointment of General Receiver under complaint filed
On : April 28, 2011
Attorney for Plaintiff : Bruce J. Borrus and Bryan J. Case

35. Claim of lien, by hereinafter named claimant, recorded on May 13, 2011, under Kittitas County Auditor's File No. 201105130015,
Claimant : Suncadia Residential Owners Association
Against : East AHM, LLC
For : Dues and Assessments
Amount : \$17,360.63

END OF EXCEPTIONS

(SCHEDULE B) (CONTINUED)

File No. 0118487

Guarantee Number: WA2011-46-0118487-2013.72030-89130108

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

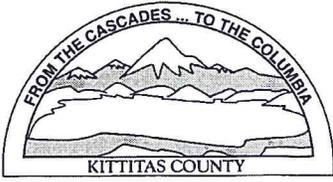
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

MW/lmw

1 cc: Hansell Mitzell LLC: Jeff Hansell
jeffh@hansellmitzel.com

1 cc: ESM Civil Engineering: Cindy Flood
cindy.flood@esmcivil.com



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

RECEIPT NO.: 00018193

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027331

Date: 7/23/2013

Applicant: EAST AHM DEVELOPMENT LLC

Type: check # 5151

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BS-13-00001	EH BINDING SITE PLAN	312.50
BS-13-00001	FIRE MARSHAL BINDING SITE	262.00
BS-13-00001	PUBLIC WORKS BINDING SITE PLAN	301.00
BS-13-00001	CDS FEE FOR PLAT	1,667.50
	Total:	2,543.00