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# SUNCADIA - PHASE 1 DIVISION 12 A BINDING SITE PLAN

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\$100.00  
LATHROP  
KITITAS COUNTY AUDITOR  
Page 1 of 2

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITITAS COUNTY, WASHINGTON  
KITITAS COUNTY BINDING SITE PLAN NUMBER BSP-08-01  
TAX PARCEL NUMBER : 20-15-19054-0005

### DECLARATION

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

EAST AHM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]  
ITS: CO-MANAGING MEMBER

STATE OF WASHINGTON }  
COUNTY OF Kititas } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jeffrey Hansell TO ME KNOWN TO BE THE CO-MANAGING MEMBER OF EAST AHM, 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 20th DAY OF June, 2008.



Valerie L. Soma  
PRINTED NAME: Valerie L. Soma  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 2-27-2010

### RATIFICATION OF LENDER:

KNOW ALL MEN BY THESE PRESENTS, THAT FRONTIER BANK, 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.

FRONTIER BANK  
BY: Mary K. Jole  
S. V.P.

STATE OF WASHINGTON }  
COUNTY OF Snohomish } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Mary K. Jole TO ME KNOWN TO BE THE S. VICE PRES. OF FRONTIER BANK, 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 23 DAY OF June, 2008.



Beverly K. Peterson  
PRINTED NAME: Beverly K. Peterson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 1/29/12

KNOW ALL MEN BY THESE PRESENTS, THAT 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.

SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

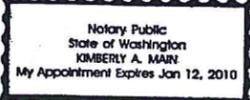
BY: EASTON RIDGE INVESTORS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: Ronald D. Olstad  
ITS: MANAGING DIRECTOR

STATE OF WASHINGTON }  
COUNTY OF KITITAS } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RONALD D. OLSTAD, TO ME KNOWN TO BE THE MANAGING DIRECTOR OF EASTON RIDGE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19th DAY OF June, 2008.

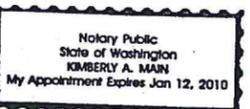


Kimberly A. Main  
PRINTED NAME: Kimberly A. Main  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: Jan 12, 2010

STATE OF WASHINGTON }  
COUNTY OF KITITAS } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DEL E. GOEHRING, TO ME KNOWN TO BE THE SENIOR VICE PRESIDENT - FINANCE OF EASTON RIDGE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19th DAY OF June, 2008.



Kimberly A. Main  
PRINTED NAME: Kimberly A. Main  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: Jan 12, 2010

### LEGAL DESCRIPTION

TRACT Z-1, PLAT OF "SUNCADIA - PHASE 1 DIVISION 9", IN COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, RECORDS OF SAID COUNTY.

### APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER  
EXAMINED AND APPROVED THIS 26 DAY OF June, A.D., 2008.



CERTIFICATE OF COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR  
I HEREBY CERTIFY THAT THE 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 KITITAS COUNTY.

DATED THIS 14th DAY OF July, A.D., 2008.



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 24 DAY OF June, A.D., 2008.

[Signature]  
KITITAS COUNTY TREASURER



CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE 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 3rd DAY OF July, A.D., 2008.

[Signature]  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE 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 24 DAY OF June, A.D., 2008.

[Signature]  
KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 15th DAY OF July, A.D., 2008.

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON

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

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 18 DAY OF July, 2008, AT 40 MINUTES PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 11 OF PLATS, ON PAGES 155-158, RECORDS OF KITITAS COUNTY, WASHINGTON.

[Signature]  
DEPUTY COUNTY AUDITOR

[Signature]  
KITITAS COUNTY AUDITOR  
AUDITOR'S FILE NO. 200807180026

### SURVEYOR'S CERTIFICATE

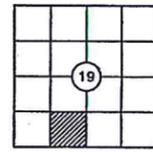
I HEREBY CERTIFY THAT THIS BINDING SITE PLAN OF "SUNCADIA - PHASE 1 DIVISION 12" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE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

DATED THIS 13th DAY OF June, A.D., 2008.

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

### SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 20 NORTH  
RANGE 15 EAST, W.M.

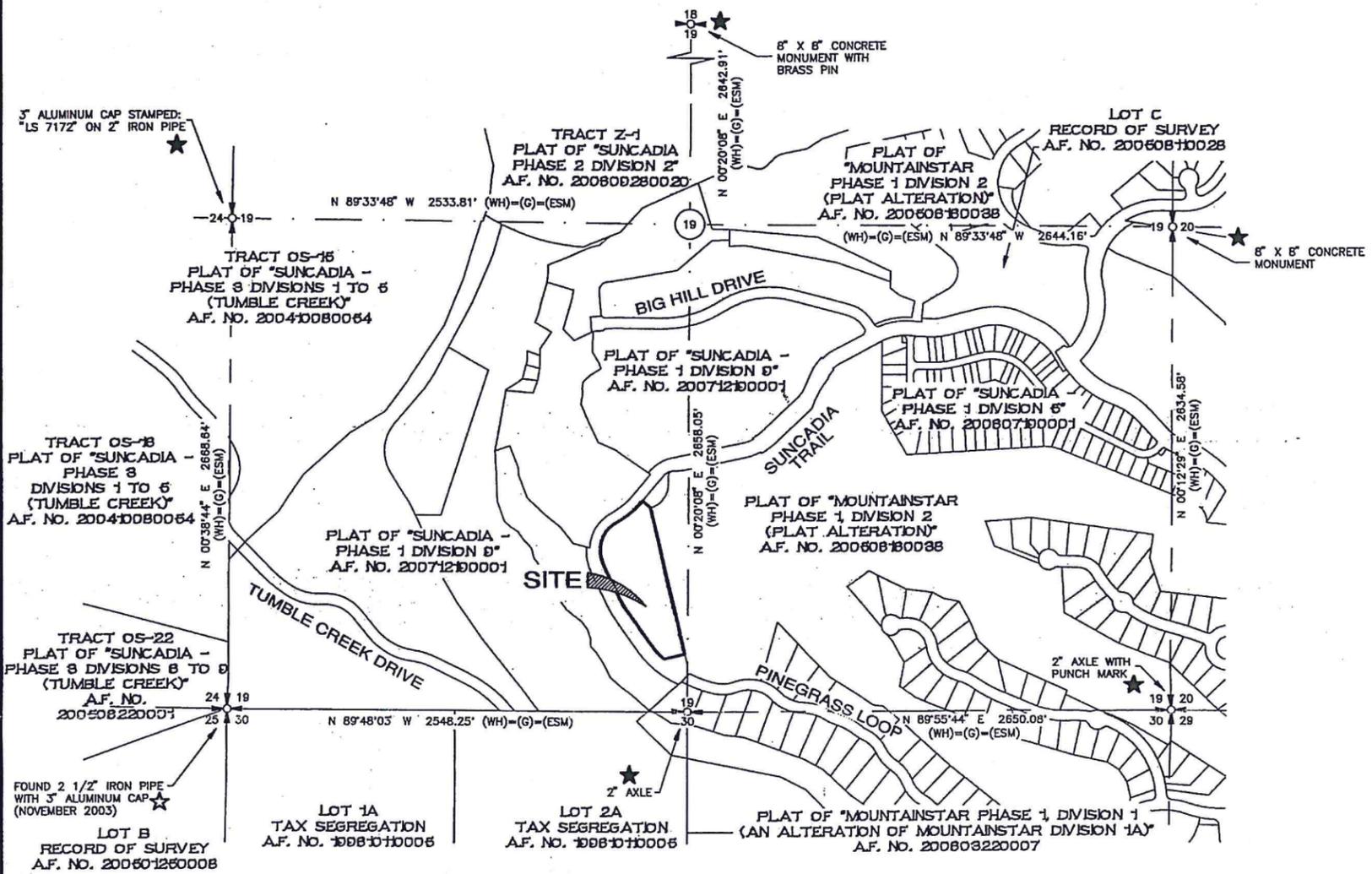


<b>ESM CONSULTING ENGINEERS LLC</b>		FEDERAL WAY (253) 838-8113 BOTHELL (425) 415-8144 ELLESBURG (509) 982-2008	VOLUME/PAGE 11-155
33915 1st Way South #200 Federal Way, WA 98003			
www.esmcivil.com			
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture	
DATE: 2008-06-02	JOB NO. 1437-001-007-0002		
DRAWN BY: DLK/CAF/FD/RW	SHEET 1 OF 4		

# SUNCADIA - PHASE 1 DIVISION 12 A BINDING SITE PLAN

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

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H 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. 200407280063.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.
- ☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.

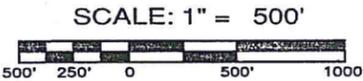
**BASIS OF BEARINGS:**

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

**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 MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

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<b>ESM CONSULTING ENGINEERS LLC</b>		
33915 1st Way South #200 Federal Way, WA 98003		
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Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
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DRAWN BY: DLR/CAF/FD/RW	SHEET 2 OF 4	

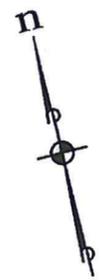
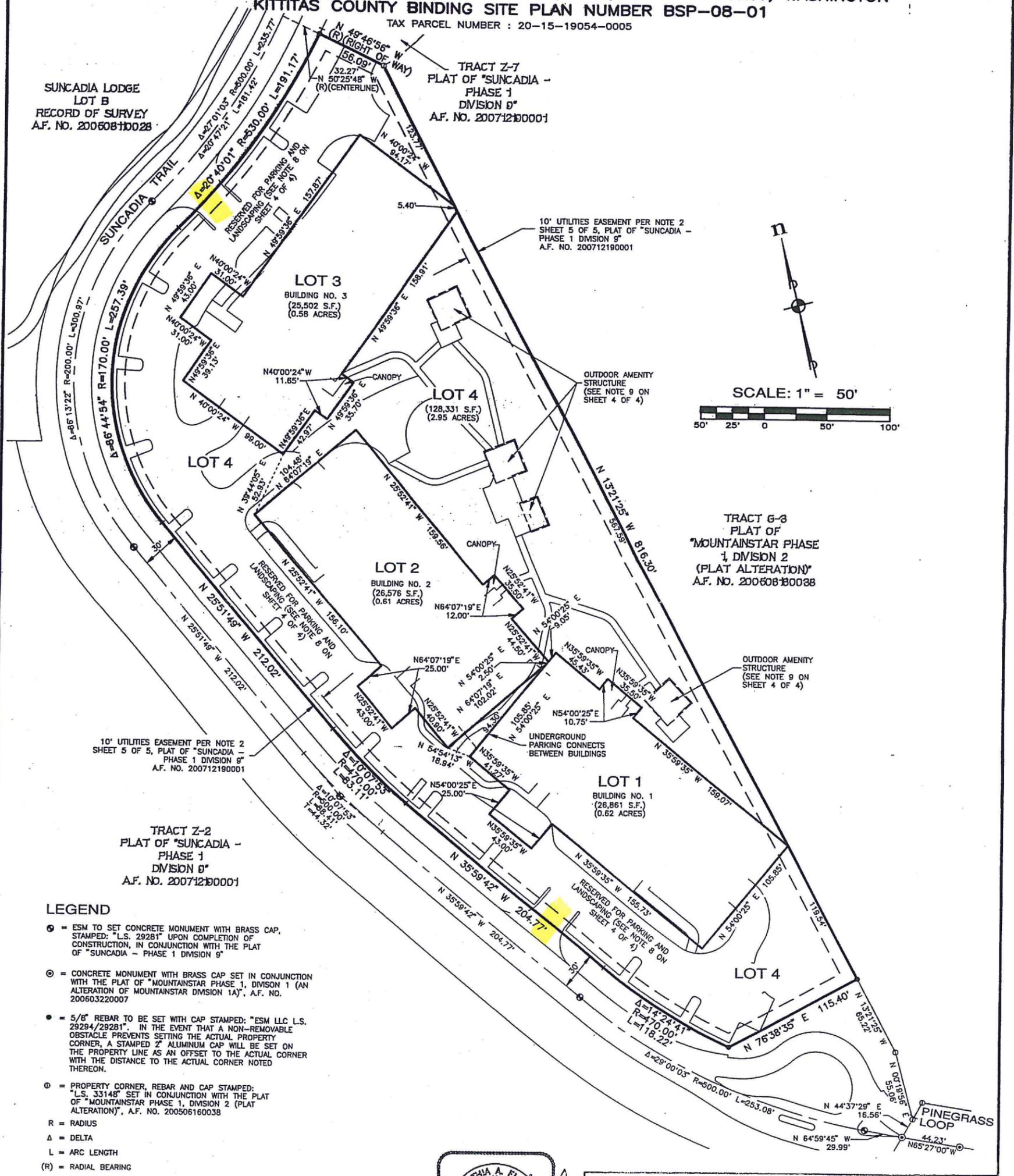
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Box Req.  
3/4" x 4"

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# SUNCADIA - PHASE 1 DIVISION 12 A BINDING SITE PLAN

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITITAS COUNTY, WASHINGTON  
 KITITAS COUNTY BINDING SITE PLAN NUMBER BSP-08-01  
 TAX PARCEL NUMBER : 20-15-19054-0005



SCALE: 1" = 50'  
 50' 25' 0 50' 100'

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

TRACT Z-7  
 PLAT OF "SUNCADIA -  
 PHASE 1  
 DIVISION 9"  
 A.F. NO. 20071210001

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

TRACT G-8  
 PLAT OF  
 "MOUNTAINSTAR PHASE  
 1, DIVISION 2  
 (PLAT ALTERATION)"  
 A.F. NO. 20060810038

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

TRACT Z-2  
 PLAT OF "SUNCADIA -  
 PHASE 1  
 DIVISION 9"  
 A.F. NO. 20071210001

### LEGEND

- ⊙ = ESM TO SET CONCRETE MONUMENT WITH BRASS CAP, STAMPED: "LS. 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: "LS. 33148" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200506160038
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER

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



06-16-2008

**ESM CONSULTING ENGINEERS LLC**  
 33915 1st Way South #200  
 Federal Way, WA 98003  
 www.esmcivil.com

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

FEDERAL WAY (253) 838-8113  
 BOTHELL (425) 415-6144  
 ELLENSBURG (509) 962-2608

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1770-001-013-0001

**SUNCADIA - PHASE 1 DIVISION 12  
A BINDING SITE PLAN**

**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**

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**NOTES**

1. THIS BINDING SITE PLAN REPRESENTS A SUBDIVISION OF TRACT Z-1 OF SUNCADIA PHASE 1 - DIVISION 9 RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, RECORDS OF KITTITAS COUNTY, WASHINGTON, INTO FOUR (4) SEPARATE LOTS OF RECORD PURSUANT TO KITTITAS COUNTY CODE 16.05 AND RCW 58.17.035(3). THIS BINDING SITE PLAN IS SUBJECT TO THE PLAT NOTES, EASEMENTS OR OTHER MATTERS SET FORTH IN SAID PLAT WHICH CREATED TRACT Z-1, WHICH MATTERS ARE SPECIFICALLY NOT SUPERSEDED BY THIS BINDING SITE PLAN.
2. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS 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 SHALL 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 BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.
3. NOTHING IN THIS BINDING SITE PLAN OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE 'DEVELOPMENT AGREEMENT BY AND BETWEEN KITTITAS COUNTY, 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').
4. THIS BINDING SITE PLAN IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ('CCR'S') 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 CONDOMINIUM UNITS.
5. LOTS 1, 2 AND 3 ARE 'ZERO LOT LINE' LOTS AND THE STRUCTURES CONSTRUCTED THEREON ARE NOT SUBJECT TO SET BACK REQUIREMENTS. MATTERS AFFECTING THE USE OF LOTS 1, 2 AND 3 WILL BE CONTROLLED BY THE PROVISIONS OF DECLARATIONS FILED PURSUANT TO CHAPTER 64.34 REVISED CODE OF WASHINGTON.
6. LOTS 1, 2 AND 3 ARE ACCESSED FROM PLATTED ROADS WITHIN THE RESORT OVER AND ACROSS THE DRIVEWAY AND PARKING AREAS OF LOT 4 OF THIS BINDING SITE PLAN AS GENERALLY DEPICTED HEREIN. THE TERMS OF THAT ACCESS SHALL BE FURTHER DEFINED BY AND SET FORTH IN AN EASEMENT(S) OR CONDOMINIUM DECLARATION(S) TO BE RECORDED IN THE FUTURE.
7. 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 AUDITOR'S FILE NO. 200710230009, AS NOW OR HEREAFTER AMENDED. THE LOCATION OF SAID EASEMENT IS NOT DEPICTED HEREIN.
8. 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.
9. OUTDOOR AMENITY STRUCTURES AND PEDESTRIAN PATHS DEPICTED ON SHEET 3 OF THE BINDING SITE PLAN NEED NOT BE BUILT. THE LOCATION OF OUTDOOR AMENITY STRUCTURES AND PEDESTRIAN PATHS ON SHEET 3 ARE APPROXIMATE.
10. 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 ENCR OACH INTO THE SETBACK AREA.



<b>ESM CONSULTING ENGINEERS, LLC.</b>			FEDERAL WAY: (253) 838-6113 BOTHELL: (425) 415-8144 ELLENBURG: (509) 982-2608
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