

From: [Dusty Pilkington](#)
To: [Christy Garcia](#)
Subject: BL-17-00017 Highway 9
Date: Monday, December 18, 2017 5:15:37 PM

[BL-16-00017 Highway 9](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above for finalization.

Thank You,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: [Christy Garcia](#)
Subject: BL-17-00017 Highway 9
Date: Monday, December 18, 2017 5:15:37 PM

[BL-16-00017 Highway 9](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above for finalization.

Thank You,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 12th, 2017

Highway 9 Office Park Center LLC
9623 32nd ST SE STE D112
Lake Stevens, WA
98258

Jeff Hansell
PO Box 669
Cle Elum, WA
98922

RE: Highway 9 Boundary Line Adjustment, File Number BL-16-00017
Parcel Numbers: 20-15-19055-0003 (954846)
Lot 3 Suncadia Division 12

To all concerned,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works and Fire Marshall's Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on December 12th, 2017 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Dusty Pilkington
Staff Planner
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

CC via Email: dpierce@encompasses.net

RETURN TO:

Law Offices of Gregory E. Thulin, PS
2200 Rimland Drive, Suite 115
Bellingham, WA 98226-6643

TITLE OF DOCUMENT:	QUIT CLAIM DEED TO ADJUST COMMON BOUNDARY
GRANTOR:	UNIT OWNERS ASSOCIATION OF TRAILHEAD CONDOMINIUM
GRANTEE:	HIGHWAY 9 OFFICE PARK CENTER LLC
ABBREV. LEGAL DESCRIPTIONS:	a. PTN LOT 3, SUNCADIA-PHASE 1, DIV 12, AF#201312120007; b. LOT 4, SUNCADIA-PHASE 1, DIV 12, AF# 201312120007
FULL LEGALS APPEAR:	PP. 5 - 9
TAX PARCEL NUMBER:	P954846

QUIT CLAIM DEED GRANTED TO ADJUST COMMON BOUNDARY

This Quit Claim Deed is executed and delivered by UNIT OWNERS ASSOCIATION OF TRAILHEAD CONDOMINIUM, a Washington Nonprofit Miscellaneous and Mutual Corporation, (hereinafter referred to as the "Grantor"), to HIGHWAY 9 OFFICE PARK CENTER LLC, a Washington limited liability company (hereinafter referred to as the "Grantee"), each being known herein as a "Party" and jointly as "Parties", without consideration, but subject to the following terms and conditions.

The following recitals of fact are a material part of this instrument:

A. The Grantor is the sole owner in fee simple of a tract of land which is hereinafter referred to as "Parcel A" and which is legally described as follows :

See attached Exhibit A.

B. The Grantee is the sole owner of an adjoining tract of land which is hereinafter referred to as "Parcel B" and which is legally described as follows :

See attached Exhibit B.

C. The Parties desire to adjust the common boundary between Parcel A and Parcel B through a conveyance by Grantor to Grantee of a portion of Parcel A, hereinafter described.

D. This transaction has been approved by Kittitas County pursuant to Chapter 16.10 of the Kittitas County Code, and is recorded in satisfaction of KCC 16.10.050.

Now, therefore, in consideration of Adjustment of Boundary Lines, WAC 458-61A-109(2)(b), the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are made by the parties:

1. **CONVEYANCE.** The Grantor hereby conveys and quit claims to the Grantee those portions of Parcel A that are legally described as follows:

See attached Exhibit C.

2. **RESTRICTIONS ON FURTHER CONVEYANCE.** Parcel C shall become attached to and become a part of Parcel B, shall be considered one undivided parcel of land and considered as such regardless of how it may be depicted on Kittitas County Assessor's property maps or how many tax parcel numbers may be assigned by said Assessor. Further, such parcel shall not be sold or leased separately unless such action is determined by Kittitas County or another appropriate governmental or judicial authority to be exempt or approved per applicable subdivision regulations.

3. **LEGAL DESCRIPTIONS OF RESULTING PARCELS.** The new parcels that result from the conveyance from Grantor to Grantee described above are legally described as follows:

See attached Exhibit D.

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed this 7th day of November, 2017.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTEE:
HIGHWAY 9 OFFICE PARK CENTER LLC

By *[Signature]*
_____, Its *Managing Member*

STATE OF WASHINGTON)
) ss.
COUNTY OF *Kittitas*)

I hereby certify that I know or have satisfactory evidence that *Mindy N. Cobb* is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and acknowledged it as the *Managing Member* of HIGHWAY 9 OFFICE PARK CENTER LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: *November 7*, 2017.

Mindy N. Cobb
NOTARY PUBLIC for the State of
Washington, residing in *Ellensburg*
My Commission expires *8/15/2020*



EXHIBIT A

Legal Description of Parcel A

Lot 3 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, Pages 2 through 5, under Auditor's File No. 201312120007, lying within Trailhead Condominium, in the County of Kittitas, State of Washington, as depicted in the Survey Map for said condominium recorded in Book 11 of Plats, pages 199 through 205, and amended by First Amendment recorded in Book 12 of Plats, pages 85 through 88, and according to the Amended and Restated Declaration thereof recorded under Auditor's File No. 201312120009 and re-recorded under Auditor's File No. 201401060036, records of said County.

EXHIBIT B

Legal Description of Parcel B

Lot 4 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, pages 2 through 5, under Auditor's File No. 201312120007, being a portion of Tract Z-1 of Suncadia Phase 1, Division 9, as per the Plat thereof recorded in Book 11 of Plats, Pages 78 through 82, in the County of Kittitas, State of Washington.

EXHIBIT C

Legal Description of Land Conveyed

That portion of Lot 3 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, pages 2 through 5, under Auditor's File No. 201312120007, lying within Trailhead Condominium, in the County of Kittitas, State of Washington, as depicted in the Survey Map for said condominium recorded in Book 11 of Plats, pages 199 through 205, and amended by first amendment recorded in Book 12 of Plats, pages 85 through 88, and according to the amended and restated declaration thereof recorded under Auditor's File No. 201312120009 and re-recorded under Auditor's File No. 201401060036, records of said County, which is bounded by a line described as follows:

Commencing at the Northeast corner of said Lot 3, said corner being common to the Southeast corner of said Lot 4 and the true point of beginning of said line;

Thence South $13^{\circ} 21' 25''$ East, along the Easterly boundary line of said Lot 3, 52.00 feet;

Thence South $77^{\circ} 22' 47''$ West, 120.01 feet;

Thence North $13^{\circ} 21' 25''$ West, 52.00 feet to a point on the Southerly boundary line of said Lot 4;

Thence North $77^{\circ} 22' 47''$ East, 120.01 feet to the true point of beginning and terminus of said line.

EXHIBIT D

Legal Descriptions of Resulting Parcels

LOT 3:

Lot 3 of Suncadia-Phase 1, Division 12, an amended binding site plan, as recorded in Book 39 of Surveys, Pages 2 through 5, under Auditor's File No. 201312120007, being a portion of Tract Z-1 of Suncadia Phase 1, Division 9, as per Plat thereof recorded in Book 11 of Plats, Pages 78 through 82, in the County of Kittitas, State of Washington:

EXCEPT

That portion of Lot 3, of Suncadia-Phase 1, Division 12, an amended binding site plan, as recorded in Book 39 of Surveys, Pages 2 through 5, under Auditor's File No. 201312120007, lying within Trailhead Condominium, in the County of Kittitas, State of Washington, as depicted in the survey map for said condominium recorded in Book 11 of Plats, Pages 199 through 205, and amended by First Amendment recorded in Book 12 of Plats, pages 85 through 88, and according to the Amended and Restated Declaration thereof recorded under Auditor's File No. 201312120009 and rerecorded under Auditor's File No. 201401060036, records of said county, which is bounded by a line described as follows:

Commencing at the Northeast corner of said Lot 3, said corner being common to the Southeast corner of said Lot 4 and the true point of beginning of said line;

Thence South 13° 21' 25" East, along the Easterly boundary line of said Lot 3, 52.00 feet;

Thence South 77° 22' 47" West, 120.01 feet;

Thence North 13° 21' 25" West, 52.00 feet to a point on the Southerly boundary line of said Lot 4;

Thence North 77° 22' 47" East, 120.01 feet to the true point of beginning and terminus of said line.

LOT 4:

Lot 4 of Suncadia-Phase 1, Division 12, an amended binding site plan, as recorded in Book 39 of Surveys, Pages 2 through 5, under Auditor's File No. 201312120007, lying within Trailhead Condominium, in the County of Kittitas, State of Washington, as depicted in the Survey Map for said condominium recorded in Book 11 of Plats, Pages 85 through 88, and according to the Amended and Restated Declaration thereof recorded under Auditor's File No. 201312120009 and rerecorded under Auditor's File No. 201401060036, records of said County.

AND

That portion of Lot 3, of said plat which is bounded by a line described as follows:

Commencing at the Northeast corner of said Lot 3, said corner being common to the Southeast corner of said Lot 4 and the true point of beginning of said line;

Thence South $13^{\circ} 21' 25''$ East, along the Easterly boundary line of said Lot 3, 52.00 feet;

Thence South $77^{\circ} 22' 47''$ West, 120.01 feet;

Thence North $13^{\circ} 21' 25''$ West, 52.00 feet to a point on the Southerly boundary line of said Lot 4;

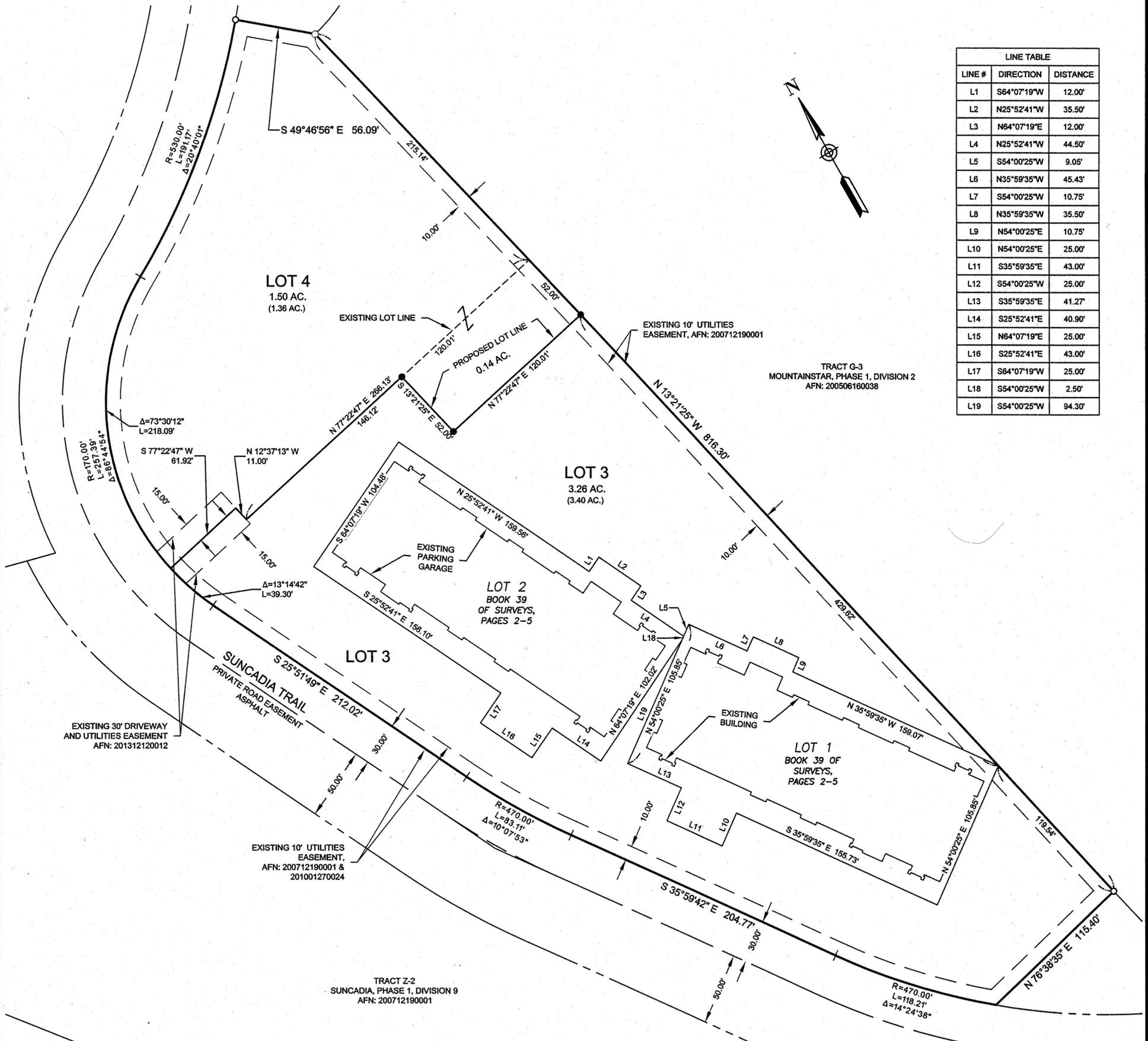
Thence North $77^{\circ} 22' 47''$ East, 120.01 feet to the true point of beginning and terminus of said line.



BOUNDARY LINE ADJUSTMENT

SUNCADIA - PHASE 1, DIVISION 12

A PORTION OF THE SW 1/4 OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON



LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S64°07'19"W	12.00'
L2	N25°52'41"W	35.50'
L3	N64°07'19"E	12.00'
L4	N25°52'41"W	44.50'
L5	S54°00'25"W	9.05'
L6	N35°59'35"W	45.43'
L7	S54°00'25"W	10.75'
L8	N35°59'35"W	35.50'
L9	N54°00'25"E	10.75'
L10	N54°00'25"E	25.00'
L11	S35°59'35"E	43.00'
L12	S54°00'25"W	25.00'
L13	S35°59'35"E	41.27'
L14	S25°52'41"E	40.90'
L15	N64°07'19"E	25.00'
L16	S25°52'41"E	43.00'
L17	S64°07'19"W	25.00'
L18	S54°00'25"W	2.50'
L19	S54°00'25"W	94.30'

LOT 4
1.50 AC.
(1.36 AC.)

LOT 3
3.26 AC.
(3.40 AC.)

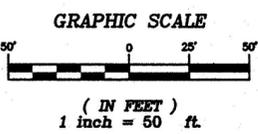
LOT 2
BOOK 39 OF SURVEYS,
PAGES 2-5

TRACT G-3
MOUNTAINSTAR, PHASE 1, DIVISION 2
AFN: 200506160038

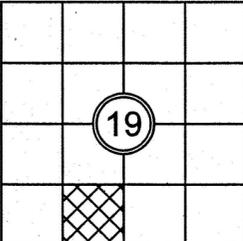
TRACT Z-2
SUNCADIA, PHASE 1, DIVISION 9
AFN: 200712190001

LEGEND

- FOUND 5/8" IRON ROD & CAP, "ESM"
- SET 5/8" IRON ROD & CAP, LS 45503
- () RECORD INFORMATION
- AFN AUDITOR'S FILE NO.

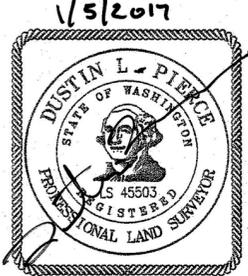


INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E. W.M.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JEFF HANSELL IN JAN 2017.
Dustin L. Pierce 1/5/2017
 DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503



AUDITOR'S CERTIFICATE 201701060023

FILED FOR RECORD THIS 6 DAY OF JAN 2017 AT 11:50 A.M.
 IN BOOK 40 OF SURVEYS AT PAGE 194 AT THE REQUEST OF

DUSTIN L. PIERCE
JERALD V. PETTIT County Auditor
Dustin L. Pierce Deputy County Auditor

Encompass ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT

PREPARED FOR
 HIGHWAY PARK 9, LLC
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
 SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY - WASHINGTON

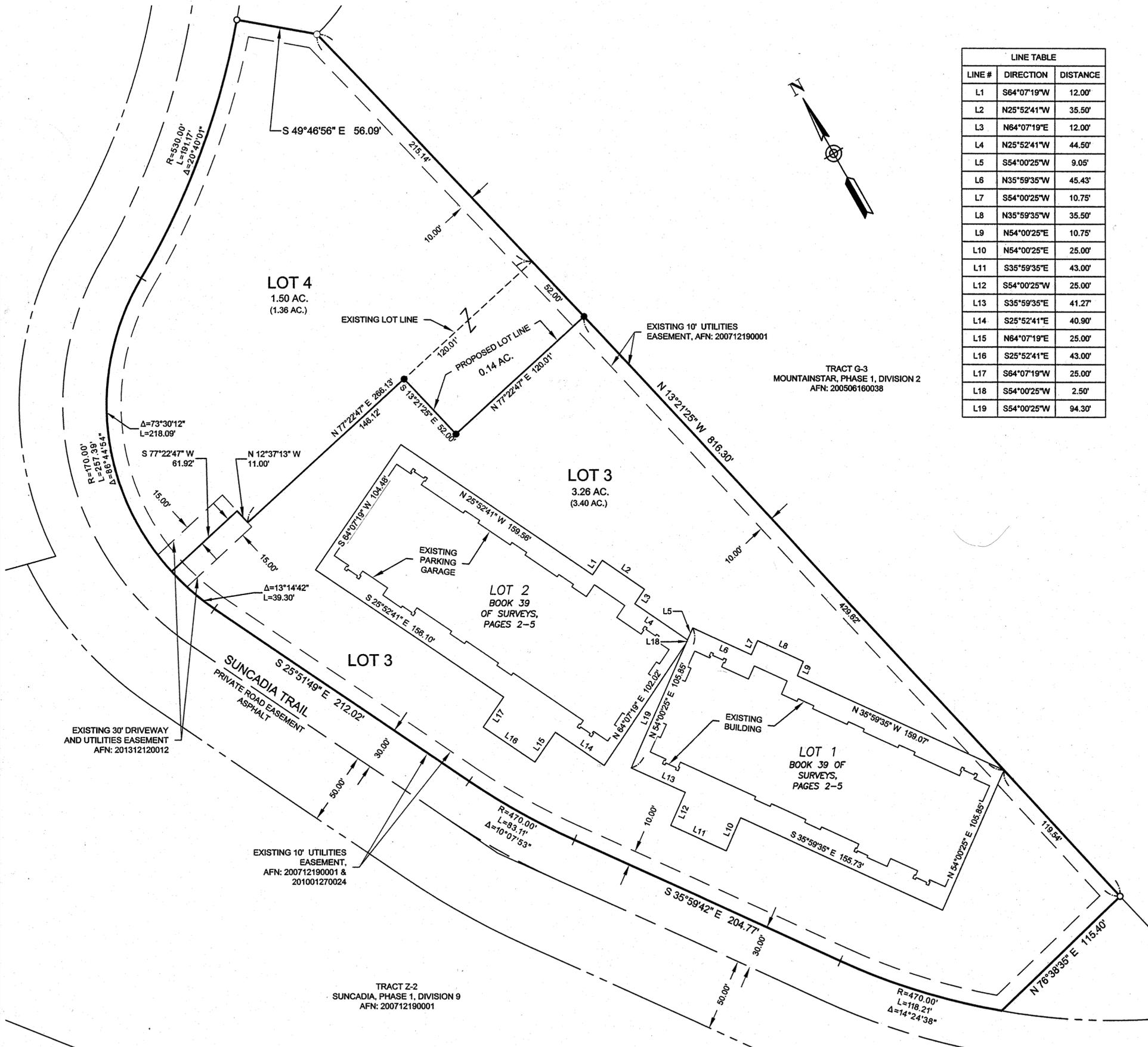
DWN BY DLP	DATE 1/2017	JOB NO. 16080
CHKD BY GW	SCALE 1" = 50'	SHEET 1 OF 2



BOUNDARY LINE ADJUSTMENT

SUNCADIA - PHASE 1, DIVISION 12

A PORTION OF THE SW 1/4 OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON



LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S64°07'19"W	12.00'
L2	N25°52'41"W	35.50'
L3	N64°07'19"E	12.00'
L4	N25°52'41"W	44.50'
L5	S54°00'25"W	9.05'
L6	N35°59'35"W	45.43'
L7	S54°00'25"W	10.75'
L8	N35°59'35"W	35.50'
L9	N54°00'25"E	10.75'
L10	N54°00'25"E	25.00'
L11	S35°59'35"E	43.00'
L12	S54°00'25"W	25.00'
L13	S35°59'35"E	41.27'
L14	S25°52'41"E	40.90'
L15	N64°07'19"E	25.00'
L16	S25°52'41"E	43.00'
L17	S64°07'19"W	25.00'
L18	S54°00'25"W	2.50'
L19	S54°00'25"W	94.30'

LOT 4
 1.50 AC.
 (1.36 AC.)

LOT 3
 3.26 AC.
 (3.40 AC.)

LOT 2
 BOOK 39 OF SURVEYS,
 PAGES 2-5

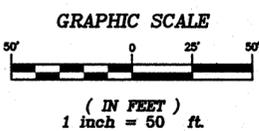
LOT 3

TRACT G-3
 MOUNTAINSTAR, PHASE 1, DIVISION 2
 AFN: 200506160038

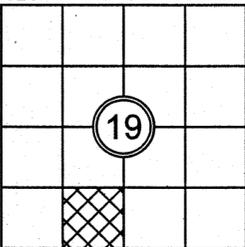
TRACT Z-2
 SUNCADIA, PHASE 1, DIVISION 9
 AFN: 200712190001

LEGEND

- FOUND 5/8" IRON ROD & CAP, "ESM"
- SET 5/8" IRON ROD & CAP, LS 45503
- () RECORD INFORMATION
- AFN AUDITOR'S FILE NO.

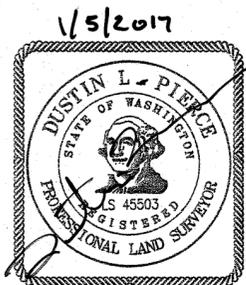


INDEX LOCATION
 SEC. 19 T. 20 N.R. 15 E. W.M.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JEFF HANSELL IN JAN 2017.
Dustin L. Pierce 1/5/2017
 DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503



AUDITOR'S CERTIFICATE 201701060023

FILED FOR RECORD THIS 6 DAY OF JAN 2017 AT 11:56 A.M.
 IN BOOK 40 OF SURVEYS AT PAGE 194 AT THE REQUEST OF

DUSTIN L. PIERCE
JERALD V. PETTIT County Auditor
Dustin L. Pierce Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT

PREPARED FOR
 HIGHWAY PARK 9, LLC
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
 SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP	1/2017	16080
CHKD BY	SCALE	SHEET
GW	1" = 50'	1 OF 2



BOUNDARY LINE ADJUSTMENT

SUNCADIA - PHASE 1, DIVISION 12

A PORTION OF THE SW 1/4 OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS OF EXISTING PARCELS

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618035

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45213492

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION NO. BLA 16-00017.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND TRIMBLE S6, 3" TOTAL STATION WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
 - BOOK 11 OF PLATS, PAGES 78-82, AFN: 200712190001.
 - BOOK 11 OF PLATS, PAGES 155-158, AFN: 200807180026.
 - BOOK 11 OF PLATS, PAGES 199-205, AFN: 200906030046.
 - BOOK 39 OF SURVEYS, PAGES 2-5, AFN: 201312120007.
 - BOOK 12 OF PLATS, PAGES 85-88, AFN: 201312120008.
 ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS PER THE FOUND MONUMENTS ON THE EASTERLY BOUNDARY OF LOT 4 AS ILLUSTRATED HEREON, REFER TO BOOK 11 OF PLATS, PAGES 155-158.

LEGAL DESCRIPTION OF LOT 3

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

EXCEPT:

THAT PORTION OF SAID LOT 3 OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF LOT 4 OF SAID PLAT AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LEGAL DESCRIPTION OF LOT 4

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE;

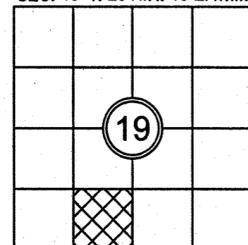
THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E.W.M.



AUDITOR'S CERTIFICATE 201701060023
 FILED FOR RECORD THIS 6 DAY OF JAN 2017 AT 11:56 A.M.
 IN BOOK 40 OF SURVEYS AT PAGE 195 AT THE REQUEST OF

 DUSTIN L. PIERCE

 JERALD V. PETTIT
 County Auditor

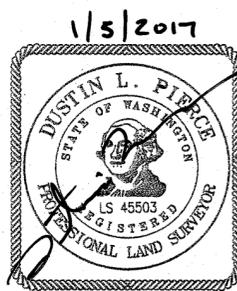
 Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT		
PREPARED FOR HIGHWAY PARK 9, LLC		
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITTITAS COUNTY - WASHINGTON		
DWN BY DLP	DATE 1/2017	JOB NO. 16080
CHKD BY GW	SCALE N/A	SHEET 2 OF 2



Dusty Pilkington

From: Kelly Bacon
Sent: Monday, December 12, 2016 2:40 PM
To: Dusty Pilkington
Subject: RE: BL-16-00016 Highway 9 Office Park
Attachments: BL-16-00017 Comments - planning and survey.pdf

Dusty,

Attached are comments with the correct BLA number on them.

Thanks!

Kelly Bacon

From: Dusty Pilkington
Sent: Monday, December 12, 2016 2:23 PM
To: Kelly Bacon
Subject: RE: BL-16-00016 Highway 9 Office Park

Thanks

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Kelly Bacon
Sent: Monday, December 12, 2016 1:48 PM
To: Dusty Pilkington
Subject: RE: BL-16-00016 Highway 9 Office Park

Dusty,

Attached are public works comments, both planning and survey.

Thanks,
Kelly Bacon

From: Dusty Pilkington
Sent: Tuesday, November 29, 2016 1:42 PM
To: Kelly Bacon; Holly Duncan; Josh Hink; Lucas Huck; office@kcf7.com; wargog@cersd.org
Subject: FW: BL-16-00016 Highway 9 Office Park

Kelly, Hollys, Josh, and other interested parties,

The comment period on this application ends today, **11/29/2016**, at 5 pm. If any interested party would like to submit concerns before then, please use the link below. I will be issuing the CPA tomorrow.

[BL-16-00016 Highway 9 Office Park \(County Departments\)](#)

[BL-16-00016 Highway 9 Office Park \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty Pilkington

From: Kelly Bacon
Sent: Monday, December 12, 2016 1:48 PM
To: Dusty Pilkington
Subject: RE: BL-16-00016 Highway 9 Office Park
Attachments: BL-16-00017 Comments - planning and survey.pdf

Dusty,

Attached are public works comments, both planning and survey.

Thanks,
Kelly Bacon

From: Dusty Pilkington
Sent: Tuesday, November 29, 2016 1:42 PM
To: Kelly Bacon; Holly Duncan; Josh Hink; Lucas Huck; office@kcf7.com; wargog@cersd.org
Subject: FW: BL-16-00016 Highway 9 Office Park

Kelly, Hollys, Josh, and other interested parties,

The comment period on this application ends today, **11/29/2016**, at 5 pm. If any interested party would like to submit concerns before then, please use the link below. I will be issuing the CPA tomorrow.

[BL-16-00016 Highway 9 Office Park \(County Departments\)](#)
[BL-16-00016 Highway 9 Office Park \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty Pilkington

From: Holly Duncan
Sent: Wednesday, November 16, 2016 10:21 AM
To: Dusty Pilkington
Subject: RE: BL-16-00016 Highway 9 Office Park

The proposed is to be served by the Suncadia water and sewer systems. I have no EH concerns.

From: Dusty Pilkington
Sent: Monday, November 14, 2016 8:42 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; wargog@cersd.org; montgomeryr@cersd.org; office@kcf7.com
Subject: BL-16-00016 Highway 9 Office Park

Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision. Control Click on the hyperlink above (or go to the attachment tab in EDEN). Comment period for this application ends on **11/29/2016**.

[BL-16-00016 Highway 9 Office Park \(County Departments\)](#)
[BL-16-00016 Highway 9 Office Park \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty Pilkington

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: dpierce@encompass.net
Sent: Monday, November 14, 2016 8:59 AM
Subject: Undeliverable: BL-16-00017 Highway 9 Deemed Complete

Delivery has failed to these recipients or groups:

dpierce@encompass.net

This message was rejected by the recipient e-mail system. Please check the recipient's e-mail address and try resending this message, or contact the recipient directly.

The following organization rejected your message: ispmail.ivnnet.com.

Diagnostic information for administrators:

Generating server: BY2PR0401MB1735.namprd04.prod.outlook.com

dpierce@encompass.net
ispmail.ivnnet.com #<ispmail.ivnnet.com #5.1.351 smtp;550 5.1.351 Remote server returned unknown recipient or mailbox unavailable -> 550 No such user or recipient doesn't want your spam> #SMTP#

Original message headers:

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=KittitasCounty.onmicrosoft.com; s=selector1-co-kittitas-wa-us;
h=From:Date:Subject:Message-ID:Content-Type:MIME-Version;
bh=RiCGkzewedCBiNiXvDTIZA4RBBRCboXuUjfnmMS93tA8=;

b=Vdgy0nFDM2pZoFMJprn75BoIp8Hw7DOEJZM9Ry/WGLxCgLTf4MUNy2Xt7GylgeftJ4eDTfSSPCFP+w8//MKliM1
dlfiFupKJLkiCN9R4GMyPvo9QDqX+mDJ9c/fr2CYrFWHASgdOw60GGn9SWUw147Wg/5jbtCX7LVg5tjBd0NY=
Received: from CO2PR04CA050.namprd04.prod.outlook.com (10.141.240.178) by
BY2PR0401MB1735.namprd04.prod.outlook.com (10.163.29.21) with Microsoft SMTP
Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384_P384) id
15.1.721.10; Mon, 14 Nov 2016 16:58:47 +0000
Received: from BN1BFFO11FD042.protection.gbl (2a01:111:f400:7c10::1:193) by
CO2PR04CA050.outlook.office365.com (2a01:111:e400:1428::50) with Microsoft
SMTP Server (version=TLS1_2,
cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384_P384) id 15.1.721.10 via
Frontend Transport; Mon, 14 Nov 2016 16:58:46 +0000
Authentication-Results: spf=none (sender IP is 66.243.251.106)
smtp.mailfrom=co.kittitas.wa.us; swiftwatercustomhomes.com; dkim=none
(message not signed) header.d=none;swiftwatercustomhomes.com; dmarc=none
action=none header.from=co.kittitas.wa.us;
Received-SPF: None (protection.outlook.com: co.kittitas.wa.us does not

designate permitted sender hosts)
Received: from exch2010-mail.co.kittitas.wa.us (66.243.251.106) by
BN1BFFO11FD042.mail.protection.outlook.com (10.58.144.105) with Microsoft
SMTP Server (version=TLS1_0, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA_P384)
id 15.1.721.5 via Frontend Transport; Mon, 14 Nov 2016 16:58:45 +0000
X-IncomingTopHeaderMarker:
OriginalChecksum:;UpperCasedChecksum:;SizeAsReceived:925;Count:15
Received: from EXCH2010-MAIL.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df])
by exch2010-mail.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df%11]) with mapi
id 14.03.0210.002; Mon, 14 Nov 2016 08:58:44 -0800
From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
To: "jeff@swiftwatercustomhomes.com" <jeff@swiftwatercustomhomes.com>,
"dpierce@encompass.net" <dpierce@encompass.net>
Subject: BL-16-00017 Highway 9 Deemed Complete
Thread-Topic: BL-16-00017 Highway 9 Deemed Complete
Thread-Index: AdI+mFrK2mC0nUssR2+8sI/1fSiePA==
Date: Mon, 14 Nov 2016 16:58:43 +0000
Message-ID: <8DE92A33F451C74EB2B54490639E55647E6813@exch2010-mail.co.kittitas.wa.us>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
x-originating-ip: [192.168.38.11]
Content-Type: multipart/mixed;
boundary="_004_8DE92A33F451C74EB2B54490639E55647E6813exch2010mailcokit_"
MIME-Version: 1.0
X-IncomingHeaderCount: 15
Return-Path: dusty.pilkington@co.kittitas.wa.us
X-EOPAttributedMessage: 0
X-Forefront-Antispam-Report:
CIP:66.243.251.106;IPV:NLI;CTRY:US;EFV:NLI;SFV:NSPM;SFS:(10019020)(7916002)(2980300002)(4
28002)(336003)(189002)(199003)(7696004)(42882006)(567704001)(107886002)(55846006)(7448200
2)(5660300001)(230783001)(260700001)(50986999)(4610100001)(512954002)(99936001)(101416001
) (87936001)(5890100001)(84326002)(2906002)(4620100001)(5250100002)(21480400002)(2501003)(
5310100001)(626004)(568964002)(92566002)(15843345004)(5260100001)(54356999)(81166006)(811
56014)(86362001)(2476003)(106466001)(104016004)(33656002)(790700001)(586003)(6116002)(102
836003)(3846002)(105586002)(189998001)(2930100002)(2920100001)(5001770100001)(7736002)(78
46002)(2900100001)(8936002)(356003)(8676002);DIR:OUT;SFP:1102;SCL:1;SRVR:BY2PR0401MB1735;
H:exch2010-mail.co.kittitas.wa.us;FPR:;SPF:None;PTR:static-66-243-251-
106.ellensburg.fairpoint.net;MX:1;A:1;LANG:en;
X-Microsoft-Exchange-Diagnostics:
1;BN1BFFO11FD042;1:rXdI+NMP3HdfuVClmxTjiZ6G9OHTjTEj6c3blYpeftL5Az9H2xZW4eqXLRo43twEARbNHN
68WBX0ZlC8cz/N0XbFrLLlLbCxb3Vy4ncbTl2uEB5jqLI0Efc6czPZbFOLJbEF1LLNF1GYY3xSZGNkTIzA3b8Da2Yfr
SdKufuuJo9VPaIl5l9ZzYDTYmY9l+GzCz0TbvI0OQ2M4+BIaA4tlGFzgL9GyBI+XT+8Cqaxan86J33eVnnpvIyaA
pAxbK0aPJE0wEyq4VmbNhuDiORLDFp40bXvAG5rKIGLQoJdTQDc1XlMNV7ARl9CQtekgYSi0RWmpFoqdHVVaCldeY
NBaFBOyV5SLBcImlbHsV6N33jienqlUYpoc7vD9WxLZ+IeRdWqvQY7dZSFSdrQBungOkCS1voBfWpkjz6C2PLUM2U
zhopZC8EzHoZStt8sdm0hF5dP2d9m6eZUhbJaMy7RWEHbaMMJevrXsbX9mC97VmULZqkh0S5AY3Z6EDYhXw12IMgM
tJ35RzKrm4s2SZszKQw==
X-Microsoft-Exchange-Diagnostics:
1;BY2PR0401MB1735;2;KerxxflTcwTd3uHXY3oOHNSIzESIV5JJrypIzzGttQStMRBg9dQm3UkVM3vzIq2AuuvkG
waj0+SHapUWYiC7S0oIe+u3iFvNhE8VBmJ8WRQsy+cD9C/mgpZwsiwU20oPA9fyWeCcaaZ/MlGeSVXK6jrcJdYU0n
/IU7Hvcw40m2E=;3;UfT9AJOXyXLB3Apd17+obu27IEKndGjV3Or2zzMPsz0wWmwIVY6VKlQmZwXFt651fXp3tZxN
EyZiSy5RoCEUydoU+qEO7AN1/RD82B5plFic6nJFz0K9LMVI+JLve44jVGQ6/DXF7cZLbGpNzpgRjpsGRDPnXeL/P
W4wuKLz2jhlBbyFEfkbVw/XlG+vREGRKtNad/3AqcMv9j3de3JRofv+pDLqKWB1ZRCacJ205f1ldOAd/BUWV+V7V2
92MFw5wEXRQULF+x6R8FnSEj+ttNA==
X-MS-Office365-Filtering-Correlation-Id: 7c82fce9-a2ee-4ce1-76dd-08d40caf7f74
X-Microsoft-Antispam: UriScan:;BCL:0;PCL:0;RULEID:(22001);SRVR:BY2PR0401MB1735;
X-Microsoft-Exchange-Diagnostics:
1;BY2PR0401MB1735;25;OcZk4uwvV01VA8ZXin3AbVAwzfvjs+LE2i4dfkXjLJpFH420a9n3HXvHwhtnU0RVI2wK
vbGiFzBVU3PVMiYqNXofyi2Ecda+S1Ib4VZFzill71U1+q6d2wkjFUR7EwU7be+JbyyzxJt1R2Z6Yq5xFnxpBNCBK
kVj4Z2xELji4agwoV4Bmu5Y3L0FzO+DrEsqaqdfpkIThIER0QmZ1cOurhuOzmlnScdKwR87ecaZWr+Pgfi8jyNf6
qdZtwpbNrfXSi4F00NoKqQS+toTlYVwplhdT2UP1RdhRgEN+0CXwIsedPZmsqwl45xTg8HX9ie03/I1pBI3ovJCUz

FB8sZY3/ac0winPJShryEYtLiB4tpIiLj/5KNGTIzNMFKyWK1WgDiyQFUZ0nMkAVg61Ur3CLHqHRIDjVhufnL0sl9
zBlQ8upuNRQP9zvVvSosy32qZ4ybneuNw2+HFokdsmEdNVEwNSPmVYRqVDPdiWYL6FgpmDfc9hoYqJl2AJB6aczg
hZpES7DCPgpHCTdmXqcnSpiHt9Md9OG3z0s1aWINH0=; 31:1iKvzMD5w0Yl36aJiscjOkEbxDaDfCnnzsPpwrP8HX
Ly49WdBCQe08P1cx+jktwkXkFqpcxV3coonEhRd+7bA7y0S2Hb9ttObuNEHecSqSv9Ncmeh9b4h9frRRjsjYrJouG
WIg2uEBS6btnemNsVuBx9XTwb6p48V+lpYAHkBMZGD4lSt1+DT4Y7bSaD7Yx64Pi3sJ8GgHrJZil157QtWnrP9pJrL
4P7RQKd6mgbY2diiEz46y1C3wJizYBUlKBV50/TlKyqfC7Y5ttKwSfHWGP/ysRGRYqmeareYwb8tkkCo799A0g6E+
i6jWNfnku7N

X-Microsoft-Exchange-Diagnostics:

1;BY2PR0401MB1735;20:euGYnepz9rmSXcA+M+N9GCfsq7QibXQSZ+t9GnZvXwFfcyJxmWj6JpXUpPO0ntLFPqp/
MAKuT7eyABVq6tSXA+d1ZoSleLHeYRU/SL7zmt64HG01o78VVRYN+NrUrV6mNcanmMSei4MsyWcuP83dCSnoGRjb
P6EkA2/AJ483s8i9U8dn4bW6aicyXDS45nu8ERatziab9J7kHsBK2cQAFNMGoXoZYMScszThFqCihYotzGNp90uWE
t9DNJ20j5jPeEQmHmTj57ZpDhBF+AMvpCSF4PBC/QTgpKRUL/R3GMREW96BuECvlf6jQxat2QnsCd+wujPKPRUE56
4qSHOGkNGPx/oYP4Exyaf7OYItxfnlFeAcAL4OLTLkAC+xrsu3qeHSzLyvgdjflfyVYyG7U6HAhiluzI4n+D6Jpr
/ABmbOfa3rxKK8uqQPw/2pf5GYhElvKGPQFh54lWtlRxoraaC0YVI2tOp3z3ItAeN4B80Ewam5KnWku2jiXnSrvv

X-Microsoft-Antispam-PRVS:

<BY2PR0401MB1735140F88C8C792B8C5EA168FBC0@BY2PR0401MB1735.namprd04.prod.outlook.com>

X-Exchange-Antispam-Report-Test: UriScan:(21748063052155);

X-Exchange-Antispam-Report-CFA-Test:

BCL:0;PCL:0;RULEID:(102415395)(6060326)(601004)(2401047)(13024025)(5005006)(8121501046)(1
3017025)(13023025)(13018025)(13015025)(3002001)(10201501046)(6061323);SRVR:BY2PR0401MB173
5;BCL:0;PCL:0;RULEID:;SRVR:BY2PR0401MB1735;

X-Microsoft-Exchange-Diagnostics:

1;BY2PR0401MB1735;4:PmTAhlce4AJ4B68Qe0Z6oEcFKn9uKyQo99iIECeDlzwMorCX5syLfLnL+3xcdlRvFPcfG
t3MwWn+guerpMrCe5SRAL0j05OnmDYg3lKrTwUV6R6kYw2SLi9b6ur4SyDKn2NhCSaDkybvQW50qCtR6xIzDEWQsys
+C+jxfGuVuTSYat1PKkxfBxR5oadIrlIIQc7y0/hl5RacVnhiMP35VhGTV9sc011XL2wfsN7uHdv0fMLh6g1st3ZS
ia7gDwdaILvd0/b/v4bgHV6Zj+kRRaRLpxAmbyIblbeUuUeAldPpoaLxH8+u9oqevmvKmnH9cY4pAN7PSYxXvw/
nN2WxIXgUJF29YOCKBapVGp4cBgiQF8iyi0F0oa8nCN+OTqnAcKJbbYwxneGHdLo2Fiw23pAac0oysp2dpoay+ZA/
nd9EJ/zeZh8KxRT8ACTVFRaFUhWw+xPX3rQnRzxqCXZQ46WaK3G44AfpDp9FI+6nnPGuvTZrJ/nuIEy+75p1W9fyY
UuJw/mynGzLn7EQp6TDRbHyd4TLwk0/kTccI14dtQsG02Ay9tatjcfpzHYnt7SEQMU/Mzk5TLmd+L7IQw5dA==

X-Forefront-PRVS: 0126A32F74

X-Microsoft-Exchange-Diagnostics: =?us-

ascii?Q?1;BY2PR0401MB1735;23:zpGoidXCnNt0LVuecrjm8wAa50+W8/2kqCJYhbm=?
=?us-ascii?Q?EXCLLppz+gHYpYPv6B2NZ8WtSpjvFoVzBGWmoxLF4fKxelWpi6A+ls/unkOJ?=
=?us-ascii?Q?6BzfoeeyjYrLnqtBmTFFtkouXL4dzfztM36JquhXsUJY/zxt2lqLlGVM07Tm=?
=?us-ascii?Q?FbI6x4B0OfY9UHE5d3LIWUnjNy43MFh1U18R0f0GPzwGKwSxtw3f7LFZMJSG?=
=?us-ascii?Q?VG9U3bTS5pXkIm5fqaEcqOlrlupIzUJH7uTKotuyZ+tZ6wu32yTuYggld8HE?=
=?us-ascii?Q?9nsb3IWQpvJ5/9bc2zzVksSkiTefzrZh9Y7iLiNnH1zdCcxMGI3189j0LPV?=
=?us-ascii?Q?kx6zR2QeFvfnvcit9T4xahMiQ5NWE8Zpf9iPv8kmCYBshzsro3JDaI6t68Bt?=
=?us-ascii?Q?dIDS/Sw3fsVV1qvd8+W8N1Gc2no/as8abjLrM18hgYUyGjfpfr4Q3HGyeYw/?=
=?us-ascii?Q?Xuy9QJ+qDRf/MMEkqnb3T7wcTx7Jx6NtmiY3++L9FN8GbKNIGGWL822f24jw?=
=?us-ascii?Q?Nf4CQTkb8i5ds28SvvtS21nA2MDA5rkbBiQu0dIsJ5Jgx/6oGNCLsYTOSpG1?=
=?us-ascii?Q?sFn8HoDEtR0MvltObgJy2lIxdraoB503U1OgpJX/NXuUxRIZnzlZvj3dJj2m?=
=?us-ascii?Q?GvVjyhefSD4dzA69cri782mkAHywnAZHI1zpzGjLYFKGiSe5NeEOb2t1tAJ4?=
=?us-ascii?Q?AdVnTyPW1cBySQkfdbrdBgmXh3/ptUZ2b9rgk02bgwF09xGDOPLsaCQuZduo?=
=?us-ascii?Q?iWlsfmgqtkr+lJeeA/lscVefiE+tEfrHAHc0dtKj/5d7+780xWtvEbfA8dnZ?=
=?us-ascii?Q?3Y00JGGV1HEdD4Zv+U/sjcBXvewSk3XjqUb3PyAs8uLhkatsYbofyaLk9JQ1?=
=?us-ascii?Q?wWEMGvml3qr6BtOtTjia87icRBXbblXSPWAbkC7bWnOE/8KmUZu09s82Nn9E?=
=?us-ascii?Q?sZ400aYDX3a8Z0qKiCW8z2ajfIyRokSsqObHlucXvBeAoI2+LzVoGRl9wC?=
=?us-ascii?Q?1x3YHPDoVVDtVb/PmeZIGYNPuyhAKO+HhZlIUbpizVepDHqxZvZiMdVsI1ql?=
=?us-ascii?Q?ho2RNfyNLIDV93bJ2zNOGLgE186/liaGWmibCTqXR/OPS9+goUBpdHjL9yL9?=
=?us-ascii?Q?svqrP9gWLM9rQck2cWae6XernDhKjV+cCKJnOxV6JzPltve/2EUkvfxhHjC?=
=?us-ascii?Q?du3TRNTAGUQWsTK7Iod6iCKrs7wRx9qRbXsBkKbQLN23+zcQxsxRG8pCImb?=
=?us-ascii?Q?UeBIMr9lSsfwUT+3mrJDWYTcGVG4rfEuoUJldPetQZ2WIO5cvy+rw+fEXEfn?=
=?us-ascii?Q?avy12VMBExWPAIKJJ+IJXqlRDeuhP/8z/cRTWjive7J0BIPoyANg6xiTCRaM?=
=?us-ascii?Q?amUP6oA5ZjvhqjcVqqmq6X5tuzt7eXHrn0StgRe/MF+GOTHSc?=-

X-Microsoft-Exchange-Diagnostics:

1;BY2PR0401MB1735;6:8vyt0c/CcM+m5p/LOCZK2bfr2pNgGG3BDWqHvLg2jZq+kTsf6RqGABkXdtMGY2zelCWKA
tdHTlmZs9sjz3nweBgiYiCMRS6+tkaFNswuzAoG84H6zqfZMcBYs+qazP5ygXbA3onukr8Kef3ED+VHKEcf5NfJVK
xGcgpzvHr4c4XgLbB7FTSD4lGSaknhpHByKS70/Mo4FjNmi1LvSWvQokAlwEW0My2nMaxIZKW4GJQEQUXukioY8fLl
M3tdp+f2AflHmkztXbYSXmDQBxSTy9pHEZ0unMaujKw7tznT4d+4x3AFdXHXkHclEw0SM8RYHyjCEIm19k+/QinTz
MlauaEf/Y/nygPCzMwbrL8HS6Tc=;5:GyuSyPPnUPn1Ihjrak8CL42Hp4sBrH8SnBB3hOTR9WfIj9QXhEd+d/3QlM
Ui7a7dlit3q9/v9XpcAHJ4auH2rCjLwiYnEmbtEgU9fgSp/3J2w0eZIEFl1vtK+9ah7kid1f7VA4jgBp2j2jBMvER

oXA==;24:lnIF3GhB/t4z4UkbjgIykiwmM6VktjSPagugLSSmSiJXZkrWQqiSUanIT5bHTkJxErQy7MCjvov+MQSr
rZMGTHcVbVL9wlegkrGriysHWBw=
SpamDiagnosticOutput: 1:99
SpamDiagnosticMetadata: NSPM
X-Microsoft-Exchange-Diagnostics:
1;BY2PR0401MB1735;7:JsYyrelmg63lZCdfCNyoJaHWRFo4PatWNJtkEn42yMEsagwxOuOawyNNhCFiKzjotHugG
6PPzBH57y00IP6e+rMP1vVbr3ZKNRaysmiR2ZsoWz0Ws41ElHTWF+LQPm5GlnIe1M0k3nnhwTMywbMqGpt9/CBkYD
5jeMGuaBO/x3UsAcGUeD2v50cQnKrFY+4et2qapeLyeOBGpVpoxII7EgK/1vIcIgISxAh599jcSI9NqbSKKv9sE+h
IsvtB6gF00iPUIXLkD+cHc4GbXNHYI+Bzh0h352lwGZoAfJeoEoceoOxwPGfxqSnMYvp0m5PPE/bISaWVNmGdpmk9
8oUGDWAvA61AmUrI/C5uwZ2iYmI=
X-OriginatorOrg: co.kittitas.wa.us
X-MS-Exchange-CrossTenant-OriginalArrivalTime: 14 Nov 2016 16:58:45.7927
(UTC)
X-MS-Exchange-CrossTenant-Id: 2c89440d-7e1e-47bd-a85a-a9373fb59aaa
X-MS-Exchange-CrossTenant-OriginalAttributedTenantConnectingIp: TenantId=2c89440d-7e1e-
47bd-a85a-a9373fb59aaa;Ip=[66.243.251.106];Helo=[exch2010-mail.co.kittitas.wa.us]
X-MS-Exchange-CrossTenant-FromEntityHeader: HybridOnPrem
X-MS-Exchange-Transport-CrossTenantHeadersStamped: BY2PR0401MB1735

Dusty Pilkington

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: montgomeryr@cersd.org
Sent: Monday, November 14, 2016 8:42 AM
Subject: Undeliverable: BL-16-00016 Highway 9 Office Park

Delivery has failed to these recipients or groups:

montgomeryr@cersd.org

There's a problem with the recipient's mailbox. Please try resending this message. If the problem continues, please contact your helpdesk.

The following organization rejected your message: mx.google.com.

Diagnostic information for administrators:

Generating server: SN1PR04MB1952.namprd04.prod.outlook.com

montgomeryr@cersd.org

mx.google.com #<mx.google.com #5.2.1 smtp;550-5.2.1 The email account that you tried to reach is disabled. Learn more at 550 5.2.1 <https://support.google.com/mail/?p=DisabledUser> u17si22889036pgg.15 - gsmtip> #SMTP#

Original message headers:

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=KittitasCounty.onmicrosoft.com; s=selector1-co-kittitas-wa-us;
h=From:Date:Subject:Message-ID:Content-Type:MIME-Version;
bh=Jokg8Z8X5I4gI/gYSewfHhxl/XRmzVChGOcvoALF4d8=;

b=DlSUuFTxNSagNyQeRBW3RUsNVMuGdxq/ZJjl8pspz+owQu84kolhDJtzUatYcqTxQCqVSpU+TYYZxSIYz2JI50E
COq5lmaRMU876FERSDLCF/An3PzAiYldu5K1G+wVlWcDMM7tIU5HTZeVGjwr9J3R7JTfFLTjOtL5xSPYo4p0=

Received: from BN3PR0401CA0008.namprd04.prod.outlook.com (10.162.159.146) by
SN1PR04MB1952.namprd04.prod.outlook.com (10.166.69.136) with Microsoft SMTP
Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384_P384) id
15.1.707.6; Mon, 14 Nov 2016 16:41:57 +0000

Received: from BY2FFO11FD040.protection.gbl (2a01:111:f400:7c0c::169) by
BN3PR0401CA0008.outlook.office365.com (2a01:111:e400:51d1::18) with Microsoft
SMTP Server (version=TLS1_2,
cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384_P384) id 15.1.721.10 via
Frontend Transport; Mon, 14 Nov 2016 16:41:56 +0000

Authentication-Results: spf=none (sender IP is 66.243.251.106)
smtp.mailfrom=co.kittitas.wa.us; cersd.org; dkim=none (message not signed)
header.d=none;cersd.org; dmarc=none action=none
header.from=co.kittitas.wa.us;

Received-SPF: None (protection.outlook.com: co.kittitas.wa.us does not

designate permitted sender hosts)
Received: from exch2010-mail.co.kittitas.wa.us (66.243.251.106) by
BY2FFO11FD040.mail.protection.outlook.com (10.1.14.225) with Microsoft SMTP
Server (version=TLS1_0, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA_P384) id
15.1.721.5 via Frontend Transport; Mon, 14 Nov 2016 16:41:55 +0000
X-IncomingTopHeaderMarker:
OriginalChecksum:;UpperCasedChecksum:;SizeAsReceived:1159;Count:15
Received: from EXCH2010-MAIL.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df])
by exch2010-mail.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df%11]) with mapi
id 14.03.0210.002; Mon, 14 Nov 2016 08:41:55 -0800
From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
To: Kelly Bacon <kelly.bacon@co.kittitas.wa.us>, Holly Duncan
<holly.duncan@co.kittitas.wa.us>, Holly Myers
<holly.myers@co.kittitas.wa.us>, Josh Hink <josh.hink@co.kittitas.wa.us>,
Lucas Huck <lucas.huck@co.kittitas.wa.us>, "wargog@cersd.org"
<wargog@cersd.org>, "montgomeryr@cersd.org" <montgomeryr@cersd.org>,
"office@kcf7.com" <office@kcf7.com>
Subject: BL-16-00016 Highway 9 Office Park
Thread-Topic: BL-16-00016 Highway 9 Office Park
Thread-Index: AdI+k2M0blPa5a0KTwas5zoQeZXIwA==
Date: Mon, 14 Nov 2016 16:41:54 +0000
Message-ID: <8DE92A33F451C74EB2B54490639E55647E67F0@exch2010-mail.co.kittitas.wa.us>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach:
X-MS-TNEF-Correlator:
x-originating-ip: [192.168.38.11]
Content-Type: multipart/alternative;
boundary=" _000_8DE92A33F451C74EB2B54490639E55647E67F0exch2010mailcokit_"
MIME-Version: 1.0
X-IncomingHeaderCount: 15
Return-Path: dusty.pilkington@co.kittitas.wa.us
X-EOPAttributedMessage: 0
X-Forefront-Antispam-Report:
CIP:66.243.251.106;IPV:NLI;CTRY:US;EFV:NLI;SFV:NSPM;SFS:(10019020)(7916002)(2980300002)(4
28002)(336003)(189002)(199003)(2501003)(84326002)(356003)(92566002)(107886002)(2930100002
) (2920100001)(2201001)(8676002)(7846002)(81166006)(512954002)(2900100001)(81156014)(50017
70100001)(8936002)(260700001)(104016004)(5890100001)(105586002)(87936001)(55846006)(52501
00002)(106466001)(7696004)(5310100001)(42882006)(230783001)(74482002)(626004)(33656002)(5
660300001)(6116002)(3846002)(586003)(790700001)(102836003)(189998001)(10126002)(2906002)(
7906003)(7736002)(86362001)(50986999)(54356999)(101416001);DIR:OUT;SFP:1102;SCL:1;SRVR:SN
1PR04MB1952;H:exch2010-mail.co.kittitas.wa.us;FPR:;SPF:None;PTR:static-66-243-251-
106.ellensburg.fairpoint.net;MX:1;A:1;LANG:en;
X-Microsoft-Exchange-Diagnostics:
1;BY2FFO11FD040;1:n2Y+mvPl9wowYkWJ0bzRU48NqEBWwoIO8fA+ME/Cqg98FHU8NkRR6o+AotQhnUCCg6KFsmN
jbsn/UO4mH/Lh5Hwp3ruCzjIs0xcgiES6y9D5MRgLdKi3kHZuchERHtt81IXMbDDSDq9gL7a1/BqsCPhZiDfysGrr2
wTaHlpWBIS/1+Ozn988ZU+K4Ld15r57Qm/NwXyRqI248Qv0r4w+u0MvRxx8zfc4ntEuVcdp/Khw18fxR5t3UAPZP2
vluLDXWZJ3vMbMxGftZZ8/zrjPUKF49cqaUbmCitRXaJ8NUyBz+khtQ3gCB3ynUDNrjJ5fw1LNWVSlfvTMKwdW0xN
HMeJKJQWR/U7RwjUtW6EgNz4NEuJnz4AuVCBOQc/izzbql+aDqwd9ldGRvgwgzKBiXTChQQgAMaJzEdqaunIpxjM
aBAKUd46jtTwNimt2gKX9lrj1zoWR3Ce4LRLnsvk2nfvGqUAfajPflxPjF7GmlE5/oUtMxkXwvVEEFkBP4qJoL4bK
ddlHadyPKb4W845pJdZMlEn6SsXaRcajc6zUjQV0jC3sMJwlUOEj6PB695Zu
X-Microsoft-Exchange-Diagnostics:
1;SN1PR04MB1952;2:acCN+jQWlpeppnZqv+WgjeAuyXqPIJePgI2cv1E5C6QTJZtC2Qc3+XYITarWmPKdM4RK7ti
KV2VGpUKkE90A2fgV4sF+S8GHe8ToNbXho2b+DlxKChP5imFuHGKJEvJlzcRGmBblahljooKtKVMQzVXpSxUcI7ax
OH9Fct2Qlp0=;3:Pl1DbWhVurNJZ8p0Bbs79qnPZFYEWBSBSMnX4e6PGjIq94/RzgcIubbbMHuEhXQldIgIkP6WiS
kq80x3EpEsxFUgoAwNjJhLrl107khCR15lrj9+Z8bn5KKoqSgnIhzs3o8ijyo5jPK0vn0c7eKdOGadwAFQq6rMFdR
xN8S1oXNJEO2uYnOA7ly6z+qnH82s6p2gC6ISwgt5RMORucbmsqiSsJXB1AKqTTu3QFSVp8UxfvfHxlcJYZXmdMAU
0vAmQa9TknQf6/Zt5ILueZV42Q==
X-MS-Office365-Filtering-Correlation-Id: 746c0a4f-46bf-4322-28e3-08d40cad2561
X-Microsoft-Antispam: UriScan:;BCL:0;PCL:0;RULEID:(22001);SRVR:SN1PR04MB1952;
X-Microsoft-Exchange-Diagnostics: =?us-
ascii?Q?1;SN1PR04MB1952;25:jd0Bq41Ep0ju0+h45WyVl0GB9Zaho/K/Rln118nPM?=

=?us-ascii?Q?7nBzZ8gvQNr2gcbTRuzVmIxGi46iYdafmwKwFQSpGyUuQ8uYfkeN6ieTC/2f?=
=?us-ascii?Q?6GPvpbKnxn9on46WRZFr5b6dQsfoA7iJ5CedHWL+Oodki8ZGeSzf2Qqqqyh?=
=?us-ascii?Q?/neuOdNCXBuiXLwRpWpdSkpG5VInNt9p2DWHPyuIvzVMwlcCySwIClZu9oXS?=
=?us-ascii?Q?B0LG56XOhrcoooPMSi5Z6LTGwd5a7XU7Sb4edTH2wCxs9NKdoFiccJdFe2jV?=
=?us-ascii?Q?XedC2yJa+n8ja4CDRk411FKW8qpLvLU6xBvalP5SKIXzMsA/ODywk/YpXos8?=
=?us-ascii?Q?hdrh5iJYgfS3uV54jhh7zEErHHgVhwY5i0BfA5gWEEFmDTGGs5JLJSLYXMEF?=
=?us-ascii?Q?YAKK//hFAQL7ER3j/ogpX0xaDgdCL+0CYyDq8lizRSBT2/ewmWa0g+SeyYfX?=
=?us-ascii?Q?BVTSPzr9MvBFO42TrRMwDnuacBKusAqFluuRewkYoCVYe0as5nG22fQcN7k?=
=?us-ascii?Q?lrXylw3SuRyjEUvQnGHXiIi1DQNVmYURDMEJu1HzzmKKNdwZ33P9VmGwX5DP?=
=?us-ascii?Q?y1WPOhg2uTmrykwXBIdcWHqzZUZTXyVlTxyRNfEIq6uQxvTr0t7aBRA1S4rF?=
=?us-ascii?Q?7rtpyfs4PoQufw3xzVZyJj3ZvZcKj5USqYhoahpvyJn6XkBlc2SY53czcF6?=
=?us-ascii?Q?7mvlLN0zm+gv+ibI/MVKPG73cm7EW3X4iVbuJplPJt1Sz+jTR4S6xZXH1m53?=
=?us-ascii?Q?gMe76gG1k/7orqDcr1LYjWm9pei7Anze7kyok4/y4OS7dL9ThtQ9uzfTP5/4?=
=?us-ascii?Q?EI0RQ70LpXyHb8nNDS5dEu9fLiAwluvhGI5ZErhP5lzPluKMcuj5QCYAQ1wn?=
=?us-ascii?Q?H2GvwxV7Ut88wu/K3zzVHalhcZLgJEVEJ7gMBmITo83FtMjdtlZvdFtVPP4?=
=?us-ascii?Q?eG1taY2Q7nAVL80jync0gMB2YrAfPpEKahlRyrhBq3miYbEICibR8rjTkr0c?=
=?us-ascii?Q?G0jcn44yWktcCLAUTkb+a7u?=-

X-Microsoft-Exchange-Diagnostics:

1;SN1PR04MB1952;31:wDn2aTf6V/gcxBZtGtfgS9jcwCIGfBpeefX9RMnGLCsRNqqjukOig2NaXd2NPqGFxKopQz
4WaBv0MZmWEBVjEA/iz01BDrJa6i6WXsugmwA4Nfli+OZ/atQ3517IdkWKjoaSF1EepqSTvaS6teV6AJ7d1/25R2k
cTkQ/cYhrG5GRmk85ZrtfcxZiIr92rAQ7WCoL7hVvPsVe6W0/OrXUwCZLmM/Al5bP0CdZ4OmzMtSsGEYG5A93up+9
cicBQz7QRwWc8BDXOn2tHxCvLQ1iUQ==;20:ajHzQ4BNKZpg0Onu86Bp6m7NAa6Cc4gZxjra8j5KjtyZpaEO87cWe
HU+ez6LB9iKUKdR2Gvi jvzU8OdVQpX3Lt9rZ9MHx40voZtwl56UNL2KAI9BfRH/M4RvVziIUwwdNnmJXlX9scwPk3
KDYsfUly2C3d/lvmBUvpvMox7werqUeDW9j9XglI0l4s/UEpiNERhcys5+96PNfIx96p6q1cbzySXynJ1WUbv/yy3W
6hOhfX9wPY833txf7RXc5C19E5GxoCL43rlOfHXQ1ApteoFj5QQ3geRR46e0Fa07QcBSLAXyOKY25CcE6PCjSRr4n
Jy+v7pZfnNaT/70NEA7SmGAXBHLYjQzMGkGqQegfpbsE7DFtRb8ayWGHjRmEaiQgWRj0R7XuiPqHakeeSHHj16Ns
91zvjtXtlrQclVtswadr6spuFwIPvkHX2ufdPg5KNpKIjvl1996L7Pv2TqFGPSWrXuJyUctmYPqrp6CAYsRD8HnYo
lpkGSmMktJ98KF

X-Microsoft-Antispam-PRVS:

<SN1PR04MB19524040A094D6F23C1AF4378FBC0@SN1PR04MB1952.namprd04.prod.outlook.com>

X-Exchange-Antispam-Report-Test: UriScan:(21748063052155);

X-Exchange-Antispam-Report-CFA-Test:

BCL:0;PCL:0;RULEID:(6060326)(601004)(2401047)(13018025)(13017025)(5005006)(13024025)(1301
5025)(13023025)(8121501046)(3002001)(10201501046)(6061321);SRVR:SN1PR04MB1952;BCL:0;PCL:0
;RULEID;;SRVR:SN1PR04MB1952;

X-Microsoft-Exchange-Diagnostics:

1;SN1PR04MB1952;4:6Qnqon4yQlmytBBJ4+M11tMJdXjYbqQpEIab31xLWKE0P6mPvPbh5zkyPfcVPPA+nD6q5aa
/BFKilfoMvbh2FVRhQp/owjhpneLrGRvuXudx7p8ENIH10PiltJ2wIw0Op6Cw/XZ+oc998y3ivqPxIyhf2sAM2t3
TTE7Bu0edwa5FWY0//VmA8Rjli/emIURJMu4D1yv9b7IR1O3u6+LnL7yMf05Szk9LFIA7GimQM3ipgyxN5kSehL5
f7bjoBdq7jxvxb6cE8tPKF2wi45pEvY9A1BIKbuwIDCK1HcxFeVi8mfzy4B2wPj0PXwnPEzubQI56/PQRflm35pD
FR2+SCJLhXrx91N37TY2uzqtndCn9CHL3HT179hC00gbyMIGl9n3CYMfN1A6OSyU8+EJWXYtMFLmrFuuegCuJTMVB
85R0kKQ641EOT8X1bi+oih2CZYUPJkwxZiCo2AV18hAkZNZxYDHqxvAU28ZUBrtI67NjMENfw+zOa9hxrBxJfwlB
9z3G3oAIqUEugvXzz0indZOLECETHgGdOKPL3QZ5P/z1P/apTsbbaKfXLMB9

X-Forefront-PRVS: 0126A32F74

X-Microsoft-Exchange-Diagnostics: =?us-

ascii?Q?1;SN1PR04MB1952;23:Lk+IYhzfrJm2ESS7/o4Zb7903eDp9g2+E4uQ6kimY?=
=?us-ascii?Q?BM1EbnXFHV3ccvvMXwoYcEvhWTVcsQGa2dApl0fJiGwZpxSHKonwnm3AlcJd?=
=?us-ascii?Q?B48lcIv+/GE+jrP/jo9FsvDsGLTtDaN/Hq8YDR/CNV7Yv46SR2gFPlbgC3w0?=
=?us-ascii?Q?9boQxopHPn4FWXQjo7LDwN5vtzf1122Rj/ZTVOZpKX7tkmUsv8PSJybHdtv/?=
=?us-ascii?Q?AJWCy3Cf5cyOJWAa54qVwOkwf71V51mBdFcm3MjUnbrlrefjTndjObPBIYWw?=
=?us-ascii?Q?x9n8zZ9VjyFmu7LulC8RbUokjQqYjVZnewfI0tBfLKKCFoGDQXQT+aaKUfmo?=
=?us-ascii?Q?4OYqpkZE6kb2Ap1bQNX/gxaCqma0mNWRsN7YyeeEiKdqFFOnnXbiVDX9GLO0?=
=?us-ascii?Q?xg6tSMUE5MOMUynhBUMTCGjE0RwoPjPw6hIC9PvE0jwv7qjFasq01EHIRmlE?=
=?us-ascii?Q?FLmAk+uo0uzOGC622OAZfmms/bX4qPb06TjCJeTHd0uERZKzkJwMCNTMggGf?=
=?us-ascii?Q?8tSrfqzpAafjDayG55LARSCkeSaY693V1fHyAAGsoeUCi3Z1hOJVTBlJoiJ+?=
=?us-ascii?Q?pTxCOHoBovAgn0IZxBnbP8Ud4T0jEZlc4rWbl5tv0tNHRWSwC4jKb82Z5q5u?=
=?us-ascii?Q?01EEVWAEplSSGnDYdsr+MMQTftTZ01OEft3kEM9tndqtbQYcYojp3+Mew2bp?=
=?us-ascii?Q?2mq189Z6iIwT+LRj5GSH4Rg8S+goTdkJgSxfCvBeugR7SE9Qb4xnhfnuNdcH?=
=?us-ascii?Q?tjXNagVeJznTrtXHJ4Nu5Ax2deuLADTU831Ng8Yi7b+6Gvq6oQ8LxGpsPK7C?=
=?us-ascii?Q?bBX8eNrJB155AsqQVn/e4n9y1lFLswniBqIopQ7LZyKEPYvC1X09IQFtUeKK?=
=?us-ascii?Q?2yzdSVf97SxTptdsEHSsnr6uTplKBeNwdaWT1mrlSgs4tSeQ1MPJsPovuQ0u?=
=?us-ascii?Q?wbqUNeTUHQgrypNF6hSzlGP5B3/1uvJnjf7NFANh/kb3TjUae271MVIex8Gk?=-

=?us-ascii?Q?ESEHceih3k0erSsXQzK8vjFvCuxG9g5ZfTyKTdDC8UCEOpKPDWuFM0Aj93AH?=
=?us-ascii?Q?JXEHBa0ZxL03dqmosCOvDiUy+gZkdZfob8+eAPlzYz5N0shjWtfQrb6P/2yf?=
=?us-ascii?Q?Jyx20QrtxQw2gWPJEIjmymshVVoUoJjG88twluYKZc0HxAUGRAZwHD23j8QIw?=
=?us-ascii?Q?djuvNlnmJbr4VN59nc9aq353SWE+hvhTiXHVzDE0cK7n8enQ13DoLMnJg=3D?=
=?us-ascii?Q?=3D?=
X-Microsoft-Exchange-Diagnostics:

1;SN1PR04MB1952;6:9EtBdsKSbSsoKNuilwmJIT0q+/kM8nAO80LhbYqzSXGd60FRne+nC5JpjG7RQ3A8uNn6ENr
PInDZOZxsCgorxnGgYW/Wba8tPHehuZs0JESvHmin9cQpPROzdtRjk60lFumeX5vBxcShjtazof714pQhoJGeCgou
7VrHMleSgIhHzl3nGgeMbW45pBALI7942OHITreAiBQSpDj90/vxhd9qs5s9YuRijgs+OmVRoWgsJf/QTTW3sD0UU
cezbTHLLQfiBBK13A0en6B4tPRLR8mvHZNL9yJCfrE2ijXuQmKGQivKKXYR+9vMZxFgof69AQYHLYy75zjk5t4801
B1Kf5VNdefG8iwecb2I8tDbNY=;5:Lz3b9Jo7iMugZ7jbTljf5QkHM7K4bsmfCUEbpnQ0X9hi3gH3Fvoa8RXSaoiv
A2Ne6Df0ysGCLVa7P/K/VCYC7gf+IgmQ7ptBNkXct4TGjw4LGOkZomlpoOMU8RviVI/aKWafrAjyGvs53gzBEf5vA
A=;24:Zk7BZEYhLi1lFcqI6A7RguU4X53ZHQS1VFhxUmGKzspLQ3tdlLxP59Wxg7aw8r/yFxcBfuhk7XmLbfYJqlU
sXnlvIapmfU7v6ACz5dr4UW08=

SpamDiagnosticOutput: 1:99

SpamDiagnosticMetadata: NSPM

X-Microsoft-Exchange-Diagnostics:

1;SN1PR04MB1952;7:GTDVc0SbcIDDSOqrWPOb4V5N03Rcrwezdf7A9R4csWv9HElpwF9S7oBZd0451C5PTXlmRFy
UTa568SKplZK4pagjiL42SonGwepRVb0MpcEg30Xfrnks8y4y13nl1GpWZuqJs20oqshYWSysMfjnRCeBHxWbkpzk
P4ZWLH8hZgQBVMXEjFpowpwhfQbtuqXfnPlNx6h5HKNYbUsLiMqg7cZYdLIrM7YS9TX6xl40IyS7oj5qV9y70tUY
CEYN5KtP9wK3+otutM+XdgaeunvD64OfNF77CxVJbxePGEGEeh/gkEAD2WeVA/RdfrKc/4PgQ4hFOkyackl7JGmoZ
Z8aKHvkCEPQjisPaylkVBzNtA=

X-OriginatorOrg: co.kittitas.wa.us

X-MS-Exchange-CrossTenant-OriginalArrivalTime: 14 Nov 2016 16:41:55.9274
(UTC)

X-MS-Exchange-CrossTenant-Id: 2c89440d-7e1e-47bd-a85a-a9373fb59aaa

X-MS-Exchange-CrossTenant-OriginalAttributedTenantConnectingIp: TenantId=2c89440d-7e1e-
47bd-a85a-a9373fb59aaa;Ip=[66.243.251.106];Helo=[exch2010-mail.co.kittitas.wa.us]

X-MS-Exchange-CrossTenant-FromEntityHeader: HybridOnPrem

X-MS-Exchange-Transport-CrossTenantHeadersStamped: SN1PR04MB1952

Dusty Pilkington

From: Dustin Pierce <dpierce@encompasses.net>
Sent: Tuesday, January 17, 2017 10:29 AM
To: Dusty Pilkington
Subject: RE: BL-16-00017 Highway 9 Office Park
Attachments: B40-P194-195.tif

Morning Dusty,

Attached is a copy of the recorded survey for BL-16-00017.

Regards,

Dustin Pierce
Professional Land Surveyor



Cle Elum * | **Issaquah** | **Email** | **Website**

* **My Office** | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419
Issaquah | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

 **Please consider the environment before printing this email**

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, December 12, 2016 2:27 PM
To: dpierce@encompasses.net
Subject: BL-16-00017 Highway 9 Office Park

Greetings. Attached are comments on the survey for the Highway 9 Office Park Boundary Line Adjustment.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: Dusty Pilkington
To: ["jeff@swiftwatercustomhomes.com"](mailto:jeff@swiftwatercustomhomes.com); ["dpierce@encompass.net"](mailto:dpierce@encompass.net)
Subject: BL-16-00017 Highway 9 Deemed Complete
Date: Monday, November 14, 2016 8:58:00 AM
Attachments: [BL-16-00017 Highway 9 Deemed Complete.pdf](#)

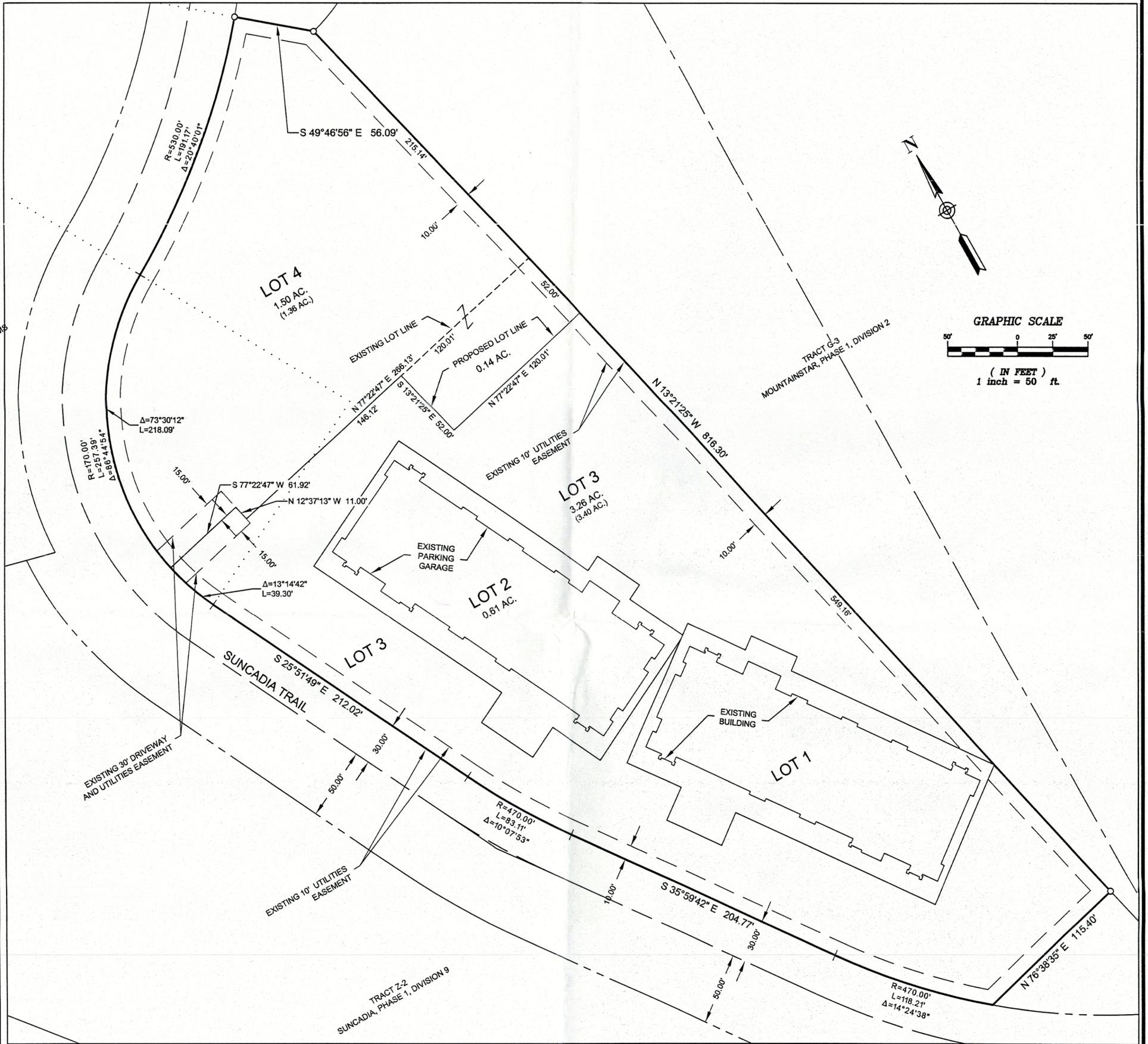
Greetings. Notification that your application for a boundary line adjustment is complete is attached. Hard copies are en route via US Mail.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

BL-16-00017

BOUNDARY LINE ADJUSTMENT SUNCADIA - PHASE 1, DIVISION 12 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITITAS COUNTY, WASHINGTON



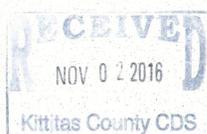
RECORDING CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE

JERALD V. PETTIT
County Auditor

Deputy County Auditor



Encompass

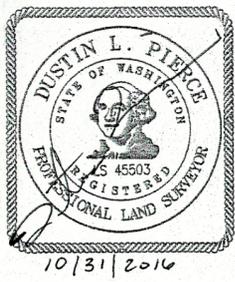
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY BOUNDARY LINE ADJUSTMENT

PREPARED FOR
HIGHWAY PARK 9, LLC
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP	10/2016	16080
CHKD BY	SCALE	SHEET
GW	1" = 50'	1 OF 2



**BOUNDARY LINE ADJUSTMENT
SUNCADIA - PHASE 1, DIVISION 12
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON**

LEGAL DESCRIPTIONS OF EXISTING PARCELS

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618035

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45213492

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF LOT 3

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

EXCEPT:

THAT PORTION OF SAID LOT 3 OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF LOT 4 OF SAID PLAT AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LEGAL DESCRIPTION OF LOT 4

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



10/31/2016

RECORDING CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
DUSTIN L. PIERCE
JERALD V. PETTIT Deputy County Auditor
County Auditor

Encompass
ENGINEERING & SURVEYING

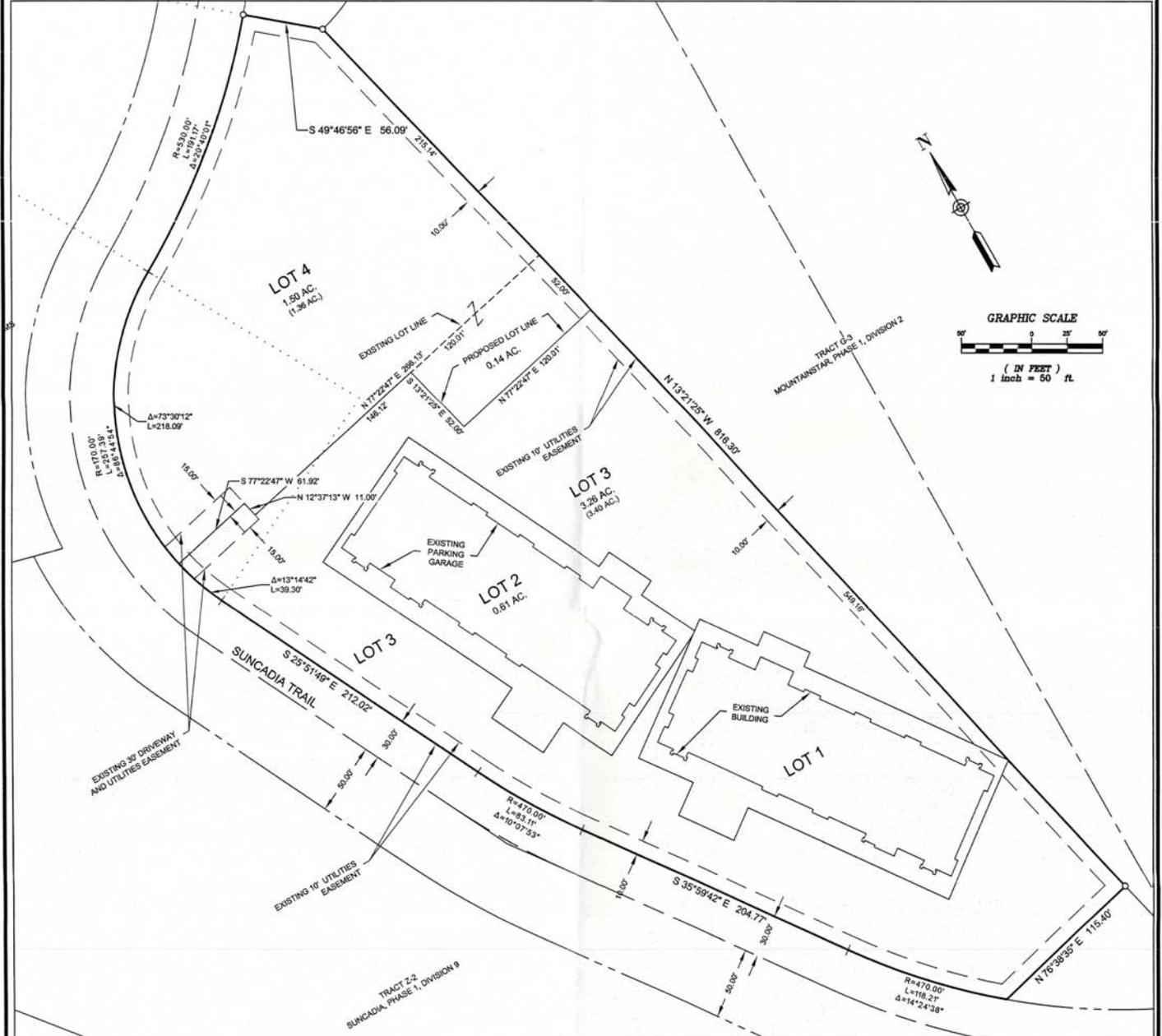
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY BOUNDARY LINE ADJUSTMENT
PREPARED FOR
HIGHWAY PARK 9, LLC
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP	10/2016	16080
CHKD BY	SCALE	SHEET
GW	1" = 50'	2 OF 2

BL-16-00017

BOUNDARY LINE ADJUSTMENT
SUNCADIA - PHASE 1, DIVISION 12
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON



RECORDING CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

 DUSTIN L. PIERCE

 JERALD V. PETTIT Deputy County Auditor
 County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 HIGHWAY PARK 3, LLC
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
 SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY - WASHINGTON

DWN BY DLP	DATE 10/2016	JOB NO. 16080
CHKD BY GW	SCALE 1" = 50'	SHEET 1 OF 2



10/31/2016

BOUNDARY LINE ADJUSTMENT
SUNCADIA - PHASE 1, DIVISION 12
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS OF EXISTING PARCELS

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618035

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201401060036 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45213492

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF LOT 3

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

EXCEPT:

THAT PORTION OF SAID LOT 3 OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF LOT 4 OF SAID PLAT AND THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LEGAL DESCRIPTION OF LOT 4

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



10/31/2016

RECORDING CERTIFICATE		
FILED FOR RECORD THIS ____ DAY OF ____ 20____ AT ____ M.		
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF		
_____ DUSTIN L. PIERCE		
_____ JERALD V. PETTIT County Auditor	_____ Deputy County Auditor	
Encompass ENGINEERING & SURVEYING		
Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055		
Eastern Washington Division 407 Swifwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419		
PRELIMINARY BOUNDARY LINE ADJUSTMENT PREPARED FOR HIGHWAY PARK 8, LLC A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITTITAS COUNTY - WASHINGTON		
DWN BY DLP	DATE 10/20/16	JOB NO. 16080
CHKD BY GW	SCALE 1" = 50'	SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT
SUNCADIA - PHASE 1, DIVISION 12
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS OF EXISTING PARCELS

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618035

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201401060036 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45213492

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF LOT 3

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

EXCEPT:

THAT PORTION OF SAID LOT 3 OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF LOT 4 OF SAID PLAT AND THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LEGAL DESCRIPTION OF LOT 4

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



10/31/2016

RECORDING CERTIFICATE		
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.		
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF		
_____ DUSTIN L. PIERCE		
_____ JERALD V. PETTIT County Auditor	_____ Deputy County Auditor	
Encompass ENGINEERING & SURVEYING		
Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055		
Eastern Washington Division 407 Swifwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419		
PRELIMINARY BOUNDARY LINE ADJUSTMENT PREPARED FOR HIGHWAY PARK 8, LLC A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITTITAS COUNTY - WASHINGTON		
DWN BY DLP	DATE 10/20/16	JOB NO. 16080
CHKD BY GW	SCALE 1" = 50'	SHEET 2 OF 2



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7000 Fax (509) 962-7682

November 30, 2016

Dusty Pilkington
Planner I
Community Development Services
411 N Ruby St.
Ellensburg, WA 98926

Re: Highway 9 Office Park (BL-16-00016)

Dear Mr. Pilkington:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7657.

Sincerely,

Josh Hink
Interim Fire Marshal



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

November 30th, 2016

Highway 9 Office Park Center LLC
9623 32nd ST SE STE D112
Lake Stevens, WA
98258-5783

Jeff Hansell
PO Box 669
Cle Elum, WA
98922

Encompass Engineering
407 Swiftwater Blvd
Cle Elum, WA
98922

RE: Highway 9 Office Park Boundary Line Adjustment

Map Number 20-15-19055-0003 Parcel Number 954846
Lot 3 Suncadia Division 12

Dear Applicants,

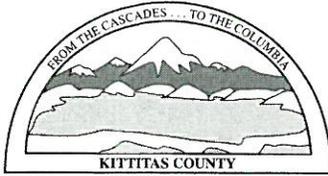
Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval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

1. A survey displaying legal descriptions, the new acreage, and lot dimensions of each parcel must be submitted to our office for review prior to final approval and recording.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the enclosed Fire Marshall's comments.

If you have any further questions, please feel free to contact me at (509) 962-7079.

Sincerely,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4,
Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

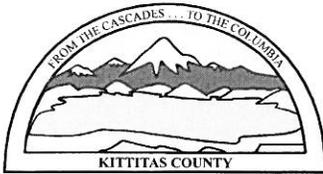
TO: Dusty Pilkington, Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: December 8, 2016

SUBJECT: Highway 9 Office Park BL-16-00016

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. All requirements of the Suncadia Development agreement for Suncadia – Phase 1, Division 12 are to be met prior to final approval.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Mark R. Cook, Director, P.E.

December 12, 2016

County Survey review of Highway Park 9 (BL-16-00017)

Required Changes:

1. The boundaries shown as Lot 1 and Lot 2 are not dimensioned. Additionally, Lot 1 and Lot 2 should be relabeled to reflect the recording number of the document creating them, so it is not construed that they are a part of the Boundary Line Adjustment.
1. (EX: Lot 1 (B:39,P:2))
2. Surveyors Certificate is missing. (RCW:59.09.080),(WAC:332-130-050(1)(a)(iii))
3. Survey Procedures statement missing. (WAC:332-130-050(1)(a)(i))
4. There is no Legend. Legend shall include found and set corners, describing each.
5. There is no Basis of Bearing either shown, or noted. (WAC:332-130-050(1)(b)(iii))
6. At minimum, property corners shall be set to delineate the new division line.
7. Roadways shall include width, underlying ownership, Easement or right of way, and surfacing material. (EX: Suncadia Trail – Private R/W – Paved)
8. Remove “MS” text at west border edge (RCW:58.09.050(4)),(WAC:332-130-050(1)(d)(i))
9. Recording numbers of the 2 existing easements should be added to the easements.
10. Recording numbers to the 2 adjacent tracts should be added.
11. The new division line should be drawn with a heavy solid line similar to the perimeter of the parent parcel.
12. “Recording Certificate” should be changed to “Auditor’s Certificate” (RCW:58.09-080),(WAC:332-130-050(1)(a)(ii))
13. Reference note containing the purpose of the survey together with the application number should be added (KCC:16.10.020(1)) (EX: The purpose of this survey map is to meet the requirements of Kittitas County BLA application 16-00017)
14. The dimensions 215.14 and 52.00 feet are misleading. This could be corrected with crowfeet, or by changing the distances.

Suggested Changes (not required)

1. Land Corner Records should be created/referenced, OR reference ties to Section corners shown on the face of the Plat (RCW:58.09.060). This is going to start being enforced Jan 1, 2017.
2. Lot Closure reports submitted with application. This is going to start being enforced Jan. 1, 2017.
3. In the event a heavy line type does not clearly identify the boundary between Lots 3 and 4, reducing the dash size of the driveway easement might make it clearer as to what is boundary and what is easement.
4. The line East of the subject property is unlabeled and has an unknown purpose.

Respectfully,



Justin Turnbull
County Surveyor

From: Dusty Pilkington
To: ["jeff@swiftwatercustomhomes.com"](mailto:jeff@swiftwatercustomhomes.com); ["dpierce@encompass.net"](mailto:dpierce@encompass.net)
Subject: BL-16-00017 Highway 9 Deemed Complete
Date: Monday, November 14, 2016 8:58:00 AM
Attachments: [BL-16-00017 Highway 9 Deemed Complete.pdf](#)

Greetings. Notification that your application for a boundary line adjustment is complete is attached. Hard copies are en route via US Mail.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Dusty Pilkington
To: ["jeff@swiftwatercustomhomes.com"](mailto:jeff@swiftwatercustomhomes.com); ["dpierce@encompass.net"](mailto:dpierce@encompass.net)
Subject: BL-16-00017 Highway 9 Deemed Complete
Date: Monday, November 14, 2016 8:58:00 AM
Attachments: [BL-16-00017 Highway 9 Deemed Complete.pdf](#)

Greetings. Notification that your application for a boundary line adjustment is complete is attached. Hard copies are en route via US Mail.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Dusty Pilkington
To: [Kelly Bacon](#); [Holly Duncan](#); [Holly Myers](#); [Josh Hink](#); [Lucas Huck](#); ["wargog@cersd.org"](#); ["montgomeryr@cersd.org"](#); ["office@kcf7.com"](#)
Subject: BL-16-00016 Highway 9 Office Park
Date: Monday, November 14, 2016 8:41:00 AM

—
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision. Control Click on the hyperlink above (or go to the attachment tab in EDEN). Comment period for this application ends on **11/29/2016**.

[BL-16-00016 Highway 9 Office Park \(County Departments\)](#)
[BL-16-00016 Highway 9 Office Park \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 14th, 2016

Highway 9 Park Center, LLC
9623 32nd ST SE STE D112
Lake Stevens WA
98258

Jeff Hansell
PO Box 669
Cle Elum WA
98922

RE: Highway 9 Office Park Boundary Line Adjustment (BL-16-00017)

To whom it may concern,

Kittitas County Community Development Services received a Boundary Line Adjustment permit on November 2nd, 2016. This application was determined **complete** as of November 14th, 2016.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. Taxes will need to be paid for all parcels involved prior to final approval.
6. Final approval and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map). The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509)-962-7079, or by e-mail at dusty.pilkington@co.kittitas.wa.us.

Sincerely,

Dusty Pilkington
Staff Planner I
(509)-962-7079
dusty.pilkington@co.kittitas.wa.us

Critical Areas Checklist

Thursday, November 10, 2016

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



BL-16-00017
Highway 9 Office Park

Land Use



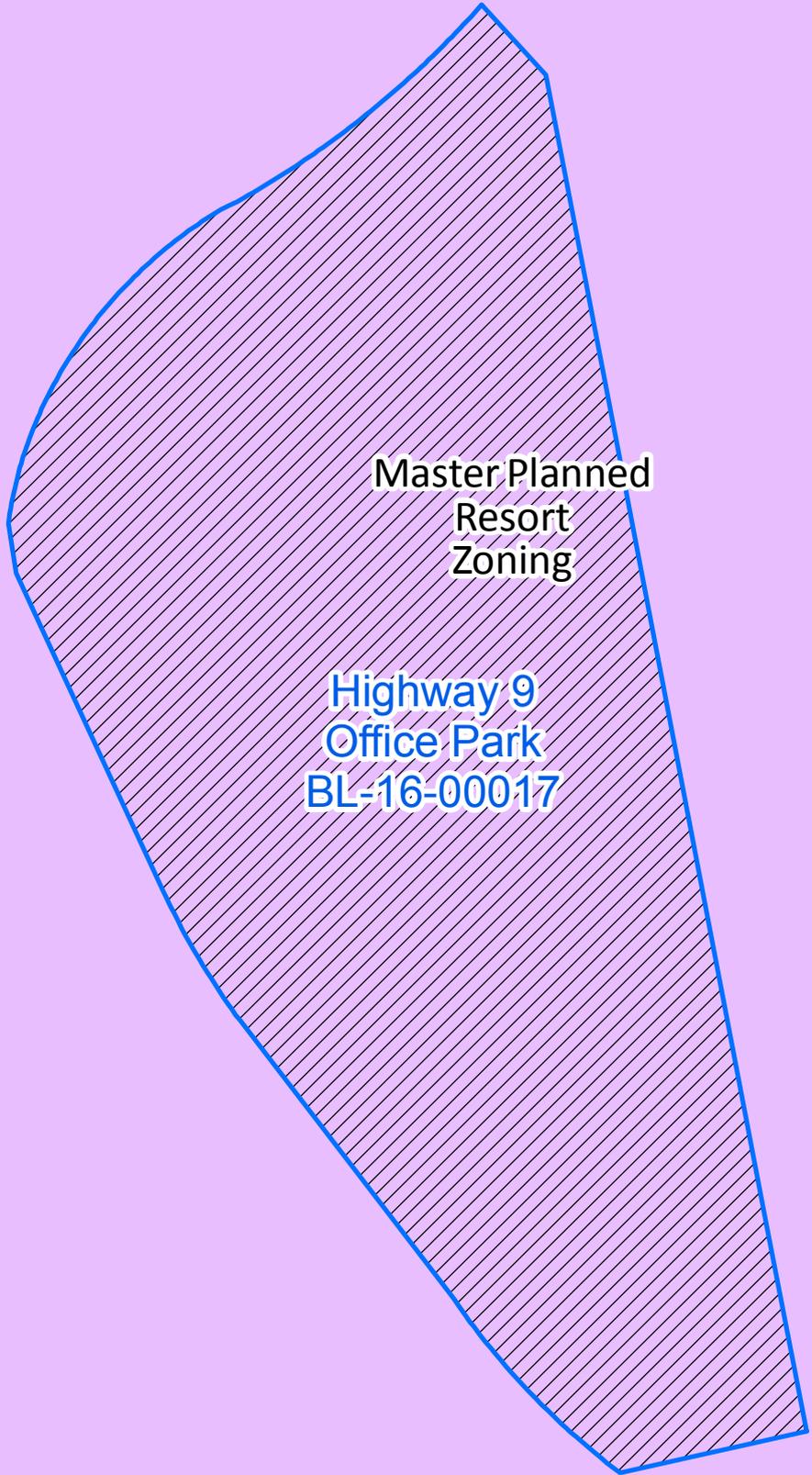
Highway 9
Office Park
BL-16-00017

Source: Esri, DigitalGlobe, GeoEye, AerialPhotos, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerotech, IGN Switzerland, Swisstopo, and the GIS User Community

Legend

BL-16-00017
Highway 9 Office Park

Aerial View



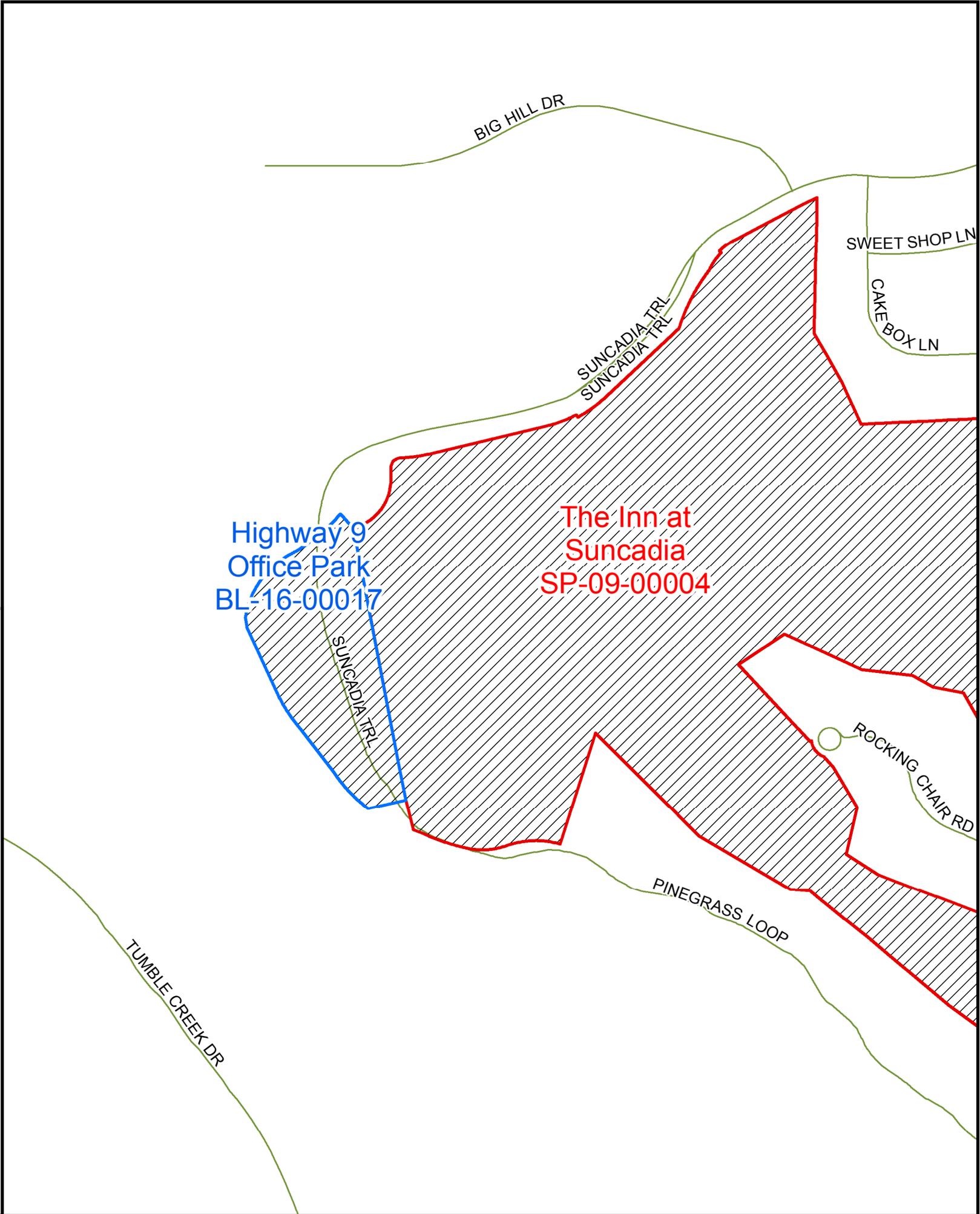
Master Planned
Resort
Zoning

Highway 9
Office Park
BL-16-00017

Legend

BL-16-00017
Highway 9 Office Park

Zoning

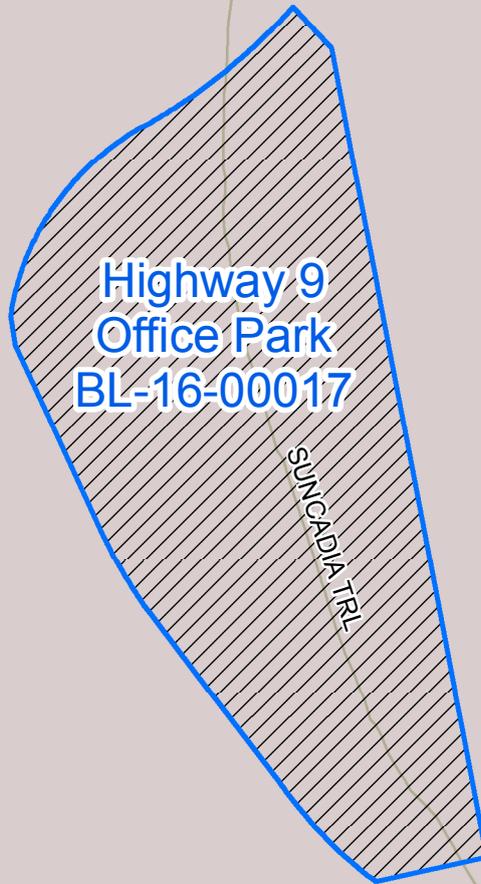


BL-16-00017
Highway 9 Office Park

Land Use Projects

DOMERIE FLATS
ELK WINTER
CONCENTRATION AREA

SUNCADIA TRL



Highway 9
Office Park
BL-16-00017

SUNCADIA TRL

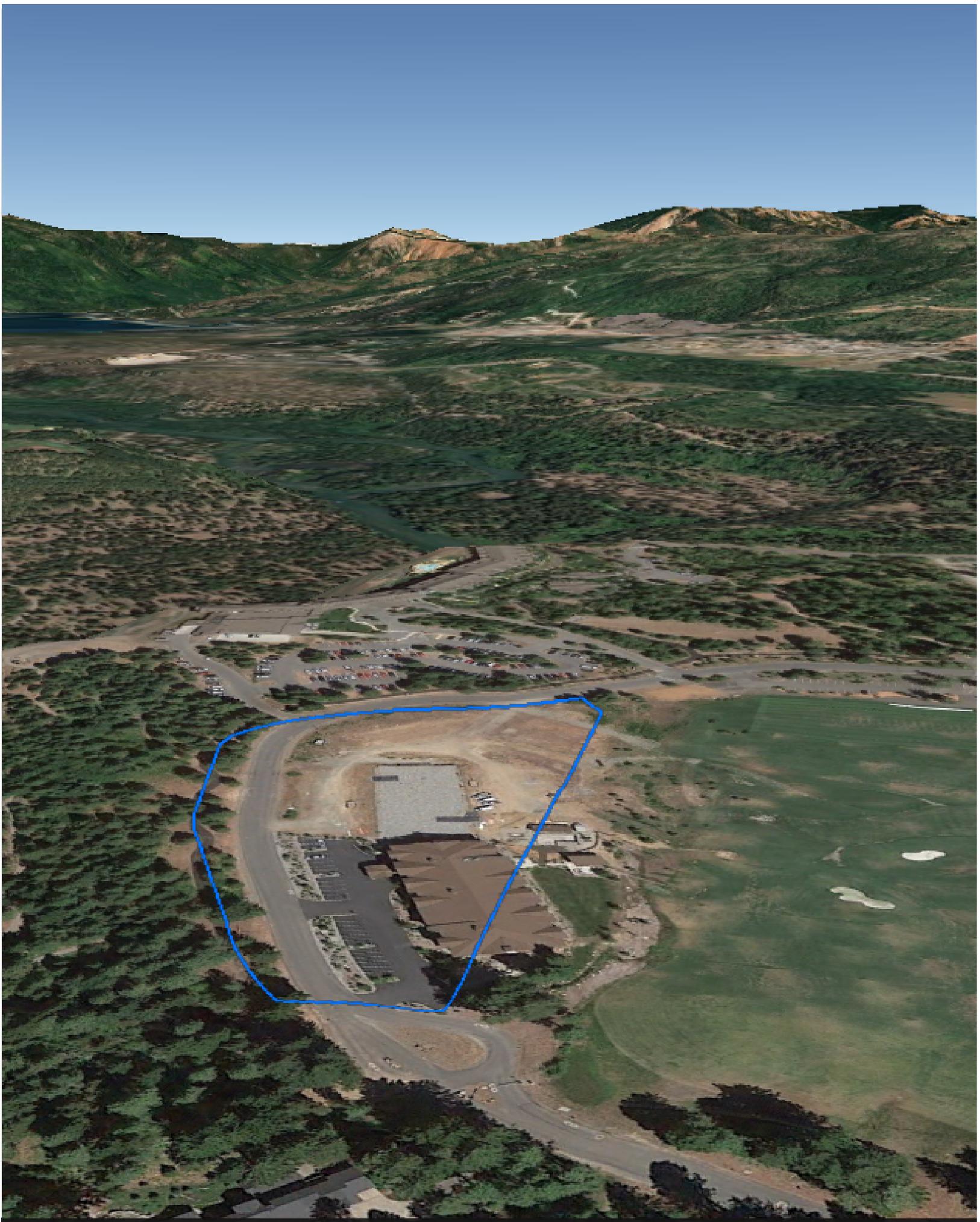
PINEGRASS LOOP

DOMERIE FLATS
ELK WINTER
CONCENTRATION AREA

500 YEAR 100 YEAR

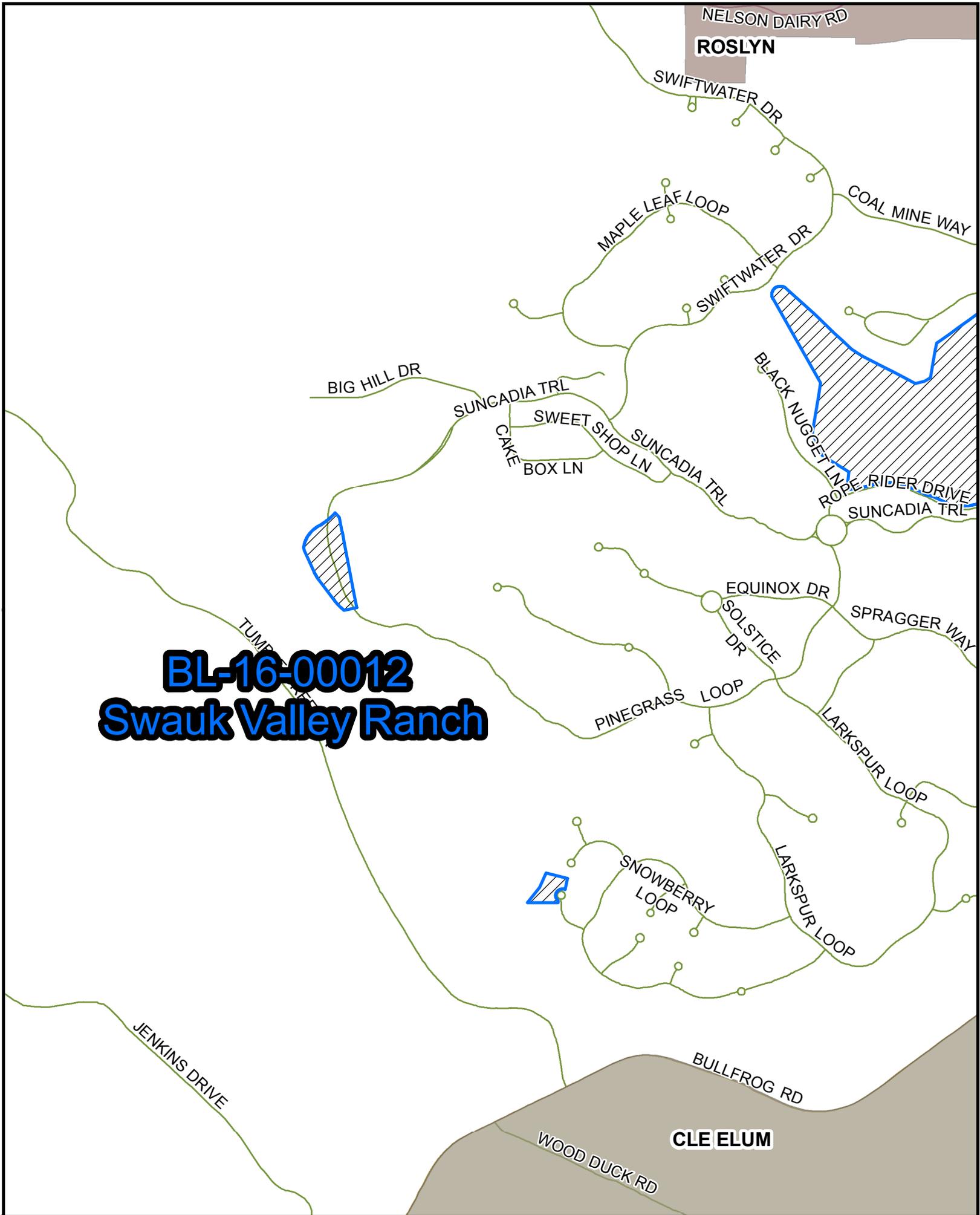
BL-16-00017
Highway 9 Office Park

Critical Areas



BL-16-00017
Highway 9 Office Park

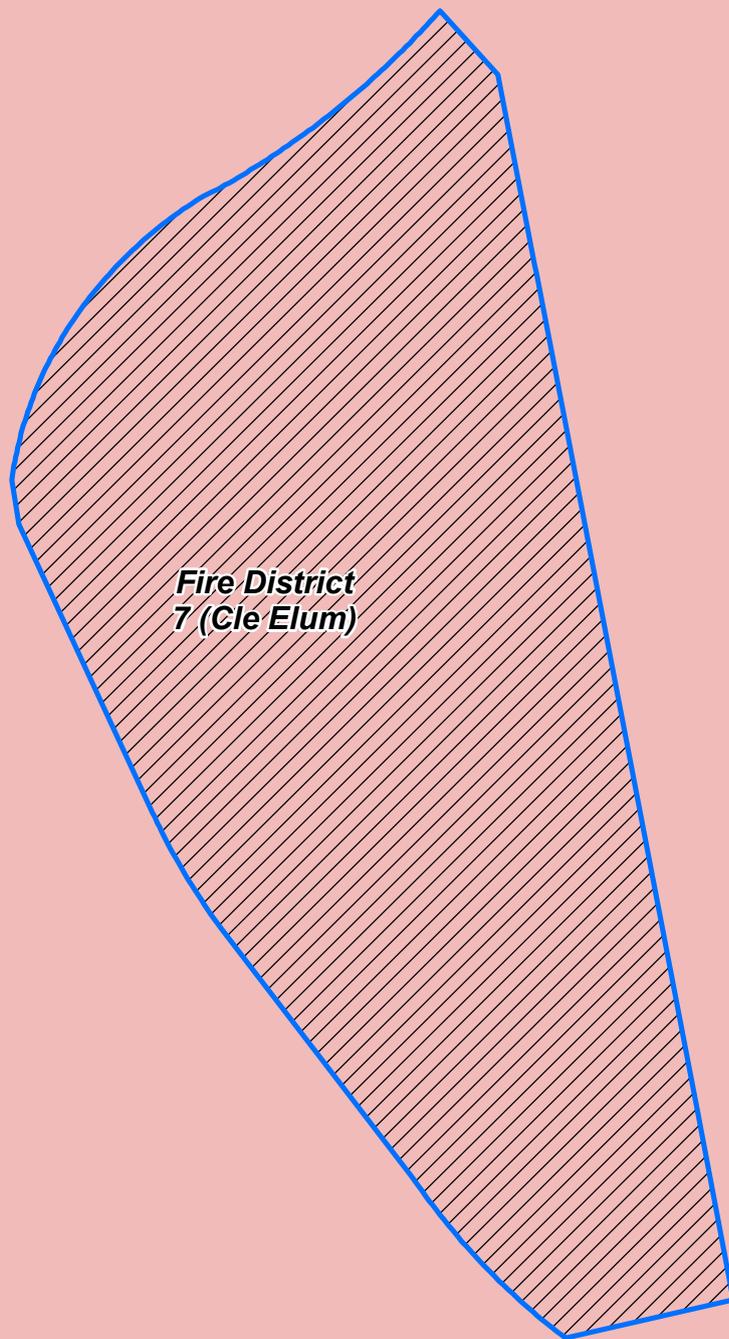
Oblique View



BL-16-00012
Swauk Valley Ranch

BL-16-00017
Highway 9 Office Park

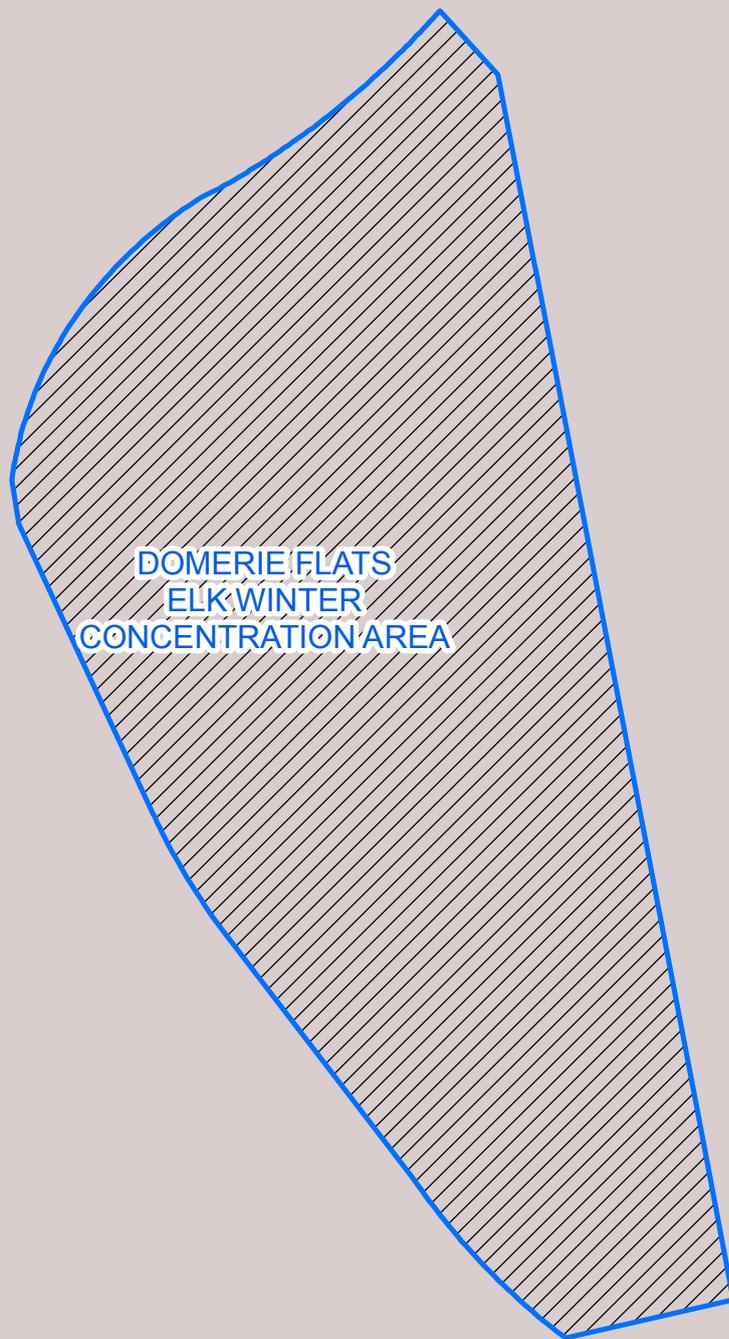
Vicinity Map



*Fire District
7 (Cle Elum)*

BL-16-00017
Highway 9 Office Park

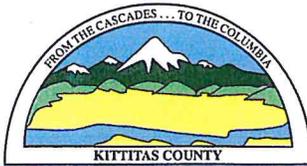
Fire District



DOMERIE FLATS
ELK WINTER
CONCENTRATION AREA

BL-16-00017
Highway 9 Office Park

Priority Habitats



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

BL-16-00017

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

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

Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- Signatures of all property owners.
- 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.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- A certificate of title issued within the preceding one hundred twenty (120) days.

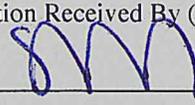
For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

APPLICATION FEES:

\$730.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$145.00	Kittitas County Fire Marshal
\$215.00	Kittitas County Public Health Department Environmental Health
\$1,180.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 

DATE: 11/2/16

RECEIPT # 3277

RECEIVED

NOV 02 2016

Kittitas County CDS

DATE STAMP IN BOX

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

FORM LAST REVISED: 12-30-15

Page 1 of 3

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

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: HIGHWAY 9 OFFICE PARK CENTER LLC

Mailing Address: 9623 32ND ST SE, STE D112

City/State/ZIP: LAKE STEVENS WA 98258-5783

Day Time Phone: _____

Email Address: _____

- 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: JEFF HANSELL

Mailing Address: PO BOX 669

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: 509-674-6569

Email Address: JEFF@SWIFTWATERCUSTOMHOMES.COM

- 3. Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: ENCOMPASS ENGINEERING & SURVEYING

Mailing Address: 407 SWIFTWATER BLVD

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: 509-674-7433

Email Address: DPIERCE@ENCOMPASSES.NET

- 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):**
See attached Guarantee

- 6. Property size:** 4.76 acres _____ (acres)

- 7. Land Use Information:** Zoning: MPR _____ Comp Plan Land Use Designation: RURAL RECREATION _____

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. _____, Pg _____)
✓ 954846 (20-15-19055-0003) 1.36 AC.	1.50 AC.
958520 (20-15-19058-0100) 0.61 AC.	0.61 AC.
LOT 3, SUNCEDIA, PH. 1, DIV. 12 - AMENDED BSP, 3.40 AC.	3.26 AC.

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. 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.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

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:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

[Signature]

Manager Member
(date) 9/7/16

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

TREASURER'S OFFICE REVIEW

Tax Status: 2017 tax
Paid in full

By: *[Signature]*

Date: 12-13-2017

COMMUNITY DEVELOPMENT SERVICES REVIEW

(X) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: Mac for Planning Perad.

Preliminary Approval Date: 11/30/2016

By: *[Signature]*

Final Approval Date: 11/12/18/2017

By: *[Signature]*

Letter of Transmittal



Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

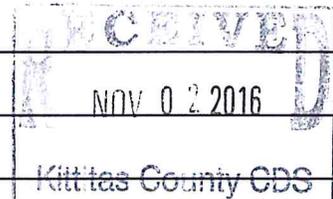
Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: Kittitas County Community Development Services **Date: 11/1/16** **Job No. 16080**
411 North Ruby Street, Suite 2 **Attn: Planning Department**
Ellensburg, WA 98926 **Re: Jeff Hansell – Highway Park 9, LLC BLA**

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
1	9/7/16	3	BLA Application
1		1	Project Narrative
1		18	Subdivision Guarantees
1	10/31/16	2	18x24 Preliminary Boundary Line Adjustment Survey
1	9/7/16	1	Check #6361 – BLA fee of \$1,180



THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval For signature
- For your use Approved as noted Submit ____ copies for distribution
- As requested Returned for corrections Return ____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

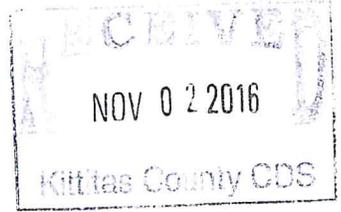
REMARKS:

Signature: Dustin Pierce, PLS Title: Project Manager

Copy to: File _____

BL-116-00017

**Trailhead Town Homes Boundary Line Adjustment
Project Narrative**



This is an application for a Boundary Line Adjustment involving Lot 3 of the Trailhead Amended Condominium and Lot 4 of the Trailhead Amended Binding Site Plan. Adjusting the lot lines as shown on preliminary Survey is to facilitate the application for a Long Plat and proposed development referred to as the Trailhead Town Homes project.

The project is located on a total of 4.76 acres within the Village Core of the Suncadia Resort.

Water & Sewer are via the Suncadia Water & Sewer systems that are ready to serve this parcel.

Access is provided via the existing Suncadia road system.

The attached PRELIMINARY SURVEY site plan shows the existing and proposed areas and lot lines.

BL-16-000000

CHICAGO TITLE INSURANCE COMPANY

NOV 02 2016
Kills County CBS

Policy No. 7215645618035

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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 in Schedule A.

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.

Dated: October 20, 2016

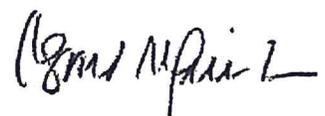
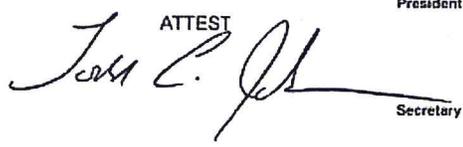
Issued by:
 AmeriTitle, Inc.
 101 W Fifth
 Ellensburg, WA 98926
 (509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 
 ATTEST 
 President Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 7215645618035

SUBDIVISION GUARANTEE

Order No.: 138918AM
Guarantee No.: 7215645618035
Dated: October 20, 2016

Liability: \$1000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: Ptn Lot 3, TRAILHEAD CONDOMINIUM and Lot 4 of SUNCADIA-PHASE 1, DIVISION 12

Assured: Swiftwater Custom Homes

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 4 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, pages 2 through 5, under Auditor's File No. 201312120007, being a portion of Tract Z-1 of Suncadia Phase 1, Division 9, as per plat thereof recorded in Book 11 of Plats, pages 78 through 82, in the County of Kittitas, State of Washington;

AND

That portion of Lot 3, of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, pages 2 through 5, under Auditor's File No. 201312120007, lying within Trailhead Condominium, in the County of Kittitas, State of Washington, as depicted in the Survey Map for said condominium recorded in Book 11 of Plats, pages 199 through 205, and amended by first amendment recorded in Book 12 of Plats, pages 85 through 88, and according to the amended and restated declaration thereof recorded under Auditor's File No. 201312120009 and rerecorded under Auditor's File No. 201401060036, records of said County, which is bounded by a line described as follows:

Commencing at the Northeast corner of said Lot 3, said corner being common to the Southeast corner of said Lot 4 and the true point of beginning of said line;

Thence South 13°21'25" East, along the Easterly boundary line of said Lot 3, 52.00 feet;

Thence South 77°22'47" West, 120.01 feet;

Thence North 13°21'25" West, 52.00 feet to a point on the Southerly boundary line of said Lot 4;

Thence North 77°22'47" East, 120.01 feet to the true point of beginning and terminus of said line.

Title to said real property is vested in:
Subdivision Guarantee Policy Number: 7215645618035

Highway 9 Office Park Center LLC, a Washington limited liability company as to Lot 4
and Unit Owners Association of Trailhead Condominium, as representative of the owners
of individual condominium units

END OF SCHEDULE A

(SCHEDULE B)

Order No: 138918AM
Policy No: 7215645618035

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. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2016
Tax Type: County
Total Annual Tax: \$5,144.46
Tax ID #: 954846
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,572.23
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$2,572.23
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects Lot 4

Note: No tax parcel exists for the portion of Lot 3 described herein as it is assessed as common area through the units in the development.

7. Liens, levies and assessments of the Suncadia Residential Owner's Association.

Subdivision Guarantee Policy Number: 7215645618035

8. Liens, levies and assessments of the Suncadia Community Council.
9. Liens, levies and assessments of the Assessments for Community Enhancement.

Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.

10. Liens, levies and assessments of the Unit Owners Association of Trailhead Condominium.
Affects: Ptn Lot 3
11. Assessment in the amount of \$3,900 as setforth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016 and as amended by document recorded October 26, 2006, under Auditor's File No. 200610260039.
12. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Jeld-Wen, Inc., an Oregon corporation.
Recorded: October 11, 1996
Instrument No.: 199610110015
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
14. Agreement and the terms and conditions contained therein
Between: Kittitas County, a Washington municipal corporation
And: Suncadia LLC, a Delaware Limited Liability Company
Purpose: Amended and Restated Development Agreement
Recorded: April 16, 1990
Instrument No.: 200904160090

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.

15. Agreement and the terms and conditions contained therein
Between: Mountainstar Resort Development, LLC
And: Puget Sound Energy, Inc.
Purpose: Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service
Recorded: April 16, 2009
Instrument No.: 200404160016
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Environmental Company, LLC, a Washington Limited Liability Company
Subdivision Guarantee Policy Number: 7215645618035

Purpose: Storm Drainage Utility Easement

Recorded: October 23, 2007

Instrument No.: 200710230009

Affects: Portion of subject property

17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.
Recorded: July 20, 2004
Instrument No.: 200407200037

Modification(s) of said covenants, conditions and restrictions

Recorded: December 19, 2007

Instrument No: 200712190004

Modification(s) of said covenants, conditions and restrictions

Recorded: March 27, 2009

Instrument No: 200903270051

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

18. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.
Recorded: July 20, 2004
Instrument No.: 200407200038

Modification(s) of said covenants, conditions and restrictions

Recorded: December 19, 2007

Instrument No: 200712190005

Modification(s) of said covenants, conditions and restrictions

Recorded: March 27, 2009

Instrument No: 200903270053

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

19. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.

Subdivision Guarantee Policy Number: 7215645618035

Recorded: July 20, 2004
Instrument No.: 200407200039

Modification(s) of said covenants, conditions and restrictions
Recorded: December 19, 2007
Instrument No: 200712190002

Modification(s) of said covenants, conditions and restrictions
Recorded: March 27, 2009
Instrument No: 200903270052

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

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Purposes of transmission, distribution and sale of gas and electricity
Recorded: February 24, 2009
Instrument No.: 200902240025
Affects: Portion of said premises and other land
21. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Trailhead Condominium Plat, in Book 11 of Plats, pages 199 through 205
Recorded: June 3, 2009
Instrument No.: 200906030046
Fact(s):
 - a) Dedication thereon
 - b) 10' utilities easements
 - c) Notes contained thereonAffects: Portion of Lot 3
22. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.
Recorded: December 12, 2013
Instrument No.: 201312120009

Said document was rerecorded January 6, 2014 under Auditor's File No.:201401060036.

Said document entirely replaces the original Declaration recorded June 3, 2009, under Auditor's File No.:200906030047

23. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled First Amendment to the Survey Map and Plans for Trailhead Condominium Plat
Recorded: December 12, 2013, in Book 12 of Plats, pages 85 through 88
Instrument No.: 201312120008
Fact(s):

Subdivision Guarantee Policy Number: 7215645618035

- a) Dedication thereon
- b) Easements as shown thereon
- c) Notes contained thereon

24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity and natural gas
Recorded: January 27, 2010
Instrument No.: 201001270024
Affects: 10 foot strip adjoining all road shown on the plat
25. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Suncadia Phase 1 Division 12, an amended binding site plan
Recorded: December 12, 2013
Book: 39 Page: 2 through 5
Instrument No.: 201312120007
Fact(s): Access and utility easements and all notes contained thereon
26. Agreement and the terms and conditions contained therein
By: East AHM Development LLC, a Washington limited liability company
Purpose: Declaration of Driveway and Access Easement Agreement
Recorded: December 12, 2013
Instrument No.: 201312120012
Affects Lot 4
27. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$2,500,000.00
Trustor/Grantor: Watson Properties, L.P. a Washington limited partnership and Mountain Glen Management, LLC, a Washington limited liability company
Trustee: Guardian Northwest Title and Escrow
Beneficiary: Westside Meadows, a Washington limited liability company
Dated: December 23, 2014
Recorded: December 31, 2014
Instrument No.: 201412310043
Affects Lot 4

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201412310043
Recorded: August 18, 2016
Instrument No: 201608180044

28. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$350,000.00
Trustor/Grantor: Highway 9 Office Park Center LLC, a Washington limited liability company
Trustee: AmeriTitle
Beneficiary: First American Exchange of Skagit County, as facilitator under a 1031 Deferred Exchange Agreement for Watson Properties, L.P.
Dated: April 22, 2016

Subdivision Guarantee Policy Number: 7215645618035

Recorded: April 22, 2016
Instrument No.: 201604220059
Affects Lot 4

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201604220059
Recorded: August 18, 2016
Instrument No: 201608180045

29. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$1,500,000.00
Trustor/Grantor: Highway 9 Office Park Center LLC, a Washington limited liability company
Trustee: Chicago Title Insurance Company
Beneficiary: J&J Dakota, LLC, a Nevada limited liability company
Dated: August 10, 2016
Recorded: August 18, 2016
Instrument No.: 201608180043

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201412310043
Recorded: August 18, 2016
Instrument No: 201608180044

Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201604220059
Recorded: August 18, 2016
Instrument No: 201608180045

30. Any monetary encumbrances against individual condominium units and their undivided interest in common elements.

END OF EXCEPTIONS

Notes:

Note No. 1: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn Lot 3, TRAILHEAD CONDOMINIUM, Book 11 of Plats, pages 199 through 205, amended by First Amendment, Book 12 of Plats, pages 85 through 88 and Lot 4 of SUNCADIA-PHASE 1, DIVISION 12, Book 39 of Surveys, pages 2 through 5, ptn of Tract Z-1 of Suncadia Phase 1, Division 9, Book 11 of Plats, pages 78 through 82.
Subdivision Guarantee Policy Number: 7215645618035

Note No. 2: Any map or sketch enclosed as an attachment herewith is furnished for informational 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).

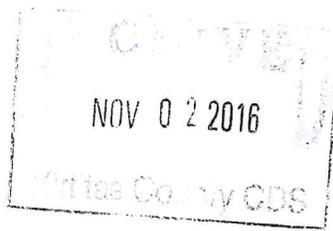
END OF GUARANTEE

BL-16-00017

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45213492

GUARANTEE



CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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 in Schedule A.

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.

Dated: September 6, 2016

Issued by:
 AmeriTitle, Inc.
 101 W Fifth
 Ellensburg, WA 98926
 (509)925-1477

Suzey E. Martin

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By: *[Signature]*

President



ATTEST *[Signature]*

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-45213492

SUBDIVISION GUARANTEE

Order No.: 130248AM
Guarantee No.: 72156-45213492
Dated: September 6, 2016

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.00

Your Reference:

Assured: Encompass Engineering & Surveying

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 4 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, pages 2 through 5, under Auditor's File No. 201312120007, being a portion of Tract Z-1 of Suncadia Phase 1, Division 9, as per plat thereof recorded in Book 11 of Plats, pages 78 through 82, in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Highway 9 Office Park Center, LLC, a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 130248AM
Policy No: 72156-45213492

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. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2016
Tax Type: County
Total Annual Tax: \$5,144.46
Tax ID #: 954846
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,572.23
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$2,572.23
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016

7. Liens, levies and assessments of the Suncadia Residential Owner's Association.
8. Liens, levies and assessments of the Suncadia Community Council.

Subdivision Guarantee Policy Number: 72156-45213492

9. Liens, levies and assessments of the Assessments for Community Enhancement.

Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.

10. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Jeld-Wen, Inc., an Oregon corporation.

Recorded: October 11, 1996

Instrument No.: 199610110015

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

12. Agreement and the terms and conditions contained therein
Between: Kittitas County, a Washington municipal corporation

And: Suncadia LLC, a Delaware Limited Liability Company

Purpose: Amended and Restated Development Agreement

Recorded: April 16, 1990

Instrument No.: 200904160090

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.

13. Agreement and the terms and conditions contained therein

Between: Mountainstar Resort Development, LLC

And: Puget Sound Energy, Inc.

Purpose: Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service

Recorded: April 16, 2009

Instrument No.: 200404160016

14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Suncadia Environmental Company, LLC, a Washington Limited Liability Company

Purpose: Storm Drainage Utility Easement

Recorded: October 23, 2007

Instrument No.: 200710230009

Affects: Portion of subject property

15. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws,

Subdivision Guarantee Policy Number: 72156-45213492

except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 20, 2004

Instrument No.: 200407200037

Modification(s) of said covenants, conditions and restrictions

Recorded: December 19, 2007

Instrument No: 200712190004

Modification(s) of said covenants, conditions and restrictions

Recorded: March 27, 2009

Instrument No: 200903270051

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

16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.

Recorded: July 20, 2004

Instrument No.: 200407200038

Modification(s) of said covenants, conditions and restrictions

Recorded: December 19, 2007

Instrument No: 200712190005

Modification(s) of said covenants, conditions and restrictions

Recorded: March 27, 2009

Instrument No: 200903270053

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

17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.

Recorded: July 20, 2004

Instrument No.: 200407200039

Modification(s) of said covenants, conditions and restrictions

Recorded: December 19, 2007

Instrument No: 200712190002

Modification(s) of said covenants, conditions and restrictions

Recorded: March 27, 2009

Instrument No: 200903270052

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

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Purposes of transmission, distribution and sale of gas and electricity
Recorded: February 24, 2009
Instrument No.: 200902240025
Affects: Portion of said premises and other land
19. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.
Recorded: December 12, 2013
Instrument No.: 201312120009

Said document was rerecorded January 6, 2014 under Auditor's File No.:201401060036.

Said document entirely replaces the original Declaration recorded June 3, 2009, under Auditor's File No.:200906030047

20. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled First Amendment to the Survey Map and Plans for Trailhead Condominium Plat
Recorded: December 12, 2013, in Book 12 of Plats, pages 85 through 88
Instrument No.: 201312120008
Fact(s):
 - a) Dedication thereon
 - b) Easements contained on Lots 1 through 4
 - c) Notes contained thereon
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity and natural gas
Recorded: January 27, 2010
Instrument No.: 201001270024
Affects: 10 foot strip adjoining all road shown on the plat

Subdivision Guarantee Policy Number: 72156-45213492

22. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Suncadia Phase 1 Division 12, an amended binding site plan
Recorded: December 12, 2013
Book: 39 Page: 2 through 5
Instrument No.: 201312120007
Fact(s): Access and utility easements and all notes contained thereon
23. Agreement and the terms and conditions contained therein
By: East AHM Development LLC, a Washington limited liability company
Purpose: Declaration of Driveway and Access Easement Agreement
Recorded: December 12, 2013
Instrument No.: 201312120012
24. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$2,500,000.00
Trustor/Grantor: Watson Properties, L.P. a Washington limited partnership and Mountain Glen Management, LLC, a Washington limited liability company
Trustee: Guardian Northwest Title and Escrow
Beneficiary: Westside Meadows, a Washington limited liability company
Dated: December 23, 2014
Recorded: December 31, 2014
Instrument No.: 201412310043
- Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201412310043
Recorded: August 18, 2016
Instrument No: 201608180044
25. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$350,000.00
Trustor/Grantor: Highway 9 Office Park Center LLC, a Washington limited liability company
Trustee: AmeriTitle
Beneficiary: First American Exchange of Skagit County, as facilitator under a 1031 Deferred Exchange Agreement for Watson Properties, L.P.
Dated: April 22, 2016
Recorded: April 22, 2016
Instrument No.: 201604220059
- Subordination Agreement referencing: Instrument No.: 201608180043
And: Instrument No.: 201604220059
Recorded: August 18, 2016
Instrument No: 201608180045
26. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$1,500,000.00
Trustor/Grantor: Highway 9 Office Park Center LLC, a Washington limited liability company
Trustee: Chicago Title Insurance Company
Beneficiary: J&J Dakota, LLC, a Nevada limited liability company
Dated: August 10, 2016

Recorded: August 18, 2016
Instrument No.: 201608180043

END OF EXCEPTIONS

Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lot 4 of SUNCADIA-PHASE 1, DIVISION 12, Book 39 of Surveys, pages 2-5, ptn. Tract Z-1 of Suncadia Phase 1, Division 9, Book 11 of Plats, pages 78-82

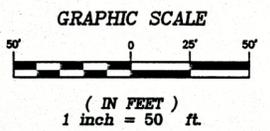
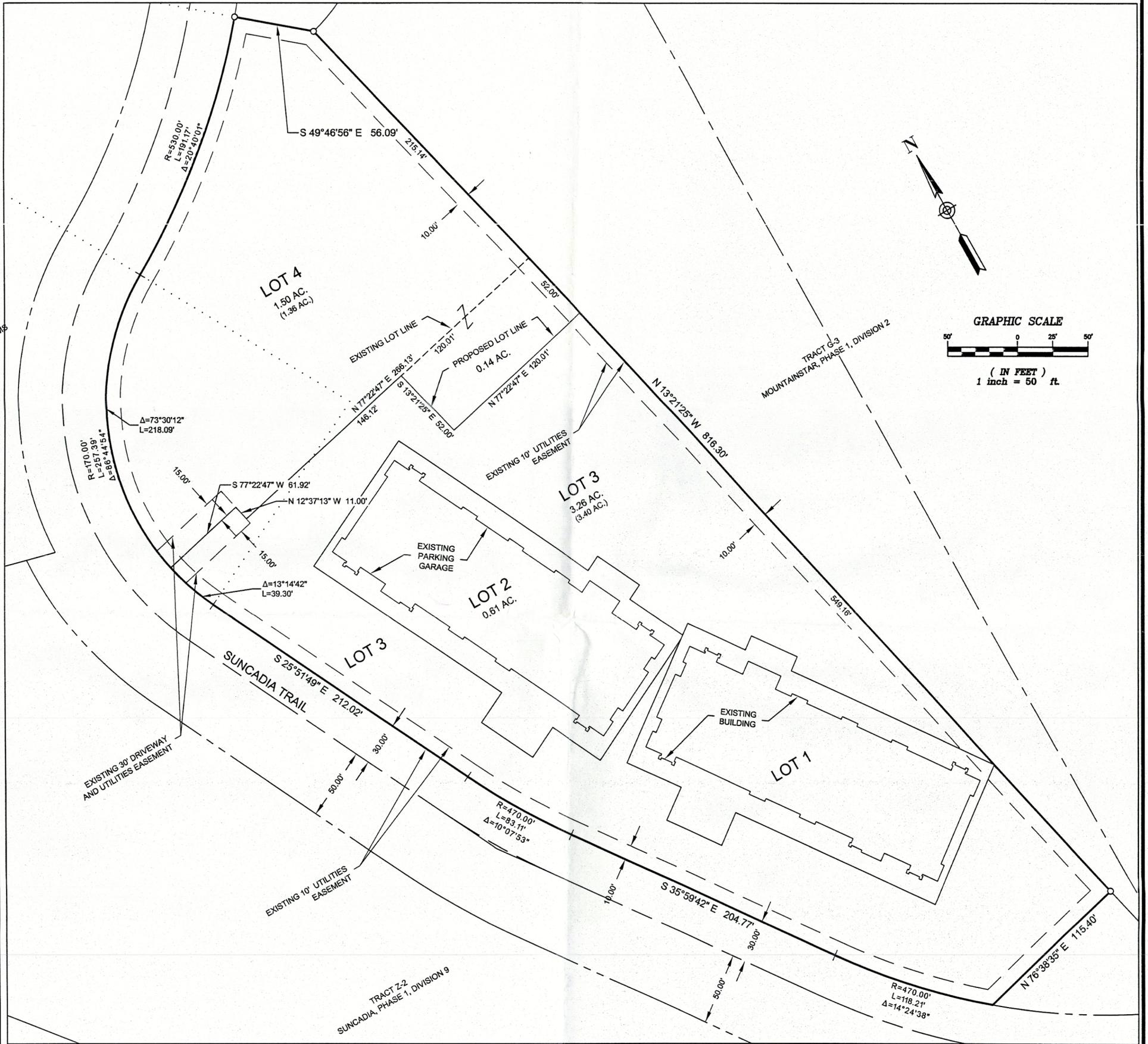
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance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

BL-16-00017

BOUNDARY LINE ADJUSTMENT SUNCADIA - PHASE 1, DIVISION 12 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITITAS COUNTY, WASHINGTON



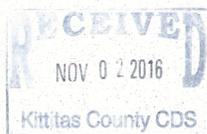
RECORDING CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE

JERALD V. PETTIT
County Auditor

Deputy County Auditor



Encompass

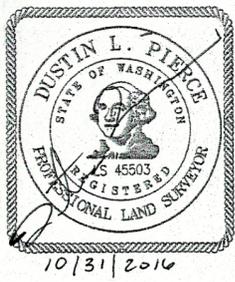
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY BOUNDARY LINE ADJUSTMENT

PREPARED FOR
HIGHWAY PARK 9, LLC
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP	10/2016	16080
CHKD BY	SCALE	SHEET
GW	1" = 50'	1 OF 2



10/31/2016

**BOUNDARY LINE ADJUSTMENT
SUNCADIA - PHASE 1, DIVISION 12
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON**

LEGAL DESCRIPTIONS OF EXISTING PARCELS

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618035

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45213492

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF LOT 3

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

EXCEPT:

THAT PORTION OF SAID LOT 3 OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF LOT 4 OF SAID PLAT AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LEGAL DESCRIPTION OF LOT 4

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



10/31/2016

RECORDING CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
DUSTIN L. PIERCE
JERALD V. PETTIT Deputy County Auditor
County Auditor



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY BOUNDARY LINE ADJUSTMENT
PREPARED FOR
HIGHWAY PARK 9, LLC
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP	10/2016	16080
CHKD BY	SCALE	SHEET
GW	1" = 50'	2 OF 2

From: [Dusty Pilkington](#)
To: [Dustin Pierce](#)
Subject: RE: Automatic reply: BL-16-00017 Highway 9 Office Park
Date: Tuesday, June 20, 2017 4:24:00 PM
Attachments: [image001.png](#)

Mr. Pierce,

I contacted the applicants recently, and discussed an issue with the taxes. In order to finalize the BLA, all taxes listed will need to be paid. One complicating factor is that one of the parcels is owned in common with the owners of the parcels around it. Taxes will need to be caught up on all parcels, but that is a long list of people. Also, we will need an updated version of the CC&Rs showing the percentages owned considering the new lot lines. I discussed with the applicant that it may be best to plan on the time 2nd half taxes are due.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Dustin Pierce [mailto:dpierce@encompasses.net]
Sent: Tuesday, June 20, 2017 3:07 PM
To: Dusty Pilkington
Subject: RE: Automatic reply: BL-16-00017 Highway 9 Office Park

Good afternoon Mr. Pilkington,

I am following up on correspondence awhile back on the Boundary Line Adjustment application no. (BL-16-00017). Attached is a copy of the recorded survey and the taxes area current for the year. Please let us know when we can expect final approval on this project.

Regards,

Dustin Pierce
Professional Land Surveyor



[Cle Elum *](#) | [Issaquah](#) | [Email](#) | [Website](#)

* **My Office** | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419
Issaquah | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

 **Please consider the environment before printing this email**

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

-----Original Message-----

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]

Sent: Friday, May 12, 2017 8:44 AM

To: Dustin Pierce

Subject: Automatic reply: BL-16-00017 Highway 9 Office Park

Greetings. I will be out of the country for a few weeks. Your email has been forwarded to Dan Carlson, Director of CDS. His contact information is below.

Phone: 509-933-8244

dan.carlson@kittitas.wa.us

Thank you!

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law

Morning Gentleman,

In Dusty's absence, I am hoping one of you can help us out with this one. The application for a BLA (BL-16-00017) needs Treasurers signature for final approval. Taxes are current for the year. Can we please have the application routed to the Treasurer's office and finally to the Assessor's office? Also, attached is a copy of the recorded survey. Please let know if you have any questions.

Regards,

Dustin Pierce
Professional Land Surveyor



[Cle Elum *](#) | [Issaquah](#) | [Email](#) | [Website](#)

* **My Office** | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419
Issaquah | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

 **Please consider the environment before printing this email**

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

From: [Dustin Pierce](#)
To: [Dan Carlson](#); [Jeff Watson](#)
Cc: [Dusty Pilkington](#)
Subject: BL-16-00017 Highway 9 Office Park
Date: Wednesday, May 24, 2017 9:32:41 AM
Attachments: [image001.png](#)
[B40-P194-195.tif](#)

Morning Gentleman,

In Dusty's absence, I am hoping one of you can help us out with this one. The application for a BLA (BL-16-00017) needs Treasurers signature for final approval. Taxes are current for the year. Can we please have the application routed to the Treasurer's office and finally to the Assessor's office? Also, attached is a copy of the recorded survey. Please let know if you have any questions.

Regards,

Dustin Pierce
Professional Land Surveyor



[Cle Elum *](#) | [Issaquah](#) | [Email](#) | [Website](#)

* **My Office** | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419
Issaquah | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

 **Please consider the environment before printing this email**

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

From: [Justin Turnbull](#)
To: ["Dustin Pierce"](#)
Cc: [Dusty Pilkington](#)
Subject: RE: BLA 16-00017, Highway 9 Office Park
Date: Tuesday, December 20, 2016 8:49:49 AM
Attachments: [image001.png](#)

Dustin,

This looks good. The only issues I have are as follows:

1. No corners are shown as being set for the new division line. At minimum, the new division line should be staked in the field.
2. There is some text mask conflicts near the northwest line of Lot 2.
3. State Plane Coordinates are not suitable for a basis of bearing statement, unless the controlling monuments (or base stations) are included, the simplest solution would be to reference B:11, P:78 as your Basis of Bearings, specifically referencing the found corners.

Regarding basis of bearings, it is a weird topic. My personal opinion, particularly when properties are based upon section lines which have been shown and located, is that the Basis of bearings statement doesn't matter, as you are working within a long standing control grid. However, it is still required under the WACs, and as such, I am under an obligation to make sure it is there. That being said, if a basis of bearing statement is deficient, it falls very low on my list of corrections. This IS currently being discussed at the State level, as a great number of basis of bearings statements follow the exact format you have given, and the classical Geodesists are being driven mad by the ambiguous nature of it.

If you are at all interested, there is a pretty good paper published in Oregon detailing more accurate methods of utilizing basis of bearing statements.

https://www.deschutes.org/sites/default/files/fileattachments/road/page/689/gps_basis_of_bearing_information.pdf

Unless you specifically require a Survey review letter, I am going to treat this email response as my survey review.

Respectfully,

Justin Turnbull, PLS
County Surveyor
Kittitas County Public Works
411 N. Ruby St., Ellensburg, WA 98926
P: (509) 962-7523
justin.turnbull@co.kittitas.wa.us

From: Dustin Pierce [<mailto:dpierce@encompasses.net>]
Sent: Monday, December 19, 2016 3:42 PM
To: Justin Turnbull
Subject: RE: BLA 16-00017, Highway 9 Office Park

Thank you Justin,

Attached are PDF copies of the survey and closures.

Regards,

Dustin Pierce
Professional Land Surveyor



[Cle Elum *](#) | [Issaquah](#) | [Email](#) | [Website](#)

* **My Office** | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419
Issaquah | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

 Please consider the environment before printing this email

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

From: Justin Turnbull [mailto:justin.turnbull@co.kittitas.wa.us]
Sent: Monday, December 19, 2016 3:30 PM
To: 'Dustin Pierce'
Subject: RE: BLA 16-00017, Highway 9 Office Park

Dustin,

Feel free to forward me the map directly. I can comment on it and forward everything on to Dusty at CDS.

Typically, anything that 'appears' to be a survey will be reviewed by me, preliminary or not. In the case of site sketches not done by a surveyor, I skip those, as there is really nothing to review.

Given the current temperature, I am happy to be inside reviewing BLA's.

Justin Turnbull, PLS
County Surveyor
Kittitas County Public Works
411 N. Ruby St., Ellensburg, WA 98926
P: (509) 962-7523
justin.turnbull@co.kittitas.wa.us

From: Dustin Pierce [mailto:dpierce@encompasses.net]
Sent: Monday, December 19, 2016 3:11 PM
To: Justin Turnbull
Subject: BLA 16-00017, Highway 9 Office Park

Good afternoon Justin,

I received your comments on the BLA survey for BLA 16-00017. The map that was submitted with application was intended to be preliminary in nature. I wasn't expecting a review of the map as submitted. I do have a ROS map ready for your review at this time. Should I submit it to planning or can I send it directly to you? Thanks for your help.

Regards,

Dustin Pierce
Professional Land Surveyor



[Cle Elum *](#) | [Issaquah](#) | [Email](#) | [Website](#)

* **My Office** | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419
Issaquah | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

 **Please consider the environment before printing this email**

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

From: Justin Turnbull [mailto:justin.turnbull@co.kittitas.wa.us]
Sent: Monday, December 12, 2016 10:34 AM
To: 'Dustin Pierce'
Subject: RE: Highway 9 BLA Lot Closures

Dustin,
Regarding the lot closures, never mind, I ran them out myself to finalize the review.

Thank you,

Justin Turnbull, PLS
County Surveyor
Kittitas County Public Works
411 N. Ruby St., Ellensburg, WA 98926
P: (509) 962-7523
justin.turnbull@co.kittitas.wa.us

From: Justin Turnbull
Sent: Monday, December 12, 2016 7:44 AM
To: 'Dustin Pierce'
Subject: Highway 9 BLA Lot Closures

Dustin,

I am doing the survey review of the Highway 9 submittal, and was wondering if you send me the lot closure sheets to assist in my review.

Thank you,

Justin Turnbull, PLS
County Surveyor

Kittitas County Public Works
411 N. Ruby St., Ellensburg, WA 98926
P: (509) 962-7523
justin.turnbull@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Subject: RE: BL-16-00016 Highway 9 Office Park
Date: Monday, December 12, 2016 2:40:01 PM
Attachments: [BL-16-00017 Comments - planning and survey.pdf](#)

Dusty,

Attached are comments with the correct BLA number on them.

Thanks!

Kelly Bacon

From: Dusty Pilkington
Sent: Monday, December 12, 2016 2:23 PM
To: Kelly Bacon
Subject: RE: BL-16-00016 Highway 9 Office Park

Thanks

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Kelly Bacon
Sent: Monday, December 12, 2016 1:48 PM
To: Dusty Pilkington
Subject: RE: BL-16-00016 Highway 9 Office Park

Dusty,

Attached are public works comments, both planning and survey.

Thanks,
Kelly Bacon

From: Dusty Pilkington
Sent: Tuesday, November 29, 2016 1:42 PM
To: Kelly Bacon; Holly Duncan; Josh Hink; Lucas Huck; office@kcf7.com; wargog@cersd.org
Subject: FW: BL-16-00016 Highway 9 Office Park

Kelly, Hollys, Josh, and other interested parties,

-

The comment period on this application ends today, **11/29/2016**, at 5 pm. If any interested party would like to submit concerns before then, please use the link below. I will be issuing the CPA tomorrow.

[BL-16-00016 Highway 9 Office Park \(County Departments\)](#)

[BL-16-00016 Highway 9 Office Park \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: [Kelly Bacon](#)
Subject: RE: BL-16-00016
Date: Monday, December 12, 2016 2:21:00 PM

Apologies, but the Highway 9 project is supposed to be BL-16-00017.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Kelly Bacon
Sent: Monday, December 12, 2016 1:53 PM
To: Dusty Pilkington
Subject: BL-16-00016

Hi Dusty,

I just noticed that I have two requests for BL-16-00016. One is Potucek and the other Highway 9 Office Park. Not sure which is correct.

Thanks,

Kelly Bacon
Engineer Technician I
Kittitas County Public Works

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dustin Pierce](#)
To: [Dan Carlson](#); [Jeff Watson](#)
Cc: [Dusty Pilkington](#)
Subject: BL-16-00017 Highway 9 Office Park
Date: Wednesday, May 24, 2017 9:32:41 AM
Attachments: [image001.png](#)
[B40-P194-195.tif](#)

Morning Gentleman,

In Dusty's absence, I am hoping one of you can help us out with this one. The application for a BLA (BL-16-00017) needs Treasurers signature for final approval. Taxes are current for the year. Can we please have the application routed to the Treasurer's office and finally to the Assessor's office? Also, attached is a copy of the recorded survey. Please let know if you have any questions.

Regards,

Dustin Pierce
Professional Land Surveyor



[Cle Elum *](#) | [Issaquah](#) | [Email](#) | [Website](#)

* **My Office** | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419
Issaquah | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

 **Please consider the environment before printing this email**

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

From: [Dustin Pierce](#)
To: [Jeff Watson](#)
Cc: [Dusty Pilkington](#)
Subject: FW: BL-16-00017 Highway 9 Office Park
Date: Friday, May 12, 2017 8:43:40 AM
Attachments: [image001.png](#)
[image002.png](#)

Jeff,

That taxes are current on this. Can you please forward to the Assessor's office? Thank you for your help!

Regards,

Dustin Pierce
Professional Land Surveyor



[Cle Elum *](#) | [Issaquah](#) | [Email](#) | [Website](#)

* **My Office** | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419
Issaquah | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

 **Please consider the environment before printing this email**

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, January 17, 2017 10:31 AM
To: Dustin Pierce
Subject: RE: BL-16-00017 Highway 9 Office Park

Thank you. Also, a reminder. All taxes for need to be caught up, including those for 2017 before I can forward to the Assessor's office for finalization.

Dusty Pilkington
Planner I
Kittitas County Community Development Services

411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Dustin Pierce [<mailto:dpierce@encompasses.net>]
Sent: Tuesday, January 17, 2017 10:29 AM
To: Dusty Pilkington
Subject: RE: BL-16-00017 Highway 9 Office Park

Morning Dusty,

Attached is a copy of the recorded survey for BL-16-00017.

Regards,

Dustin Pierce
Professional Land Surveyor



[Cle Elum](#) * | [Issaquah](#) | [Email](#) | [Website](#)

* **My Office** | 407 Swiftwater Blvd. | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419
Issaquah | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

Please consider the environment before printing this email

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Monday, December 12, 2016 2:27 PM
To: dpierce@encompasses.net
Subject: BL-16-00017 Highway 9 Office Park

Greetings. Attached are comments on the survey for the Highway 9 Office Park Boundary Line Adjustment.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: jeff@swiftwatercustomhomes.com
Subject: FW: BL-16-00017 Highway 9 Office Park
Date: Monday, December 12, 2016 2:29:00 PM
Attachments: [BL-16-00017 Comments - planning and survey.pdf](#)

Greetings. Attached are comments on the survey for the Highway 9 Office Park Boundary Line Adjustment.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: jeff@swiftwatercustomhomes.com; dpierce@encompasses.net
Subject: BL-16-00017 Highway 9 Office Park
Date: Wednesday, November 30, 2016 10:44:00 AM
Attachments: [BL-16-00017 Highway 9 Office Park CPA Signed.pdf](#)
[BL-16-00017 Highway 9 Office Park FM Comments.pdf](#)

Greetings. Attached is the CPA for the Boundary Line Adjustment, along with Fire Marshall's Comments. Thank you.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us