

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

October 24, 2017

New Suncadia Hospitality LLC
770 Suncadia Trail
Cle Elum, WA 98922

RE: New Suncadia Boundary Line Adjustment BL-17-00005

Map Number	20-15-20058-0162	Parcel Number	21909
Map Number	20-15-20058-0167	Parcel Number	21914
Map Number	20-15-20058-0164	Parcel Number	21911
Map Number	20-15-20058-0181	Parcel Number	21927

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. Final packet has been submitted to the Assessor's Office on October 24th, 2017 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at (509) 962-7506.

Sincerely,

Chelsea Benner
Planner I

Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

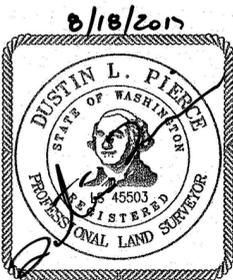
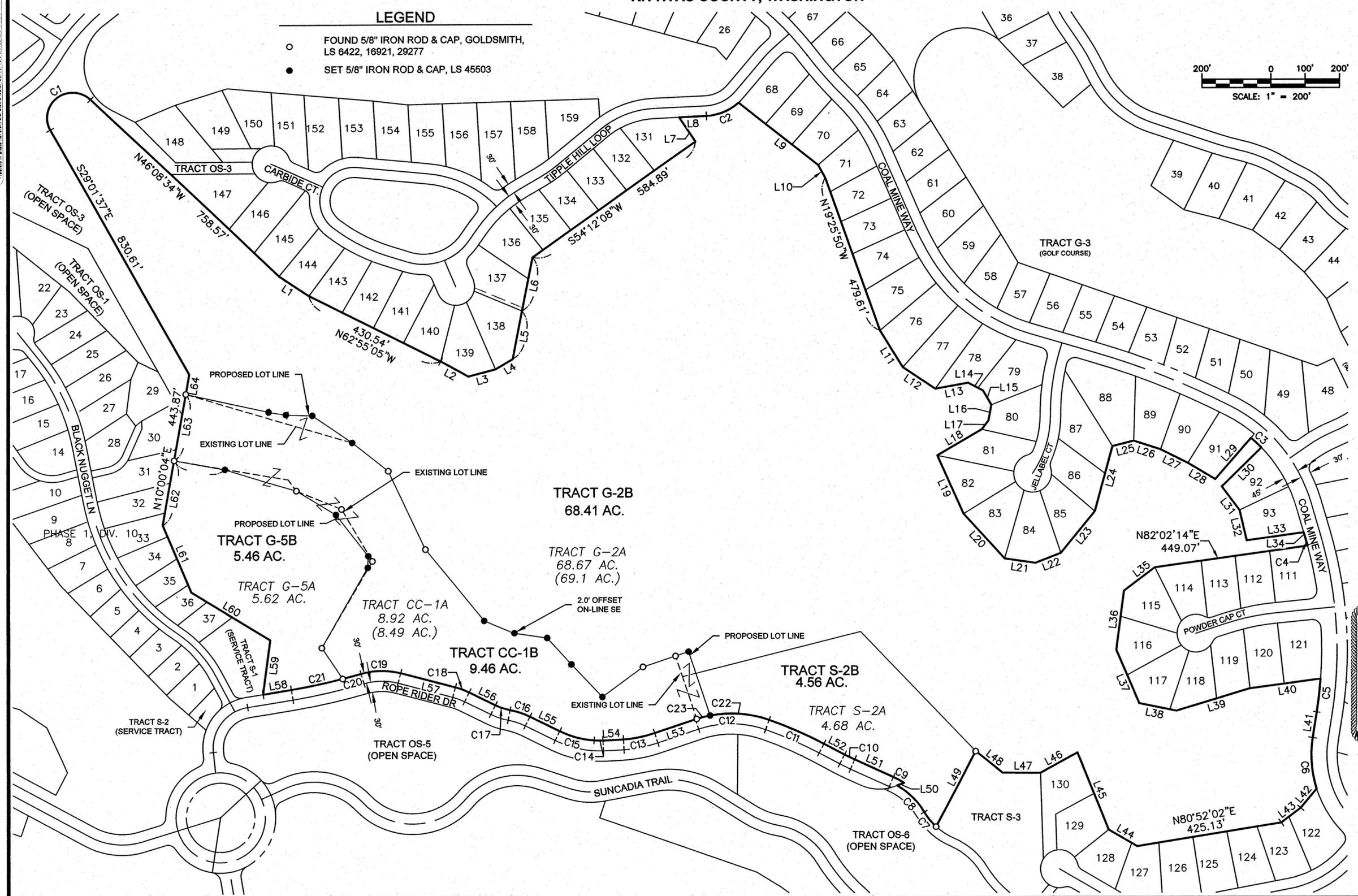
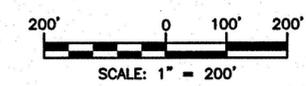
cc: Jeff Hansell

RECORD OF SURVEY

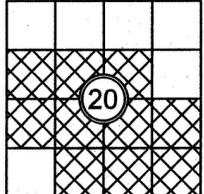
A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

LEGEND

- FOUND 5/8" IRON ROD & CAP, GOLDSMITH, LS 6422, 16921, 29277
- SET 5/8" IRON ROD & CAP, LS 45503



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



AUDITOR'S CERTIFICATE 201708180022
 FILED FOR RECORD THIS 18th DAY OF Aug 2017 AT 1:16 P.M.
 IN BOOK 41 OF Surveys AT PAGE 11 AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor

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 AUG. 2017 [Signature] 8/18/17
DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

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		
SWIFTWATER CELLARS/NEW SUNCADIA HOSPITALITY		
LOCATED IN SECTION 20		
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY	DATE	JOB NO.
DLP	8/2017	131201
CHKD BY	SCALE	SHEET
GW	1" = 200'	2 OF 4

Chelsea Benner

From: Chelsea Benner
Sent: Monday, August 28, 2017 5:30 PM
To: 'Walsh, Joe'
Subject: BL-17-00005

Good Afternoon,

This is just a reminder that we are still waiting on a copy of the recorded survey for BP-17-00005 prior to giving final approval to the boundary line adjustment.

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

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(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

Chelsea Benner

From: Chelsea Benner
Sent: Friday, June 09, 2017 11:52 AM
To: 'joewalsh@suncadia.com'; 'Jeff Hansell'
Subject: BL-17-00005
Attachments: BL-17-00005 New Suncadia CPA Letter Signed.pdf

Good Afternoon,

Attached is the Conditional Preliminary Approval letter for your proposed boundary line adjustment. A hard copy has also been sent to you via USPS. Please let me know if you have any questions.

Thank you,

Chelsea Benner

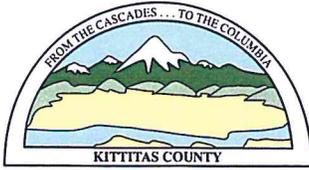
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Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

June 9th, 2017

New Suncadia Hospitality LLC
Attn: Joe Walsh
770 Suncadia Trail
Cle Elum, WA 98922

RE: New Suncadia Boundary Line Adjustment (BL-17-00005)

Dear Applicant,

All necessary departments have reviewed your application for the proposed boundary line adjustment. **Conditional Preliminary Approval** has been granted as of June 9, 2017. Please see the attached comments regarding your preliminary survey. Prior to final approval of the BLA you will need to complete the following:

1. A recorded survey displaying legal descriptions, the new acreage, any required changes per attached comments, and lot dimensions of each parcel must be submitted to our office.
2. 2017 taxes for all parcels need to be paid in full.

If you have any further questions, please feel free to contact me at (509)-962-7637.

Sincerely,

Chelsea Benner
Staff Planner

cc: Jeff Hansell

Chelsea Benner

From: Holly Myers
Sent: Thursday, June 08, 2017 11:06 AM
To: Chelsea Benner
Subject: PH Commenst on BL-17-00005 New Suncadia Hospital

Follow Up Flag: Follow up
Flag Status: Completed

Since there are no water or sewer issues impacted by this project, PH has no comments or conditions.

Holly R Myers

Environmental Health Supervisor

Kittitas County Public Health Department

P-(509)962-7005

Holly.myers@co.kittitas.wa.us

publichealthisessential.org

From: Holly Duncan
Sent: Thursday, June 08, 2017 10:21 AM
To: Holly Myers
Subject: RE: BL-17-00005 New Suncadia Hospitality LLC

Since this project is served by the Suncadia water and sewer system there are no water/sewer setbacks to be concerned about.

From: Holly Myers
Sent: Wednesday, June 07, 2017 8:35 AM
To: Holly Duncan; Rebecca Stratis
Subject: FW: BL-17-00005 New Suncadia Hospitality LLC

Please review and send comments back to me

From: Chelsea Benner
Sent: Wednesday, June 7, 2017 8:21 AM
To: Holly Duncan; Holly Myers; Joe Seemiller; Josh Hink; Justin Turnbull; Kelly Bacon
Subject: FW: BL-17-00005 New Suncadia Hospitality LLC

Good Morning Everyone,

I you have not yet done so please review and comment on the BLA Application for BL-17-00005 as the comment period ends tomorrow. Happy Wednesday!

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

From: Chelsea Benner

Sent: Wednesday, May 24, 2017 11:28 AM

To: Justin Turnbull; Holly Myers; Holly Duncan; Kelly Bacon; Josh Hink; 'seemillerj@kvfr.org'

Subject: BL-17-00005 New Suncadia Hospitality LLC

Good Morning,

Please review the below application and preliminary survey for the proposed Boundary Line Adjustment and submit you associated comments. Comment period ends on June 8th, 2017.

[BL-17-00005 \(Internal Departments\)](#)

[BL-17-00005 \(External Agencies\)](#)

Thank you!

Chelsea Benner

Planner I

Kittitas County Community Development Services

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(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

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

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Chelsea Benner

From: Kelly Bacon
Sent: Wednesday, June 07, 2017 4:03 PM
To: Chelsea Benner
Subject: New Suncadia Hospitality BL-17-00005
Attachments: BL-17-00005 New Suncadia Hospitality - Planning Final Comments.pdf; BLA-17-00005 New Suncadia Hospitality SurveyReview.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

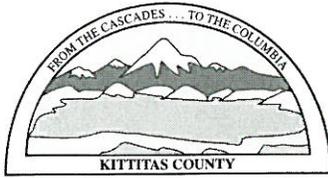
Attached are Public Works comments for BL-17-00005

Please let me know if you have any additional questions.

Sincerely,

Kelly Bacon
Engineer Technician I
Kittitas County Public Works

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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Chelsea Benner, CDS
FROM: Kelly Bacon, Engineer Technician I *KB*
DATE: June 7, 2017
SUBJECT: New Suncadia Hospitality LLC BL-17-00005

The Public Works Department has reviewed the Request for Boundary Line Adjustment. Public Works Planning has no comments.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: May 30, 2017
SUBJECT: County Survey Review of Boundary Line Adjustment BLA-17-00005

Suggested changes – not required

1. Per available aerial photography, it appears that there are 3 or 4 locations where the usage line is encroaching or implies an alternate line of possession than the platted boundaries. These locations should be shown.
2. Sheet 1 shows some trimmed text at the top of the page, and text less than 0.08" in height near the lower left corner.
3. Roadways should be shown with name, width, ownership, Easement or R/W and surfacing (EX: Brown Rd – 60' Wide County R/W – Paved)
4. I believe the date on sheet 1 to be incorrect.
5. Basis of Bearing should be noted or stated.
6. Survey procedures statement should be shown.
7. Purpose of survey statement should be shown.
8. Controlling corners or monumentation should be shown or noted.
9. Sheet 2 shows multiple instances in road names, ex lot line labels and tract labels that do not meet 0.08" minimum text size. Additionally, there is some text trimmed near the top and left side of the page.

From: [Joe Seemiller](#)
To: [Chelsea Benner](#)
Subject: RE: BL-17-00005 New Suncadia Hospitality LLC
Date: Wednesday, May 31, 2017 2:07:10 PM

Chelsea:

I have no comments at this time. The BLA does not appear to have any effect on fire life safety features. Thanks.

Joe Seemiller

Kittitas Valley Fire and Rescue.

From: Chelsea Benner [mailto:chelsea.benner@co.kittitas.wa.us]
Sent: Wednesday, May 24, 2017 11:28 AM
To: Justin Turnbull; Holly Myers; Holly Duncan; Kelly Bacon; Josh Hink; Joe Seemiller
Subject: BL-17-00005 New Suncadia Hospitality LLC

Good Morning,

Please review the below application and preliminary survey for the proposed Boundary Line Adjustment and submit you associated comments. Comment period ends on June 8th, 2017.

[BL-17-00005 \(Internal Departments\)](#)

[BL-17-00005 \(External Agencies\)](#)

Thank you!

Chelsea Benner

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From: [Joe Seemiller](#)
To: [Chelsea Benner](#)
Subject: RE: BL-17-00005 New Suncadia Hospitality LLC
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Joe Seemiller

Kittitas Valley Fire and Rescue.

From: Chelsea Benner [mailto:chelsea.benner@co.kittitas.wa.us]
Sent: Wednesday, May 24, 2017 11:28 AM
To: Justin Turnbull; Holly Myers; Holly Duncan; Kelly Bacon; Josh Hink; Joe Seemiller
Subject: BL-17-00005 New Suncadia Hospitality LLC

Good Morning,

Please review the below application and preliminary survey for the proposed Boundary Line Adjustment and submit you associated comments. Comment period ends on June 8th, 2017.

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Thank you!

Chelsea Benner

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From: [Chelsea Benner](#)
To: [Justin Turnbull](#); [Holly Myers](#); [Holly Duncan](#); [Kelly Bacon](#); [Josh Hink](#); "seemillerj@kvfr.org"
Subject: BL-17-00005 New Suncadia Hospitality LLC
Date: Wednesday, May 24, 2017 11:27:39 AM

Good Morning,

Please review the below application and preliminary survey for the proposed Boundary Line Adjustment and submit you associated comments. Comment period ends on June 8th, 2017.

[BL-17-00005 \(Internal Departments\)](#)

[BL-17-00005 \(External Agencies\)](#)

Thank you!

Chelsea Benner

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Building Partnerships – Building Communities

Monday, May 22, 2017

New Suncadia Hospitality LLC
770 Sundacia Trail
Cle Elum, WA 98922

RE: New Suncadia Boundary Line Adjustment BL-17-00005

Map Numbers:

Parcel Numbers:

20-15-20058-0162
20-15-20058-0167
20-15-20058-0164
20-15-20058-0181

21909
21914
21911
21927

Kittitas County Community Development Services received a Boundary Line Adjustment permit on April 28, 2017. This application was determined **complete** as of May 22, 2017.

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

- 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.
- The comments from all agencies will be considered in the decision making process. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
- Taxes will need to be paid for all parcels involved prior to final approval.
- 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)-962-7637, or by e-mail at Chelsea.benner@co.kittitas.wa.us

Sincerely,

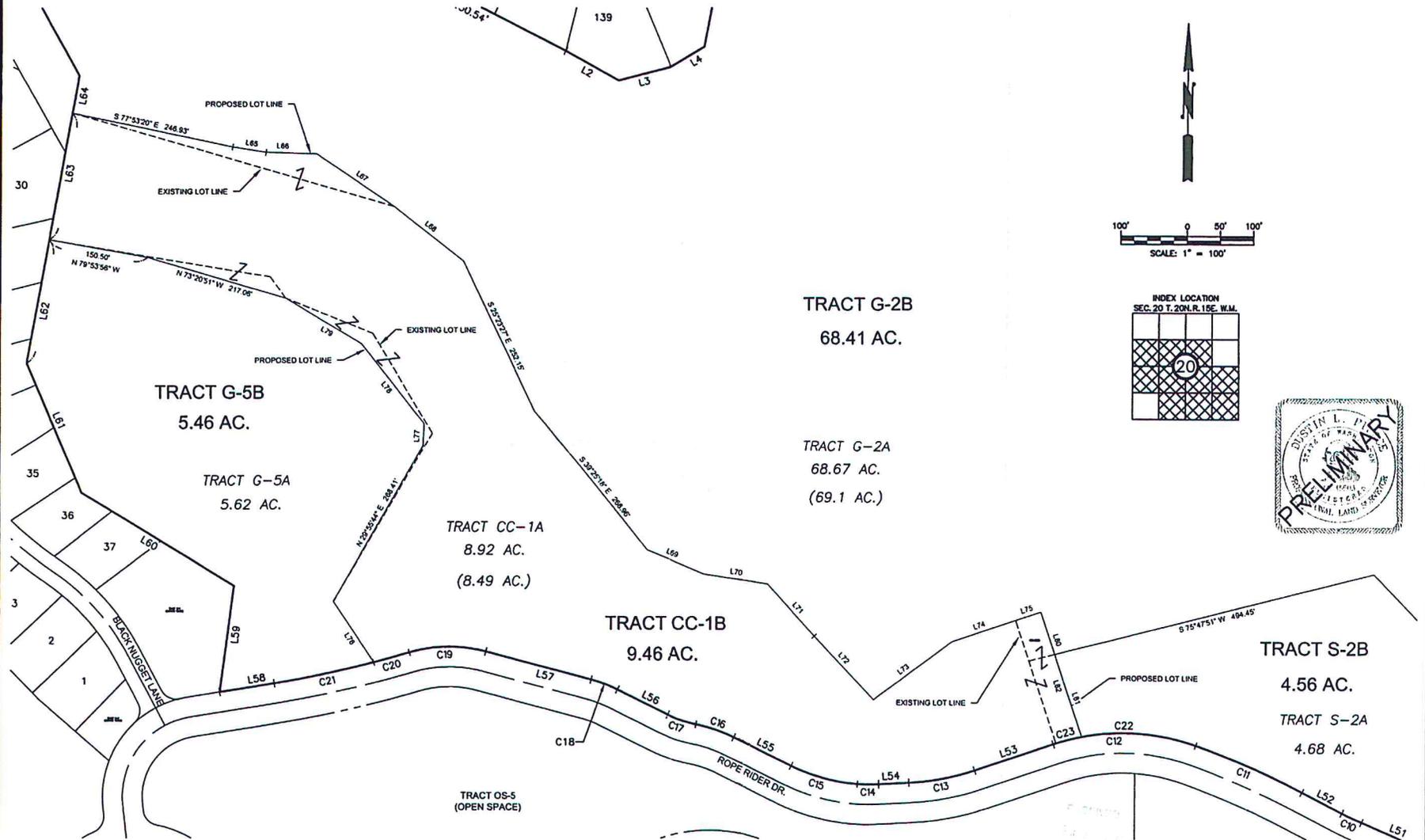

Chelsea Benner

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RECORD OF SURVEY

A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON



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

SURVEYOR'S CERTIFICATE
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 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
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 IN XX 20XX.
DUSTIN L. PIERCE DATE
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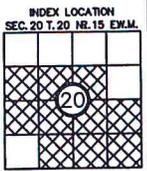
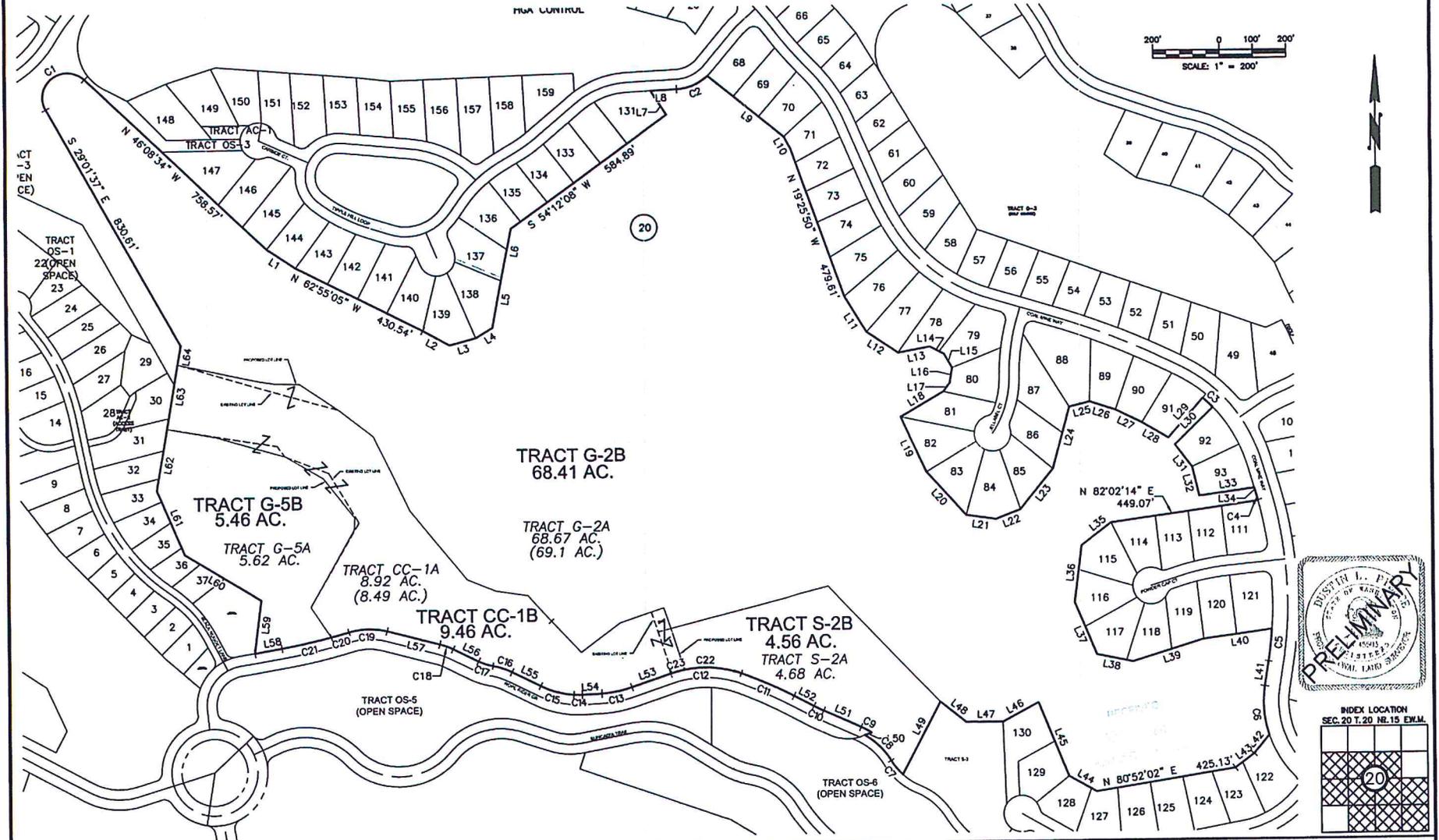
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BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 SWIFTWATER CELLARS/NEW SUNCADIA HOSPITALITY
 LOCATED IN SECTION 20
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	2/2014	131201
CHKD BY	SCALE	SHEET
GW	1" = 100'	1 OF 3

RECORD OF SURVEY

A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT Deputy County Auditor
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 IN XX 20 XX
DUSTIN L. PIERCE DATE
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BOUNDARY LINE ADJUSTMENT
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KITITAS COUNTY		DATE	JOB NO.
DWN BY	DLP	2/2017	131201
CHKD BY	GW	SCALE	SHEET
		1" = 200'	2 of 3

RECORD OF SURVEY

A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTIONS PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618054

PARCEL 1:

TRACT CC-1A OF THAT CERTAIN SURVEY AS RECORDED JUNE 15, 2009, IN BOOK 38 OF SURVEYS, PAGES 120 AND 121, UNDER AUDITOR'S FILE NO. 200906150001, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF TRACTS CC-1, G-2, G-3 AND S-2, OF SUNCADIA PHASE I, DIVISION 3, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

PARCEL 2:

TRACTS G-2A AND G-5A OF THAT CERTAIN SURVEY RECORDED JUNE 19, 2009, IN BOOK 38 OF SURVEYS, PAGES 120 AND 121, UNDER AUDITOR'S FILE NO. 200906150001, BEING A PORTION OF TRACTS CC-1, G-2, G-3, AND S-2, OF SUNCADIA PHASE I, DIVISION 3, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

AND

TRACT S-2A OF THAT CERTAIN SURVEY AS RECORDED JUNE 15, 2009, IN BOOK 38 OF SURVEYS, PAGES 120 AND 121, UNDER AUDITOR'S FILE NO. 200906150001, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF TRACT S-2, OF SUNCADIA PHASE I, DIVISION 3, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 56°10'04" W	104.57
L2	N 60°45'15" W	92.30
L3	S 75°07'19" W	81.90
L4	S 55°39'23" W	58.78
L5	S 10°41'48" W	145.34
L6	S 11°05'44" W	161.33
L7	S 33°07'38" E	66.54
L8	S 87°08'17" W	79.55
L9	N 51°10'25" W	296.65
L10	N 28°16'09" W	42.73
L11	N 31°27'52" W	127.22
L12	N 68°16'50" W	114.28
L13	S 79°32'34" W	90.96
L14	N 62°14'34" W	48.88
L15	N 30°08'52" W	48.12
L16	N 8°56'42" E	45.90
L17	N 37°04'38" E	32.57
L18	N 59°51'40" E	149.50
L19	N 24°21'03" W	185.96
L20	N 42°36'36" W	176.09

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L21	N 81°45'35" W	91.34
L22	S 68°45'49" W	78.96
L23	S 39°16'35" W	155.98
L24	S 15°09'53" W	195.31
L25	S 75°41'14" W	63.54
L26	N 72°26'27" W	82.44
L27	N 83°49'43" W	89.04
L28	N 59°28'15" W	92.77
L29	S 41°08'17" W	157.63
L30	N 45°29'23" E	160.82
L31	N 37°07'22" W	65.53
L32	N 13°21'18" W	90.32
L33	S 82°02'14" W	167.30
L34	N 16°31'12" W	17.44
L35	N 52°52'19" E	112.61
L36	N 7°23'09" E	173.87
L37	N 23°16'00" W	169.21
L38	N 78°25'28" W	111.38
L39	S 73°04'22" W	223.50
L40	S 82°12'20" W	207.55

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L41	N 8°51'53" E	75.89
L42	N 40°04'54" E	72.00
L43	N 53°22'13" E	70.51
L44	S 60°18'18" E	96.02
L45	S 22°18'09" E	239.93
L46	N 81°42'39" E	121.99
L47	S 89°24'35" E	111.40
L48	S 51°43'50" E	98.78
L49	N 28°00'35" E	245.69
L50	S 69°14'32" W	22.31
L51	S 66°19'54" E	123.57
L52	S 62°22'58" E	67.61
L53	N 71°27'50" E	124.88
L54	N 87°01'07" E	45.64
L55	S 83°58'01" E	98.70
L56	S 63°52'11" E	85.31
L57	S 75°14'24" E	164.34
L58	N 80°47'33" E	83.05
L59	S 73°15'53" W	159.64
L60	S 68°46'04" E	269.21

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L61	S 23°09'13" E	211.65
L62	S 10°00'04" W	190.72
L63	S 10°00'04" W	195.00
L64	S 10°00'04" W	58.15
L65	S 80°44'04" E	50.87
L66	S 68°11'29" E	76.29
L67	S 65°46'18" E	141.23
L68	S 51°52'29" E	133.58
L69	S 67°29'05" E	93.28
L70	S 81°31'08" E	66.36
L71	S 42°25'38" E	104.76
L72	S 43°18'55" E	131.03
L73	N 53°31'14" E	147.59
L74	N 71°27'51" E	100.00
L75	N 71°27'51" E	40.00
L76	N 33°59'24" W	109.36
L77	N 2°33'02" E	33.64
L78	N 38°02'33" W	152.74
L79	N 55°40'09" W	134.67
L80	S 18°32'09" E	66.72

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L61	S 18°32'09" E	130.49
L62	S 18°32'09" E	197.21

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	75.00	219.21	162°53'03"
C2	150.00	103.82	39°30'24"
C3	415.00	40.95	5°39'15"
C4	1155.00	22.98	1°08'23"
C5	1155.00	97.76	4°51'03"
C6	320.00	149.44	26°45'26"
C7	187.50	54.86	16°48'16"
C8	212.50	111.58	30°05'11"
C9	230.00	35.45	8°49'48"
C10	480.00	32.52	3°52'56"
C11	1225.00	174.58	8°09'55"
C12	330.00	174.43	30°17'05"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	370.00	100.45	15°33'17"
C14	270.00	32.72	6°56'39"
C15	270.00	104.16	22°06'13"
C16	230.00	61.10	15°13'17"
C17	170.00	45.35	15°17'06"
C18	216.00	42.86	11°22'13"
C19	216.00	116.80	30°56'48"
C20	1714.00	55.36	1°51'02"
C21	1714.00	152.92	5°00'43"
C22	330.00	174.43	30°17'05"
C23	330.00	44.37	7°42'12"



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor Deputy County Auditor

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 XX 20XX.
DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-1055
 Eastern Washington Division
 407 Sniffwalet Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

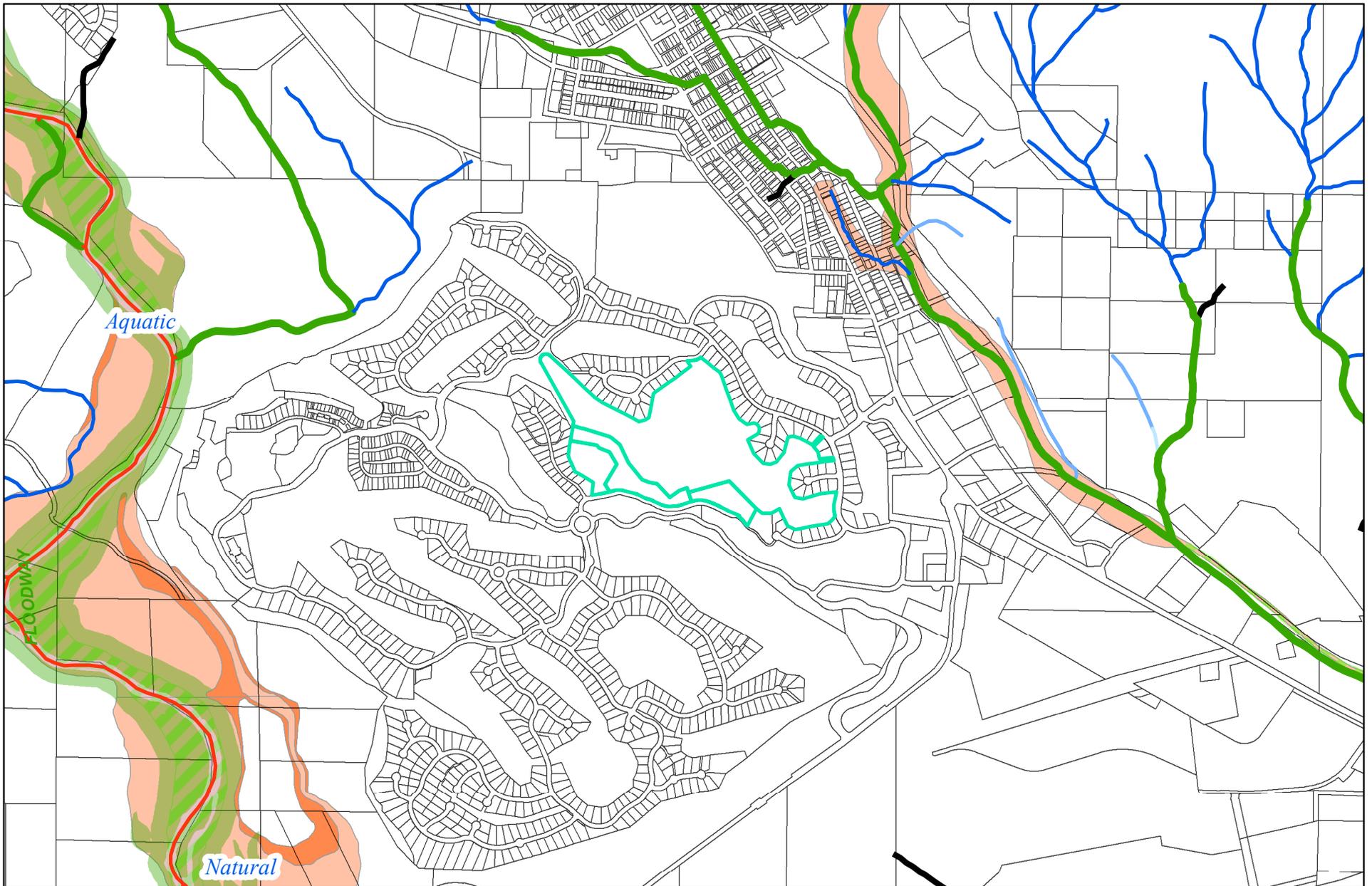
BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 SWIFTWATER CELLARS/NEW SUNCADIA HOSPITALITY
 LOCATED IN SECTION 20
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. WASHINGTON

DWN BY <u>DLP</u>	DATE <u>2/2017</u>	JOB NO. <u>131201</u>
CHKD BY <u>GW</u>	SCALE <u>1" = 100'</u>	SHEET <u>3 OF 3</u>



BL-17-00005
New Suncadia Hospitality, LLC

Air Photo



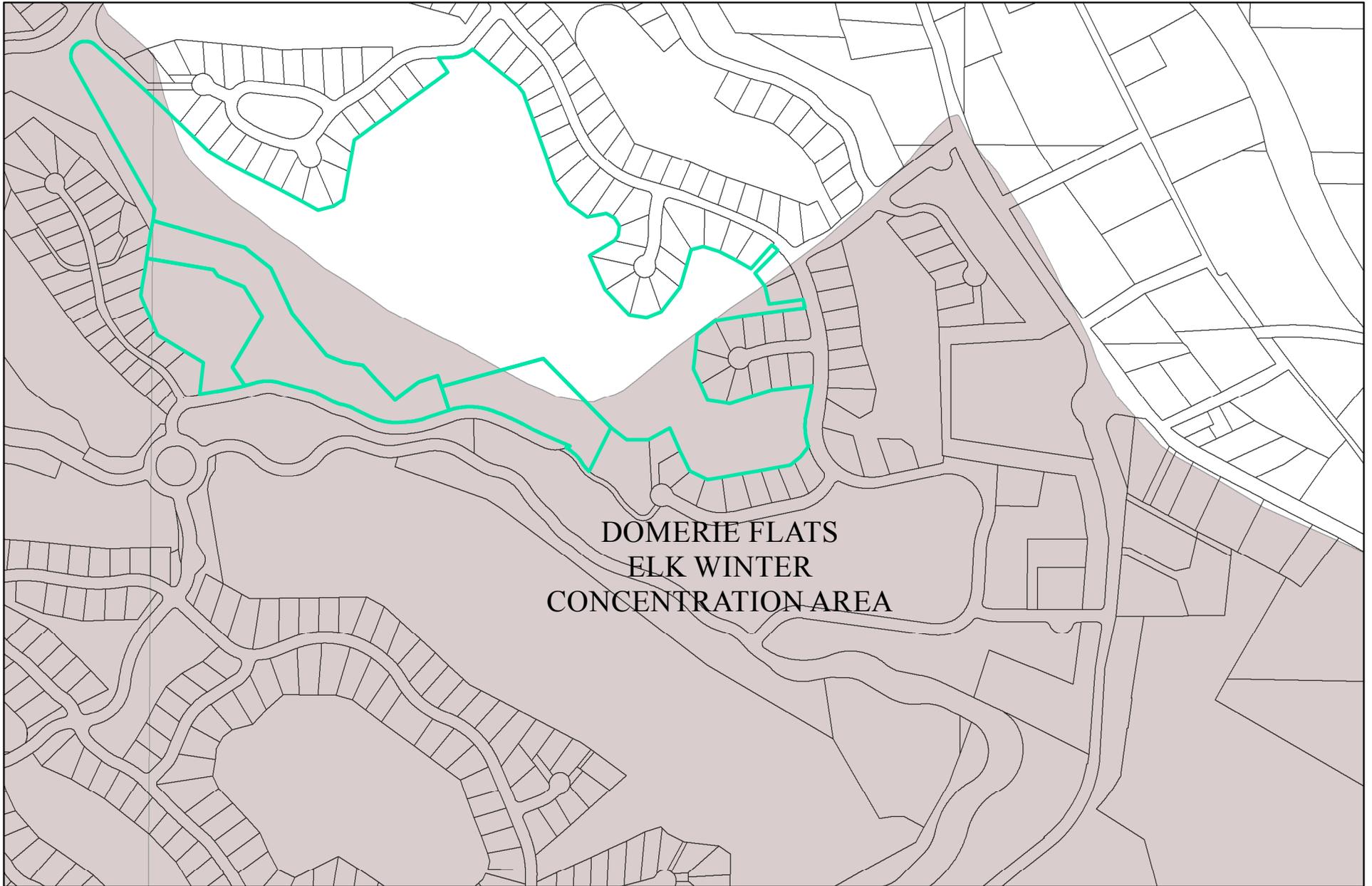
BL-17-00005
New Suncadia Hospitality, LLC

Streams, Floodway/Floodplain, SMP



BL-17-00005
New Suncadia Hospitality, LLC

Land Use



DOMERIE FLATS
ELK WINTER
CONCENTRATION AREA

BL-17-00005

New Suncadia Hospitality, LLC

PHS



BL-17-00005
New Suncadia Hospitality, LLC

WUIC

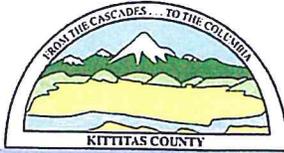


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BL-17-00005
New Suncadia Hospitality, LLC

Zoning

OL-17-00005



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

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.

Owner 1 initials: CAK
 Owner 2 initials: [Signature]

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):

[Signature]

DATE: 4/28/17

RECEIPT # 33074

RECEIVED
 APR 28 2017
 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

CB

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
Owner 1:
Name: NEW SUNCADIA HOSPITALITY, LLC
Mailing Address: 770 SUNCADIA TRAIL
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: Joe Walsh: 509-649-3914
Email Address: joewalsh@suncadia.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.
Agent Name: Joe Walsh NEW SUNCADIA
Mailing Address: 770 SUNCADIA TRAIL
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: Joe Walsh: 509-649-3914
Email Address: joewalsh@suncadia.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.
Name: JEFF HANSELL
Mailing Address: 411 Swiftwater Boulevard Suite 115
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-6569
Email Address: JEFF@SWIFTWATERCUSTOMHOMES.COM

4. **Street address of property:**
Address: 301 Rope Rider Dr.
City/State/ZIP: CLE ELUM WA 98922

5. **Legal description of property (attach additional sheets as necessary):**
See attached Guarantee

6. **Property size:** 87.89 (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 ____)

21909 (20-15-20058-0162) 8.92 AC.

9.46 AC.

21914 (20-15-20058-0167) 5.62 AC.

5.46 AC.

21911 (20-15-20058-0164) 68.67 AC.

68.41 AC.

21927 (20-15-20058-0181) 4.68 AC.

4.56 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:
and Owner #1:

Signature of Land Owner of Record
Owner #2:

(REQUIRED if indicated on application)

(Required for application submittal)

X [Signature] (date) 4/27/2017

X [Signature] (date) 4/27/17

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 paid in full By: Dei Rahme Date: 10/19/17

COMMUNITY DEVELOPMENT SERVICES REVIEW

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

Deed Recording Vol. 41 Page 11 Date 8/18/17 **Survey Required: Yes No

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: MPR

Preliminary Approval Date: 6.9.17

By: CAEM

Final Approval Date: 10.24.17

By: CAEM

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
21909 (20-15-20058-0162) 8.92 AC.	9.46 AC.
21914 (20-15-20058-0167) 5.62 AC.	5.46 AC.
21911 (20-15-20058-0164) 68.67 AC.	68.41 AC.
21927 (20-15-20058-0181) 4.68 AC.	4.56 AC.

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

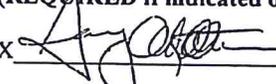
9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess 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.

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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:
and Owner #1:

(REQUIRED if indicated on application)

X  (date) 4/27/17

Signature of Land Owner of Record
Owner #2:

(Required for application submittal)

X  (date) 4/27/17

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: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() 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: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

Swiftwater Cellars/Suncadia Boundary Line Adjustment

Project Narrative

This is an application for a Boundary Line Adjustment involving 4 Tracts of land situated in Section 20, T. 20 N., R. 15 E., W.M., Kittitas County, State of Washington within the Suncadia Master Planned Resort. Adjusting the lot lines as shown on the preliminary Survey is to facilitate the application for a Long Plat and proposed development referred to as the Winemakers Cottages.

The project is located on a total of 87.89 acres within 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.

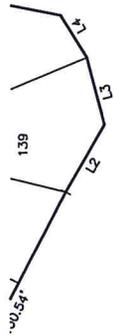
The attached PRELIMINARY SURVEY site plan shows the existing and proposed areas and lot lines.

RECEIVED

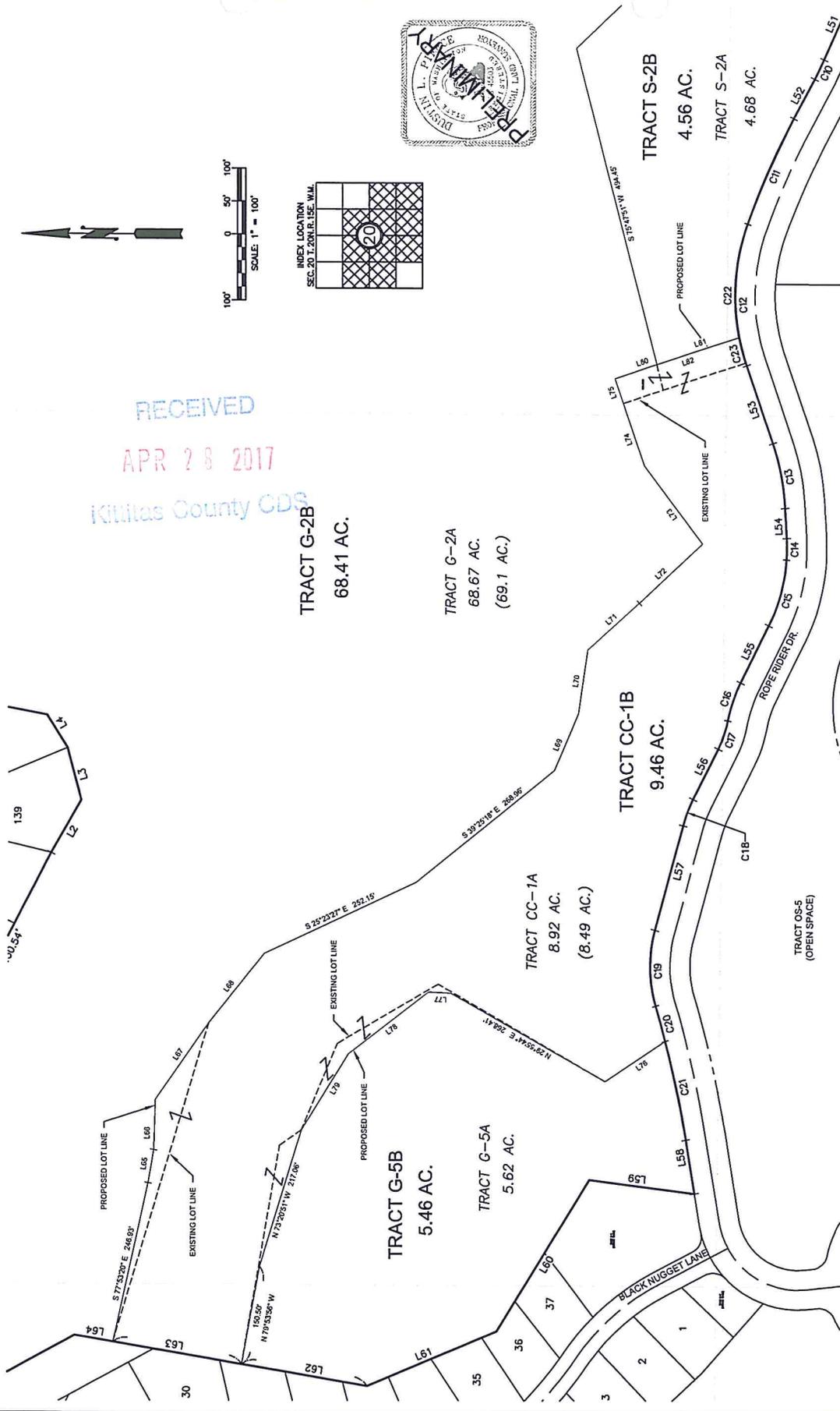
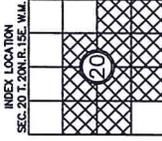
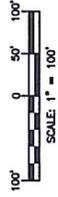
APR 28 2017

Kittitas County CDS

RECORD OF SURVEY
 A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON



RECEIVED
 APR 28 2017
 Kittitas County CDS



BOUNDARY LINE ADJUSTMENT PREPARED FOR SWIFTWATER CLUBS AND SOCIETY TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITTITAS COUNTY		DATE 2/2014	JOB NO. 131201
DWN BY DLP	CHKD BY GW	SCALE 1" = 100'	SHEET 1 of 3

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 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7417

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 JANSSELL

IN XX 20 XX

 DUSTIN L. PIERCE
 CERTIFICATE NO. 45503 DATE

RECORDER'S CERTIFICATE

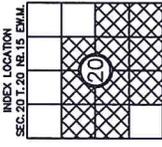
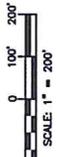
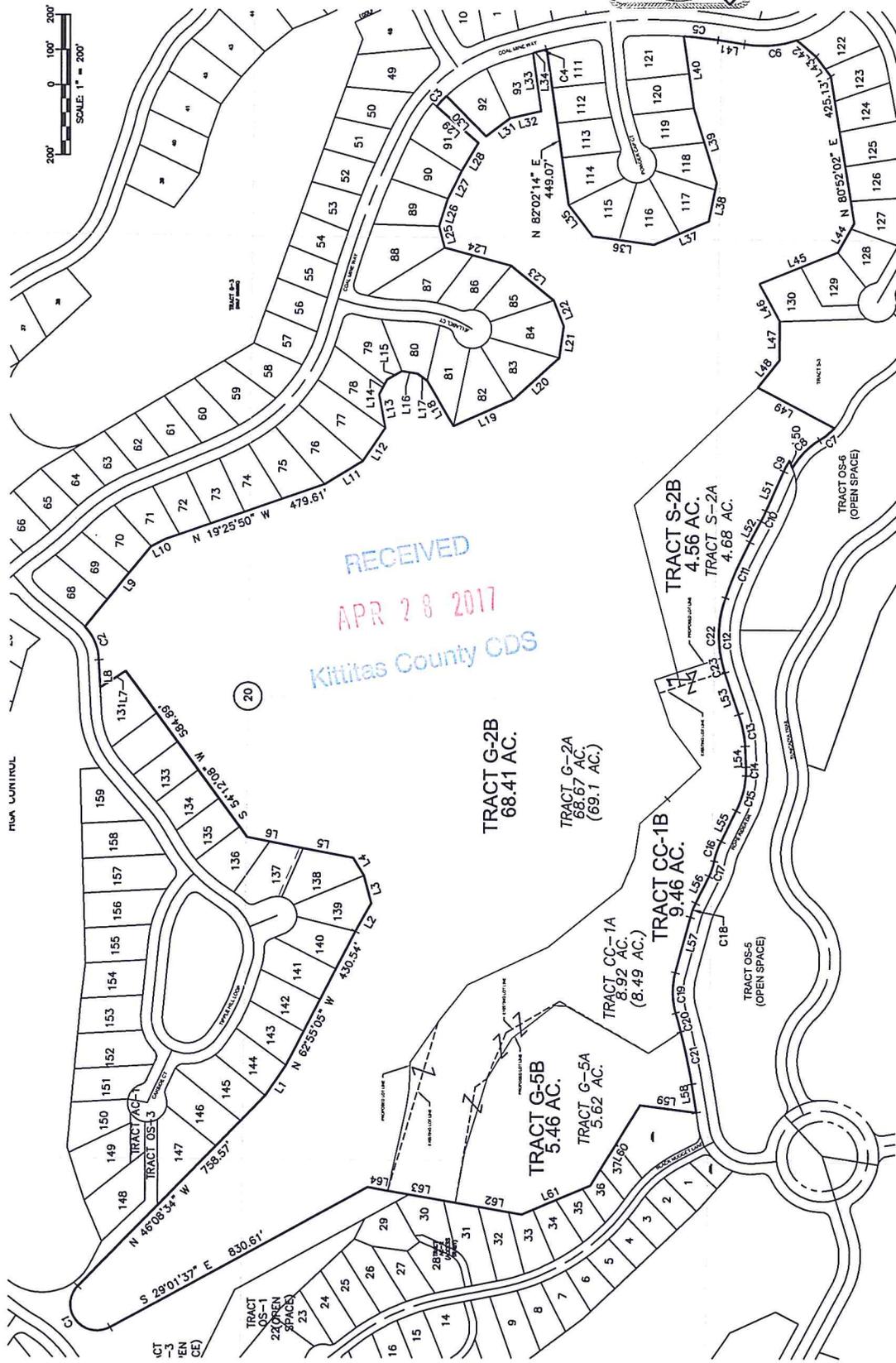
FILED FOR RECORD THIS DAY OF 20 AT JL
 IN BOOK OF AT PAGE AT THE REQUEST OF

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 County Auditor

 Deputy County Auditor

RECORD OF SURVEY
 A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON



RECEIVED
 APR 28 2017
 Kittitas County CDS

BOUNDARY LINE ADJUSTMENT	
SWIFTWATER CELLARS NEW SUCACADIA HOSPITALITY	
LOCATED IN SECTION 20	
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,	
KITTITAS COUNTY	WASHINGTON
DWN BY	DATE
DLP	2/2017
CHKD BY	SCALE
GW	1" = 200'
JOB NO.	SHEET
131201	2 OF 3

Encompass
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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 XX 20.2X

 DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.

IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 GERALD V. BETTIE
 County Auditor

 Deputy County Auditor

RECORD OF SURVEY
 A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,
 KITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTIONS PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618054

PARCEL 1:

TRACT CC-1A OF THAT CERTAIN SURVEY AS RECORDED JUNE 15, 2009, IN BOOK 36 OF SURVEYS, PAGES 120 AND 121, UNDER AUDITOR'S FILE NO. 200906150001, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF TRACTS CC-1, G-2, G-5 AND S-2, OF SUNCODA PHASE I, RECORDS OF KITITAS COUNTY, WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 2:

TRACTS G-2A AND G-5A OF THAT CERTAIN SURVEY RECORDED JUNE 19, 2009, IN BOOK 36 OF SURVEYS, PAGES 120 AND 121, UNDER AUDITOR'S FILE NO. 200906150001, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF TRACTS CC-1, G-2, G-5 AND S-2, OF SUNCODA PHASE I, RECORDS OF KITITAS COUNTY, WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

TRACT S-2A OF THAT CERTAIN SURVEY AS RECORDED JUNE 15, 2009, IN BOOK 36 OF SURVEYS, PAGES 120 AND 121, UNDER AUDITOR'S FILE NO. 200906150001, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF TRACT S-2, OF SUNCODA PHASE I, DIVISION 3, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 61°10'04"W	91.34'
L2	N 68°45'15"W	92.30'
L3	S 39°07'19"W	81.90'
L4	S 58°39'29"W	80.76'
L5	S 10°41'08"W	145.34'
L6	S 11°05'44"W	161.33'
L7	S 33°07'39"E	86.54'
L8	S 87°08'17"W	79.55'
L9	N 51°10'25"W	206.65'
L10	N 28°16'09"W	42.73'
L11	N 31°25'32"W	172.22'
L12	N 50°16'50"W	114.28'
L13	S 79°32'34"W	96.86'
L14	N 62°14'34"W	48.88'
L15	N 30°08'52"W	48.12'
L16	N 9°56'42"E	45.90'
L17	N 37°04'38"E	32.57'
L18	N 59°51'07"E	149.50'
L19	N 24°21'03"W	185.98'
L20	N 42°36'36"W	176.09'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L21	N 81°43'35"W	91.34'
L22	S 68°45'15"W	76.86'
L23	S 39°07'19"W	155.88'
L24	S 15°09'55"W	195.31'
L25	S 75°41'14"W	63.54'
L26	N 72°48'27"W	82.44'
L27	N 63°49'42"W	89.04'
L28	N 39°28'15"W	92.77'
L29	S 41°08'17"W	197.83'
L30	N 45°29'22"E	160.82'
L31	N 37°07'22"W	85.53'
L32	N 13°21'18"W	90.32'
L33	S 82°02'14"W	167.30'
L34	N 63°11'25"W	17.44'
L35	N 52°52'19"E	112.61'
L36	N 73°20'09"E	173.87'
L37	N 23°18'00"W	169.21'
L38	N 79°52'58"W	111.38'
L39	S 75°04'22"W	223.50'
L40	S 82°12'29"W	207.55'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L41	N 45°13'35"E	76.69'
L42	N 40°04'54"E	72.00'
L43	N 53°22'13"E	70.51'
L44	S 60°18'18"E	96.02'
L45	S 22°18'09"E	239.33'
L46	N 61°42'39"E	121.99'
L47	S 69°24'35"E	111.40'
L48	S 51°43'50"E	98.76'
L49	N 28°00'35"E	245.69'
L50	S 69°14'32"W	22.31'
L51	S 66°15'54"E	123.57'
L52	S 62°22'56"E	67.81'
L53	N 71°27'59"E	124.88'
L54	N 87°01'07"E	45.64'
L55	S 65°50'31"E	96.70'
L56	S 63°52'11"E	85.31'
L57	S 75°14'24"E	164.34'
L58	N 69°47'39"E	83.05'
L59	S 73°15'37"W	159.64'
L60	S 58°46'04"E	262.21'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L61	S 23°09'13"E	211.65'
L62	S 10°00'04"W	100.22'
L63	S 10°00'04"W	105.00'
L64	S 10°00'04"W	58.15'
L65	S 80°44'34"E	50.87'
L66	S 88°11'29"E	78.29'
L67	S 55°46'18"E	141.23'
L68	S 51°52'29"E	133.68'
L69	S 67°20'05"E	93.28'
L70	S 81°31'08"E	98.36'
L71	S 42°25'38"E	104.76'
L72	S 45°16'50"E	131.03'
L73	N 53°31'14"E	147.59'
L74	N 71°27'51"E	100.00'
L75	N 71°27'51"E	40.00'
L76	N 33°39'24"W	109.36'
L77	N 2°33'02"E	33.64'
L78	N 38°02'33"W	152.74'
L79	N 55°40'00"W	134.67'
L80	S 18°32'09"E	66.72'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L81	S 18°32'09"E	130A.49'
L82	S 18°32'09"E	107.21'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	76.00'	213.21'	162°53'03"
C2	150.00'	103.62'	39°32'24"
C3	415.00'	40.89'	5°29'15"
C4	1155.00'	22.86'	1°08'23"
C5	320.00'	149.44'	28°45'26"
C6	197.50'	54.86'	16°46'18"
C7	212.50'	111.58'	30°09'11"
C8	230.00'	38.45'	8°49'48"
C9	480.00'	32.82'	3°52'56"
C10	1225.00'	174.58'	9°09'55"
C11	330.00'	174.43'	30°17'05"
C12	330.00'	174.43'	30°17'05"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	370.00'	100.45'	15°53'17"
C14	270.00'	32.72'	9°56'39"
C15	270.00'	104.16'	22°06'13"
C16	230.00'	61.10'	15°13'17"
C17	170.00'	45.35'	15°17'06"
C18	216.00'	42.86'	11°22'13"
C19	216.00'	116.60'	30°58'48"
C20	1714.00'	55.96'	1°51'02"
C21	1714.00'	152.92'	5°06'43"
C22	330.00'	174.43'	30°17'05"
C23	330.00'	44.37'	7°42'12"

RECEIVED
 APR 28 2017
 Kittitas County CLS



BOUNDARY LINE ADJUSTMENT
 PREPARED FOR ADRIA HOSPITALITY
 SWIFTWATER CELLAR/IN SECTION 20
 LOCATED IN SECTION 20
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON

DATE: 2/2017
 JOB NO.: 131201
 SCALE: 1" = 100'
 SHEET: 3 of 3

BY: DLP
 CHECKED BY: GW

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 163 NE Juniper Street, Suite 200 • Issaquah, WA 98027 • Phone: (425) 391-3050 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE RECORDING ACT AT THE REQUEST OF JEFF HANSELL IN XX, 20XX.

DUSTIN L. PIERCE
 COUNTY AUDITOR

DATE: 45503

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____
 SURVEYOR'S NAME: DUSTIN L. PIERCE
 COUNTY AUDITOR: JEFF HANSELL
 DEPUTY COUNTY AUDITOR: _____

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45618054

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: November 17, 2016

RECEIVED

APR 24 2017

Kittitas County CDS

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477

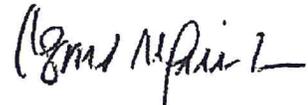


Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-45618054

SUBDIVISION GUARANTEE

Order No.: 142525AM
Guarantee No.: 72156-45618054
Dated: November 17, 2016 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70
Additional Parcel Fee: \$300.00
Tax: \$24.60

Your Reference: Tipple Hill Loop and Rope Rider Drive

Assured: Swiftwater Cellars Properties, LLC and New Suncadia Hospitality, LLC

The assurances referred to on the face page are:

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

Parcel 1:

Tract CC-1A of that certain Survey as recorded June 15, 2009, in Book 36 of Surveys, pages 120 and 121, under Auditor's File No. 200906150001, records of Kittitas County, Washington; being a portion of Tracts CC-1, G-2, G-5 and S-2, of SUNCADIA PHASE I, DIVISION 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 94 through 120, in the County of Kittitas, State of Washington.

Parcel 2:

Tracts G-2A and G-5A of that certain Survey recorded June 19, 2009, in Book 36 of Surveys, pages 120 and 121, under Auditor's File No. 200906150001, being a portion of Tracts CC-1, G-2, G-5, and S-2, of SUNCADIA PHASE 1, DIVISION 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 94 through 120, in the County of Kittitas, State of Washington.

AND

Tract S-2A of that certain Survey as recorded June 15, 2009, in Book 36 of Surveys, pages 120 and 121, under Auditor's File No. 200906150001, records of Kittitas County, Washington; being a portion of Tract S-2, of SUNCADIA PHASE I, DIVISION 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 94 through 120, in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Swiftwater Cellars Properties, LLC, a Washington limited liability company as to Parcel 1

New Suncadia Hospitality, LLC, a Delaware limited liability company as to Parcel 2

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-45618054

(SCHEDULE B)

Order No: 142525AM
Policy No: 72156-45618054

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: \$66,256.68
Tax ID #: 21909
Taxing Entity: Kittitas County Treasurer
First Installment: \$33,128.34
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$33,128.34
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2016
Affects: Parcel 1

7. Tax Year: 2016
Tax Type: County

Subdivision Guarantee Policy Number: 72156-45618054

Total Annual Tax: \$9,312.63
Tax ID #: 21911
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,656.32
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$4,656.31
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2016
Affects: Tract G-2A

8. Tax Year: 2016
Tax Type: County
Total Annual Tax: \$217.49
Tax ID #: 21914
Taxing Entity: Kittitas County Treasurer
First Installment: \$108.75
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$108.74
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2016
Affects: Tract G-5A
9. Tax Year: 2016
Tax Type: County
Total Annual Tax: \$1,665.61
Tax ID #: 21927
Taxing Entity: Kittitas County Treasurer
First Installment: \$832.81
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$832.80
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2016
Affects: Tract S-2A
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. Any Suncadia Community Council unpaid assessments or charges, and liability to further assessments or charges, for which lien may have arisen (or may arise), as imposed by Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, recorded July 20, 2004, under Auditor's File No. 200407200038.
12. Assessments for Community Enhancement as set forth in Second Amended and Restated Covenant recorded July 20, 2004, under Auditor's File No. 200407200039, in the amount of 0.5% of the gross purchase price payable upon any transfer of ownership, unless the transfer is exempt as provided in said covenant.

Subdivision Guarantee Policy Number: 72156-45618054

13. Assessments as set forth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.
14. Any Suncadia Commercial Owner's Association unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), as imposed by Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Commercial Properties, recorded July 30, 2009, under Auditor's File No. 200907300008.
15. The provisions contained in Instrument from Plum Creek Timber Company, L.P., a Delaware Limited Partnership, to Jeld-Wen, Inc., an Oregon corporation,
Recorded: October 11, 1996,
Instrument No.: 199610110015.

As follows: "Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028."

16. 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, 2009
Instrument No.: 200904160090

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

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

17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: The rights of existing utilities located thereon, to operate and maintain existing transmission lines under and across said property
Recorded: February 12, 2001
Instrument No.: 200102120001
Affects: A strip of land sixty feet in width, being thirty feet wide on each side of the center line of the County Road known as No. 9 Mine Road (as vacated by Kittitas County Ordinance No. 2001-28) and located in the Southeast Quarter of the Northeast Quarter, the Southeast Quarter of the Southwest Quarter, the North Half of the Southeast Quarter, and the Southwest Quarter of the Southeast Quarter of Section 20, Township 20 North, Range 15 East, W.M.
18. 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.
19. Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, 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

Said document "is made for the purpose of amending and restating in its entirety" documents recorded under Auditor's File No.'s 200308210007, 200311180020 and 200401080027.

Modification(s) of said covenants, conditions and restrictions

Recorded: May 4, 2005

Instrument No: 200505040003

Further modifications of said covenants, conditions and restrictions

Recorded: July 30, 2009

Instrument No.: 200907300007

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

This covenant amends and restates in its entirety the covenant originally recorded under Auditor's File No. 200311180019 and Amendment recorded under Auditor's File No. 200402170064.

Fifteenth Supplement to Second Amended and Restated Covenant for Community Enhancement of Suncadia, including the terms and provisions thereof, recorded July 30, 2009, under Auditor's File No. 200907300006.

Note: Amended Supplements One through Fourteen do not affect the subject property.

21. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Suncadia Phase I, Division 3,
Recorded: May 4, 2005
Book: 9 of Plats Pages: 94 through 120
Instrument No.: 200505040001
Matters shown:
a) Notes 1 through 9 thereon
b) Dedication thereon
c) Easements as shown thereon

22. 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: Sanitary sewer services
Recorded: February 20, 2007
Instrument No.: 200702200084

Amendment of Sanitary Sewer Easement, and the terms and conditions thereof, dated July 16, 2009, entered into by and between Suncadia LLC, a Delaware Limited Liability Company, and

Suncadia Environmental Company LLC, a Washington Limited Liability Company, recorded July 30, 2009 under Auditor's File No. 200907300005.

23. 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 and Utilities
Recorded: April 30, 2007
Instrument No.: 200704300030

Amendment of Storm Drainage Easement, and the terms and conditions thereof, dated July 16, 2009, entered into by and between Suncadia LLC, a Delaware Limited Liability Company, and Suncadia Environmental Company LLC, a Washington Limited Liability Company, recorded July 30, 2009 under Auditor's File No. 200907300004.

24. Amendment of Utility Easement, including the terms and provisions thereof, recorded July 30, 2009, under Auditor's File No. 200907300003 to relocate easements to the lot lines as adjusted by survey recorded June 15, 2009, in Book 36 of Surveys, pages 120 and 121, under Auditor's File No. 200906150001.
Affects: Portion in Phase 1, Division 3
25. Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Commercial Properties, 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 30, 2009
Instrument No.: 200907300008

26. Right of first refusal in favor of Suncadia, LLC, a Delaware Limited Liability Company, and the terms and conditions thereof, as contained in Section 11 of that certain Purchase and Sale Agreement dated July 3, 2009 entered into by and between Suncadia, LLC, a Delaware Limited Liability Company, and Swiftwater Cellars Properties, LLC, a Washington Limited Liability Company, as contained in deed recorded July 30, 2009 under Auditor's File No. 200907300009.
Affects: Parcel 1

27. Possible additional purchase price as set forth in that certain Purchase and Sale Agreement dated July 3, 2009, entered into by and between Suncadia, LLC, a Delaware Limited Liability Company, and Swiftwater Cellars Properties, LLC, a Washington Limited Liability Company, as contained in deed recorded July 30, 2009 under Auditor's File No. 200907300009.
Affects: Parcel 1

28. 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 electricity
Recorded: January 27, 2010
Instrument No.: 201001270023
Affects: Parcel 1

29. 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.

Subdivision Guarantee Policy Number: 72156-45618054

Purpose: Purposes of transmission, distribution and sale of electricity
Recorded: January 27, 2010
Instrument No.: 201001270024

30. 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: For purposes of transmission, distribution and sale of electricity and natural gas
Recorded: February 14, 2011
Instrument No.: 201102140008
Affects: Parcel 2 and other land
31. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Swiftwater Cellars Properties, LLC, a Washington limited liability company
Lessee: Suncadia, LLC, a Delaware limited liability company
Disclosed by: Memorandum Commercial Building Lease
Recorded: August 1, 2011
Instrument No.: 201108010124
Affects: Parcel 1
32. 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 electricity
Recorded: October 26, 2011
Instrument No.: 201110260027
Affects: Parcel 1
33. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$6,000,000.00
Trustor/Grantor: New Suncadia Hospitality, LLC, a Delaware limited liability company
Trustee: AmeriTitle
Beneficiary: Bank of the Cascades
Dated: March 30, 2016
Recorded: March 30, 2016
Instrument No.: 201603300033
Affects: Parcel 2 and other land
34. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$4,000,000.00
Trustor/Grantor: New Suncadia Hospitality, LLC, a Delaware limited liability company
Trustee: AmeriTitle
Beneficiary: Bank of the Cascades
Dated: March 30, 2016
Recorded: March 30, 2016
Instrument No.: 201603300034
Affects: Parcel 2 and other land
(Said Deed of Trust is a Line of Credit Deed of Trust)

35. Assignment of Rents, including the terms and provisions thereof,
Grantor: New Suncadia Hospitality, LLC, a Delaware limited liability company
Lender: Bank of the Cascades, an Oregon State chartered bank
Recorded: March 30, 2016
Instrument No.: 201603300035
Affects: Parcel 2 and other land

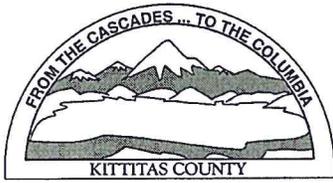
END OF EXCEPTIONS

Notes:

- a. 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: Tract CC-1A, Book 36 of Surveys, pages 120 and 121; Ptn of Tracts CC-1, G-2, G-5 and S-2, Book 9 of Plats, pages 94 through 120.
- b. 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



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

RECEIPT NO.: 00033674

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 032157

Date: 4/28/2017

Applicant: NEW SUNCADIA HOSPITALITY, LLC

Type: check # 1279

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-17-00005	BOUNDARY LINE ADJUSTMENT MAJOR	800.00
BL-17-00005	BLA MAJOR FM FEE	145.00
BL-17-00005	PUBLIC WORKS BLA	275.00
BL-17-00005	ENVIRONMENTAL HEALTH BLA	280.00
	Total:	1,500.00