

**Division 13, a Site Development Plan for
Tract Z-3 of the
Resort Core Phase 1 Division 9
Site Development Plan Application**

**Suncadia
Master Planned Resort**

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

**Developer: Bennett Homes Kittitas, L.L.C.
Bellevue, Washington**

March 5, 2008

**ESM Consulting Engineers, LLC
33915 1st Way South, Suite 200
Federal Way, WA 98003**

**253.838.6113 tel
253.838.7104 fax**



www.esmcivil.com



March 5, 2008

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

**RE: Division 13, a Site Development Plan and Preliminary Plat
for Tract Z-3 of the Resort Core Phase 1 Division 9**

Dear Mr. Piercy:

On behalf of Bennett Homes Kittitas, LLC., ESM Consulting Engineers LLC. is submitting the enclosed listed documents in support of Division 13, a Site Development Plan for Tract Z-3 of the Resort Core Phase 1 Division 9:

- Long Plat Application
- SEPA Checklist and SEPA Attachment
- Site Development Plan Exhibit
- Project Narrative
- Preliminary Site and Utility Engineering Summary
- Exhibit M
- Conceptual Utilities Exhibit
- Water Availability Letter
- Preliminary Steep Slope and Drainage Assessment
- Transfer Notice to Kittitas County
- Preliminary Plat Sheets
- Adjacent Property Owners

In addition, the following information is also provided:

Owner of Record: Suncadia LLC
P. O. Box 887
Roslyn WA 98941
509-649-3000
Contact: Mr. Art Solbakken

Developer/Authorized Agent: Bennett Homes Kittitas, LLC.
12011 NE 1st Suite 201
Bellevue, WA 98005
425-709-6559
Contact: Mr. Bob Ehrlichman

33915 1st Way South
Suite 200
Federal Way, WA 98003

Tel (253) 838 6113
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Civil Engineering
Project Management
Land Surveying

Land Planning
Public Works
Landscape Architecture

Mr. Darryl Piercy, Director
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Additional Authorized Agent: F. Steven Lathrop
Lathrop, Winbauer, Harrel, Slothower & Denison LLP
P. O. Box 1088
Ellensburg WA 98926
509-925-6916

Legal Description: Tract Z-3 of the plat of "Suncadia - Phase 1 Division 9".

Tax Parcel Number: 20-15-19054-0007

Property Size: Division 13 is 8.98 acres.

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

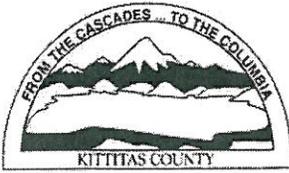
Sincerely,

ESM CONSULTING ENGINEERS, LLC.



LAURA COCIASU, P.E.
Project Manager

Enclosures



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more. Please pick up a copy of the Checklist if required)

FEES: (one check payable to KCCDS)

\$200 plus \$10 per lot to Public Works Department;

\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;

\$800 to Community Development Services Department, PLUS \$200 if SEPA Checklist is required

2000.00

400.00

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

RECEIPT #

X T. Selberg

3.10.08

0000056

NOTES:



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

Name: Suncadia LLC
By: Easton Ridge Investors, LLC
Mailing Address: a Delaware limited liability company, its managing member
PO Box 887 Chris Kelsey, Executive Vice-President
City/State/ZIP: Roslyn, WA 98941 Delbert E. Goehring, Senior vice-President – Finance
Day Time Phone: (509) 649-3000

2. **Name, mailing address and day phone of authorized agent (if different from land owner of record):**

Agent Name: Bennett Homes Kittitas, Inc. Lathrop, Winbauer, Harrel, Slothower & Denison LLP
Attn: Mr. Bob Ehrlichman Attn: F. Steven Lathrop
Mailing Address: 12011 NE 1st Street Suite 201 PO Box 1088
City/State/ZIP: Bellevue, WA 98005 Ellensburg, WA 98926
Day Time Phone: (425) 759-6559 (509) 925-6916

3. **Contact person for application (select one):**

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person. See item #2 above.

4. **Street address of property:**

Address: Bullfrog Road to Suncadia Trail in Suncadia Resort
City/State/ZIP: Roslyn, WA 98941

5. **Legal description of property:**

See Site Development Plan Documents

6. **Tax parcel number(s):** Tract Z-3 of the plat of "Suncadia - Phase 1 Division 9".

7. **Property size:** 8.98 (acres)

8. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

The proposed Site Development Plan for Division 13 (Tract Z-3 of the Resort Core Phase 1 Division 9 plat) consists of 78 high density detached and attached resort residential units. 78 parking spaces will be provided in enclosed private garages and 40 additional parking spaces will be provided in outdoor parking areas for a total of 118 parking spaces. Land uses within the project include: high density resort residential units, parking garages, parking, and landscaped areas. Please see the SEPA Checklist, Site Development Plan Exhibit, Project Narrative, and Engineering Summary for a more detailed description of the project.

The project is located in Kittitas County, Washington, southwest of the City of Roslyn and northwest of the City of Cle Elum. The project is within the Suncadia Master Planned Resort. Access to the site is via Interstate 90, taking the Roslyn exit (Exit 80) and traveling north along Bullfrog Road with a left turn onto Suncadia Trail.

Please see the following documents:

- DEIS MountainStar Master Planned Resort, July 1999
- FEIS MountainStar Master Planned Resort, April 2000
- Plans and narratives included with this application.
- FEIS Cle Elum Urban Growth Area, February 2003.

9. Are Forest Service roads/easements involved with accessing your development? Yes (No) (Circle)
If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? Bullfrog Road

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

12. Are there any other pending applications associated with the property associated with this application?
 Yes No

A boundary line adjustment for Tract Z-3 of Phase 1 Division 9 is currently pending approval.

Signature of Authorized Agent:

X Bob Ehrlichman
Bob Ehrlichman

3/5/08
Date

X Steve Lathrop
Steve Lathrop

Date

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

X Chris Kelsey, Senior Vice President - Development and Construction

3-4-08
Date

X Del E. Goehring, Senior Vice President - Finance

3-4-08
Date



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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SEPA ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic area" respectively.

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Phase 1 Division 13 of the Suncadia Master Planned Resort (MPR)

2. Name of applicant:

Bennett Homes Kittitas, LLC.



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3. Address and phone number of applicant and contact person: _____

**Bennett Homes Kittitas, LLC.
Attn: Mr. Bob Ehrlichman
12011 NE 1st Street Suite 201
Bellevue, WA 98005
(425) 759-6559**

**Lathrop, Winbauer, Harrel, Slothower, & Denison LLP
Attn: F. Steven Lathrop
PO Box 1088
Ellensburg, WA 98926
(509) 925-6916**

4. Date checklist prepared: _____

March 5, 2008 Revised March 21, 2008

5. Agency requesting checklist: _____

Kittitas County Community Development Services

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

The proposed Division 13 development consists of 78 high density detached and attached resort residential units spaced on 8.98 acres. Buildings will have one to two floors. 78 parking spaces will be provided in enclosed private garages and 40 additional parking spaces will be provided in outdoor parking areas for a total of 118 parking spaces. Infrastructure construction is anticipated to begin Spring 2008 and be completed by Fall 2008. The building construction is anticipated to begin September 2008.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. _____

No.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal. _____

Please see Section A.2 of attachment.



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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. _____

No.

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

**Site Development Plan approval.
Final Plat approval.
Building Permits for the proposed three buildings.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) _____

The proposed Site Development Plan for Division 13 (Tract Z-3 of the Resort Core Phase 1 Division 9 plat) consists of 78 high density detached and attached resort residential units. The approximate square footage of each building ranges from 1,304 to 1,845 per floor and for the garages from 924 to 1,216. 78 parking spaces will be provided in enclosed private garages and 40 additional parking spaces will be provided in outdoor parking areas for a total of 118 parking spaces. Land uses within the project include: high density resort residential units, parking garages, parking, and landscaped areas. Please see the Site Development Plan Exhibit, Project Narrative, and Engineering Summary for a more detailed description of the project.

12. Location of the proposal Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. _____

The project is located in Kittitas County, Washington, southwest of the City of Roslyn and northwest of the City of Cle Elum. The project is within the Suncadia Master Planned Resort. Access to the site is via Interstate 90, taking the Roslyn exit (Exit 80) and travelling north along Bullfrog Road with a left turn onto Suncadia Trail and a right turn onto Big Hill Drive.

B ENVIRONMENTAL ELEMENTS

1 EARTH

a. General Description of the site (circle one): flat, rolling, hilly, steep _____



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SEPA ENVIRONMENTAL CHECKLIST

slopes, mountainous, other.

- b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the Division 13 project site is approximately 40 percent. For further detail see the attached site specific Preliminary Steep Slope and Drainage Assessment.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland

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

- d. Are there surface indications or history of unstable soils in the immediate vicinity?

Please see Section B.1.d of attachment.

- e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source or fill

Please see Section B.1.e of attachment.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe

Potential erosion hazards are discussed in Sections 3.1 and 4.1 of the DEIS. The steep slopes along the north side of Division 13 are mapped as Erosion Hazard Zone 1 "High to Severe Hazard Risk." The eastern corner of these steep slopes is mapped as Erosion Hazard Zone 3 "Moderate Hazard Risk. The remaining project site is mapped as Erosion Hazard Zone 5 "Low Hazard Risk." The TESCP program in place for the resort will be utilized. For further detail, see the attached site specific Preliminary Steep Slope and Drainage Assessment. The Division 13 project site generally slopes to the north and sufficient temporary erosion control measures will be set in place for protection.

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

The site will have approximately 3.7 acres of impervious surfaces from the constructed building roofs, driveways, and parking area. The total impervious area represents approximately 45 percent of the tract area.



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

Please see Section B.1.h of attachment.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Please see Section B.2.a of attachment.

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

No off-site sources of emissions or odor are anticipated to affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Erosion Control Plan covering the Phase 1 area, also specifies methods of dust control, application of water, and/or polyacrylimide (PAM) to control emissions or other impacts to air. Air quality items set forth in the MPR Conditions of Approval sections B-42 through B-45 will also be adhered to.

3. WATER

- a. Surface
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

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

- 2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans

No.



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3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

Please see Section B.3.a(4)

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan

No.

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

No.

b Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

No.

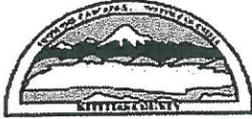
2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals: ; agricultural; etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other water? If so, describe

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



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

Please see Section B.3.d of attachment.

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

Please see Section B.3.d of attachment.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: See Appendix E of DEIS

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

Approximately 9 acres of trees, shrubs and other vegetation would be cleared for the development of the buildings, utility infrastructure, and parking area.

c. List threatened or endangered species known to be on or near the site.

Section 3.4 and Appendix E of the DEIS contain information on threatened and endangered species. No federal or state threatened or endangered plant species were identified on the MPR site.



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- d Proposed landscaping use of native plants, or other measure to preserve or enhance vegetation on the site, if any: _____

Section 3.4, Appendix E of the DEIS, Section 3.4.1 of the FEIS, the Land Stewardship Plan, and the MPR Conditions of Approval (Sections B-23 through B-41) include discussions on plant materials and measures to preserve and enhance vegetation. The proposal would follow these guidelines.

5. ANIMALS

- a Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: _____

birds: hawk, heron, eagle, **songbirds**, other:

mammals: **deer, bear**, elk, beavers, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b List any threatened or endangered species known to be on or near the site _____

Please see Section B.5.b of attachment.

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

Elk are known to winter on the MPR site, particularly along the Cle Elum River corridor. Elk may cross portions of the project site as they move west to summer range at higher elevations in the Cascade Mountains, to the west and north.

- d Proposed measures to preserve or enhance wildlife, if any. _____

Please see Section B.5.d of attachment.

6. ENERGY AND NATURAL RESOURCES

- a What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. _____

Energy needs are described in detail in Section 4.14 of the DEIS. Electric power would be used within structures for lighting and/or heating, and for exterior/site lighting. Natural gas is available to the site and will be used for fireplaces, heating and appliances.



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- b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe _____

The project is not anticipated to affect any potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. _____

Construction will be in compliance with the IBC and Washington State Energy Code.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe _____

Please see Section B.7.a of attachment.

- 1) Describe special emergency services that might be required. _____

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

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

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

- b. Noise _____
1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? _____

No known sources of noise exist that may affect the proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. _____

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

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

Please see Section B.7.b(3) of attachment.



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SEPA ENVIRONMENTAL CHECKLIST

8 LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? _____

Please see Section B.8.a of attachment.

b. Has the site been used for agriculture? If so, describe _____

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

c. Describe any structures on the site _____

None.

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

No.

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

Master Planned Resort.

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

Master Planned Resort.

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

N/A.

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

No.

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

None.

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

The project will result in 78 high density detached and attached resort residential second/vacation homes. A limited number of units may be used as permanent residences.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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cds@co.kittitas.wa.us

Office (509) 962-7506

Fax (509) 962-7682

SEPA ENVIRONMENTAL CHECKLIST

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

N/A.

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

Please see Section B.8.l of attachment.

9. HOUSING

a. Approximately how many units would be provided, if any? _____
Indicate whether high, middle or low-income housing. _____

The project will result in 78 high density detached and attached resort residential units to be used as vacation homes.

b. Approximately how many units, if any, would be eliminated? _____
Indicate whether high, middle or low-income housing. _____

None.

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

Please see Section B.9.c of attachment.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? _____

Please see Section B.10.a of attachment.

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

Please see Section B.10.b of attachment.

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

Please see Section B.10.c of attachment.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____

Please see Section B.11.a of attachment.



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SEPA ENVIRONMENTAL CHECKLIST

- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____

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

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

None known.

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

Please see Section B.11.d of attachment.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____

Please see Section B.12.a of attachment.

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

The proposed project will not displace existing recreational opportunities on the project area.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: _____

Measures outlined in the MPR Conditions of Approval Sections C-27 through C-29 will be adhered to.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. _____

Section 3.10 and Appendix H of the DEIS and Section 3.10 of the FEIS document existing cultural resources on the MPR site and in the surrounding area.



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SEPA ENVIRONMENTAL CHECKLIST

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Please see Section B.13.b of attachment.

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

Within the entire Phase 1 Division 9, including Phase 1 Division 13, prior to any land disturbing activities within known cultural properties and the identified Cultural Constraints Areas (see Section 3.10 of the DEIS), a subsurface survey would be completed to ensure the identification and mitigation of all significant buried cultural resources. Measures outlined in the MPR Conditions of Approval, sections C-21 through C-23, would be implemented.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

State Highway SR903 and Bullfrog Road provide access to the MPR, platted private roads provide access throughout the MPR.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No public transportation exists in Roslyn or in Cle Elum.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

78 parking spaces will be provided in enclosed private garages and 40 additional parking spaces will be provided in outdoor parking areas for a total of 118 parking spaces. The project will not eliminate any parking.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private)

No.

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

No.



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SEPA ENVIRONMENTAL CHECKLIST

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

Please see Section B.14.f of attachment.

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

Required measures to reduce or control transportation impacts are discussed in the MountainStar MPR Conditions of Approval (see Sections C-1 through C-20B).

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe _____

Impacts on public services are discussed in Section 3.13 and 4.13 of the DEIS and Section 3.13 of the FEIS. There would be a small but anticipated increase in demand for fire and police protection, schools, and health care facilities associated with the Division 13 project.

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

Measures outline in the MPR Conditions of Approval, Sections C-30 through C-47, would reduce or control direct and indirect impacts on public services.

16. UTILITIES

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

Electricity, natural gas, water, refuse services, stormwater drainage, telephone, sanitary sewer, and cable television have been provided at the property line of the Division 13 project site.



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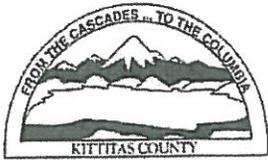
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SEPA ENVIRONMENTAL CHECKLIST

- b Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity, natural gas, telephone, cable television, refuse, water, stormwater drainage, and sewer services are proposed at the site. Suncadia Water Company will provide water and Suncadia Environmental Company will provide sewer services at the site. Power and natural gas will be provided by PSE, refuse services will be provided by Waste Management; telephone, cable television service and high speed internet will be provided by Intelligent Community Services.



SEPA ENVIRONMENTAL CHECKLIST

FEE: ~~\$200.00~~

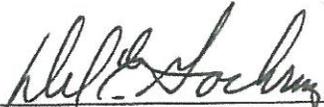
400.00

C. SIGNATURE

"The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision."

Suncadia LLC, a Delaware limited liability company,
By: Easton Ridge Investors LLC, a Delaware limited liability company,
Its: Managing Member


By: Chris Kelsey
Its: Senior Vice President – Development and Construction


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

Date: 3/4/08

Bennett Homes Kittitas, L.L.C.
Its: Developer


By: Bob Ehrlichman
Its: Owner

Date: 3/4/08

**Attachment to
SEPA Environmental Checklist
Resort Core Phase 1 Division 13**

Introduction

This attachment contains information requested on the Kittitas County SEPA Environmental Checklist which exceeded the area provided in the form.

A. BACKGROUND

8. LIST ANY ENVIRONMENTAL INFORMATION YOU KNOW ABOUT THAT HAD BEEN PREPARED, OR WILL BE PREPARED, DIRECTLY RELATED TO THIS PROPOSAL.

The following environmental information has been prepared for the MountainStar MPR Project:

- MountainStar Master Planned Resort Draft Environmental Impact Statement, Volumes I-III, July 1999. (“DEIS”)
- MountainStar Master Planned Resort Final Environmental Impact Statement, Volumes 1-4, April 2000. (“FEIS”)
- MountainStar Master Planned Resort Environmental Impact Statement Addendum, March 2002. (“EIS Addendum”)
- MountainStar Properties/Cle Elum Urban Growth Area Final Environmental Impact Statement, February 2002. (“Cle Elum EIS”)

B. ENVIRONMENTAL ELEMENTS

1. EARTH

d. Are there surface indications or history of unstable soils in the immediate vicinity?

Potential landslide hazards are discussed in Sections 3.1 and 4.1 and Appendix B of the MPR DEIS. The steep slopes along the north side of Division 13 are mapped as Erosion Hazard Zone 1 “High to Severe Hazard Risk.” The eastern corner of these steep slopes is mapped as Erosion Hazard Zone 3 “Moderate Hazard Risk. The remaining project site is mapped as Erosion Hazard Zone 5 “Low Hazard Risk.” For further detail, see the attached Preliminary Steep Slope and Drainage Assessment. The TESCO program in place for the resort will be utilized.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

For the building, parking, and utility infrastructure construction, the estimated grading quantities are approximately 24,000 cubic yards of cut and approximately 14,000 cubic yards of fill. Excavated material will be evaluated for fill by the geotechnical engineer or will be transported to

another project site within the MPR.

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

Suncadia, LLC maintains a stormwater pollution prevention plan for the entire MPR that will also be applicable to development of this project. An NPDES permit for MPR construction activities has been issued by the Washington State Department of Ecology (Permit No.WA-005236-1).

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Air Quality is discussed in Sections 3.5 and 4.5 of the DEIS. During construction, wind-blown dust and emissions from construction equipment could travel off-site. Construction emissions would be minor and short-term. When construction is complete, air emissions would include those typical from automobiles and would be low in volume, corresponding to the small traffic volumes produced by light-density residential use. Wood-burning stoves and fireplaces are not permitted in homes on the Suncadia Resort.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

No surface water body is located on the property. Information on surface waters and wetlands throughout the MPR site is provided in Sections 3.4, 4.4, and Appendix F of the DEIS, and Section 3.4 of the FEIS.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

No wetland or surface water impacts are included as part of this plat.

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

The proposed MPR water supply system, including water quantities and water rights transfers, is described in detail in Sections 2.4 and 3.3 and Appendix A of the FEIS and in Sections 3.4 and 3.16 and Appendices B and C of the Cle Elum/UGA FEIS. Surface water diversions to supply the MPR would be required from the Yakima River (via previously constructed diversion facilities). The Kittitas County Water Conservancy Board and the Washington Department of Ecology have approved the water rights transfer applications needed to allow this diversion.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff from the buildings, parking, and landscaped areas will be collected in catch basins and conveyed offsite to the previously constructed downstream facilities or will be dispersed as described in Part 3 – Stormwater Management Plan of the attached Preliminary Site and Utility Engineering Summary.

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

Stormwater runoff for the parking areas would be treated offsite for water quality using best management practices as outlined by Department of Ecology and the MPR Conditions of Approval sections B-9 through B-16. Proposed methods of stormwater treatment include bio-infiltration, storm filter systems, biofiltration swales, and/or wetpond treatment.

5. ANIMALS

b. List any threatened or endangered species known to be on or near the site.

Appendix E of the DEIS discuss threatened, endangered, sensitive and other priority wildlife species in detail. These include federal species of concern, and state candidate species, some of which have been found on the MPR site.

Goshawk – Federal Species of Concern

Pileated Woodpecker – State Sensitive Species

Bald Eagles (State and Federal threatened species) occasionally forage along the Cle Elum and Yakima Rivers. No nesting, roosting, or winter concentration areas for bald eagles are located on the MPR site.

Steelhead (*Oncorhynchus mykiss*) and bull trout (*Salvelinus confluentus*) are listed as threatened species under the federal Endangered Species Act and are, or may be present in the Cle Elum River which runs through the MPR site but which is not adjacent to or near the project. Westlope cutthroat trout (*Oncorhynchus clarki lewisi*) is a federal species of concern that may be found in the Cle Elum river.

d. Proposed measures to preserve or enhance wildlife, if any.

A land stewardship plan has been prepared for the MPR and will be adhered to. The Land Stewardship plan identifies 15 different management zones, including provisions for wildlife enhancement. Section 4.4.3 and Appendix E of the DEIS, Section 3.4.3 of the FEIS, and the Land Stewardship Plan discuss mitigation measures to retain or enhance wildlife habitat.

A Cooperative Agreement between Trendwest, WDFW, and the Yakima Nation has been created to help protect fisheries resources from the expected increase in population that would occur as the MPR is developed. Measures designed to protect habitat are described in Sections 4.2 and 4.4 of the DDEIS, and in the Water Quality and Fisheries Technical Report (Appendix C of the DEIS).

These measures include restrictions of floodplain development and bank armoring, bridge requirements, large woody debris (LWD) source protection, and other fish management recommendations.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Project construction would include the health and safety hazards typical for residential and infrastructure construction. Hazards after project completion would be typical of those for residential and recreational uses.

1) Describe special emergency services that might be required.

The need for fire protection and emergency response/aid services during MPR construction and operation is discussed in Section 4.13 of the DEIS. The additional fire protection services needed would be provided by local jurisdictions, primarily Fire District No. 7. Emergency medical services would be provided by Fire District No. 7 and the Kittitas County Hospital District 2. No needs for special emergency services would apply to construction or operation of the proposed action.

2) Proposed measures to reduce or control environmental health hazards, if any.

Construction contractors would follow standard safety practices for the applicable types of construction. In operation, the MPR will have a full time security force with EMS training and equipment. The security force would provide on-site delivery of some types of emergency services and reduce the potential demand on existing service providers in the area (see Section 4.13 of the DEIS).

b. Noise

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise impacts and mitigation measures are discussed in Section 4.6 of the DEIS and Sections B-46 through B-50 of the MPR Conditions of Approval.

During construction, temporary increases in sound would occur on area roadways due to haul vehicles transporting construction materials to and from the project site. Typical construction noise would include truck traffic, construction equipment, and building construction. After construction, noise would include those sounds typically associated with a commercial community, including traffic, garbage collection, and outdoor recreation use. Other noise would be associated with landscape and golf course maintenance and golf course use.

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

During construction, the Kittitas County noise ordinance will be followed. Construction equipment would utilize properly sized and maintained mufflers, engine intake silencers, and engine enclosures. In addition, idle equipment may be turned off and construction would be limited to daytime hours.

Snowmobile use is limited within the MPR by C-13. In addition, the MPR Conditions of Approval (Sections B-46 through B-50) mentioned above would be adhered to.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Division 13 is currently undeveloped. Existing land use patterns in the vicinity of the project site have been substantially modified by the development of the MPR and now include golf courses, single family residential lots, The Lodge at Suncadia, The Inn at Suncadia, a swim and fitness center, and outdoor recreation opportunities. Previous to the MPR approval, timber management was the primary land use over most of the MPR property. The MPR itself is mostly surrounded by privately-owned land. Exceptions include State owned land located about one-half mile west of the Bullfrog Interchange, property managed by the U.S. Forest Service along the south end of Cle Elum Lake and the Cle Elum River, a cemetery and the urban uses in the City of Roslyn.

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

The project site is within the MPR site and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County and the Master Planned Resort development agreement that has been adopted by Kittitas County ordinance. It is also consistent with the Phase 1 General Site Plan – Revised, dated February 16, 2005, which was approved by the County on May 3, 2005.

9. HOUSING

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

Measures to reduce or control housing impacts are required under the MPR Conditions of Approval Sections C-59 through C-61.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed buildings on the Division 13 project site would be a maximum of two stories or up to approximately 40 feet above ground elevation (depending on existing topography). Principal exterior building materials would include wood, metal, concrete and stone for walls. Metal or composition shingles would be used for roofing material.

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

Visual impacts and mitigation measures are discussed in Section 4.11 of the DEIS. No significant views would be obstructed, and the degree of change evident in these views would not be large.

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

Suncadia has adopted and is implementing architectural design guidelines and requirements to reduce or control aesthetic impacts. Typical mitigation measures for aesthetic impacts would include retention of vegetation for buffers and screening, and use of unobtrusive building materials with natural colors and textures. A design review committee will review architectural design of all proposed structures. Sensitive site design and the use of natural materials would be encouraged. Retention of vegetation within and around the proposed development would reduce the extent of development visible from distant viewpoints. The guidelines set forth in the MPR Conditions of Approval, Sections C-21 through C-23, will be adhered to.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The parking lot and the proposed buildings within Division 13 will produce minimal light and glare during the hours of darkness.

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

Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would reduce or control light and glare impacts. Residential and commercial lighting would be reduced or controlled through implementation of MPR Covenants, Conditions and Restrictions, and architectural design guidelines that specify down-lighting and shaded fixtures for exterior lighting. In addition, a “dark sky” lighting plan will be implemented to reduce glare from common areas (streets, parking areas, etc). These requirements are consistent with the MPR Conditions of Approval, C-24 through C-26.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

The surrounding MPR provides recreational opportunities adjacent to the site including 2 golf courses, walking/bike paths, hiking and additional future recreational amenities.

13. HISTORIC AND CULTURAL PRESERVATION

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Section 4.10 and Appendix H of the DEIS and 3.10 of the FEIS discuss potential impacts and mitigation measures for discovery and preservation of cultural resources. The Draft EIS also

identifies 101 known cultural resources on the MPR site. Most of the cultural resources on the MPR property are historic sites; primarily refuse scatters, mining-related features, and waterlines with associated features. Prehistoric sites, which account for approximately one-third of the cultural properties on the MPR, are typically lithic scatters (flakes and fragments from stone tool-making activity) or isolated finds.

14. TRANSPORTATION

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

Traffic impacts of the MPR are identified in the Sections 3.9 and 4.9 of the DEIS and Appendix D of the FEIS. Based on the analysis parameters applied for the EIS, the completed (full-buildout) residential portion of the proposed action is less than what was assumed for the EIS analysis.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

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

Suncadia L.L.C., a Delaware limited liability company

By: Easton Ridge Investors, LLC, a Delaware limited liability company,

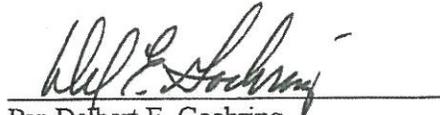
Its: Managing Member



By: Chris Kelsey,

Its: Senior Vice President - Development and Construction

3/4/08
Date



By: Delbert E. Goehring,

Its: Senior Vice President - Finance

3/4/08
Date

Signature of Developer (required for application submittal):

Bennett Homes Kittitas, L.L.C.



By: Bob Ehrlichman

Its: Owner

3/4/08
Date



SUNCADIATM
RESORT • COMMUNITY • LEGACY



Site Development Plan MPR - Resort Core Phase 1 Division 13

March 5, 2008

Site Development Plan for Resort Core Phase 1 Division 13

The development Agreement by and between Kittitas County and Suncadia, Section 5.1(h), requires the following information to be provided in this Site Development Plan Application:

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

The enclosed Site Development Plan exhibit includes a vicinity map.

(2) A map of the applicable site drawn to an appropriate scale depicting the following:

- (i) *Arrangement of land uses by type (Master Planned Resort Accommodation Units, including Short-Term Visitor Accommodation Units, Visitor-Oriented Amenities, Developed On-Site Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.*

The enclosed Site Development Plan illustrates land uses by type, with color coding per the Land Use Legend on the Plan. Division 13 development will consist of 78 high density detached and attached resort residential units. Land uses within the project include: high density resort residential units, parking garages, parking, and landscaped areas. The approximate square footage of each building ranges from 1,304 to 1,845 per floor and for the garages from 924 to 1,216.

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

Refer to the Site Development Plan exhibit and Preliminary Plat sheets for boundary configuration of Division 13 and the location of its improvements.

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

Refer to the Site Development Plan exhibit for elevation contours.

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

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

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

Refer to the Site Development Plan exhibit in Section 2, the Preliminary Site and Utility Engineering Summary in Section 4, and the Conceptual Utility Plan in Section 5 of this submittal for preliminary planning for parking improvements, drainage and utility extensions. Site grading will be associated with the development of the parcel only. The estimated grading quantities are approximately 24,000 cubic yards of cut and approximately 14,000 cubic yards of fill.

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

Refer to the Site Development Plan exhibit.

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

78 parking spaces will be provided in enclosed private garages and 40 additional parking spaces will be provided in outdoor parking areas for a total of 118 parking spaces.

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

The locations of the proposed Division 13 driveways are shown on the Site Development Plan Exhibit.

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

Refer to the Site Development Plan exhibit and section (4), below.

(x) *The locations and calculations of the total area of Open Space and percentages.*

The Resort Core Phase 1 Division 9 Plat provides calculations for all the required open space area. The proposed Division 13 development is a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9 and does therefore not require or include open space areas.

(xi) *Proposed location of fire protection facilities.*

Fire hydrants will be provided per County fire protection standards. The Resort is served by Fire District 7. A fire station for District 7 is being developed on the Resort at the northwest intersection of Bullfrog Road and Firehouse Road. In addition, the Resort owns and operates limited fire fighting as part of the Security operation.

(3) A statement describing the development plan in relationship to adjacent development and natural features.

The Division 13 project site slopes generally towards the north. Big Hill Drive and Suncadia Trail border the south side of the project. Future Development Tract Z-5 and Tract OS-4 border the north side of the project.

(4) A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreational Facilities, Open Space and other Permitted Uses proposed by Trendwest for the Resort area encompassed within the Site Development Plan.

This Site Development Plan includes 78 high density detached and attached resort residential units spaced on 8.98 acres.

(5) A description of plans for landscaping (including tree planting) and restoring natural areas affected by construction and plans for the preservation of Open Space.

Road and parking edges and drainage ditches:

These disturbances will appear in the form of cut and fill banks. Generally, the approach to their restoration will be by hydro seeding of an approved mix, with an optional application of wildflower overseed.

Un-irrigated sites:

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur. For a period of two growing seasons following installation hand watering with a watering truck is proposed.

(6) Provisions to ensure permanence and maintenance of Open Space

The proposed Division 13 project site does not include open space areas.

(7) A description outlining future land ownership patterns within the development, including any planned homeowners’ associations, and proposed CC&R’s if any.

The development will be governed by extensive covenants, conditions, and restrictions on community, residential, and commercial activities, all of which are or will be filed of record.

(8) Proposed plans for: (i) water supply, including demand and supply assumptions and methodologies used to develop such plan; (ii) water supply storage and distribution systems; (iii) sewage collection, treatment and disposal; (iv) surface water management; and (v) solid waste management.

Refer to the Preliminary Site and Utility Engineering Summary in Section 4 of this submittal for a description and illustration of the proposed utility infrastructure.

(9) A staging plan describing the timing or sequence of construction for all the elements of the Site Development Plan, including Developed On-Site Recreational Facilities and Visitor-Oriented Amenities.

The proposed Division 13 development is anticipated to begin Spring 2008 and be completed by Fall 2008. All staging will be confined to the property.

(10) Results of monitoring as required by the MountainStar MPR Conditions and Section 4.1(g)(4) above as of the date of submittal of the Site Development Plan.

Monitoring reports as required by the MountainStar MPR Conditions, specifically Section E-1(a), and Section 4.1(g)(4) of the Development Agreement are on-going and are to be reviewed prior to or concurrent with SDP approval and final consistency review.

(11) A statement identifying any deviation(s) between such plan and the MountainStar Resort Conceptual Master Plan or, alternatively, and if applicable, an approved General Site Plan.

There are no known deviations between the proposed Site Development Plan and the Phase 1 General Site Plan dated February 16, 2005, and approved May 3, 2005.

(12) Any appropriate environmental documentation.

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

***Preliminary Site and Utility
Engineering Summary***

**Resort Core Phase 1 Division 13
Site Development Plan**

**Suncadia
Master Planned Resort**

**Bennett Homes Kittitas, L.L.C.
Bellevue, Washington**

March 5, 2008

Prepared by

**ESM Consulting Engineers, LLC
33915 1st Way South, Suite 200
Federal Way, WA 98003**

**253.838.6113 tel
253.838.7104 fax**



www.esmcivil.com

Information presented in this document pertains to the proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve the Resort Core Phase 1 Division 13.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on storm drainage reflects the requirements of the Department of Ecology Stormwater Management Manuals, the 1999 Master Drainage Plan and preliminary stormwater engineering for Phase 1. Information on the proposed water supply, storage and distribution system, is taken from the June 2001 MPR Water System Plan and the July 2002 Reservoir, Pumping and Transmission Design Reports that were approved by the Washington State Department of Health and preliminary water system engineering performed for Phase 1. The water demands presented in this report reflect a lower density within the resort than the demands presented in the approved WSP. The WSP was amended in 2004 to reflect these changes. Information on the proposed sewage collection, treatment and disposal system is taken from preliminary engineering for Phase 1 and the March 2000 Site Engineering Technical Summary document for the MPR (Appendix A of the FEIS).

Discussed in this part of Phase 1 Division 13 are parking, access, and illumination.

Parking

78 parking spaces in enclosed private garages and 40 additional parking spaces in outdoor parking areas for a total of 118 parking spaces are proposed for the Division 13 parking area.

All parking spaces will have 9 feet by 18 feet dimensions.

Access

PRIMARY ACCESS: As illustrated on the General Site Plan, primary access to the project site from Bullfrog Road will be provided via Suncadia Trail and Big Hill Drive.

Illumination

Street lighting designs will conform to the principals of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Street lighting will conform to the following planning criteria.

- a) Use of full-cutoff shielding on outdoor light fixtures;
- b) Mounting of light fixture luminaries at a height of not greater than 30 feet;
- c) Establishment of roadway lighting standards based on needed light distribution and the luminance of roadway surfaces;
- d) Use of high-pressure sodium (HPS) outdoor lights per change to C-26 approved by County Commissioners May 4, 2004;
- e) Use of timer or photo-cell controls to regulate when and where lighting would occur; and
- f) Avoiding unnecessary lighting of building facades

Streetlights will be located at intersections and other locations where needed. Alternative luminary styles will be considered during project design. In addition, a "dark sky" lighting plan will be implemented to reduce glare from common areas (streets, parking areas, etc). All exterior lights, including building mounted lights will comply with the "dark sky" lighting plan.

Introduction

The preliminary Stormwater Management Plan for Phase 1 Division 9 of the Suncadia Master Planned Resort (MPR) is described in this part. The Stormwater Management Plan reflects application of design guidelines detailed in the Department of Ecology Stormwater Management Manuals as well as information presented in the April 1999 (Rev. July 1999) Master Drainage Plan (MDP) that was prepared by W&H Pacific for the MPR. The MDP outlines stormwater design procedures, guidelines, and protocols for the development.

Updates to the MDP include;

- (1) adoption of the drainage standards set forth in Washington State Department of Ecology's Stormwater Management Manual for Western Washington August 2001 (DOE SMM),
- (2) an addendum to the MDP dated August 2002 that provides (a) water quality protocol information for golf course areas that discharge to surface waters, and (b) revision of golf course water quality protocol summary information for infiltration to conform with the detailed protocol information.

The Washington State Department of Ecology's Stormwater Management Manual for Eastern Washington dated September 2004 can also be used. The formal incorporation of this manual as part of the Suncadia MPR is forthcoming.

Design specifics addressed in this part include:

- Runoff rate/volume estimation methodology
- Infiltration facility collection and conveyance
- Water quality treatment
- Overflow routing
- Conceptual Stormwater Plan

The Suncadia stormwater system will be privately owned, operated and maintained by the Suncadia Environmental Company. Construction of facilities will be by Suncadia, LLC..

Resort Core Phase 1 Division 13 is located north of the Suncadia Trail and Big Hill Drive intersection and on the north side of Big Hill Drive.

Conceptual Drainage Plan

Runoff from 48 high density detached and attached resort residential units, parking garages, and parking areas in the proposed Resort Core Phase 1 Division 13 will be collected in catch basins and conveyed via swales, culverts, and storm drainage pipes offsite to proposed dispersion swales or the previously constructed downstream regional facility in the Prospector golf course. For further detail, see the Suncadia Resort Core Stormwater Conveyance Technical Information Report (TIR) prepared by ESM Consulting Engineers, LLC., dated May 16, 2006.

Roof and landscape stormwater runoff from 10 residential units will be dispersed in a 50 foot wide vegetated buffer towards the existing golf course to the north and be incorporated within the golf course drainage system.. For further detail, see the Preliminary Steep Slope and Drainage Assessment attached in Section 6 of this report.

Roof and landscape stormwater runoff from the remaining 20 residential units will also be directed to disperse in a 50 foot wide vegetated buffer located to the north. Drainage from these residential units will be further evaluated as part of the future Division 14 drainage system.

The proposed drainage basins have been outlined on the Conceptual Utility Plan exhibit in Section 6 of this report.

Water Quality Treatment will be provided as discussed under the Water Quality Treatment heading.

Infiltration and Detention Facilities

As noted above in the Conceptual Drainage Plan narrative, no infiltration or detention facilities are proposed on site. The proposed project will be conveyed to proposed dispersion swales or to existing offsite infiltration and detention facilities.

Water Quality Treatment

No water quality treatment is proposed on site. Runoff from the impervious parking areas within the proposed project will be conveyed offsite to the existing Phase 1 water quality facilities. All water quality facilities have been sized to treat the water quality storm. The water quality storm is that storm for which all storms equal or smaller in size account for 90 percent of the average annual runoff. For Phase 1, the water quality design storm is 1.68 inches in 24-hours. Runoff from roof and landscaped areas will not generate pollutants and will therefore not require water quality treatment.

Overflow Routes

Each existing stormwater facility in Phase 1 has a controlled overflow structure. The overflow discharges to an overflow drainage swale or enclosed pipe where it is conveyed to a downstream facility or controlled dispersion area. In the case of infiltration ponds, overflow routes are provided to the next downstream infiltration facility where feasible. This provides for the infiltration of stormwater even if one facility is partially clogged or out of operation.

Source of Water Supply

The City of Cle Elum has issued a Water Availability Letter for the proposed Division 13 development on January 30, 2008 (Section 5).

Resort Core Phase 1 Division 13 Water System Description

The proposed Phase 1 Division 13 development is located within the Phase 1 Division 9 plat. The preliminary transmission and distribution system for Phase 1 Division 9 is illustrated on the enclosed Conceptual Utility Plan. The water for Phase 1 Division 9 will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR. The first reservoir was constructed in the summer of 2003 and the second will be constructed in the near future.

As shown on the Conceptual Utility Plan exhibit in Section 5 of this submittal, the water for Division 13 will be supplied from existing 8-inch diameter water stubs along Big Hill Drive. The water main in Big Hill Drive is 12 inch in diameter. All buildings are to be fire sprinkled. Hydrants will be placed on site to provide sufficient building coverage. Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure.

General Description

The proposed Division 13 development consists of 78 high density detached and attached resort residential units spaced on 8.98 acres. The collected raw wastewater from the buildings will be conveyed by means of on-site gravity sanitary sewers to the existing sanitary sewer system in Big Hill Drive. From this location, sanitary sewer will continue via off-site existing gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

Suncadia Solid Waste Management Policy

An updated Solid Waste Management Plan dated April 13, 2006 has been submitted to the County for approval. Solid Waste Management is currently being performed per the updated plan.

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
 March 5, 2008

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 13

Land Use	A This Plat	B Prior Plats to Date*	C Subtotal This plat and prior plats (A+B)	D Estimated Future Plats	E Estimated Total Project (C+D)
Developed Areas	Acres	Acres	Acres	Acres	Acres
Single Family Lots (1)	6.4	280.8	287.2	524.8	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	34.2	34.2	0.8	35.0
Future Development Tracts	0.0	97.0	97.0	-97.0	0.0
Recreation Facilities (3)	0.0	6.1	6.1	23.9	30.0
Roads (4)	0.0	103.9	103.9	63.1	167.0
Total Developed Area	6.4	522.0	528.4	552.6	1081.0
Open Space Areas	Acres	Acres	Acres	Acres	Acres
Private Open Space (5)	0.0	381.6	381.6	178.4	560.0
Future Development Tracts	0.0	737.5	737.5	-737.5	0.0
Access Tracts	0.0	3.1	3.1	6.9	10.0
Vegetated ROW Area	0.0	87.6	87.6	46.4	134.0
Community/Recreation	2.6	181.8	184.4	237.6	422.0
Golf Course	0.0	654.0	654.0	-200.0	454.0
Natural Open Space/Cle Elum River Corridor	0.0	276.0	276.0	797.0	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	281.9	281.9	357.1	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	198.9	198.9	161.1	360.0
Total Open Space	2.6	2823.0	2825.6	2413.4	5239.0
Total Plat Area	9.0	3344.9	3353.9	2966.1	6320.0
Open Space Percentage	28.9%	84.4%	84.2%	81.4%	82.9%

- (1) Includes area within Developable Envelope and access drive.
- (2) Includes buildings and parking areas.
- (3) Includes buildings, parking areas, and paved pedestrian areas.
- (4) Includes paved road surface and shoulders.
- (5) Includes open space easements on single family lots and multifamily lots

*Prior plats included in total:

- Phase 1-Division 1
- Phase 1-Division 2
- Phase 3 Divisions 1-5
- Phase 1-Division 3
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Divisions 6-9
- Phase 3 Divisions 6-9
- Phase 1 Division 8 SDP Land Use (not a plat)
- Phase 2 Division 2
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Division 11
- Phase 1 Division 5
- Phase 1 Division 4
- Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals
- Phase 3 Division 11 (Final Plat total areas)
- Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas
- Phase 3 Division 12
- Phase 1 Division 10
- Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)
- Phase 1 Division 9

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
 March 5, 2008

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 9 adjusted for Tract Z-3 (Phase 1 Division 13)

Land Use	A This Plat	B Prior Plats to Date*	C Subtotal This plat and prior plats (A+B)	D Estimated Future Plats	E Estimated Total Project (C+D)
Developed Areas	Acres	Acres	Acres	Acres	Acres
Single Family Lots (1)	0.0	280.8	280.8	531.2	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	34.2	34.2	0.8	35.0
Future Development Tracts	-9.0	97.0	88.0	-88.0	0.0
Recreation Facilities (3)	0.0	6.1	6.1	23.9	30.0
Roads (4)	0.0	103.9	103.9	63.1	167.0
Total Developed Area	-9.0	522.0	513.0	568.0	1081.0
Open Space Areas	Acres	Acres	Acres	Acres	Acres
Private Open Space (5)	0.0	381.6	381.6	178.4	560.0
Future Development Tracts	0.0	737.5	737.5	-737.5	0.0
Access Tracts	0.0	3.1	3.1	6.9	10.0
Vegetated ROW Area	0.0	87.6	87.6	46.4	134.0
Community/Recreation	0.0	181.8	181.8	240.2	422.0
Golf Course	0.0	654.0	654.0	-200.0	454.0
Natural Open Space/Cle Elum River Corridor	0.0	276.0	276.0	797.0	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	281.9	281.9	357.1	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	198.9	198.9	161.1	360.0
Total Open Space	0.0	2823.0	2823.0	2416.0	5239.0
Total Plat Area	-9.0	3344.9	3335.9	2984.1	6320.0
Open Space Percentage	0.0%	84.4%	84.6%	81.0%	82.9%

- (1) Includes area within Developable Envelope and access drive.
- (2) Includes buildings and parking areas.
- (3) Includes buildings, parking areas, and paved pedestrian areas.
- (4) Includes paved road surface and shoulders.
- (5) Includes open space easements on single family lots and multifamily lots

*Prior plats included in total:

- Phase 1-Division 1
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- Phase 3 Divisions 1-5
- Phase 1-Division 3
- Phase 3 Divisions 1-5 Adjustment for Phase 3 Divisions 6-9
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- Phase 1 Division 8 SDP Land Use (not a plat)
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- Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals
- Phase 3 Division 11 (Final Plat total areas)
- Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas
- Phase 3 Division 12
- Phase 1 Division 10
- Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)
- Phase 1 Division 9

JAN 31 2008

KITTITAS COUNTY
CDS

City of Cle Elum

119 West First Street
Cle Elum, Washington 98922



Telephone: 509 674-2262
Fax: 509 674-4097

January 30, 2008

Kittitas County
C.D.S.
411 N. Ruby
Ellensburg, WA. 98926

RE: Cle Elum water availability to Suncadia – Phase 1, Division 13 - Bennett

To Whom It May Concern:

As Cle Elum Public Works Director, I write on behalf of the City of Cle Elum, the potable water purveyor to the Suncadia (formerly MountainStar) Resort. This letter serves as confirmation that the Cle Elum water treatment plant currently has sufficient capacity to service the 78 single family units proposed for development in Suncadia.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jim Leonhard', written over a light blue horizontal line.

Jim Leonhard
Public Works Director

cc: Gregg Hall
Steve Lathrop

Associated Earth Sciences, Inc.



Celebrating Over 25 Years of Service

March 5, 2008

Project No. KE070848A

Bennett Homes
12011 NE 1st Street, Suite 201
Bellevue, Washington 98005

Attention: Mr. Bob Erlichmann

Subject: Preliminary Steep Slope and Drainage Assessment
Suncadia Phase I Division 13
Kittitas County, Washington

Dear Mr. Erlichmann:

This letter provides our preliminary assessment and recommendations regarding building setbacks and drainage for Suncadia Phase I Division 13. Associated Earth Sciences, Inc. (AESI) previously conducted a steep slope assessment in the area (AESI, 2006). It is our understanding that Bennett Homes plans to build 78 high-density detached and attached resort residential units in Division 13. The site plan is shown on Figure 1. The most recent plat plans require review and modification of the steep slope building setback recommendations for Lots 5 through 23. In addition, due to grade restrictions, some of these units (16 through 46) cannot discharge runoff to the storm system and dispersion of stormwater is proposed. AESI has not been able to conduct a detailed slope reconnaissance due to snow coverage; therefore, the recommendations provided in this letter are preliminary.

Previous Field Explorations

AESI has conducted numerous exploration pits south of the subject property for the Suncadia Lodge and Village project, and two explorations (EP-19-34 and EP-19-2) within the subject property (AESI, 2005a; AESI, 2005b). Locations of the nearby explorations are shown on Figure 1. These explorations encountered the following soil conditions:

- Between 0 and 5 feet of loess soils (loose silty fine sand). Loess soils can result in increased moisture-induced settlement under the anticipated foundation loads and this unit is not recommended for support of the foundation loads.
- Below the loess soils are medium dense to dense glacial outwash and/or glacial till. The glacial outwash and glacial till generally consist of silty sand and sandy silt with gravel and trace cobbles. Note that large boulders (up to 60 inches in diameter) have

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been encountered in the area. The upper portion of the glacial till is generally weathered. These soils are generally suitable for foundation support.

- Seepage has been observed in the glacial outwash and glacial till soils. The amount of seepage may vary depending on the time of year and recent history of precipitation and snowmelt. It is likely that the amount of seepage will be less during dry summer and fall months and greater during wet winter and spring months. The amount of ground water seepage, as well as precipitation (snow and rain) may impact earthwork activities during fall, winter, and spring months. During drier months, it is likely that no excavation dewatering will be required, and dust control measures will be necessary. During wetter months, it may be necessary to dewater excavations.
- All the site soils are considered moisture-sensitive due to its high silt content and care must be taken in protecting the soils from becoming too wet. Site soils will be difficult to use as structural fill and to maintain a firm, unyielding subgrade in wet conditions.

The conclusions and recommendations presented in this report are based on a limited number of exploration pits located near the site. Because of the nature of exploratory work below ground, extrapolation of subsurface conditions between field explorations is necessary. It should be noted that differing subsurface conditions may sometimes be present due to the random nature of deposition and the alteration of topography by past grading and/or filling. The nature and extent of any variations between the field explorations may not become fully evident until construction. If variations are observed at that time, it may be necessary to re-evaluate specific recommendations in this report and make appropriate changes.

Building Setbacks from Steep Slope

AESI previously conducted a steep slope assessment for the Suncadia Resort Core (AESI, 2006) that included Division 13. The slope below Division 13 was described as follows:

Lots 5-26: The slope below these stakes is moderately steep (<44 percent) and well vegetated, with no evidence of slope movement or significant erosion. The recommended structure setback is zero feet.

Lots 27-45: The slope below these stakes is moderately steep (<40 percent) and well vegetated, with no evidence of slope movement or significant erosion. The recommended structure setback is zero feet.

As discussed in the report, these setbacks were based on the top of slope stakes placed and surveyed by ESM. The top of slope and toe of slope lines are shown on Figure 1. At the time, these stakes defined the lot limits and it was not envisioned that the building limits would extend further down the hill.

The new site plan proposed by Bennett Homes locates the buildings on Lots 5 through 23 below the top of slope. These buildings will be benched into the slope and no fill placement is expected near the top of slope. As long as the buildings are benched into the slope and founded on native glacial till or glacial outwash soils, the proposed building locations should be suitable. In order to provide additional protection from erosion, we recommend that the footings on the downhill side of the buildings be founded at least 4 feet below original grade. We recommend an AESI representative observe the footing subgrades on each of these lots to verify suitable embedment into the undisturbed glacial till or glacial outwash sediments.

Stormwater Dispersion

Due to grade restrictions, units 16 through 46, shown on Figure 1, cannot discharge runoff to the storm system and dispersion of stormwater is proposed. Dispersion of stormwater at the top of a slope is generally not recommended, but should be suitable for this site due to the moderate grade and thick vegetation on the slope. This recommendation is provided assuming the following mitigation measures are implemented:

- Roof and driveway runoff should be directed into a dispersion trench located on the downhill side of the house at least 5 feet from the building foundations.
- The dispersion trench should be constructed across the slope with a zero gradient. In other words it should follow a topographic contour line. The dispersion trench should extend across the entire property, excluding any required lot line setback.
- The dispersion trench should be at least 2 feet deep and 1 foot wide. Perforated pipe should be placed in the base of the trench and the trench backfilled with drainage rock.
- Natural vegetation, especially ground cover, should be left undisturbed below the dispersion trench and any disturbed ground in the trench vicinity should be stabilized with erosion control measures and re-vegetated.
- A minimum 50-foot-wide, undisturbed vegetation buffer zone should be maintained below the dispersion trench to slow any overland flow and promote runoff infiltration. The vegetation buffer zones should be left in a natural state with no structures, landscaping, or grading. Vegetation removal within the vegetation buffer zone should be the minimum necessary for mitigation of fire and windfall hazards.
- The performance of the dispersion trench should be monitored following construction. Any concentrated flows or erosion should be corrected and repaired.

Design and Construction Monitoring

As mentioned above, AESI has not conducted a slope reconnaissance for this project due to snow coverage. Once the snow has melted, AESI will conduct a slope reconnaissance to verify

that conditions are unchanged from our previous site visits. Mitigating measures may be necessary if erosion or grading has occurred on the slope. Furthermore, at the time of this report, site grading, utility plans, and construction methods have not been finalized and the recommendations presented herein are preliminary. We are available to provide additional geotechnical consultation as the project design develops and possibly changes from that upon which this report is based. We recommend that AESI perform a geotechnical review of the plans prior to final design completion. In this way, our recommendations may be properly interpreted and implemented in the design.

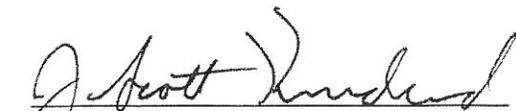
We are also available to provide geotechnical engineering and monitoring services during construction. The integrity of the foundation and drainage elements depends on proper site preparation and construction procedures. In addition, engineering decisions may have to be made in the field in the event that variations in subsurface conditions become apparent. Construction monitoring services are not part of this current scope of work. If these services are desired, please let us know and we will prepare a proposal.

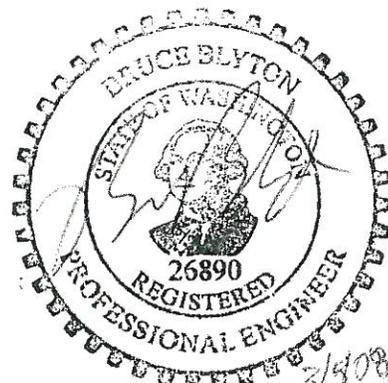
Closure

This report was prepared for the exclusive use of Bennett Homes and their agents for specific application to the subject site. AESI personnel performed this assessment in accordance with generally accepted standards of care that existed in the State of Washington at the time of this study. Our findings and conclusions have been prepared in accordance with generally accepted professional practice in the area at this time. We make no other warranty, either express or implied.

We appreciate the opportunity to be of continued service on this project. If you have any questions or require additional information, please contact our office.

Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Kirkland, Washington


J. Scott Kindred, P.E.
Senior Engineer



EXPIRES 5/3/10
Bruce L. Blyton, P.E.
Principal Engineer

Attachments: Figure 1 - Site Plan

References

Associated Earth Sciences, Inc. (AESI), 2005a, Subsurface exploration and preliminary geotechnical engineering report, Suncadia Resort Core, Kittitas County, Washington: March 14, 2005.

Associated Earth Sciences, Inc. (AESI), 2005b, Subsurface exploration and preliminary geotechnical engineering report, Suncadia Village, Kittitas County, Washington: September 7, 2005.

Associated Earth Sciences, Inc. (AESI), 2006, Updated steep slope assessment, Suncadia Resort Core, Roslyn, Washington: October 12, 2006.

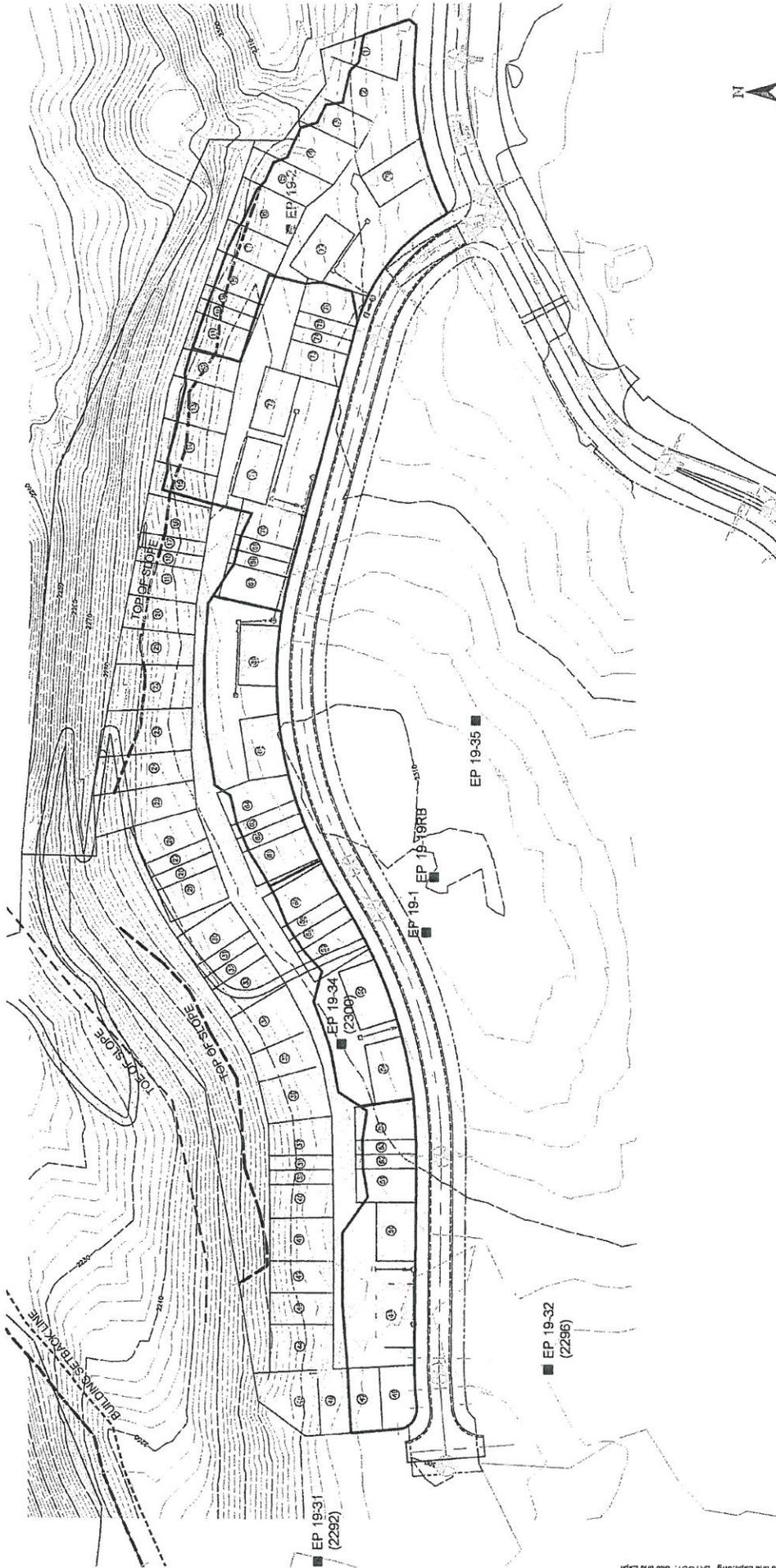


FIGURE 1
 DATE 3/08
 PROJECT NO. KE070848A

SITE PLAN
 SUNCADIA - PHASE 1 - DIVISION 13
 KITTITAS COUNTY, WASHINGTON

Reference: ESM



Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

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John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.
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TRANSFER NOTICE TO KITTITAS COUNTY

SUNCADIA PHASE 1, DIVISION 13

This Site Development Plan and Long Plat Application presents to the County the second occasion where a third party developer, in this case Bennett Homes Kittitas, LLC, a Washington limited liability company ("Bennett"), undertakes the development application approval process for a tract within Suncadia. Bennett has contracted to complete the permitting process and to purchase the Phase 1, Division 13 tract from Suncadia upon receipt from the County of Site Development Plan and preliminary plat approvals. Therefore, the application is being made in the name of Suncadia as land owner and Bennett as developer.

Section 9 of the Development Agreement with the County allows for transfers of interests under circumstances that either do, or do not, require County consent. It is believed by Suncadia and Bennett that the present transaction does not require formal County consent under Section 9.3(a)(iii) or (iv) because Suncadia is retaining all responsibilities and obligations under the MPR Approvals, except for the Parcel Obligations which will be the responsibility of Bennett. Bennett has further agreed with Suncadia to not violate the MPR Approvals,

The County may elect to make compliance with the Parcel Obligations and all collateral practices and plans including, but not limited to, the Land Stewardship Plan, Solid Waste Management Plan, Master Drainage Plan, Noxious Weed Plan, temporary erosion and sedimentation control plans, hazardous material and spill prevention plans, development management plans, construction traffic management plan and no violation of the MPR Approvals conditions of the approval process.

All County staffing agreements and outside consulting contracts with Suncadia will continue to apply with Suncadia and Bennett separately settling Suncadia's expenditures for these services. Bennett intends to proceed with construction drawings, final engineering and actual work on plat requirements after preliminary plat approval has been received and the purchase of the tract closed, all as is more typical for the platting process. All plat requirements that may not be completed at final plat approval will be subject to the normal County bonding requirements.

In lieu of dedication, the final plat will grant all roads and rights-of-way to Suncadia, or a Suncadia entity, consistent with prior plats, and all open space tracts, except for private open

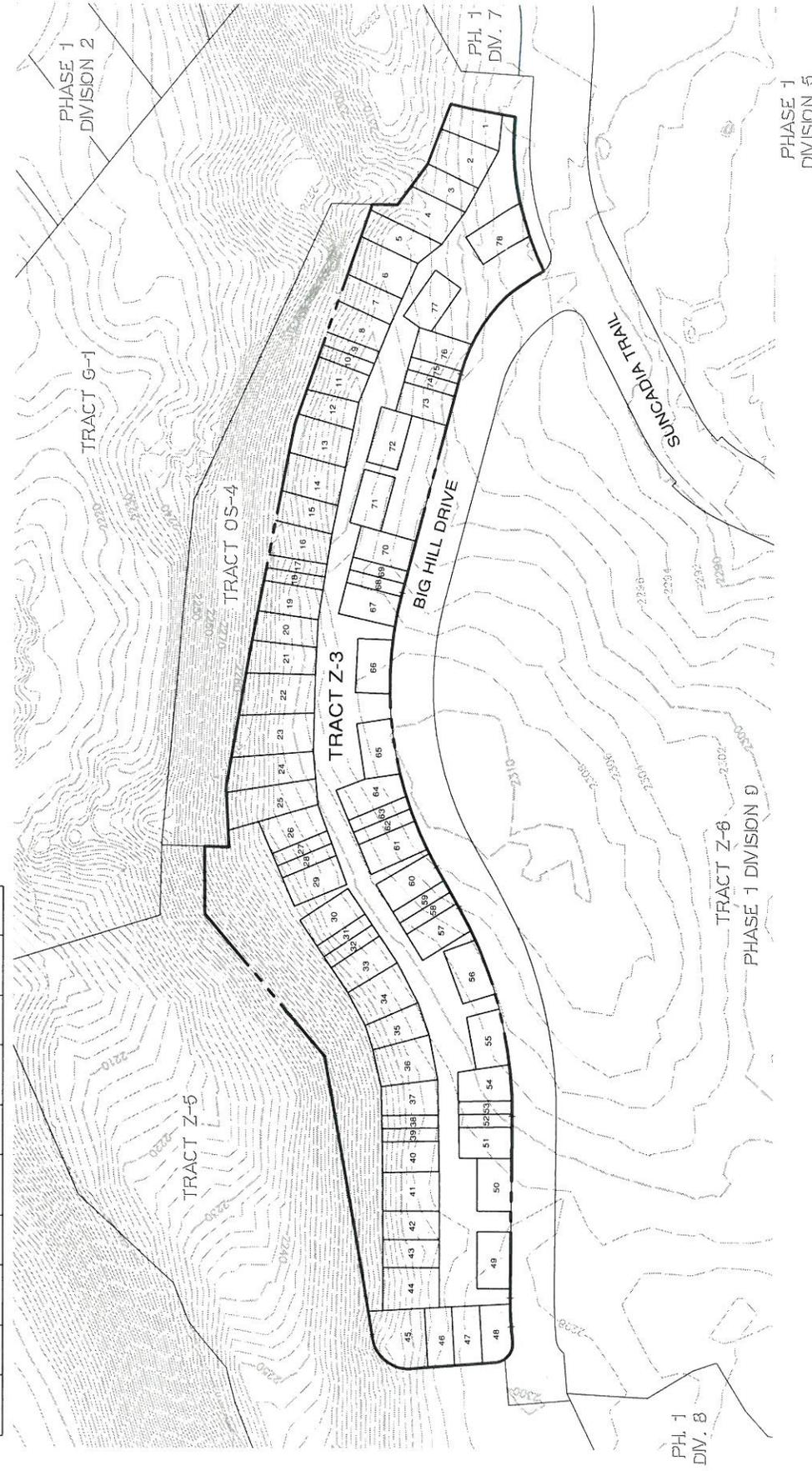
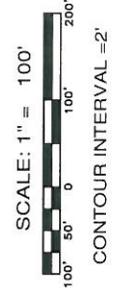
space on lots, will be conveyed to Suncadia. The open space dedications and covenants, conditions and restrictions that have been applied to the other plats within Phase 1 will be placed against Phase 1, Division 13 which will not have a separate owners' association.

Suncadia has received a Certificate of Water Availability from the City of Cle Elum and will, in turn, provide domestic water and sewer service to Phase 1, Division 13 through its captive utility companies in the same manner as to all other lots in Phase 1. The plat notes will recite and Suncadia and the utility companies will retain or receive easements or other appropriate rights along lot lines and roads for utilities. Off site easements for access and storm drainage will also be created, as appropriate.

At the end of the platting process, Bennett will be constructing residences and/or selling developed lots. Upon the sale of all lots, Bennett will retain no further interest in or obligations for this Division or Suncadia.

A PORTION OF SECTION .20 N., RGE. 15 E., W.M.

LOT NO.	ACRE										
1	0.08	17	0.03	33	0.08	49	0.08	65	0.08		
2	0.10	18	0.03	34	0.10	50	0.08	66	0.08		
3	0.07	19	0.08	35	0.08	51	0.07	67	0.08		
4	0.11	20	0.08	36	0.10	52	0.03	68	0.03		
5	0.09	21	0.08	37	0.08	53	0.03	69	0.03		
6	0.10	22	0.13	38	0.03	54	0.08	70	0.08		
7	0.07	23	0.14	39	0.03	55	0.08	71	0.08		
8	0.08	24	0.11	40	0.08	56	0.09	72	0.08		
9	0.03	25	0.13	41	0.10	57	0.08	73	0.07		
10	0.03	26	0.08	42	0.07	58	0.03	74	0.03		
11	0.07	27	0.03	43	0.07	59	0.03	75	0.03		
12	0.06	28	0.03	44	0.10	60	0.08	76	0.07		
13	0.10	29	0.08	45	0.13	61	0.08	77	0.08		
14	0.10	30	0.08	46	0.07	62	0.03	78	0.08		
15	0.07	31	0.03	47	0.07	63	0.04				
16	0.08	32	0.03	48	0.07	64	0.08				



REVISIONS

NO.	DESCRIPTION	DATE

ESM CONSULTING ENGINEERS, LLC
 33915 1st Way South #200
 Federal Way, WA 98003
 (206) 875-1111
 www.esmcivil.com

Civil Engineering
 Land Planning
 Public Works
 Project Management
 Landscape Architecture

BENNETT DEVELOPMENT, INC.
 PRELIMINARY PLAT
 SUNCADIA PHASE 1 DIVISION 13
 WASHINGTON

JOB NO.: 1382-009-001
 DWG. NAME: PP-03
 DESIGNED BY: RJB
 DRAWN BY: RJB/JAR
 CHECKED BY:
 DATE: 03-05-08
 PRINT DATE:
 SHEET

PP-03

A PORTION OF SECTION .20 N., RGE. 15 E., W.M.

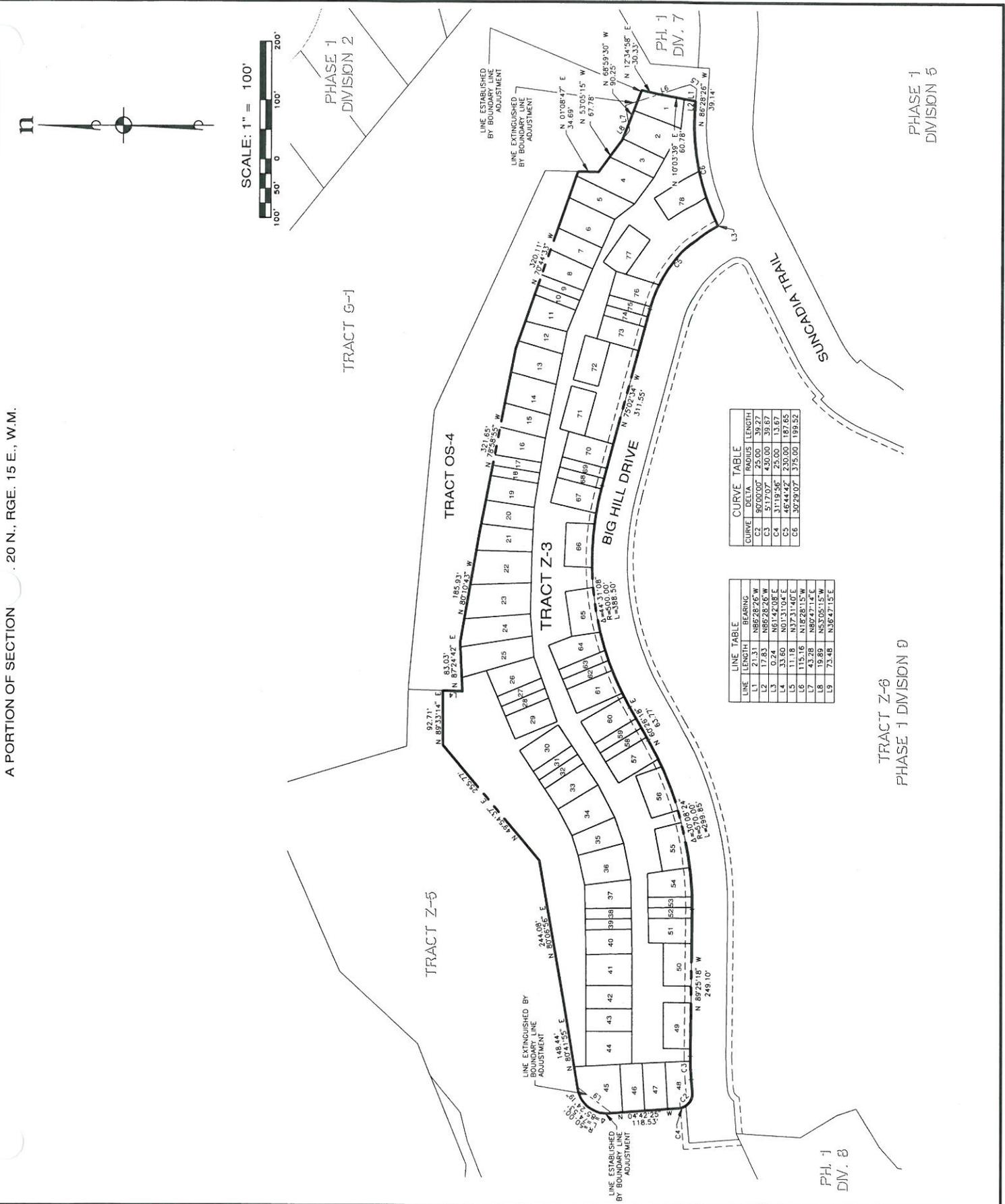
NO.	REVISIONS	DATE

ESM
 CONSULTING ENGINEERS, LLC
 39915 1st Way South #200
 Federal Way, WA 98003
 (206) 471-1111
 (206) 471-1113
 (206) 471-1114
 (206) 471-2008
 ESM@esmcivil.com
 Project Management
 Land Planning
 Landscapes Architecture

BENNETT DEVELOPMENT, INC.
 SUNCADIA PHASE 1 DIVISION 13
 KITTITAS COUNTY

JOB NO.:	1322-009-00
DWG. NAME:	PP-02
DESIGNED BY:	RF
DRAWN BY:	RUBBY
CHECKED BY:	
DATE:	03-09-08
PRINT DATE:	

PP-02
SHEET



CURVE	DELTA	RADIUS	LENGTH
C1	90.0000°	25.00	39.27
C2	51.7107°	430.00	39.67
C3	31.1936°	25.00	13.67
C4	64.4407°	75.00	19.52
C5	30.2207°	135.00	19.52

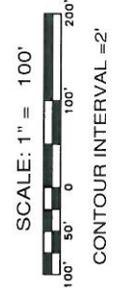
LINE	LENGTH	BEARING
L1	71.31	N85°28'26" W
L2	0.24	N87°23'48" W
L3	0.24	N87°23'48" W
L4	33.60	N01°31'04" E
L5	11.18	N37°31'40" E
L6	115.16	N18°28'15" W
L7	43.28	N89°47'14" E
L8	19.89	N53°05'15" W
L9	73.48	N36°47'15" E

TRACT Z-6
 PHASE 1 DIVISION 8

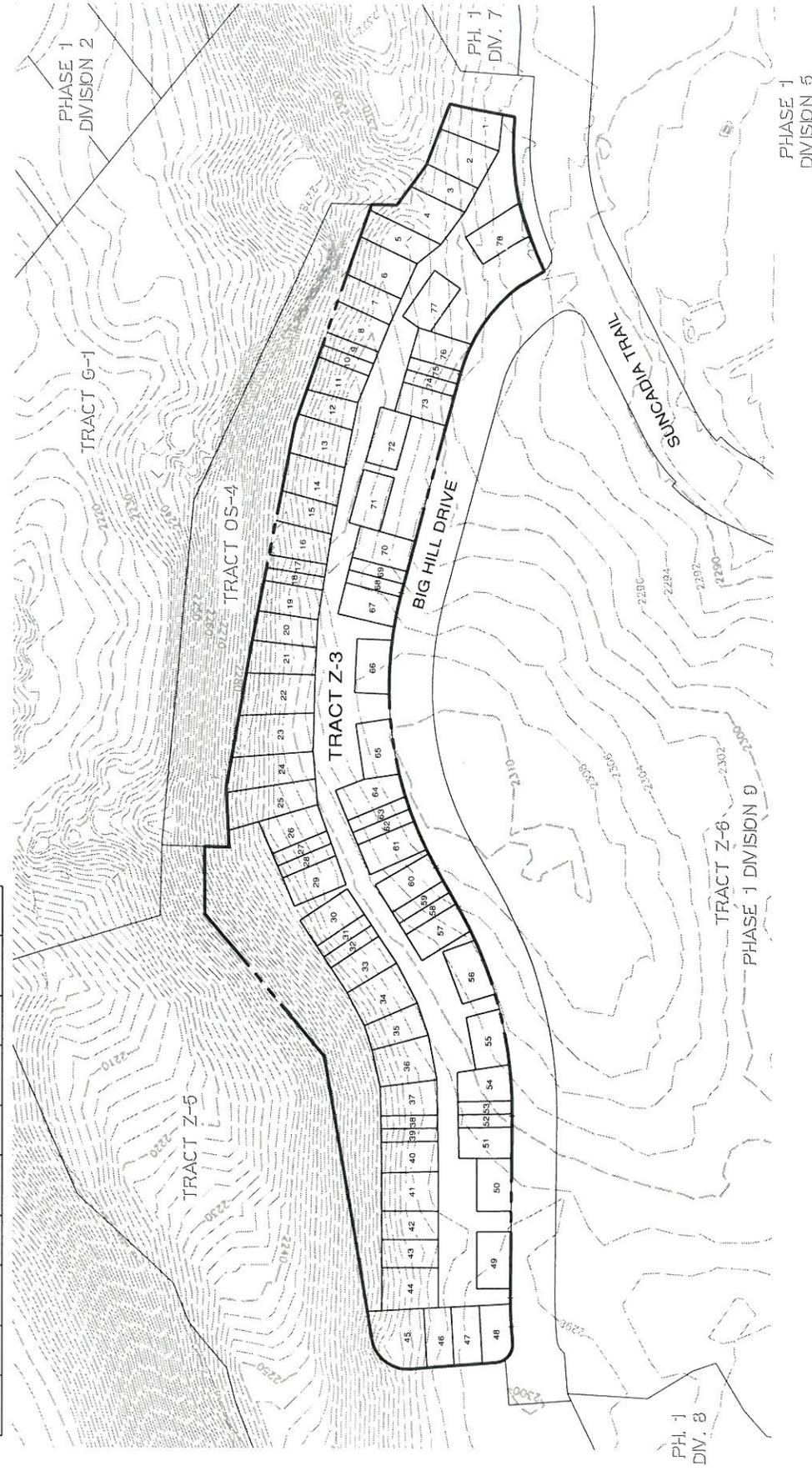
PHASE 1
 DIVISION 5

A PORTION OF SECTION .20 N., RGE. 15 E., W.M.

LOT NO.	ACRE										
1	0.08	17	0.03	33	0.08	49	0.08	65	0.08	81	0.08
2	0.10	18	0.03	34	0.10	50	0.08	66	0.08	82	0.08
3	0.07	19	0.08	35	0.08	51	0.07	67	0.08	83	0.08
4	0.11	20	0.08	36	0.10	52	0.03	68	0.03	84	0.08
5	0.08	21	0.09	37	0.08	53	0.03	69	0.03	85	0.08
6	0.10	22	0.13	38	0.03	54	0.08	70	0.08	86	0.08
7	0.07	23	0.14	39	0.03	55	0.08	71	0.08	87	0.08
8	0.08	24	0.11	40	0.08	56	0.09	72	0.08	88	0.08
9	0.03	25	0.13	41	0.10	57	0.08	73	0.07	89	0.08
10	0.03	26	0.08	42	0.07	58	0.03	74	0.03	90	0.08
11	0.07	27	0.03	43	0.07	59	0.03	75	0.03	91	0.08
12	0.06	28	0.03	44	0.10	60	0.08	76	0.07	92	0.08
13	0.10	29	0.08	45	0.13	61	0.08	77	0.08	93	0.08
14	0.10	30	0.08	46	0.07	62	0.03	78	0.08	94	0.08
15	0.07	31	0.03	47	0.07	63	0.04	79	0.08	95	0.08
16	0.08	32	0.03	48	0.07	64	0.08	80	0.08	96	0.08



CONTOUR INTERVAL = 2'



REVISIONS	DATE	BY	DESCRIPTION

ESM CONSULTING ENGINEERS LLC
 3915 1st Way South #200
 Federal Way, WA 98003
 (206) 875-1111
 FAX: (206) 875-1112
 ELLIOTT@ESM.COM
 WWW.ESMCIVIL.COM

Civil Engineering
 Public Works
 Project Management
 Land Planning
 Landscape Architecture

BENNETT DEVELOPMENT, INC.
 PRELIMINARY PLAT
 SUNCADIA PHASE 1 DIVISION 13
 WASHINGTON

JOB NO.: 1382-001-007
 Dwg. NAME: PP-02
 DESIGNED BY: RJE
 DRAWN BY: RJB/DAE
 CHECKED BY:
 DATE: 03-05-08
 PRINT DATE:
 SHEET

PP-03

	A	B	C	D
1	name	name2	address	city/state
2	ATTEBERRY, MICHAEL ETUX		1514 32ND ST	ANACORTES WA
3	BECKSTEAD, RUSSELL L ETUX		816 BEACON RD	WENATCHEE WA
4	SANTOS, DAVID Q		3915 TALBOT RD S #310	RENTON WA
5	PETERSEN, DIRK B		11427 NE 86TH ST	KIRKLAND WA
6	BENNETT, JOHN ETUX		17744 NE 108TH WAY	REDMOND WA
7	PEFFER, MARK D ETUX	WILLIAMS, RAYMOND C ETUX	225 4TH AVE, #A-204	KIRKLAND WA
8	HOOD, JEFFREY A		8 WEST ALOHA STREET #604	SEATTLE WA
9	Bennett Homes Kiftitas LLC		12011 NE 1st St Ste 201	Bellevue WA
10	Prospector's Reach LLC		12011 NE 1st St Ste 201	Bellevue WA
11	3010 LLC		12132 SE 15TH	BELLEVUE WA
12	ARMSTRONG, PATRICIA L		2392 BEACH LOOP DR SW	BANDON OR
13	BAGLEY, JANET &	SCHOEN, JENNIFER C	7604 15TH AVE NE	SEATTLE WA
14	BLACKMORE, GARY A ETUX		17712 49TH ST E	BONNEY LAKE WA
15	BROTHERTON, RICHARD ETUX		929 3RD AVE S	PAYETTE ID
16	BROWN, GEOFFREY ETUX		10250 NE 64TH ST	KIRKLAND WA
17	BUCK, BRUCE S ETUX TRUSTEES		14206 S CANYON DR	PHOENIX AZ
18	BURLEY, JAMES H ETUX		802 S 59TH AVE	YAKIMA WA
19	CAIRNS, MARK ETUX	TRUSTEES	25124 234TH AVE SE	MAPLE VALLEY WA
20	CALPE, RANDY ETUX &	JIMENEZ, ANDRES ETUX	12227 12TH AVE NW	SHORELINE WA
21	CHO, ANDY H ETUX		PO BOX 13565	DES MOINES WA
22	CHRISTOPHERSON, WALLACE E		7605 ZIRCON DR NW	LAKESIDE WA
23	COUCH, JOSH ETUX		1380 MARION ST	ENUMCLAW WA
24	COX, VIRGINIA M TRUSTEE		3823 MIDFOREST	HOUSTON TX
25	CROWLEY, JOHN J ETUX		919 17TH AVE E	SEATTLE WA
26	DAMM, STEVE ETUX		6321 SEAVIEW AVE NW #13	SEATTLE WA
27	DELORM, BRETT A ETUX ETAL		PO BOX 7860	BONNEY LAKE WA
28	EIMERS, NATHAN P ETUX		6215 101ST CT NE	KIRKLAND WA
29	ELLISON, ANDRE P ETUX		1156 S 229TH PL	DES MOINES WA
30	ENGSTROM, MICHAEL D ETUX		19214 5TH ST E	LAKE TAPPS WA
31	ERHARD, KATHERINE E ETVIR	TRUSTEES	1320 LAKESIDE DR SW	ALEXANDRIA MN
32	FERNLEY, RONALD W ETUX		15008 28TH AVE SW	SEATTLE WA
33	GEHRMAN, MARK ETUX		6821 UPPER PEOH POINT RD	CLE ELUM WA
34	HARD, ROBERT M		5308 51ST AVE S	SEATTLE WA
35	HARLIN, ROBIN M &	AHO, KAREN M	7712 122ND PL SE	NEWCASTLE WA
36	HARWOOD, ERIC A ETUX		9217 8TH AVE NE	SEATTLE WA

	A	B	C	D
37	HAYCOX, CLAIRE ETVIR		143 THOMPSON RD	SEQUIM WA
38	HENN, MATTHEW P		500 108TH AVE NE STE 2400	BELLEVUE WA
39	HIXSON, BRENT H ETUX		27325 SE 9TH PL	SAMMAMISH WA
40	HOLM, DOUGLAS ETUX		2699 230TH AVE SE	SAMMAMISH WA
41	HOLMAN, DON ETUX		12222 NE 82ND LANE	KIRKLAND WA
42	HUTCHINSON PROPERTY	HOLDINGS LLC	1159 PALOMINO DR SE	TUMWATER WA
43	IVANICK, RONALD		1324 14TH AVE	LONGVIEW WA
44	IZATT, KYLE &	WALSH, RYAN	1837 SR 105	GRAYLAND WA
45	JACOBSON, BRIAN H ETUX		27010 8TH AVE S	DES MOINES WA
46	JAEGER, KYLE ETUX		PO BOX 784	CLE ELUM WA
47	JENSEN FAMILY	INVESTMENT CO LLC	650 BELLEVUE WAY NE 33704	BELLEVUE WA
48	JOBS, ROGER ETUX		2200 IOWA ST	BELLINGHAM WA
49	KANTOR, MARK ETUX		2412 NOB HILL N	SEATTLE WA
50	KATRI, DAVID E ETUX		841 82ND AVE NE	MEDINA WA
51	KELLY, KEVIN ETUX		PO BOX 750	ROSLYN A
52	KENT, LYNDA		801 235TH AVE NE	SAMMAMISH WA
53	KLINE, MICHELLE ETVIR		13630 NE 40TH ST	BELLEVUE WA
54	KNAUSS, JOHN E ETUX		22416 98TH AVE W	EDMONDS WA
55	KRANC, THOMAS G ETUX &	FUGATE, JAMES ETUX	2860 LINK AVE	ENUMCLAW WA
56	KUNTZ, CHRISTOPHER A ETUX		12105 NE 33RD ST	BELLEVUE WA
57	LEVINE, DAVID J ETUX		1947 SUMMIT DR	LAKE OSWEGO OR
58	LILES, KEN ETUX		1210 IRONSMITH CT STE 211	CELEBRATION FL
59	MARINO, ANDREW ETUX &	MARINO, MATTHEW	13923 205TH AVE NE	WOODINVILLE WA
60	MARSON, TAMARA G		2101 N 34TH ST STE 150	SEATTLE WA
61	MEBUST, KIMBERLY &	DEDOMINICIS, AMY	12410 136TH AVE E	PUYALLUP WA
62	MOORE, JAMES G &	MC CASLIN, ROBERT L ETUX	10013 NE 15TH ST	BELLEVUE WA
63	MOSS, JORDAN ETUX		16443 SE 47TH PLACE	BELLEVUE WA
64	NATSUHARA, DAVE ETUX		26602 164TH AVE SE	COVINGTON WA
65	NATSUHARA, DAVE ETUX		26602 164TH AVE SE	COVINGTON WA
66	OLSON, STEVE D ETUX		13104 22ND AVE E	TACOMA WA
67	OMLIN, LARRY ETUX		3354 212TH COURT SE	SAMMAMISH W
68	PATTERSON, TODD ETUX &	HUTCHINSON, JOHN ETUX	2714 N JUNETT ST	TACOMA WA
69	PBC CO OF BEND		4707 135TH PL SE	BELLEVUE WA
70	PELTON, STEVE ETUX &	CRAIG, MARK ETUX	32933 SE 43RD ST	FALL CITY WA
71	PONDEROSA LODGE LLC		1326 5TH AVE	SEATTLE WA
72	PONDEROSA LODGE LLC	703 SKINNER BLDG	1326 FIFTH AVE	SEATTLE WA

	A	B	C	D
73	PRAGA, MYRON D III ETUX &	PRAGA, MYRON D JR	1835 NEWHAVEN LOOP	RICHLAND WA
74	RAINSHADOW MOUNTAIN LLC		1914 N 42ND ST	SEATTLE WA
75	RANDLEMAN, MARK ETUX &	BUTORAC, STEPHANIE	495 E 4TH ST	CLE ELUM WA
76	RAU, JEFFREY		1023 DENNY WAY	CLE ELUM WA
77	ROSLYN LODGE LLC		PO BOX 1009	ROSLYN WA
78	RUTH, WILLIAM E		12410 SE 248TH	KENT WA
79	SALINAS, JOHN A ETUX ETAL		7804 40TH AVE W	MUKILTEO WA
80	SAPPHIRE SKIES HOLDING LLC		206 W 1ST ST	CLE ELUM WA
81	SATHER, D K & DIANE R	TRUSTEES	1501 WILLOW RIDGE CREEK	SIOUX FALLS SD
82	SCHOBBER, NEIL T ETUX		4210 184TH AVE SE	ISSAQUAH WA
83	SCHUMAN, DAVID ETUX		6037 SYCAMORE AVE NW	SEATTLE WA
84	SHELTON, ROBERT W TRUSTEE &	VANDERLINDEN SHELTON, L TRUST	20 ALAELOA PLACE #20	LAHAINA MAUI HI
85	SHIRZADI, SHAPOUR		18425 45TH ST E	LAKE TAPPS WA
86	SOH, ANTHONY K C ETUX		419 GRANHAM AVE NE	RENTON WA
87	SPERRY, STEPHEN L ETUX ETAL		7829 115TH PL NE	KIRKLAND WA
88	STAFFORD, KEVIN E ETUX		1027 DENNY WAY	CLE ELUM WA
89	STANTON, BARBARA J		22709 NE 46TH ST	REDMOND WA
90	STRIGENZ, ANDREW T ETUX		9417 POINTS DR NE	BELLEVIEW WA
91	SYLVA, SHAREN G L ETVIR ETAL		PO BOX 33	LAHAINA HI
92	TESH, TIMOTHY R		322 RANDOLPH RD	SEATTLE WA
93	TSCHAUNER, TRACY V ETUX		8235 MEADOWBROOK RD	YAKIMA WA
94	URQUHART, TAMMY &	URQUHART, SCOTT A	10824 NE 182ND CT	BOTHELL WA
95	WAHLIN, DAVID A ETUX		25418 162ND PL SE	COVINGTON WA
96	WASHBURN, MICHELLE		24005 242ND WAY SE	MAPLE VALLEY WA
97	WILBUR, BRIAN ETUX		25750 SE 31ST PL	SAMMAMISH WA
98	WILLARD, STEVE		2000 124TH NE #B-100	BELLEVIEW WA
99	WILLIAMS, JEFFREY D ETUX		21255 SE 26TH ST	SAMMAMISH WA
100	WIRKKALA, DAVID ETUX		2201 192ND ST SE B-1	BOTHELL WA
101	WISCHMEYER, W THOMAS ETUX		1825 BAY MEADOWS DR	WEST LINN OR
102	WOLF, JEFFREY M &	EVANS, MITCHELL S	6323 BLAIR TERRACE S	SEATTLE WA
103	WK INVESTMENTS LLC		5421 HAYFORD RD	SPOKANE WA
104	YOUNG, JAMES D ETUX		2347 23RD LN NE	ISSAQUAH WA
105	SUNCADIA COMMUNITY COUNCIL		PO BOX 1009	ROSLYN WA
106	SUNCADIA RESIDENTIAL	OWNERS ASSOCIATION	PO BOX 887	ROSLYN WA

	E	F	G	H
1	zip			
2	98821	19777	20-15-19050-0052	ACRES 1.03; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 52; SEC. 19, TWP. 20, RGE. 15
3	98801	19778	20-15-19050-0053	ACRES 0.55; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 53; SEC. 19, TWP. 20, RGE. 15
4	98055	19779	20-15-19050-0054	ACRES 0.48; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 54; SEC. 19, TWP. 20, RGE. 15
5	98033	19780	20-15-19050-0055	ACRES 0.48; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 55; SEC. 19, TWP. 20, RGE. 15
6	98052	19781	20-15-19050-0056	ACRES 0.53; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 56; SEC. 19, TWP. 20, RGE. 15
7	98033	19820	20-15-19050-0057	ACRES 0.39; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 57; SEC. 19, TWP. 20, RGE. 15
8	98119	19823	20-15-19050-0058	ACRES 0.51; MOUNTAINSTAR PHASE 1 DIV. 2, LOT 58; SEC. 19, TWP. 20, RGE. 15
9	98004		Multiple Parcels Ph 1 Div 5	
10	98005		Multiple Parcels Ph 1 Div 5	
11	98005	953478	20-15-19053-3010	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3010; SEC
12	97411	953603	20-15-19053-5039	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5039; SEC
13	98118	953599	20-15-19053-5035	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5035; SEC
14	98391	953553	20-15-19053-4028	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4028; SEC
15	93611	953442	20-15-19053-2042	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2042; SEC
16	98033	953558	20-15-19053-4036	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4036; SEC
17	85048	953537	20-15-19053-4006	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4006; SEC
18	98908	953477	20-15-19053-3009	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3009; SEC
19	98038	953567	20-15-19053-4047	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4047; SEC
20	98177	953495	20-15-19053-3030	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3030; SEC
21	98198	953479	20-15-19053-3012	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3012; SEC
22	98498	953548	20-15-19053-4023	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4023; SEC
23	98022	953420	20-15-19053-2010	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2010; SEC
24	77068	953621	20-15-19053-5059	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5059; SEC
25	98112	953512	20-15-19053-3051	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3051; SEC
26	98107	953535	20-15-19053-3076	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3076; SEC
27	98391	953505	20-15-19053-3043	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3043; SEC
28	98033	953546	20-15-19053-4020	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4020; SEC
29	98198	953493	20-15-19053-3028	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3028; SEC
30	98391	953469	20-15-19053-2072	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2072; SEC
31	56308	953518	20-15-19053-3058	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3058; SEC
32	98166	953424	20-15-19053-2015	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2015; SEC
33	98922	953563	20-15-19053-4043	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4043; SEC
34	98118	953534	20-15-19053-3075	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3075; SEC
35	98056	953487	20-15-19053-3022	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3022; SEC
36	98115	953441	20-15-19053-2040	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2040; SEC

	E	F	G	H
37	98382	953571	20-15-19053-4051	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4051; SEC
38	98004	953430	20-15-19053-2026	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2026; SEC
39	98075	953609	20-15-19053-5045	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5045; SEC
40	98075	953444	20-15-19053-2044	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2044; SEC
41	98033	953587	20-15-19053-4068	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4068; SEC
42	98501	953411	20-15-19053-1136	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1136; SEC
43	98632	953488	20-15-19053-3023	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3023; SEC
44	98547	953415	20-15-19053-1141	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1141; SEC
45	98198	953445	20-15-19053-2045	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2045; SEC
46	98922	953610	20-15-19053-5046	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5046; SEC
47	98004	953601	20-15-19053-5037	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5037; SEC
48	98229	953492	20-15-19053-3027	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3027; SEC
49	98119	953557	20-15-19053-4035	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4035; SEC
50	98039	953474	20-15-19053-3005	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3005; SEC
51	98941	953497	20-15-19053-3033	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3033; SEC
52	98074	953562	20-15-19053-4042	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4042; SEC
53	98005	953605	20-15-19053-5041	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5041; SEC
54	98020	953499	20-15-19053-3035	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3035; SEC
55	98022	953506	20-15-19053-3044	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3044; SEC
56	98005	953491	20-15-19053-3026	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3026; SEC
57	97034	953519	20-15-19053-3059	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3059; SEC
58	34747	953416	20-15-19053-1143	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1143; SEC
59	98072	953481	20-15-19053-3014	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3014; SEC
60	98103	953540	20-15-19053-4012	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4012; SEC
61	98374	953547	20-15-19053-4022	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4022; SEC
62	98004	953526	20-15-19053-3066	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3066; SEC
63	98006	953452	20-15-19053-2052	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2052; SEC
64	98042	953436	20-15-19053-2034	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2034; SEC
65	98042	953438	20-15-19053-2036	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2036; SEC
66	98445	953504	20-15-19053-3042	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3042; SEC
67	98075	953483	20-15-19053-3016	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3016; SEC
68	98407	953431	20-15-19053-2027	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2027; SEC
69	98006	953433	20-15-19053-2029	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2029; SEC
70	98024	953435	20-15-19053-2033	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2033; SEC
71	98101	953432	20-15-19053-2028	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2028; SEC
72	98101	953422	20-15-19053-2013	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2013; SEC

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73	99352	953543	20-15-19053-4016	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4016; SEC
74	98103	953494	20-15-19053-3029	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3029; SEC
75	98922	953475	20-15-19053-3006	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3006; SEC
76	98922	953555	20-15-19053-4030	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4030; SEC
77	98941		Multiple Units The Lodge	
78	98030	953594	20-15-19053-5028	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5028; SEC
79	98275	953538	20-15-19053-4009	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4009; SEC
80	98922	953502	20-15-19053-3039	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3039; SEC
81	57110	953602	20-15-19053-5038	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5038; SEC
82	98027	953541	20-15-19053-4013	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4013; SEC
83	98107	953429	20-15-19053-2025	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2025; SEC
84	96761	953559	20-15-19053-4038	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4038; SEC
85	98391	953413	20-15-19053-1138	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1138; SEC
86	98059	953450	20-15-19053-2050	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2050; SEC
87	98033	953544	20-15-19053-4017	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4017; SEC
88	98922	953410	20-15-19053-1134	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 1134; SEC
89	98053	953536	20-15-19053-4005	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4005; SEC
90	98004	953482	20-15-19053-3015	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3015; SEC
91	96767	953500	20-15-19053-3036	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3036; SEC
92	98122	953593	20-15-19053-5027	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5027; SEC
93	98903	953618	20-15-19053-5056	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 5056; SEC
94	98011	953524	20-15-19053-3064	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3064; SEC
95	98042	953439	20-15-19053-2038	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2038; SEC
96	98038	953550	20-15-19053-4025	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4025; SEC
97	98075	953456	20-15-19053-2059	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2059; SEC
98	98005	953472	20-15-19053-2075	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2075; SEC
99	98075	953486	20-15-19053-3020	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3020; SEC
100	98012	953485	20-15-19053-3018	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3018; SEC
101	97068-2508	953443	20-15-19053-2043	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 2043; SEC
102	98118	953549	20-15-19053-4024	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4024; SEC
103	99202	953498	20-15-19053-3034	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 3034; SEC
104	98029	953560	20-15-19053-4039	THE LODGE AT SUNCADIA, RESIDENTIAL CONDOMINIUM, UNIT 4039; SEC
105	98941		Property Owner Association	
106	98941		Property Owner Association	