SUNCADIA

TUMBLE CREEK
SUNCADIA

Suncadia Phase 3 Division 18 Block 1 Site Development Plan Application

Suncadia
Master Planned Resort

Owner/Developer: Suncadia Resort LLC
Cle Elum, Washington

April 18, 2025

ESM Consulting Engineers, LLC
33400 8th Avenue South, Suite 205
Federal Way, WA 98003

253.838.6113 tel
253.838.7104 fax

ESM

www.esmcivil.com

ESM CONSULTING ENGINEERS LLC

April 18, 2025 Job No. 998-893-022

Mr. Jamey Ayling
Planning Manager
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg WA 98926

RE: Suncadia Phase 3 Division 18 Block 1
Site Development Plan and Preliminary Short Plat

Dear Mr. Ayling:

On behalf of Suncadia Resort LLC, ESM Consulting Engineers L.L.C. is submitting 2 copies and a PDF on CD of the enclosed listed documents in support of Suncadia Phase 3 Division 18 Block 1 Site Development Plan and Preliminary Short Plat:

- Short Plat Application
- Site Development Plan Exhibit
- Project Narrative
- Preliminary Site and Utility Engineering Summary
- Exhibit M
- Conceptual Utility Exhibit
- Short Plat Sheets
- Certificate of Title (Title Report)

In addition, the following information is also provided:

Owner of Record: Suncadia Resort LLC
770 Suncadia Trail
Cle Elum, WA 98922
406-579-0451
Contact: Mr. Tucker Stevens

Additional Authorized Agent: Suncadia Resort LLC
770 Suncadia Trail
Cle Elum, WA 98922
509-649-6119
Contact: Mr. Lathan Wedin

Legal Description:	Parcel Y of a boundary line adjustment that is being submitted concurrently with the short plat. Situate in the NE 1/4 of Section 25, T. 20 N., R. 14 E., W.M.
Tax Parcel Number:	11852 (Map Number 20-14-25000-0006), 11853 (Map Number 20-14-25000-0007), 16224 (Map Number 20-14-25000-0013), and 16231 (Map Number 20-14-25000-0014).
Property Size:	The area covered by this application is 9.06 acres.

Sincerely,

ESM CONSULTING ENGINEERS, LLC

LAURA BARTENHAGEN, P.E., LEED® AP
Principal

Enclosures

cc: Rhoda L. Crispin, LWHSD (1 copy)
Lathan Wedin, Suncadia Resort LLC (1 copy)

\\esm8\engr\ESM-JOBS\998\893\022\document\Suncadia P3D18B1 SDP Cover Letter.docx

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

"Building Partnerships – Building Communities"

SHORT PLAT APPLICATION

(To divide a lot(s) into no more than 4 lots in rural areas or to divide a lot(s) into no more than 9 lots within Urban Growth Areas, according to KCC 16.08.186 and KCC 16.32)

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

REQUIRED ATTACHMENTS

- ☑ Two large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- ☐ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- ☑ Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

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

*****Final short plat application and associated fees will be required at time of request for final short plat processing. Please see the final short plat application for current fees.**

APPLICATION FEES:

$2,340.00	Kittitas County Community Development Services (KCCDS)
$1,215.00*	Kittitas County Public Works
$130.00	Kittitas County Fire Marshal
$530.00	Kittitas County Public Health
$4,215.00	**Total fees due for this application (**One check made payable to KCCDS)

*5 hours of review included in Public Works Fee. Additional review hours will be billed at $243 per hour.

$6,025.00 **Total Fees due for this application when SEPA is required (SEPA fee $1,810.00)**

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____ DATE: _____ RECEIPT # _____

DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: Tucker Stevens

Mailing Address: 770 Suncadia Trail

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 406-579-0451

Email Address: tstevens@suncadia.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Lathan Wedin

Mailing Address: 770 Suncadia Trail

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-649-6119

Email Address: lwedin@suncadia.com

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

Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

4. Street address of property:

Address: Along Jenkins Drive, south of Morning Star Lane

City/State/ZIP: Cle Elum, WA 98922-8717

5. Legal description of property (attach additional sheets as necessary):
Parcel Y of a boundary line adjustment that is being submitted concurrently with the short plat. Situate in the NE 1/4 of Section 25, T. 20 N., R. 14 E., W.M.

6. Tax parcel number(s): 20-14-25000-0006, -0007, -0013, and -0014

7. Property size: 9.06 Acres **(acres)**

8. Land Use Information:

Zoning: Master Planned Resort Comp Plan Land Use Designation: Resort Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

See Attached

10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. No

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

AUTHORIZATION

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

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

Signature of Land Owner of Record (required for application submittal):
NEW SUNCADIA, LLC,
A Delaware Limited Liability Company

By: Suncadia Operating Member, LLC,
A Delaware Limited Liability Company,
Its: Managing Member

By: LDD Suncadia Manager, Inc.,
A Delaware Corporation
Its: Manager

_____ _____
By Gary Kittleson: Date
Its:

_____ _____
By Mark Thorne: Date
Its:

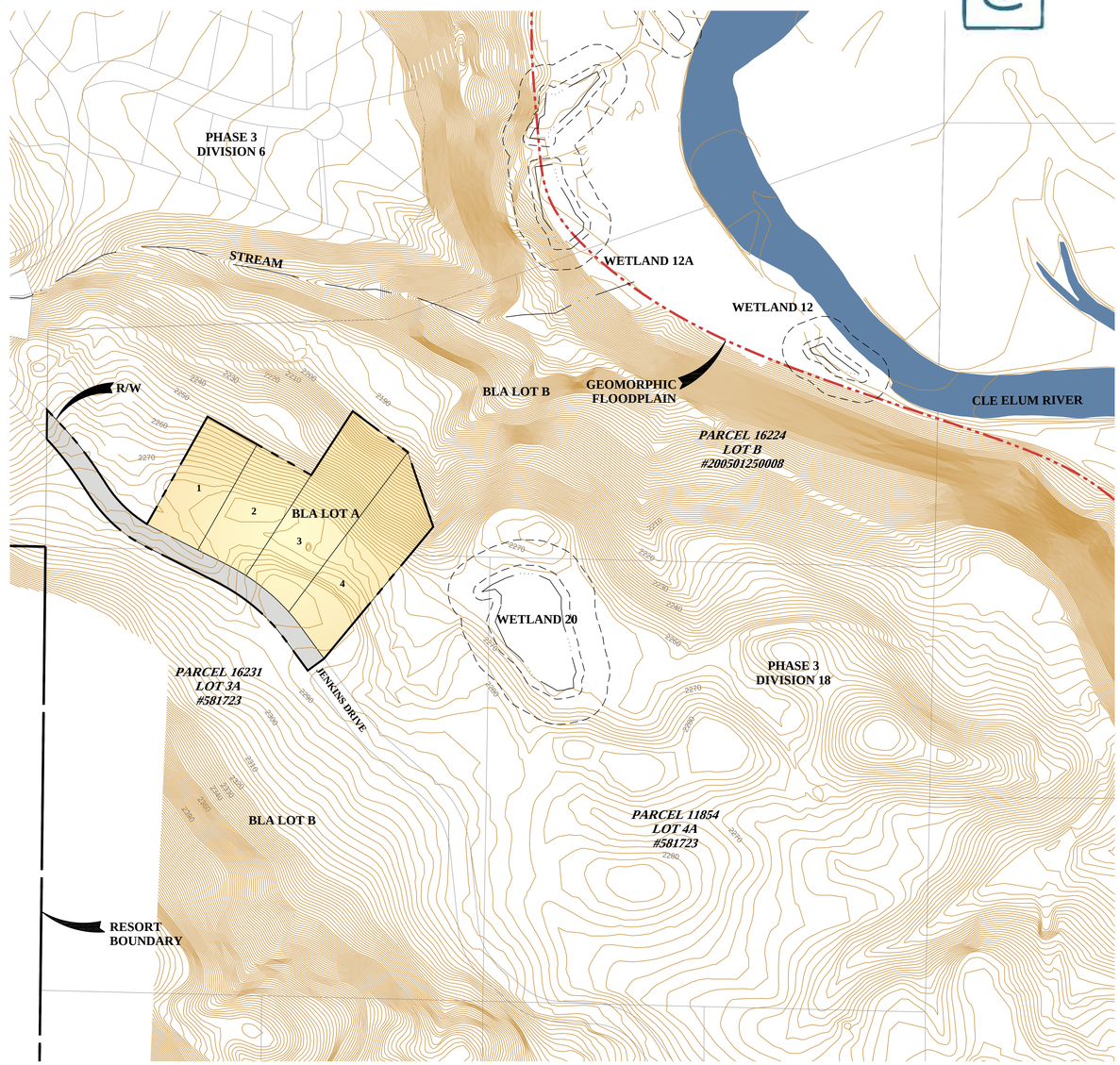
LAND USE LEGEND

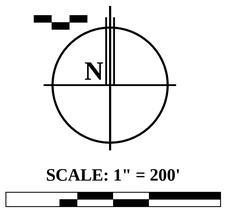
- DETACHED RESORT RESIDENTIAL
- TOP OF SLOPE AS FIELD LOCATED
- GEOMORPHIC FLOODPLAIN
- TRAIL
- ROAD RIGHT OF WAY / EASEMENT
- MPR PROPERTY BOUNDARY LINE
- ELEVATION CONTOUR
- DELINEATED WETLANDS AND BUFFERS

ROAD	CONCEPTUAL MASTER PLAN CLASSIFICATION	TYPE	WIDTH, FT. (PAVED TRAVEL)	R.O.W. WIDTH, FT.
JENKINS DRIVE	SECONDARY TRAFFIC CIRCULATION	MINOR RESIDENTIAL	20	60

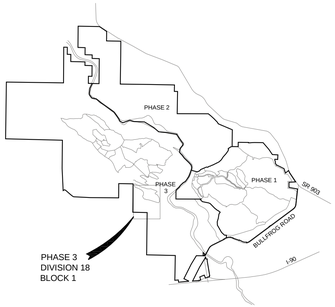
SUNCADIA

TUMBLE CREEK
SUNCADIA

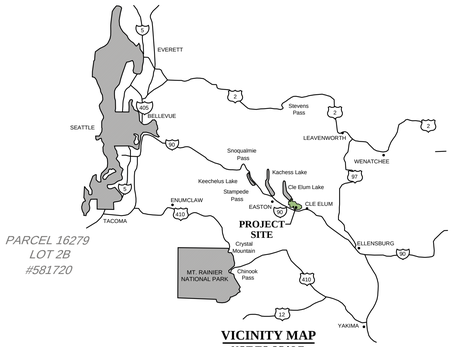




SCALE: 1" = 200'



VICINITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

Site Development Plan Phase 3 Division 18 Block 1

April 18, 2025

ESM CONSULTING ENGINEERS LLC

Site Development Plan for Suncadia Phase 3 Division 18 Block 1

Information required by Section 5.1(h) of the Development Agreement for the Suncadia Phase 3 Division 18 Block 1 is provided as shown below.

A proposed Site Development Plan for the Suncadia project, or Phase or Subphase thereof, shall include the following:

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

A Site Development Plan (SDP) for Phase 3 Division 18 is provided herein. A vicinity map is included on the SDP as required. See the full-size SDP Exhibit included in this report.

(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.

Phase 3 Division 18 Block 1 construction consists of 4 detached residential lots (primarily second or vacation homes).

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

Refer to the Site Development Plan Exhibit for boundary configuration of the Phase 3 Division 18 Block 1 platted lots.

(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. The primary access to the site will be provided from Jenkins Drive.

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

Refer to the Preliminary Site and Utility Engineering Summary of this document for Phase 3 Division 18 Block 1 preliminary planning for access, parking, drainage, and public utility extensions. Site grading will be associated with the development of the parcel and will attempt to minimize the amount of earthwork hauled off to the extent possible as an element of the site design.

(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.***

Each residence would include dedicated on-site parking that would vary per individual residence.

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

This information is provided on the Site Development Plan Exhibit and in the Preliminary Site and Utility Engineering Summary Part 2.

(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.***

Locations of open space areas are shown on the Site Development Plan exhibit, and are quantified on Exhibit M, included with this Application.

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

Refer to the Conceptual Utility Plan Exhibit for fire hydrant locations. The water system for the site will connect to the water main in Jenkins Drive. The development has a Group A water system regulated by the Department of Health which will be served by Suncadia Water Company, LLC (Suncadia Water). Suncadia Water has included this parcel in their comprehensive planning. The project area is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

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

The Phase 3 Division 18 Block 1 project site generally slopes to the northeast and is located at the southeastern end of Jenkins Drive and south of Phase 3 Division 6.

(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 the following elements (defined terms from the Development Agreement in parentheses):

a) Phase 3 Division 18 Block 1 – 4 Vacation Homesites and Associated Roadways

The Phase 3 Division 18 Block 1 Vacation Homesites consist of detached resort residential units detached resort residential lots that range from approximately 61,000 to 112,600 square feet. A vacation or second home at Suncadia is considered a Short Term Accommodation Unit unless its owner(s), or any one of them, is either (i) registered to vote at such unit's Suncadia address or (ii) receives its/their Kittitas County annual property tax assessment at such unit's Suncadia address, in which case such unit shall be considered a permanent residence.

(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.

Since this Site Development Plan is consistent with the approved LSP and Phase 1A, Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan (LSP) by Raedeke Associates, Inc. completed February 2018.

1) Road edges
2) Areas around the homes

Road edges and drainage ditches

Since this Site Development Plan is consistent with the approved LSP and Phase 1A, Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan (LSP) by Raedeke Associates, Inc. completed February 2018.

In all cases, the recommendations of the Noxious Weed Control portion of the LSP will be implemented.

Unirrigated sites

Where landscapes are installed (including hydro seeded areas) "establishment" watering will occur as necessary to reestablish the area.

Open Space

Open space areas are identified on the Site Development Plan. Largely, these areas will be left in their natural form. In some cases, compatible species will be planted in open space areas to provide additional screening. A Land Stewardship Plan will be developed to ensure the long term health of the open space area.

Irrigated areas around the Homesites

Irrigation is allowed on a limited basis under the CC&Rs, and the use of natural vegetation will be emphasized.

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

The Phase 3 Division 18 Block 1 4 detached residential lots will have private open space. A form (Exhibit M) summarizing the open space is also included with this application.

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

Suncadia in this plat is or 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 the application document for a description and illustration of the proposed Phase 3 Division 18 Block 1 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 anticipated timing of construction of the Phase 3 Division 18 Block 1 elements is outlined below.

Schedule	Element
2025-2027	Residential Buildings

(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 deviations between the Phase 3 Site Development Plan approved March 16, 2004 and the proposed development, other than roadway and lot configurations that have been slightly altered.

(12) Any appropriate environmental documentation.

Environmental documentation for this Site Development Plan is provided by the SEPA checklist submitted concurrent with this SDP. No additional environmental review is required.

SUNCADIA

TUMBLE CREEK
SUNCADIA

Preliminary Site and Utility Engineering Summary

Phase 3 Division 18 Block 1
Site Development Plan

Suncadia
Master Planned Resort

Suncadia Resort LLC
Cle Elum, Washington

April 18, 2025

Prepared by

ESM Consulting Engineers, LLC
33400 8th Avenue South, Suite 205
Federal Way, WA 98003
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253.838.7104 fax

ESM **www.esmcivil.com**

Part 1 Introduction

Information presented in this document pertains to preliminary infrastructure design of proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve the Phase 3 Division 18 Block 1 short plat.

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 3.

Information on the proposed water supply, storage and distribution system, is taken from the 2013 Water System Plan as revised January 2016. The development has a Group A water system regulated by the Department of Health which will be served by Suncadia Water Company, LLC (Suncadia Water).

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).

Part 2 Roadway Plan

Discussed in this part of Phase 3 Division 18 Block 1 are parking, access, and illumination.

Roadway Classifications

The Phase 3 Division 18 Block 1 roadway is shown in the Site Development Plan and is classified as follows:

Road	Conceptual Master Plan Classification
Jenkins Drive	Secondary Traffic Circulation

Access

PRIMARY ACCESS: As illustrated on the Site Development Plan, primary access to the project site is from Bullfrog Road to Jenkins 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 LED street lights;
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, pedestrian trail crossings, and other locations where needed. Alternative luminary styles will be considered during project design.

Part 3 Stormwater Management Plan

Introduction

The preliminary Stormwater Management Plan for the Phase 3 Division 18 Block 1 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.

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 proposed land use for the resort is shown in the General Site Plan for Phase 3. Phase 3 Division 18 Block 1 is located at the southeast end of Jenkins Drive and south of Phase 3 Division 6. The Suncadia stormwater system will be owned, operated, and maintained by either the Suncadia Residential Owners Association, or the Suncadia Community Council, depending on the location within the resort. Construction of facilities will be by Suncadia Resort LLC.

Conceptual Drainage Plan

Stormwater runoff from the Phase 3 Division 18 proposed driveways impervious surface will be collected by roadside water quality and infiltration swales. The proposed culverts under the driveways along the existing Jenkins Drive roadside swale shall be a minimum 12" diameter. Stormwater runoff from the 4 lots will be handled separately on each lot using dispersion and infiltration.

The majority of the project area consists of glacial outwash with some glacial moraine deposits. For additional information regarding the existing geology and soils information, see the EIS Technical Report for Geology, Groundwater and Soils prepared by AESI and dated February 10, 2006.

Part 4 Project Water Plan

Source of Water Supply

The Phase 3 Division 18 Block 1 development has a Group A water system regulated by the Department of Health which will be served by Suncadia Water Company, LLC (Suncadia Water). Suncadia Water has included this parcel in their comprehensive planning and will provide a water availability letter.

Phase 3 Division 18 Block 1 Water System Description

The existing 12" diameter water main in Jenkins drive will provide water for the proposed 4 lots and is illustrated on the enclosed Conceptual Utility Plan. Water for the development will be supplied by the Tumble Creek Reservoir.

All homes are to be fire sprinkled on site. Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

Part 5 Sewer System Plan

General Description

The proposed Phase 3 Division 18 Block 1 short plat consists of 4 detached resort residential vacation homes located on 9.06 acres. The collected raw wastewater from this development will be conveyed by means of the existing 8” diameter gravity sewer in Jenkins. For more information, see the Conceptual Utility Exhibit. Wastewater will further continue to off-site gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

Part 6 Solid Waste Management Plan

Suncadia Solid Waste Management Policy

Solid Waste Management is currently being performed per the Solid Waste Management Plan dated April 13, 2006.

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
April 4, 2025

Phase, Sub-Phase or Plat Name/Number: Phase 3 Division 18 Block 1

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)	4.0	459.9	463.9	348.1	812.0
Multifamily Units (2)	0.0	2.4	2.4	34.6	37.0
Lodge/Commercial/Other (3)	0.0	41.2	41.2	-6.2	35.0
Future Development Tracts	0.0	134.1	134.1	-134.1	0.0
Recreation Facilities (3)	0.0	11.0	11.0	19.0	30.0
Roads (4)	0.6	150.8	151.4	15.6	167.0
Total Developed Area	**4.6**	**799.4**	**804.0**	**277.0**	**1081.0**
Open Space Areas	**Acres**	**Acres**	**Acres**	**Acres**	**Acres**
Private Open Space (5)	3.9	563.3	567.2	-7.2	560.0
Future Development Tracts	0.0	847.0	847.0	-847.0	0.0
Access Tracts	0.0	4.4	4.4	5.6	10.0
Vegetated ROW Area	0.9	113.9	114.8	19.2	134.0
Community/Recreation (6)	0.0	306.0	306.0	116.0	422.0
Golf Course	0.0	653.4	653.4	-199.4	454.0
Natural Open Space/Cle Elum River	0.0	725.2	725.2	347.8	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	1230.9	1230.9	-591.9	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	227.3	227.3	132.7	360.0
Total Open Space	**4.8**	**4692.0**	**4696.8**	**542.2**	**5239.0**
Total Plat Area	**9.4**	**5491.4**	**5500.8**	**819.2**	**6320.0**
Open Space Percentage	**51.1%**	**85.4%**	**85.4%**	**66.2%**	**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
(6) Includes service tract

*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 cummulative 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
Phase 1 Division 9 adjusted for Z3 (Phase 1 Division 13)
Phase 1 Division 13B (Osprey Ridge)
Phase 1 Division 7 (Miner's camp)
Phase 1 Division 6 (The Legacy at Prospector)
Phase 2 Division 3 (River Ridge)
Phase 3 Divisions 6-9 Adjustment
Phase 3 Division 14
Phase 1 Division 9 adjusted for Phase 1 Division 15
Phase 1 Division 15
Phase 2 Division 3 adjusted for Phase 2 Division 5
Phase 2 Division 5
Phase 3 Divisions 15 and 16
Phase 2 Division 4 (The Cabins at The Farm)
Phase 1 Winemaker's Cabins at Swiftwater Cellars
Phase 2 Division 1 (Nelson Creek)
Phase 2 Division 6 (Nelson Ridge)
Phase 3 Division 17
Phase 2 Division 7
Phase 1 Division 14
Phase 2 Division 7 Adjustment
Phase 2 Division 8
Phase 1 Division 9 3rd Adjustment
Suncadia Social

n

SCALE: 1" = 50'

50 25 0 50 100

CONTOUR INTERVAL = 2'

LEGEND

- STORM DRAINAGE
- SANITARY SEWER SEREVICE
- WATER SERVICE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- STORM DRAINAGE FLOW PATH
- SANITARY SEWER CLEANOUT
- 2056 EXISTING MINOR CONTOUR
- 2060 EXISTING MAJOR CONTOUR

REVISIONS

NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900
Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture

SUNCADIA RESORT LLC

PHASE 3 DIVISION 18 BLOCK 1

CONCEPTUAL UTILITY PLAN

KITTITAS COUNTY WASHINGTON

JOB NO.:	998-883-022
DWG. NAME:	EN-07
DESIGNED BY:	LGB
DRAWN BY:	JJH
CHECKED BY:	
DATE:	04/18/2025
DATE OF PRINT:	

EN-07

1 OF 1 SHEETS

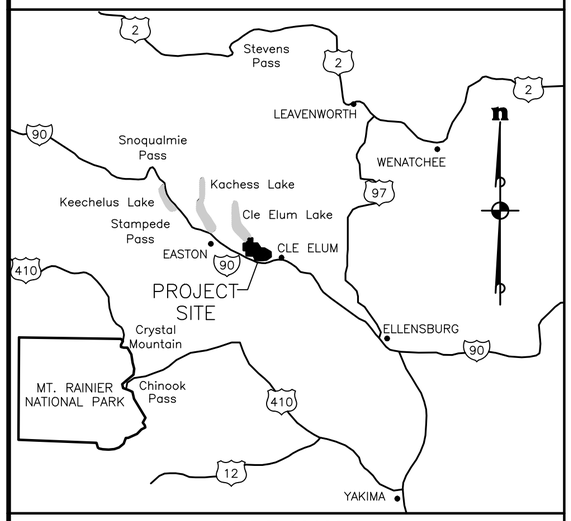
File: \\esmdt\JobX\ESM-J085\998\893\022\exhibits\EN-07.dwg
Plotted: 4/16/2025 8:49 AM Plotted By: Jeff Hice

A PORTION OF NW 1/4 NE 1/4 / SW 1/4 NE 1/4 SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

SP-25-00XX

VICINITY MAP

NOT TO SCALE



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025.

_____

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ , 2025.

_____

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ , 2025.

_____

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED FOR PARCEL NOS. 11852, 16224, 16231 AND 11853.

DATED THIS _____ DAY OF _____ , 2025.

_____

KITTITAS COUNTY TREASURER

SITE INFORMATION

NAME AND ADDRESS – ORIGINAL TRACT OWNERS
NAME: SUNCADIA RESORT LLC
ADDRESS: 770 SUNCADIA TRAIL, CLE ELUM, WA 98922
PHONE: 509–649–6119
EXISTING ZONE: MASTER PLANNED RESORT
SOURCE OF WATER: COMMUNITY WATER SYSTEM
SEWER SYSTEM: COMMUNITY WATER SYSTEM
STORM WATER: NO IMPROVEMENTS PER THIS APPLICATION
WIDTH AND TYPE OF ACCESS: 60' PRIVATE ROAD
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: N/A THIS SHEET

SUBMITTED ON: _____

AUTOMATIC APPROVAL DATE: _____

RETURNED FOR CAUSE ON: _____

LEGAL DESCRIPTION FOR ORIGINAL TRACT

PARCEL Y, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED _____, 2025 UNDER AUDITOR'S FILE NO. 2025_____ AND FILED IN BOOK ____ OF SURVEYS, PAGES _____, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY ("SUNCADIA"), OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED WITHIN THIS SHORT PLAT AND, IN LIEU OF DEDICATION OF ROADS, DOES HEREBY RESERVE TO ITSELF TO HOLD, SUBJECT TO AND TOGETHER WITH THE CCR'S AND SHORT PLAT NOTES HEREINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF ITSELF AND ALL OWNERS OF LOTS AND TRACTS IN THIS SHORT PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), TRACT X AS SHOWN HEREIN WHICH SHALL BE PRIVATE; TOGETHER WITH THE RIGHT TO CONVEY SAID ROAD TO THE SUNCADIA RESIDENTIAL OWNERS' ASSOCIATION OR THE SUNCADIA COMMUNITY COUNCIL OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE SAME OR SIMILAR PURPOSES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROAD BY THE UNDERSIGNED AND THEIR CONVEYANCE TO SUCH ASSOCIATION OR COUNCIL, ALL FURTHER COSTS AND OBLIGATIONS FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SAFETY MEASURES, SNOW REMOVAL AND OTHERWISE OF THE ROAD WITHIN TRACT X OF THIS SHORT PLAT SHALL THEN AND THEREAFTER BE THE OBLIGATION OF SUCH ASSOCIATION OR COUNCIL.

IN THE EVENT THAT SUNCADIA OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS WITHIN THE RESORT SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE RECONSTRUCTED TO THE THEN APPLICABLE COUNTY STANDARDS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, 2025.

SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LCIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

_____ _____

BY: _____ BY: _____

ITS: _____ ITS: _____

STATE OF WASHINGTON)
) SS
COUNTY OF KITTITAS)

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

AND _____, TO ME KNOWN TO BE THE _____

AND _____, RESPECTIVELY OF LCIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

RATIFICATION OF LENDER

KNOW ALL MEN BY THESE PRESENTS, THAT CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS, DEDICATIONS AND THE PLAT AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATTED.

CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK

_____

BY: _____

ITS: _____

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____,

TO ME KNOWN TO BE THE _____, OF CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE ASSOCIATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

DRAWING NAME: ESM8\ENGR\ESM–JOBS\998\893\022\SURVEY PLOTS\SP–01.DWG

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2025,

AT _____ M., IN BOOK ____ OF SHORT PLATS AT PAGE(S) _____
AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

RECEIVING NO. _____

_____

KITTITAS COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA RESORT LLC IN APRIL OF 2025.

_____

ZACHARY T. LENNON
CERTIFICATE NO. 44925

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

ESM CONSULTING ENGINEERS LLC
33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (253) 838–6113
LYNNWOOD (425) 297–9900
Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

SUNCADIA P3D18B1

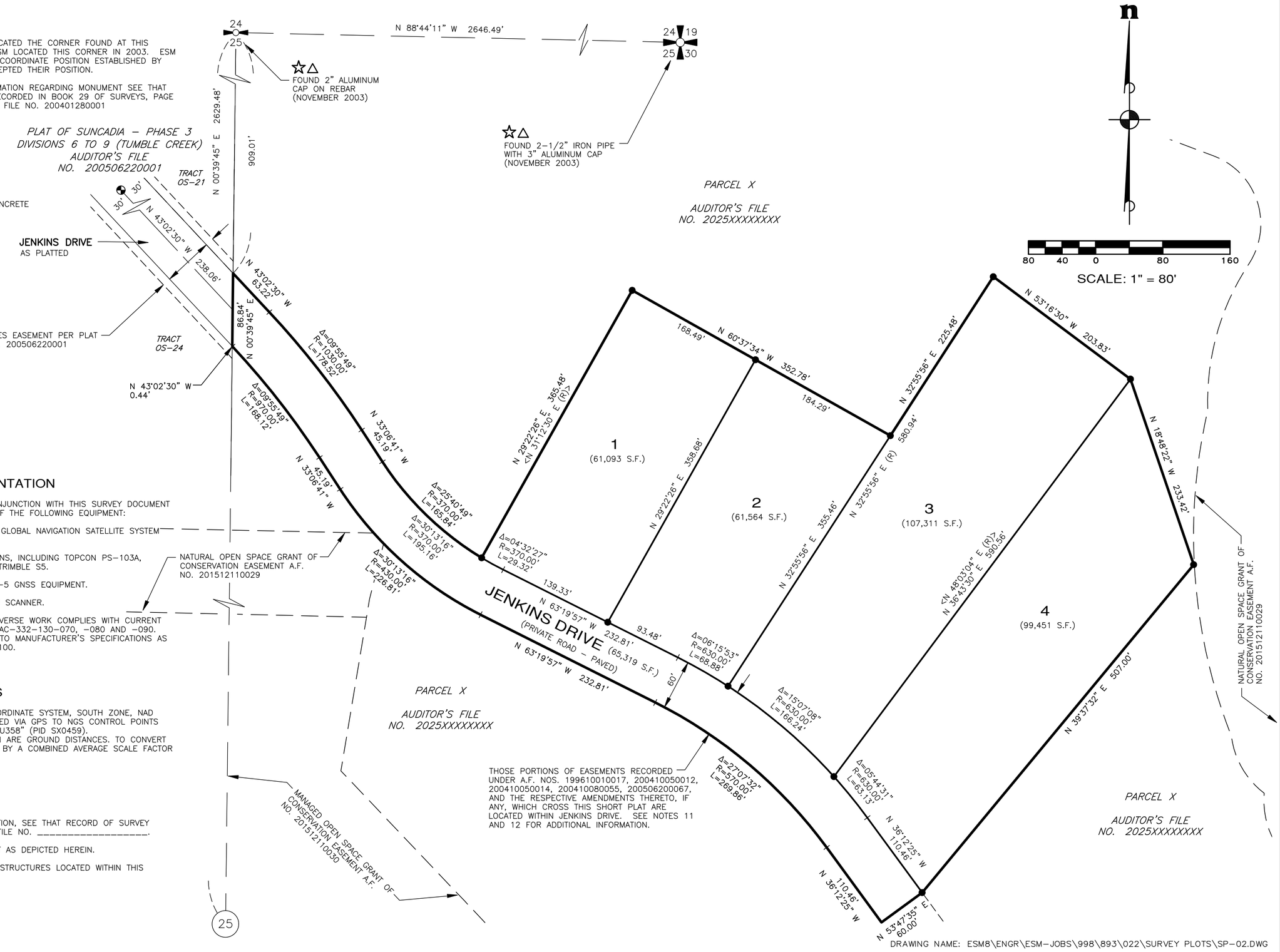
DWN. BY	DATE	JOB NO.
CAF	2025–04–17	998–847–022–0203
CHKD. BY	SCALE	SHEET
CAF	N/A	1 OF 3

A PORTION OF NW 1/4 NE 1/4 / SW 1/4 NE 1/4 SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

SP-25-00XX

LEGEND

- ☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION IN 2002. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- △ FOR ADDITIONAL INFORMATION REGARDING MONUMENT SEE THAT RECORD OF SURVEY RECORDED IN BOOK 29 OF SURVEYS, PAGE 213, UNDER AUDITOR'S FILE NO. 200401280001
- Δ DELTA
- R RADIUS
- L LENGTH
- (R) RADIAL BEARING
- ◐ BRASS CAP STAMPED: "LS 29281" SET IN CONCRETE SET WITH PLAT



SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.

TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

BASIS OF BEARINGS

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

SURVEY NOTES

1. FOR ADDITIONAL INFORMATION, SEE THAT RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. _____.
2. CORNERS HAVE BEEN SET AS DEPICTED HEREIN.
3. THERE ARE NO EXISTING STRUCTURES LOCATED WITHIN THIS SHORT PLAT.

DRAWING NAME: ESM8\ENGR\ESM-JOBS\998\893\022\SURVEY PLOTS\SP-02.DWG

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2025,

AT _____ M., IN BOOK ____ OF SHORT PLATS AT PAGE(S) _____
AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

RECEIVING NO. _____

_____
KITTITAS COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA RESORT LLC IN APRIL OF 2025.

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

_____
ZACHARY T. LENNON
CERTIFICATE NO. 44925

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Civil Engineering | Land Surveying | Land Planning
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SUNCADIA P3D18B1

DWN. BY	DATE	JOB NO.
CAF	2025-04-17	998-847-022-0203
CHKD. BY	SCALE	SHEET
CAF	1"=80'	2 OF 3

A PORTION OF NW 1/4 NE 1/4 / SW 1/4 NE 1/4 SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

SP-25-00XX

EASEMENTS AND NOTES

1. ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS SHORT PLAT AND THE RESORT AND AS NOW OR SUBSEQUENTLY PLATTED, ARE PRIVATE. SUNCADIA RESERVES TO ITSELF NON-EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THE PRIVATE ROADS WITHIN THIS SHORT PLAT FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SIGNS, CART PATHS, IRRIGATION SYSTEMS; THE RIGHT OF INGRESS AND EGRESS FOR THEIR CONSTRUCTION AND MAINTENANCE; AND GOLF COURSE USE AND IMPROVEMENTS; TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; AND TOGETHER WITH THE RIGHT TO GRANT SUCH ACCESS AND USE RIGHTS TO PROPERTIES OUTSIDE THE SHORT PLAT AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.

2. SUNCADIA RESERVES TO ITSELF A UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) ADJOINING EACH PROPERTY LINE OF ALL LOTS AND TRACTS WITHIN THIS SHORT PLAT IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO ("FACILITIES") FOR THE PURPOSE OF SERVING THIS SHORT PLAT AND SUCH OTHER PROPERTY AS SUNCADIA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. THE WIDTH OF SUCH EASEMENT SHALL BE TEN FEET (10.00') AS TO THE FRONT AND REAR PROPERTY LINES AND FIVE FEET (5.00') ON SIDE PROPERTY LINES COMMON WITH ANOTHER LOT OR TRACT WITHIN THIS SHORT PLAT. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.

3. SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC, AND THEIR SUCCESSORS AND/OR ASSIGNS (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), A NON-EXCLUSIVE EASEMENT UNDER AND UPON ALL ROADS WITHIN THIS SHORT PLAT AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS SUNCADIA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES FOR THE PURPOSE OF SERVING THIS SHORT PLAT AND SUCH OTHER PROPERTY AS SUNCADIA SHALL APPROVE WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS SUNCADIA SHALL REQUEST. SUNCADIA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT FOR THE RIGHT TO ENTER UPON THOSE PORTIONS OF THE LOTS AND TRACTS WITHIN THIS SHORT PLAT BEING TEN FEET (10.00') IN WIDTH AND LYING PARALLEL WITH AND ADJOINING ALL ROADS WITHIN THE RESORT NOW OR HEREAFTER PLATTED AND/OR CONSTRUCTED, FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE UTILITY COMPANY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.

4. NOTHING IN THIS SHORT PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITTITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 16, 2009, UNDER KITTITAS COUNTY AUDITORS' FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").

5. THIS SHORT PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY SUNCADIA.

6. THIS SHORT PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD AND/OR WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

7. SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN SUNCADIA RESORT LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY SUNCADIA ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED TO SUNCADIA UNDER THIS SHORT PLAT.

8. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "MANAGED OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 201512110030, SUNCADIA HEREBY DEFINES THE BOUNDARY OF THE MANAGED OPEN SPACE AS LYING OUTSIDE OF AND NOT AFFECTING THE PROPERTY PLATTED HEREUNDER.

9. ACCESS TO THIS SHORT PLAT VIA TUMBLE CREEK DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (TUMBLE CREEK DRIVE) RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050015, AS NOW OR HEREAFTER AMENDED (THE "TUMBLE CREEK EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE TUMBLE CREEK EASEMENT IS HEREBY AMENDED TO ADD THIS SHORT PLAT AS A BENEFITED PROPERTY THEREUNDER.

10. ACCESS TO THIS SHORT PLAT VIA JENKINS DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (JENKINS DRIVE) RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050012, AS NOW OR HEREAFTER AMENDED (THE "JENKINS DRIVE EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE JENKINS DRIVE EASEMENT IS HEREBY AMENDED TO ADD THIS SHORT PLAT AS A BENEFITED PROPERTY THEREUNDER. DUE TO TOPOGRAPHY AND CONSTRUCTION ACTIVITIES WITHIN AND WITHOUT THIS SHORT PLAT, ACCESS TO LOTS AND TRACTS VIA JENKINS DRIVE WILL BE FURTHER RESTRICTED PURSUANT TO THAT CERTAIN JENKINS DRIVE TRAFFIC SAFETY PLAN DATED OCTOBER 5, 2004, A COPY OF WHICH IS ON FILE WITH KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND WITH THE RESORT AND WHICH MAY BE AMENDED AND/OR RELEASED AS TO PORTIONS OR ALL OF JENKINS DRIVE UPON APPROVAL BY SUNCADIA AND KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS; AND, IN THE EVENT A PLAT IS RECORDED WHICH INCLUDES ALL OR PORTIONS OF THE JENKINS DRIVE EASEMENT, THE JENKINS TRAFFIC SAFETY PLAN SHALL AUTOMATICALLY TERMINATE AS TO SUCH PORTIONS. TO THE EXTENT THE JENKINS DRIVE EASEMENT CROSSES THIS SHORT PLAT, THE DESCRIPTION AND/OR LOCATION THEREOF IS HEREBY AMENDED TO COINCIDE WITH JENKINS DRIVE AS DELINEATED ON THIS SHORT PLAT AND TERMINATED AS TO SUCH PORTIONS.

11. UTILITIES SERVING THIS SHORT PLAT SHALL BE AS PROVIDED UNDER THE TERMS AND CONDITIONS OF THAT CERTAIN TUMBLE CREEK UTILITY EASEMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050013, AS NOW OR HEREAFTER AMENDED, AND THAT CERTAIN RESERVOIR UTILITY EASEMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050014, AS NOW OR HEREAFTER AMENDED. SAID DOCUMENTS, AND EACH OF THEM ARE HEREBY AMENDED TO ADD THIS SHORT PLAT AS A BENEFITED PROPERTY THEREUNDER. TO THE EXTENT SAID EASEMENTS, OR EITHER OF THEM, MAY CROSS THIS SHORT PLAT, THE DESCRIPTION AND/OR LOCATION OF SUCH EASEMENT(S) IS/ARE HEREBY AMENDED TO COINCIDE WITH THE LOCATION OF SUCH EASEMENT(S) AS DELINEATED ON THIS SHORT PLAT.

EASEMENTS AND NOTES continued

12. THE EASEMENTS GRANTED HEREINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS SHORT PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.

DRAWING NAME : ESM8\ESM-JOBS\998\893\022\SURVEY PLOTS\BLA-03.DWG

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2025,

AT _____ M., IN BOOK ____ OF SHORT PLATS AT PAGE(S) _____
AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

RECEIVING NO. _____

_____
KITTITAS COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA RESORT LLC IN APRIL OF 2025.

_____
ZACHARY T. LENNON
CERTIFICATE NO. 44925

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

ESM CONSULTING ENGINEERS LLC
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SUNCADIA P3D18B1

DWN. BY	DATE	JOB NO.
CAF	2025-04-17	998-847-022-0203
CHKD. BY	SCALE	SHEET
CAF		3 OF 3

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48652144

UPDATED GUARANTEE

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

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: March 26, 2025

CHICAGO TITLE INSURANCE COMPANY

By: President

ATTEST Secretary

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

Issued by:

AmeriTitle, LLC

503 N Pearl St., Ste 101

Ellensburg, WA 98926

(509) 925-1477

Hannah Hall

Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-48652144

UPDATED SUBDIVISION GUARANTEE

Order No.: 674065AM
Guarantee No.: 72156-48652144
Dated: March 26, 2025

Liability: $1,000.00
Fee: $350.00
Tax: $29.05

Your Reference:

Assured: ESM Consulting Engineers, LLC

The assurances referred to on the face page are:

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

See attached Exhibit 'A'

Title to said real property is vested in:

Suncadia Resort LLC, a Delaware Limited Liability Company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 674065AM
Policy No: 72156-48652144

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

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records

5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

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

   Tax Year: 2025
   Tax Type: County
   Total Annual Tax: $785.63
   Tax ID #: 11852
   Taxing Entity: Kittitas County Treasurer
   First Installment: $392.82
   First Installment Status: Due
   First Installment Due/Paid Date: April 30, 2025
   Second Installment: $392.82
   Second Installment Status: Due
   Second Installment Due/Paid Date: October 31, 2025

   Tax Year: 2025
   Tax Type: County
   Total Annual Tax: $165.18
   Tax ID #: 16224
   Taxing Entity: Kittitas County Treasurer
   First Installment: $82.59

First Installment Status: Due
First Installment Due/Paid Date: April 30, 2025
Second Installment: $82.59
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: $180.49
Tax ID #: 16231
Taxing Entity: Kittitas County Treasurer
First Installment: $90.25
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2025
Second Installment: $90.24
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

Tax Year: 2025
Tax Type: County
Total Annual Tax: $1,063.85
Tax ID #: 11853
Taxing Entity: Kittitas County Treasurer
First Installment: $531.93
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2025
Second Installment: $531.92
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2025

7. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

   Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

8. The provisions contained in Instrument from Plum Creek Timber Company, L.P., a Delaware Limited Partnership,
   Recorded: October 11, 1996,
   Instrument No.: 199610110015.
   As follows: "Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028."

9. Cle Elum River Corridor Grant of Conservation Easement, including the terms and provisions thereof, recorded September 2, 2004, under Auditor's File No. 200409020038, between Mountainstar Resort Development, LLC, a Delaware Limited Liability Company and Kittitas Conservation Trust, a Washington nonprofit corporation.

10. Declaration of Non-Exclusive Easement (Jenkins Drive), including the terms and provisions thereof, recorded October 5, 2004, under Auditor's File No. 200410050012.
    Affects: Portion of Sections 18, 30 and 31, Township 20 North, Range 15 East; and Portion of Sections 13, 14, 23, 24 and 25, Township 20 North, Range 14 East, W.M.

11. Phase 3 Reservoir Utility Easement, including the terms and provisions thereof, recorded October 5, 2004, under Auditor's File No. 200410050014 between Mountainstar Resort Development, LLC, a Delaware limited liability company, d/b/a/ Suncadia Development Company and Suncadia Water Company, LLC.
Affects: Portion of Sections 24 and 25, Township 20 North, Range 14 East, W.M.

First Amendment to Phase 3 Reservoir Utility Easement and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200103.

12. Grant of Provisional, Non-Exclusive Easement, including the terms and provisions thereof, recorded October 8, 2004, under Auditor's File No. 200410080055, in favor of Kittitas County, Washington, a Municipal Corporation. Said document grants "under the same terms and conditions" easements as setforth in documents recorded October 5, 2004, setforth in documents recorded October 5, 2004, under Auditor's File No.'s 200410050012, 200410050013, 200410050014 and 200410050015.

13. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: October 8, 2004
Instrument No.: 200410080057

Further modifications of said covenants, conditions and restrictions
Recorded: July 2, 2012
Instrument No.: 201207020037

Assignment and Assumption of said covenants, conditions and restrictions
Recorded: August 4, 2021
Instrument No. 202108040069

14. Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC
And: State of Washington, Department of Natural Resources
Recorded: June 20, 2005
Instrument No.: 200506200067

15. Agreement and the terms and conditions contained therein
Between: Kittitas County, a Washington municipal corporation
And: Suncadia LLC, a Delaware Limited Liability Company
Purpose: Amended and Restated Development Agreement
Recorded: April 16, 2009
Instrument No.: 200904160090

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

Assignment of Reserved Rights recorded June 21, 2022 under Auditor's File No. 202206210030.

16. Natural Open Space Grant of Conservation Easement (Restated), and the terms and conditions contained therein
Between: New Suncadia, LLC, a Delaware limited liability company, Tumble Creek Village Association, a Washington nonprofit corporation and Kittitas Conservation Trust
Recorded: December 11, 2015
Instrument No.: 201512110029
Affects: Tract Z-3, Suncadia Phase 2 Division 2, Sections 11, 13, 14, 15, 23 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 30 and 31, Township 20 North, Range 15 East, W.M.

17. Managed Open Space Grant of Conservation Easement (Restated), and the terms and conditions contained therein
Between: New Suncadia, LLC, a Delaware limited liability company, Tumble Creek Village Association, a Washington nonprofit corporation
And: Kittitas Conservation Trust
Recorded: December 11, 2015
Instrument No.: 201512110030
Affects: Sections 13, 14, 15, 23, 25 and 26, Township 20 North, Range 14 East, W.M. and Sections 30 and 31, Township 20 North, Range 15 East, W.M.

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Water Company, LLC, a Washington Limited Liability Company
Purpose: Potable water utility easement
Recorded: January 28, 2020
Instrument No.: 202001280050

19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Environmental Company, LLC, a Washington Limited Liability Company
Purpose: Sanitary sewer utility easements
Recorded: January 28, 2020
Instrument No.: 202001280052

20. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: $43,000,000.00
Trustor/Grantor: Suncadia Resort LLC, a Delaware Limited Liability Company; New Suncadia Hospitality, LLC, a Delaware Limited Liability Company; and Lodge at Suncadia LLC, a Washington Limited Liability Company
Trustee: AmeriTitle, LLC, a Delaware Limited Liability Company
Beneficiary: CIBC Bank USA, an Illinois state chartered bank
Dated: August 3, 2021
Recorded: August 4, 2021
Instrument No.: 202108040070
Affects: Said premises and other land

21. Assignment of Rents and Leases, including the terms and provisions thereof,
Grantor: Suncadia Resort LLC, a Delaware Limited Liability Company; New Suncadia Hospitality LLC, a Delaware Limited Liability Company; and Lodge at Suncadia LLC, a Washington Limited Liability Company
Lender: CIBC Bank USA, an Illinois state chartered bank
Recorded: August 4, 2021
Instrument No.: 202108040071
Affects: Said premises and other land

22. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: Suncadia Resort LLC
Secured Party: CIBC Bank USA, an Illinois State Chartered Bank
Recorded: August 4, 2021
Instrument No.: 202108040073
Affects: Said premises and other land

23. Rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of the Cle Elum River, if it is navigable.

24. Any question of location, boundary or area related to the Cle Elum River, including, but not limited to, any past or future changes in it.

25. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover

the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

Notes:

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

All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lot B, Bk 30/pgs 234-235 and Lot 3A, Bk 21/pg 17; all being ptn Section 25, Township 20N, Range 14E, W.M.

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

END OF GUARANTEE

EXHIBIT 'A'

File No. 674065AM

PARCEL 1:

Lot B as described and/or delineated on the face of that certain survey recorded January 25, 2005 under Auditor's File No. 200501250008 and filed in Book 30 of Surveys, pages 234 and 235, records of Kittitas County, Washington; being a portion of Section 25, Township 20 North, Range 14 East, W.M., Kittitas County, Washington.

PARCEL 2:

Lot 3A, as described and/or delineated on the face of that certain Survey recorded May 23, 1995 under Auditor's File No. 581723 and filed in Book 21 of Surveys, Page 17, records of Kittitas County, State of Washington; being a portion of Section 25, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

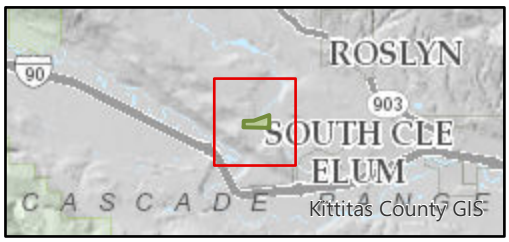
Kittitas County COMPAS Map

Date: 3/27/2025

1 inch equals 1,505 feet

0 0.1 0.2 0.4 mi

N



Disclaimer:
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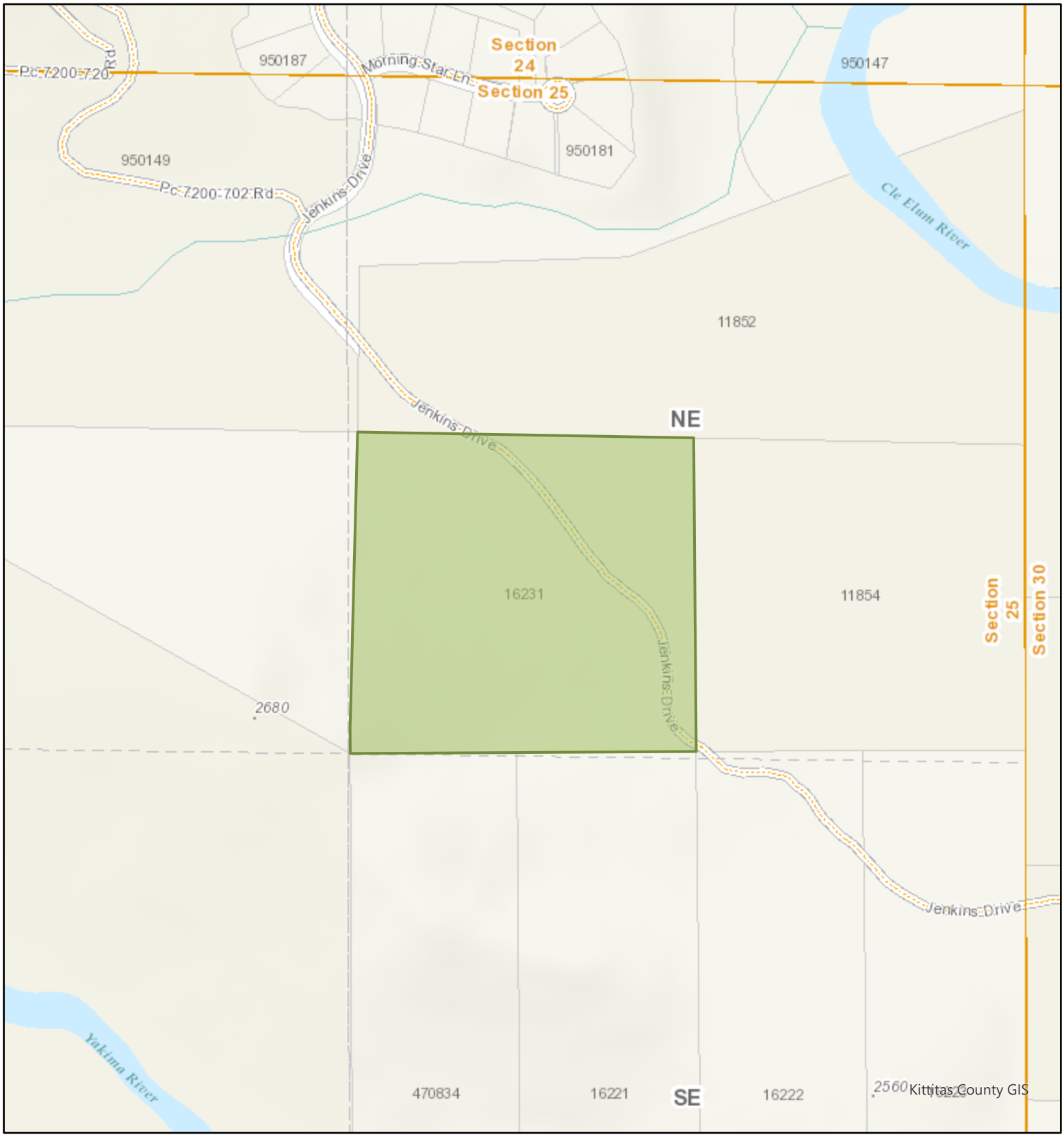
Kittitas County COMPAS Map



Date: 3/27/2025

1 inch equals 752 feet

0 0.05 0.1 0.19 mi

N

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