

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46840370

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: May 17, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

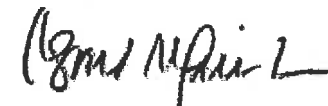


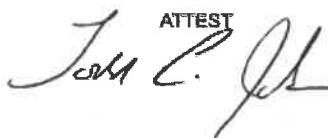
Authorized Signer

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

Subdivision Guarantee Policy Number: 72156-46840370

CHICAGO TITLE INSURANCE COMPANY

By: 
President

ATTEST

Secretary



RECEIVED
MAY 24 2019
Kittitas County CDS

SUBDIVISION GUARANTEE

Order No.: 299494AM
Guarantee No.: 72156-46840370
Dated: May 17, 2019

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

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:

Tracts B and C, as described and/or delineated on the face of that certain survey recorded May 2, 2019, under Auditor's File No. 201905020010 and filed in Book 42 of Surveys, pages 34 through 50, records of Kittitas County, State of Washington; being a portion of Sections 14 and 15, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington and a portion of Tracts OS-6 and Tract G-1 of Suncadia - Phase 3 Divisions 6 to 9 (Tumble Creek) in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 190 through 220, under recording no. 200506220001, records of said County.

Title to said real property is vested in:

Tract B and Portion Tract C:
New Suncadia, LLC, a Washington limited liability company

Portion Tract C:
Tumble Creek Village Association, a Washington non-profit corporation

END OF SCHEDULE A

(SCHEDULE B)

Order No: 299494AM
Policy No: 72156-46840370

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.us> or call their office at (509) 962-7535.

Tax Year: 2019
Tax Type: County
Total Annual Tax: \$264.51
Tax ID #: 830134
Taxing Entity: Kittitas County Treasurer
First Installment: \$132.26
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$132.25
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portin of Tract B

Subdivision Guarantee Policy Number: 72156-46840370

7. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$323.66
Tax ID #: 16206
Taxing Entity: Kittitas County Treasurer
First Installment: \$161.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$161.83
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portion of Tract B
8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$345.44
Tax ID #: 16207
Taxing Entity: Kittitas County Treasurer
First Installment: \$172.72
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$172.72
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portion of Tract B
9. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$2,982.58
Tax ID #: 11836
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,491.29
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,491.29
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portion of Tract B and other property
10. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$2,267.63
Tax ID #: 16212
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,133.82
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,133.81
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portion of Tract C and other property

11. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$657.63
Tax ID #: 16216
Taxing Entity: Kittitas County Treasurer
First Installment: \$328.82
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$328.81
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portion of Tract C and other property
12. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$68.03
Tax ID #: 11068
Taxing Entity: Kittitas County Treasurer
First Installment: \$34.02
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$34.01
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portion of Tract C and other property
13. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$24,064.74
Tax ID #: 11833
Taxing Entity: Kittitas County Treasurer
First Installment: \$12,032.37
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$12,032.37
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portion of Tract C and other property
14. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$0.00
Tax ID #: 950052
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portion of Tract C and other property

15. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$0.00
Tax ID #: 950054
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
Affects: Portion of Tract C and other property
16. 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.
17. Assessments for Community Enhancement as setforth in Section Amended and Restated Covenant recorded July 20, 2004, under Auditor's File No. [200407200039](#).
18. Assessment in the amount of \$3,900 as setforth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. [200404160016](#).
19. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Frances Madge Hepburn Sutton.

Recorded: July 18, 1957
Instrument No.: [265056](#) in Volume 100, page 442
Affects: Section 14

Undivided One-Fifteenth interest.

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

20. The provisions contained in Mineral Deed from Seaboard Lumber Company, a Washington corporation,
Recorded: April 19, 1960,
Instrument No.: [282037](#), in Volume 106, pages 97 and 98.
Affects: Section 14

Undivided Thirteen-Fifteenths interest.

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

21. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: State of Washington, acting by and through the Department of Natural Resources
Purpose: A road or roads
Recorded: March 26, 1980
Instrument No.: [440677](#)
Book 128, Page 392
Affects: A strip of land 60 feet in width upon, over and along a portion of said premises in Sections 14 and 15, Township 20 North, Range 14 East, W.M. and other land
23. Exceptions and Reservations as contained in Instrument
From: Plum Creek Timber Company, L.P., a Delaware Limited Partnership
To: Jeld-Wen, Inc., an Oregon corporation
Auditor's File 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](#)."
24. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Cle Elum River, if it is navigable.
25. 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.
26. 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.
27. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timber Company, L.P., a Delaware Limited Partnership
Purpose: Construction, reconstruction, use and maintenance of existing roads
Recorded: October 11, 1996 and April 8, 1998
Instrument No.: [199610110017](#) and [199804080016](#)
Affects: A strip of land 60 feet in width over, upon, along and across portions of Sections 14 and 15, Township 20 North, Range 14 East, W.M. and other land

Said easement was further amended by Agreement recorded October 18, 2004, under Auditor's File No. [200410180055](#).

28. Amended and Restated Development Agreement relating to the development commonly known as Suncadia Master Planned Resort, and the terms and conditions thereof, executed by and between the parties herein named;
Between: Kittitas County, a Washington municipal corporation and Suncadia LLC, a Delaware limited liability company
Recorded: April 16, 2009
Auditor's File No.: [200904160090](#)

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

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

29. Declaration of Covenant for Cle Elum River Corridor Open Space Area Mountainstar Master Planned Resort, including the terms and provisions thereof, recorded August 21, 2003, under Kittitas County Auditor's File No. [200308210003](#).
30. Agreement and Covenant for Collection of Payment of Combined Qualification Payment for Extension of Natural Gas Service, and the terms and conditions contained therein
Between: Mountainstar Resort Development, LLC
And: Puget Sound Energy, Inc.
Recorded: April 16, 2004
Instrument No.: [200404160016](#)
31. 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: June 20, 2004
Instrument No.: [200407200038](#)

Modification(s) of said covenants, conditions and restrictions

Recorded: June 22, 2005

Instrument No: [200506220002](#)

Affects: Portion within Tract G-1

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

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

33. 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.
34. 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 set forth in documents recorded October 5, 2004, set forth in documents recorded October 5, 2004, under Auditor's File No.'s [200410050012](#) through [200410050015](#).

35. Phase 3 Natural Open Space Grant of Conservation Easement, including the terms and provisions thereof, recorded October 8, 2004, under Auditor's File No. [200410080052](#), between Mountainstar Resort Development, LLC, a Delaware limited liability company, d/b/a/ Suncadia Development Company, and the Kittitas Conservation Trust, a Washington nonprofit corporation. Affects: All of subject property bordering the Cle Elum River.
36. Phase 3 Managed Open Space Grant of Conservation Easement, including the terms and provisions thereof, recorded October 8, 2004, under Auditor's File No. [200410080053](#), between Mountainstar \ Resort Development, LLC, a Delaware limited liability company, d/b/a/ Suncadia Development Company, and the Kittitas Conservation Trust, a Washington nonprofit corporation. Affects: All of subject property bordering the Cle Elum River.
37. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Judith L. Rogers, as Trustee of the Judith L. Rogers Declaration of Trust dated December 4, 1989
Purpose: Easement for ingress and egress
Recorded: January 21, 2005
Instrument No.: [200501210005](#)
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260040](#).
38. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Marilyn G. Rogers, as Executor of the Estate of Franklin J. Rogers
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: [200503140112](#)
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260039](#).
39. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Dennis Martin
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: [200503140113](#)
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260043](#).
40. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Lillian A. Freeman, Allen Roy Freeman, Ann Marie Freeman, Karen Lillian Freeman, and Paul Martin Freeman
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: [200503140114](#)
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260044](#).

41. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Mathis D. Watson and Marlaine M. Watson
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: [200503140115](#)

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260037](#).

42. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: John Thielman and Shirley Thielman, George Pearson and Sharon Pearson
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: [200503140116](#)

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s [200504260038](#) and [200504260041](#).

43. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Peter J. Ploeger
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: [200503140117](#)

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260042](#).

44. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Meagan Ileen Thorn, Michelle Bauchman, Melanie Ann Schaefer and Anne Elizabeth Nicoll
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: [200504260015](#)

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260016](#).

45. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Mark H. Lamon and Jeanne A. Lamon
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: [200504260017](#)

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260018](#).

46. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Judith M. Roller
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: [200504260019](#)

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260020](#).

47. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Eric Fleischman and Joanne Fleischman; Charlene Simmons, Jeff Simmons and Carol Simmons; and Manke Lumber Company, Inc.
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: [200504260021](#)

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s [200504260022](#), [200504260023](#) and [200504260024](#).

48. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert T. Smithing and Madeline D. Wiley; Eric W. Fleischman and Joanne K. Fleischman; Fleischman Tree Farm, LLC; Franklin Roppel and Patricia Roppel; Swiftwater Company, Inc.; Dale Medina and Nisifredo A. Medina; Gregory Ross; Anton M. Fleischman and Barbara C. Fleischman, Trustees of the Fleischman Family Trust dated September 12, 1985; Donald R. Shannon and Shirley A. Shannon; Barbara J. Schneringer and Jeff S. Schneringer; and Toby B. Devere and Mark R. Long
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: [200504260025](#)

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s [200504260026](#), [200504260027](#), [200504260028](#), [200504260029](#), [200504260030](#), [200504260031](#), [200504260032](#), [200504260033](#), [200504260034](#), [200504260035](#) and [200504260036](#).

Second Correction to Easement Agreement recorded March 30, 2007, under Auditor's File Number [200703300033](#).

49. The provisions, easements, reservations, notes and or dedication contained in [The Plat of Suncadia - Phase 3, Divisions 6 to 9 \(Tumble Creek\), in Book 9 of Plats](#), pages 190 through 220,
Recorded: June 22, 2005,
Instrument No.: [200506220001](#).
Affects: Portion lying within Tract G1 and Tract OS-6

50. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Shane Lemco
Purpose: Easement for ingress and egress
Recorded: October 13, 2005
Instrument No.: [200510130006](#)

Amendment to said Easement Agreement recorded on November 13, 2007 under Auditor's File No. [200711130068](#).

51. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: David M. Christie and Stephanie A. Christie, husband and wife, Alan Christie and Andrea Copping, husband and wife, William B. Christie, Jr. and Karen Christie, husband and wife, Alison Christie, a single person, Robert Christie, a single person, Elizabeth S. Christie, a single person and Henry R. Furney and Colleen Furney, husband and wife.
Purpose: Easement for Ingress and Egress
Recorded: June 20, 2006
Instrument No.: [200606200067](#)
52. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: John W. Knowles and Lianne Yurichich, husband and wife
Purpose: Easement for Ingress and Egress
Recorded: June 20, 2006
Instrument No.: [200606200068](#)
53. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: James J. Steckline and Lynn Steckline, husband and wife
Purpose: Easement for Ingress and Egress
Recorded: June 20, 2006
Instrument No.: [200606200069](#)
54. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Ronald W. Stordahl and Gilda M. Stordahl, husband and wife
Purpose: Easement for Ingress and Egress
Recorded: June 20, 2006
Instrument No.: [200606200070](#)
55. Stream "C" Corridor Grant of Conservation Easement, including the terms and provisions thereof, Recorded June 21, 2006, under Auditor's File No. [200606210032](#), between Suncadia LLC, a Delaware limited liability company and Kittitas Conservation Trust, a Washington Non-profit corporation.
56. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: Ronald W. Stordahl and Gilda M. Stordahl, husband and wife
Recorded: June 22, 2006
Instrument No.: [200606220053](#)
57. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: James J. Steckline and Lynn Steckline, husband and wife
Recorded: June 22, 2006
Instrument No.: [200606220054](#)
58. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: John W. Knowles and Lianne Furichich, husband and wife
Recorded: June 22, 2006
Instrument No.: [200606220055](#)

59. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company and David M. Christie and Stephanie A. Christie, husband and wife, Alan Christie and Andrea Copping, husband and wife, William B. Christie, Jr. and Karen Christie, husband and wife, Alison Christie, a single person, Robert Christie, a single person, Elizabeth S. Christie, a single person and Henry R. Furney and Colleen Furney, husband and wife.
Recorded: June 22, 2006
Instrument No.: [200606220056](#)
60. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: Jacqueline Allain
Recorded: July 3, 2006
Instrument No.: [200607030008](#)
61. Phase 2 Natural Open Space Grant of Conservation Easement, including the terms and provisions thereof, recorded August 15, 2006, under Auditor's File No. [200608150045](#), between Suncadia, LLC, a Delaware limited liability company and Kittitas Conservation Trust, a Washington Non-profit corporation.
62. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Orville N. Bennett and Marilyn J. Bennett, Trustees of the Bennett Family Trust
Dated June 15, 1995
Purpose: Easement for Ingress and Egress
Recorded: September 11, 2006
Instrument No.: [200609110051](#)
63. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: Orville N. Bennett and Marilyn J. Bennett, Trustees of the Bennett Family Trust Dated June 15, 1995
Recorded: September 11, 2006
Instrument No.: [200609110053](#)
64. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Neena Ciotta, a single person
Purpose: Easement for Ingress and Egress
Recorded: March 23, 2007
Instrument No.: [200703230055](#)
65. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity and natural gas
Recorded: January 27, 2010
Instrument No.: 201001270024
Affects: [201001270024](#)
66. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Gregory D. Blount and Carrie E. Greaves, husband and wife
Purpose: Access easement over Tumble Creek Drive and other land
Recorded: September 8, 2010
Instrument No.: [201009080025](#)

67. 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 non profit corporation
And: Kittitas Conservation Trust
Recorded: December 11, 2015
Instrument No.: [201512110029](#)
Affects: Said premises and other land

Said document terminates and restates document recorded October 8, 2001, under Auditor's File No. 200410080052.

68. Managed Open Space Grant of Conservation Easement Restated, including the terms and provisions thereof, recorded December 11, 2015, under Auditor's File No. [201512110030](#), between New Suncadia, LLC, a Delaware limited liability company, Tumble Creek Village Association, a Washington nonprofit corporation.
Affects: Said premises and other land

Said document terminates and restates document recorded October 8, 2004, under Auditor's File No. 200410080053 and recorded June 21, 2006, under Auditor's File No. 200606210002.

69. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more underground utility systems for purposes of transmission, distribution and sale of electricity and natural gas or operation of the electric and/or natural gas system
Recorded: April 25, 2017
Instrument No.: [201704250005](#)
Affects: Tract C

70. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: New Suncadia LLC, a Delaware limited liability company
Lessee: T-Mobile West LLC, a Delaware limited liability company
Disclosed by: Memorandum of Lease
Date: February 10, 2017
Recorded: July 21, 2017
Instrument No.: [201707210009](#)

71. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Easton Ridge Communications LLC, a Washington limited liability company
Purpose: Telecommunication utility easement
Recorded: June 21, 2018
Instrument No.: [201806210030](#)
Affects: Portion lying within Tract OS-6

END OF EXCEPTIONS

Notes:

- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tracts B and C, [Book 42 of Surveys](#), pgs 34-50, ptn Sections 14 and 15, Township 20N, Range 14E, W.M.
- b. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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

END OF GUARANTEE

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS FOR EXISTING LOTS

- PARCEL A**
TRACT C-4 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL B**
TRACT C-5 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL C**
TRACT C-6 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL D**
TRACT C-7 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL E**
TRACT C-8 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL F**
TRACT C-9 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL G**
TRACT C-10 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL H**
TRACT C-11 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL I**
TRACT C-12 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL J**
TRACT C-13 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL K**
TRACT C-14 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL L**
TRACT C-15 OF "SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

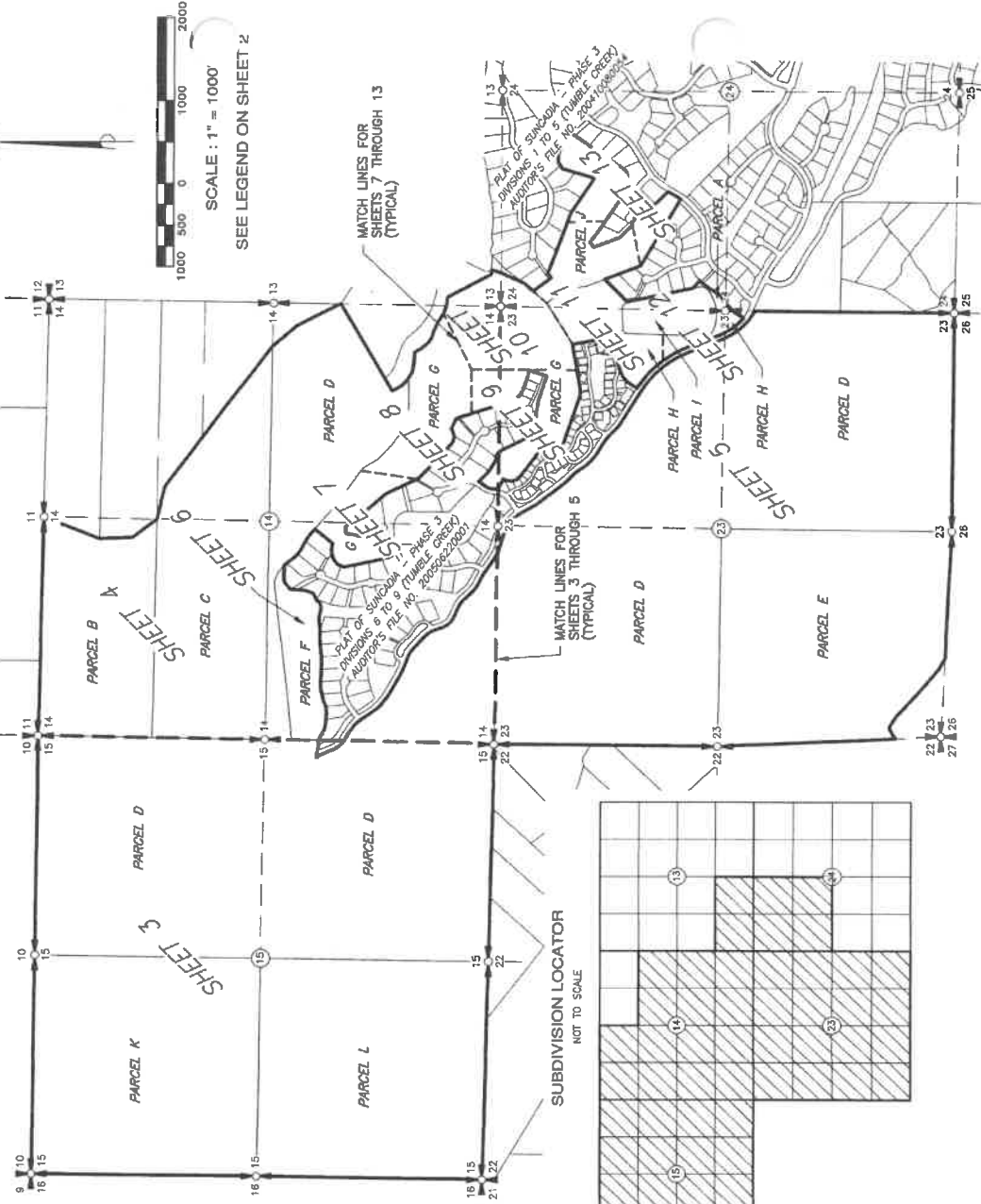
SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
 10" TOTAL STATION EQUIPPED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100
 THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST-PROCESSING TECHNIQUES
 PROCEDURE USED: FIELD TRAVERSE AND GPS WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-060

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID 500682) AND "JUGS" (PID 500459). SURVEY BEARINGS WERE COMPUTED USING THESE POINTS TO OBTAIN DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.9999870387.

KEY TO MAP SHEETS AND OLD LOTS



DRAWING NAME: \\ESMB\ENGR\ESM-4085\718\016\SURVEY PLOTS\3015-BLA-01

ESM CONSULTING ENGINEERS LLC
 33400 8th Avenue S, #205
 Federal Way, WA 98003
 (206) 838-6113
 (206) 837-4900
 www.esmcivil.com
 Chief Engineering Public Works
 Lead Surveying Project Management
 Lead Planning Landscape Architecture
 JOB NO. 988-765-017-0002 DATE: 2019-04-30
 DRAWN: C.A.F./R.F.G. SHEET 1 OF 17

RECORD OF SURVEY FOR NEW SUNCADIA, LLC

RECORDING CERTIFICATE
 FILED FOR RECORD THIS 2nd DAY OF MAY 2019 AT 3:15 PM IN BOOK 25 OF SURVEYS AT THE OFFICE OF THE COUNTY AUDITOR OF KITTITAS COUNTY, WASHINGTON, BY Jerald V. Pecht COUNTY AUDITOR
 RECEIVING NO. 2019 0502 2019

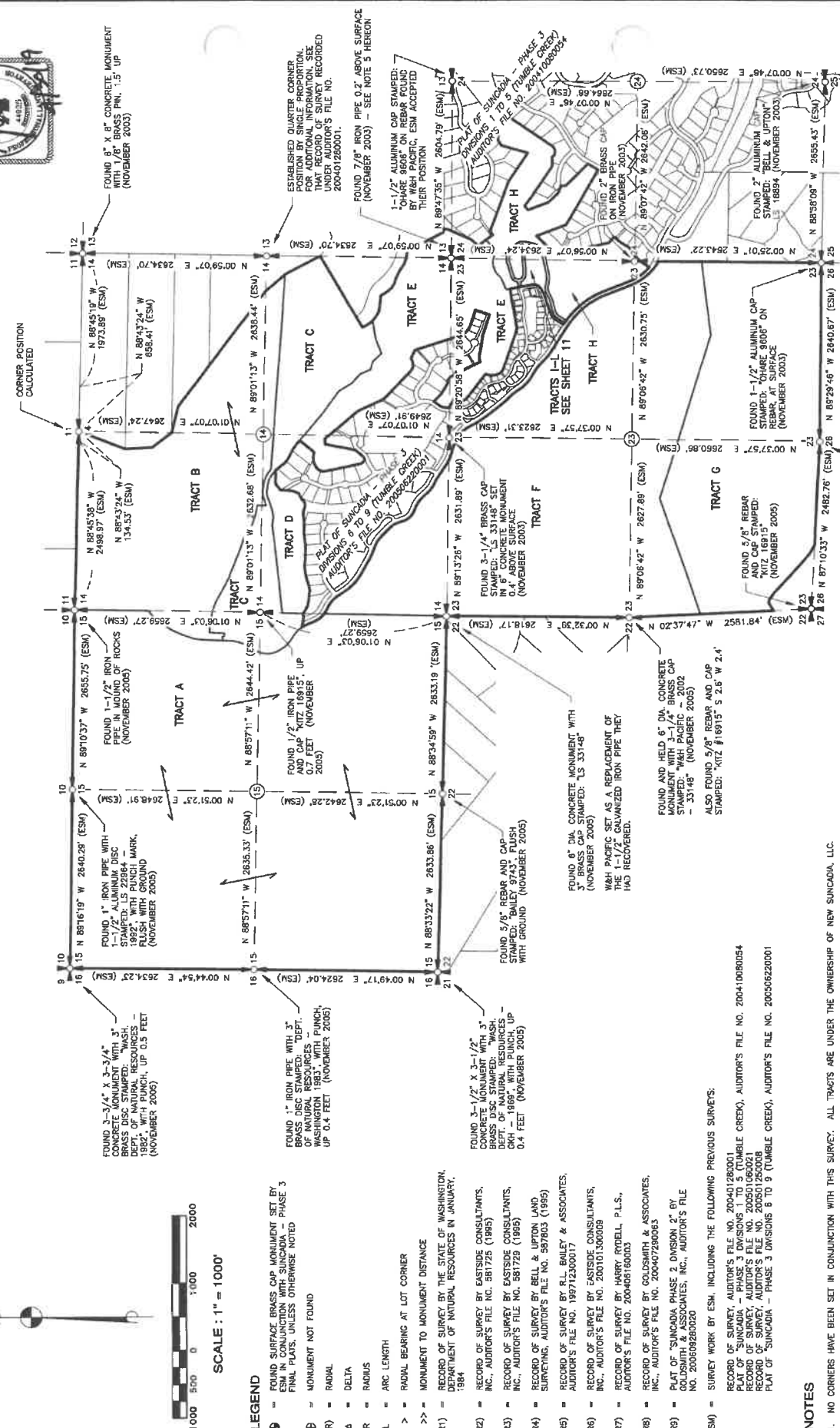
SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AS OF MARCH 01, 2019
 ZACHARY T. LENNON
 L.S. NO. 44925



A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



SUBDIVISIONAL INFORMATION AND NEW LOTS



NOTES

- NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY. ALL TRACTS ARE UNDER THE OWNERSHIP OF NEW SUNCADIA, LLC.
- IT IS NOT THE INTENT OF THIS SURVEY TO DEPICT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.
- FOR ADDITIONAL INFORMATION, SEE THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)", AUDITOR'S FILE NO. 200506220001.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON TRACTS A THROUGH F. THERE ARE EXISTING STRUCTURES ON TRACTS E, G, H, I AND J THE APPROXIMATE LOCATIONS OF THOSE STRUCTURES ARE DEPICTED HEREIN.
- THERE HAVE BEEN SEVERAL LAND SURVEYING COMPANIES INVOLVED IN THE SUBDIVISIONS AND MAPPING WITHIN THE SUNCADIA PROJECT. ESM CONSULTING ENGINEERS ACCEPTED PREVIOUS LINENWORK FOR THE SECTIONS BY ANOTHER COMPANY AND HAS BEEN VERIFYING THOSE LOCATIONS AS BEING ACCURATE. ADDITIONAL LINENWORK FOR THE SECTIONS WAS RECORDED IN THE PUBLIC RECORDS IN THE COUNTY OF WASHINGTON. THE RECORDS SHOW THAT THE SECTION CORNER THAT WAS SET IN CONJUNCTION WITH THIS RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 561725. THIS INCORRECT SECTION CORNER HAS BEEN SHOWN ON SEVERAL SURVEYS AND PLATS FOR THE SUNCADIA PROJECT. ALL OF THE LAND IN SECTIONS 13, 14, 23 AND 24 THAT WOULD BE AFFECTED BY AN ALTERNATE LOCATION OF THIS SECTION CORNER BELONGS TO THE SUNCADIA PROJECT. THE LOCATION OF THIS SECTION CORNER IS SHOWN ON THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)", AUDITOR'S FILE NO. 200506220001. A DESCRIPTION DEPENDENT UPON A BREAKDOWN OF THE SECTION. IT HAS BEEN DETERMINED THAT THE CORNER AS SHOWN ON PREVIOUS PLATS WILL BE THE CORNER THAT IS SHOWN IN THE BREAKDOWN. DOING OTHERWISE WOULD CREATE DISHARMONY IN THE PLAT BOUNDARIES. THIS SURVEY SERVES AS AN ACKNOWLEDGMENT OF THE ERROR AND NOTIFICATION OF THE REASON IT WAS DETERMINED TO NOT REVISE THE LOCATION FOR FUTURE PLATS.
- THE PURPOSE OF THIS SURVEY IS TO DEPICT THE NEW BOUNDARIES RESULTING FROM KITTITAS COUNTY PLA APPLICATION BL-19-00004.

RECORDING CERTIFICATE

FILED FOR RECORD THIS 2ND DAY OF MAY 2019 AT THE OFFICE OF THE COUNTY CLERK OF KITTITAS COUNTY, WASHINGTON. AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

David V. Peff
COUNTY AUDITOR

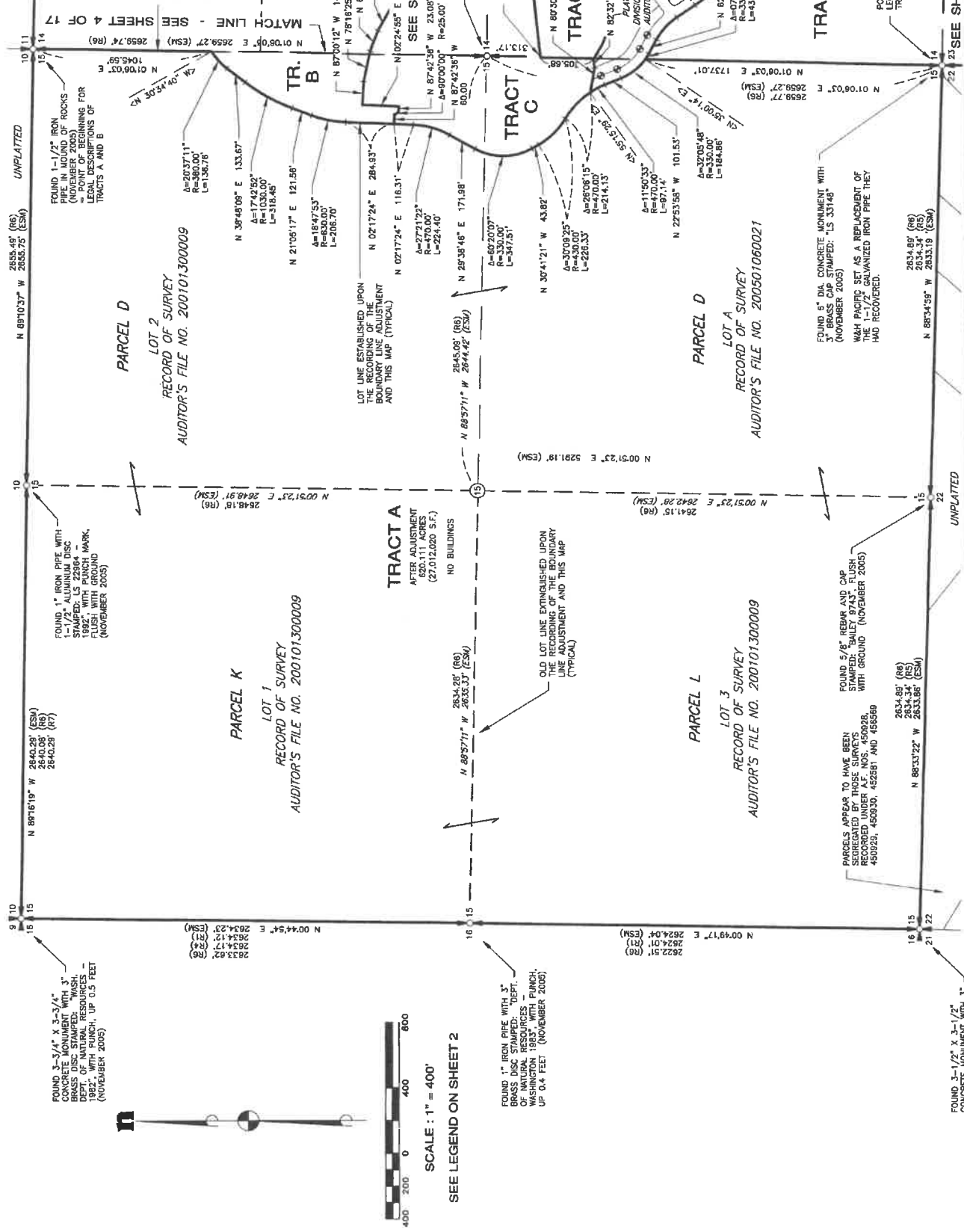
RECEIVING NO. 2019 502 0010

ESM CONSULTING ENGINEERS LLC
39400 8th Avenue S. #2005
Federal Way, WA 98003
TEL: (206) 888-4113
FAX: (206) 888-4100
www.esmci.com

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

JOB NO. 998-765-017-0002 DATE: 2019-04-30
DRAWING: C.A./R.F.C. SHEET 2 OF 17

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



FOUND 3-3/4" X 3-3/4" CONCRETE MONUMENT WITH 3" BRASS DISC STAMPED "WASH. COUNTY 1882" WITH PUNCH, UP 0.5 FEET (NOVEMBER 2005)

FOUND 1" IRON PIPE WITH 1-1/2" ALUMINUM DISC STAMPED: LS 22864 - 10951 WITH PUNCH MARK, UP 1.0 FEET (NOVEMBER 2005)

MATCH LINE EQUALS OLD RECORDING OF SURVEY AND IS BEING CANCELLED UPON THE RECORDING OF THIS BOUNDARY LINE ADJUSTMENT AND THIS MAP (TYPICAL)



SCALE: 1" = 400'

SEE LEGEND ON SHEET 2

FOUND 1" IRON PIPE WITH 3" BRASS DISC STAMPED "WASH. COUNTY 1882" WITH PUNCH, UP 0.4 FEET (NOVEMBER 2005)

FOUND 5/8" REBAR AND CAP STAMPED: "BAILEY 9743" FLUSH WITH GROUND (NOVEMBER 2005)

PARCELS APPEAR TO HAVE BEEN SEGREGATED BY THOSE SURVEYS RECORDED UNDER A.F. NOS. 450628, 450929, 450930, 452581 AND 453389

FOUND 5" DIA. CONCRETE MONUMENT WITH 3" BRASS CAP STAMPED: "LS 33148" (NOVEMBER 2005)

WAS PACIFIED SET AS A REPLACEMENT OF THE 1-1/2" GALVANIZED IRON PIPE THEY HAD RECOVERED.

POINT OF BEGINNING FOR TRACT F

FOUND 1-1/2" IRON PIPE IN MOUND OF ROCKS (NOVEMBER 2005) BEING CANCELLED UPON THE RECORDING OF THIS BOUNDARY LINE ADJUSTMENT AND THIS MAP (TYPICAL)

FOUND 1-1/2" IRON PIPE WITH 3" BRASS DISC STAMPED "WASH. COUNTY 1882" WITH PUNCH, UP 0.7 FEET (NOVEMBER 2005)

TRUE POINT OF BEGINNING FOR LEGAL DESCRIPTIONS OF TRACTS C AND D

FOUND 1-1/2" IRON PIPE WITH 3" BRASS DISC STAMPED "WASH. COUNTY 1882" WITH PUNCH, UP 0.4 FEET (NOVEMBER 2005)

FOUND 1-1/2" IRON PIPE WITH 3" BRASS DISC STAMPED "WASH. COUNTY 1882" WITH PUNCH, UP 0.4 FEET (NOVEMBER 2005)

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FOUND 1-1/2" IRON PIPE WITH 3" BRASS DISC STAMPED "WASH. COUNTY 1882" WITH PUNCH, UP 0.4 FEET (NOVEMBER 2005)

RECORDING CERTIFICATE
FILED FOR RECORD THIS 2nd DAY OF MAY 2010 AT THE OFFICE OF THE COUNTY CLERK OF KITTITAS COUNTY, WASHINGTON.
BY: [Signature] COUNTY AUDITOR



RECORDING CERTIFICATE
FILED FOR RECORD THIS 2nd DAY OF MAY 2010 AT THE OFFICE OF THE COUNTY CLERK OF KITTITAS COUNTY, WASHINGTON.
BY: [Signature] COUNTY AUDITOR

RECORDING CERTIFICATE
FILED FOR RECORD THIS 2nd DAY OF MAY 2010 AT THE OFFICE OF THE COUNTY CLERK OF KITTITAS COUNTY, WASHINGTON.
BY: [Signature] COUNTY AUDITOR

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BY: [Signature] COUNTY AUDITOR

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FILED FOR RECORD THIS 2nd DAY OF MAY 2010 AT THE OFFICE OF THE COUNTY CLERK OF KITTITAS COUNTY, WASHINGTON.
BY: [Signature] COUNTY AUDITOR

RECORDING CERTIFICATE
FILED FOR RECORD THIS 2nd DAY OF MAY 2010 AT THE OFFICE OF THE COUNTY CLERK OF KITTITAS COUNTY, WASHINGTON.
BY: [Signature] COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC
39400 8th Avenue S. #205
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Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture
PHONE: (206) 836-6113
FAX: (206) 271-9900

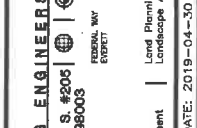
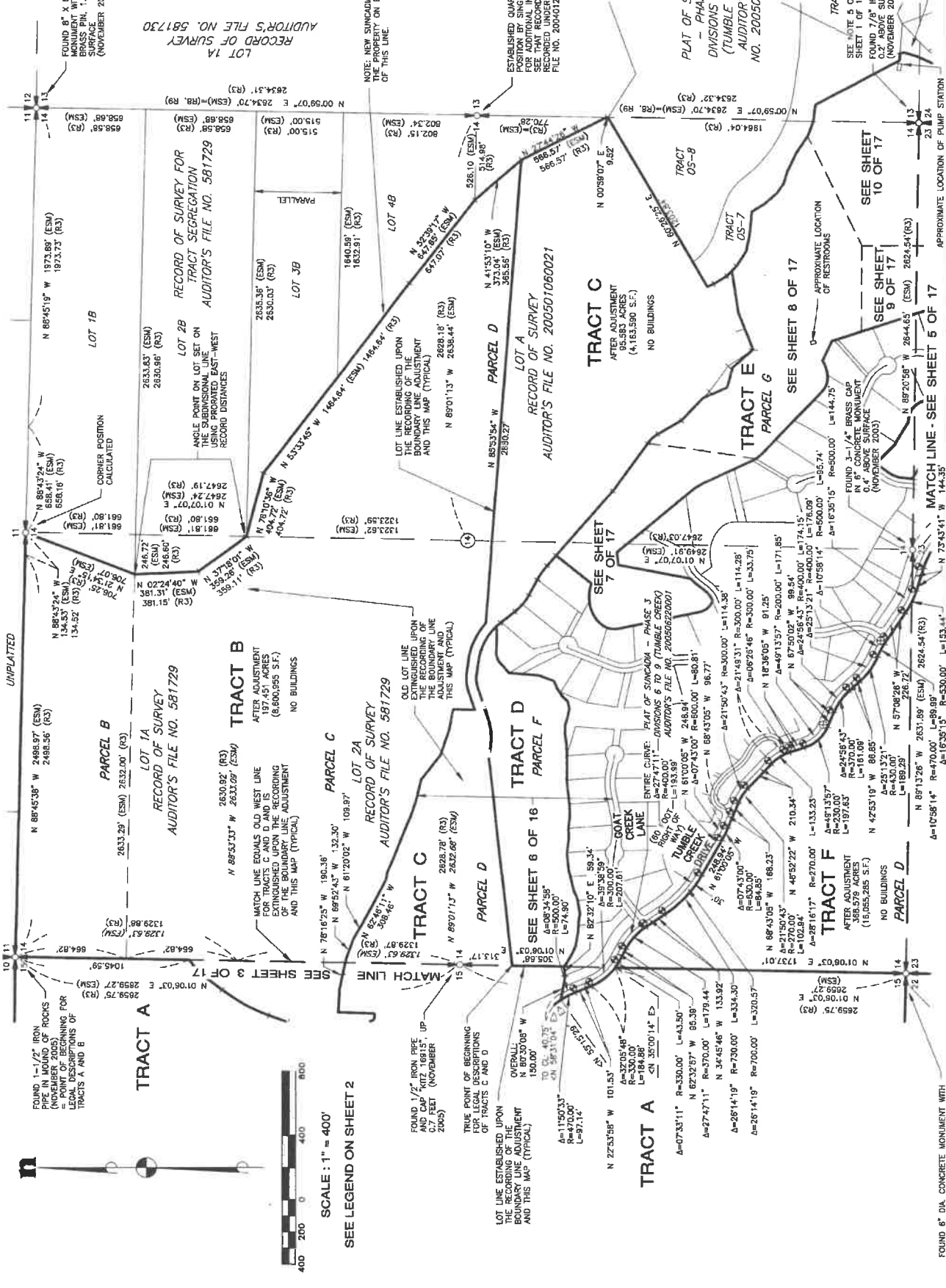
JOB NO. 998-765-017-0002 DATE: 2019-03-26
DRAWN: C.A.F./R.F.G. SHEET 3 OF 17

AUDITOR'S FILE NO. 201005020010

DRAWING NAME: \\ESM\ENGR\ESM-JOB98\988\718\016\SURVEY PLOTS\3015-BLA-03

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

05/02/2019 01:58:05 PM V: 42 P: 37 20190820010
Kittitas County Auditor
Page 4 of 17



RECORDING CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF MAY 2019 AT THE OFFICE OF THE COUNTY AUDITOR IN KITTITAS COUNTY, WASHINGTON, AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

Krady V. Bath
COUNTY AUDITOR

AUDITOR'S FILE NO. 201905020010



ESM CONSULTING ENGINEERS LLC
35400 8th Avenue S. #205
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(206) 971-9886
www.esmcmvll.com

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

JOB NO. 998-765-017-0002 DATE: 2019-04-30
DRAWN: C.A.F./B.F.G.

FOUND 8" DIA CONCRETE MONUMENT WITH 1/2" BRASS PIN 1.5" ABOVE GROUND (NOVEMBER 2003)
WAS PACIFIC SET AS A REPLACEMENT OF THE 1/2" GALVANIZED IRON PIPE THEY HAD RECOVERED.
= POINT OF BEGINNING FOR LEGAL DESCRIPTION OF TRACT F

NOTE: NEW SUNCADIA, LLC OWNS THE PROPERTY ON BOTH SIDES OF THIS LINE.
ESTABLISHED QUARTER CORNER POSITION BY SINGLE PROPORTION. SEE ADDITIONAL INFORMATION RECORDED UNDER AUDITOR'S FILE NO. 200401280001

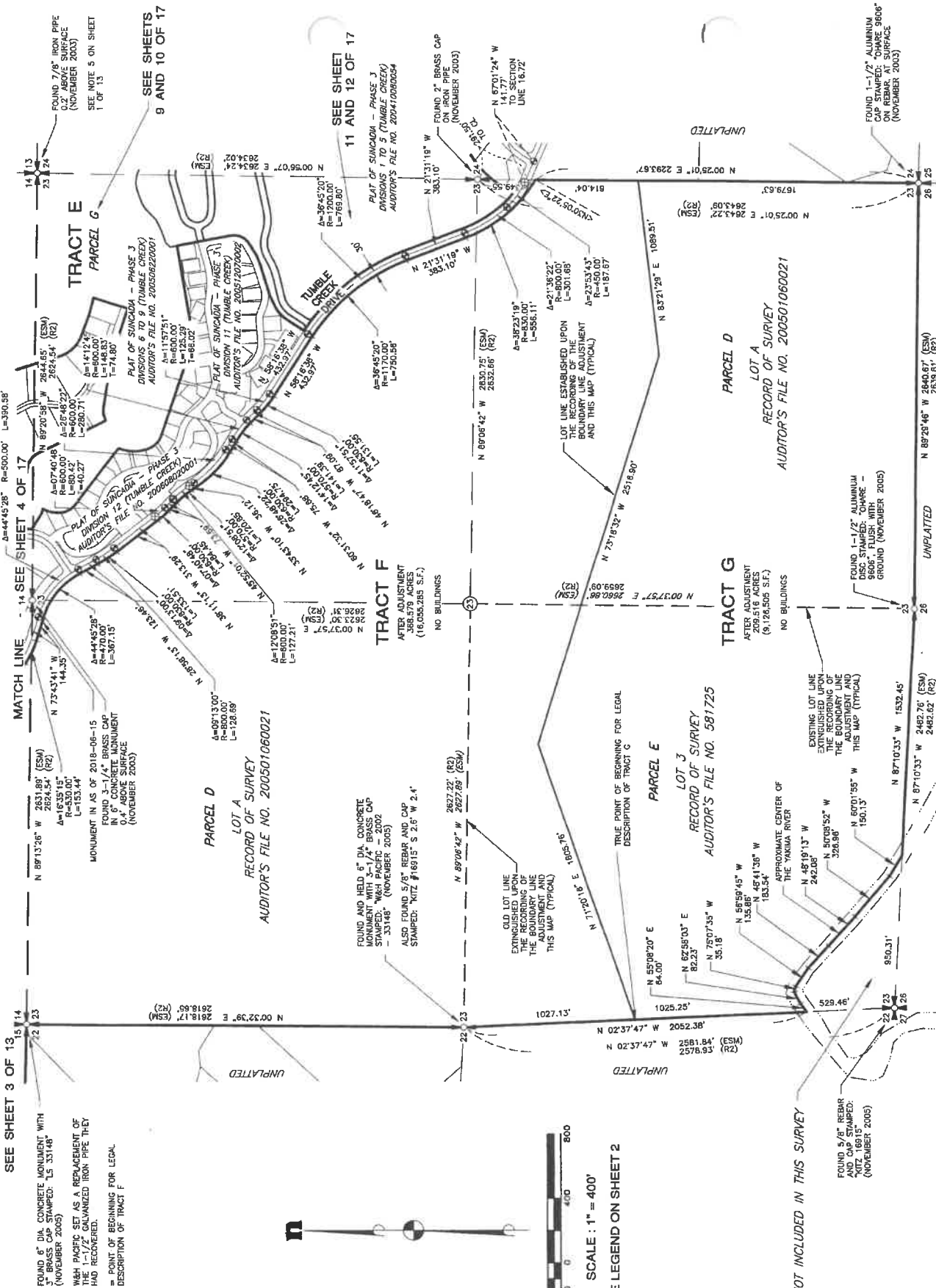
PLAT OF SUNCADIA - PHASE 1 DIVISIONS E (TUMBLE C, TUMBLE C, TUMBLE C, TUMBLE C) AUDITOR'S FILE NO. 200506220001

SEE NOTE 5 ON SHEET 1 OF 16
FOUND 7/8" IRON PIPE C. ABOVE SURFACE (NOVEMBER 2003)

APPROXIMATE LOCATION OF PUMP STATION

APPROXIMATE LOCATION OF RESTROOMS

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



ESM CONSULTING ENGINEERS, LLC
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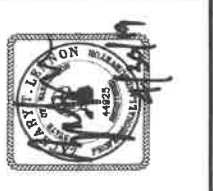
JOB NO. 998-765-017-0002 DATE: 2019-02-06
 DRAWN: C.A.F./R.F.G. SHEET 5 OF 17

RECORDING CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF MAY 2019 AT THE COUNTY CLERK'S OFFICE OF KITTITAS COUNTY, WASHINGTON. PAGE 1 OF 5. AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

Jerald V. Reiff
 COUNTY AUDITOR

AUDITOR'S FILE NO. 201905120010



A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

05/02/2019 01:58:05 PM V: 42 P: 39 201905020010
 Surveyed by: Gerald V. Pelt
 ESM Consulting Engineers, LLC

SEE SHEET 4 OF 17

LOT LINE ESTABLISHED UPON THE RECORDING OF THE BOUNDARY LINE ADJUSTMENT AND THIS MAP (TYPICAL)

TRACT B
 AFTER ADJUSTMENT
 197.451 ACRES
 (8,600,985 S.F.)
 NO BUILDINGS

TRACT C
 AFTER ADJUSTMENT
 418.508 ACRES
 (14,633,880 S.F.)
 NO BUILDINGS

OLD LOT LINE EXTINGUISHED UPON THE RECORDING OF THE BOUNDARY LINE ADJUSTMENT AND THIS MAP (TYPICAL)

FOUND 1/2" IRON PIPE AT THE POINT OF BEGINNING 0.7 FEET (NOVEMBER 2005)

TRUE POINT OF BEGINNING FOR TRACTS C AND D

TRACT A
 AFTER ADJUSTMENT
 197.451 ACRES
 (8,600,985 S.F.)
 NO BUILDINGS

TRACT D
 AFTER ADJUSTMENT
 15,628 ACRES
 (611,360 S.F.)
 NO BUILDINGS

TRACT OS-6
 AFTER ADJUSTMENT
 15,628 ACRES
 (611,360 S.F.)
 NO BUILDINGS



RECORDING CERTIFICATE

FILED FOR RECORD THIS 2ND DAY OF MAY 2019 AT THE COUNTY CLERK'S OFFICE OF KITTITAS COUNTY, WASHINGTON AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

Gerald V. Pelt
 COUNTY AUDITOR

RECEIVING NO. 2119 0502 0010

ESM CONSULTING ENGINEERS, LLC
 83400 6th Avenue S. #206
 Federal Way, WA 98003
 PHONE: (206) 888-1113
 FAX: (206) 297-8000
 WWW.ESMCONSULTING.COM

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

DATE: 2019-02-06
 SHEET: 6 OF 17



SCALE: 1" = 100'

SEE LEGEND ON SHEET 2

SEE SHEET 3 OF 17

DRAWING NAME: \ESM\ENR\ESM-JOBS\7181016 SURVEY PLOTS\3015-BLA-08

17

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITKITAS COUNTY, WASHINGTON

SEE SHEET 4 OF 17

TRACT B
AFTER ADJUSTMENT
197.451 ACRES
(8,600,955 S.F.)
NO BUILDINGS

PARCEL D

LOT A
RECORD OF SURVEY
AUDITOR'S FILE NO. 200501060021

TRACT C
AFTER ADJUSTMENT
93.582 ACRES
(4,163,990 S.F.)
NO BUILDINGS

TRACT E
AFTER ADJUSTMENT
97.832 ACRES
(3,925,985 S.F.)

TRACT G
RECORD OF SURVEY
AUDITOR'S FILE NO. 201808300046

TRACT E

SEE SHEET 4 OF 17

SCALE : 1" = 100'

SEE LEGEND ON SHEET 2

LOT LINE ESTABLISHED UPON
THE RECORDING OF THE
BOUNDARY LINE ADJUSTMENT
AND THIS MAP (TYPICAL)

LOT LINE ESTABLISHED UPON
THE RECORDING OF THE
BOUNDARY LINE ADJUSTMENT
AND THIS MAP (TYPICAL)

TRUE POINT OF BEGINNING
FOR LEGAL DESCRIPTION OF
TRACT E



RECORDING CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF MAY
2019 AT 1:58 PM IN BOOK
PAGE 487 AT THE REQUEST OF ESM CONSULTING
ENGINEERS, LLC.

Sherald V. Pettit
COUNTY AUDITOR

RECEIVING NO. 201905020010

ESM CONSULTING ENGINEERS, LLC
39400 8th Avenue S. #205
Federal Way, WA 98003
PHONE: 206-833-9000
FAX: 206-833-9000
www.esmcivil.com

Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture
JOB NO. 995-017-0002 DATE: 2019-02-06
DRAWN: G.A.F./R.F.G.

05/02/2019 01:59:05 PM V. 42 P. 48 201905020010
Kitkitas County Auditor
ESM
Page 7 of 17

PLAT OF SUNCADIA - PHASE 3
DIVISIONS 6 TO 9 (TUMBLE CREEK)
AUDITOR'S FILE NO. 200506220001

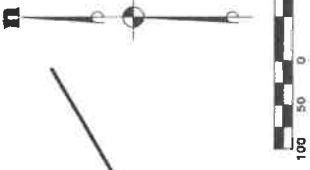
LOT 9-42
LOT 9-43
LOT 9-44
LOT 9-45
LOT 9-46
LOT 9-47

TRACT AC-5
TRACT AC-6
TRACT AC-7
TRACT AC-8

FORTUNE CREEK LANE
BELL CREEK LANE

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

SEE SHEET 4 OF 17



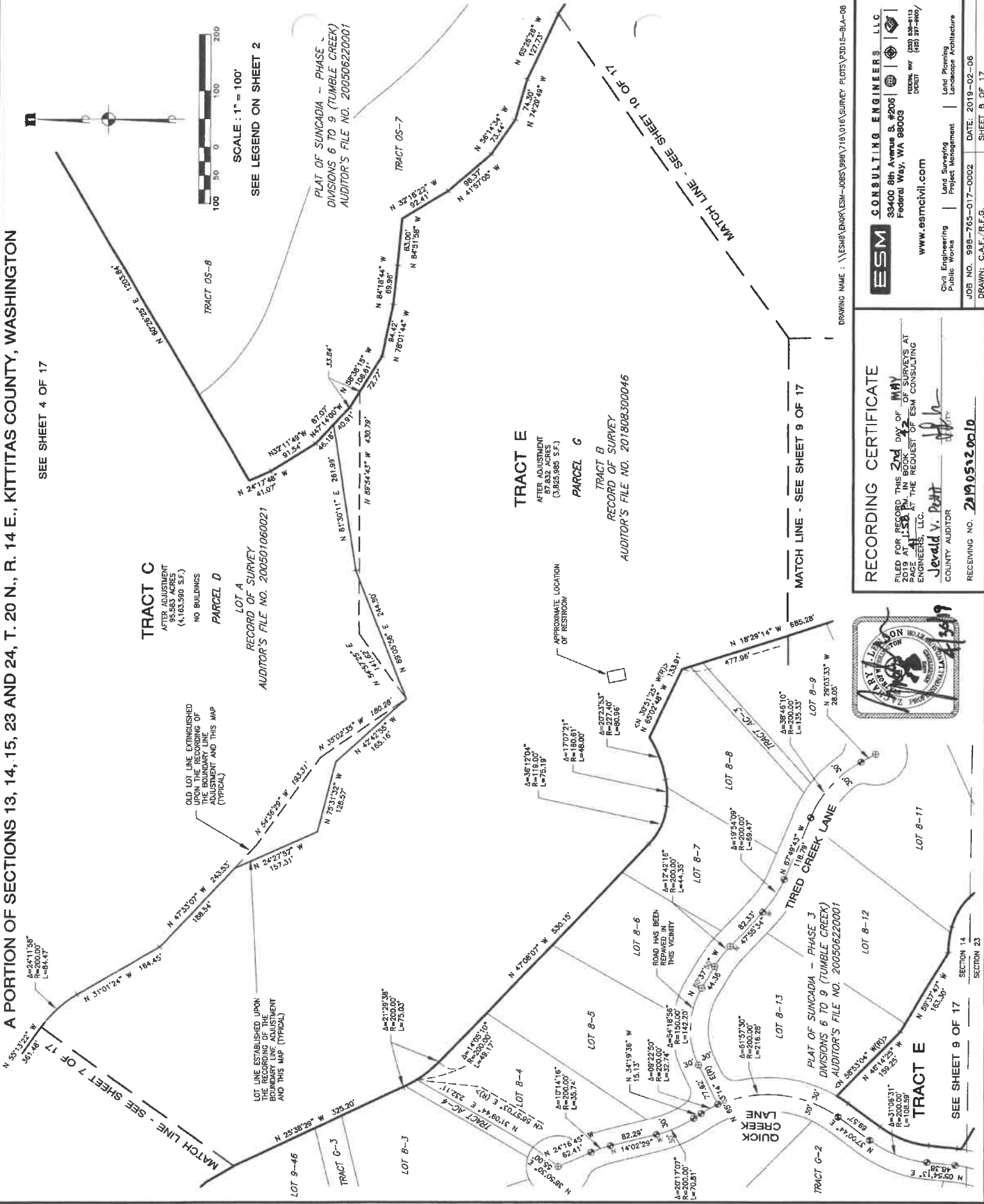
TRACT C
AFTER ADJUSTMENT
95,583 ACRES
(4,163,590 S.F.)
NO BUILDINGS

PARCEL D
LOT A
RECORD OF SURVEY
AUDITOR'S FILE NO. 200501060021

TRACT E
AFTER ADJUSTMENT
87,832 ACRES
(3,825,985 S.F.)

TRACT B
RECORD OF SURVEY
AUDITOR'S FILE NO. 201808300046

TRACT G
RECORD OF SURVEY
AUDITOR'S FILE NO. 200306220001



RECORDING CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF MAY 2019 AT 11:58 AM IN BOOK 42 OF SURVEYS AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

Jerald V. Platt
COUNTY AUDITOR

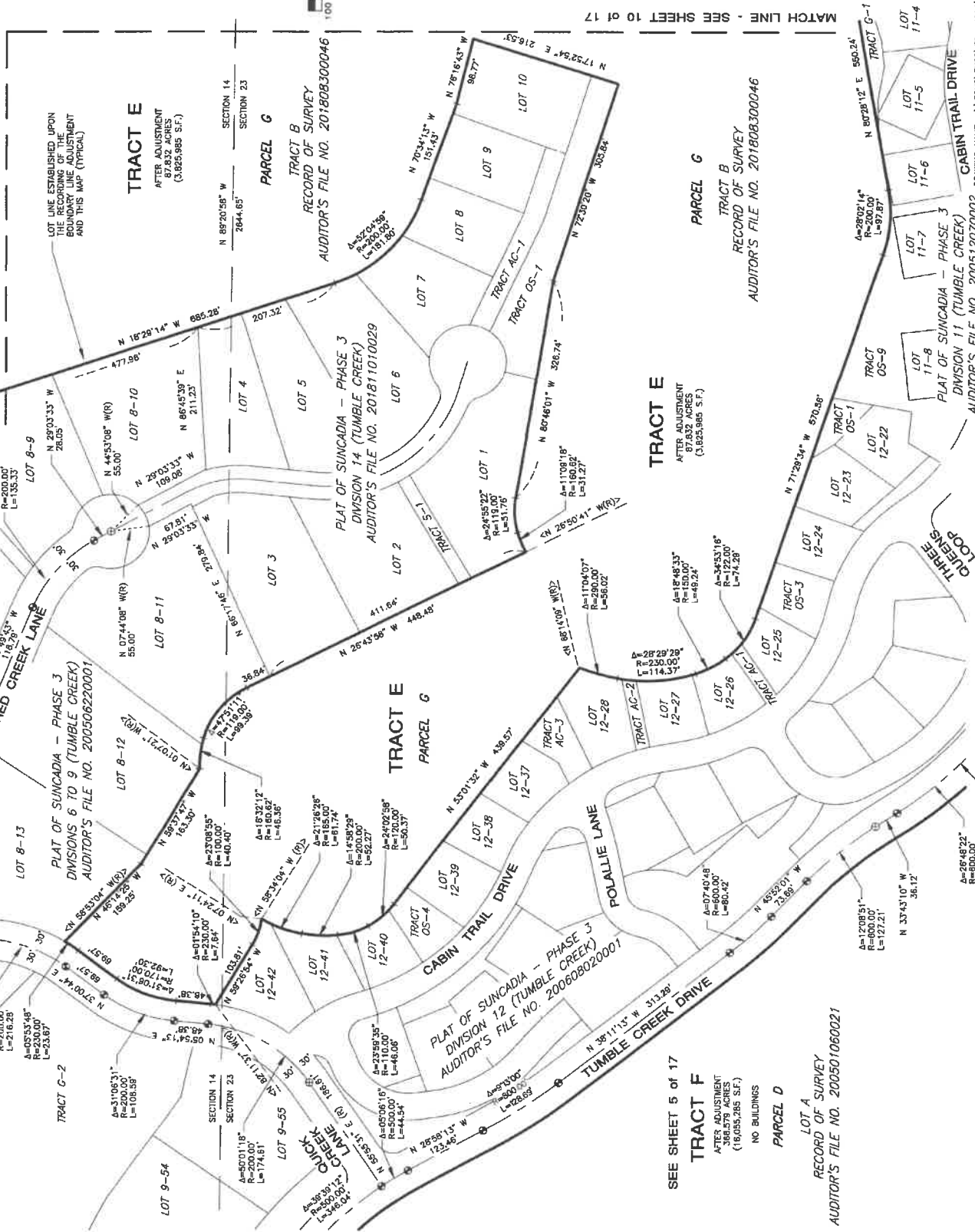
RECEIVING NO. 201905220010

ESM CONSULTING ENGINEERS, LLC
39400 8th Avenue S. #2005
Federal Way, WA 98003
PHONE: (206) 838-1113
FAX: (206) 837-9667
www.esmce.com

Civil Engineering Public Works | Land Surveying Project Management | Lot/Landscaping Architecture

JOB NO. 989-765-017-0002 DATE: 2019-02-16
DRAWN: C.A.F./R.F.G. SHEET 8 OF 17

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON
 MATCH LINE - SEE SHEET 8 of 17



MATCH LINE - SEE SHEET 10 of 17

RECORDING CERTIFICATE
 FILED FOR RECORD THIS 2nd DAY OF MAY
 2015 AT THE COUNTY CLERK'S OFFICE AT
 FEDERAL WAY, WA
 ENGINEERS, LLC.
 David V. Peffly
 COUNTY AUDITOR



SEE SHEET 5 of 16

SEE SHEET 17 of 17

RECEIVING NO. 201505020010

DATE: 2015-05-02

SHEET 9 OF 17

ESM CONSULTING ENGINEERS LLC
 35400 8th Avenue S, #205
 Federal Way, WA 98003
 (206) 833-8113
 (206) 397-9900
 www.esmcivil.com

Civil Engineering
 Public Works
 Land Surveying
 Project Management
 Landscape Architecture

JOB NO. 998-765-017-0002
 DRAWN: C.A.F./R.F.G.

DRAWING NAME: \\ESM\ENR\ESM-JOB8\718\016\SURVEY PLOTS\VP015-BA-09

AUDITOR'S FILE NO. 201808300046

AUDITOR'S FILE NO. 201811010029

AUDITOR'S FILE NO. 200512070002

AUDITOR'S FILE NO. 200608020001

AUDITOR'S FILE NO. 200501060021

TRACT E
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

TRACT F
 AFTER ADJUSTMENT
 (18,985,285 S.F.)
 NO BUILDINGS

TRACT G
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

TRACT D
 AFTER ADJUSTMENT
 (18,985,285 S.F.)
 NO BUILDINGS

TRACT G
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

TRACT E
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

TRACT G
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

TRACT G
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

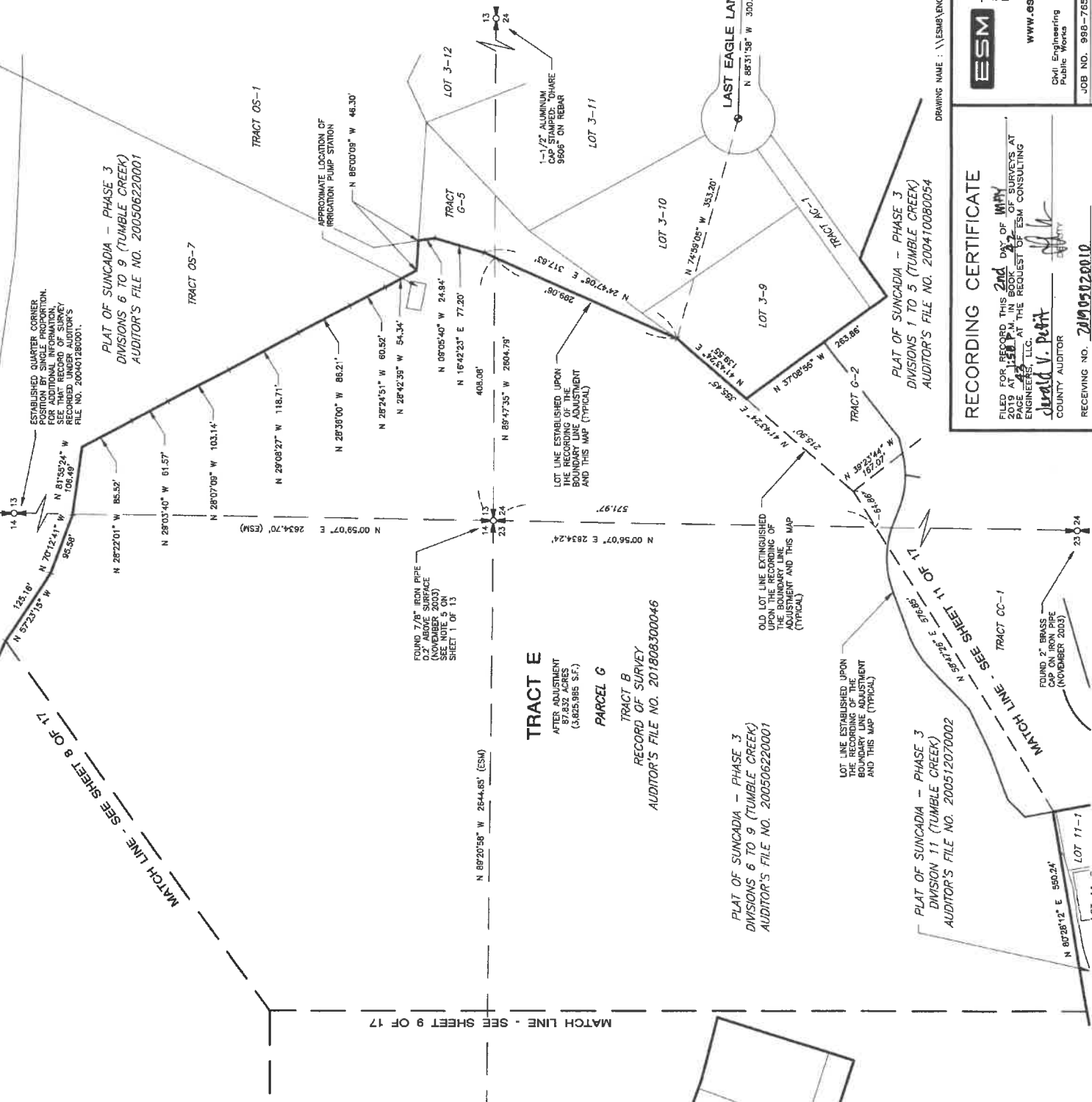
TRACT G
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

TRACT G
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

TRACT G
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

05/02/2019 01:58:09 PM V: 42 P: 43 201808300046
 Platteau County Auditor
 8/16/2018



DRAWING NAME: \\ESM\ENGR\ESM-JOB8\988\718\016\SURVEY PLOTS\PSD15-BU-10

ESM CONSULTING ENGINEERS LLC
 35400 8th Avenue S, #205
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Civil Engineering
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 Landscape Architecture

JOB NO. 988-765-017-0002 DATE: 2019-04-30
 DRAWN: C.A.F./R.E.G. SHEET 10 OF 17

RECORDING CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF MAY
 AT 10:15 AM AT THE REQUEST OF ESM CONSULTING
 ENGINEERS, LLC.
 Gerald V. Pett
 COUNTY AUDITOR

RECEIVING NO. 201905020010

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

CURVE	DELTA	RADIUS	LENGTH
C1	0°26'51"	1230.00	8.61
C2	4°06'35"	1230.00	88.23
C3	89°53'32"	25.00	39.22
C4	15°49'25"	130.00	35.90
C5	15°37'51"	370.44	101.08
C6	54°13'16"	100.00	94.83
C7	74°11'23"	25.00	32.37
C8	7°09'00"	280.00	34.94
C9	8°25'28"	320.00	47.05
C10	66°39'24"	25.00	28.08
C11	31°28'43"	185.00	101.53
C12	28°18'34"	185.00	91.41
C13	58°45'17"	185.00	192.94
C14	57°39'45"	155.00	155.98
C15	104°47'59"	25.00	45.73
C16	15°48'25"	170.00	46.85
C17	15°37'51"	300.44	90.15
C18	76°00'09"	80.00	78.59
C19	76°39'56"	72.00	96.34
C20	27°50'34"	180.00	66.58
C21	38°55'53"	180.00	108.72
C22	32°02'51"	150.00	85.90
C23	11°56'26"	150.00	31.35
C24	20°42'25"	150.00	52.55

TRACT E
 AFTER ADJUSTMENT
 87.832 ACRES
 (3,825,985 S.F.)

PARCEL G

TRACT B
 RECORD OF SURVEY
 AUDITOR'S FILE NO. 201808300046

LOT LINE ESTABLISHED UPON THE RECORDING OF THE SURVEY AND THIS MAP (TYPICAL)

TRACT L
 AFTER ADJUSTMENT
 2.205 ACRES
 (96,050 S.F.)

TRACT I
 AFTER ADJUSTMENT
 1.230 ACRES
 (75,455 S.F.)

TRACT K
 AFTER ADJUSTMENT
 1.230 ACRES
 (75,455 S.F.)

TRACT J
 AFTER ADJUSTMENT
 182.220 S.F.

TRACT H
 AFTER ADJUSTMENT
 53.885 ACRES
 (2,346,385 S.F.)

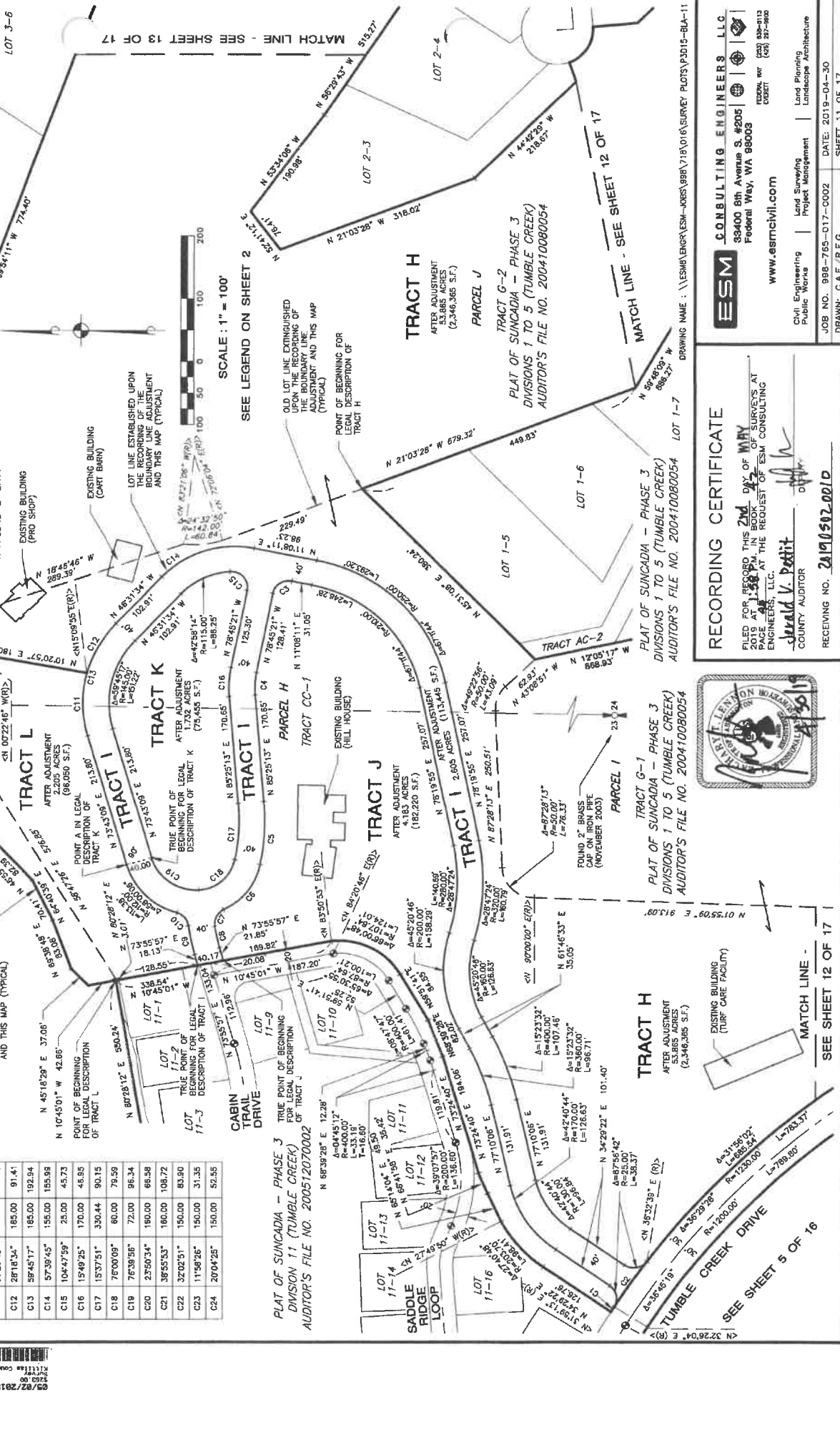
TRACT G-2
 AFTER ADJUSTMENT
 53.885 ACRES
 (2,346,385 S.F.)

TRACT G-1
 AFTER ADJUSTMENT
 53.885 ACRES
 (2,346,385 S.F.)

TRACT AC-1
 AFTER ADJUSTMENT
 115.446 S.F.

TRACT AC-2
 AFTER ADJUSTMENT
 115.446 S.F.

TRACT AC-3
 AFTER ADJUSTMENT
 115.446 S.F.



FOUND 7/8" IRON PIPE 0.2' ABOVE SURFACE (NOVEMBER 2003) SEE NOTE 5 ON SHEET 2

14 1/2" 23 1/4"

SEE LEGEND ON SHEET 2

SCALE: 1" = 100'

OLD LOT LINE EXTINGUISHED UPON THE RECORDING OF THIS ADJUSTMENT AND THIS MAP (TYPICAL)

POINT OF BEGINNING FOR LEGAL DESCRIPTION OF TRACT H

EXISTING BUILDING (PRO SHOP)

EXISTING BUILDING (CART BARN)

EXISTING BUILDING (HILL HOUSE)

EXISTING BUILDING (TURF CARE FACILITY)

PLAT OF SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK) AUDITOR'S FILE NO. 200410080054

PLAT OF SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK) AUDITOR'S FILE NO. 200410080054

PLAT OF SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK) AUDITOR'S FILE NO. 200410080054

PLAT OF SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK) AUDITOR'S FILE NO. 200410080054

ESM CONSULTING ENGINEERS LLC
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 CUBERT (425) 317-8600
 www.esmcivil.com

Civil Engineering | Land Surveying | Land Planning Architecture
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JOB NO. 988-765-017-0002 DATE: 2019-04-30
 DRAWN: C.A.F./R.F.G. SHEET 11 OF 17

RECORDING CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF MAY 2019 AT 1:58 P.M. IN BOOK 23 OF SURVEYS AT THE OFFICE OF THE COUNTY CLERK AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC

Shirald V. Patis COUNTY AUDITOR

RECEIVING NO. 201905020010



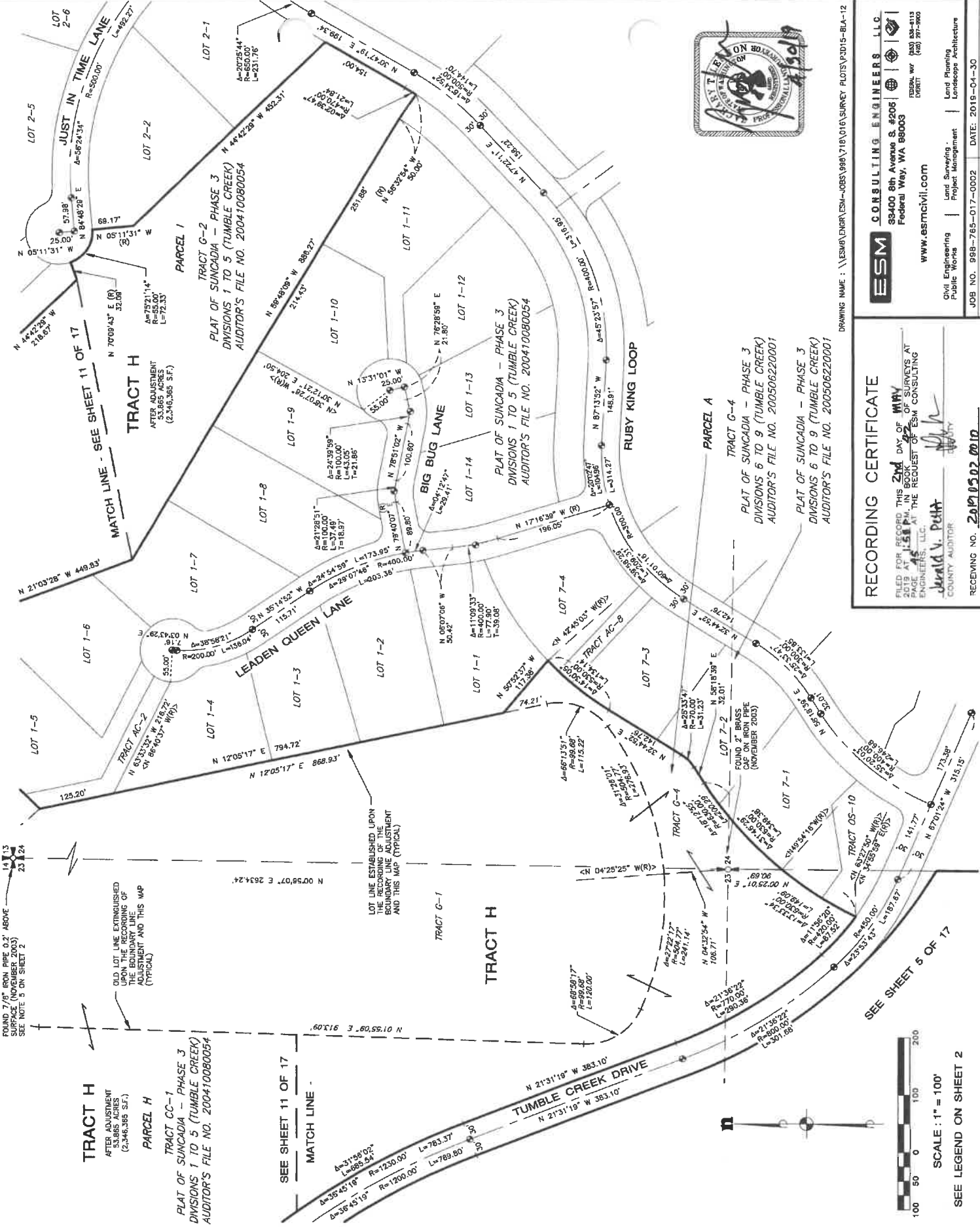
RECORDING CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF MAY 2019 AT 1:58 P.M. IN BOOK 23 OF SURVEYS AT THE OFFICE OF THE COUNTY CLERK AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC

Shirald V. Patis COUNTY AUDITOR

RECEIVING NO. 201905020010

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



DRAWING NAME : \\ESM\ENR\ESM--085\986\716\016\ SURVEY PLOTS\PD15-BLA-12

RECORDING CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF MAY 2010 AT THE OFFICE OF SURVEYS AT PAGE 45 OF PLAT NO. 200410080054 AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

Jerald V. Potts COUNTY AUDITOR



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99400 8th Avenue S, #205
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(206) 271-9600
www.esmctvllc.com

Civil Engineering
Public Works
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RECEIVING NO. 201005020010
DATE: 2010-05-04-30
DRAWN: C.A.F., R.E.G.
SHEET 12 OF 17

FOUND 7/8" IRON PIPE 0.2' ABOVE SURFACE (NOVEMBER 2003) SEE NOTE 5 ON SHEET 2

OLD LOT LINE ESTABLISHED UPON THE RECORDING OF TRACT H (NOVEMBER 2003) AND THIS MAP (TYPICAL)

LOT LINE ESTABLISHED UPON THE RECORDING OF THE BOUNDARY LINE ADJUSTMENT AND THIS MAP (TYPICAL)

FOUND 2" BRASS CAP ON IRON PIPE (NOVEMBER 2003)

SEE SHEET 5 OF 17



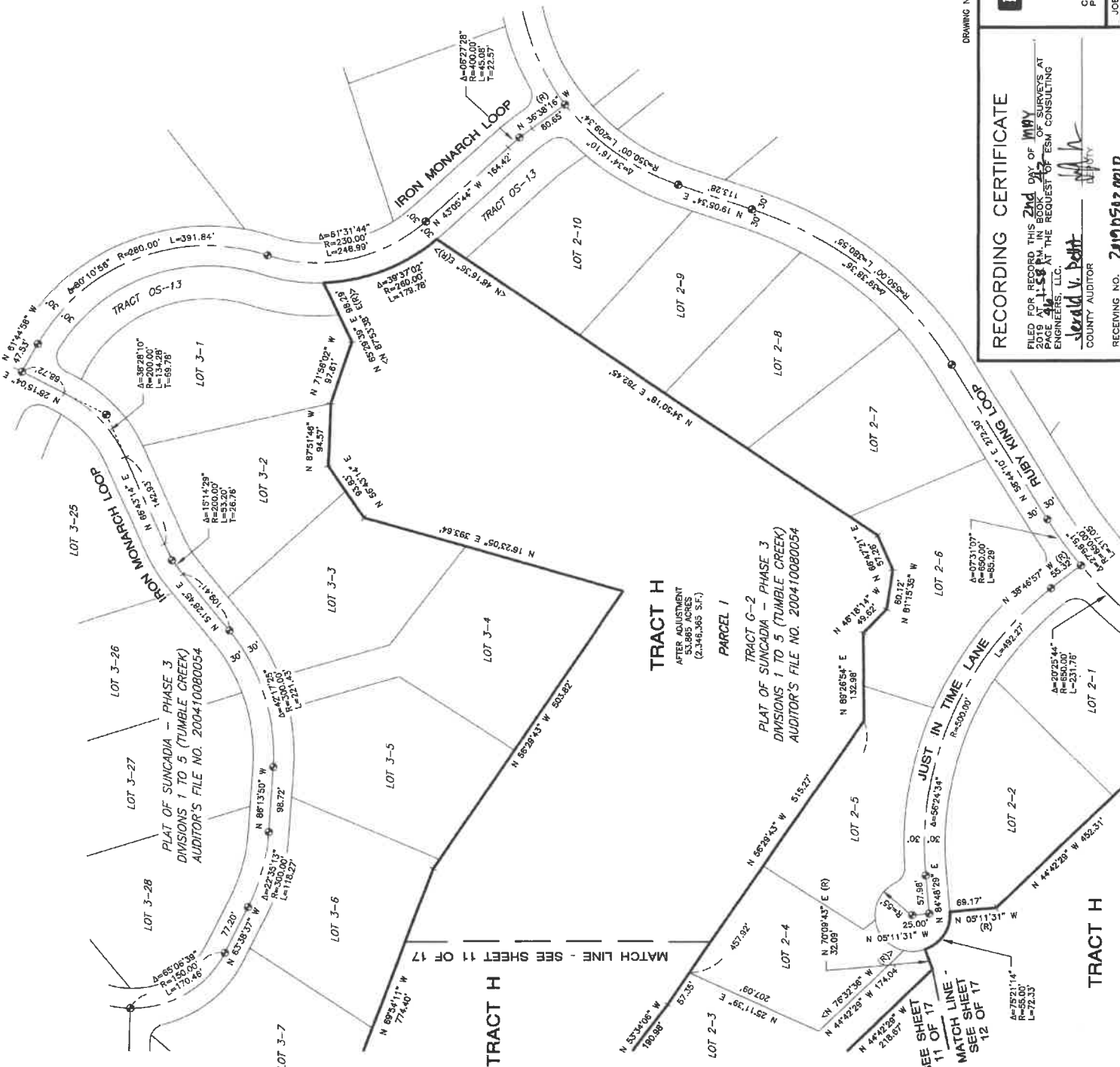
SCALE : 1" = 100'

SEE LEGEND ON SHEET 2

05/02/2010 01:58:05 PM V: 42 P: 49 201905020010
ESM CONSULTING ENGINEERS LLC
99400 8th Avenue S, #205
Federal Way, WA 98003
(206) 838-8113
(206) 271-9600

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

95/02/2019 01:58:05 PM V: 42 P: 46 201905020010
 Kittitas County Auditor
 3/15/2019 ESM
 Page 13 of 11



SCALE : 1" = 100'
 SEE LEGEND ON SHEET 2



DRAWING NAME : \\ESM\VENGR\ESH-JOSE\981716\016\SURVEY PLOTS\F0015-BLA-13

ESM CONSULTING ENGINEERS LLC
 33400 8th Avenue S #206
 Federal Way, WA 98003
 (206) 838-8113
 (206) 837-9600
 www.esmcivil.com

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

JOB NO. 998-765-017-0002 DATE: 2019-03-26
 DRAWN: C.A.F./R.F.G. SHEET 13 OF 17

RECORDING CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF MAY 2019 AT 1:58 PM IN BOOK 20252 AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

David W. Pelt
 COUNTY AUDITOR

RECEIVING NO. 201905020010

LEGAL DESCRIPTION FOR TRACT A

THAT PORTION OF THE EAST HALF OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15; ...

LEGAL DESCRIPTION FOR TRACT B

THAT PORTION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15; ...

LEGAL DESCRIPTION FOR TRACT B CONTINUED

THENCE NORTHWESTERLY 206.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, THROUGH A CENTRAL ANGLE OF 184°53' TO A POINT OF TANGENCY; ...

LEGAL DESCRIPTION FOR TRACT C

THAT PORTION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 15; ...

LEGAL DESCRIPTION FOR TRACT D

THAT PORTION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15; ...

LEGAL DESCRIPTION FOR TRACT C CONTINUED

THENCE ALONG SAID NORTHEASTLY LINE, THE FOLLOWING COURSES: N 47°33'07" W, 188.54 FEET; ...



RECORDING CERTIFICATE FILED FOR RECORD THIS 2nd DAY OF MAY 2010 AT 1:50 PM IN BOOK PAGE 1530 AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

ESM CONSULTING ENGINEERS LLC 33400 8th Avenue S. #206 Federal Way, WA 98003 www.esmcivil.com

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION FOR TRACT G

THAT PORTION OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; ... CONTAINING 209.516 ACRES (9,126.505 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT H

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1-5 OF THE PLAT OF "SUNCOIDA - PHASE 3 DIVISION 1 (TUMBLE CREEK)" AS RECORDED UNDER AUDITOR'S FILE NO. 200412070002; ... CONTAINING 53.865 ACRES (2,346.365 S.F.), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT I

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTLY CORNER OF THE PLAT OF "SUNCOIDA - PHASE 3 DIVISION 1 (TUMBLE CREEK)" AS RECORDED UNDER AUDITOR'S FILE NO. 200512070002; ... CONTAINING 2.605 ACRES (11,344.5 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT J

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTLY CORNER OF THE PLAT OF "SUNCOIDA - PHASE 3 DIVISION 1 (TUMBLE CREEK)" AS RECORDED UNDER AUDITOR'S FILE NO. 200512070002; ... CONTAINING 2.605 ACRES (11,344.5 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT H CONTINUED

S 34°50'18" W, 782.45 FEET; N 81°15'35" W, 57.28 FEET; S 89°25'54" W, 60.12 FEET; N 58°28'43" W, 132.98 FEET; S 53°40'08" W, 515.27 FEET; S 21°03'28" W, 190.39 FEET; S 44°42'39" E, 218.67 FEET; N 70°09'33" E, 32.09 FEET; ... CONTAINING 53.865 ACRES (2,346.365 S.F.), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT I

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTLY CORNER OF THE PLAT OF "SUNCOIDA - PHASE 3 DIVISION 1 (TUMBLE CREEK)" AS RECORDED UNDER AUDITOR'S FILE NO. 200512070002; ... CONTAINING 2.605 ACRES (11,344.5 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT J CONTINUED

THENCE N 1°08'11" E, 31.05 FEET TO A POINT OF CURVATURE; THENCE NORTH-EASTERLY 38.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°53'32" TO A POINT OF TANGENCY; ... CONTAINING 2.605 ACRES (11,344.5 SQUARE FEET), MORE OR LESS.

ESM CONSULTING ENGINEERS & LLC 35400 6th Avenue S. #206 Federal Way, WA 98003. Includes contact info for Civil Engineering, Land Surveying, and Project Management.

RECORDING CERTIFICATE. Filed for record this 2nd day of May, 2010 at the County Auditor's Office, Kittitas County, Washington. Received No. 211915.02.08.10.

ESM CONSULTING ENGINEERS & LLC logo and contact information. Includes address: 35400 6th Avenue S. #206 Federal Way, WA 98003. Phone: (206) 835-4113. Website: www.esmconsult.com.

Handwritten mark or signature.

LEGAL DESCRIPTION FOR TRACT J

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF THE PLAT OF 'SUNDOIA' - PHASE 3 COMMENCING AT THE NORTHEASTERLY CORNER OF THE PLAT OF 'SUNDOIA' - PHASE 3... (partially obscured text)

THESE CONTAINING 126.00 FEET TO A POINT OF CURVATURE; SOUTH-SOUTHWESTERLY 126.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 107.84 FEET, THROUGH A CENTRAL ANGLE OF 85°00'48" TO A POINT OF TANGENCY; S 83°50'53" W, THROUGH A CENTRAL ANGLE OF 85°00'48" TO A POINT OF TANGENCY; S 85°30'28" W, THROUGH A CENTRAL ANGLE OF 85°00'48" TO A POINT OF TANGENCY; S 79°24'40" W, 137.24 FEET; S 79°24'40" W, 55.62 FEET; S 85°14'04" W, 49.36 FEET TO A POINT OF CURVATURE; SOUTH-SOUTHWESTERLY 98.41 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 203.70 FEET, THROUGH A CENTRAL ANGLE OF 85°00'06" TO A POINT OF TANGENCY; S 85°14'04" W, 112.76 FEET TO A POINT OF CURVATURE; ON THE NORTHEASTERLY MARGIN OF TUMBLE CREEK DRIVE; THESE SOUTH-SOUTHWESTERLY 9.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1220.00 FEET, THROUGH A CENTRAL ANGLE OF 0°29'51" TO A POINT OF TANGENCY; THESE NORTHWESTERLY 14.97 FEET, THROUGH A CENTRAL ANGLE OF 0°29'51" TO A POINT OF TANGENCY; THESE NORTHEASTERLY 38.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°35'42" TO A POINT OF TANGENCY; THESE N 34°29'22" E, 101.40 FEET TO A POINT OF CURVATURE; THESE NORTHWESTERLY 126.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 42°40'44" TO A POINT OF TANGENCY; THESE N 77°10'08" E, 133.91 FEET TO A POINT OF CURVATURE; THESE NORTHWESTERLY 96.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, THROUGH A CENTRAL ANGLE OF 15°23'32" TO A POINT OF TANGENCY; THESE S 61°46'53" E, 35.05 FEET TO A POINT OF CURVATURE; THESE NORTHWESTERLY 158.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 45°20'48" TO A POINT OF TANGENCY; THESE NORTHWESTERLY 140.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 28°47'24" TO A POINT OF TANGENCY; THESE S 82°29'41" E, 257.07 FEET TO A POINT OF CURVATURE; THESE WESTERLY 171.68 FEET, THROUGH A CENTRAL ANGLE OF 8°54'10" TO A POINT OF TANGENCY; THESE N 11°05'11" E, 81.06 FEET TO A POINT OF CURVATURE; THESE NORTHWESTERLY 246.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°53'32" TO A POINT OF TANGENCY; THESE S 82°29'41" E, 198.41 FEET TO A POINT OF CURVATURE; THESE NORTHWESTERLY 35.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 15°48'25" TO A POINT OF TANGENCY; THESE S 82°29'41" E, 170.65 FEET TO A POINT OF CURVATURE; THESE WESTERLY 101.08 FEET, THROUGH A CENTRAL ANGLE OF 15°37'51" TO A POINT OF TANGENCY; THESE WESTERLY 94.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 54°15'15" TO A POINT OF TANGENCY; THESE WESTERLY 101.08 FEET, THROUGH A CENTRAL ANGLE OF 54°15'15" TO A POINT OF TANGENCY; THESE WESTERLY 32.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 74°11'23" TO A POINT OF TANGENCY; THESE SOUTHWESTERLY 34.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 07°08'00" TO A POINT OF TANGENCY; THESE S 79°55'57" W, 21.85 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.183 ACRES (182,220 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT K

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF THE PLAT OF 'SUNDOIA' - PHASE 3 COMMENCING AT THE NORTHEASTERLY CORNER OF THE PLAT OF 'SUNDOIA' - PHASE 3... (partially obscured text)

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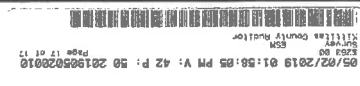
CONTAINING 1.732 ACRES (75,455 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT L

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CONTAINING 2.209 ACRES (96,050 SQUARE FEET), MORE OR LESS.



RAYMOND V. PELT
Professional Engineer
No. 12512
Mechanical Engineering
State of Washington

DRAWING NAME: \\ESM\ENGR\ESM-1065\998\16\016\SURVEY\PLATS\P3015-BLA-17
ESM CONSULTING ENGINEERS, LLC
39400 8th Avenue S. #205
Federal Way, WA 98003
(206) 837-9113
(206) 877-4964
www.esmcivil.com
Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture
JOB NO. 998-765-017-0002 DATE: 2019-02-06
DRAWN: C.A.F./R.F.S. SHEET 17 OF 17

RECORDING CERTIFICATE
FILED FOR RECORD THIS 2nd DAY OF MAY 2019 AT 1:30 PM AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.
Raymond V. Pelt
COUNTY AUDITOR
RECEIVING NO. 201905070010

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