

Critical Areas Checklist

Monday, June 01, 2015

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

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

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

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

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

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

If so, which one?

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

If so, which Zone is it in?

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

If so, which one?

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

If so, which one?

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

If so, which one?

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

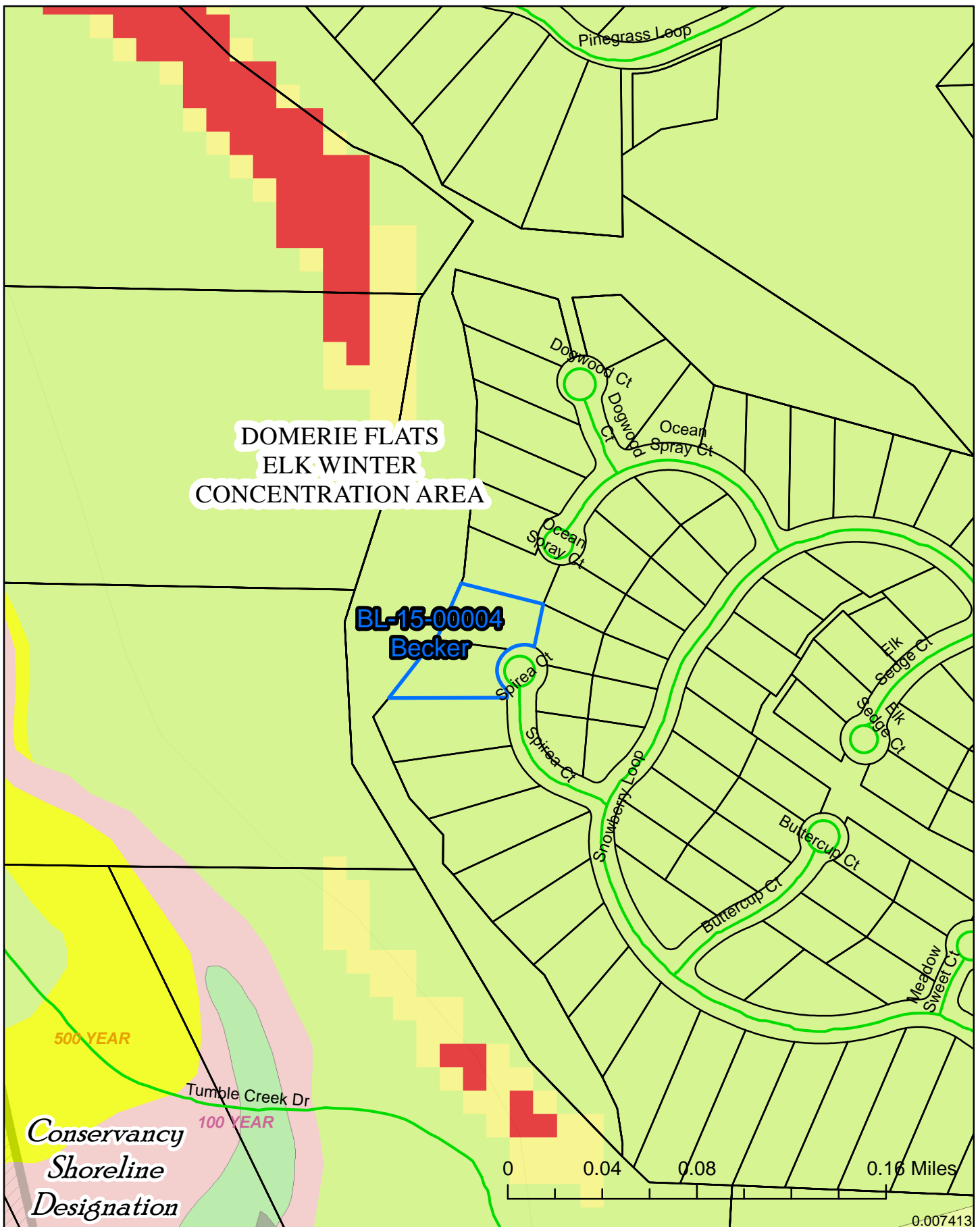
What is the Seismic Designation?

D1

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

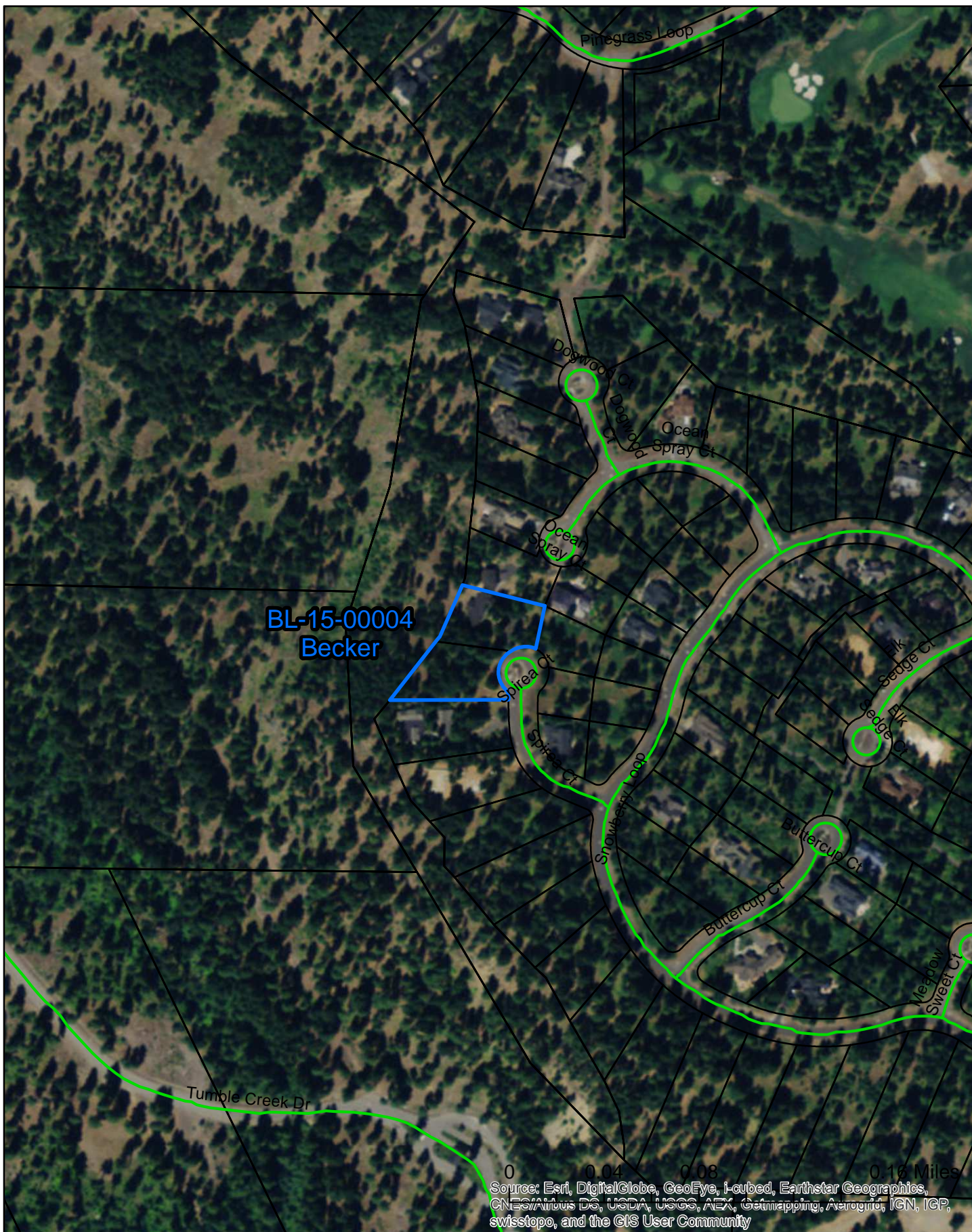


BL-15-00004
Becker

6/1/2015

Critical Areas
Map

kaycee.hathaway

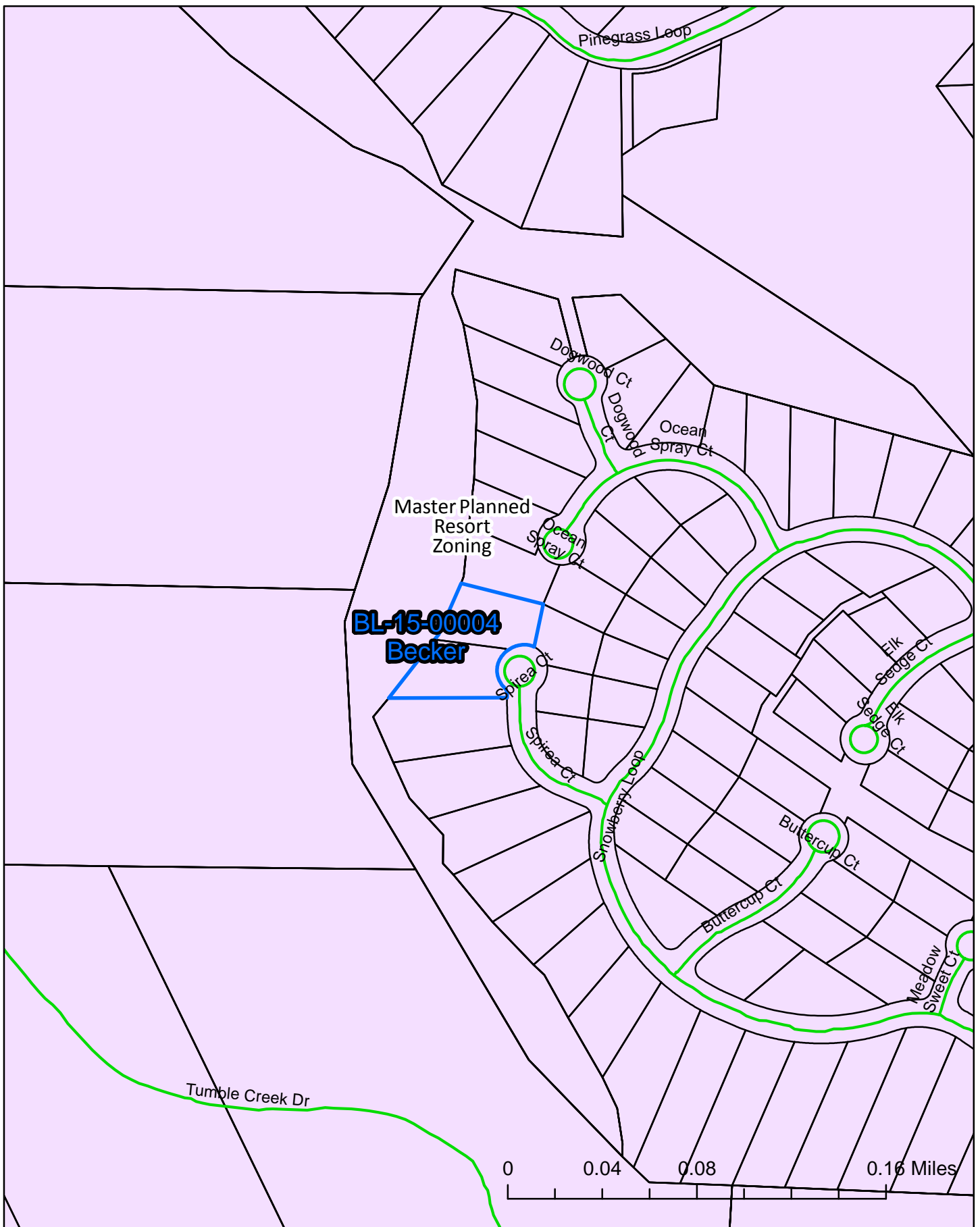


BL-15-00004
Becker

6/1/2015

Air
Photo

kaycee.hathaway

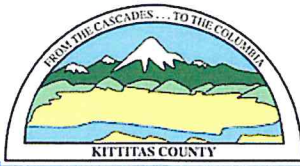


**BL-15-00004
Becker**

6/1/2015

**Zoning
Map**

kaycee.hathaway



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

CDS

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

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

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

REQUIRED ATTACHMENTS

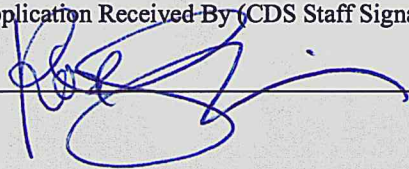
Note: a separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- For **preliminary approval**, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel
 4. A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For **final approval** (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

APPLICATION FEES:

\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$215.00	Kittitas County Public Health Department Environmental Health
\$595.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>5/7/15</u>	RECEIPT # <u>25331</u>	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <div style="color: red; font-weight: bold; font-size: 1.1em;">MAY 07 2015</div> <div style="color: red; font-weight: bold; font-size: 1.1em;">KITTITAS CO.</div> <div style="color: red; font-weight: bold; font-size: 0.8em;">DATE STAMP IN BOX</div>
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Reviewed by D.H. @ front counter 5/7/15 - RS

OPTIONAL ATTACHMENTS

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

GENERAL APPLICATION INFORMATION

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

Landowner(s) signature(s) required on application form

Name: James & Barbara Becker
Mailing Address: 13011 NE 28th ST
City/State/ZIP: Bellevue, WA 98005-1707
Day Time Phone: 425-629-6111
Email Address: jimb@beckermayer.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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Mark Donovan & Erica Chriss
Mailing Address: 1009 Western Ave, #1025
City/State/ZIP: Seattle, WA 98104
Day Time Phone: 206-295-1003
Email Address: joygantic@gmail.com

4. Street address of property:

Address: 121 Spirea CT
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

See attached

6. Property size: 1.05 acres (acres)

7. Land Use Information: Zoning: MPR Comp Plan Land Use Designation: Rural Recreation

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
18950, 0.52 ac.	0.75 ac.
18951, 0.53 ac.	0.30 ac.
_____	_____
_____	_____
_____	_____

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

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

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

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

Signature of ~~Authorized Agent~~ **LAND OWNER OF RECORD:** _____ (date) 4/24/15
 Signature of Land Owner of Record _____ (date) 4/25/15
 (REQUIRED if indicated on application) (Required for application submittal):
 X NR _____ (date) 4/24/15 X Barbara Becker _____ (date) 4/25/15
 X Elmo April 24, 2015 X Barbara Becker 4/25/15

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

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

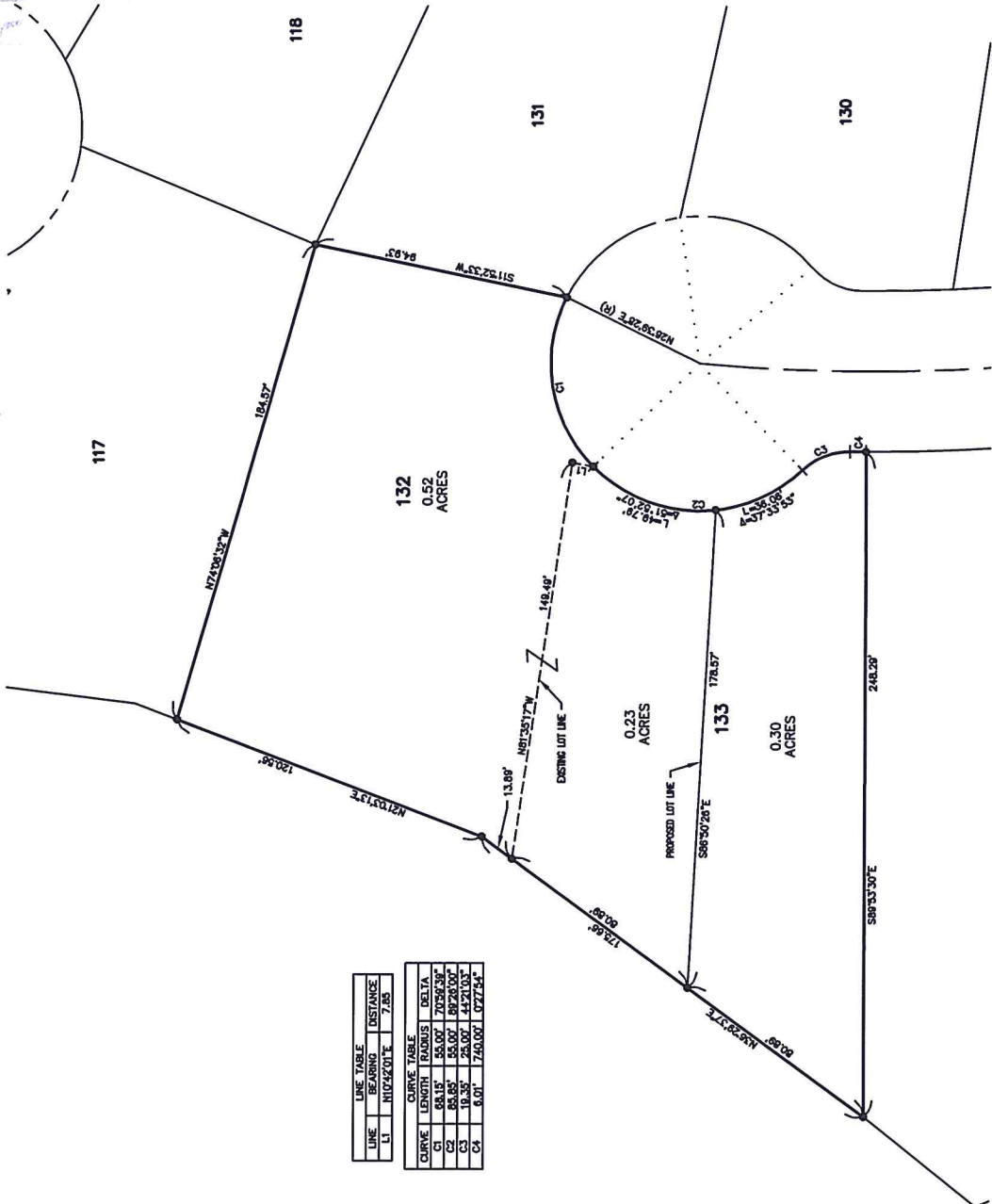
() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ___ No ___
 Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: _____
 Preliminary Approval Date: _____ By: _____
 Final Approval Date: _____ By: _____

RECEIVED

APR 27 2011
KITITAS COUNTY
CDS

RECORD OF SURVEY
 LOTS 132 AND 133, MOUNTAINSTAR, PHASE 1, DIVISION 1
 A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON

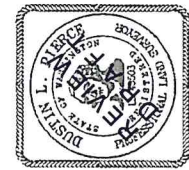


LINE	LENGTH	BEARING	DELTA
L1	1102.2401'E	71.52	

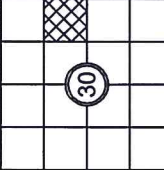
CURVE	LENGTH	RADIUS	DELTA
C1	68.15'	55.00'	70°58'39"
C2	56.85'	55.00'	89°24'00"
C3	19.35'	55.00'	45°21'03"
C4	8.01'	55.00'	62°27'58"



- LEGEND**
- FOUND IRON ROD & CAP
 - ⦿ FOUND 1/2" IRON ROD, NO CAP
 - SET 5/8" REBAR & CAP, L.S. 45503



INDEX LOCATION
 SEC. 30 T. 20 N. R. 15 E. W.M.



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ AT _____
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____
 SURVEYOR'S NAME _____
 _____ County Auditor

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
 RECORDING ACT AT THE REQUEST OF JIM BECKER
 IN APRIL, 2011,
 SURVEYOR'S NAME DUSTIN L. PERCE DATE _____
 CERTIFICATE NO. 45503

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 JIM BECKER
 A PORTION OF THE SE 1/4 OF THE NE QUARTER OF SECTION 30
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., WASHINGTON
 KITITAS COUNTY
 DWN BY DLP DATE 4/2015 JOB NO. 15052
 CHKD BY GW SCALE 1" = 30' SHEET 1 OF 2

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0350 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Clarkston, WA 99222 • Phone: (509) 674-7413 • Fax: (509) 674-7419

RECORD OF SURVEY
LOTS 132 AND 133, MOUNTAINSTAR, PHASE 1, DIVISION 1
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

RECEIVED

APR 20 2015

KITITAS COUNTY
CDS

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND ILLUSTRATE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE SUBMITTED AT KITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 • BOOK 10 OF PLATS, PAGES 12-45, AFN: 200603220007
 • BOOK 8 OF PLATS, PAGES 241-274, AFN: 200308210002
 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON
5. THE BASIS OF BEARINGS IS THE SAME AS THE PLAT FILED IN BOOK 10 OF PLATS, PAGES 12-45.

EXISTING LEGAL DESCRIPTIONS:

LOT 132, OF MOUNTAINSTAR PHASE 1, DIVISION 1, (AN ALTERATION OF MOUNTAINSTAR DIVISION 1A), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 12 THROUGH 45, ALTERING PLAT ORIGINALLY RECORDED IN BOOK 8 OF PLATS, PAGES 241 THROUGH 274, RECORDS OF SAID COUNTY.

LOT 133, OF MOUNTAINSTAR PHASE 1, DIVISION 1, (AN ALTERATION OF MOUNTAINSTAR DIVISION 1A), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 12 THROUGH 45, ALTERING PLAT ORIGINALLY RECORDED IN BOOK 8 OF PLATS, PAGES 241 THROUGH 274, RECORDS OF SAID COUNTY.

PROPOSED LEGAL DESCRIPTIONS:

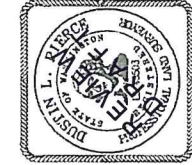
LOT 132, OF MOUNTAINSTAR PHASE 1, DIVISION 1, (AN ALTERATION OF MOUNTAINSTAR DIVISION 1A), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 12 THROUGH 45, ALTERING PLAT ORIGINALLY RECORDED IN BOOK 8 OF PLATS, PAGES 241 THROUGH 274, RECORDS OF SAID COUNTY.

AND

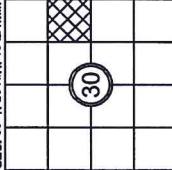
ALL THAT PORTION OF LOT 133 OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 133, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE SOUTH 36°29'37" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 133, 80.89 FEET;
 THENCE SOUTH 86°50'26" EAST, 178.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF SPIRA COURT AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO SOUTHEAST, THE CENTER OF SAID CURVE BEARS NORTH 63°47'14" EAST, 55.00 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE, AN ARC LENGTH OF 48.79 FEET, THROUGH A CENTRAL ANGLE OF 54°52'07";
 THENCE NORTH 10°42'01" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 133, 7.85 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 133;
 THENCE NORTH 81°35'17" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 133, 148.49 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

PROPOSED LEGAL DESCRIPTIONS:

ALL THAT PORTION OF LOT 133 OF MOUNTAINSTAR PHASE 1, DIVISION 1, (AN ALTERATION OF MOUNTAINSTAR DIVISION 1A), IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 12 THROUGH 45, ALTERING PLAT ORIGINALLY RECORDED IN BOOK 8 OF PLATS, PAGES 241 THROUGH 274, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 133, THENCE SOUTH 36°29'37" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 133, 80.89 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE CONTINUING SOUTH 36°29'37" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 133, 80.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 133;
 THENCE SOUTH 86°53'30" EAST, ALONG THE SOUTH BOUNDARY OF SAID LOT 133, 248.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF SPIRA COURT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 133, AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE EAST, THE CENTER OF SAID CURVE BEARS SOUTH 86°53'30" EAST, 740.00 FEET;
 THENCE NORTHERLY, ALONG SAID CURVE, AN ARC LENGTH OF 6.01 FEET, THROUGH A CENTRAL ANGLE OF 60°27'54" TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 25.00 FEET;
 THENCE ALONG SAID CURVE AND ARC LENGTH OF 19.35 FEET, THROUGH A CENTRAL ANGLE OF 44°21'03" TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 55.00 FEET;
 THENCE ALONG SAID CURVE AN ARC LENGTH OF 36.08 FEET, THROUGH A CENTRAL ANGLE OF 37°33'53";
 THENCE NORTH 86°50'26" WEST, 178.57 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS IS SAID LINE.



INDEX LOCATION
 SEC. 30 T. 20 N. R. 15 E. W.M.



RECORDER'S CERTIFICATE

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

 DUSTIN L. PIERCE
 SURVEYOR'S NAME
 JERALD V. PETTIT
 County Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF JIM BECKER
 IN APRIL, 2015.
 _____ DUSTIN L. PIERCE _____ DATE _____
 SURVEYOR'S NAME CERTIFICATE NO. 45503

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR

A PORTION OF THE SE 1/4 OF THE NE QUARTER OF SECTION 30
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., WASHINGTON
 KITITAS COUNTY, WASHINGTON
 DWN BY _____ JOB NO. 15052
 DLP DATE 4/2015 SHEET 1 OF 2
 CHKD BY _____ SCALE 1" = 30'
 GW

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Interp. Street, Suite 201 • Issaquah, WA 98027 • Phone: (206) 392-0250 • Fax: (206) 391-1055
 Eastern Washington Division
 108 East 2nd Street • Clk Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44694254

GUARANTEE

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

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

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

Dated: March 31, 2015

Issued by:

AmeriTitle, Inc.

101 W FifthEllensburg, WA 98926

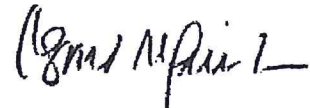
(509) 925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

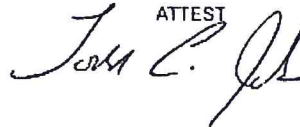
By:



President



ATTEST



Secretary

RECEIVED

MAR 31 2015

KITITAS COUNTY
CDS

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

Subdivision Guarantee Policy Number: 72156-44694254

SUBDIVISION GUARANTEE

Order No.: 40869AM
Guarantee No.: 72156-44694254
Dated: March 31, 2015

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Encompass Engineering

The assurances referred to on the face page are:

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

PARCEL 1:

Lot 132, of MOUNTAINSTAR PHASE 1, DIVISION 1, (An Alteration of Mountainstar Division 1A), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, pages 12 through 45, altering Plat originally recorded in Book 8 of Plats, Pages 241 through 274, records of said County.

PARCEL 2:

Lot 133, of MOUNTAINSTAR PHASE 1, DIVISION 1, (An Alteration of Mountainstar Division 1A), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, pages 12 through 45, altering Plat originally recorded in Book 8 of Plats, Pages 241 through 274, records of said County.

Title to said real property is vested in:

James F. Becker and Barbara T. Becker, husband and wife, as to Parcel 1 and James Becker and Barbara Becker, husband and wife and Mark Donovan and Erica Chriss, husband and wife, each as to an indeterminate interest, as to Parcel 2

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-44694254

(SCHEDULE B)

Order No: 40869AM
Policy No: 72156-44694254

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

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

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

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$7,289.18
Tax ID #: 20-15-29050-0132 (18950) Affects: Lot 132
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,644.59
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$3,644.59
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

7. Tax Year: 2015
Tax Type: County

Subdivision Guarantee Policy Number: 72156-44694254

Total Annual Tax: \$1,240.70
Tax ID #: 20-15-29050-0133 (18951) Affects: Lot 133
Taxing Entity: Kittitas County Treasurer
First Installment: \$620.35
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$620.35
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

8. Liens, levies and assessments of the Suncadia Residential Owner's Association.
9. Liens, levies and assessments of the Suncadia Community Council.
10. Liens, levies and assessments of the Assessments for Community Enhancement.

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

11. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.
12. The provisions contained in Instrument from Plum Creek Timber Company, L.P., a Delaware Limited Partnership, to Jeld-Wen, Inc., an Oregon corporation, Recorded: October 11, 1996, Instrument No.: 199610110015.

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

13. 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

Subdivision Guarantee Policy Number: 72156-44694254

Recorded: April 16, 2009
Instrument No.: 200904160090

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

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

14. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Plat of Mountainstar Phase I, Division I (An alteration of Mountainstar Division 1A)
Recorded: March 22, 2006
Instrument No.: 200603220007
Fact(s):
 - a) Notes, Restrictions and Conditions contained thereon
 - b) Dedication thereon
15. Easements, reservations, notes and/or dedications as shown on the official plat of Mountainstar Phase I, Division I.
16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 20, 2004
Instrument No.: 200407200037

Said document amends documents recorded under Auditor File No.'s 200308210008, 200308210009, 200311180021 and 200401080028.

Modification(s) of said covenants, conditions and restrictions
Recorded: March 17, 2005
Instrument No: 200503170033

Further modifications of said covenants, conditions and restrictions
Recorded: May 4, 2005
Instrument No.: 200505040002

Further modifications of said covenants, conditions and restrictions
Recorded: April 19, 2006
Instrument No.: 200604190029

Further modifications of said covenants, conditions and restrictions
Recorded: July 19, 2006
Instrument No.: 200607190002

Further modifications of said covenants, conditions and restrictions
Recorded: September 28, 2006
Instrument No.: 200609280022

17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 20, 2004

Instrument No.: 200407200038

Said document amends documents recorded under Auditor's File No.'s 200308210007, 200311180020 and 200401080027.

18. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 20, 2004

Instrument No.: 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.

Modification(s) of said covenants, conditions and restrictions

Recorded: October 27, 2006

Instrument No: 200610270011

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: Puget Sound Energy, Inc., a Washington corporation

Purpose: Transmission, distribution and sale of electricity and natural gas

Recorded: January 27, 2010

Instrument No.: 201001270024

Affects: 10 foot strip adjoining all roads shown on the plat

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.

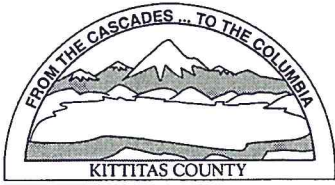
All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lots 132 and 133, of MOUNTAINSTAR PHASE 1, DIVISION 1, Book 10 of Plats, pgs 12-45, Book 8, pgs 241-274.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not

Subdivision Guarantee Policy Number: 72156-44694254

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

END OF GUARANTEE



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

RECEIPT NO.: 00025331

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029894

Date: 5/7/2015

Applicant: BECKER, JAMES F ETUX

Type: check # 5309

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00004	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00004	BLA MAJOR FM FEE	65.00
BL-15-00004	PUBLIC WORKS BLA	90.00
BL-15-00004	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00