



July 1, 2024

VIA EMAIL & HAND DELIVERY

City of Cle Elum
119 W. 1st Street
Cle Elum, WA 98922

Kenyon Disend PLLC
Attn: Alexandra Kenyon
Email: alexandra@kenyondisend.com

Re: Notice to Pause Application – Application for Major Modification (the “Sun Application”) of that certain Development Agreement by and between the City of Cle Elum (the “City”) and Trendwest Investments, Inc. and Trendwest Properties, Inc. Relating to the Development of Real Property Located within the Cle Elum Urban Growth Area, Commonly Known as the “Bullfrog UGA” dated as of October 30, 2002, as amended by the First Amendment thereto dated as of March 28, 2017 (as amended, the “Development Agreement”), Master Site Plan and Conditions of Approval (each as defined in the Development Agreement), as submitted by Sun 47 North LLC (“Sun”) with respect to that certain real property owned by Sun and located in Cle Elum, Washington, commonly known as 47 North (a/k/a Bullfrog Flats Development) (the “Property”)

To whom it may concern:

This letter shall hereby serve as Sun’s notice to the City that, during the pendency of the City’s consideration of that certain Master Plat application, preliminary plat applications for parcels S-1, S-2 and J, and application to extend the Development Agreement submitted by or on behalf of Blue Fern Development I, LLC (“Blue Fern”) pursuant to the Development Agreement (collectively, the “Blue Fern Application”), Sun hereby consents and directs the City to pause and place the Sun Application on a temporary hold (the “Temporary Hold”). The Temporary Hold shall commence upon the City’s receipt of the Blue Fern Application, and shall terminate upon the earlier of the following: (a) the City’s receipt of joint written instructions from Sun and Blue Fern requesting the removal of the Temporary Hold; or (b) March 31, 2025 (the “Outside Hold Date”); provided, however, in the event that Blue Fern is still diligently pursuing approval of the Blue Fern Application from the City, but has not received same as of the Outside Hold Date, the Outside Hold Date shall be automatically extended to June 30, 2025 unless the City delivers written notice to the contrary to Sun and Blue Fern on or prior to the then-scheduled Outside Hold Date.

[Signature Page Follows]

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Sincerely,

SUN 47 NORTH LLC,
a Michigan limited liability company


By: SUN COMMUNITIES OPERATING
LIMITED PARTNERSHIP, a Michigan
limited partnership, its Sole Member

By: SUN COMMUNITIES, INC., a Maryland
corporation, General Partner

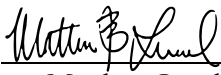
By:  _____
Bill Raffoul, Authorized Representative

Acknowledged and Agreed:

BLUE FERN DEVELOPMENT I, LLC,
a Washington limited liability company

By:  _____
Benjamin Paulus, Manager

CITY OF CLE ELUM,
a Washington municipal corporation

By:  _____
Matthew Lundh, Mayor

cc: Jay Derr (jpd@vnf.com)
Clara Park (cpark@vnf.com)