

PROVIDENCE POINT

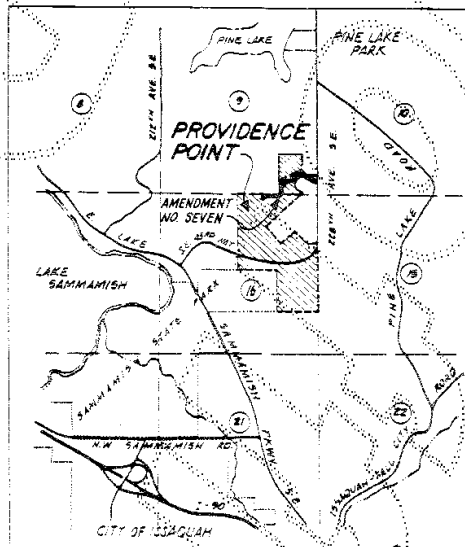
87/98
COND.

A BINDING SITE PLAN AMENDMENT NO. SEVEN
WITHIN SECTIONS 9 & 16, TOWNSHIP 24 N., RANGE 6 E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION SIX)

Legal Description

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE ALONG THE EAST LINE THEREOF N01°07'30"E 209.11 FEET;
THENCE N68°00'47"W 30.00 FEET TO THE WESTERLY MARGIN OF 24TH AVENUE S.E., THE NORTHEAST CORNER OF LOT 'D' OF KING COUNTY LOT LINE ADJUSTMENT NO. 8602008 RECORDED UNDER RECORDING NO. 8605126928, RECORDS OF SAID COUNTY, AND THE TRUE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 'D' N86°02'37"W 94.35 FEET;
THENCE CONTINUING N61°30'25"W 524.71 FEET;
THENCE CONTINUING S88°18'45"W 34.79 FEET;
THENCE CONTINUING S35°24'17"W 238.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 186.16 FEET;
THENCE SOUTHWESTERLY AND WESTERLY 181.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°23'19";
THENCE N66°12'10"W 142.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 176.00 FEET;
THENCE WESTERLY AND SOUTHWESTERLY 182.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°33'48";
THENCE S29°14'56"W 56.63 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 174.80 FEET;
THENCE SOUTHWESTERLY AND WESTERLY 297.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°52'37";
THENCE N61°52'27"W 217.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 161.00 FEET;
THENCE WESTERLY AND SOUTHWESTERLY 85.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°33'37" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N24°28'04"W;
THENCE ALONG A NON-TANGENT LINE S00°55'02"W 150.80 FEET;
THENCE S11°20'38"W 25.30 FEET;
THENCE N77°30'22"W 70.00 FEET TO THE EASTERLY LINE OF TRACT 'X' OF MEADOW VILLAGE, A CONDOMINIUM, AS RECORDED UNDER RECORDING NO. 86022145 IN VOLUME 75 OF CONDOMINIUMS AT PAGES 16 THROUGH 24, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 151.00 FEET. (A RADIAL LINE THROUGH SAID BEGINNING BEARS N77°45'30"E);
THENCE NORTHERLY AND NORTHEASTERLY 85.64 FEET ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 71°36'00" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N46°04'22"W AND THE MOST EASTERLY CORNER OF SAID TRACT 'X';
THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 'X' AND THE PROLONGATION OF SAID RADIAL LINE N46°04'22"W 45.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT 'X';
THENCE LEAVING SAID NORTHERLY LINE N01°13'54"E 80 FEET TO THE LINE COMMON TO SAID SECTIONS 9 AND 16;
THENCE ALONG SAID COMMON SECTION LINE S00°29'02"E 45.39 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;
THENCE ALONG THE WEST LINE THEREOF N01°06'40"E 143.00 FEET;
THENCE N71°38'32"E 209.92 FEET;
THENCE S88°18'45"E 62.00 FEET;
THENCE N69°51'20"E 46.30 FEET;
THENCE N20°39'30"W 128.50 FEET;
THENCE N50°58'10"E 111.98 FEET;
THENCE N33°59'10"E 107.34 FEET;
THENCE N78°48'57"E 110.95 FEET TO THE WESTERLY LINE OF LOT 'B' OF SAID KING COUNTY LOT LINE ADJUSTMENT NO. 8602008 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60.00 FEET. (A RADIAL LINE THROUGH SAID BEGINNING BEARS S75°46'57"W);
THENCE SOUTHEASTERLY AND EASTERLY 98.99 FEET ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 131°57'11";
THENCE ALONG A NON-TANGENT LINE S58°50'51"E 368.77 FEET;
THENCE S81°58'19"E 176.17 FEET TO THE SOUTHWEST CORNER OF LOT 'C' OF SAID KING COUNTY LOT LINE ADJUSTMENT NO. 8602008;
THENCE ALONG THE SOUTH LINE OF SAID LOT 'C' S88°07'28"E 282.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET. (A RADIAL LINE THROUGH SAID BEGINNING BEARS S49°21'51"E);
THENCE NORTHEASTERLY AND NORTHERLY 17.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°00'58";
THENCE ALONG A NON-TANGENT LINE S00°02'47"E 12.00 FEET TO SAID WESTERLY MARGIN OF 24TH AVENUE S.E.;
THENCE ALONG SAID WESTERLY MARGIN S01°37'11"W 279.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 8.93 ACRES, MORE OR LESS.



VICINITY MAP
SCALE 1"=500'

Statement of Purpose

THIS BINDING SITE PLAN AMENDS THE CONCEPTUAL BINDING SITE PLAN OF PROVIDENCE POINT RECORDED UNDER CERTIFICATE # 8406220801 IN VOLUME 75 OF CONDOMINIUMS, PAGES 82 THROUGH 85, BY INCORPORATING THE RECORDED FINAL P.U.C. OF DIVISION SIX AND PROVIDING FOR THE LOTS AND TRACTS FOR THE CONDOMINIUM PHASES.

General Project Description

- FEE OWNER: SWANSON-DEAN CORPORATION
2100 112TH AVENUE N.E.
BELLEVUE, WASHINGTON 98004
- ENGINEER: STEPAN & ASSOCIATES, INC.
32505 73TH PLACE S.
FEDERAL WAY, WA 98003
- ARCHITECTS: ARAM BASSENIAN & ASSOCIATES
3900 WESTERLY PLACE, SUITE 170
NEWPORT BEACH, CA 92660
- EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL - P SUFFIX); B.A.L.D.
FILE 187-79-R/ORD. #5508 AND ORDINANCE #6252
- SITE AREA: 8.93 ACRES
- NUMBER OF DWELLINGS: 37 UNITS
- OWNERSHIP AND MAINTENANCE RESPONSIBILITIES:
PER CONDOMINIUM DECLARATIONS TO BE FILED WITH THE KING COUNTY DIVISION OF RECORDS AND ELECTIONS.

Land Surveyor's Certificate

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARIES OF THIS B.S.P. AS REPRESENTED HEREON ARE TRUE AND CORRECT AND ARE BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

Paul S. Anderson
PAUL S. ANDERSON, L.S. #15639



c/o STEPAN & ASSOCIATES, INC.
FEDERAL WAY, WA 98003
(882-4771)

87/98
COND.

PROVIDENCE POINT

87/39
C.D.

A BINDING SITE PLAN AMENDMENT NO. SEVEN
WITHIN SECTIONS 9 & 16, TOWNSHIP 24 N., RANGE 6 E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION SIX)

Authorization & Restrictions

THIS BINDING SITE PLAN IS AUTHORIZED BY KING COUNTY CODE TITLE 19.34.020, KING COUNTY ORDINANCES #5810, 6252 AND 6441, AND THE FINAL P.U.D. OF PROVIDENCE POINT DIVISION SIX RECORDED UNDER CERTIFICATE 8801220252 IN VOLUME 47 OF P.U.D.'S, PAGES 32 THROUGH 36. THE USE OF THE PROPERTY HEREIN DESCRIBED IS RESTRICTED TO RESIDENTIAL DWELLINGS AND THOSE ACCESSORY NON-RESIDENTIAL OR CONDITIONAL USES AS PROVIDED BY SAID RECORDED FINAL P.U.D., DIVISION SIX.

Declaration

UNKNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS OF INTEREST OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN THEREOF PURSUANT TO KING COUNTY CODE TITLE 19.34 AND DECLARE THIS BINDING SITE PLAN TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID BINDING SITE PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS OF INTEREST.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS:

SHANSON-DEAN CORPORATION UNIVERSITY FEDERAL SAVINGS BANK
James Dobrick Big Julie Baker, V.P.

Approvals

PARKS, PLANNING AND RESOURCES DEPARTMENT

EXAMINED AND APPROVED THIS 4th DAY OF January, 1988, A.D.

[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 14th DAY OF January, 1988, A.D.

[Signature]
MANAGER - BUILDING AND LAND DEVELOPMENT DIVISION

EXAMINED AND APPROVED THIS 21st DAY OF January, 1988, A.D.
DEPARTMENT OF ASSESSMENTS

[Signature] [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NO. _____

Acknowledgement

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS 24th DAY OF September, A.D., 1987, BEFORE ME PERSONALLY APPEARED James Dobrick, TO ME KNOWN TO BE THE V.P. of Shanson-Dean OF THE CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Sharon R. Welch
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Richland

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS 16th DAY OF Sept, A.D., 1987, BEFORE ME PERSONALLY APPEARED Julie Baker, TO ME KNOWN TO BE THE V. Pres OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Sharon Elwood
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT St. Johns

Recording Certificate 8801220252

FILED FOR RECORD AT THE REQUEST OF THE MANAGER OF BUILDING AND LAND DEVELOPMENT DIVISION THIS 22nd DAY OF JAN., 1988 A.D., AT 01 MINUTES PAST 9 A.M. AND RECORDED IN VOLUME 87 OF CONDOMINIUMS, PAGE(S) 38-39, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

JANE HAGUE
MANAGER

WM. E. YOUNG
SUPERINTENDENT OF RECORDS

SHEET 2 OF 3

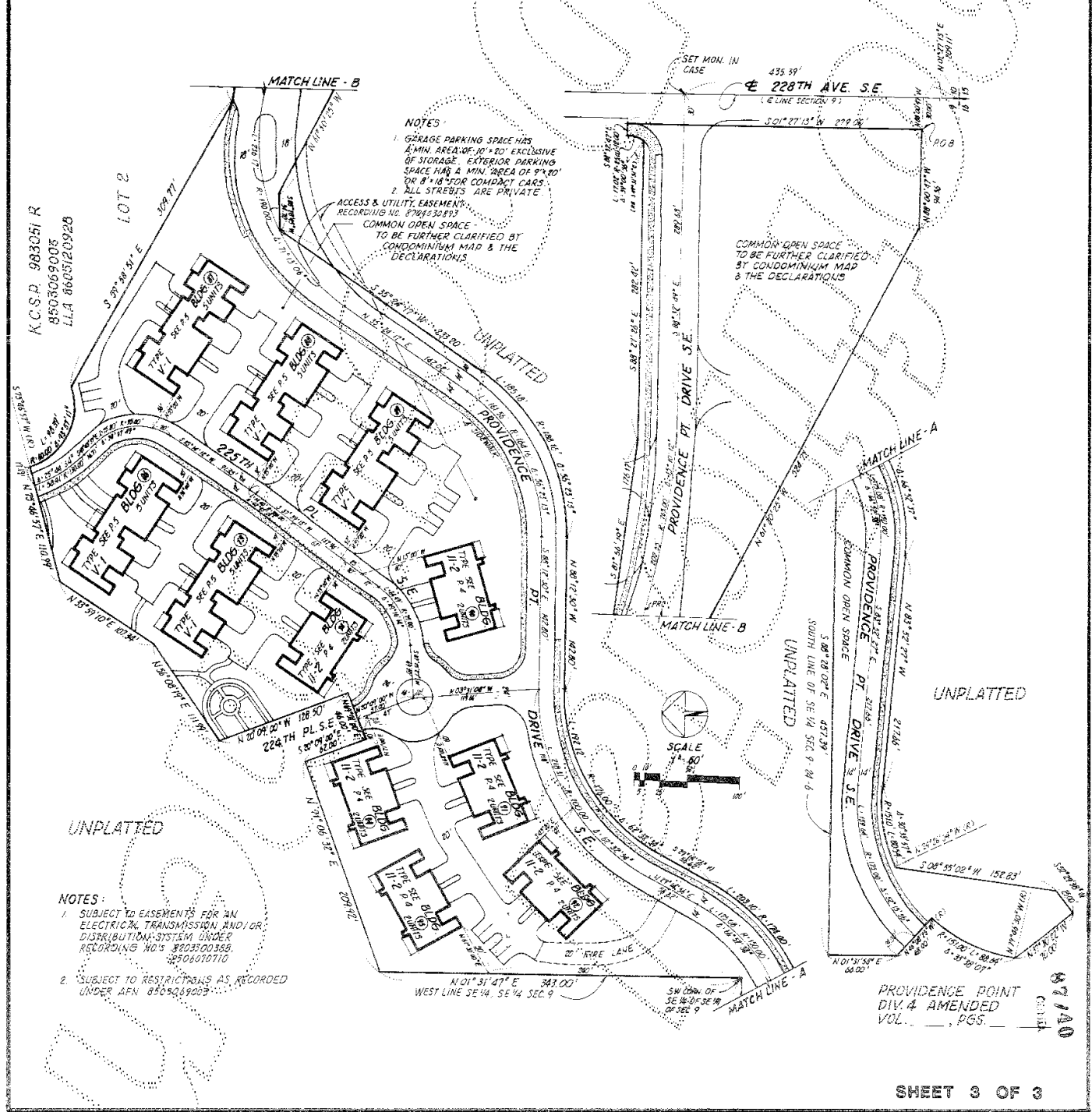
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PROVIDENCE POINT

87740

COND.

A BINDING SITE PLAN AMENDMENT NO. SEVEN
 WITHIN SECTIONS 9&16, TOWNSHIP 24 N., RANGE 6 E., W.M.
 IN KING COUNTY, WASHINGTON
 (DIVISION SIX)



SHEET 3 OF 3

225-398

PROVIDENCE POINT
 DIV. 4 AMENDED
 VOL. _____, PGS. _____

87140
 COND.

PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT

WITHIN SECTION 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

IN KING COUNTY, WASHINGTON

(DIVISION SIX AMENDMENT NO. 1)

VOLUME/PAGE

APPROVALS

KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 19th DAY OF June, 2002

DEVELOPMENT ENGINEER, ACTING UNDER ISSAQUAH - KING COUNTY ANNEXATION AGREEMENT

CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 12th DAY OF AUGUST, 2003

PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 13th DAY OF August, 2003

PUBLIC WORKS DIRECTOR

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 19th DAY OF AUGUST, 2003

SCOTT NOBLE DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 092406-9244 AND 9016

62406-9033

RECORDING CERTIFICATE

FILE FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH PLANNING DIRECTOR AND PUBLIC WORKS DIRECTOR THIS 20 DAY OF June, 2003 A.D., AT 11:00 MINUTES PAST 11:00 A.M. AND RECORDED IN VOLUME 92 OF P.U.D.'S, PAGES 81 THROUGH 86, RECORDS OF KING COUNTY, WASHINGTON.

KING COUNTY DIVISION OF RECORDS AND ELECTIONS

MANAGER Jim Buchi SUPERINTENDENT OF RECORDS Walt Wachter

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID; THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL. THIS 20 DAY OF June, 2003.

MANAGER, FINANCE DIVISION DEPUTY

GENERAL PROJECT DESCRIPTION

METHODS OF OWNERSHIP: RESIDENTIAL UNITS WILL BE SOLD AS CONDOMINIUM UNITS FOLLOWING THE RECORDING OF A CONDOMINIUM SURVEY MAP AND PLANS AND DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS TO BE RECORDED WITH THE KING CO. DIVISION OF RECORDS AND ELECTIONS. COMMON TRACTS WILL BE OWNED BY THE PROVIDENCE POINT UMBRELLA ASSOCIATION AND LIMITED COMMON FACILITIES WITHIN THE CONDOMINIUM BUILDING PARCELS WILL BE OWNED BY THE FOREST VILLAGE CONDOMINIUM ASSOCIATION.

STATEMENT OF GENERAL PURPOSE: THE PURPOSE OF PROVIDENCE POINT IS TO PROVIDE AN ENRICHED LIVING ENVIRONMENT FOR PERSONS OF RETIREMENT AGE. RESIDENTIAL UNITS DESIGNED TO MEET THE NEEDS OF THIS POPULATION GROUP ARE CLUSTERED IN VILLAGES WHICH INCORPORATE VARIOUS COMMUNITY SERVICE, RECREATIONAL AND COMMERCIAL USES IN SMALL VILLAGE CENTERS.

THE VILLAGE CLUSTER CONCEPT ALLOWS BUILDINGS TO UTILIZE OPTIMUM SITES AND TOPOGRAPHY FOR EASE OF PEDESTRIAN CIRCULATION AND PROVIDES FOCAL POINTS FOR BOTH COMMUNITY DESIGN AND SOCIAL INTERACTION. LANDSCAPED AND NATURAL OPEN SPACE AND GREENBELTS ARE UTILIZED THROUGHOUT THE SITE TO SEPARATE AND ENHANCE THE RESIDENTIAL CLUSTERS, TO BUFFER ADJACENT PROPERTY AND TO PROVIDE RECREATIONAL OPPORTUNITIES. UNIQUE FEATURES SUCH AS LAUGHING JACOBS CREEK AND PROVIDENCE FALLS WILL BE MAINTAINED IN A NATURAL PRESERVE.

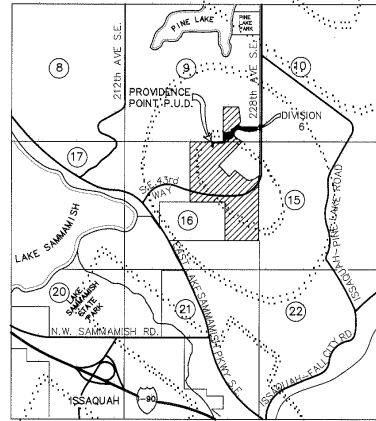
NON-RESIDENTIAL USES: NON-RESIDENTIAL USES IN THE VILLAGE CENTER INCLUDE RECREATIONAL AMENITIES, OFFICES FOR VARIOUS SERVICES SUCH AS HEALTH CARE AND COUNSELING, A VARIETY OF SMALL CONVENIENCE SHOPS, DINING FACILITIES AND THE PROVIDENCE POINT MANAGEMENT OFFICES. THESE ON-SITE FACILITIES WHICH ADDRESS THE NEEDS OF THE RESIDENT POPULATION ARE INTENDED TO MITIGATE TRAFFIC IMPACTS ON THE SURROUNDING COMMUNITY.

OPEN SPACE: WITHIN THE DEVELOPMENT IS PROVIDED FOR THE EXCLUSIVE USE OF THE RESIDENTS AND WILL BE CONVEYED TO A HOMEOWNERS' NON-PROFIT CORPORATION THROUGH THE RECORDING OF THE CONDOMINIUM DOCUMENTS.

A NON-PROFIT CORPORATION WILL BE FORMED AND DOCUMENTS WILL BE RECORDED WHICH WILL PROVIDE FOR PERMANENT RETENTION AND MAINTENANCE OF COMMON OPEN SPACE, PRIVATE ROADS, LANDSCAPED AREAS, STORM WATER CONTROL FACILITIES AND OTHER COMMON IMPROVEMENTS.

A CRIME PREVENTION PROGRAM WILL BE IMPLEMENTED THROUGH SITE DEVELOPMENT AND BUILDING DESIGN AND CONSTRUCTION. IT WILL INCLUDE, BUT IS NOT LIMITED TO, THE PROVISION OF PERIMETER FENCING AND THORNY SPECIES OF LANDSCAPING, ENTRY GATE, TV MONITORS, CONTROLLED BUILDING ENTRANCES, AN EMERGENCY CALL SYSTEM, EXTERIOR LIGHTING, SERVICE ENTRY DOORS HAVING DEADLOCKS, DEADBOLTS AND PEEPHOLES, DOOR KICKS WITH REINFORCED STRIKES AND SECURE WINDOW TYPES.

AN INTERNAL SHUTTLE SERVICE CONSISTING OF VANS, SHUTTLE BUSES, OR OTHER VEHICULAR SYSTEMS, SHALL BE DEVELOPED FOR THE PROJECT TO ASSIST THE RESIDENTS IN TRAVELING THE HILLSIDE TO REACH BUS STOPS, THE NURSING HOME, ANY FUTURE BUSINESS AREAS, THE RECREATION CENTERS AND FACILITIES AND THE NEARBY LUTHERAN BIBLE INSTITUTE CAMPUS. THE IMPLEMENTATION OF THIS REQUIREMENT SHALL BE FURTHER WORKED OUT WITH THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES. THE SHUTTLE SERVICE WILL BEGIN DURING THE OCCUPANCY OF DIVISION ONE WITH SERVICE COMMENSURATE WITH RESIDENTS' NEEDS. FACILITIES AND EQUIPMENT PROVIDED IN DIVISION ONE WILL ALSO BE AVAILABLE TO SUBSEQUENT DIVISIONS ON AN EQUAL BASIS.



VICINITY MAP
SCALE 1"=2000 FEET

PURPOSE OF AMENDMENT

MODIFY EXTERIOR BOUNDARY TO INCLUDE AREA FROM S.L.A. NO. S91L0059.

GENERAL PROJECT DESCRIPTION

FEE OWNER: SWANSON-DEAN/DAEWOO PARTNERSHIP, LLP
4135 PROVIDENCE POINT DRIVE S.E.
ISSAQUAH, WA 98029

ENGINEER: DOWL ENGINEERS
8320 154TH AVENUE N.E.
REDMOND, WA 98052

SURVEYOR: DOWL ENGINEERS
8320 154TH AVENUE N.E.
REDMOND, WA 98052

ARCHITECTS: JOHNSON BRAUND DESIGN GROUP, INC.
5601 6TH AVENUE S., SUITE 522
SEATTLE, WA 98108

LANDSCAPE ARCHITECT: THOMAS L. BERGER & ASSOCIATES
2021 MINOR AVE. EAST
SEATTLE, WA 98102

KING COUNTY ZONE CLASSIFICATION UNDER WHICH THIS AMENDMENT IS VESTED: R6

OLD ZONE CLASSIFICATION: SR-P K.C. D.D.E.S. FILE 187-79R/ORD. #5508, #6252, #7582 & #8745

ACREAGE PLANNED WITHIN THE TOTAL PROJECT: 172.8 ACRES

ACREAGE WITHIN DIVISION TWELVE: 16.245 ACRES

ACREAGE OF OPEN SPACE IN DIVISION TWELVE: 3.75 ACRES (42% OF DIV.)

NUMBER OF DWELLING UNITS IN DIVISION TWELVE: 74

NUMBER OF PARKING SPACES IN DIVISION TWELVE: UNCOVERED: 85

TOTAL: 159

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARIES OF THE AREA ADDED TO PROVIDENCE POINT P.U.D. DIVISION SIX BY THIS AMENDMENT NO. 1 AS REPRESENTED HEREON ARE TRUE AND CORRECT AND ARE BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, AND THAT MONUMENTS WILL BE SET AND ALL PROPERTY AND BUILDING CORNERS WILL BE STAKED CORRECTLY ON THE GROUND.

ROBERT M. FITZMAURICE PLS # 32437
C/O DOWL ENGINEERS
REDMOND, WA 98052
(425) 869-2670



DOWL FILE No. S304-64A

SHEET 1 OF 5

D.D.E.S. FILE NO. L02M0025

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PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT

WITHIN SECTION 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

IN KING COUNTY, WASHINGTON

(DIVISION SIX AMENDMENT NO. 1)

LEGAL DESCRIPTION

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
 THENCE ALONG THE EAST LINE THEREOF N01°27'13"E 209.11 FEET;
 THENCE N88°00'47"W 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. THE NORTHEAST CORNER OF LOT 'D' OF KING COUNTY LOT LINE ADJUSTMENT NO. 8602006 RECORDED UNDER RECORDING NO. 8605120928, RECORDS OF SAID COUNTY, AND THE TRUE POINT OF BEGINNING;
 THENCE ALONG THE NORTHERLY LINE OF SAID LOT 'D' N88°00'47"W 94.36 FEET;
 THENCE CONTINUING N61°30'25"W 524.71 FEET;
 THENCE CONTINUING S89°26'45"W 34.70 FEET;
 THENCE CONTINUING S35°24'17"W 233.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 188.16 FEET;
 THENCE SOUTHWESTERLY AND WESTERLY 185.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°23'13";
 THENCE N88°12'50"W 142.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 176.00 FEET;
 THENCE WESTERLY AND SOUTHWESTERLY 192.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°32'34";
 THENCE S29°14'55"W 56.62 FEET TO THE BEGINNING OF A CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 174.00 FEET;
 THENCE SOUTHWESTERLY AND WESTERLY 203.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°52'37";
 THENCE N83°52'27"W 217.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 151.00 FEET;
 THENCE WESTERLY AND SOUTHWESTERLY 80.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°33'37" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N24°28'04"W;
 THENCE ALONG A NON-TANGENT LINE S08°55'02"W 152.63 FEET;
 THENCE S52°28'36"W 25.00 FEET;
 THENCE N37°10'22"W 70.00 FEET TO THE EASTERLY LINE OF TRACT 'K' OF MEADOW VILLAGE I, A CONDOMINIUM, AS RECORDED UNDER RECORDING NO. 8601221049 IN VOLUME 79 OF GONDMINIUMS AT PAGES 16 THROUGH 18, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 151.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N79°48'39"W);
 THENCE NORTHERLY AND NORTHEASTERLY 88.64 FEET ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 33°38'07" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N46°08'23"W AND THE MOST EASTERLY CORNER OF SAID TRACT 'K';
 THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 'K' AND THE PROLONGATION OF SAID RADIAL LINE N46°08'23"W 48.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT 'K';
 THENCE LEAVING SAID NORTHERLY LINE N01°31'58"E FEET TO THE LINE COMMON TO SAID SECTIONS 9 AND 16;
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 THENCE ALONG THE WEST LINE THEREOF N01°31'47"E 343.00 FEET;
 THENCE N71°06'32"E 209.92 FEET;
 THENCE S20°09'00"E 62.00 FEET;
 THENCE N89°51'00"E 46.00 FEET;
 THENCE N20°09'00"W 128.50 FEET;
 THENCE N89°08'19"E 111.99 FEET;
 THENCE N33°59'10"E 107.34 FEET;
 THENCE N75°46'57"E 110.99 FEET TO THE WESTERLY LINE OF LOT 'B' OF SAID KING COUNTY LOT LINE ADJUSTMENT NO. 8602006 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S75°46'57"W);
 THENCE SOUTHEASTERLY AND EASTERLY 98.39 FEET ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 93°52'11";
 THENCE ALONG A NON-TANGENT LINE S59°58'51"E 309.77 FEET;
 THENCE S81°58'19"E 176.17 FEET TO THE SOUTHWEST CORNER OF LOT 'C' OF SAID KING COUNTY LOT LINE ADJUSTMENT NO. 8602006;
 THENCE ALONG THE SOUTH LINE OF SAID LOT 'C', S88°27'26"E 282.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S49°31'51"E);
 THENCE NORTHEASTERLY AND NORTHERLY 17.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°00'56";
 THENCE ALONG A NON-TANGENT LINE S88°32'47"E 12.00 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE S.E.;
 THENCE ALONG SAID WESTERLY MARGIN S01°27'13"W 279.00 FEET TO THE TRUE POINT OF BEGINNING.
 CONTAINS 8.93 ACRES, MORE OR LESS.

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
 THENCE ALONG THE EAST LINE THEREOF N01°27'13"E 209.11 FEET;
 THENCE N88°00'47"W 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. AND THE NORTHEAST CORNER OF LOT 'D' OF KING COUNTY LOT LINE ADJUSTMENT NO. 8602006 RECORDED UNDER RECORDING NO. 8605120928, RECORDS OF SAID COUNTY;
 THENCE ALONG THE NORTHERLY LINE OF SAID LOT 'D' N88°00'47"W 94.36 FEET;
 THENCE CONTINUING N61°30'25"W 472.11 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 180.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N01°36'17"E);
 THENCE WESTERLY AND SOUTHWESTERLY 176.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°14'00" TO A POINT OF CURVE WITH THE WESTERLY LINE OF SAID LOT 'D';
 THENCE ALONG SAID WESTERLY LINE N35°24'17"E 122.46 FEET TO SAID NORTHERLY LINE;
 THENCE ALONG SAID NORTHERLY LINE N88°28'45"E 34.70 FEET;
 THENCE CONTINUING S61°30'25"E 32.60 FEET TO THE TRUE POINT OF BEGINNING.
 CONTAINS 2920 SQUARE FEET OR 0.067 ACRES, MORE OR LESS.

SITUATE IN KING COUNTY, WASHINGTON.

AUTHORIZATION & RESTRICTIONS

THIS PLANNED UNIT DEVELOPMENT IS AUTHORIZED BY KING COUNTY CODE, TITLE 21 AND KING COUNTY ORDINANCES #5810, #5282, #6441 PASSED BY THE KING COUNTY COUNCIL ON DECEMBER 21, 1981, DECEMBER 22, 1982 & JUNE 13, 1983 RESPECTIVELY.

THE USE OF THIS PROPERTY IS RESTRICTED TO RESIDENTIAL DWELLINGS AND THOSE ACCESSORY NON-RESIDENTIAL OR CONDITIONAL USES DESCRIBED OR SHOWN HEREIN. NO OTHER USES, BUILDINGS, STRUCTURES OR ALTERATIONS ARE PERMITTED.

BUILDING SIZE, SCALE, LOCATION, ORIENTATION AND GENERAL CHARACTER IS AUTHORIZED ONLY AS SHOWN HEREON EXCEPT THAT KING COUNTY MAY APPROVE MINOR VARIATIONS AND/OR STYLISTIC CHANGES CONSISTENT WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND KING COUNTY CODE AT THE TIME OF BUILDING PERMITS OR THEREAFTER.

THE DEVELOPER AND/OR HOMEOWNERS MAY, ACCORDING TO THE ADOPTED RULES OF THE HOMEOWNERS ASSOCIATION, PETITION KING COUNTY TO APPROVE MINOR BUILDING CHANGES OR ACCESSORY OR OTHER USES WITHIN THE PLANNED UNIT DEVELOPMENT, AND KING COUNTY MAY APPROVE SUCH AMENDMENTS TO THE P.U.D. WHEN FOUND TO NOT CONFLICT WITH THE INTENT OF THE P.U.D. CODE OR WITH ORDINANCES #5810, #5282 & #6441.

THIS DEVELOPMENT IS SUBJECT TO EXCEPTIONS AND RESTRICTIONS CONTAINED IN A DEED FROM THE STATE OF WASHINGTON REGARDING MINERALS RIGHTS RECORDED UNDER RECORDING NO. 4532756.

D.D.E.S. FILE NO. L02M0025

DECLARATION

I KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLANNED UNIT DEVELOPMENT AND RESTRICT THE USE OF SAID PROPERTY TO THOSE USES AND IN SUCH MANNER AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS AND SEALS.

SWANSON-DEAN/DAEWOO, LLP
A WASHINGTON LIMITED LIABILITY PARTNERSHIP

DAEWOO AMERICA DEVELOPMENT, INC.
A WASHINGTON CORPORATION

LaMar Hansen

Jonah Lee

EASEMENT PROVISIONS

ALL COMMON AREAS ARE SUBJECT TO EASEMENTS IN WHICH TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CONDUITS, CABLES, WIRES, PIPELINES WITH NECESSARY FACILITIES AND EQUIPMENT FOR THE PURPOSE OF SERVING THE P.U.D. WITH GENERAL UTILITIES INCLUDING SANITARY SEWER, WATER, POWER, TELEPHONE AND CABLE T.V., TOGETHER WITH THE RIGHT TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE STATED, THE LOCATIONS AND DIMENSIONS OF THESE EASEMENTS WILL BE INCLUDED IN THE CONDOMINIUM DOCUMENTS.

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LaMar Hansen SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE President OF SWANSON-DEAN/DAEWOO, LLP, A WASHINGTON LIMITED LIABILITY PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 6, 2003

PRINTED NAME OF NOTARY PUBLIC Janet E. Williams

Janet E. Williams
NOTARY PUBLIC IN AND FOR THE STATE OF Washington

MY APPOINTMENT EXPIRES 11/7/03



STATE OF NY NEW YORK
COUNTY OF Kings QUEENS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LINDA BOHDAN SIGNED THIS INSTRUMENT, ON OATH STATED THAT she WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Vice President OF DAEWOO AMERICA DEVELOPMENT, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: MAY 29, 2003

PRINTED NAME OF NOTARY PUBLIC LINDA BOHDAN

Linda Bohdan
NOTARY PUBLIC IN AND FOR THE STATE OF NEW YORK

No. 41-903548
Qualified in Queens County

Commission Expires August 24, 2004



8320 154TH AVENUE NE, REDMOND, WA 98052
TEL: (425) 869-2670 FAX: (425) 869-2679

MAY 06, 2003



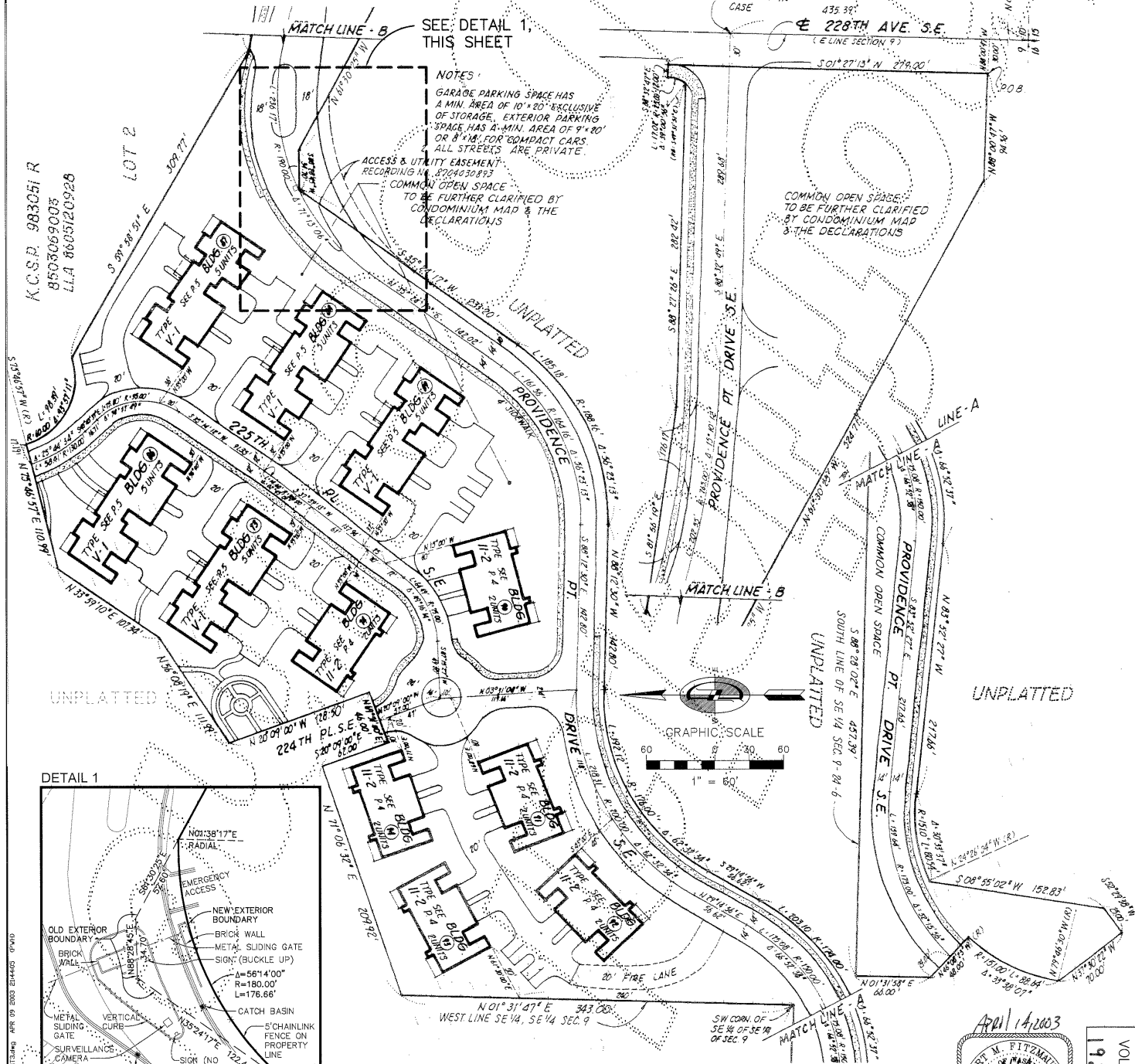
VOLUME/PAGE
198 82

DOWL FILE No. S304-648

SHEET 2 OF 5

PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
IN KING COUNTY, WASHINGTON
(DIVISION SIX AMENDMENT NO. 1)



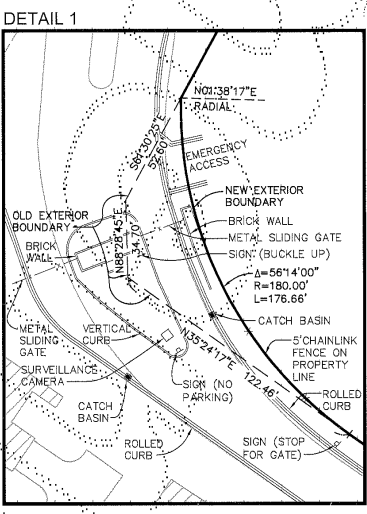
K.C.S.D. 983051 R
8503069003
LLA 8603120928

SEE DETAIL 1,
THIS SHEET

NOTES:
GARAGE PARKING SPACE HAS
A MIN. AREA OF 10'x20' EXCLUSIVE
OF STORAGE. EXTERIOR PARKING
SPACE HAS A MIN. AREA OF 9'x20'
OR 8'x14' FOR COMPACT CARS.
ALL STREETS ARE PRIVATE.

ACCESS & UTILITY EASEMENT
RECORDING NO. 8204030893
COMMON OPEN SPACE
TO BE FURTHER CLARIFIED BY
CONDOMINIUM MAP & THE
DECLARATIONS

COMMON OPEN SPACE
TO BE FURTHER CLARIFIED
BY CONDOMINIUM MAP
& THE DECLARATIONS



NOTES :

- SUBJECT TO EASEMENTS FOR AN ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION SYSTEM UNDER RECORDING NO.'S 8203300388 8506070710
- SUBJECT TO RESTRICTIONS AS RECORDED UNDER AFN 8503069003

DOWL
ENGINEERS
A Division of DOWL, LLC
8320 154TH AVENUE NE, REDMOND, WA 98052
TEL: (425) 869-2670 FAX: (425) 869-2675



D.D.E.S. FILE NO. L02M0025

VOLUME/PAGE
192 83

DOWL FILE No. 5304-64C

SHEET 3 OF 5

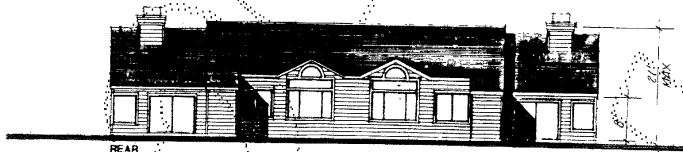
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VOLUME / PAGE

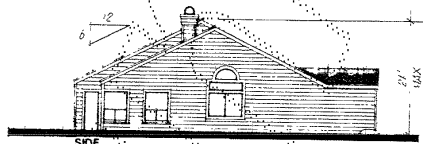
A PLANNED UNIT DEVELOPMENT
 WITHIN SECTION 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
 IN KING COUNTY, WASHINGTON
(DIVISION SIX AMENDMENT NO. 1)



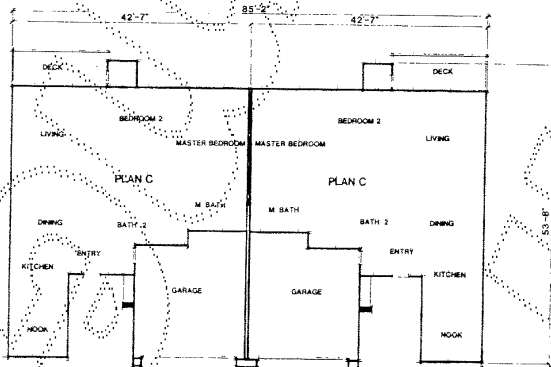
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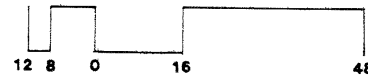
REAR



SIDE



SCALE : 1/16" = 1' - 0"



BUILDING TYPE

II - 2

April 14, 2003

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ENGINEERS
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VOLUME / PAGE
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D.D.E.S. FILE NO. LD2M0025

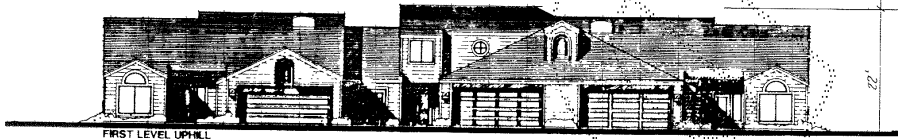
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SHEET 4 OF 5

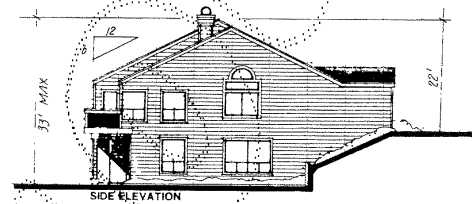
PROVIDENCE POINT

VOLUME / PAGE

A PLANNED UNIT DEVELOPMENT
 WITHIN SECTION 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
 IN KING COUNTY, WASHINGTON
(DIVISION SIX AMENDMENT NO. 1)



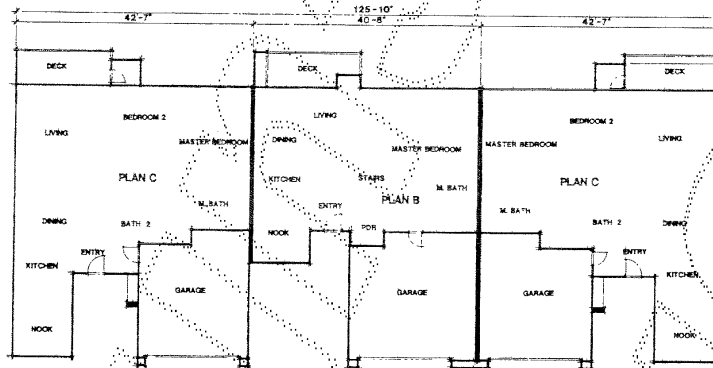
FIRST LEVEL UPHILL



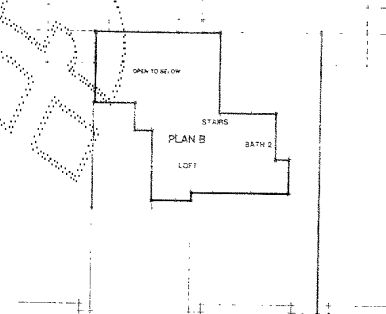
SIDE ELEVATION



FIRST LEVEL DOWNHILL

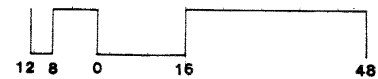


FIRST LEVEL UPHILL



FIRST LEVEL DOWNHILL

SCALE: 1/16" = 1' - 0"



BUILDING TYPE

V-1

April 14, 2003



VOLUME / PAGE
 192 / 85

DOWL ENGINEERS
 A Division of DOWL, LLC

8320 154TH AVENUE NE, REDMOND, WA 98052
 TEL: (425) 869-2670 FAX: (425) 869-2679

DOWL FILE No. S304-64E

SHEET 5 OF 5

D.D.E.S. FILE NO.

PROVIDENCE POINT

VOLUME/PAGE

A BINDING SITE PLAN AMENDMENT NO. TWENTY-TWO
 PART OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
 KING COUNTY, WASHINGTON
(P.U.D. DIVISION SIX AMENDMENT NO. 1)

APPROVALS

KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
 EXAMINED AND APPROVED THIS 19th DAY OF June, 2002
[Signature]
 DEVELOPMENT ENGINEER, ACTING UNDER ISSAQUAH - KING COUNTY ANNEXATION AGREEMENT

CITY OF ISSAQUAH
 EXAMINED AND APPROVED THIS 12th DAY OF AUGUST, 2003
[Signature]
 PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 13th DAY OF August, 2003
[Signature]
 PUBLIC WORKS DIRECTOR

KING COUNTY DEPARTMENT OF ASSESSMENTS
 EXAMINED AND APPROVED THIS 19th DAY OF AUGUST, 2003
SCOTT NOBLE
 KING COUNTY ASSESSOR
[Signature]
 DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 092406-9244 A+B-9016
142406-9053

RECORDING CERTIFICATE

FILE FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH PLANNING DIRECTOR AND PUBLIC WORKS DIRECTOR THIS 22 DAY OF August, 2003 A.D., AT 10:00 MINUTES PAST 10:00 A.M. AND RECORDED IN VOLUME 192 OF P.U.D.'S, PAGES 86 THROUGH 88, RECORDS OF KING COUNTY, WASHINGTON.

KING COUNTY DIVISION OF RECORDS AND ELECTIONS
 MANAGER, *[Signature]* SUPERINTENDENT OF RECORDS, *[Signature]*

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL. THIS 19th DAY OF August, 2003.

MANAGER, FINANCE DIVISION DEPUTY

GENERAL PROJECT DESCRIPTION

METHODS OF OWNERSHIP:
 RESIDENTIAL UNITS WILL BE SOLD AS CONDOMINIUM UNITS FOLLOWING THE RECORDING OF A CONDOMINIUM SURVEY MAP AND PLANS AND DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS TO BE RECORDED WITH THE KING CO. DIVISION OF RECORDS AND ELECTIONS. COMMON TRACTS WILL BE OWNED BY THE PROVIDENCE POINT UMBRELLA ASSOCIATION AND LIMITED COMMON FACILITIES WITHIN THE CONDOMINIUM BUILDING PARCELS WILL BE OWNED BY THE FOREST VILLAGE CONDOMINIUM ASSOCIATION.

STATEMENT OF GENERAL PURPOSE:
 THE PURPOSE OF PROVIDENCE POINT IS TO PROVIDE AN ENRICHED LIVING ENVIRONMENT FOR PERSONS OF RETIREMENT AGE. RESIDENTIAL UNITS DESIGNED TO MEET THE NEEDS OF THIS POPULATION GROUP ARE CLUSTERED IN VILLAGES WHICH INCORPORATE VARIOUS COMMUNITY SERVICE, RECREATIONAL AND COMMERCIAL USES IN SMALL VILLAGE CENTERS.

THE VILLAGE CLUSTER CONCEPT ALLOWS BUILDINGS TO UTILIZE OPTIMUM SITES AND TOPOGRAPHY FOR EASE OF PEDESTRIAN CIRCULATION AND PROVIDES FOCAL POINTS FOR BOTH COMMUNITY DESIGN AND SOCIAL INTERACTION. LANDSCAPED AND NATURAL OPEN SPACE AND GREENBELTS ARE UTILIZED THROUGHOUT THE SITE TO SEPARATE AND ENHANCE THE RESIDENTIAL CLUSTERS, TO BUFFER ADJACENT PROPERTY AND TO PROVIDE RECREATIONAL OPPORTUNITIES. UNIQUE FEATURES SUCH AS LAUGHING JACOBS CREEK AND PROVIDENCE FALLS WILL BE MAINTAINED IN A NATURAL PRESERVE.

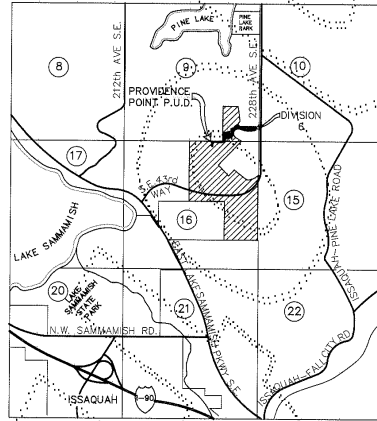
NON-RESIDENTIAL USES:
 NON-RESIDENTIAL USES IN THE VILLAGE CENTER INCLUDE RECREATIONAL AMENITIES, OFFICES FOR VARIOUS SERVICES SUCH AS HEALTH CARE AND COUNSELING, A VARIETY OF SMALL CONVENIENCE SHOPS, DINING FACILITIES AND THE PROVIDENCE POINT MANAGEMENT OFFICES. THESE ON-SITE FACILITIES WHICH ADDRESS THE NEEDS OF THE RESIDENT POPULATION ARE INTENDED TO MITIGATE TRAFFIC IMPACTS ON THE SURROUNDING COMMUNITY.

OPEN SPACE WITHIN THE DEVELOPMENT IS PROVIDED FOR THE EXCLUSIVE USE OF THE RESIDENTS AND WILL BE CONVEYED TO A HOMEOWNERS' NON-PROFIT CORPORATION THROUGH THE RECORDING OF THE CONDOMINIUM DOCUMENTS.

A NON-PROFIT CORPORATION WILL BE FORMED AND DOCUMENTS WILL BE RECORDED WHICH WILL PROVIDE FOR PERMANENT RETENTION AND MAINTENANCE OF COMMON OPEN SPACE, PRIVATE ROADS, LANDSCAPED AREAS, STORM WATER CONTROL FACILITIES AND OTHER COMMON IMPROVEMENTS.

A CRIME PREVENTION PROGRAM WILL BE IMPLEMENTED THROUGH SITE DEVELOPMENT AND BUILDING DESIGN AND CONSTRUCTION. IT WILL INCLUDE, BUT IS NOT LIMITED TO, THE PROVISION OF PERIMETER FENCING AND THORNY SPECIES OF LANDSCAPING, ENTRY GATE, TV MONITORS, CONTROLLED BUILDING ENTRANCES, AN EMERGENCY CALL SYSTEM, EXTERIOR LIGHTING, SERVICE ENTRY DOORS HAVING DEADLOCKS, DEADBOLTS AND PEEPHOLES, DOOR DAMBS WITH REINFORCED STRIKES AND SECURE WINDOW TYPES.

AN INTERNAL SHUTTLE SERVICE CONSISTING OF VANS, SHUTTLE BUSES, OR OTHER VEHICULAR SYSTEMS, SHALL BE DEVELOPED FOR THE PROJECT TO ASSIST THE RESIDENTS IN TRAVELING THE HILLSIDE TO REACH BUS STOPS, THE NURSING HOME, ANY FUTURE BUSINESS AREAS, THE RECREATION CENTERS AND FACILITIES AND THE NEARBY LUTHERAN BIBLE INSTITUTE CAMPUS. THE IMPLEMENTATION OF THIS REQUIREMENT SHALL BE FURTHER WORKED OUT WITH THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES. THE SHUTTLE SERVICE WILL BEGIN DURING THE OCCUPANCY OF DIVISION ONE WITH SERVICE COMMENSURATE WITH RESIDENTS' NEEDS. FACILITIES AND EQUIPMENT PROVIDED IN DIVISION ONE WILL ALSO BE AVAILABLE TO SUBSEQUENT DIVISIONS ON AN EQUAL BASIS.



VICINITY MAP

SCALE 1"=2000 FEET



PURPOSE OF AMENDMENT

MODIFY EXTERIOR BOUNDARY TO INCLUDE AREA FROM B.L.A. NO. S91L0059.

GENERAL PROJECT DESCRIPTION

FEE OWNER: SWANSON-DEAN/DAEWOO PARTNERSHIP, LLP
 4135 PROVIDENCE POINT DRIVE S.E.
 ISSAQUAH, WA 98029

ENGINEER: DOWL ENGINEERS
 8320 154TH AVENUE N.E.
 REDMOND, WA 98052

SURVEYOR: DOWL ENGINEERS
 8320 154TH AVENUE N.E.
 REDMOND, WA 98052

ARCHITECTS: JOHNSON BRAUND DESIGN GROUP, INC.
 5601 6TH AVENUE S., SUITE 522
 SEATTLE, WA 98108

LANDSCAPE ARCHITECT: THOMAS L. BERGER & ASSOCIATES
 2021 MINOR AVE. EAST
 SEATTLE, WA 98102

KING COUNTY ZONE CLASSIFICATION UNDER WHICH THIS AMENDMENT IS VESTED: R6

GLD ZONE CLASSIFICATION: SR-P K.C. D.D.E.S. FILE 187-79R/ORD. #5508, #6252, #7582 & #8745

ACREAGE PLANNED WITHIN THE TOTAL PROJECT: 172.8 ACRES
ACREAGE WITHIN DIVISION TWELVE: 16.245 ACRES
ACREAGE OF OPEN SPACE IN DIVISION TWELVE: 3.75 ACRES (42% OF DIV.)
NUMBER OF DWELLING UNITS IN DIVISION TWELVE: 67
NUMBER OF PARKING SPACES IN DIVISION TWELVE: GARAGE: 74
 UNCOVERED: 85
 TOTAL: 159

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARIES OF THE AREA ADDED TO PROVIDENCE POINT P.U.D. DIVISION SIX BY THIS AMENDMENT NO. 1 AS REPRESENTED HEREON ARE TRUE AND CORRECT AND ARE BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, AND THAT MONUMENTS WILL BE SET AND ALL PROPERTY AND BUILDING CORNERS WILL BE STAKED CORRECTLY ON THE GROUND.

[Signature]
 ROBERT M. FITZMAURICE, PLS # 32437
 C/O DOWL ENGINEERS
 REDMOND, WA 98052
 (425) 869-2670



8320 154TH AVENUE NE, REDMOND, WA 98052
 TEL: (425) 869-2670 FAX: (425) 869-2679

DOWL FILE NO. 5304-63A
 SHEET 1 OF 3

D.D.E.S. FILE NO. L02M0025

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VOLUME/PAGE
 192 86

PROVIDENCE POINT

VOLUME / PAGE

A BINDING SITE PLAN AMENDMENT NO. TWENTY-TWO
PART OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON
(P.U.D. DIVISION SIX AMENDMENT NO. 1)

LEGAL DESCRIPTION

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE ALONG THE EAST LINE THEREOF N01°27'13"E 209.11 FEET;
THENCE N88°00'47"W 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. THE NORTHEAST CORNER OF LOT 'D' OF KING COUNTY LOT LINE ADJUSTMENT NO. 8602006 RECORDED UNDER RECORDING NO. 8605120928, RECORDS OF SAID COUNTY, AND THE TRUE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 'D' N88°00'47"W 94.36 FEET;
THENCE CONTINUING N61°30'25"W 524.71 FEET;
THENCE CONTINUING S88°26'45"W 34.70 FEET;
THENCE CONTINUING S35°24'17"W 233.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 188.16 FEET;
THENCE SOUTHWESTERLY AND WESTERLY 185.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°23'13";
THENCE N88°12'30"W 142.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 178.00 FEET;
THENCE WESTERLY AND SOUTHWESTERLY 192.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°32'34";
THENCE S29°14'56"W 58.62 FEET TO THE BEGINNING OF A CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 174.00 FEET;
THENCE SOUTHWESTERLY AND WESTERLY 203.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°52'37";
THENCE N83°52'27"W 217.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 151.00 FEET;
THENCE WESTERLY AND SOUTHWESTERLY 80.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°33'37" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N24°28'04"W;
THENCE ALONG A NON-TANGENT LINE S08°55'02"W 152.83 FEET;
THENCE S52°29'36"W 25.00 FEET;
THENCE N37°30'22"W 70.00 FEET TO THE EASTERLY LINE OF TRACT 'K' OF MEADOW VILLAGE I, A CONDOMINIUM, AS RECORDED UNDER RECORDING NO. 8601221044 IN VOLUME 79 OF CONDOMINIUMS AT PAGES 16 THROUGH 18, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 151.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N79°46'39"W);
THENCE NORTHERLY AND NORTHEASTERLY 88.64 FEET ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 33°38'07" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N46°08'23"W AND THE MOST EASTERLY CORNER OF SAID TRACT 'K';
THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 'K' AND THE PROLONGATION OF SAID RADIAL LINE N46°08'23"W 48.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT 'K';
THENCE LEAVING SAID NORTHERLY LINE N01°31'47"E 343.00 FEET TO THE LINE COMMON TO SAID SECTIONS 9 AND 16;
THENCE ALONG SAID COMMON SECTION LINE S88°28'02"E 457.39 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;
THENCE ALONG THE WEST LINE THEREOF N01°31'47"E 343.00 FEET;
THENCE N17°00'32"E 209.92 FEET;
THENCE S20°09'00"E 62.00 FEET;
THENCE N69°51'00"E 46.00 FEET;
THENCE N20°09'00"W 128.50 FEET;
THENCE N58°08'19"E 111.99 FEET;
THENCE N33°59'10"E 107.34 FEET;
THENCE N75°46'57"E 110.99 FEET TO THE WESTERLY LINE OF LOT 'B' OF SAID KING COUNTY LOT LINE ADJUSTMENT NO. 8602006 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S78°46'57"W);
THENCE SOUTHEASTERLY AND EASTERLY 98.39 FEET ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 83°57'11";
THENCE ALONG A NON-TANGENT LINE S59°58'51"E 309.77 FEET;
THENCE S81°56'19"E 176.17 FEET TO THE SOUTHWEST CORNER OF LOT 'C' OF SAID KING COUNTY LOT LINE ADJUSTMENT NO. 8602006;
THENCE ALONG THE SOUTH LINE OF SAID LOT 'C' S88°27'26"E 282.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S49°31'51"E);
THENCE NORTHEASTERLY AND NORTHERLY 17.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°00'56";
THENCE ALONG A NON-TANGENT LINE S88°32'42"E 12.00 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE S.E.;
THENCE ALONG SAID WESTERLY MARGIN S01°27'13"W 279.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 8.93 ACRES, MORE OR LESS.

TOGETHER WITH:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE ALONG THE EAST LINE THEREOF N01°27'13"E 209.11 FEET;
THENCE N88°00'47"W 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. AND THE NORTHEAST CORNER OF LOT 'D' OF KING COUNTY LOT LINE ADJUSTMENT NO. 8602006 RECORDED UNDER RECORDING NO. 8605120928, RECORDS OF SAID COUNTY;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 'D' N88°00'47"W 94.36 FEET;
THENCE CONTINUING N61°30'25"W 472.11 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N01°38'17"E);
THENCE WESTERLY AND SOUTHWESTERLY 176.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°14'00" TO A POINT OF CURVE WITH THE WESTERLY LINE OF SAID LOT 'D';
THENCE ALONG SAID WESTERLY LINE N35°24'17"E 122.46 FEET TO SAID NORTHERLY LINE;
THENCE ALONG SAID NORTHERLY LINE N88°28'45"E 34.70 FEET;
THENCE CONTINUING S81°30'25"E 52.60 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 2920 SQUARE FEET OR 0.067 ACRES, MORE OR LESS.

SITUATE IN KING COUNTY, WASHINGTON.

AUTHORIZATION & RESTRICTIONS

THIS PLANNED UNIT DEVELOPMENT IS AUTHORIZED BY KING COUNTY CODE, TITLE 21 AND KING COUNTY ORDINANCES #5810, #6252, #6441 PASSED BY THE KING COUNTY COUNCIL ON DECEMBER 21, 1981, DECEMBER 22, 1982 & JUNE 13, 1983 RESPECTIVELY.

THE USE OF THIS PROPERTY IS RESTRICTED TO RESIDENTIAL DWELLINGS AND THOSE ACCESSORY NON-RESIDENTIAL OR CONDITIONAL USES DESCRIBED OR SHOWN HEREIN. NO OTHER USES, BUILDINGS, STRUCTURES OR ALTERATIONS ARE PERMITTED.

BUILDING SIZE, SCALE, LOCATION, ORIENTATION AND GENERAL CHARACTER IS AUTHORIZED ONLY AS SHOWN HEREON EXCEPT THAT KING COUNTY MAY APPROVE MINOR VARIATIONS AND/OR STYLISTIC CHANGES CONSISTENT WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND KING COUNTY CODE AT THE TIME OF BUILDING PERMITS OR THEREAFTER.

THE DEVELOPER AND/OR HOMEOWNERS MAY, ACCORDING TO THE ADOPTED RULES OF THE HOMEOWNERS ASSOCIATION, PETITION KING COUNTY TO APPROVE MINOR BUILDING CHANGES OR ACCESSORY OR OTHER USES WITHIN THE PLANNED UNIT DEVELOPMENT, AND KING COUNTY MAY APPROVE SUCH AMENDMENTS TO THE P.U.D. WHEN FOUND TO NOT CONFLICT WITH THE INTENT OF THE P.U.D. CODE OR WITH ORDINANCES #5810, #6252 & #6441.

THE DEVELOPMENT IS SUBJECT TO EXCEPTIONS AND RESTRICTIONS CONTAINED IN A DEED FROM THE STATE OF WASHINGTON REGARDING MINERALS RIGHTS RECORDED UNDER RECORDING NO. 4532756.

D.D.E.S. FILE NO. L02M0025

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLANNED UNIT DEVELOPMENT AND RESTRICT THE USE OF SAID PROPERTY TO THOSE USES AND IN SUCH MANNER AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS AND SEALS.

SWANSON-DEAN/DAEWOO, LLP
A WASHINGTON LIMITED LIABILITY PARTNERSHIP

DAEWOO AMERICA DEVELOPMENT, INC.
A WASHINGTON CORPORATION

Laura Hansen

Jonathan Lee

EASEMENT PROVISIONS

ALL COMMON AREAS ARE SUBJECT TO EASEMENTS IN WHICH TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CONDUITS, CABLES, WIRES, PIPELINES WITH NECESSARY FACILITIES AND EQUIPMENT FOR THE PURPOSE OF SERVING THE P.U.D. WITH GENERAL UTILITIES INCLUDING SANITARY, SEWER, WATER, POWER, TELEPHONE AND CABLE T.V., TOGETHER WITH THE RIGHT TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE STATED. THE LOCATIONS AND DIMENSIONS OF THESE EASEMENTS WILL BE INCLUDED IN THE CONDOMINIUM DOCUMENTS.

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Laura Hansen SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE President OF SWANSON-DEAN/DAEWOO, LLP, A WASHINGTON LIMITED LIABILITY PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 6, 2003

PRINTED NAME OF NOTARY PUBLIC Janet E. Williams

Janet E. Williams
NOTARY PUBLIC IN AND FOR THE STATE OF WA

MY APPOINTMENT EXPIRES 1/15/07

STATE OF NEW YORK

COUNTY OF QUEENS

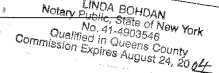
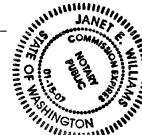
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jonathan Lee SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Vice President OF DAEWOO AMERICA DEVELOPMENT, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 27, 2003

PRINTED NAME OF NOTARY PUBLIC LINDA BOHDAN

Linda Bohdan
NOTARY PUBLIC IN AND FOR THE STATE OF NY

MY APPOINTMENT EXPIRES August 24, 2004



DOWL
ENGINEERS
A Division of DOWL, LLC
8320 154TH AVENUE NE, REDMOND, WA 98052
TEL: (425) 869-2670 FAX: (425) 869-2679

DOWL FILE No. S304-638

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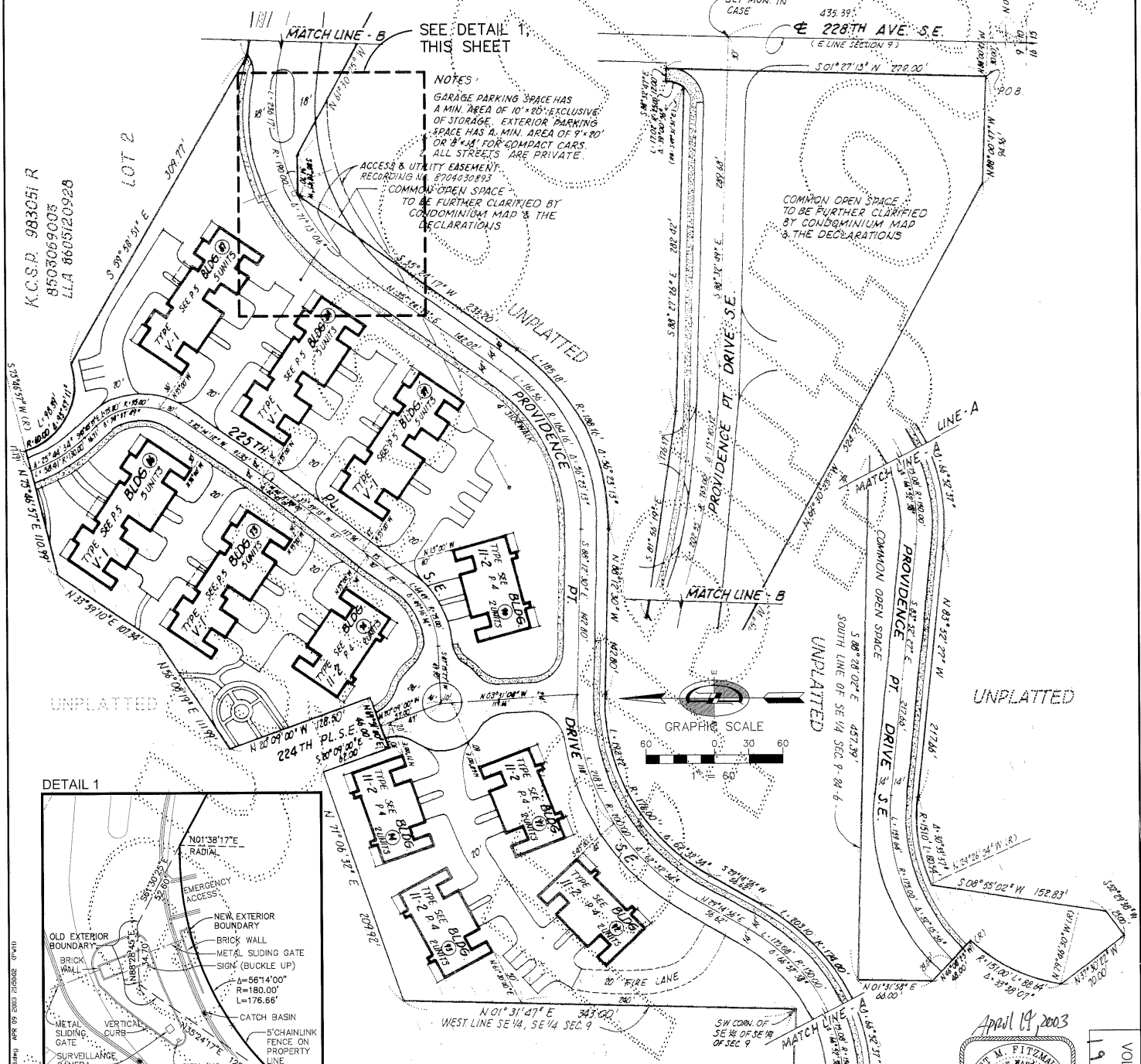
PROVIDENCE POINT

A BINDING SITE PLAN

WITHIN SECTION 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
IN KING COUNTY, WASHINGTON

(P.U.D. DIVISION SIX AMENDMENT NO. 1)

K.C.S.P. 983051 R
8503069003
LLA 8605120928



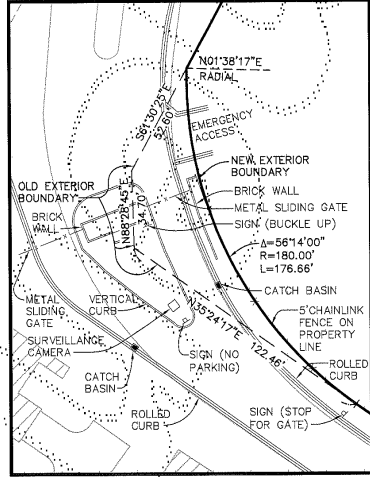
SEE DETAIL 1, THIS SHEET

NOTES:
GARAGE PARKING SPACE HAS A MIN. AREA OF 10' x 20' EXCLUSIVE OF STORAGE. EXTERIOR PARKING SPACE HAS A MIN. AREA OF 9' x 20' OR 8' x 14' FOR COMPACT CARS. ALL STREETS ARE PRIVATE.

ACCESS & UTILITY EASEMENT REGARDING N.E. 8704030893 COMMON OPEN SPACE TO BE FURTHER CLARIFIED BY CONDOMINIUM MAP & THE DECLARATIONS

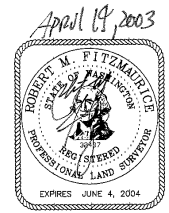
COMMON OPEN SPACE TO BE FURTHER CLARIFIED BY CONDOMINIUM MAP & THE DECLARATIONS

DETAIL 1



NOTES:
1. SUBJECT TO EASEMENTS FOR AN ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION SYSTEM UNDER RECORDING NO.'S 8203300388 8506070710
2. SUBJECT TO RESTRICTIONS AS RECORDED UNDER AFN 8503069003

DOWL ENGINEERS
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