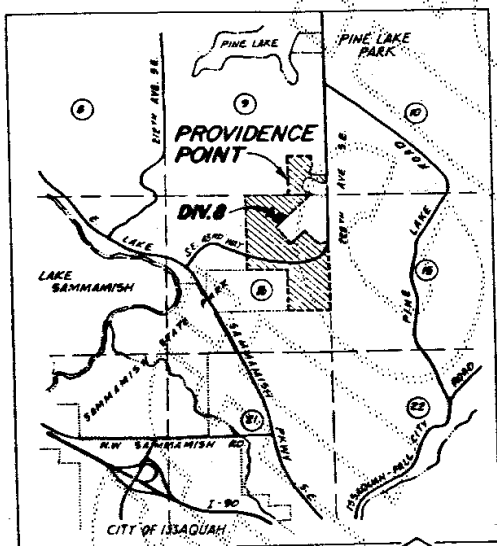


PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION EIGHT)



VICINITY MAP

SCALE 1"=240'

Legal Description

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE N88°28'02"W 542.49 FEET ALONG THE NORTH LINE THEREOF;
THENCE S46°34'56"W 305.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N27°12'21"W);
THENCE SOUTHWESTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42";
THENCE S52°13'57"W 617.30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S52°13'57"W 240.00 FEET;
THENCE N37°46'03"W 187.00 FEET;
THENCE N76°50'00"W 179.79 FEET;
THENCE N13°15'53"E 231.00 FEET;
THENCE S76°50'00"E 160.00 FEET;
THENCE S13°10'00"W 16.00 FEET;
THENCE S76°50'00"E 195.00 FEET;
THENCE S13°10'00"W 48.43 FEET;
THENCE S37°46'03"E 75.63 FEET TO THE TRUE POINT OF BEGINNING.

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 MINERAL RIGHTS RECORDED UNDER RECORDING NO. 4532756.

SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AS RECORDED UNDER RECORDING NO. B293800388, AND AN EASEMENT FOR GAS PIPELINES AS RECORDED UNDER RECORDING NO. B801140684.

Land Surveyor's Certificate

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

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

c/o STEPAN & ASSOCIATES, INC.
33505 13TH PLACE SOUTH
FEDERAL WAY, WA 98003

(682-4771)



12-2-88

VOL 1 PG 4
5/49 P.U.D.

General Project Description

OWNER: SWANSON-DEAN / DAEWOOD PARTNERSHIP
4135 PROVIDENCE POINT DRIVE S.E.
ISSAQUAH, WASHINGTON 98027

ENGINEER/SURVEYOR: STEPAN & ASSOCIATES, INC.
33505 13TH PLACE SOUTH
FEDERAL WAY, WASHINGTON 98003

ARCHITECT: MITHUN-BOWMAN-EMRICH GROUP
2000 12TH AVENUE N.E.
BELLEVUE, WA 98004

LANDSCAPE ARCHITECT: JOHN M. BERNHARD
6606 FIRST AVENUE N.E.
SEATTLE, WA 98115

EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL-P SUFFIX) FILE 187-79-R/ORD. #5508

ACREAGE WITHIN THE TOTAL PROJECT: 171.3

NUMBER OF DWELLING UNITS IN DIVISION EIGHT: 35

ACREAGE OF OPEN SPACE IN DIVISION EIGHT: 0.75 (37.5%)

ACREAGE WITHIN DIVISION EIGHT: 2.0

NUMBER OF PARKING SPACES IN DIVISION EIGHT: 35 CARPORT
20 OFF-STREET

TOTAL 55

Recording Certificate 9007031317

FILED FOR RECORD AT THE REQUEST OF THE MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION,
THIS 22 DAY OF July, 19 90, AT 2:55 MINUTES PAST
12:00 P.M., AND RECORDED IN VOLUME 5 OF P.U.D.'S, PAGE 49 - 53,
RECORDS OF KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND ELECTIONS.

Jane Hague
MANAGER

CAROLYN ABLERMAN
SUPERINTENDENT OF RECORDS

PROVIDENCE POINT

5/50
P.U.D.

A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION EIGHT)

General Project Description

METHOD OF OWNERSHIP: RESIDENTIAL UNITS WILL BE SOLD AS CONDOMINIUMS FOLLOWING THE RECORDING OF A CONDOMINIUM PLAN TO BE FILED WITH THE KING COUNTY DIVISION OF RECORDS & ELECTIONS.

STATEMENT OF GENERAL PURPOSE:
THE PURPOSE OF PROVIDENCE POINT IS TO PROVIDE AN ENRICHED LIVING ENVIRONMENT FOR PERSONS OF RETIREMENT AGE. RESIDENTIAL UNITS ARE 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 BASE 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 JACOB'S CREEK AND PROVIDENCE FALLS WILL BE MAINTAINED IN A NATURAL PRESERVE.

NON-RESIDENTIAL USES
NON-RESIDENTIAL USES IN THE VILLAGE CENTERS INCLUDE RECREATIONAL ACTIVITIES, OFFICES FOR VARIOUS SERVICES SUCH AS HEALTH CARE AND THUNDERBOLT, A VARIETY OF SMALL CONVENIENCE SHOPS, DINING FACILITIES AND THE PROVIDENCE POINT MANAGEMENT OFFICES. THESE ON-SITE FACILITIES WHICH ADDRESS THE DAILY 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 NON-PROFIT CORPORATION UPON THE RECORDING OF THE CONDO DOCUMENTS.

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

THE APPLICANT SHALL PAY TO THE DEPARTMENT OF PUBLIC WORKS, A TREE GENERATION FEE FOR THE IMPROVEMENT OF THE FOUR PROJECTS LISTED IN SECTION F-3 OF THE BUILDING AND LAND DEVELOPMENT DIVISION'S SEPTEMBER 3, 1981 REPORT, WITH ANY NECESSARY ADJUSTMENTS FOR INFLATION FACTORS AS OF THE DATE OF PERMIT ISSUANCE. THE FEE WILL BE PAYABLE AT THE TIME OF BUILDING PERMITS ISSUANCE. IF THE APPLICANT DISPUTES THE FEE DETERMINATION BY THE DEPARTMENT OF PUBLIC WORKS, HE MAY APPEAL THE AMOUNT AND THE JUSTIFICATION FOR SAID AMOUNT TO THE ZONING AND SUBDIVISION EXAMINER FOR ARBITRATION.

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 JAMS WITH REINFORCED STRIKES, AND SECURE WINDOW TYPES.

AN INTERNAL SHUTTLE SERVICE CONSISTING OF VANS, SHUTTLE BUSES, OR OTHER VEHICLES SYSTEMS, SHALL BE DEVELOPED FOR THE PROJECT TO ASSIST THE RESIDENTS IN TRAVELING THE HILLSIDE TO REACH BUS STOPS, THE SHOPPING ZONE, ANY FUTURE BUSINESS AREAS, THE RECREATION CENTERS AND FACILITIES AND THE NEARBY L.S.I. CAMPUS. THE IMPLEMENTATION OF THIS REQUIREMENT SHALL BE FURTHER WORKED OUT WITH THE RELEVANT AGENCIES AT THE TIME OF BUILDING AND LAND DEVELOPMENT. THE SHUTTLE SERVICE WILL BEGIN DURING THE OCCUPANCY OF DIVISION ONE WITH SERVICE COMMENSURATE WITH THE RESIDENTS' NEEDS. FACILITIES AND EQUIPMENT PROVIDED IN DIVISION ONE WILL ALSO BE AVAILABLE TO SUBSEQUENT DIVISIONS ON AN EQUAL BASIS.

(L.B.I. - LUTHERAN BIBLE INSTITUTE)

Dedication

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 HEREUNTO SET OUR HANDS AND SEALS.

SWANSON-DEAN/DAEMOO PARTNERSHIP UNIVERSITY SAVINGS BANK
Larry Swanson *William J. High*
DAEMOO INTERNATIONAL (AMERICA) CORP.
Deann A. Fox

Acknowledgement

STATE OF WASHINGTON }
COUNTY OF KING } SS

ON THIS 11th DAY OF May, A.D. 1990, BEFORE ME PERSONALLY APPEARED Larry Swanson OF THE PARTNERSHIP KNOWN TO BE THE Swanson-Dean/Deamoo OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND Deann A. Fox 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.

Patricia Carlson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kullback
exp date 1-27-91

STATE OF WASHINGTON }
COUNTY OF KING } SS

ON THIS 11th DAY OF May, A.D. 1990, BEFORE ME PERSONALLY APPEARED Larry Swanson OF THE CORPORATION KNOWN TO BE THE Swanson-Dean/Deamoo OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND Deann A. Fox 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.

Patricia Carlson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kullback
exp date 1-27-91

STATE OF WASHINGTON }
COUNTY OF KING } SS

ON THIS 14th DAY OF May, A.D. 1990, BEFORE ME PERSONALLY APPEARED Larry Swanson OF THE CORPORATION KNOWN TO BE THE Swanson-Dean/Deamoo OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND Deann A. Fox 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.

Catherine T. Paul
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle
exp date 8-10-92

Approvals

PARKS, PLANNING AND RESOURCES DEPARTMENT
EXAMINED AND APPROVED THIS 14th DAY OF June, 1990

[Signature]
DEVELOPMENT ENGINEER

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
EXAMINED AND APPROVED THIS 28th DAY OF June, 1990

[Signature]
MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENT
EXAMINED AND APPROVED THIS 05 DAY OF July, 1990

[Signature]
KING COUNTY ASSESSOR

ACCOUNT NUMBER



Easement Provisions

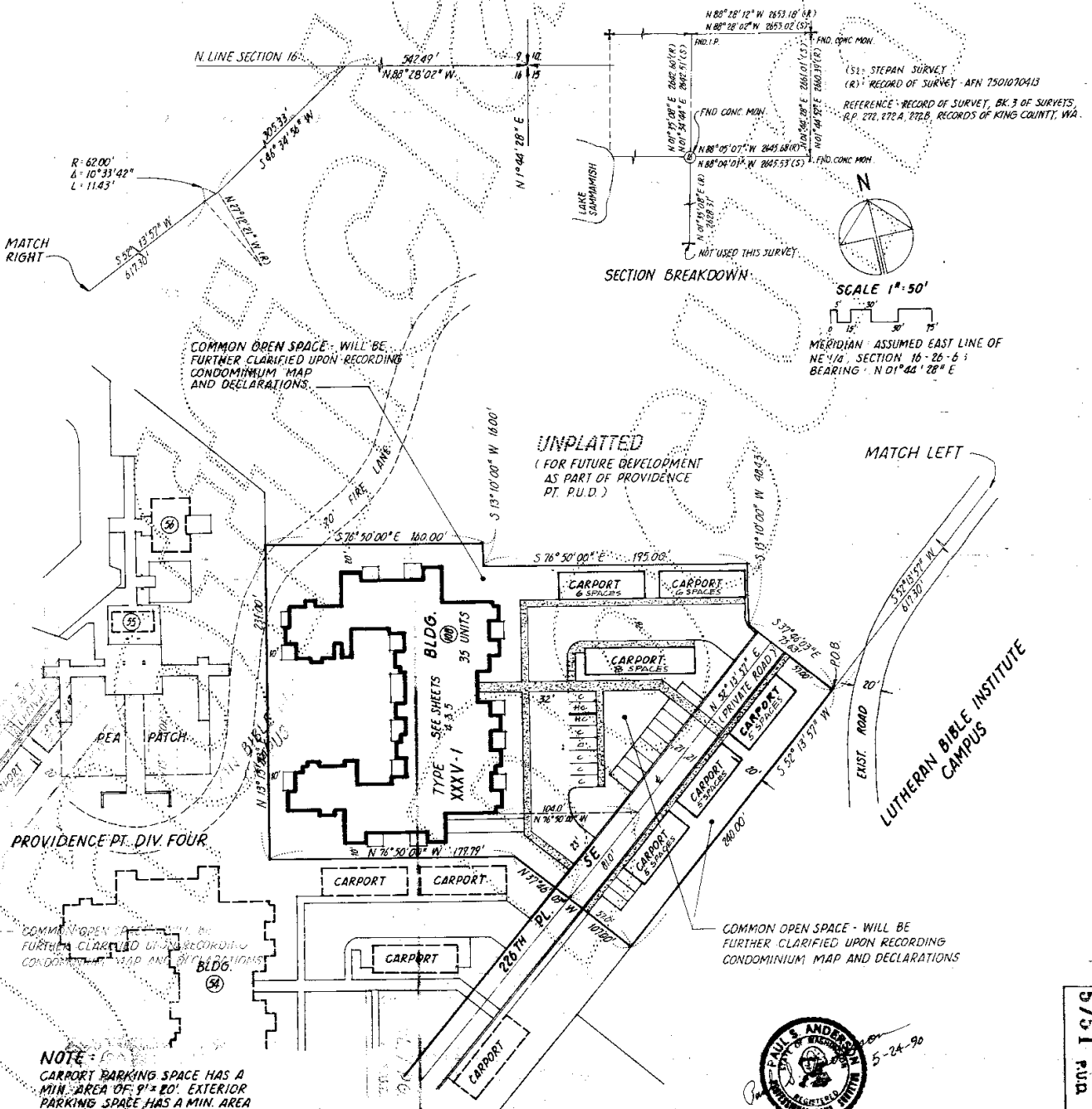
ALL COMMON AREAS ARE SUBJECT TO EASEMENTS IN WHICH TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CONDUITS, CABLES, WIRES, PIPELINES WITH NECESSARY FACILITIES AND EQUIPMENT FOR THE PURPOSE OF SERVING THE P.U.D. WITH GENERAL UTILITIES INCLUDING SANITARY SEWER, WATER, POWER, TELEPHONE 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 CONDO DOCUMENTS.

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PROVIDENCE POINT

5/51
F.U.D.

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IN KING COUNTY, WASHINGTON
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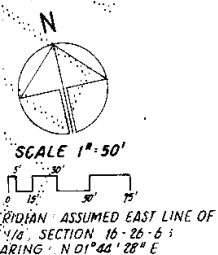


COMMON OPEN SPACE - WILL BE FURTHER CLARIFIED UPON RECORDING CONDOMINIUM MAP AND DECLARATIONS.

UNPLATTED
(FOR FUTURE DEVELOPMENT AS PART OF PROVIDENCE PT. P.U.D.)

COMMON OPEN SPACE - WILL BE FURTHER CLARIFIED UPON RECORDING CONDOMINIUM MAP AND DECLARATIONS

NOTE:
CARPORT PARKING SPACE HAS A MIN. AREA OF 9' x 20'. EXTERIOR PARKING SPACE HAS A MIN. AREA OF 9' x 20' OR 8' x 18' FOR COMPACT CARS (C). HANDICAP SPACES ARE A MIN. OF 9' x 20' WITH A 3/4' COMMON STRIP BETWEEN (HC).



PROVIDENCE POINT

5752
P.U.D.

A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION EIGHT)



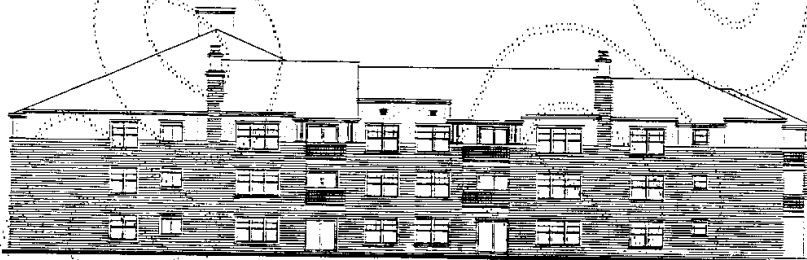
EAST ELEVATION

206' - 2"



WEST ELEVATION

46' - 1"



NORTH ELEVATION

35' - 1"



SOUTH ELEVATION

160' - 2"



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



BUILDING TYPE
XXXV - 1

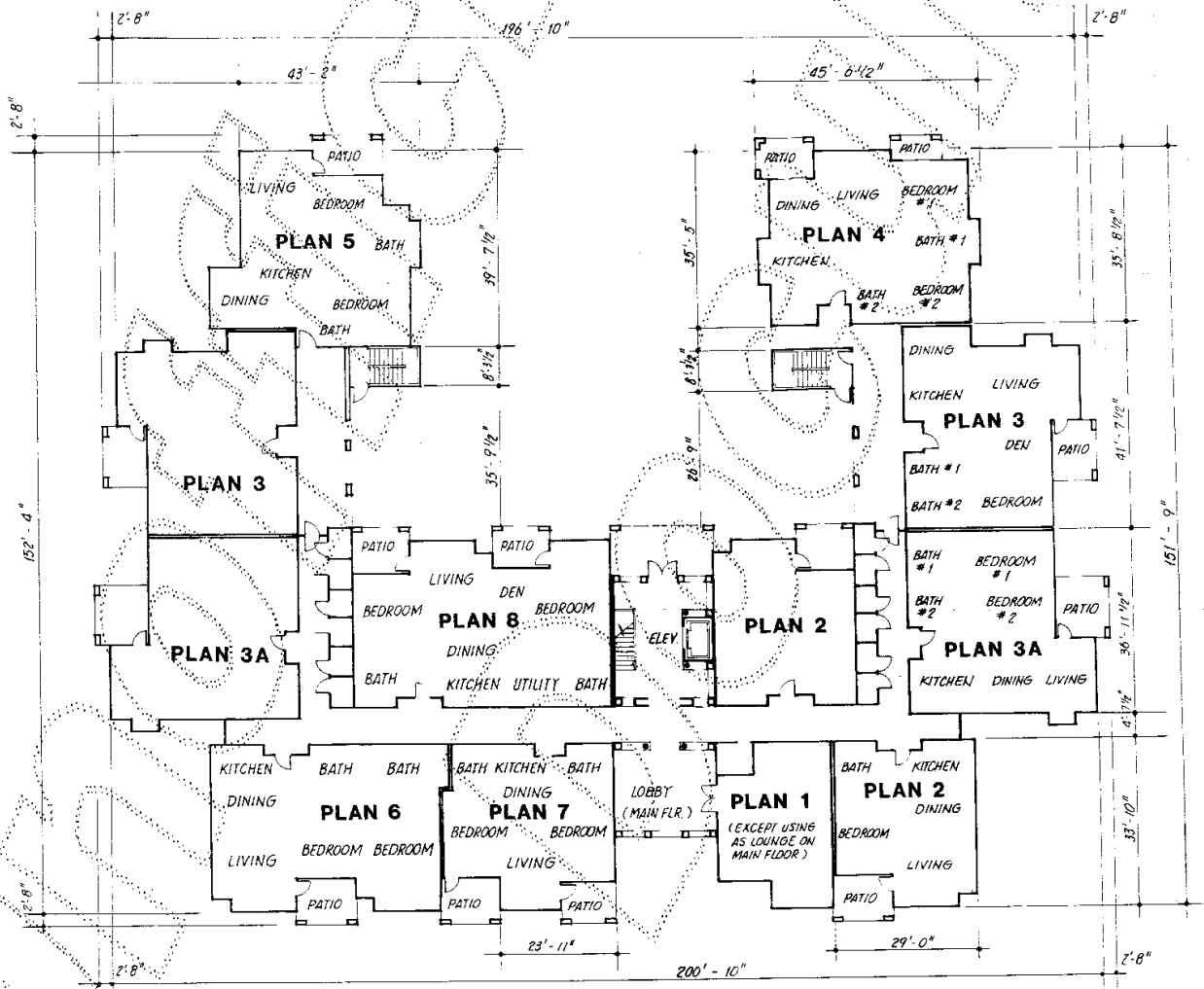
5752 P.U.D.
10/1/90

5458
P.U.D.

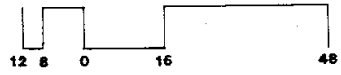
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NOTE: PLAN TYPES 3-A, 5 & 6 ARE ADAPTABLE
TO BARRIER FREE STANDARDS



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



BUILDING TYPE XXXV - 1

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1/11/12