

Recorded at the Request of
and after Recording Return to

Vincent B. DeFillis
Tousley Brain
56th Floor, AT&T Gateway Tower
700 Fifth Avenue
Seattle, Washington 98104-5056

RECEIVED THIS DAY

AUG 19 1 12 PM '91

91/08/19

RECD F 13.00

REC FEE 2.00

CASHSI

#0592 D

***15.00

55

AMENDMENT NO. 1
TO
PROVIDENCE POINT PUD AGREEMENT
REGARDING

SALES AND RENTALS TO LOW INCOME AND MODERATE INCOME PURCHASERS
AND
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

This AMENDMENT NO. 1 TO PROVIDENCE POINT PUD AGREEMENT
REGARDING SALES AND RENTALS TO LOW INCOME AND MODERATE INCOME
PURCHASERS AND DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS is made as of this 26TH day of JUNE,
1991, by and between The Swanson-Dean/Daewoo Partnership, a
Washington general partnership ("SD/Daewoo"), and King County
acting through its Building and Land Development Division, and
Housing and Community Development Division ("County").

RECITALS

A. SD/Daewoo is the successor in interest to Swanson-Dean
Corporation in and to all rights of Swanson-Dean Corporation
under that certain planned unit development ("PUD") which is
under development on the property described in Exhibit A hereto
(the "Property").

B. Swanson-Dean Corporation and the County entered into
that certain Providence Point PUD Agreement regarding sales and
rentals to Low Income and Moderate Income Purchasers and
Declaration of Covenants, and Conditions, and Restrictions, dated
December 1, 1983, and recorded with the King County Recorder
under Recording No. 8312190823 (the "Original Agreement").

C. Because certain of the covenants of the Original
Agreement have proved unworkable in practice, SD/Daewoo and the
County desire to amend the Agreement as hereinafter set forth.

9108190592

SECTION 1. AMENDMENT

Sections 3.C, 5, and 6 are hereby deleted in their entirety and replaced by the following:

Section 3.C. "Income" shall be certified by each Purchaser or Renter at the time of closure of the home purchase or rental occupancy, and shall be reported as total household income for the year, prior to purchasing or renting a Housing Unit at Providence Point.

Section 5. Documentation of Income. Developer shall obtain from each person who purchases or rents a Housing Unit at Providence Point as a Low Income or Moderate Income person, income verification in the form of an executed questionnaire in the form of Exhibit B. The completed questionnaire signed by the Purchaser indicating the applicable income range according to household size, and certified by such Purchaser as true and accurate, shall be considered conclusive evidence regarding that person's annual income.

Section 6. Reports. Within sixty (60) days following June 30, and December 31 of each year beginning the year in which closing of the first sale or first rental to a Low Income or Moderate Income person of a Housing Unit in a Housing Phase of Providence Point occurs, Developer shall provide to the King County Housing and Community Development Division a written report in the form attached hereto as Exhibit C. All such reports shall be based on the income information disclosed on a confidential basis to Developer by each initial Low Income or Moderate Income buyer or renter of a Housing Unit in Providence Point.

9108190592

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9108190592

SECTION 2. NO OTHER AMENDMENTS

Except as amended hereby, the original agreement remains in full force and effect in accordance with its terms.

**THE SWANSON-DEAN/DAEWOO PARTNERSHIP,
a Washington general partnership**

By: Swanson-Dean Corporation,
a Washington corporation,
as general partner

By: [Signature]
Its: PRESIDENT

KING COUNTY

By: [Signature]
Its: EXECUTIVE

APPROVED:

**BUILDING AND LAND DEVELOPMENT
DIVISION**

By: [Signature]
Its: MANAGER

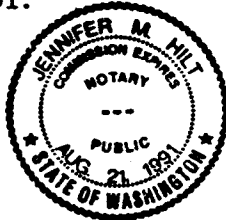
**PLANNING AND COMMUNITY
DEVELOPMENT DIVISION**

By: [Signature]
Its: MANAGER

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

Gary King I certify that I know or have satisfactory evidence that he was authorized to execute the instrument and acknowledged it as the President of SWANSON-DEAN CORPORATION, as the general partner of THE SWANSON-DEAN/DAEWOO PARTNERSHIP, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

May SUBSCRIBED AND SWORN to before me this 2 day of May, 1991.



Jennifer M. Hill
Notary Public in and for the
State of Washington residing
at Renton

My appointment expires 8-21-91

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

Tim Hill I certify that I know or have satisfactory evidence that he was authorized to execute the instrument and acknowledged it as the EXECUTIVE of King County, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to before me this 26 day of June, 1991.

Carol K. Locke
Notary Public in and for the
State of Washington residing
at Seattle

My appointment expires 2/15/94

EXHIBIT A

THE PROPERTY

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 400.00 FEET IN WIDTH OF THE EAST 680 FEET IN WIDTH;

AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE ALONG THE EAST LINE THEREOF N 1°27'13" E 927.57 FEET TO THE SOUTH LINE OF THE NORTH 400.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE ALONG SAID SOUTH LINE N 88°27'26" W 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WESTERLY MARGIN S 1°27'13" W 439.23 FEET;
THENCE N 88°32'47" W 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING BEARS S 88°32'47" E;
THENCE SOUTHERLY AND SOUTHWESTERLY 17.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°00'56";
THENCE N 88°27'26" W 282.52 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 4 OF KING COUNTY SHORT PLAT NO. 983051R RECORDED UNDER KING COUNTY AUDITOR'S FILE NO. 8503069003;
THENCE N 81°56'19" W 178.17 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF LOT 2 OF SAID SHORT PLAT;
THENCE ALONG THE LINE COMMON TO LOTS 1 AND 2 OF SAID SHORT PLAT N 58°58'51" W 309.77 FEET TO 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 S 18°10'14" E;
THENCE WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY 144.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 138°10'14" TO A POINT OF TANGENCY ON THE NORTHWESTERLY LINE OF SAID LOT 2;
THENCE ALONG SAID NORTHWESTERLY LINE N 30°00'00" E 230.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;
THENCE ALONG THE NORTH LINE OF SAID LOT 2 AND SAID SOUTH LINE OF THE NORTH 400.00 FEET OF SAID SUBDIVISION S 88°27'26" E 710.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE ALONG THE SOUTH LINE THEREOF N 88°28'02" W 542.49 FEET;
THENCE N 46°34'56" E 40.75 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 67°10'08" W 200.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 114.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING BEARS S 25°58'11" W;
THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY 178.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00";
THENCE NON-TANGENT TO THE PRECEDING CURVE N 35°24'17" E 253.19 FEET;
THENCE N 88°28'45" E 34.70 FEET;
THENCE S 61°30'25" E 370.57 FEET;
THENCE S 46°34'56" W 355.53 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE ALONG THE SOUTH LINE THEREOF N 88°28'02" W 542.49 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 46°34'56" E 398.28 FEET;
THENCE S 61°30'25" E 154.14 FEET;
THENCE S 88°00'47" E 94.36 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 9 AND THE WEST MARGIN OF 228TH AVENUE S.E.;
THENCE S 1°27'13" W 209.34 FEET ALONG SAID WEST MARGIN TO SAID SOUTH LINE OF SECTION 9;
THENCE N 88°28'02" W 512.49 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

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:

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9108150592

9108190592

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE ALONG THE EAST LINE THEREOF N 1°27'13" E 209.11 FEET;
THENCE N 88°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. 8602008 RECORDED UNDER RECORDING NO. 8605120928,
RECORDS OF SAID COUNTY;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 'D' N 88°00'47" W 94.36 FEET;
THENCE CONTINUING N 61°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 N 1°38'17" E;
THENCE WESTERLY AND SOUTHWESTERLY 178.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°1'17"
TO A POINT OF CUSP WITH THE WESTERLY LINE OF SAID LOT 'D';
THENCE ALONG SAID WESTERLY LINE N 35°24'17" E 122.46 FEET TO SAID NORTHERLY LINE;
THENCE ALONG SAID NORTHERLY LINE N 88°28'45" E 34.70 FEET;
THENCE CONTINUING S 61°30'24" E 52.60 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH 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 N 88°28'02" W ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 542.49 FEET TO THE TRUE POINT OF
BEGINNING;
THENCE S 45°34'56" W 305.33 FEET TO A POINT ON A CURVE, THE CENTER OF SAID CURVE BEARS S 27°12'21" E 62.00
FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°33'42" AN ARC
DISTANCE OF 11.43 FEET TO A POINT OF TANGENCY;
THENCE S 52°13'57" W 1,114.30 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A';
THENCE S 37°46'03" E 871.00 FEET;
THENCE N 52°13'57" E 400.00 FEET;
THENCE S 37°46'03" E 541.55 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THROUGH A CENTRAL ANGLE OF 77°43'17" AN ARC
DISTANCE OF 217.04 FEET THROUGH TO A POINT OF TANGENCY;
THENCE N 64°30'40" E 90.86 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE
OF 26°13'52" AN ARC DISTANCE OF 87.10 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE
S.E. AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECEIVING NO. 7110210313 RECORDS OF SAID
COUNTY, SAID POINT BEING A POINT ON A CURVE THE CENTER OF WHICH BEARS N 76°39'59" W 808.00 FEET DISTANT;
THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID MARGIN AND THE NORTHERLY MARGIN OF S.E.
43RD WAY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°59'49" AN ARC DISTANCE OF 1,240.96
FEET TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID MARGIN BY THE FOLLOWING COURSES AND DISTANCES:
N 78°39'57" W 945.67 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,458.00 FEET THROUGH A CENTRAL ANGLE OF 29°51'27" AN
ARC DISTANCE OF 758.78 FEET TO A POINT OF TANGENCY;
THENCE N 48°48'30" W 81.08 FEET TO THE WEST LINE OF SAID SUBDIVISION;
THENCE N 1°34'44" E ALONG SAID WEST LINE 1,863.45 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE S 88°28'02" E 2,110.53 FEET TO THE TRUE POINT OF BEGINNING.

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

BEGINNING AT THE HEREINABOVE DESCRIBED POINT 'A';
THENCE S 37°46'03" E 871.00 FEET;
THENCE N 52°13'57" E 100.00 FEET;
THENCE N 37°46'03" W 871.00 FEET;
THENCE S 52°13'57" W 100.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTH HALF OF
THE NORTHEAST QUARTER, ALL IN SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY,
WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY MARGIN OF S.E. 43RD WAY AS CONVEYED TO KING COUNTY BY
DEED RECORDED UNDER RECEIVING NO. 7110210313. EXCEPT THE EAST 30 FEET THEREOF FOR 228TH AVENUE S.E.

SITUATE IN KING COUNTY, WASHINGTON

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9108190592

EXHIBIT B

PROVIDENCE POINT
HOME PURCHASER QUESTIONNAIRE

Dear Providence Point Home Purchaser:

The Swanson-Dean/Daewoo Partnership, the developer of Providence Point, is required by King County to provide affordable housing at Providence Point. To demonstrate our progress in meeting this requirement, we must provide information about the income of purchasers at Providence Point. This information is compiled and summarized in a report to King County. Information about individual purchasers is not released, it is kept strictly confidential.

Please fill out the following questionnaire. Thank you for your participation.

Building No. _____ Date of Closing _____
Address _____ Purchase Price _____
_____ No. of Persons _____

Household Income: Check the correct income range in the column corresponding to the size of your household. Use your total household income for the last calendar year, including wages, salary, interest or dividend income, other investment income, pension, Social Security, etc.

1 Person Household	2 Person Household	3 Person Household
___ 50% or less of MHI	___ 50% or less of MHI	___ 50% or less of MHI
___ 50-80% of MHI	___ 50-80% of MHI	___ 50-80% of MHI
___ 80-100% of MHI	___ 80-100% of MHI	___ 80-100% of MHI
___ Over 100% of MHI	___ Over 100% of MHI	___ Over 100% of MHI

I certify that the above information is true and accurate.

Name (please print): _____

Signature: _____ Date: _____

NOTE: "MHI" means Median Household Income per applicable HUD guidelines for the region, as adjusted annually. The actual questionnaire distributed to Providence Point residents will contain actual dollar figures instead of references to median household income.

230\048A021A.V80
2/5/91

B-1

EXHIBIT C

REPORT TO KING COUNTY HOUSING AND
COMMUNITY DEVELOPMENT DIVISION
REGARDING SALES AND RENTALS TO
LOW-AND MODERATE-INCOME PURCHASERS
IN PROVIDENCE POINT

This relates to Housing Phase _____ at Providence
Point, which Housing Phase contains _____ units.

The Swanson-Dean/Daewoo Partnership hereby certifies the following
information regarding closing of sales and rental of housing units
at Providence Point for the period from _____ through
_____.

1. Number of housing units offered for sale or rental during this
reporting period: _____
2. Number of housing units sold during this reporting period:

3. Number of housing units purchasers who refused to provide
their personal financial information: _____
4. Number of housing units rented during this reporting period:

5. Number of housing units sold to "Low Income" buyers during
this reporting period: _____
6. Number of units sold to "Moderate Income" buyers during this
period: _____
7. Number of housing units rented to "Low Income" renters during
this reporting period: _____
8. Number of housing units rented to "Moderate Income" renters
during this reporting period: _____
9. Percentage of "Low Income" buyers and renters during this
reporting period: _____
10. Percentage of "Moderate Income" buyers and renters during this
reporting period: _____

9108190592

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9108190592

11. Total cumulative percentage of "Low Income" and "Moderate Income" buyers and renters for this Housing Phase through the above date: _____

THE SWANSON-DEAN/DAEWOO PARTNERSHIP
A Washington General Partnership

Date: _____

By: _____
Its: _____

0230\048A021A.V80
2/5/91

C-2

2x10

25