

PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT

WITHIN THE NE 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

KING COUNTY, WASHINGTON

DIVISION 15

AUTHORIZATION & RESTRICTIONS

THIS PLANNED UNIT DEVELOPMENT IS AUTHORIZED BY KING COUNTY CODE, TITLE 21 AND KING COUNTY ORDINANCES #5810, #6252 AND #6441 PASSED BY THE KING COUNTY COUNCIL WITH EFFECTIVE DATES OF DECEMBER 31, 1981, JANUARY 7, 1983 AND JUNE 21, 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, #7581, #7652 AND #8746.

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, AND EASEMENTS TO UTILITIES RECORDED UNDER RECORDING NO'S. 8203300388, 8809231061 AND 8811300727.

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 21st DAY OF July, 1995

[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 21st DAY OF July, 1995

[Signature]
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 26th DAY OF JULY, 1995

SCOTT NOBLE DEPUTY KING COUNTY ASSESSOR
[Signature] DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 162406-9057

RECORDING CERTIFICATE 9507240854

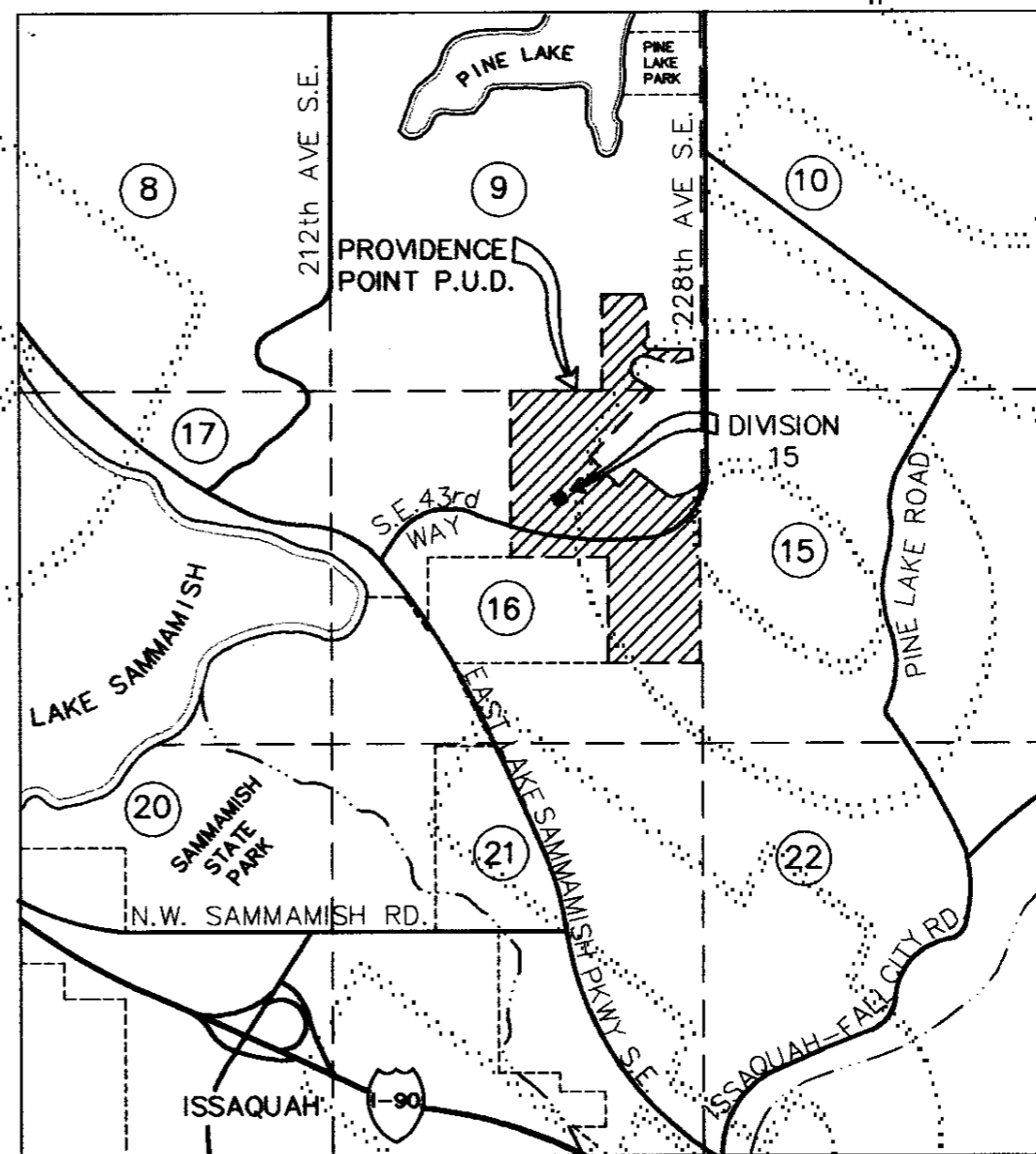
FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE SERVICES DIVISION THIS 26th DAY OF July, 1995 A.D., AT 37 MINUTES PAST 11:00 A.M. AND RECORDED IN VOLUME 4 OF P.U.D.'S, PAGES 25 THROUGH 28, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

[Signature] MANAGER
[Signature] SUPERINTENDENT OF RECORDS

EASEMENT PROVISIONS

ALL COMMON AREAS ARE SUBJECT TO EASEMENTS IN WHICH TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CONDUITS, GABLES, 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.



VICINITY MAP
SCALE 1" = 1/2 MILE
NORTH

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 S 01° 44' 28" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2,661.01 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE N 60° 07' 35" W 2,157.22 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE BOUNDARY OF TRACT I IN CENTER VILLAGE II, A CONDOMINIUM, ACCORDING TO THE MAP AND PLANS THEREOF AS RECORDED IN VOLUME 78 OF CONDOMINIUMS, PAGES 11-16, RECORDING NUMBER 8510030350, RECORDS OF KING COUNTY; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID BOUNDARY THE FOLLOWING THREE COURSES: THENCE S 56° 42' 25" W 75.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 85.00 FEET; THENCE WESTERLY 101.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 34' 27"; THENCE ALONG A NON-TANGENT LINE N 22° 32' 35" W 103.07 FEET TO A POINT ON THE BOUNDARY OF PROVIDENCE POINT P.U.D. DIVISION 1, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN VOLUME 1 OF P.U.D.'S PAGES 81-116, RECORDING NUMBER 8401270535, RECORDS OF KING COUNTY; THENCE NORTHEASTERLY ALONG SAID BOUNDARY N 61° 45' 03" E 142.47 FEET TO A POINT ON THE BOUNDARY OF TRACT A IN CENTER VILLAGE I, A CONDOMINIUM, ACCORDING TO THE MAP AND PLANS THEREOF AS RECORDED IN VOLUME 70 OF CONDOMINIUMS, PAGES 94-100, RECORDING NUMBER 8406270804, RECORDS OF KING COUNTY; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: THENCE S 28° 49' 46" E 32.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1,623.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S 60° 35' 25" W); THENCE SOUTHEASTERLY 110.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 53' 00" TO THE TRUE POINT OF BEGINNING;

CONTAINING 21,379 SQUARE FEET (0.491 ACRES) MORE OR LESS.

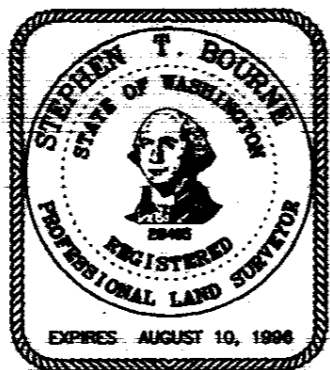
SURVEYOR'S CERTIFICATE

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. 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. I FURTHER CERTIFY THAT THE FLOOR PLANS AND ELEVATIONS SHOWN HEREON ACCURATELY DEPICT THE ARCHITECTURAL PLANS AS PROVIDED TO DOWL ENGINEERS BY THE PROJECT ARCHITECT FOR THE RESPECTIVE BUILDINGS.

[Signature] 7/13/95
STEPHEN T. BOURNE, P.L.S. # 28405
C/O DOWL ENGINEERS
REDMOND, WA 98052
(206) 869-2670

DOWL FILE No. 301-94

SHEET 1 OF 4



D.D.E.S. FILE NO. 147-80-P

PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT

WITHIN THE NE 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON

DIVISION 15

GENERAL PROJECT DESCRIPTION

FEE OWNER: SWANSON-DEAN/DAEWOO PARTNERSHIP
4135 PROVIDENCE POINT DRIVE S.E.
ISSAQUAH, WA 98027

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.
130 ANDOVER PARK EAST, SUITE 301
SEATTLE, WA 98188

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

ACREAGE PLANNED WITHIN THE TOTAL PROJECT: 172.8 ACRES

ACREAGE WITHIN DIVISION FIFTEEN: 0.49 ACRES
ACREAGE OF OPEN SPACE IN DIVISION FIFTEEN: 0.28 ACRES (57% OF DIV.)

NUMBER OF DWELLING UNITS IN DIVISION FIFTEEN: 4
NUMBER OF PARKING SPACES IN DIVISION FIFTEEN:
GARAGE: 6
UNCOVERED: 6
TOTAL: 12

THE ADDRESSES FOR THIS P.U.D. DIVISION SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED WITHIN THE NORTH/SOUTH ROAD ADDRESS GRID BETWEEN 4160 AND 4215. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENTIAL UNIT OR BUILDING IN ACCORDANCE WITH KING COUNTY CODE 16.08.

EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL-P SUFFIX);
K.C. D.D.E.S. FILE 187-79-R/ORD. #5508, #6252, #7582 & #8745

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 FACILITIES AND TRACTS WILL BE OWNED BY A HOME OWNERS 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.

THE APPLICANT SHALL PAY TO THE DEPARTMENT OF PUBLIC WORKS, A TRIP GENERATION FEE FOR THE IMPROVEMENT OF THE FOUR PROJECTS LISTED IN SECTION F-3 OF THE DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES 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 JAMBS 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 TRAVERSING 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.

FILENAME: S1137A151ST.DWG
CREATED: JAN 18 1995 15:22:33
UPDATED: JUN 23 1995 10:20:53
PLOTTED: JUL 12 1995 17:49:07 (WSB)

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 PARTNERSHIP

DAEWOO AMERICA DEVELOPMENT, INC.

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT C.K. Hong SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Executive Vice President OF SWANSON-DEAN/DAEWOO PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 17, 1995

Patricia J. Carlson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 1-27-98



STATE OF WASHINGTON

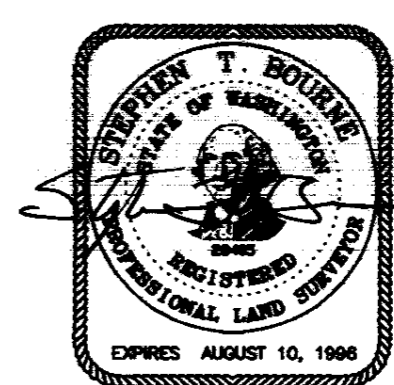
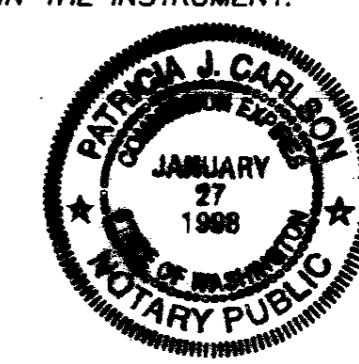
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT W.H. Kim SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Authorized Agent OF DAEWOO AMERICA DEVELOPMENT, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 18, 1995

Patricia J. Carlson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 1-27-98



7/13/95

DOWL FILE No. 301-93

SHEET 2 OF 4

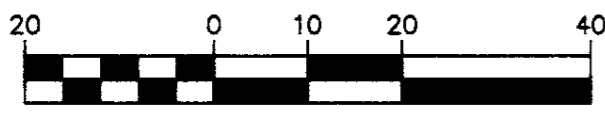
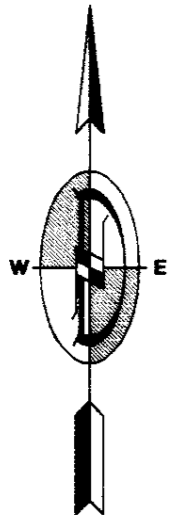
D.D.E.S. FILE NO. 147-80-P

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KING COUNTY, WASHINGTON

DIVISION 15



NOTES:

- 1) GARAGE PARKING SPACES (G) HAVE A MINIMUM AREA OF 9' X 20'. EXTERIOR PARKING SPACES (P) HAVE A MINIMUM AREA OF 9' X 20' WITH AN ADJACENT SIDEWALK FOR HANDICAP ACCESS.
- 2) ALL WALKWAYS HAVE A MINIMUM WIDTH OF 4' PER P.U.D. APPROVAL.
- 3) COMMON AREAS WILL BE FURTHER DESCRIBED IN CONDOMINIUM DOCUMENTS WHICH WILL BE RECORDED AFTER THE P.U.D. AND BINDING SITE PLAN ARE RECORDED.

• SET REBAR AND CAP, LS #28405, TYPICAL BUILDING TIE

TRACT A, CENTER VILLAGE I
VOL 70 OF CONDOMINIUMS, PAGES 94-100
REC # 8406270804

P.U.D. DIVISION 1
VOL 1 OF P.U.D.s, PAGES 81-116
REC # 8401270535

P.U.D. DIVISION 1
VOL 1 OF P.U.D.s, PAGES 81-116
REC # 8401270535

FOUND CONC. MON. W/
BRASS CAP STAMPED 9/10
IN CASE 6/15/94 16/15

P.U.D. DIVISION 2
VOL 2 OF P.U.D.s, PAGES 25-39
REC # 8410310687

$\Delta = 03^{\circ}53'00''$
 $R = 1623.00'$
 $L = 110.00'$

BLDG 126
TYPE AF-BF-CF-DF
4 UNITS

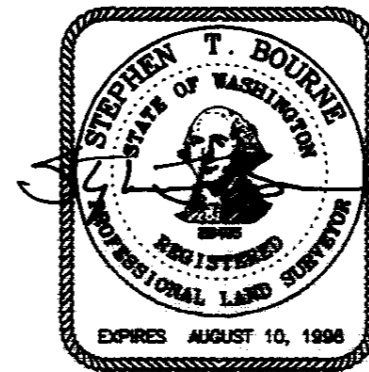
TRUE POINT OF BEGINNING

$\Delta = 68^{\circ}34'27''$
 $R = 85.00'$
 $L = 101.73'$

FOUND 4"x4" CONC. MON.
W/ PUNCH MARK IN 3" DIA.
DISC, NO CASE 6/15/94

TRACT B, CENTER VILLAGE II
VOL 78 OF CONDOMINIUMS, PAGES 11-16
REC # 8510030350

P.U.D. DIVISION 3
VOL 2 OF P.U.D.s, PAGES 70-80
REC # 8505290808



7/13/95

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UPDATED: JUN 23 1995 10:26:12
PLOTTED: JUL 12 1995 17:57:25 (MSR)

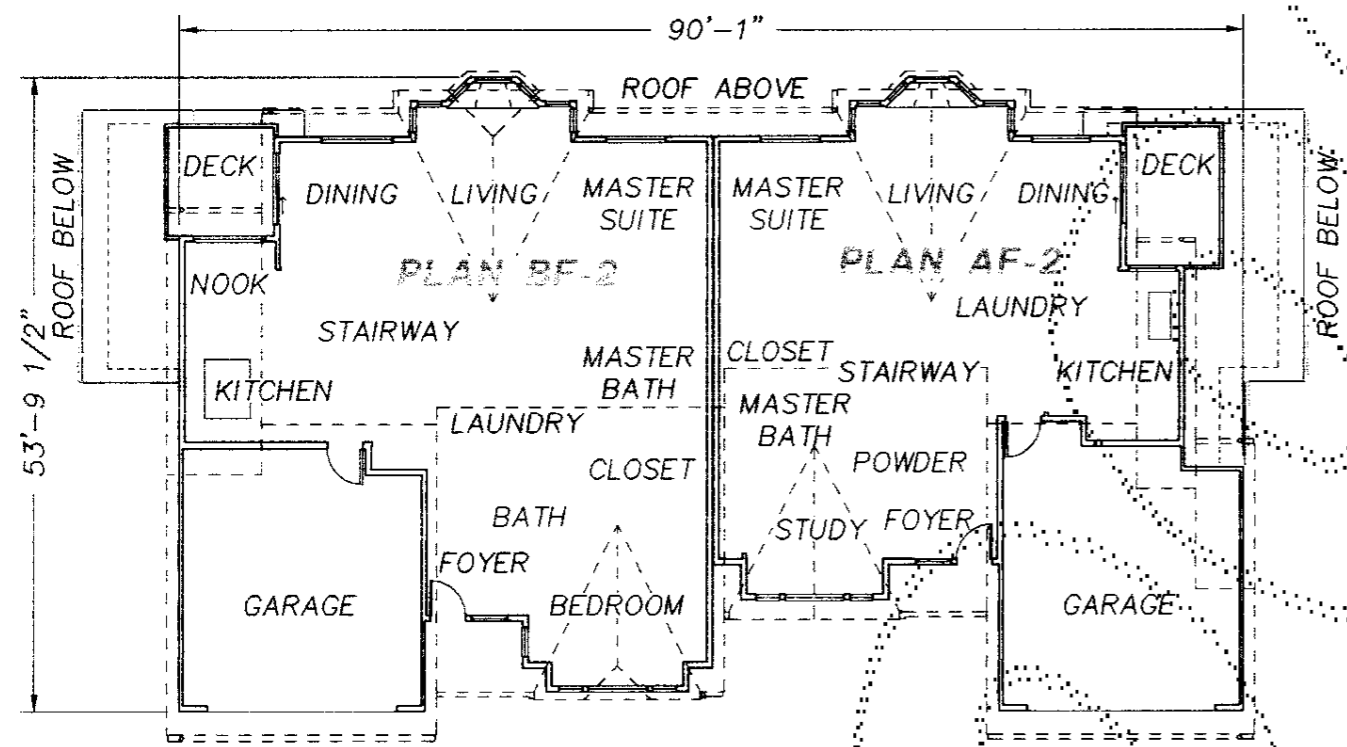
PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT

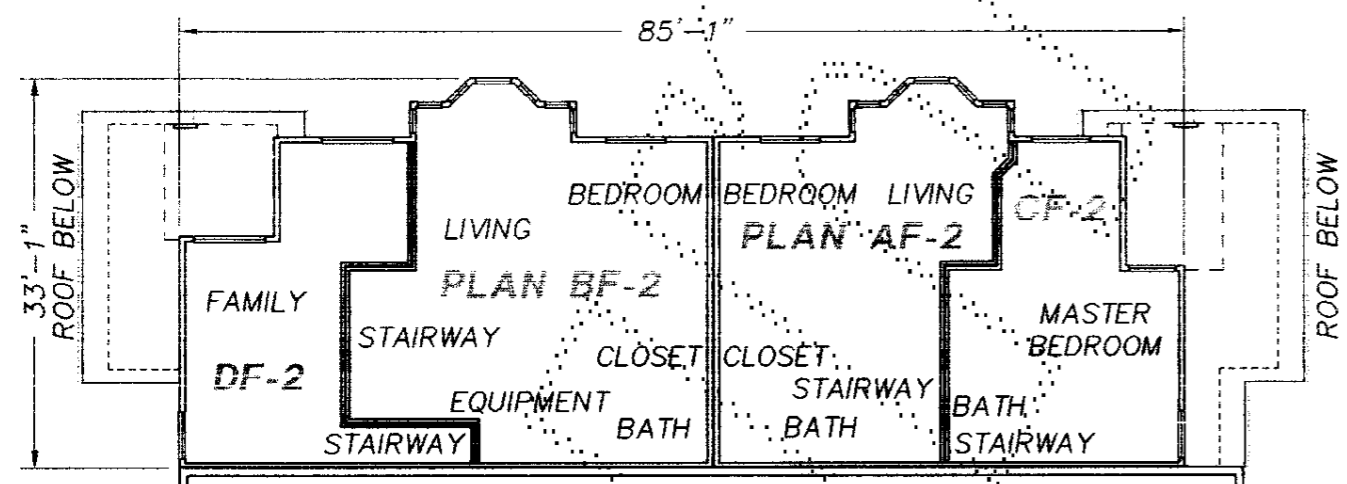
WITHIN THE NE 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON

DIVISION 15

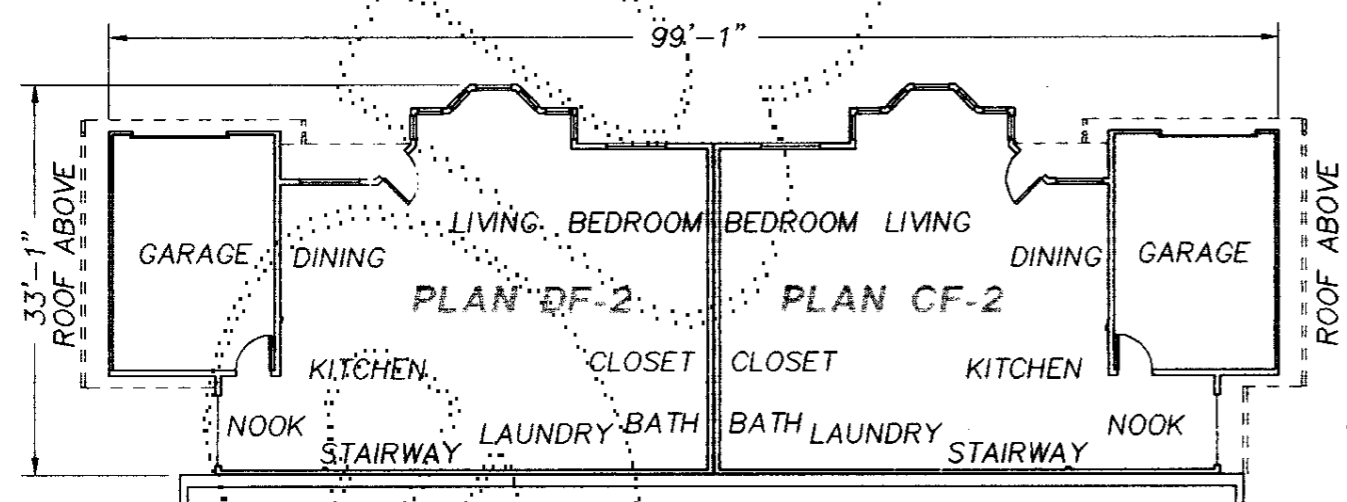
BUILDING TYPE: AF-BF-CF-DF
SCALE: 1/16"=1'



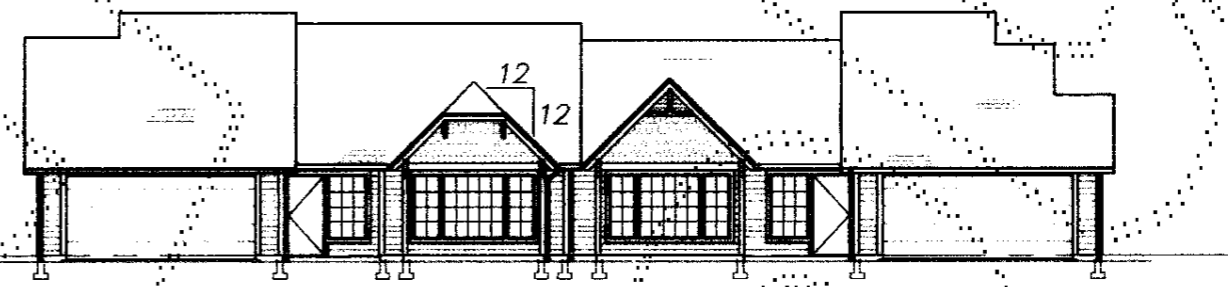
SECOND FLOOR PLAN



FIRST FLOOR PLAN



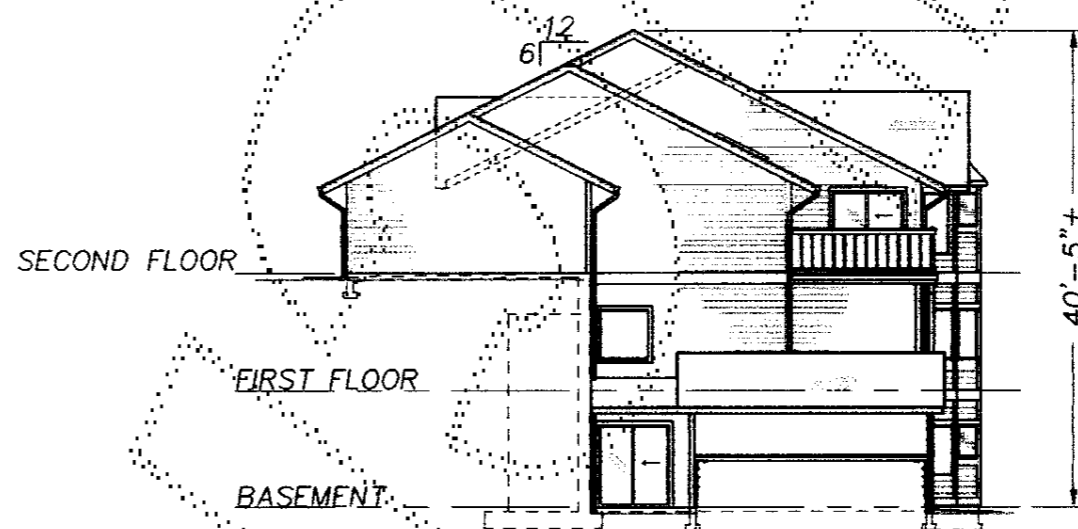
BASEMENT PLAN



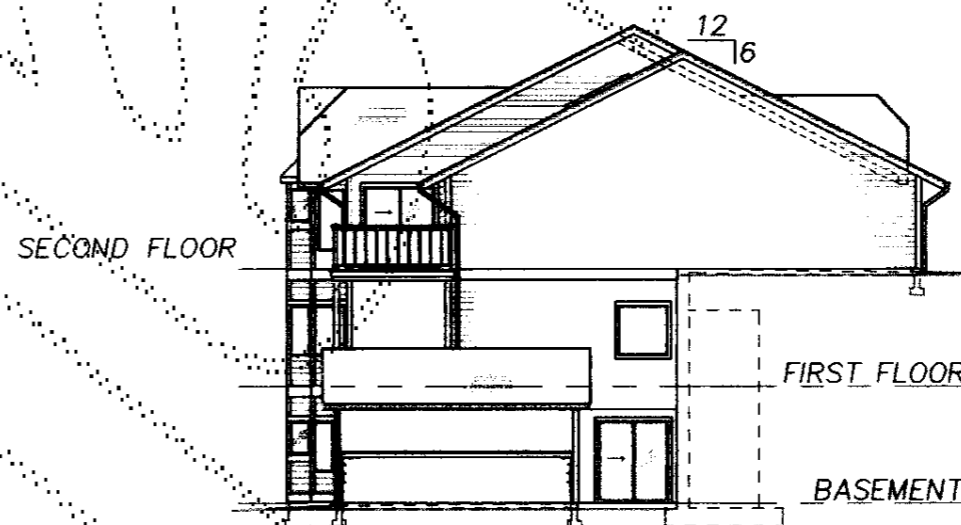
EXTERIOR ELEVATION -- FRONT



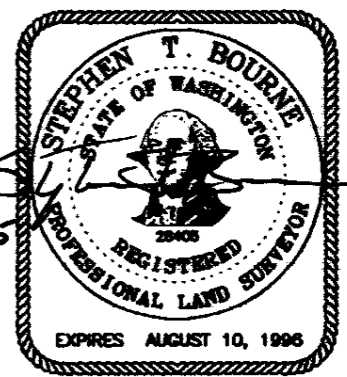
EXTERIOR ELEVATION -- REAR



EXTERIOR ELEVATION - RIGHT SIDE



EXTERIOR ELEVATION - LEFT SIDE



7/13/95

FILENAME: S1137A13BLDG.DWG
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