

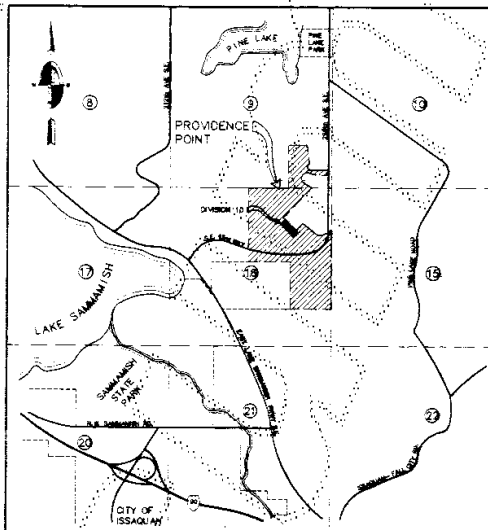
PROVIDENCE POINT

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

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 N 88°28'02" W 542.49 FEET ALONG THE NORTH LINE; THEREOF
THENCE S 48°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 N 27°12'21" W);
THENCE SOUTHWESTERLY 11.43 FEET ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 10°33'42";
THENCE S 52°13'57" W 1014.30 FEET;
THENCE S 37°46'03" E 290.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 37°46'03" E 581.00 FEET TO THE NORTHEASTERLY
LINE OF PROVIDENCE POINT P.U.D. (DIVISION FIVE) RECORDED UNDER
RECORDING NUMBER 8606180403 IN VOLUME 3 OF P.U.D.'S, PAGES 21-31;
INCLUSIVE, RECORDS OF SAID COUNTY;
THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR COURSES:
THENCE S 52°13'57" W 200.00 FEET;
THENCE N 37°46'03" W 90.00 FEET;
THENCE S 52°13'57" W 123.00 FEET;
THENCE S 58°36'18" W 67.59 FEET TO THE NORTHEASTERLY LINE OF
PROVIDENCE POINT P.U.D. (DIVISION TWO) RECORDED UNDER
RECORDING NUMBER 8410310687 IN VOLUME 2 OF P.U.D.'S, PAGES 25-39,
INCLUSIVE, RECORDS OF SAID COUNTY, AND THE BEGINNING OF A NON-
TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 217.00
FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N 88°36'18" E);
THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING THREE
COURSES:
THENCE NORTHERLY AND NORTHWESTERLY 136.71 FEET ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 56°05'50";
THENCE N 37°29'34" W 299.37 FEET TO THE BEGINNING OF A CURVE
CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 517.00 FEET;
THENCE NORTHWESTERLY 87.40 FEET ALONG SAID CURVE AND THE
NORTHEASTERLY LINE OF PROVIDENCE POINT P.U.D. (DIVISION ONE)
RECORDED UNDER RECORDING NUMBER 8421270535 IN VOLUME 1 OF
P.U.D.'S, PAGES 81-118 INCLUSIVE, RECORDS OF SAID COUNTY, THROUGH
A CENTRAL ANGLE OF 88°41'08" TO A RADIAL LINE OF SAID CURVE WHICH
BEARS N 42°49'18" E;
THENCE ALONG A NON-TANGENT LINE N 55°40'00" E 220.60 FEET;
THENCE N 52°13'57" E 110.00 FEET TO THE TRUE POINT OF BEGINNING.



VICINITY MAP
SCALE 1" = 200'

NOTE: FINANCE DIVISION CERTIFICATE LOCATED ON SHEET 2 OF 5

Approvals

PARKS, PLANNING AND RESOURCES DEPARTMENT

EXAMINED AND APPROVED THIS 07th DAY OF May 1992

[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 10th DAY OF MAY 1992

[Signature]
MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENT

EXAMINED AND APPROVED THIS 13 DAY OF May 1992

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

ACCOUNT NUMBER _____

Recording Certificate 9205180656

FILED FOR RECORD AT THE REQUEST OF THE MANAGER, BUILDING AND LAND
DEVELOPMENT DIVISION, THIS 18 DAY OF May
1992 AT 5:59 MINUTES PAST 9 A.M., AND RECORDED IN
VOLUME 6 OF P.U.D.'S, PAGES 1-5 RECORDS OF
KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

[Signature] *[Signature]*
MANAGER SUPERINTENDENT OF RECORDS

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.

[Signature] 3/31/92
WILLIAM O. MCINTOSH, P.L.S. #18737

C/O DOWL ENGINEERS, INC.
8320-154th AVE. N.E.
REDMOND, WA 98053-3523

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 ON DECEMBER 21, 1981, DECEMBER 22, 1982 AND 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, #7581, #7652, #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.

SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AS RECORDED UNDER RECORDING
NO. 8203300388.

General Project Description

OWNER: SWANSON-DEAN/DAEWOO PARTNERSHIP ENGINEER/SURVEYOR: DOWL ENGINEERS
4135 PROVIDENCE POINT DR. S.E. 8320-154th AVE NE
ISSAQUAH, WA 98027 REDMOND, WA 98053-3523

ARCHITECT: JOHNSON-BRAND DESIGN GROUP, INC. LANDSCAPE ARCHITECT: THOMAS L. BERGER, ASSOC.
130 ANDOVER PARK E., STE. #301 2021 MINOR EAST
TUKWILA, WA 98188 SEATTLE, WA 98102

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

ACREAGE WITHIN THE TOTAL PROJECT: 171.3
NUMBER OF DWELLING UNITS IN DIVISION TEN: 70
ACREAGE OF OPEN SPACE IN DIVISION TEN: 2.21 (52.8%)
ACREAGE WITHIN DIVISION TEN: 4.18
NUMBER OF PARKING SPACES IN DIVISION TEN: 70 GARAGE
36 OFF-STREET
106 TOTAL

(GENERAL PROJECT DESCRIPTION CONTINUED ON SHEET 2 OF 5)



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PROVIDENCE POINT

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

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 HEREUNTO SET OUR HANDS AND SEALS.

SWANSON-DEAN/DAEWOO PARTNERSHIP UNIVERSITY SAVINGS BANK - FORMERLY UNIVERSITY FEDERAL SAVINGS BANK
William J. High

DAEWOO INTERNATIONAL (AMERICA) CORP.
Patricia J. Carlson

General Project Description (CONTINUED)

METHOD OF OWNERSHIP: RESIDENTIAL UNITS WILL BE SOLD AS CONDOMINIUMS FOLLOWING THE RECORDING OF CONDOMINIUM DOCUMENTS, SURVEY MAP, PLANS AND DECLARATION FILED WITH THE KING CO. DIVISION OF RECORDS AND ELECTIONS.

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 CENTERS 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 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 HOMEOWNERS' NON-PROFIT CORPORATION THROUGH THE RECORDING OF THE CONDO DOCUMENTS. A NON-PROFIT CORPORATION WILL 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 A TRIP GENERATION FEE TO THE DEPARTMENT OF PUBLIC WORKS 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 PERMIT 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, AND EMERGENCY CALL SYSTEM; EXTERIOR LIGHTING; SERVICE ENTRY DOORS HAVING DEADLOCKS, DEADBOLTS AND PEEPHOLE, DOOR JAMS 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, NURSING HOME, ANY FUTURE BUSINESS AREAS, THE RECREATION CENTERS AND FACILITIES AND THE NEARBY L.B.I. CAMPUS. THE IMPLEMENTATION OF THIS REQUIREMENT SHALL BE FURTHER WORKED OUT WITH THE KING COUNTY DIVISION OF BUILDING AND LAND DEVELOPMENT. THE SHUTTLE SERVICE WILL BE 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)

Acknowledgements

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HEEWOON YOO SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF DAEWOO AMERICA DEVELOPMENT INC. MANAGING GEN. PARTNER 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 April 7, 1992

SIGNATURE OF NOTARY PUBLIC Patricia J. Carlson

TITLE Notary Public

MY APPOINTMENT EXPIRES 1-27-94

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HEEWOON YOO SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED AGENT OF DAEWOO INTERNATIONAL (AMERICA) CORP. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 7, 1992

SIGNATURE OF NOTARY PUBLIC Patricia J. Carlson

TITLE Notary Public

MY APPOINTMENT EXPIRES 1-27-94

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William J. High SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRES OF University Savings Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 16, 1992

SIGNATURE OF NOTARY PUBLIC Catherine L. Powell

TITLE Notary Public

MY APPOINTMENT EXPIRES Aug 25, 1992



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 THE 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 PUBLIC USE STATED, THE LOCATIONS AND DIMENSIONS OF THESE EASEMENTS WILL BE INCLUDED IN THE CONDO DOCUMENTS.

Finance Division Certificate

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

FINANCE DIVISION

MANAGER, KING COUNTY FINANCE DIVISION

DEPUTY

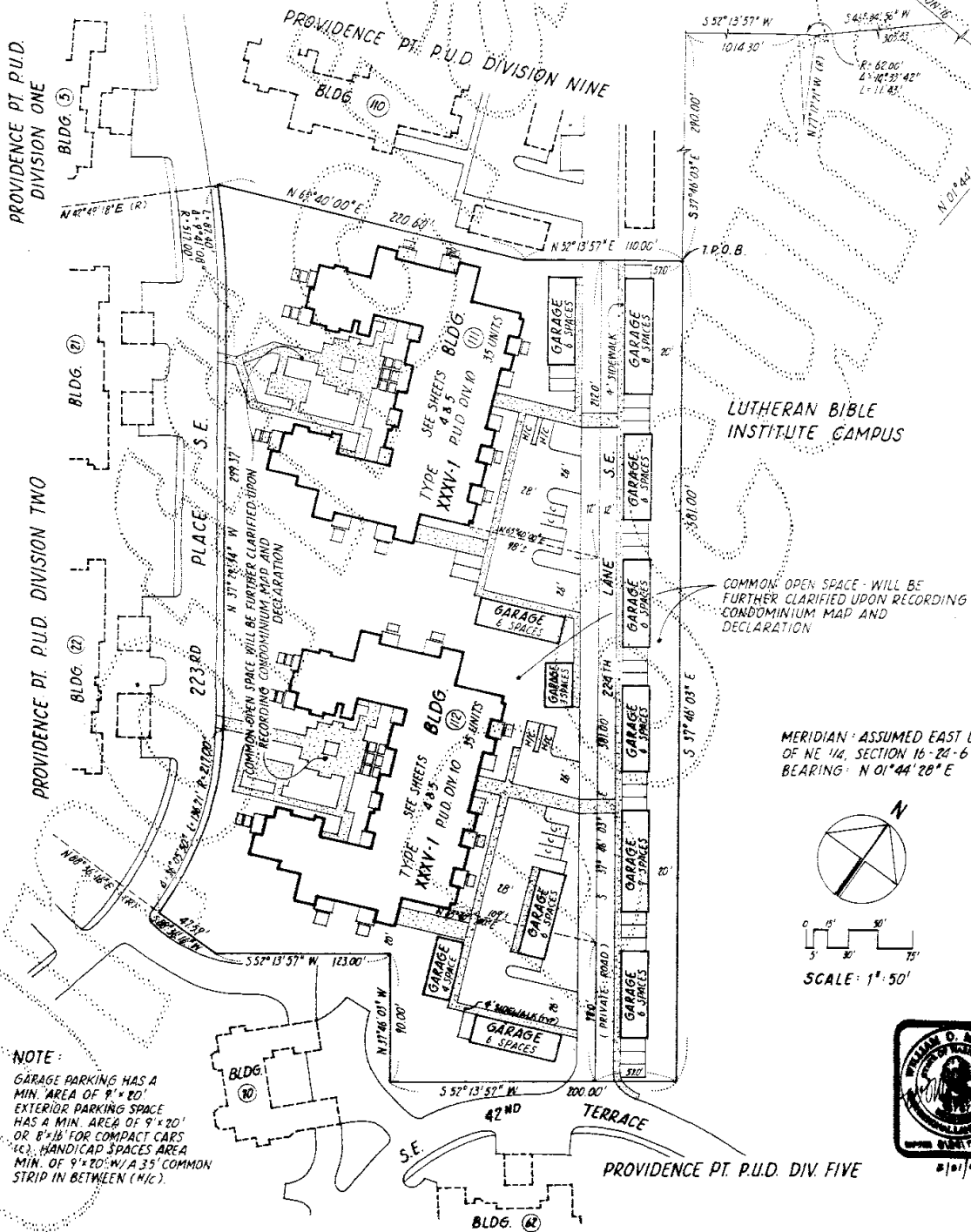


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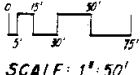
A PLANNED UNIT DEVELOPMENT (DIVISION TEN)
 WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
 IN KING COUNTY, WASHINGTON



LUTHERAN BIBLE INSTITUTE CAMPUS

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

MERIDIAN: ASSUMED EAST LINE OF NE 1/4, SECTION 16-24-6; BEARING: N 01° 44' 20\"/>



NOTE:
 GARAGE PARKING 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 AREA MIN. OF 9' x 20' w/ A 35' COMMON STRIP IN BETWEEN (M/C).



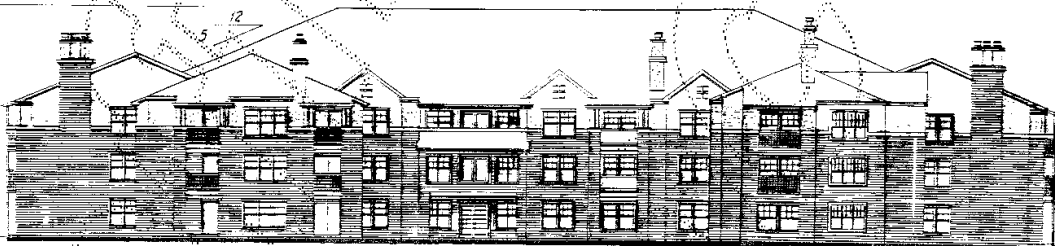
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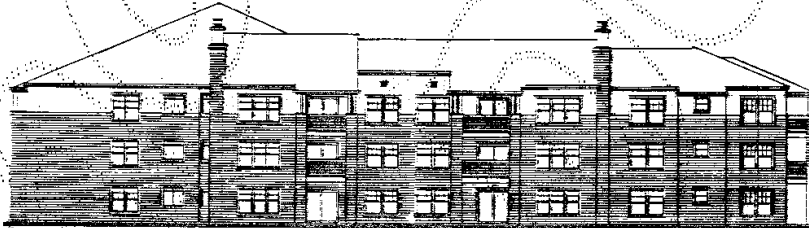
EAST ELEVATION

206'-2"



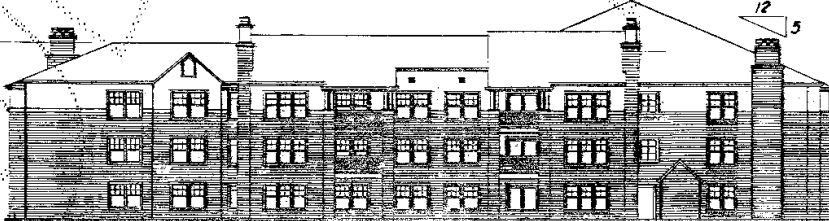
WEST ELEVATION

206'-2"



NORTH ELEVATION

157'-8 1/2"



SOUTH ELEVATION

157'-8 1/2"



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

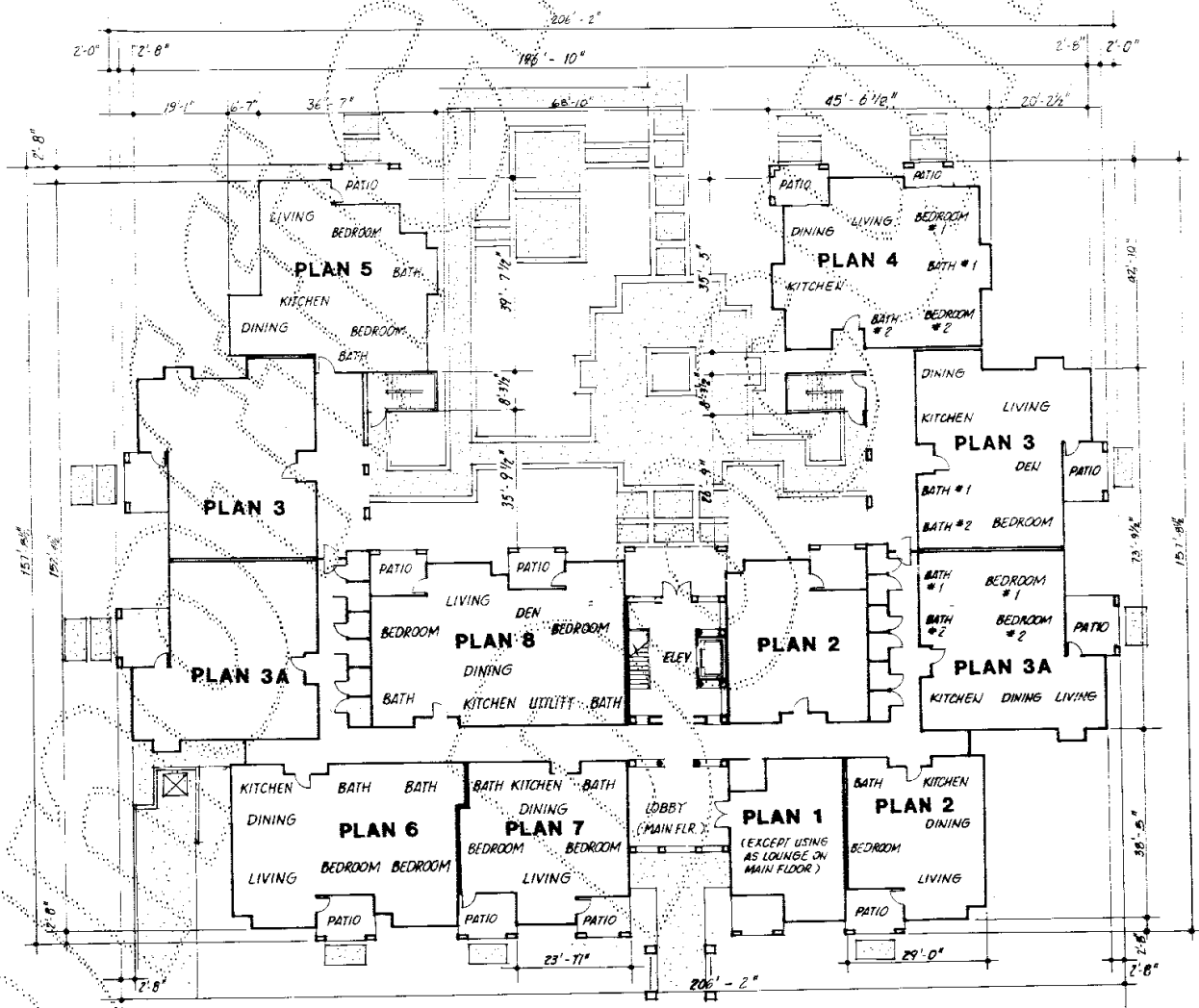


BUILDING TYPE
XXXV - 1

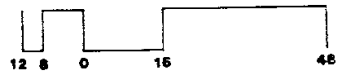
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PROVIDENCE POINT

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IN KING COUNTY, WASHINGTON
(DIVISION TEN)



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



**BUILDING TYPE
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