

Phase 3

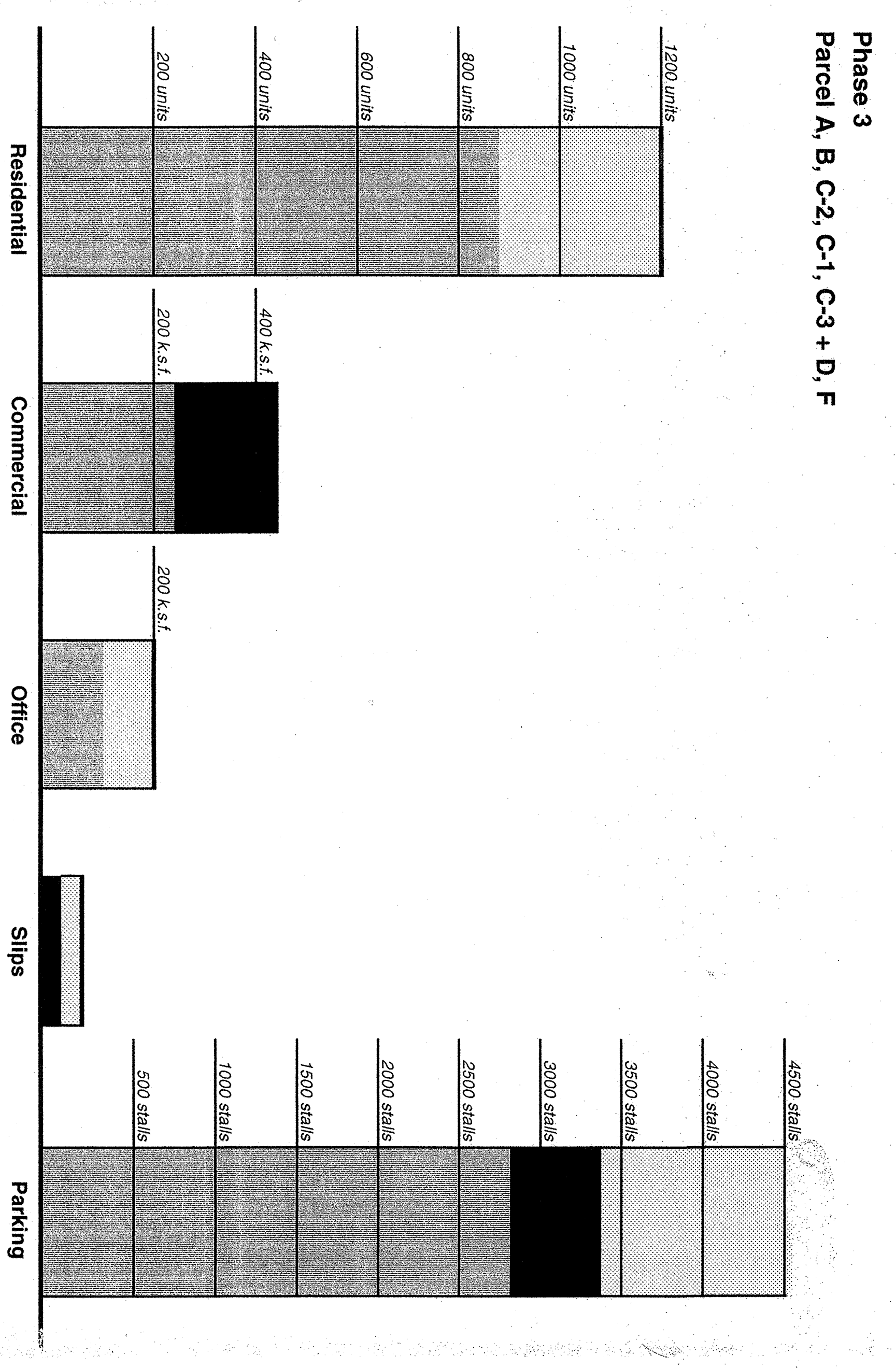
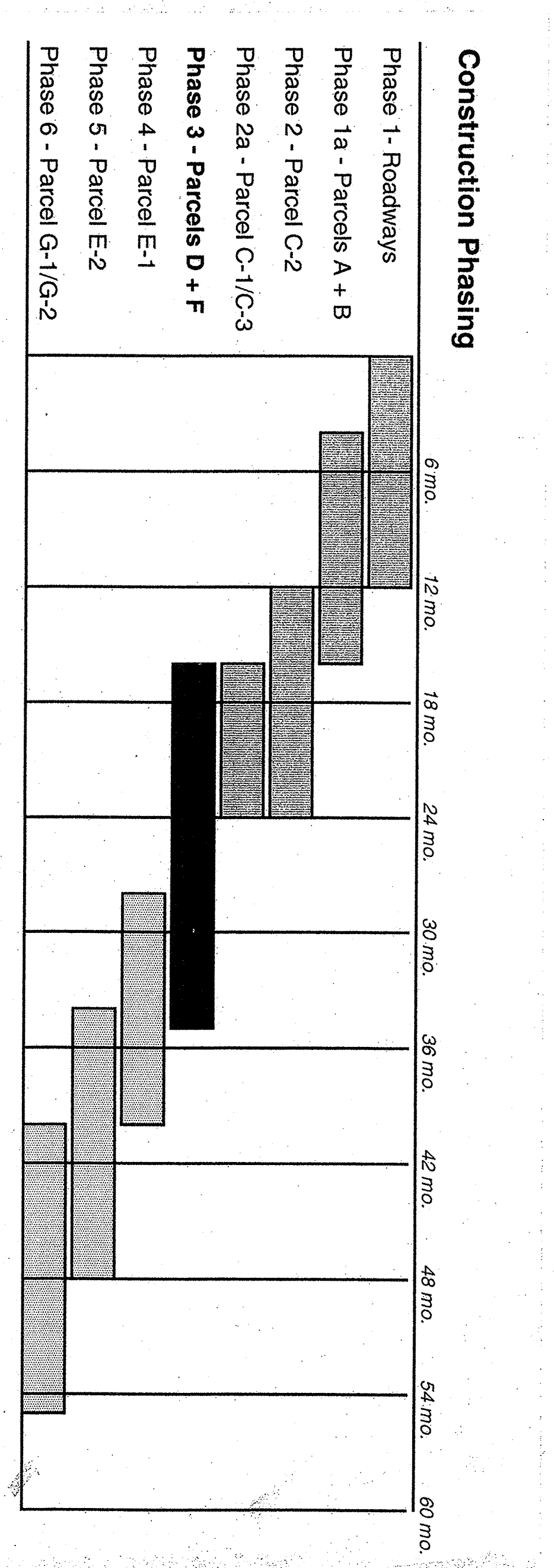
Phase 3 - Description

Phase 3 and 4 will include the construction of parcels "D", "F", and "E", as well as the extension of 99,590SF of the elevated boardwalk and utilities, the extension of 96,090SF of the boardwalk, amphitheater park, and open space, and the extension of 96,690SF of the shoreline park and 17,480SF of the frontage to the southwest edge where it meets Lake Washington.

Phase 3 will include a 161,781SF boutique hotel of 130 rooms, a 33,589SF health club in parcel "D". In addition to these uses, Phase 3 will also include 26 boat slips along the south side of the inner harbor on Parcel "F". The hotel and health club will require 554 parking stalls. The marina will require 26 stalls.

The marina on parcel "F" will be completed in two parts. The south side being completed along with the boardwalk section of Phase 3. The balance of the marina to the north will be completed along with phase 7 following the re-zone of that parcel to RB zone at the conclusion of that tenant occupancy.

Parking is provided on two levels of garage to accommodate 554 stalls for the hotel and health club and 26 stalls for parcel "F".



Phase	Building	Area (s.f.)	Parking	Cumulative
Phase 1	Building "A" Grocery	44,082 s.f.	554 stalls	438,627 s.f.
	Building "B" Apartments	43,587 s.f.	880 units	880 units
	Building "C" Senior Housing/Active	247 units	100,100 s.f.	100,100 s.f.
Phase 2	Building "D" Marina	50,075 s.f.	26 stalls	13,386 s.f.
	Building "E" Office	49,258 s.f.	197 stalls	13,386 s.f.
	Building "F" Retail	60,000 s.f.	153 stalls	13,386 s.f.
Phase 3	Building "G" Hotel/Health Club	197,370 s.f.	554 stalls	13,386 s.f.
	Building "H" (Marina)	23 Slips	26 stalls	13,386 s.f.
	Building "I" Office	23 Slips	26 stalls	13,386 s.f.
Phase 4	Building "J" Office	100 units	200 stalls	13,386 s.f.
	Building "K" Office	220 units	432 stalls	13,386 s.f.
	Building "L" Office	220 units	432 stalls	13,386 s.f.
Phase 5	Building "M" Office	105,488 s.f.	433 stalls	13,386 s.f.
	Building "N" Office	105,488 s.f.	433 stalls	13,386 s.f.
	Building "O" Office	105,488 s.f.	433 stalls	13,386 s.f.
Phase 6	Building "P" Office	105,488 s.f.	433 stalls	13,386 s.f.
	Building "Q" Office	105,488 s.f.	433 stalls	13,386 s.f.
	Building "R" Office	105,488 s.f.	433 stalls	13,386 s.f.

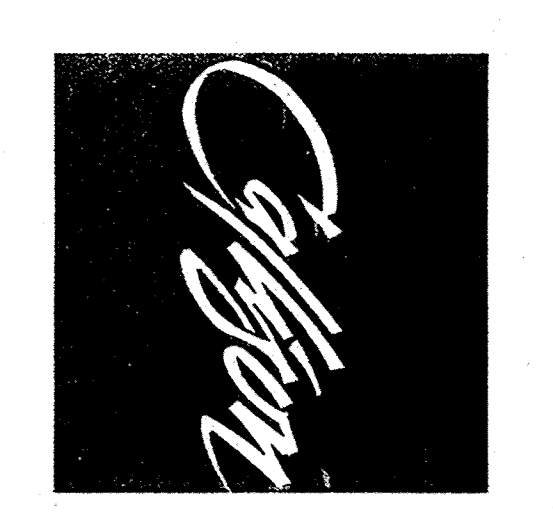
"NO SITE DISTURBANCE OR CONSTRUCTION IS AUTHORIZED UNDER THIS PERMIT"

REVISION

KING COUNTY D.D.E.S.
BUILDING SERVICES DIVISION
BUILDING PERMIT PROJECT APPROVAL
DATE: 01/13/99
PROJECT: LEVIER 25-35-45 PHASE 3
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/13/99
REVISION: [Signature]

LAKEPOINTE DEVELOPMENT
PIONEER TOWING COMPANY
KENMORE, WASHINGTON

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ARCHITECTURE

Commercial Site Development Permit
PHASE 3
SUMMARY
Project Number: 95255-00
A4.9.3