

Ordinance No. 119299

The City of Seattle Council Bill/Ordinance

Council Bill No. 112407

AN ORDINANCE relating to the management of the City's Sand Point properties; transferring management authority over those properties from the Director of the Strategic Planning Office to the Superintendent of Parks and Recreation; amending the 1998 budget to create a new budget program category; establishing the Sand Point Redevelopment Bond Program and the Sand Point Play Area project in the 1998 Capital Improvement Program of the Department of Parks and Recreation; making an appropriation of 1998 anticipated revenues; transferring a Cumulative Reserve Subfund Play Area appropriation from

the Strategic Planning Office to the Department of Parks and Recreation; amending the 1998 position list and the adopted 1998 budget; adding a new Seattle Municipal Code Section 3.26.041; and amending Seattle Municipal Code Sections 3.14.501, 3.14.520, 3.14.521, 3.26.040, and 4.13.010 in connection therewith; all by a three quarters vote of the City Council.

9837 2-0 03
12-14-98 FOR CO

CF No. _____

Date Introduced: <u>OCT 12 1998</u>	
Date 1st Referred: <u>OCT 12 1998</u>	To: (committee) <u>CULTURE, ARTS & PARKS</u>
Date Re- Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>12-14-98</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>12-15-98</u>	Date Approved: <u>DEC 21 1998</u>
Date Returned to City Clerk: <u>DEC 21 1998</u>	Date Published: <u>12-22-98</u>
Date Vetoes by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

This file is complete and ready

Law Department

Law Dept. Review

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The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by:

LICATA

Councilmember

ice to the Department of Parks
the 1998 position list and the
ding a new Seattle Municipal
and amending Seattle Municipal
3.14.520, 3.14.521, 3.26.040,
on therewith; all by a three
Council.

Committee Action:

Pass 2-0 on 2/9/98

2-14-98 Full Council Action: Passed 9-0

This file is complete and ready for presentation to Full Council. Committee:

(Initial/Date)

Law Department

Law Dept. Review

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ORDINANCE 119299

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4 AN ORDINANCE relating to the management of the City's Sand Point properties; transferring
5 management authority over those properties from the Director of the Strategic Planning Office to
6 the Superintendent of Parks and Recreation; amending the 1998 budget to create a new budget
7 program category; establishing the Sand Point Redevelopment Bond Program and the Sand Point
8 Play Area project in the 1998 Capital Improvement Program of the Department of Parks and
9 Recreation; making an appropriation of 1998 anticipated revenues; transferring a Cumulative
Reserve Subfund Play Area appropriation from the Strategic Planning Office to the Department
of Parks and Recreation; amending the 1998 position list and the adopted 1998 budget; adding a
new Seattle Municipal Code Section 3.26.041; and amending Seattle Municipal Code Sections
3.14.501, 3.14.520, 3.14.521, 3.26.040, and 4.13.010 in connection therewith; all by a three-
quarters vote of the City Council.

10 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

11 Section 1. All the functions, responsibilities, agreements, obligations, authorizations, powers,
12 equipment, records, appropriations, assets, and liabilities of the Strategic Planning Office pertaining to
13 maintenance and management of the City's Sand Point properties described in Exhibit A hereto, are
14 hereby transferred to the Superintendent of Parks and Recreation.

15 Section 2. The duties of the Superintendent of Parks and Recreation referred to in Section 1 shall
16 be in addition to the Charter-based powers and duties of the Superintendent.

17 Section 3. The Superintendent of Parks and Recreation shall administer the Sand Point Physical
18 Development Plan, Construction Management Plan, Transportation Plan, Parking Plan, Site Design
19 Guidelines, Historic Resources Plan, and any amendments to any of the foregoing and any other plans
20 pertaining to the City's Sand Point properties that may be approved by the City. In addition, as to those
21 Sand Point properties described in Exhibit B hereto, which neither are nor will become a part of the park
22 and recreation system of the City, the Superintendent may, by agreement with other City departments,
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1 property owners, or occupants, maintain and manage those properties, provided the Department of Parks
2 and Recreation receives full compensation for performing such services.

3 Section 4. The Program Category Sand Point Operations (SFMS K2100) is hereby established
4 in the 1998 budget of the Department of Parks and Recreation. To implement Section 1 of this
5 ordinance, all remaining unencumbered expenditure authority in the Sand Point O&M Reserve Account
6 in Finance General (SFMS Code Q 5589001) is hereby abandoned and re-appropriated in the
7 Department of Parks and Recreation Sand Point Operations Program Category, and encumbrances in the
8 Sand Point O&M Reserve Account are transferred to and become the obligations of said Sand Point
9 Operations Program Category. Furthermore, all actual 1998 revenues from Sand Point operations, but
10 not to exceed Seven Hundred Thousand Dollars (\$700,000), including accumulated 1998 revenues as of
11 the date of this ordinance in Finance General (SFMS Code Q 5589001), are hereby appropriated for the
12 Sand Point Operations Program Category in the 1998 budget of the Department of Parks and Recreation.
13 The transfer of funds in the amounts of the unexpended project appropriation authority and the 1998
14 accumulated revenues from the General Subfund to the Park and Recreation Fund to pay for the newly
15 established expenditure authority and any transferred encumbrances is hereby authorized.

16 Section 5. The Sand Point Redevelopment Bonds Program (Org. KM310, CIP Program
17 K72201) is hereby established in the 1998 Department of Parks and Recreation Capital Improvement
18 Program. The unencumbered expenditure authority in the Sand Point Redevelopment Fund
19 appropriation made in Ordinance 119082 for Sand Point (Org. XM341, Project X4M341) is hereby
20 transferred to the Sand Point Redevelopment Bonds Program, and encumbrances in Project X4M341 are
21 transferred to and become the obligations of the Sand Point Redevelopment Bonds Program. The
22 Superintendent is authorized to proceed with the design and construction of projects in the Sand Point
23 Redevelopment Fund Program, and to enter into such agreements with other City departments,
24

1 governments, private organizations, firms, and individuals as are necessary to carry out and complete the
2 program within the available funds.

3 Section 6. The Sand Point Play Area project is hereby established in the 1998-2003 Capital
4 Improvement Program of the Department of Parks and Recreation as part of the Ballfields/Athletic
5 Courts/Play Areas Program (CIP Program K72415). The unencumbered expenditure authority from the
6 Cumulative Reserve Subfund in the 1998 Budget for the Strategic Planning Office to carry out
7 improvements at Sand Point (CIP Project OMP4) is hereby abrogated and re-appropriated in full to the
8 Parks and Recreation Department Ballfields/Athletic Courts/Play Areas Program, and Cumulative
9 Reserve Fund encumbrances in project OMP4 are transferred to and shall become the obligations of the
10 Sand Point Play Area Project. The Superintendent is authorized to proceed with the design and
11 construction of said project, and to enter into such agreements with other City departments,
12 governments, private organizations, firms, and individuals as are necessary to carry out and complete the
13 project within the available funds.

14 Section 7. EXEMPT POSITION. In response to a request from the Superintendent of Parks
15 and Recreation, Section 4.13.010 of the Seattle Municipal Code (known as the Exemptions Ordinance),
16 Subsection O, is hereby amended as follows:

17	Employing Unit	Title of Exempt Positions
18	O. Parks and Recreation	Administrative Staff Assistant
19		<u>Policy and Management Analyst</u>

20 Section 8. The 1998 Position List adopted by Ordinance 118819 and subsequently amended, is
21 further amended as follows:
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1 A. The following positions are hereby transferred from the Strategic Planning Office to the
2 Sand Point Operations program category of the Department of Parks and Recreation. The amendments
3 made by this section do not remove the incumbents from the positions affected:

4 1 position (# 025513) of Strategic Advisor 2, Exempt.

5 1 position (# 025763) of Policy and Management Analyst.

6 1 position (#025514) of Administrative Staff Analyst.

7 B. The following position is hereby created within the Sand Point Operations program
8 category of the Department of Parks and Recreation:

9 1 position of Grounds and Facilities Supervisor.

10 Section 9. Section 3.14.501 of the Seattle Municipal Code is amended as follows:

11 **3.14.501** Office established-Purpose.

12 There is established in the Executive Department a Strategic Planning Office. The purposes of
13 the Strategic Planning Office are as follows:

14 A. To assist the Mayor and Council in developing policies and initiating programs that carry out
15 their goals;

16 B. To develop city-wide policies and initiatives to promote: housing production opportunities;
17 effective transportation choices for Seattle's residents and workers; excellence in education and making
18 schools the centerpiece of neighborhoods; effective and efficient social service delivery to meet the
19 needs of Seattle's citizens; sustainable growth and development which strengthens our sense of
20 community; and other projects as assigned by the Mayor or by the Council by ordinance;

21 C. To develop partnerships that will serve to carry out Mayor and Council goals, taking
22 advantage of the talent and perspective of various private, public and community partners;

1 D. To develop and analyze City policy positions on local and regional transportation, growth
2 management, housing, and environmental policy in order to promote consistent approaches to the
3 Comprehensive Plan and adopted policies and to promote the efficient and effective use of City
4 resources;

5 E. To maintain the vision of the Comprehensive Plan and regional growth management policies
6 through functional plans, neighborhood plans, and other City programs;

7 F. To provide stewardship of the Comprehensive Plan; develop and lead initiatives that refine
8 policies and carry out mandated responsibilities for annual amendments, monitoring and evaluation;

9 G. To lead the executive review of neighborhood plan recommendations, encouraging City
10 departments to thoroughly consider ways to solve problems and build upon opportunities identified in
11 the neighborhood plans' recommendations((-)); and .

12 H. To coordinate and lead citywide initiatives that cut across the roles and responsibilities of
13 multiple City departments, with the objective of achieving Comprehensive Plan and regional growth
14 management goals((-; and

15 ~~I. To manage the development of the City's Sand Point properties)).~~

16 Section 10. Section 3.14.521 of the Seattle Municipal Code is amended as follows:

17 **3.14.521 Director-Duties.**

18 Under the direction of the Mayor, the duties of the Director of the Strategic Planning Office are as
19 follows:

20 A. Oversee and manage the functions of the Strategic Planning Office as set forth in section
21 3.14.501;

22 ~~((B. Maintain and manage the City's Sand Point properties;))~~

1 ~~((C. Lay out, direct, construct, and/or supervise all the public works of the Strategic Planning~~
2 ~~Office;))and~~

3 ~~((D))~~B. Such other functions and duties as may be assigned by ordinance.

4 Section 11. Section 3.26.040 of the Seattle Municipal Code is amended as follows:

5 **3.26.040 Superintendent -- Duties -- Park and Recreation System.**

6 The Superintendent of Parks and Recreation shall have responsibility for the management and
7 control of the Park and Recreation System of the City and shall:

8 A. Direct the planning, design, construction, improvement and maintenance of all parks and
9 recreation areas and facilities;

10 B. Develop and administer broad and varied programs of public recreation activities;

11 C. Develop, in cooperation with other City departments and officials, policies relating to the
12 City's parks and recreation comprehensive plan and capital improvement program;

13 D. Support and encourage the Board of Park Commissioners in its efforts to assess and
14 interpret the City's recreational and parks needs;

15 E. Administer all ordinances pertaining to the Parks and Recreation Department;

16 F. Appoint, remove, supervise and control officers and employees in the Department of
17 Parks and Recreation in accordance with civil service rules and regulations;

18 G. Manage the preparation of the proposed annual budget of the Parks and Recreation
19 Department, authorize necessary expenditures, and supervise the maintenance of adequate accounting
20 systems and procedures;

21 H. Supervise~~((, under the direction of the Board of Public Works,))~~ all public works
22 construction contracts, service contracts, leases, and permits pertaining to the Parks and Recreation
23
24

1 System, in accordance with City ordinances and rules adopted from time to time ((by the Board of
2 ~~Public Works~~));

3 I. Enter into and administer such concession contracts as are authorized by ordinance;

4 J. Provide staff support for and consult regularly with the Board of Park Commissioners to
5 keep the Board informed of the activities of the Park and Recreation Department, and for such purpose
6 attend, either in person or by designated representative, all regular meetings of the Board of Park
7 Commissioners;

8 K. Meet with community groups and individuals to determine park and recreation program
9 needs, facility requirements, and other improvements;

10 L. Make rules and regulations not inconsistent with the City Charter and the provisions of
11 this chapter and other City ordinances for the management, control and use of the Park and Recreation
12 System of the City, a copy of which rules and regulations shall be filed and be available for public
13 examination in the office of the City Clerk;

14 M. Prepare and recommend a schedule of fees for the use of park and recreation facilities,
15 which schedule, when approved by the City Council by ((~~resolution~~))ordinance, shall govern the amount
16 of the fee to be collected as a condition to the use of such facilities.

17 Section 12. A new section 3.26.041 is added to the Seattle Municipal Code as follows:

18 **3.26.041 -- Superintendent -- Other Duties -- Sand Point**

19 A. The Superintendent of Parks and Recreation shall have the power to maintain and manage
20 the City's Sand Point properties that are not within the Park and Recreation system of the City, except to
21 the extent that responsibility for specific functions regarding portions of these properties is allocated
22 exclusively to another department by ordinance. The authority conferred on the Superintendent of Parks
23 and Recreation by this section includes contracting with other City departments, adjacent property
24

1 owners, or occupants of Sand Point to perform property maintenance and management; making rules for
2 the use of the City's Sand Point properties that are not within the City's Park and Recreation system; and
3 supervising public works construction contracts, service contracts, and permits if the work to be
4 performed pursuant to such contracts or permits shall occur on or require coordination with the City's
5 Sand Point properties that are not within the City's Park and Recreation system.

6 B. As to the City's Sand Point properties within the Park and Recreation system, in addition
7 to the authority conferred upon the Superintendent of Parks and Recreation by SMC 3.26.040 and
8 consistent with the Superintendent's charter-based authority to manage and control the park and
9 recreation system of the City, the Superintendent is authorized to grant revocable licenses or permits for
10 temporary uses or activities at said properties and to negotiate and enter into such concession or other
11 agreements as are consistent with the terms of the conveyance of such properties to the City. The
12 authority in this subsection is limited as follows:

13 1. The Superintendent shall use the existing standard Parks Department form
14 concession agreements or, with prior consultation with the City Attorney regarding the differences
15 between the standard and any non-standard form, such non-standard form concession agreement as the
16 Superintendent may deem appropriate; and

17 2. The total term of any concession agreement shall not exceed five (5) years in
18 duration; provided, however, that this limitation shall not restrict the authority of the Superintendent to
19 negotiate and to enter into new concession agreements for the same property with the same occupant
20 upon terms and conditions different from any earlier concession agreement pertaining to such property;
21 and

22 3. The consideration to be paid to the City for the concession agreement shall be in
23 the form of legal tender of the United States of America or services rendered to or for the benefit of the
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1 City, or a combination thereof, in such amounts or value as shall be reasonable under the circumstances
2 considering the negotiated terms of the occupancy or use, condition of the premises, and current rental
3 rates for similar property in the vicinity.

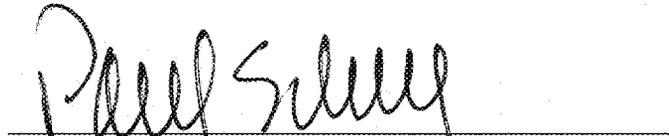
4 Section 13. Any act consistent with the authority and prior to the effective date of this ordinance is
5 hereby ratified and confirmed.

6 Section 14. This ordinance shall take effect and be in force thirty (30) days from and after its
7 approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after
8 presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

9 Passed by a three-quarters (3/4) vote of all the members of the City Council the 14th day of
10 December 1998, and signed by me in open session in authentication of its passage this 14th day of
11 December, 1998.

12 
13 President _____ of the City Council

14 Approved by me this 26th day of December, 1998.

15 
16 _____ Mayor

17 Filed by me this 21st day of December, 1998.
18 
19 _____ City Clerk
20 *acting*

21 (Seal)

EXHIBIT A

PARCEL 1

Lot A

NORTH PARK PARCEL
Property Description
(revised 09/18/97)

Those portions of the southwest quarter (SW⁴) of the northwest quarter (NW⁴) of Section 2, TWP 25N, RNG 04E and Govt. Lots 1 and 2 in said Section, together with the 1st Class Shore Lands adjacent, abutting and attached thereto, as acquired by the U. S. Navy on behalf of the United States of America described as follows:

Commencing at the northwest corner of said Section 2, thence S 89°43'27" E on the north line of said Section a distance of 528.79 feet to the east margin of Sand Point Way NE (formerly referred to as the James Kiefer County Rd. No. 1283), and the **True Point of Beginning**; thence S 30°28'08" E on said east margin a distance of 360.75 feet to a point of curvature in said east margin of which the radial center bears S 59° 31' 53" W at a distance of 2336.20 feet, thence continuing on said east margin on a curve concave to the south and west through a central angle of 16°31'03" an arc distance of 673.49 feet, thence S 13° 57' 05" E on said east margin a distance of 225.43 feet, thence leaving said east margin S 30° 43' 19" E a distance of 199.50 feet, thence S 85° 48' 24" E a distance of 87.72 feet, thence S 71° 12' 22" E a distance of 46.87 feet, thence S 76° 54' 27" E a distance of 20.06 feet, thence S 62° 39' 42" E a distance of 33.69 feet, thence N 00° 01' 44" W a distance of 485.07 feet, thence N 89° 59' 11" E a distance of 252.00 feet, thence N 25° 28' 42" E a distance of 277.22 feet to the Inner Harbor Line of the Lake Washington Shore Lands as established by the State of Washington Commissioner of Public Lands and according to the Maps thereof on file in Olympia, Washington, thence N 50° 40' 00" W on said Inner Harbor Line a distance of 989.06 feet to the intersection with the north line of said Section 2, thence N 89° 43' 27" W on said north line a distance of 380.23 feet to the True Point of Beginning.

PARCEL 1

Lot B

Parcel Containing Bldg. #2
Property Description
(re-revised 09/13/97)
(revised 08/04/97)
(revised 01/23/98)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

PARCEL 1

Lot D

Parcel Containing Bldg. #67

Property Description

(revised 09/13/97)

(revised 01/23/98)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence N 00° 48' 49" W on said east margin a distance of 304.41 feet to a point of curvature in said east margin the radial center of which bears S 89° 11' 11" W at a distance of 612.25 feet, thence north and west on said east margin on a curve concave to the south and west through a central angle of 26°51'36" an arc distance of 287.02 feet to the **True Point of Beginning**, thence leaving said east margin N 89° 57' 38" E a distance of 196.07 feet, thence N 00° 01' 33" W a distance of 230.96 feet, thence S 89° 57' 38" W a distance of 24.12 feet to a point of curvature of which the radial center bears N 00°02'22" W at a distance of 90.00 feet, thence continuing on the curve concave to the north and east through a central angle of 61°48'42" an arc distance of 97.10 feet, thence N 28° 13' 40" W a distance of 338.18 feet to a point of curvature of which the radial center bears S 61°46'20" W at a distance of 13.89 feet, thence continuing on the curve concave to the south an through a central angle of 127°02'10" arc distance of 30.80 feet to a point of compound curvature of which the radial center bears S 65°15'50" E at a distance of 221.89 feet, thence continuing on the curve concave to the southeast through a central angle of 20°40'59" an arc distance of 80.10 feet to a point of compound curvature of which the radial center bears S 85°56'49" E at a distance of 440.08 feet, thence continuing on the curve concave to the east through a central angle of 41°28'44" an arc distance of 318.60 feet to a non-tangent cusp, thence N 89°56'55" W a distance of 83.74 feet to a point on a curve on the east margin of Sand Point Way NE, the radial center of of which bears N 66°27'12" E at a distance of 533.90 feet, thence continuing southeasterly on said east margin on the curve concave to the north and east through a central angle of 04°58'40" an arc distance of 46.38 feet, thence continuing on said east margin S 28°31'28" E a distance of 171.16 feet to a point of curvature in said east margin of which the radial center bears S 61°28'32" W at distance of 612.25 feet, thence continuing on said east margin, on a curve concave to the south and west through a central angle of 00°51'03" an arc distance of 9.09 feet to the **True Point of Beginning**.

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence N 89° 57' 38" E a distance of 94.91 feet, thence S 00° 01' 23" E a distance of 95.37 feet, thence N 89° 42' 47" E a distance of 329.93 feet, thence N 0°01'33" W a distance of 945.00 feet to the **True Point of Beginning**, thence continuing N 0°01'33" W a distance of 455.06 feet, thence S 89°54'15" W a distance of 382.55 feet, thence S 00°07'23" E a distance of 162.10 feet, thence S 89°28'49" W a distance of 130.88 feet, thence S 28°13'40" E a distance of 300.77 feet to a point of curvature the radial center of which bears N 61°46'20" E at a distance of 50.00 feet, thence on said curve concave to the northeast through a central angle of 61°48'42" an arc distance of 53.94 feet, thence N 89°57'38" E a distance of 326.93 feet to the **True Point of Beginning**.

PARCEL 1 Lot C

Parcel containing Bldg. #12
Property Description
(new 09/13/97)
(revised 01/23/98)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence N 89° 57' 38" E a distance of 94.91 feet, thence S 00° 01' 23" E a distance of 95.37 feet, thence N 89° 42' 47" E a distance of 329.93 thence N 0°01'33" W a distance of 1400.06 feet, thence S 89°54'15" W a distance of 382.55 feet to the **True Point of Beginning**, thence S 78° 17' 54" W a distance of 116.65 feet to a point of curvature the radial center of which bears S 11° 42' 06" E at a distance of 118.61 feet, thence on said curve concave to the southeast through a central angle of 39° 41'40" an arc distance of 82.17 feet to a non-tangent cusp, thence leaving said curve S 28° 13' 40" E, a distance of 110.65 feet, thence N 89°28'49" E a distance of 130.88 feet, thence N 00° 07' 23" W a distance of 162.10 feet to the **True Point of Beginning**.

PARCEL 1

Lot E

PARKING WEST BLDG. #5

Property Description
(reviewed 09/18/97)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 212.12 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence N 00° 48' 49" W on said east margin a distance of 274.35 feet to the **True Point of Beginning**, thence N 89° 57' 38" E a distance of 139.78 feet, thence N 00° 01' 33" W a distance of 187.00 feet, thence S 89° 57' 38" W a distance of 14.53 feet, thence N 00° 01' 33" W a distance of 159.43 feet, thence S 89° 57' 38" W a distance of 196.07 feet to a point on a curve in the east margin of Sand Point Way NE, the radial center of which bears S 62° 19' 35" W at a distance of 612.25 feet, thence south and east on said east margin on a curve concave to the southwest an arc distance of 287.02 feet, thence continuing on said east margin S 00° 48' 49" E a distance of 70.73 feet to the **True Point of Beginning**.

PARCEL 3

Lot E

Parcel Containing Bldg. 138N

Property Description
(created 09/19/97)
revised (01/23/98)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE and the **True Point of Beginning**, thence N 89° 57' 38" E a distance of 94.91 feet, thence S 00° 01' 23" E a distance of 95.37 feet, thence S 89° 42' 47" W a distance of 93.59 feet to the east margin of Sand Point Way NE, thence N 00° 48' 49" W on said east margin a distance of 95.79 feet to the **True Point of Beginning**.

PARCEL 6

Lot A

Parcel Containing Bldg. 30

Property Description

(revised 09/16/97)

(revised 01/23/98)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence N 89° 57' 38" E a distance of 94.91 feet, thence S 00° 01' 23" E a distance of 95.37 feet, thence N 89° 42' 47" E a distance of 404.93 feet to the **True Point of Beginning**, thence continuing N 89° 42' 47" E a distance of 690.05 feet to the west boundary of a tract of land under the jurisdiction of the National Oceanic & Atmospheric Administration (NOAA), thence N 00° 02' 51" E on said NOAA boundary a distance of 460.89 feet to a concrete monument marking an angle point in the NOAA boundary, thence N 89° 57' 32" W on said NOAA boundary a distance of 690.63 feet to a concrete monument with metal disk stamped "U.S. NAVY #10", thence S 00° 01' 33" E a distance of 464.84 feet to the **True Point of Beginning**.

PARCEL 6

Lot B

Parcel Containing Bldg. 41

Property Description

(revised 09/16/97)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east margin of said Sand Point Way NE, said point being 60.00 feet north of the south line of said Section 2 as measured at right angles thereto, thence continuing S 89° 35' 06" E parallel with the south line of said Section 2 a distance of 489.94 feet, thence N 00° 19' 00" W a distance of 331.50 feet, thence N 23° 24' 06" W a distance of 323.73 feet, thence N 00° 01' 23" W a distance of 1211.94 feet to the **True Point Of Beginning** of this description, thence continuing N 00° 01' 23" W a distance of

410.18 feet, thence N 89° 42' 47" E a distance of 796.53 feet to the west boundary of a tract of land under the jurisdiction of the National Oceanic & Atmospheric Administration (NOAA), thence S 00° 02' 51" W on said NOAA boundary a distance of 276.81 feet to a concrete monument marking a boundary corner of Warren G Magnuson Park as established in 1975, thence continuing S 00° 02' 51" W on said Park boundary a distance of 159.18 feet, thence leaving said Park boundary S 89° 44' 09" W a distance of 546.98 feet, N 00° 15' 51" W a distance of 25.49 feet, thence S 89° 44' 09" W a distance of 248.90 feet to the **True Point Of Beginning**.

PARCEL 6

Lot C

SOUTH PARK PARCEL

Property Description

(revised 09/29/97)

All those portions of Section 2, TWP 25N, RNG 04E, W.M., acquired the U. S. Navy on behalf of the United States of America described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east margin of said Sand Point Way NE, said point being 60.00 feet north of the south line of said Section 2 as measured at right angles thereto, thence continuing S 89° 35' 06" E parallel with the south line of said Section 2 a distance of 489.94 feet to the **True Point Of Beginning** of this description, thence continuing S 89° 35' 06" E a distance of 1015.52 feet, thence S 01° 17' 22" a distance of 32.30 feet to the north boundary of a parcel of land under the jurisdiction of the United States Department of Interior (NBS), thence N 88° 39' 59" E on said NBS boundary a distance of 938.55 feet to the east boundary of Warren G. Magnuson Park as described in A.O. 105244, thence N 00° 01' 56" E on said Park boundary a distance of 699.25 feet to a concrete monument with metal disk set by the U. S. Navy, thence N 85° 48' 34" W on said Park boundary a distance of 1076.96 feet to a concrete monument with metal disk set by the U. S. Navy, thence N 31° 56' 06" W on said Park boundary a distance of 408.95 feet to a concrete monument with metal disk set by the U. S. Navy, thence N 00° 02' 51" E on said Park boundary a distance of 711.51 feet, thence S 89° 44' 09" W a distance of 546.98 feet, thence S 00° 15' 51" E a distance of 412.92 feet, thence N 89° 46' 57" W a distance of 97.67 feet, thence S 00° 00' 57" W a distance of 210.01 feet, thence S 43° 40' 36" E a distance of 172.10 feet, thence S 00° 00' 41" E a distance of 348.04 feet, thence S 67° 06' 04" W a distance of 180.33 feet, thence S 23° 24' 06" E a distance of 348.19 feet, thence S 01° 14' 46" W a distance of 183.51 feet, thence S 89° 41' 00" W a distance of 110.22 feet, thence S 00° 19' 00" E a distance of 147.34 feet to the **True Point Of Beginning**.

PARCEL 6

Lot D

Parcel Containing Bldg. 47
Property Description
(revised 09/16/97)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east margin of said Sand Point Way NE, said point being 60.00 feet north of the south line of said Section 2 as measured at right angles thereto, thence continuing S 89° 35' 06" E parallel with the south line of said Section 2 a distance of 489.94 feet, thence N 00° 19' 00" W a distance of 331.50 feet, thence N 23° 24' 06" W a distance of 323.73 feet, thence N 00° 01' 23" W a distance of 1211.94 feet to the **True Point Of Beginning** of this description, thence N 89° 44' 09" E a distance of 248.90 feet, thence S 00° 15' 51" E a distance of 438.41 feet, thence N 89° 46' 57" W a distance of 250.75 feet, thence N 00° 01' 23" W a distance of 436.31 feet to the **True Point Of Beginning**.

PARCEL 6

Lot E

Parcel Containing Bldg. 15
Property Description
(revised 09/17/97)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east marginal boundary of said Sand Point Way NE, and the **True Point Of Beginning** of this description, said point being 60.00 feet north of the south line of said Section 2 as measured at right angles thereto, thence continuing S 89°35'06" E parallel with said Section line a distance of 429.94 feet, thence N 00°19'00" W a distance of 146.64 feet, thence S 89° 41' 00" W a distance of 267.55 feet to a point of curvature of a curve concave to the north and east of which the radial center bears N 00° 19' 00" W at a distance of 165.00 feet, thence west and north on said curve through a central angle of 89°30'11" an arc distance of 257.75 feet to the east

marginal boundary of Sand point Way NE, thence S 00° 48' 49" E on said east marginal boundary a distance of 304.73 feet to the **True Point Of Beginning**.

PARCEL 6

Lot F

Property Description
(created 09/19/97)
(corrected 11/03/97)
(revised 01/26/98)

That portion of the Evergreen Addition to the City of Seattle as recorded in Vol. 12, pg. 66, of the Records of King Co., said Tract being acquired by the War Department through Civil Action 388, together with those portions of the streets and avenues in said Addition as vacated by V.O. 71498, bounded by the following description:

Commencing at the SE corner of Block 2 of said Evergreen Add., thence N 00° 48' 49" W on the east line of said Block 2, a distance of 239.39 feet to the north line of said Addition, being the same as the Section line common to Sections 2 and 11, Twp 25N, Rng 4E, W.M., thence N 89°35'05" W on said Section line a distance of 349.10 feet to the **True Point Of Beginning**, thence S 00°41'00" W a distance of 239.34 feet to the south line of Block 4 in said Addition, thence N 89°35'06" W on the south line of said Addition, a distance of 186.71 feet to a point 251.47 east of the SW corner of Block 6 in said Addition, thence N 17° 27' 07" W a distance of 251.47 feet to a point on the north line of said Addition said point being distant 198.15 feet east of the production north of the west line of said Block 6, thence S 89° 35' 06" E on the north line of said Addition, being the same as the Section line common to aforementioned Sections, a distance of 264.98 feet to the **True Point Of Beginning**; **EXCEPT** the north 20 feet thereof.

PARCEL 6

Lot G

Park Entrance Parcel
Property Description
(reviewed 09/19/97)
(revised 01/26/98)

Those portions of a Tract of land in Gilmore's Addition to the City of Seattle as recorded in Vol. 32, pg. 10 of the Records of King Co., said Tract being acquired by the War Department through Civil Action 388, together with those portions of vacated NE 65th St. in said Addition as vacated by V.O. 71498, bounded by the following description:

Beginning at the SW corner of Block 1 in said Gilmore's Add., thence N 42° 03' 59" E a distance of 320.31 feet to the north line of said Gilmore's Add., being the same as the Section line common to Sections 2 and 11, Twp 25N, Rng 4E, W.M., thence N 89° 35' 06" W on said Section line a distance of 198.00 to a point on a curve of the east margin of Sand Point Way N.E., the radial center of which bears S 89° 22' 20" W at a distance of 356.64 feet, thence south and west on said curved margin

through a central angle of $19^{\circ}05'40''$ an arc distance of 118.86 feet to a non-tangent cusp on the west line of said Block 1, thence $S 00^{\circ} 48' 49'' E$ feet on said west line a distance of 122.36 feet to the point of beginning. **EXCEPT** the north 20.00 feet thereof.

CONTROL TOWER SITE SOUTH PORTION

A Portion of a Parcel of land in Section 2, Township 25 North, Range 04 East, Willamette Meridian, King County, Washington, under the jurisdiction of the United States Department of Commerce, National Oceanic and Atmospheric Administration (NOAA) and more particularly described as follows:

COMMENCING at the quarter corner common to Sections 2 and 11 in said Township and Range, thence $N 15^{\circ}58'06'' W$, 2978.33 feet to a concrete monument stamped 10, set by NOAA for an angle point in the boundary of the aforementioned NOAA Parcel, thence $N 89^{\circ}57'50'' E$ on said NOAA boundary, a distance of 690.52 feet to a concrete monument stamped 9, set by NOAA for an interior angle point in said NOAA boundary, thence $S 00^{\circ}01'58'' E$ on said NOAA boundary a distance of 546.89 feet to the *True Point of Beginning* of this description, thence continuing $S 00^{\circ}01'58'' E$ on said NOAA boundary a distance of 276.81 feet to a concrete monument stamped 10—6, set by NOAA for an angle point in said NOAA boundary, thence $N 89^{\circ}57'50'' E$ on said NOAA boundary, a distance of 447.35 feet to a concrete monument stamped 10—5, set by NOAA for an angle point in said NOAA boundary, thence $N 20^{\circ}12'50'' E$ on the line to a concrete monument stamped 10—4, set by NOAA for an angle point in said NOAA boundary, a distance of 298.36 feet, thence leaving said NOAA boundary $S 89^{\circ}38'18'' W$ a distance of 550.63 feet to the *True Point of Beginning* of this description.

EXHIBIT B

PARCEL 3

Lot A

Parcel Containing Bldg. #5

Property Description

(no change 09/13/97)

(revised 08/04/97)

(revised 01/23/98)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence N 89° 57' 38" E a distance of 94.91 feet, thence S 00° 01' 23" E a distance of 95.37 feet, thence N 89° 42' 47" E a distance of 329.93 feet, thence N 00° 01' 33" W a distance of 188.00 feet to the **True Point of Beginning**, thence continuing N 00° 01' 33" W a distance of 717.00 feet, thence S 89° 57' 38" W a distance of 302.80 feet, thence S 00° 01' 33" E a distance of 390.39 feet, thence N 89° 57' 38" E a distance of 14.53 feet, thence S 00° 01' 33" E a distance of 308.21 feet, thence N 89° 57' 38" E a distance of 41.90 feet, thence S 00° 01' 33" E a distance of 18.41 feet, thence N 89° 57' 38" E a distance of 246.38 feet to the **True Point of Beginning**.

PARCEL 3

Lot B

Parcel Containing Bldg. #192

Property Description

(re-revised 09/12/97)

(revised 08/04/97)

(revised 01/23/98)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence N 00° 48' 49" W on said east margin a distance of 84.93 feet to the **True Point of Beginning**, thence N 89° 57' 38" E a distance of 196.38 feet, thence N 00° 01' 33" W a distance of 9.13 feet, thence S 89° 57' 38" W a distance of 16.76 feet, thence N 00° 01' 33" W a distance of 18.41 feet, thence S 89° 57' 38" W a distance of 41.90 feet, thence N 00° 01' 33" W a distance of 121.21 feet, thence S 89° 57' 38" W a distance of 139.77 feet, to the east margin of Sand Point Way NE, thence S 00° 48' 49" E on said east margin a distance of 148.76 feet to the **True Point of Beginning**.

PARCEL 3

Lot C

Parcel Containing Bldg. #25

Property Description

(no change 09/13/97)

(revised 08/04/97)

(revised 01/23/98)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence N 89° 57' 38" E a distance of 94.91 feet, thence S 00° 01' 23" E a distance of 95.37 feet, thence N 89° 42' 47" E a distance of 329.93 feet to the **True Point of Beginning**, thence N 00° 01' 33" W a distance of 188.00 feet, thence S 89° 57' 38" W a

distance of 229.62 feet, thence S 00° 01' 33" E a distance of 188.99 feet, thence N 89° 42' 47" E a distance of 229.62 feet to the **True Point of Beginning**.

PARCEL 3

Lot D

Parcel Containing Bldg. #29

Property Description

(re-revised 09/12/97)

(revised 08/04/97)

(revised 01/23/98)

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE and the **True Point of Beginning**, thence N 89° 57' 38" E a distance of 94.91 feet, thence S 00° 01' 23" E a distance of 95.37 feet, thence N 89° 42' 47" E a distance of 100.31 feet, thence N 00° 01' 33" W a distance of 179.86 feet, thence S 89° 57' 38" W a distance of 196.38 feet to the east margin of Sand Point Way NE, thence S 00° 48' 49" E on said east margin a distance of 84.93 feet to the **True Point of Beginning**.

PARCEL 4

Lot A

Parcel Containing Bldg. # 9

Property Description

(revised 07/11/97)

(revised 01/22/98)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east marginal boundary of said Sand Point Way NE, thence N 00° 48' 49" W on said east marginal boundary a distance of 1296.32 feet to the True Point Of Beginning of this description, thence continuing N 00° 48' 49" W on said east marginal boundary a distance of 787.88 feet, thence leaving said east marginal boundary N 89° 59' 00" E a distance of 90.18

feet, thence N00°01'23"W a distance of 49.40 feet, thence N 89° 59' 00" E a distance of 198.34 feet, thence S 00° 01' 23" E a distance of 837.08 feet, thence S 89° 57' 32" W a distance of 277.65 feet to the east marginal boundary of Sand Point Way NE and the True Point Of Beginning.

PARCEL 5

Lot A

Parcel Containing Bldg. 224
Property Description
(revised 09/15/97)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east margin of said Sand Point Way NE, said point being 60.00 feet north of the south line of said Section 2 as measured at right angles thereto, thence continuing S 89° 35' 06" E parallel with the south line of said Section 2 a distance of 489.94 feet, thence N 00° 19' 00" W a distance of 331.50 feet, thence N 23° 24' 06" W a distance of 323.73 feet, thence N 00° 01' 23" W a distance of 453.17 feet to the **True Point Of Beginning** of this description, thence continuing N 00° 01' 23" W a distance of 322.46 feet, thence S 89° 46' 57" E a distance of 153.08 feet, thence S 00° 00' 57" W a distance of 210.01 feet, thence S 43° 40' 36" E a distance of 147.21 feet, thence S 88° 47' 00" W a distance of 254.60 feet to the **True Point Of Beginning**.

PARCEL 5

Lot B

Parcel North of Bldg. 26
Property Description
(revised 09/17/97)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00°48'49" W on the centerline of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89°35'06" E a distance of 40.01 feet to a point on the east marginal boundary of said Sand Point Way NE, thence N 00°48'49" W on said east marginal boundary a

distance of 1032.34 feet to the **True Point Of Beginning** of this description, thence continuing N 00°48'49" W on said east marginal boundary a distance of 203.97 feet, thence leaving said east marginal boundary N 89°57'32" E a distance of 276.82 feet, thence S 00°01'23" E a distance of 200.14 feet, thence S 89°09'37" W a distance of 274.04 feet to the east marginal boundary of Sand Point Way NE and the **True Point Of Beginning**.

PARCEL 5

Lot C

Parcel Containing Bldg. 6

Property Description

(revised 09/17/97)

(RE-revised 09/29/97)

That portion of the east one-half of the southwest quarter (SW^¼) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east margin of said Sand Point Way NE, said point being 60.00 feet north of the south line of said Section 2 as measured at right angles thereto, thence continuing S 89° 35' 06" E parallel with the south line of said Section 2 a distance of 489.94 feet, thence N 00° 19' 00" W a distance of 331.50 feet, thence N 23° 24' 06" W a distance of 303.27 feet to the **True Point Of Beginning** of this description, thence N 67° 06' 04" E a distance of 286.05 feet, thence N 00° 00' 41" W a distance of 348.04 feet, thence N 43° 40' 36" W a distance of 24.90 feet, thence S 88° 47' 00" W a distance of 254.60 feet, thence S 00° 01' 23" E a distance of 453.17 feet, thence S 23° 24' 06" E a distance of 20.46 feet to the **True Point Of Beginning**.

PARCEL 5

Lot D

Parcel Containing Bldg. #26

Property Description

(revised 09/13/97)

(Corrected 10/07/97)

That portion of the east one-half of the southwest quarter (SW^¼) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline

of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east marginal boundary of said Sand Point Way NE, thence N 00° 48' 49" W on said east marginal boundary a distance of 663.68 feet to the True Point Of Beginning of this description, thence continuing N 00° 48' 49" W on said east marginal boundary a distance of 368.66 feet, thence leaving said east marginal boundary N 89° 09' 37" E a distance of 274.04 feet, thence S 00° 01' 23" E a distance of 331.12 feet, thence S 23° 24' 06" E a distance of 40.41 feet, thence S 89° 06' 32" W a distance of 284.99 feet to the east marginal boundary of Sand Point Way NE and the True Point Of Beginning.

PARCEL 5

Lot E

Parcel Containing Bldg. 332C
Property Description
(revised 09/13/97)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east margin of said Sand Point Way NE, said point being 60.00 feet north of the south line of said Section 2 as measured at right angles thereto, thence continuing S 89° 35' 06" E parallel with the south line of said Section 2 a distance of 489.94 feet, thence N 00° 19' 00" W a distance of 331.50 feet, thence N 23° 24' 06" W a distance of 164.37 feet to the True Point Of Beginning of this description, thence continuing N 23° 24' 06" W a distance of 138.90 feet, thence N 67° 06' 04" E a distance of 105.72 feet, thence S 23° 24' 06" E a distance of 138.42 feet, thence S 66° 50' 36" W a distance of 105.71 feet to the True Point Of Beginning.

PARCEL 5

Lot F

South Meadow Area
Property Description
(Revised 09/17/97)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east marginal boundary of said Sand Point Way NE, thence N 00° 48' 49" W on said east marginal boundary a distance of 663.68 feet to the **True Point Of Beginning** of this description, thence leaving said east marginal boundary N 89°06'32" E a distance of 284.99 feet, thence S 23° 24' 06" E a distance of 384.30 feet, thence S 00° 19' 00" E a distance of 171.84 feet, thence S 89° 41' 00" E a distance of 267.55 feet, to a point of curvature of a curve concave to the north and east of which the radial center bears N 00° 19' 00" W at a distance of 165.00 feet, thence west and north on said curve through a central angle of 89°30'11" an arc distance of 257.75 feet to the east marginal boundary of Sand Point Way NE, thence N 00° 48' 49" W on said east marginal boundary a distance of 358.95 feet and the **True Point Of Beginning**.

PARCEL 5

Lot G

Parcel Containing Bldg. 331B
Property Description
(revised 09/13/97)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east margin of said Sand Point Way NE, said point being 60.00 feet north of the south line of said Section 2 as measured at right angles thereto, thence continuing S 89° 35' 06" E parallel with the south line of said Section 2 a distance of 489.94 feet, thence N 00° 19' 00" W a distance of 331.50 feet to the **True Point Of Beginning** of this description, thence N 23° 24' 06" W a distance of 164.37 feet, thence N 66° 50' 36" E a distance of 105.71 feet, thence S 23° 24' 06" E a distance of 209.76 feet, thence N 89° 57' 29" W a distance of 115.22 feet to the **True Point Of Beginning**.

PARCEL 5

Lot H

Parcel Containing Bldg. 330A
Property Description
(revised 09/13/97)

That portion of the east one-half of the southwest quarter (SW⁴) of Section 2, TWP 25N, RNG 04E, W.M., said east one-half being acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

Commencing at the west one-sixteenth corner common to Sections 2 and 11, TWP 25N, RNG 04E, W.M., accepted as being the same as the center-line intersection of NE 65th Street and Sand Point Way NE, thence N 00° 48' 49" W on the centerline of Sand Point Way NE a distance of 60.01 feet, thence leaving said centerline S 89° 35' 06" E a distance of 40.01 feet to a point on the east margin of said Sand Point Way NE, said point being 60.00 feet north of the south line of said Section 2 as measured at right angles thereto, thence continuing S 89° 35' 06" E parallel with the south line of said Section 2 a distance of 489.94 feet, thence N 00° 19' 00" W a distance of 331.50 feet to the **True Point Of Beginning** of this description, thence S 89° 57' 29" E a distance of 115.22 feet, thence S 01° 14' 46" W a distance of 183.51 feet, thence S 89° 41' 00" W a distance of 110.22 feet, thence N 00° 19' 00" W a distance of 184.16 feet to the **True Point Of Beginning**.

PARCEL 5

Lot I

(reviewed 09/19/97)

That portion of the Evergreen Addition to the City of Seattle as recorded in Vol. 12, pg. 66, of the Records of King Co., said Tract being acquired by the War Department through Civil Action 388, together with that portion of vacated NE 65th St. in said Additions as vacated by V.O. 71498, bounded by the following description:

Beginning at the SE corner of Block 2 of said Evergreen Add., thence N 00° 48' 49" W on the east line of said Block 2, a distance of 239.39 feet to the north line of said Addition, being the same as the Section line common to Sections 2 and 11, Twp 25N, Rng 4E, W.M., thence N 89° 35' 06" W on said Section line a distance of 349.10 feet, thence S 00° 41' 00" W a distance of 239.34 feet to the south line of Block 4 in said Addition, thence S 89° 35' 06" E on the south line of Blocks 4,3 and 2 in said Addition, a distance of 355.36 feet to the point of beginning.

PARCEL 7

Lot A

University of Washington

Property Description

(reviewed 09/19/97)

(revised 01/26/98)

Those portions of a Tract of land in Gilmore's Addition and Evergreen Addition to the City of Seattle as recorded in Vol. 32, pg. 10 and Vol. 12, pg. 66, respectively, of the Records of King Co., said Tract being acquired by the War Department through Civil Action 388, together with those portions of vacated

NE 65th St. and 63rd Ave. NE in said Additions as vacated by V.O. 71498, bounded by the following descriptions:

Beginning at the SE corner of Block 1 in said Gilmore's Add., thence N 89°35'06" W on the south line of said Block 1 a distance of 299.88 feet to the SW corner of said Block 1, thence N 42°03'59" E a distance of 320.31 feet to the north line of said Gilmore's Add., being the same as the Section line common to Sections 2 and 11, Twp 25N, Rng 4E, W.M., thence S 89°35'06" E on said Section line a distance of 81.87 feet to the NE corner of said Block 1, thence S 00°48'49" E on the east line of said Block 1, a distance of 239.39 feet to the point of beginning; **EXCEPT** the north 20.00 feet thereof.

TOGETHER WITH:

Beginning at the SW corner of Block 6 in said Evergreen Add., thence N 00°48'49" W on the west line of said Addition a distance of 239.39 feet to the north line of said Addition, being the same as the Section line common to Sections 2 and 11, Twp 25N, Rng 4E, W.M., thence S 89°35'06" E on said Section line a distance of 198.15 feet, thence S 17°27'07" E a distance of 251.47 feet to the south line of Block 5 in said Addition, thence N 89°35'06" W on the south line of Blocks 5 and 6 in said Addition, a distance of 270.17 feet to the point of beginning; **EXCEPT** the north 20.00 feet thereof.

PARCEL 9

Access Parcel

Property Description

(revised 09/17/97)

(revised 01/26/98)

Those portions of Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America described as follows:

Commencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 212.12 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence S 00° 48' 49" E on said east margin a distance of 55.12 feet to the **True Point of Beginning**, thence N 89°42'47" E a distance of 423.52 feet, thence N 0°01'33" W a distance of 905.00 feet, thence S 89°57'38" W a distance of 326.92 feet, to a point of curvature of a curve concave to the north and east the radial center of which bears N 00° 02' 02" W at a distance of 90.00 feet, thence north and west on said curve an arc distance of 97.10 feet, thence N 28°13'40" W a distance of 388.18 feet to a point of curvature of which the radial center bears S 61°46'20" W at a distance of 13.89 feet, thence continuing on the curve concave to the south an arc distance of 30.79 feet to a point of compound curvature of which the radial center bears S 65°15'50" E at a distance of 221.90 feet, thence continuing on the curve concave to the southeast for an arc distance of 80.10 feet to a point of compound curvature of which the radial center bears S 85°56'49" E at a distance of 440.09 feet, thence continuing on the curve concave to

the east for an arc distance of 318.60 feet to a non-tangent cusp, thence N 89°56'55" W a distance of 83.74 feet to a point on a curve on the east margin of Sand Point Way NE, the radial center of of which bears N 66°27'12" E at a distance of 533.90 feet, thence continuing northwesterly on said east margin on the curve concave to the north and east, for an arc distance of 89.41 feet, thence continuing on said east margin N 13° 57' 05" W a distance of 336.45 feet, thence leaving said east margin N 50° 08' 22" E a distance of 145.73 feet, thence N 72° 22' 29" E a distance of 60.45 feet, thence N 78° 56' 30" E a distance of 139.78 feet, thence N 89°59'39" E a distance of 483.06 feet to the west boundary of a parcel of land under the jurisdiction of the United States Department of Commerce (NOAA), thence S 00° 01' 33" E on said west boundary a distance of 958.20 feet to a concrete monument with metal disk stamped "U.S. NAVY 10", thence continuing S 00° 01' 33" E a distance of 464.84 feet, thence N 89° 42' 47" E a distance of 689.95 feet to the west boundary of Warren G. Magnuson Park as established in 1975, thence S 00° 02' 51" W on said west boundary a distance of 86.00 feet, thence leaving said west boundary S 89° 42' 47" W a distance of 796.53 feet, thence S 00°01'23" E a distance of 1622.11 feet thence S 23° 24' 06" E a distance of 323.73 feet, thence S 00° 19' 00" E a distance of 331.50 feet, thence S 89°35'06" E a distance of 1015.52 feet, thence S 01° 17' 21" E a distance of 32.30 feet to the north boundary of a parcel of land under the jurisdiction of the United States Department of Interior (NBS), thence S 88° 39' 59" W on said north boundary a distance of 201.07 feet to the northwest corner of said NBS parcel, thence S 00°38'51" E on the west boundary of said NBS parcel a distance of 21.33 feet to the south line of said Section 2, thence S 89° 50' 20" W on said section line 25.00 feet to the south quarter corner of said Section 2, thence continuing on the south line of said Section 2, N 89° 35' 06" W a distance of 1279.56 feet to the east margin of Sand Point Way NE, thence N 00° 48' 49" W on said east margin a distance of 60.01 feet, thence leaving said east margin S 89° 35' 06" E a distance of 429.94 feet, thence N 00°19'00" W a distance of 318.48 feet, thence N 23° 24' 06" W a distance of 424.71 feet, thence N 00° 01' 23" W a distance of 531.26 feet, thence S 89°57'32" W a distance of 276.82 feet to the east margin of Sand Point Way NE, thence N 00° 48' 49" W on said east margin a distance of 60.01 feet, thence leaving said east margin N 89° 57' 32" E a distance of 277.65 feet, thence N 00°01'23" W a distance of 946.27 feet, thence S 89° 42' 47" W a distance of 290.69 feet to the east margin of Sand Point Way NE, thence N 00° 48' 49" W on said east margin a distance of 90.00 feet to the **True Point of Beginning**.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

That portion of the northeast quarter (NE⁴) of the southwest quarter (SW⁴), the southwest quarter (SW⁴) of the northwest quarter (NW⁴) and Govt. Lot 2 in Section 2, TWP 25N, RNG 04E, as acquired by the U. S. Navy on behalf of the United States of America by deed recorded in the records of King Co., Washington in Vol. 1306 at pg. 455, described as follows:

ommencing at the southwest corner of said Lot 2, accepted as being the same as the intersection of the centerline of Sand Point Way NE with the production east of the north margin of NE 75th Street, thence S 00° 48' 49" E on said centerline a distance of 171.45 feet, thence N 89° 11' 11" E a distance of 40.00 feet to the east margin of Sand Point Way NE, thence S 00° 48' 49" E on said east margin a distance of 95.79 feet, thence N 89°42'47" E a distance of 423.52 feet, thence N 0°01'33" W a distance of 945.00

feet to the **True Point of Beginning**, thence continuing N 0°01'33" W a distance of 455.06 feet, thence S 89°54'15" W a distance of 382.55 feet, thence S 78° 17' 54" W a distance of 116.65 feet to a point of curvature the radial center of which bears S 11° 42' 06" E at a distance of 118.61 feet, thence on said curve concave to the southeast through a central angle of 39°41'40" an arc distance of 82.17 feet to a non-tangent cusp, thence leaving said curve S 28° 13' 40" E, a distance of 411.42 feet to a point of curvature the radial center of which bears N 61° 46' 20" E at a distance of 50.00 feet, thence on said curve concave to the northeast through a central angle of 61°48'42" an arc distance of 53.94 feet, thence N 89°57'38" E a distance of 326.93 feet to the **True Point of Beginning**.



City of Seattle

Paul Schell, Mayor

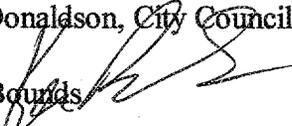
Seattle Department of Parks and Recreation

Kenneth R. Bounds, Superintendent

MEMORANDUM

DATE: October 5, 1998

TO: Sue Donaldson, City Council President

FROM: Ken Bounds 

RE: Proposed Legislation: Transfer of Sand Point Operations to Department of Parks and Recreation

Attached for City Council consideration is an ordinance that transfers management authority and responsibility for Sand Point from the Executive Department Strategic Planning Office to the Department of Parks and Recreation. This transfer of responsibilities symbolizes the shift of the project from primarily planning to implementation. In 1996, the then Office of Management and Planning established the Office of Sand Point Operations (OSPO) which has been responsible for maintaining and managing the Sand Point property under the terms of a lease with the U.S. Navy. OSPO has been overseeing the transition from planning to implementation. As the ownership of the property transfers to the City and the work program for Sand Point becomes increasingly focused on implementation it is appropriate shift the project responsibilities to the Department of Parks and Recreation. With the adoption of this ordinance and the 1999/2000 Budget we will be creating a new Division within the Department of Parks and Recreation for the sole purpose of managing the newly merged former Navy Base and Magnuson Park as one unit. This approach has been presented to the Sand Point Blue Ribbon Committee and they are supportive.

In addition to transferring the management authority to the Department of Parks and Recreation for the portion of Sand Point that will be added to the City's Parks and Recreation system, this ordinance also give management authority to the Department of Parks and Recreation for the City's Sand Point properties that are outside of the Parks and Recreation system. This encompasses the streets and roads that are part of the former Navy Base but are not part of the Parks and Recreation system. It is likely that in the future the management of these roads will shift to SEATRANS and they will become public streets. As we complete utility upgrades and other sitewide improvements it is most efficient not to open the streets and roads for general public access and maintain management authority by the same agency responsible for the construction work which will be the Department of Parks and Recreation.

October 2, 1998

In addition, this ordinance gives to the Department of Parks and Recreation the authority to enter into concession agreements for periods of up to five years. This allows the flexibility for the Department of Parks and Recreation to engage tenants to begin use of the facility consistent with the terms of the federal conveyance and the reuse plan. This authority is based on use of standard concession agreement format or use of a non-standard format after consultation with the City Attorney.

Finally, the proposed ordinance appropriates 1998 revenues generated by Sand Point operations in order to support expenditures as intended in the 1998 endorsed and 1998 proposed budgets for Sand Point.

It is exciting to have finally reached this point with the Sand Point project. The Department of Parks and Recreation is ready to continue working with the community to develop the newly expanded Magnuson Park into a vital resource that will be enjoyed for generations to come.

Enclosure

cc: Eric A. Friedli
Kris Castleman
Curt Green
Yazmin, Mehdi

TIME AND DATE STAMP

10/6/98

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

[Handwritten Signature]

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

