

Ordinance No. 124194

Council Bill No. 117799

AN ORDINANCE approving the extension of a Property Use and Development Agreement and a contract rezone approved by Ordinance 121164 for Seattle Housing Authority's High Point Community Garden housing development located at 6550 - 32nd Avenue SW.

Related Legislation File: _____

Date Introduced and Referred: <u>6-3-2013</u>	To: (committee): <u>Planning, Land Use, and Sustainability</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>6/17/13</u>	Date Presented to Mayor: _____
Date Signed by Mayor: _____	Date Returned to City Clerk: <u>6/17/13</u>
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoed by Mayor:
Published in Full Text _____	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Richard Conlin

Committee Action:

Date	Recommendation	Vote
<u>6/12/13</u>	<u>Pass</u>	<u>2-0 RC, TB</u>

This file is complete and ready for presentation to Full Council. Richard Conlin

Full Council Action:

Date	Decision	Vote
<u>June 17, 2013</u>	<u>Passed</u>	<u>8-0 (excused: Clark)</u>

Law Department

ORDINANCE 124194

1
2 AN ORDINANCE approving the extension of a Property Use and Development Agreement and
3 a contract rezone approved by Ordinance 121164 for Seattle Housing Authority's High
4 Point Community Garden housing development located at 6550 – 32nd Avenue SW.

5 WHEREAS, on May 23, 2003 the City Council adopted Ordinance 121164, approving a
6 contract rezone for Seattle Housing Authority ("SHA") for their High Point
7 Community Garden housing development ("property") located at 6550 – 32nd
8 Avenue SW, and accepting a Property Use and Development Agreement
9 ("PUDA"), signed by the Mayor on June 4, 2003; and

10 WHEREAS, the PUDA imposed conditions and covenants concerning the extent of new
11 development that was authorized under the rezone, including the adoption of a
12 ten-year term for the PUDA and rezone; and

13 WHEREAS, SHA seeks to extend the date by which the PUDA and related zoning
14 designation expires; NOW, THEREFORE,

15 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

16 Section 1. Notwithstanding the time limit imposed by Ordinance 121164 § 4, the zoning
17 designation established by Ordinance 121164 § 2 is extended for a period of two years from the
18 effective date of this ordinance, and is subject to the terms and conditions described in Ordinance
19 121164 § 3 and in Section 2 of this ordinance.

20 Section 2. The amendment to the PUDA accepted by Ordinance 121164, which
21 amendment is attached as Exhibit A to this ordinance, is hereby accepted

22 Section 3. The City Clerk is hereby authorized and directed to file said PUDA
23 amendment at the King County Records and Elections Division; to file, upon return of the
24 recorded amendment from the King County Records and Elections Division, the original of said
25 amendment with this Ordinance at the City Clerk's Office; and to deliver copies of the same to
26 the Director of the Department of Planning and Development and to the King County Assessor's
27 Office.
28



1 Section 4. This Ordinance, effectuating a quasi-judicial decision of the City Council and
2 not subject to mayoral approval or disapproval, shall take effect and be in force upon its passage
3 by the Council.

4 Section 5. If Section 4 of this ordinance shall be declared by any court of competent
5 jurisdiction to be contrary to law: Section 4 shall be severed from the rest of the ordinance; all
6 other provisions of this ordinance shall remain valid; this ordinance shall be deemed effective
7 retroactive to July 3, 2013; and any act consistent with the authority of this ordinance taken prior
8 to this retroactive effective date is ratified and confirmed.

9
10 Passed by the City Council the 17th day of June, 2013, and
11 signed by me in open session in authentication of its passage this 17th day of
12 June, 2013.

13
14 

15 President Pro Tem of the City Council

16
17 Filed by me this 17th day of June, 2013.

18
19 

20 City Clerk

21 (Seal)

When Recorded, Return to:
The City Clerk
First Floor, Municipal Building
600 4th Avenue
Seattle, WA 98104

1st AMENDMENT TO
PROPERTY USE AND DEVELOPMENT AGREEMENT

GRANTOR: SEATTLE HOUSING AUTHORITY, a Washington municipal corporation

GRANTEE: CITY OF SEATTLE, a Washington municipal corporation

LEGAL DESCRIPTION: See Attachment 1 for Legal Description of Property (High Point Garden Community, 6550 32nd Avenue SW, generally bounded by SW Juneau Street on the north, 35th Avenue SW on the west, SW Myrtle Street on the south and the hillside above Longfellow Creek on the east)

ASSESSOR'S TAX PARCEL ID: 252403-9051-09, 252403-9049-04

RELATED DOCUMENTS: 20030617002439, Property Use and Development Agreement

This First Amendment ("Amendment") amends the Original Property Use and Development Agreement recorded under King County Recording Number 20030617002439 ("PUDA"). This Amendment is executed by the Seattle Housing Authority ("Owner"), a Washington municipal corporation and owner of the property legally described herein ("Property"), in favor of the City of Seattle, a Washington municipal corporation.

All terms not defined herein shall have the same meaning as in the PUDA.

1. A new Section 6 is added to the PUDA to read as follows:

Section 6. Notwithstanding the ten-year expiration provision in Section 2, the covenants herein are extended for a period of two years from the effective date of the ordinance accepting this Amendment and extending the rezone.



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Legislative	Michael Jenkins, 5-1674	NA

Legislation Title:

AN ORDINANCE approving the extension of a Property Use and Development Agreement and a contract rezone approved by Ordinance 121164 for Seattle Housing Authority’s High Point Community Garden housing development located at 6550 – 32nd Avenue SW.

Summary of the Legislation:

This legislation authorizes a two-year extension of a Property Use and Development Agreement (PUDA) approved by Ordinance 121164, that authorized rezones at Seattle Housing Authority’s High Point Garden Community.

Background:

This bill approves a petitioner-generated extension of a PUDA subject to the Council’s rules for quasi-judicial decisions. The original petition, Department of Planning and Development recommendation and related documents are contained in Clerk’s File 312974.

- *Please check one of the following:*

X **This legislation does not have any financial implications.**



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600 4th Avenue
Seattle, WA 98104

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Section 6. Notwithstanding the ten-year expiration provision in Section 2, the covenants herein are extended for a period of two years from the effective date of the ordinance accepting this Amendment and extending the rezone.

STATE OF WASHINGTON -- KING COUNTY

--SS.

299796
CITY OF SEATTLE, CLERKS OFFICE

No. TITLE ONLY

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:31447-48,31455

ORD 124194, 124204 - 124207

was published on

07/05/13

The amount of the fee charged for the foregoing publication is the sum of \$198.00 which amount has been paid in full.



Paula Colasby

Subscribed and sworn to before me on
07/05/2013
[Signature]

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on June 17, 2013, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

RES 31447

DTA

TI A RESOLUTION adopting the 2013 Seattle Climate Action Plan.

Committee: Energy and Environment

RES 31448

DTA

TI A RESOLUTION relating to the 2005 Transportation Strategic Plan Update, adopted by Resolution 30790, and the Seattle Transit Plan: To Get Seattle Moving, adopted by Resolution 30799; and authorizing an amendment to the Transit Classification Map.

Committee: Transportation

RES 31455

DTA

TI A RESOLUTION supporting creation of a secure, convenient medicine return program in King County to reduce the public safety and environmental impacts of unwanted medicines.

Committee: Full Council

CB 117799

ORD 124194

DTA

TI AN ORDINANCE approving the extension of a Property Use and Development Agreement and a contract rezoned approved by Ordinance 121164 for Seattle Housing Authority's High Point Community Garden housing development located at 6550 -- 32nd Avenue SW.

CONTRACT-REZONES, SEATTLE-HOUSING-AUTHORITY, HIGH-POINT

Committee: Planning, Land Use, and Sustainability

CB 117793

ORD 124204

DTA Jun 25, 2013

TI AN ORDINANCE relating to the City Light Department; declaring certain real property rights surplus to utility needs; authorizing the Superintendent or his designee to grant an easement for access and parking purposes over a portion of the City's fee-owned Duwamish Transmission Corridor adjacent to South 112th Street in the City of Tukwila, Washington; and accepting payment for the true and full value of the easement from Amalfi Investments, LLC; and ratifying and confirming certain prior acts.

EASEMENTS, TUKWILA, CITY-LIGHT, SALES

Committee: Energy and Environment

CB 117797

ORD 124205

DTA Jun 25, 2013

TI AN ORDINANCE relating to the redevelopment of the Leschi House property at 1011 S. Weller St., which was developed with the proceeds of the City of Seattle's bonds issued pursuant to Ordinance 110124; approving the long-term lease by the Seattle Housing Authority of the property and authorizing a fourth amendment to the Housing Cooperation Agreement made under Ordinance 110433, all in order to enable the financing with federal tax credits of the rehabilitation of existing housing and the construction of additional housing for low income persons who are elderly or have disabilities; and ratifying and confirming prior acts.

Committee: Housing, Human Services, Health, and Culture

CB 117808

ORD 124206

DTA Jun 25, 2013

TI AN ORDINANCE relating to Campaign finance regulations, repealing sections 2.04.400, 2.04.410, 2.04.420, 2.04.430, 2.04.440, 2.04.450, 2.04.460, and 2.04.470 of the Seattle Municipal Code relating to public financing of political campaigns, all of which were rendered void by state law.

Committee: Full Council

CB 117809

ORD 124207

DTA Jun 25, 2013

TI AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

ACCOUNTING, APPROPRIATION

Committee: Full Council

Date of publication in the Seattle Daily Journal of Commerce, July 5, 2013.

7/5(299796)

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



20130618002453

SEATTLE CITY C AMND-RER 83.00
PAGE-001 OF 012
06/18/2013 14:34
KING COUNTY, WA

CITY CLERK

2013 JUN 24 PM 12:09

CITY OF SEATTLE

FILED

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

Document Title(s) (or transaction contained therein): (Insert Ordinance or Resolution Number Here)

1. 1st Amendment to Property Use and Development Agreement (Amendment authorized by Ordinance 124194)

Grantor(s)

- 1. Seattle Housing Authority, a Washington municipal corporation
-

Grantee(s) (Last name first, then first name and initials)

- 1. City of Seattle, a Washington municipal corporation
-

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional legal on page Attachment 1 of document

- See attachment 1 for Legal Description of Property (High Point Community Garden, 6550 32nd Avenue SW, generally bounded by SW Juneau Street on the north, 35th Avenue SW on the west, SW Myrtle Street on the south and the hillside above Longfellow Creek on the east)

Assessor's Property Tax Parcel/Account Number

252403-9051-09, 252403-9049-04

- Assessor Tax # not yet assigned.
- N/A

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

When Recorded, Return to:
The City Clerk
First Floor, Municipal Building
600 4th Avenue
Seattle, WA 98104

FILED
CITY OF SEATTLE
2013 DEC 24 PM 10 09
CITY CLERK

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Legal Description of Proposed SHA High Point Revitalization Site
As provided to applicant by Bush, Roed, & Hitchings Inc., on 2/26/03

DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24 AND OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, ALL IN TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, INCLUDING PORTIONS OF HIGH POINT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 31 OF PLATS, PAGE 35, IN KING COUNTY, WASHINGTON, AND WEST SIDE ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN KING COUNTY, WASHINGTON, AND SUPPLEMENTAL PLAT OF HIGH POINT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32 OF PLATS, PAGE 23, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24;
THENCE ON THE EAST LINE THEREOF SOUTH 0°28'57" WEST 30.00 FEET;
THENCE ON A LINE THAT IS PARALLEL TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°34'50" WEST 313.31 FEET;
THENCE SOUTH 69°19'05" WEST 216.67 FEET;
THENCE SOUTH 14°15'10" EAST 604.99 FEET;
THENCE SOUTH 1°00'25" EAST, 1,963.83 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE ON SAID SOUTH LINE NORTH 89°33'52" WEST 862.02 FEET TO A POINT ON THE EAST MARGINAL LINE OF SYLVAN WAY;
THENCE ALONG SAID MARGINAL LINE NORTH 20°51'19" WEST 32.20 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH MARGIN OF WEST HOLLY STREET;
THENCE ALONG SAID NORTH MARGIN, NORTH 89°33'52" WEST, 780.87 FEET TO THE EAST MARGIN OF 32ND AVENUE SOUTHWEST;
THENCE ALONG SAID EAST MARGIN NORTH 0°48'55" EAST, 1,244.11 FEET TO THE EXTENDED-NORTH MARGIN OF THE ALLEY ALONG THE SOUTH LINE OF LOTS 6 AND 7 IN BLOCK 9 OF SAID HIGH POINT ADDITION TO THE CITY OF SEATTLE;

THENCE ALONG SAID NORTH MARGIN OF THE ALLEY NORTH 89°32'34" WEST,
328.81 FEET
TO THE EAST MARGIN OF 34TH AVENUE SOUTHWEST;
THENCE ALONG THE SAID EAST MARGIN NORTH 0°52'34" EAST, 70.98 FEET TO
THE
SOUTHERLY MARGIN OF WEST GRAHAM STREET;
THENCE NORTH 0°43'48" EAST ACROSS WEST GRAHAM STREET 88.93 FEET TO THE
NORTHEAST CORNER OF WEST GRAHAM STREET AND 34TH AVENUE SOUTHWEST;
THENCE ALONG THE NORTHERLY MARGIN OF WEST GRAHAM STREET, WESTERLY ON A
CURVE TO THE RIGHT OF A UNIFORM RADIUS OF 300.00 FEET, THROUGH AN ARC
DISTANCE OF 78.30 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY MARGIN SOUTH 78°17'23" WEST,
165.60
FEET TO A POINT ON THE EAST PROPERTY LINE OF LOT 2, BLOCK 7, HIGH
POINT ADDITION
TO THE CITY OF SEATTLE SUPPLEMENTAL PLAT; THENCE ALONG SAID LAST
DESCRIBED
LINE NORTH 0°40'30" EAST 115.91 FEET TO A POINT ON THE SOUTH PROPERTY
LINE OF LOT
11, BLOCK 7, HIGH POINT ADDITION TO THE CITY OF SEATTLE, SUPPLEMENTAL
PLAT;
THENCE ALONG SAID LAST MENTIONED PROPERTY LINE NORTH 89°33'03" WEST,
86.00
FEET TO A POINT ON THE EAST LINE OF 35TH AVENUE SOUTHWEST;
THENCE NORTH 0°40'30" EAST, ALONG SAID EAST MARGIN 481.47 FEET TO THE
SOUTH
MARGIN OF WEST RAYMOND STREET;
THENCE SOUTH 89°33'03" EAST ALONG SAID SOUTH MARGIN 656.98 FEET TO THE
EAST
MARGIN OF 32ND AVENUE SOUTHWEST EXTENDED SOUTHERLY;
THENCE NORTH 0°37'54" EAST, ALONG SAID EAST MARGIN 663.92 FEET TO THE
SOUTH
MARGIN OF WEST JUNEAU STREET;
THENCE SOUTH 89°34'50" EAST, ALONG SAID SOUTH MARGIN 621.42 FEET;
THENCE NORTH 0°34'38" EAST 30.00 FEET TO THE SOUTH MARGIN OF WEST
JUNEAU
STREET AS DEDICATED IN THE PLAT OF WEST SIDE ADDITION TO WEST SEATTLE,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48,
IN KING
COUNTY, WASHINGTON;
THENCE SOUTH 89°34'50" EAST ALONG SAID SOUTH MARGIN 44.73 FEET TO THE
EAST
MARGIN OF 30TH AVENUE SOUTHWEST EXTENDED SOUTHERLY;
THENCE NORTH 0°21'51" EAST ALONG SAID EAST MARGIN 290.50 FEET;
THENCE SOUTH 89°38'20" EAST 580.00 FEET TO A MONUMENT;
THENCE SOUTH 0°21'51" WEST 291.19 FEET TO THE SOUTH MARGIN OF WEST
JUNEAU
STREET;
THENCE SOUTH 89°34'50" EAST ALONG SAID SOUTH MARGIN 698.10 FEET TO THE
NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SAID SECTION 24 AND THE PLACE OF BEGINNING;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CONCRETE MONUMENT MARKING THE INTERSECTION OF SYLVAN WAY SOUTHWEST AND SOUTHWEST HOLLY STREET;
THENCE SOUTH 89°33'52" EAST 35.47 FEET TO THE NORTHWEST CORNER OF SOUTHWEST HOLLY STREET, AS VACATED UNDER CITY OF SEATTLE ORDINANCE NUMBER 77187, AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE CONTINUING SOUTH 89°33'52" EAST ALONG THE NORTHERLY MARGIN OF SAID VACATED SOUTHWEST HOLLY STREET AND ITS PROJECTION EASTERLY 1,173.21 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 25;
THENCE NORTH 0°27'02" EAST ALONG SAID EASTERLY LINE 12.00 FEET;
THENCE NORTH 89°33'52" WEST 1,146.23 FEET;
THENCE NORTH 0°27'02" EAST 8.02 FEET;
THENCE NORTH 89°33'52" WEST 34.87 FEET TO THE EASTERLY MARGIN OF SYLVAN WAY SOUTHWEST;
THENCE SOUTH 21°03'52" EAST ALONG SAID EASTERLY MARGIN 21.52 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

AND ALSO THAT PORTION DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION AND A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE THEREOF;
THENCE WEST ALONG SAID PARALLEL LINE 313.31 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 69°19'05" WEST 216.67 FEET;
THENCE NORTH 14°15'10" WEST TO A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE EAST ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART IN ROADS.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LYING IN THE COUNTY OF KING, STATE OF WASHINGTON, AND

DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, INCLUDING PORTIONS OF HIGH POINT ADDITION AND SAWYER'S HOME TRACTS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 9, IN KING COUNTY, WASHINGTON; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25;
THENCE NORTH 89°36'40" WEST ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION FOR 913.13 FEET TO THE WEST LINE OF TWENTY-EIGHTH AVENUE SOUTHWEST;
THENCE NORTH 18°20'20" WEST ALONG THE WEST LINE OF SAID TWENTY-EIGHTH AVENUE FOR 31.68 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°36'40" WEST ALONG THE NORTH LINE OF WEST MYRTLE STREET FOR 1,080.78 FEET;
THENCE NORTH 0°49'06" EAST FOR 0.22 FEET;
THENCE NORTH 89°39'32" WEST FOR 308.25 FEET TO THE SOUTHWEST CORNER OF BLOCK 2
IN THE PLAT OF SAWYER'S HOME TRACTS ADDITION;
THENCE NORTH 0°56'01" EAST ALONG THE EASTERLY MARGIN OF THIRTY-FOURTH AVENUE SOUTHWEST FOR 634.11 FEET;
THENCE SOUTH 89°36'14" EAST FOR 0.19 FEET;
THENCE NORTH 0°56'36" EAST ALONG THE EASTERLY MARGIN OF THIRTY-FOURTH AVENUE SOUTHWEST FOR 634.09 FEET TO AN INTERSECTION WITH THE SOUTH MARGIN OF WEST HOLLY STREET;
THENCE SOUTH 89°35'50" EAST ALONG THE SOUTH MARGIN OF WEST HOLLY STREET FOR 141.00 FEET;
THENCE NORTH 0°56'36" EAST FOR 30.0 FEET;
THENCE SOUTH 89°35'50" EAST FOR 9.18 FEET
THENCE NORTH 0°52'46" EAST ALONG THE EASTERLY MARGIN OF THE ALLEY IN BLOCK 16
AND A PORTION OF BLOCK 9 IN THE PLAT OF HIGH POINT ADDITION FOR 1,239.62 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15 FEET AND CONSUMING AN ANGLE OF 89°33'24" FOR AN ARC DISTANCE OF 23.45 FEET;
THENCE SOUTH 89°33'50" EAST ALONG THE SOUTH MARGIN OF THE ALLEY FOR 108.93 FEET TO AN INTERSECTION WITH THE WEST MARGIN OF THIRTY-SECOND AVENUE SOUTHWEST;
THENCE SOUTH 0°49'06" WEST FOR 1,284.47 FEET TO AN INTERSECTION WITH THE SOUTH MARGIN OF WEST HOLLY STREET;

THENCE SOUTH 89°35'50" EAST ALONG SAID SOUTH MARGIN FOR 529.12 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE SOUTH 0°43'54" WEST ALONG SAID WEST LINE FOR 302.00 FEET;
THENCE SOUTH 89°36'02" EAST FOR 166.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE SOUTH 0°42'10" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER FOR 361.98 FEET TO THE SOUTH MARGIN OF WEST WILLOW STREET;
THENCE SOUTH 89°36'14" EAST ALONG THE SOUTH LINE OF WEST WILLOW STREET FOR 204.68 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF TWENTY-EIGHTH AVENUE SOUTHWEST;
THENCE SOUTH 18°20'20" EAST ALONG THE WESTERLY MARGIN OF SAID TWENTY-EIGHTH AVENUE SOUTHWEST FOR 637.70 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PART AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST MARGIN OF 34TH AVENUE SOUTHWEST AND THE NORTH MARGIN OF WEST MYRTLE STREET IN THE CITY OF SEATTLE;
THENCE NORTH 0°56'01" EAST ALONG THE SAID EAST MARGIN 622.20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°29'59" EAST 232.28 FEET;
THENCE SOUTH 0°54'01" WEST 168.36 FEET;
THENCE SOUTH 89°05'59" EAST 195.80 FEET;
THENCE NORTH 0°54'01" EAST 358.98 FEET;
THENCE NORTH 89°05'59" WEST 198.80 FEET;
THENCE SOUTH 0°54'01" WEST 180.62 FEET;
THENCE NORTH 89°29'59" WEST 232.28 FEET TO THE EAST MARGIN OF 34TH AVENUE SOUTHWEST;
THENCE SOUTH 0°56'01" WEST ALONG THE SAID EAST MARGIN 10 FEET TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PART AS FOLLOWS:

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST MARGIN OF 34TH AVENUE SOUTHWEST AND THE NORTH MARGIN OF WEST MYRTLE STREET, IN THE CITY OF SEATTLE; THENCE NORTH 0°56'01" EAST ALONG THE EAST MARGIN OF 34TH AVENUE SOUTHWEST 622.20 FEET; THENCE SOUTH 89°29'59" EAST 232.28 FEET; THENCE SOUTH 0°34'01" WEST 168.36 FEET TO THE FIRST TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°54'01" WEST 212.65 FEET; THENCE SOUTH 89°05'59" EAST 195.80 FEET; THENCE NORTH 0°54'01" EAST 212.65 FEET; THENCE NORTH 89°05'59" WEST 195.80 FEET TO THE FIRST TRUE POINT OF BEGINNING, AND THEN; THENCE NORTH 0°54'01" EAST 358.98 FEET TO THE SECOND TRUE POINT OF BEGINNING; THENCE SOUTH 89°05'59" EAST 195.80 FEET; THENCE NORTH 0°54'01" EAST 201.28 FEET; THENCE NORTH 89°05'59" WEST 195.80 FEET; THENCE SOUTH 0°54'01" WEST 201.28 FEET TO THE SECOND TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY MARGIN OF 34TH AVENUE SOUTHWEST AND THE NORTHERLY MARGIN OF WEST MYRTLE STREET IN THE CITY OF SEATTLE; THENCE NORTH 0°56'01" EAST ALONG THE SAID EASTERLY MARGIN OF 34TH AVENUE SOUTHWEST FOR 632.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°29'59" EAST FOR 232.28 FEET; THENCE NORTH 0°54'01" EAST FOR 381.90 FEET; THENCE NORTH 89°05'59" WEST FOR 56.80 FEET; THENCE NORTH 0°56'36" EAST FOR 33.00 FEET; THENCE NORTH 89°35'50" WEST FOR 175.00 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF 34TH AVENUE SOUTHWEST; THENCE SOUTH 0°56'36" WEST ALONG SAID EASTERLY MARGIN FOR 413.09 FEET; THENCE NORTH 89°36'14" WEST FOR 0.19 FEET; THENCE SOUTH 0°56'01" WEST FOR 1.91 TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST

QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF 34TH AVENUE SOUTHWEST AND SOUTHWEST MYRTLE STREET; THENCE SOUTH 89°36'26" EAST, ALONG THE CENTERLINE OF SAID SOUTHWEST MYRTLE STREET, 30.00 FEET; THENCE NORTH 00°56'12" EAST 30.00 FEET, TO THE INTERSECTION OF THE NORTH MARGIN OF SAID SOUTHWEST MYRTLE STREET WITH THE EAST MARGIN OF SAID 34TH AVENUE SOUTHWEST; THENCE NORTH 00°56'12" EAST, ALONG SAID EAST MARGIN, 1,047.20 FEET; THENCE SOUTH 89°35'39" EAST 657.07 FEET TO THE WEST MARGIN OF 31ST AVENUE SOUTHWEST AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°46'35" WEST ALONG SAID WEST MARGIN 173.16 FEET TO THE MOST NORTHERLY LINE OF PARCEL DESCRIBED IN DOCUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7708010863; THENCE NORTH 89°25'00" WEST ALONG SAID NORTHERLY LINE 229.60 FEET TO THE EASTERLY LINE OF THE MOST NORTHERLY PARCEL DESCRIBED IN DOCUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4185426; THENCE NORTH 00°54'12" EAST ALONG SAID EASTERLY LINE 137.26 FEET TO THE NORTHERLY LINE OF SAID MOST NORTHERLY PARCEL DESCRIBED IN DOCUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4185426; THENCE NORTH 89°05'48" WEST ALONG SAID NORTHERLY LINE AND ITS WESTERLY EXTENSION 252.60 FEET TO THE EASTERLY LINE OF PARCEL DESCRIBED IN DOCUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 5077825; THENCE NORTH 00°56'47" EAST ALONG SAID EASTERLY LINE 33.00 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 89°35'39" EAST; THENCE SOUTH 89°35'39" EAST 481.81 FEET TO THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°33'52" WEST 181.10 FEET; THENCE SOUTH 0°26'08" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING, OF SAID LINE;

THENCE SOUTH 2°01'45" EAST 301.90 FEET;
THENCE SOUTH 13°29'00" EAST 130.79 FEET;
THENCE SOUTH 28°44'06" EAST 192.48 FEET;
THENCE SOUTH 0°41'38" WEST 67.18 FEET;
THENCE SOUTH 89°35'08" EAST 40.00 FEET, MORE OR LESS, TO THE EAST LINE
OF SAID
SOUTHWEST QUARTER.

AND ALSO EXCEPT THAT PORTION COMMENCING AT THE INTERSECTION OF THE
NORTH
MARGIN OF SOUTHWEST MYRTLE STREET AND THE WEST LINE OF THE SOUTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION
25,
TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89°36'40" EAST ALONG SAID NORTH MARGIN 171.52 FEET TO THE
TRUE
PLACE OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 07°56'03" WEST, 347.35 FEET TO AN IRON PIPE;
THENCE NORTH 11°34'37" WEST, 266.04 FEET, MORE OR LESS, TO A POINT ON
A LINE
PARALLEL WITH AND 30.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES TO
THE
NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 89°36'14" EAST, 141.90 FEET, MORE OR LESS, TO THE
WESTERLY MARGIN
OF 28TH AVENUE SOUTHWEST;
THENCE SOUTH 18°20'20" EAST ALONG SAID MARGIN 637.70 FEET, MORE OR
LESS, TO THE
SAID NORTH MARGIN OF SOUTHWEST MYRTLE STREET;
THENCE NORTH 89°36'40" WEST ALONG SAID NORTH MARGIN, 241.21 FEET, MORE
OR LESS,
TO THE TRUE PLACE OF BEGINNING;

AND ALSO EXCEPT THAT PART AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY,
WASHINGTON,
DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING MONUMENT AT THE INTERSECTION OF THE
CENTERLINES
OF 34TH AVENUE SOUTHWEST AND SOUTHWEST MYRTLE STREET;
THENCE EASTERLY ALONG LAST DESCRIBED CENTERLINE ON A BEARING OF SOUTH
89°36'25" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 0°56'12" EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT
OF
BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHWEST CORNER
OF THE
FOLLOWING DESCRIBED PROPERTY;

COMMENCING AT THE TRUE POINT OF BEGINNING:

THENCE NORTH 0°56'12" EAST A DISTANCE OF 622.20 FEET ALONG THE
EASTERLY MARGIN
OF 34TH AVENUE SOUTHWEST;
THENCE SOUTH 89°29'48" EAST, A DISTANCE OF 232.28 FEET;
THENCE SOUTH 0°54'12" WEST, A DISTANCE OF 381.01 FEET;
THENCE SOUTH 89°05'48" EAST, A DISTANCE OF 195.80 FEET;
THENCE NORTH 0°54'12" EAST, A DISTANCE OF 635.65 FEET;
THENCE SOUTH 89°25'00" EAST, A DISTANCE OF 229.58 FEET TO THE
INTERSECTION WITH
THE WESTERLY MARGIN OF WHAT IS COMMONLY KNOWN AS 31ST AVENUE
SOUTHWEST;
THENCE SOUTHERLY ALONG SAID MARGIN ON A BEARING OF SOUTH 0°46'35"
WEST, A
DISTANCE OF 27.22 FEET TO A BEGINNING OF CURVE (THE RADIAL CENTER OF
WHICH
BEARS SOUTH 89°13'25" EAST, A DISTANCE OF 386.70 FEET AND HAS A
CENTRAL ANGLE OF
36°16'55");
THENCE ON A CURVE TO THE LEFT IN A SOUTHEASTERLY DIRECTION, AN ARC
DISTANCE
OF 244.87 FEET TO A POINT OF REVERSE CURVATURE, (THE RADIAL CENTER OF
WHICH
BEARS SOUTH 54°29'40" WEST, A DISTANCE OF 332.15 FEET AND HAS A
CENTRAL ANGLE
OF 36°42'49");
THENCE ON A CURVE TO THE RIGHT IN A SOUTHERLY DIRECTION AN ARC
DISTANCE OF
212.83 FEET TO A POINT OF TANGENCY ON THE WESTERLY MARGIN OF WHAT IS
COMMONLY KNOWN AS 31ST AVENUE SOUTHWEST;
THENCE SOUTHERLY ALONG SAID MARGIN ON A BEARING OF SOUTH 1°12'29" WEST
A
DISTANCE OF 417.84 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY
MARGIN
OF SOUTHWEST MYRTLE STREET;
THENCE WESTERLY ALONG SAID MARGIN ON A BEARING OF NORTH 89°36'25"
WEST, A
DISTANCE OF 796.19 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY
MARGIN OF
34TH AVENUE SOUTHWEST AND THE TRUE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PART IN ROADS.