SEATTLE CITY COUNCIL

Legislative Summary

CB 118410

Record No.: CB 118410 **Type:** Ordinance (Ord) **Status:** Passed

Version: 1 124788 **In Control:** City Clerk

File Created: 05/27/2015

Final Action: 06/18/2015

Title: AN ORDINANCE approving the extension of a contract rezone and a Property Use and Development Agreement approved by Ordinance 121164 and amended by Ordinance 124194 for the Seattle Housing Authority's High Point Garden Community housing development located at 6550 32nd Avenue SW.

Notes:

	Date
Filed with City Clerk:	6/18/2015
Mayor's Signature:	6/18/2015
Vetoed by Mayor:	
Veto Overridden:	
Veto Sustained:	

Sponsors: O'Brien

Attachments:

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File **Legal Notice Published:** ☐ Yes ☐ No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	05/27/2015	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	05/27/2015	sent for review	Planning, Land Use, and Sustainability Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Planning, Land Use, and Sustainability Committee						
	Notes:						
1	Full Council	06/01/2015	referred	Planning, Land Use, and Sustainability Committee			
	Action Text: The Council Bill (CB) was referred. to the Planning, Land Use, and Sustainability Committee						
	Notes:						

1	Planning, Land Use, and Sustainability Committee	06/02/2015	pass	Pass

Action Text: The Committee recommends that Full Council pass the Council Bill (CB).

In Favor: 3 Chair O'Brien, Vice Chair Burgess, Member Licata

Opposed: 0

1	Full Council	06/08/2015	passed as amended	Pass

Action Text: The Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Motion was made by Councilmember O'Brien, duly seconded and carried, to amend Council Bill 118410, Exhibit A, by substituting an executed Property Use and Development Agreement for the non-executed Property Use and Development Agreement.

ACTION 2:

Motion was made and duly seconded to pass Council Bill 118410 as amended.

In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Councilmember Okamoto, Councilmember Rasmussen, Councilmember Sawant

Opposed: 0

1	City Clerk	06/18/2015	attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE

ORDINANCE 124788

COUNCIL BILL 118410

AN ORDINANCE approving the extension of a contract rezone and a Property Use and Development Agreement approved by Ordinance 121164 and amended by Ordinance 124194 for the Seattle Housing Authority's High Point Garden Community housing development located at 6550 32nd Avenue SW.

WHEREAS, on May 23, 2003, the City Council passed Ordinance 121164, approving a contract rezone for the Seattle Housing Authority's (SHA) High Point Garden Community housing development located at 6550 32nd Avenue SW (Property) and accepting a Property Use and Development Agreement (PUDA); and

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

WHEREAS, pursuant to Seattle Municipal Code (SMC) subsection 23.76.060.E, City Council may extend the time limit on a Type IV land use decision by up to two years; and

WHEREAS, the 2003 contract rezone of the Property was a Type IV land use decision; and

WHEREAS, on June 17, 2013, the City Council passed Ordinance 124194, extending the expiration date for the PUDA and contract rezone by an additional two years; and

WHEREAS, SHA now seeks to extend the expiration date for the PUDA and contract rezone for a second time, by two additional years, in order to complete the development of the Property; and

WHEREAS; the City Council, pursuant to SMC subsection 23.76.060.E.2, finds SHA's request to be both reasonable and in the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The zoning designation established by Ordinance 121164 and extended by Ordinance 124194, including the Property Use and Development Agreement (PUDA) incorporated by reference therein, is extended for an additional period of two years from the effective date of this ordinance.

Section 2. The City Clerk is hereby authorized and directed to file said PUDA amendment at the King County Records and Elections Division; to file, upon return of the recorded amendment from the King County Records and Elections Division, the original of said amendment with this Ordinance at the City Clerk's Office; and to deliver copies of the same to the Director of the Department of Planning and Development and to the King County Assessor's Office.

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

Section 4. If Section 3 of this ordinance shall be declared by any court of competent jurisdiction to be contrary to law: Section 3 shall be severed from the rest of the ordinance; all other provisions of this ordinance shall remain valid; this ordinance shall be deemed effective retroactive to June 17, 2015; and any act consistent with the authority of this ordnance taken prior to this retroactive effective date is ratified and confirmed.

Passed by the City Council the 8th day of June, 2015, and signed by me in open session in authentication of its passage this 8th day of June, 2015.

President _____ of the City Council

Filed by me this 18th day of June, 2015.

Monica Martinez Simmons, City Clerk

(Seal)

Exhibit A: 2nd Amendment to Property Use and Development Agreement

Exhibit A: 2nd Amendment to Property Use and Development Agreement

When Recorded, Return to:	
THE CITY CLERK 600 Fourth Avenue, Floor 3 PO Box 94728 Seattle, Washington 98124-4728	

2nd AMENDMENT TO
PROPERTY USE AND DEVELOPMENT AGREEMENT

Grantor:	HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic
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 to the north, 35th Avenue SW to the west, SW Myrtle Street to the south, and the hillside above Longfellow Creek to the east.)
Assessor's Tax Parcel ID #:	2552403-9051-09, 252403-9049-04
Reference Nos. of Documents Released or Assigned:	20030617002439, Property Use and Development Agreement; 20130618002453, 1st Amendment to Property Use and Development Agreement

THIS SECOND AMENDMENT (the "2nd Amendment") to the PROPERTY USE AND SEVELOPMENT AGREEMENT recorded under King County Recording Numbers 20030617002439 and 20130618002453 (the "PUDA") is executed this 4th day of June 2015, in favor of the CITY OF SEATTLE (the "City"), a Washington municipal corporation, by the HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic (the "Owners").

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

1. A new Section 7 is added to the PUDA to read as follows:

   Section 7. Notwithstanding the ten-year expiration provision in Section 2 and the two-year extension provision in Section 6, this Agreement is extended for an additional period of two years from the effective date of the ordinance accepting this 2nd Amendment and extending the rezone.

2. No Other Changes. Except as set forth herein, the PUDA shall remain in full force and effect.

SIGNED this 4th day of JUNE, 2015.

HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic

By: _____
Andrew J. Lofton,
Its: Executive Director

STATE OF WASHINGTON }
COUNTY OF KING } ss.

On this day personally appeared before me Andrew J. Lofton, to me known to be the Executive Director of the HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such public body corporate and politic, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4th day of JUNE, 2015.

LINDA A. WANDELL
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-20-19

_____

Printed Name LINDA A WANDELL

NOTARY PUBLIC in and for the State of Washington, residing at SEATTLE

My Commission Expires 4-20-19

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.

STATE OF WASHINGTON -- KING COUNTY

--ss.

326100 No.

CITY OF SEATTLE,CLERKS OFFICE

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:124787-789 TITLE ONLY

was published on

07/07/15

The amount of the fee charged for the foregoing publication is the sum of $54.25 which amount has been paid in full.

Subscribed and sworn to before me on

07/07/2015

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 8, 2015, 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.

ORDINANCE NO. 124789

AN ORDINANCE authorizing the Director of Seattle Public Utilities to enter into a contract with Rabanco, Ltd. to provide recycling processing services for the City of Seattle; and ratifying and confirming certain prior acts.

ORDINANCE NO. 124787

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

ORDINANCE NO. 124788

AN ORDINANCE approving the extension of a contract rezone and a Property Use and Development Agreement approved by Ordinance 121164 and amended by Ordinance 124194 for the Seattle Housing Authority"s High Point Garden Community housing development located at 6550 32nd Avenue SW.

Date of publication in the Seattle Daily Journal of Commerce, July 7, 2015.

7/7(326100)

Return Address:
City Clerks Office
600 4th Ave, Floor 3
P.O. Box 94728
Seattle, WA 98124-4728

20160518000727
SEATTLE CITY C AMND 84.00
PAGE-001 OF 012
05/18/2016 14:30
KING COUNTY, WA

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)
1. 2nd Amendment to Property Use and Development Agreement
2. _____
3. _____
4. _____

Reference Number(s) of Documents assigned or released: 20030617002439
20130618002543
Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document
1. Housing Authority of the City of Seattle, a public body corporate and politic
2. _____, _____
Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document
1. City of Seattle, a Washington Municipal Corporation
2. _____, _____
Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
See Attachment 1 for Legal Description of Property (High Point ~~Community~~ Garden Community, 6550 32nd Avenue SW, generally bounded by SW Juneau, 35th Ave SW, SW Myrtle and the hillside along Longfellow Creek
Additional legal is on ~~page~~ Attachment 1 of document.

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned 2552403-9051-09, 252403-9049-04

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

"I am signing below and paying an additional $50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

_____ Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional $50 fee if the document meets margin/formatting requirements

Exhibit A: 2nd Amendment to Property Use and Development Agreement

When Recorded, Return to:	
THE CITY CLERK 600 Fourth Avenue, Floor 3 PO Box 94728 Seattle, Washington 98124-4728	

2nd AMENDMENT TO
PROPERTY USE AND DEVELOPMENT AGREEMENT

Grantor:	HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic
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 to the north, 35th Avenue SW to the west, SW Myrtle Street to the south, and the hillside above Longfellow Creek to the east.)
Assessor's Tax Parcel ID #:	2552403-9051-09, 252403-9049-04
Reference Nos. of Documents Released or Assigned:	20030617002439, Property Use and Development Agreement; 20130618002453, 1st Amendment to Property Use and Development Agreement

THIS SECOND AMENDMENT (the "2nd Amendment") to the PROPERTY USE AND SEVELOPMENT AGREEMENT recorded under King County Recording Numbers 20030617002439 and 20130618002453 (the "PUDA") is executed this 4th day of June 2015, in favor of the CITY OF SEATTLE (the "City"), a Washington municipal corporation, by the HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic (the "Owners").

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

1. A new Section 7 is added to the PUDA to read as follows:

   Section 7. Notwithstanding the ten-year expiration provision in Section 2 and the two-year extension provision in Section 6, this Agreement is extended for an additional period of two years from the effective date of the ordinance accepting this 2nd Amendment and extending the rezone.

2. No Other Changes. Except as set forth herein, the PUDA shall remain in full force and effect.

SIGNED this 4th day of JUNE, 2015.

HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic

By: _____
Andrew J. Lofton,
Its: Executive Director

STATE OF WASHINGTON }
COUNTY OF KING } ss.

On this day personally appeared before me Andrew J. Lofton, to me known to be the Executive Director of the HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such public body corporate and politic, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4th day of JUNE, 2015.

LINDA A. WANDELL
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-20-19

_____
Printed Name LINDA A WANDELL

NOTARY PUBLIC in and for the State of Washington, residing at SEATTLE

My Commission Expires 4-20-19

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.