

Designating the McFee/Klockzien Residence an historic landmark.

**Ordinance No. 109318**

AN ORDINANCE relating to historic preservation, imposing controls upon the McFee/Klockzien Residence, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

8/26/80 - UDIH - PASS

16.C.18

COMPTROLLER  
FILE NUMBER

**Council Bill No. 101312**

INTRODUCED:  
MAY 5 1980

EXECUTIVE REQUEST

REFERRED:  
MAY 5 1980

URBAN DEVELOPMENT  
& HOUSING

REFERRED:

REFERRED:  
SEP 2 1980

SECOND READING:  
SEP 2 1980

THIRD READING:  
SEP 2 1980

SIGNED:  
SEP 2 1980

PRESERVED TO MAYOR:  
SEP 3 1980

APPROVED:  
SEP 1 2 1980

REFERRED TO CITY CLERK:  
SEP 1 2 1980

PUBLISHED:

VETOED BY MAYOR:

VETO PUBLISHED:

PASSED OVER VETO:

VETO SUSTAINED:

ORDINANCE 109318

1  
2  
3 AN ORDINANCE relating to historic preservation, imposing  
4 controls upon the McFee/Klockzien Residence, a Landmark  
5 designated by the Landmarks Preservation Board under  
6 Ordinance 106348.

7  
8 WHEREAS, the Landmarks Ordinance (106348) establishes a  
9 procedure for the designation and preservation of  
10 structures and areas having historical, cultural,  
11 architectural, engineering or geographic importance;  
12 and

13  
14 WHEREAS, The Landmarks Preservation Board after a public  
15 hearing on October 17, 1979, voted to approve the  
16 nomination of the McFee/Klockzien Residence, 524 West  
17 Highland Drive, Seattle, as a Landmark under Ordinance  
18 106348; and

19  
20 WHEREAS, after a public hearing on November 21, 1979, the  
21 Board voted to approve the designation of the McFee/Klockzien  
22 Residence as a Landmark under Ordinance 106348; and

23  
24 WHEREAS, on February 26, 1980, the Board and the owners of  
25 the designated property agreed to controls and incentives;  
26 and

27  
28 WHEREAS, the Board recommends to the City Council approval  
of the controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks  
Preservation Board of the McFee/Klockzien Residence, more  
particularly described as: lots 4, 5, 6, and 7, Block 27,  
Comstock Supplemental Addition to the City of Seattle, as a  
Landmark based upon satisfaction of the following criteria  
of Ordinance 106348:

(1) Because of its prominence of spatial location,  
contrasts of siting, age, or scale, it is an  
easily identifiable visual feature of its  
neighborhood or the city and contributes to  
the distinctive quality or identity of such  
neighborhood or the city,  
is hereby acknowledged.

1 Section 2. The following controls upon alteration of  
2 the landmark are hereby imposed:

3 A Certificate of Approval must be obtained or the  
4 time for denying a Certificate of Approval must  
5 have expired before the owner may make alterations  
6 to:

- 7 1) The exterior of the main residence structure;
- 8 2) The major structural and landscape elements  
9 on the site.

10 Any in-kind maintenance and repair for the above  
11 noted features shall be excluded from the above  
12 controls.

13 Section 3. The following economic incentives are  
14 hereby made available to the owner:

- 15 1. The incentives available to all Seattle  
16 Landmarks under the City's Zoning Ordinance;
- 17 2. Historic Preservation Grants-in-Aid funds,  
18 on an application basis, should the property  
19 be entered in the National Register of  
20 Historic Places; and
- 21 3. Benefits available under the Tax Reform Act  
22 of 1976 should the property be entered in  
23 the National Register of Historic Places.

24 Section 4. Enforcement of this Ordinance and penalties  
25 for its violation shall be as provided in Section 14.08 of  
26 Ordinance 106348.

27 Section 5. The City Clerk is hereby directed to record  
28 this ordinance with the King County Director of Records and  
Elections, deliver two copies to the City Historic Preservation  
officer, 400 Yesler Building, and deliver one copy to the  
Superintendent of Buildings.

(To be used for all Ordinances except Emergency.)

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 2nd day of September, 1980, and signed by me in open session in authentication of its passage this 2nd day of September, 1980.

*[Signature]*  
President of the City Council.

Approved by me this 12th day of September, 1980.

*[Signature]*  
Mayor.

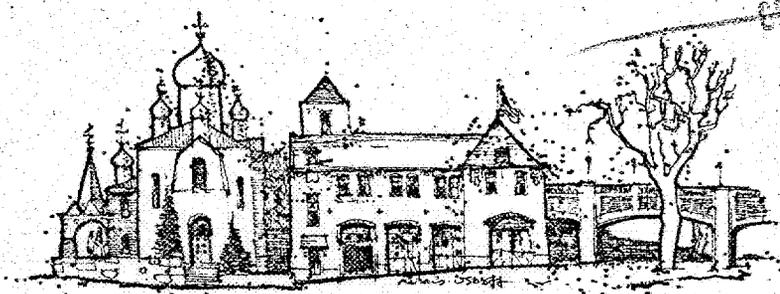
Filed by me this 12th day of September, 1980.

Attest: *[Signature]*  
City Comptroller and City Clerk.

(SEAL)

Published

By *[Signature]*  
Deputy Clerk.



1278  
CITY OF SEATTLE RECEIVED  
APR 15 1980  
Douglas N. Jewett  
CITY ATTORNEY

The City of Seattle

# Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206)625-4501

*FEARN*  
LPB-173/80

April 10, 1980

The Honorable Douglas Jewett  
City Attorney  
Law Department 01-10-01

*Council*

Subject: Request for Legislation, Landmark Designation Ordinances

Attention: James Fearn

Dear Mr. Jewett:

In accordance with the directive from Michael Hildt's Urban Development and Housing Committee regarding non-contested Landmark designation proceedings, I am transmitting the appropriate documents and the request for legislation for the following properties designation ordinances directly to you for drafting. After drafting has been completed ordinances may be transmitted to Councilmember Hildt's committee.

- The East Republican Street Stairway
- Parsons Garden
- The Parsons/Gerrard House
- The McFee/Klockzien House

Sincerely,

*Roberta Deering*  
Roberta Deering, Coordinator  
Landmarks Preservation Board

RD:gas

Enclosures



The City of Seattle

# Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

LPB-270/79  
October 22, 1979

## NOTICE OF APPROVAL OF NOMINATION

### NAME & ADDRESSES OF PROPERTIES:

- a. Parsons/Gerrard Residence, 618 W. Highland Dr.
- b. Parsons Garden, immediately west of above residence
- c. McFee/Klockzien Residence, 524 W. Highland Dr.
- d. Polson Residence, 103 Highland Dr.
- e. Brace/Moriarty Residence, 170 Prospect St.

### LEGAL DESCRIPTIONS:

- a. Comstock Supl. Add., Block 26, Lots 6,7,8.
- b. immediately west of above residence
- c. Comstock Sup. Add., Block 27, Lots 4,5,6,7.
- d. Comstock Add., Block 3, Lots 1,2.
- e. Mercers Add. to N. Seattle, Block 18, Lots 1,2.

### PROPERTY OWNERS:

- a. Linda & Keith Gerrard, 618 W. Highland Dr., Seattle, Wa. 98119
- b. City of Seattle, Department of Parks & Recreation, Municipal Building
- c. Mr. & Mrs. Vernon G. Klockzien, 524 W. Highland Dr., Seattle, Wa., 98119
- d. Mr. George F. Kaczor, 103 Highland Dr., Seattle, Wa. 98109
- e. Mr. James Moriarty, 179 Prospect St., Seattle, Wa., 98109

At their meeting of October 17, 1979 the Landmarks Preservation Board voted to approve the nomination of the above properties for further consideration for designation as Seattle Landmarks. Features to be considered for preservation include the structures and major landscape elements of each property.

The Landmarks Preservation Board scheduled a Public Hearing to consider designation of the above properties for: Wednesday, November 21, 1979, 3:30 p.m. in the Board of Public Works Conference Room, 3rd Floor, Municipal Building, 600 - 4th Avenue. Questions or comments prior to the Hearing should be directed to Roberta Deering, 625-4501.

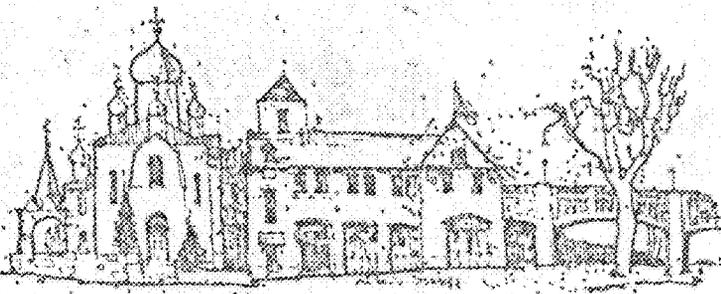
VIA CERTIFIED MAIL  
cc: property owners (\*)

*R. Deering*  
Roberta Deering, Coordinator  
Landmarks Preservation Board  
October 22, 1979

William Justen, Superintendent of Buildings

C.A.C.C. & O.A.R.S. U.S.S.R.

Administrated by The Office of Urban Conservation The Seattle Department of Community Development  
\*enclosures: Nomin. Form, Ord. 106348



The City of Seattle

## Landmarks Preservation Board

400 West Building Seattle, Washington 98104 • (206) 625-4501

LPB- 317/79

### NOTICE OF REPORT ON DESIGNATION

December 7 1979

Mr & Mrs Vernon Klockzien  
524 W Highland Dr  
Seattle, Washington 98119

Subject: McFee/Klockzien Residence - 524 W Highland Dr

Dear Mr & Mrs Klockzien:

Enclosed you will find a copy of the Landmarks Preservation Board's Report on Designation of the McFee/Klockzien Residence as a City of Seattle Landmark.

In accordance with Section 6.03 of the Landmarks Preservation Ordinance 106348, the Board hereby issues notice of the Board's meeting to be held February 13, 1980 @ 3:30 p.m. in the Board of Public Works Conference Room (3rd Floor, Seattle Municipal Building). At this meeting the Board will consider controls and incentives, if any, to be applied to preservation of specific features of the site, improvement or object in question.

The Landmarks Preservation Board hereby requests the owner to consult and confer with the Board staff to develop and agree upon controls and incentives. In accordance with Part VIII of the Landmarks Preservation Ordinance 106348, if, within fifteen (15) days of the commencement of the negotiation period (commencement date is December 10 1979) the owner fails to contact the Board staff, or notifies the staff that said owner declines to negotiate controls and incentives, the staff shall promptly prepare and transmit to the Board its recommendations for controls and incentives for the subject site, improvement or object to be considered at a public meeting to be held at date and time as noted above.

RECEIVED  
JAN 10 1980  
OFFICE OF URBAN CONSERVATION  
SEATTLE DEPARTMENT OF COMMUNITY DEVELOPMENT

The negotiation period may run for a maximum of seventy-five (75) days from the date of service of the Board's Report on Designation on the owner. The negotiations shall terminate if either party concludes that an impasse has been reached and so notifies the other party in writing and if the other party does not object within seven (7) days after receipt of such notice. If the owner and the Board staff reach written agreement within the period allotted for negotiation, the Board staff shall promptly submit the agreement to the Board for approval at a Board meeting to be held not later than twenty (20) days after the written agreement is reached, or within such further time as the Board and owner may stipulate in writing. Notice of such Board meeting shall be served on the owner and mailed to interested persons of record at least fifteen (15) days prior to such meeting. Within three (3) working days after such meeting the Board shall serve upon the owner, and mail to interested persons of record, notice of its approval or disapproval of the agreement and specify the reasons therefor.

If the agreement on controls and incentives between the Board staff and owner is approved by the Board, the Board shall transmit the agreement to the Council with a request for Council action pursuant to Section 11.01 of the Landmarks Preservation Ordinance.

In the event the Board staff and the owner are unable to reach an agreement by negotiation, or in the event the agreement reached is disapproved by the Board, the Board shall file its recommendation on controls and economic incentives, if any, with the Hearing Examiner and serve same on the owner and the owner shall have an opportunity to file objections thereto. The controls proposed in such recommendation shall relate to the specific feature or features of the site, improvement or object which are to be preserved. The recommendation shall set forth the reasons and the need for each proposed specific control and for any proposed economic incentive and shall, in addition, state the circumstances under which a Certificate of Approval shall be required with respect to any alteration or significant change to the site, improvement or object if the proposed controls are imposed. The Board may hold a public hearing prior to the making of its recommendation.

Please contact the Board staff in writing by December 25, 1979 indicating that you either do or do not wish to negotiate controls and incentives. Written contacts with the Board's staff should be directed to the undersigned.

Sincerely,

  
Roberta Deering, Coordinator  
Landmarks Preservation Board

RD:ih

cc: William Justen - Building Department  
Queen Anne Historical Society

Enclosure: Report on Designation



The City of Seattle

## Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

LPB-315/79

December 5, 1979

### REPORT ON DESIGNATION

NAME OF PROPERTY: John McFee/Klockzien Residence and site  
ADDRESS: 524 West Highland Drive  
LEGAL DESCRIPTION: Comstock Addition, Supplement 1, Block 27,  
Lots 4,5,6,7  
OWNER: Vernon G. Klockzien

On October 17, 1979, the Seattle Landmarks Preservation Board voted to approve nomination of the above property for consideration as a Seattle Landmark. At their Hearing on November 21, 1979, the Board voted to approve the designation of the subject property based upon satisfaction of the following criterion of Ordinance 106348:

3:01 (6) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city:

The McFee/Klockzien residence is well located on a corner site on West Highland Drive. Its impressiveness and use of site are amplified by the brick retaining wall for the yard, surmounted by a brick terrace (some distance back from the retaining wall) across the front of the house, thus creating a dual base of brickwork corresponding to that of the lower floor of the house.

The formality of the house, standing upon this generous base, combined with the mature landscaping of the property (especially to the East), contribute to the quality and ambience of the Queen Anne Boulevard System.

Features and characteristics identified for preservation include:

- the exterior of the main residence structure;
- the major structural and landscape elements on the site.

Issued,

December 5, 1979

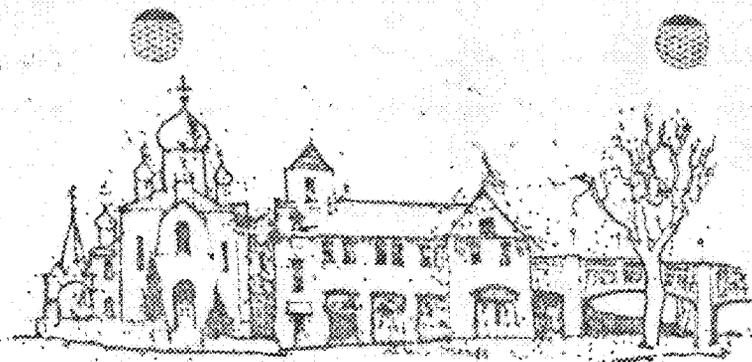
Earl Layman

City Historic Preservation Officer

By:

Roberta Deering  
Roberta Deering, Board Coordinator

RD:lh



The City of Seattle

## Landmarks Preservation Board

400 West Dinklage Seattle, Washington 98104 • (206) 625-4501

February 21, 1980

LPB 99/80

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Mr. and Mrs. Vernon Klockzien  
524 West Highland Drive  
Seattle WA 98119

SUBJECT: McFee/Klockzien Residence  
524 West Highland Drive

Dear Mr. and Mrs. Klockzien:

At its meeting of February 20, 1980, the Landmarks Preservation Board voted to recommend to the City Council the Agreement on Controls and Incentives (LPB-31/80) for the subject property. This action was taken on the understanding that written notice from you agreeing with these proposed Controls and Incentives would be forthcoming, based upon my telephone conversation with you just before the meeting.

Sincerely,

Roberta Deering,  
Board Coordinator

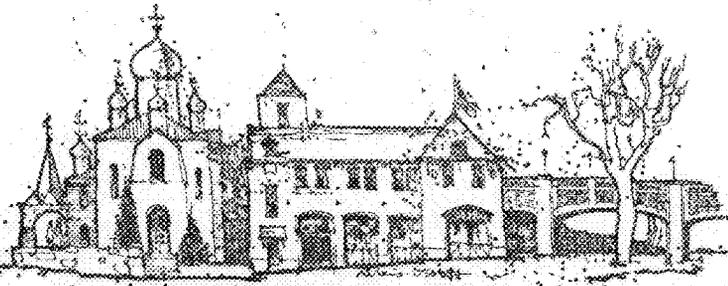
RD:ed

cc James Daly, Chairperson

RECEIVED

FEB 27 1980

CITY OF SEATTLE  
OFFICE OF URBAN CONSERVATION



The City of Seattle

LPB-31/80

## Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

January 31, 1980

### AGREEMENT ON CONTROLS AND INCENTIVES

McFee/Klockzien Residence, 524 W. Highland Drive

#### CONTROLS:

To assure the preservation of the specified features and characteristics of the Landmark, the following Controls and Incentives shall be imposed:

A Certificate of Approval, issued by the Landmarks Preservation Board pursuant to City Ordinance 106348 must be obtained or the time for denying a Certificate of Approval application must have expired, before the owner may make any significant changes or major alterations to:

- a.) the exterior of the main residence structure, also including the front porch and patio;
- b.) the major structural and landscape elements on the site, including:
  - the front and west sideyard retaining walls, and, the frontyard approach walkway and walls;
  - the English oak, plum tree and four red cedars in the frontyard portion of the east lot, and, the oak and conifer in the west sideyard.

Provided that, any in-kind maintenance or repairs of the above noted features shall be excluded from these controls. Also, excluded from these controls shall be the restoration, as accurately as possible in design and materials, of the west sun porch roof rail shown in "Homes and Gardens of the Pacific Northwest" reprinted by Allied Arts of Seattle.

Continued on Pg. 2

INCENTIVES:

The following economic incentives are hereby noted as potentially available to the owner:

- 1.) The incentives to all Seattle Landmarks under the Zoning Code;
- 2.) The availability of Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places.

WE, the undersigned, the owners of this property, and the City Historic Preservation Officer, do hereby agree to the above proposed controls and incentives in accordance with the provisions of Seattle Landmarks Preservation Ordinance 106348.

*Virginia R. Klockzien* 2/29/80  
*Vernon G. Klockzien* 2/25/80

Mr./Mrs. Vernon Klockzien (date)  
Owner/s

*[Signature]* 2/26/80  
Earl Layman (date)  
City Historic Preservation Officer

RD:ih  
1-31-80

ORDINANCE 109318

80/09/19 #0894 A  
RECD F 5.00  
CASHSL \*\*\*\*\*5.00  
11

AN ORDINANCE relating to historic preservation, imposing controls upon the McFee/Klockzien Residence, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on October 17, 1979, voted to approve the nomination of the McFee/Klockzien Residence, 524 West Highland Drive, Seattle, as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on November 21, 1979, the Board voted to approve the designation of the McFee/Klockzien Residence as a Landmark under Ordinance 106348; and

WHEREAS, on February 26, 1980, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of the controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the McFee/Klockzien Residence, more particularly described as: lots 4, 5, 6, and 7, Block 27, Comstock Supplemental Addition to the City of Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106348:

- (1) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city,

is hereby acknowledged.

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BY THE DIVISION OF RECORDS & ELECTIONS KING COUNTY

SEP 19 1 05 PM '80

RECORDED THIS DAY

1 KC Office of Rec  
2 City Hist Preser. Ofc  
ms 09/19/80

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Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

- 1) The exterior of the main residence structure;
- 2) The major structural and landscape elements on the site.

Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. The following economic incentives are hereby made available to the owner:

- 1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance;
- 2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places; and
- 3. Benefits available under the Tax Reform Act of 1976 should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance 106348.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation officer, 400 Yesler Building, and deliver one copy to the Superintendent of Buildings.

1 KC Office of RHC  
2 City Hist. Preser. Ofc.  
ms 09/14/20

8009190884

Section 6... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 2nd day of September, 1980, and signed by me in open session in authentication of its passage this 2nd day of September, 1980.

*Carl Frank*  
President of the City Council.

Approved by me this 12th day of September, 1980.

*Charles Cooper*  
Mayor.

Filed by me this 12th day of September, 1980.

Attest: *Jim Hill*  
City Comptroller and City Clerk.

(SEAL)

Published: \_\_\_\_\_ By: *Virginia Miller*  
Deputy Clerk.

1 KC Office of RHC  
2 City that Preserv. Cfc.  
mo 09/10/80

# The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported  
and Adopted

Your Committee on  
to which was referred

*Urban Development & Housing*

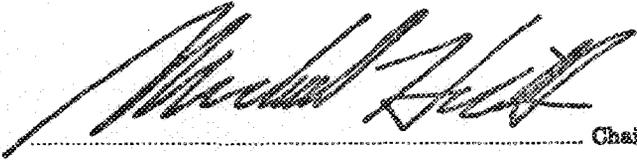
SEP 2 1980

C.B. 101312

Designates the McFee/Klockzien Residence an historic landmark.

Relating to historic preservation, imposing controls upon the McFee/Klockzien Residence, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

*recommends that the same do pass.*



Chairman

Chairman

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Committee

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Committee

# Affidavit of Publication

## STATE OF WASHINGTON KING COUNTY—SS.

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

Ordinance No. 109318

was published on September 19, 1980

*B. Blain*  
Subscribed and sworn to before me on

September 19, 1980

*J. Mahalyo*  
Notary Public for the State of Washington,  
residing in Seattle.

Seattle  
 BOULEVARD  
 1104  
 Seattle  
 5041

**1st PUBLICATION**  
 OF A  
 DECREE IN  
 DIVORCE

IN THE  
 STATE OF WASHINGTON FOR KING  
 COUNTY  
 Land Technology, Inc., a Washing-  
 ton corporation, Plaintiff vs. Joe  
 Fletcher and Jane Dow Fletcher,  
 his wife and the marital commu-  
 nity composed thereof. De-  
 fendants. No. 35-3-13184. Sum-  
 mons by Publication.  
 The State of Washington sends  
 greeting to the said Joe Fletcher  
 and Jane Dow Fletcher, his wife and  
 the marital community composed  
 thereof.

You are hereby summoned to ap-  
 pear within sixty days after the  
 date of the first publication of this  
 summons to-wit: within sixty days  
 after the 13th day of September,  
 1938, and defend the above-entitled  
 action in the above-entitled court,  
 and answer the complaint of the  
 plaintiff, Land Technology, Inc., and  
 serve a copy of your answer upon  
 the undersigned attorneys for plain-  
 tiff at their office, below stated,  
 and in case of your failure so to do  
 judgment will be rendered against  
 you according to the demand of the  
 complaint which has been filed  
 with the clerk of said court. This  
 action is brought to recover the  
 reasonable value of land surveying  
 services performed by plaintiff for  
 and at the request of said de-  
 fendants.

MICHAEL A. JOHNSON or JUNSON,

**PUBLIC NOTICES**

**NOTICE OF TRUSTEE'S SALE  
 OF REAL PROPERTY**

Notice is hereby given that the  
 undersigned trustee will on the 3rd  
 day of October, 1938, at the hour  
 of 3:30 o'clock a. m., inside the door  
 of the Third Avenue entrance of the  
 King County Courthouse, Third and  
 James Street, in the City of Seattle,  
 State of Washington, sell at public  
 auction to the highest and best bid-  
 der, payable at time of sale, the  
 following described real property,  
 situated in the County of King,  
 State of Washington to-wit:

Parcel A:  
 That portion of the Northwest  
 Quarter of the Southeast Quarter  
 and that portion of the Northeast  
 Quarter of the Southwest Quarter  
 of Section 8, Township 36 North,  
 Range 5 East, W. M., in King  
 County, Washington, lying south-  
 easterly of the Skamania River (also  
 known as Squah Slough) and lying  
 northeasterly of the Northern  
 Pacific Railroad right-of-way and  
 lying west of the West line of  
 East River Side Addition accord-  
 ing to the plat recorded in Volume  
 54 of Plats, Page 44, in King Coun-  
 ty, Washington.

Also known as Tracts 13, 11 and  
 12, Bothell Acres, unrecorded, and  
 being more particularly described  
 as follows:

Beginning at the intersection of  
 the North line of the Southwest  
 Quarter of said Section 8 and the  
 Northeastern line of the Northern  
 Pacific Railway; thence South 88°  
 13' 15" East along the North line  
 of said Southwest Quarter and  
 along the North line of the South-  
 east Quarter of said Section 8, a  
 distance of 498.81 feet to a point  
 on the Southerly right-of-way line  
 of Primary State Highway No. 2,  
 Bothell to Woodinville, said point  
 being Southwesterly of Highway  
 Engineer's Centerline Station  
 153+50; thence South 5° 16' 28"  
 West 38.27 feet to a point on said  
 right-of-way line which lies 103  
 feet Southerly of said Station  
 153+50; said point being on a  
 curve from whence the center  
 bears North 5° 16' 28" East 3353.24  
 feet; thence Easterly along said  
 curve and said right-of-way line  
 304.22 feet to an intersection with  
 the Westerly line of said Plat of  
 East River Side Addition; thence  
 South 2° 05' 29" West along said  
 Westerly line 451.53 feet to a point  
 on the Northerly line of said  
 Northern Pacific Railroad right-  
 of-way, said point being on a  
 curve from whence the center  
 bears North 44° 15' 42" East 519.77  
 feet; thence Westerly along said  
 right-of-way line and along said  
 curve 387.45 feet to the point of  
 tangency; thence North 27° 32' 45"  
 West along said right-of-way line  
 338.23 feet to the point of begin-  
 ning.

Except the following tract:  
 Beginning at a point on the  
 North line of the Southeast Quar-  
 ter of said Section 8 which lies  
 South 22° 10' 43" East 50.00 feet  
 from the Northwest corner there-  
 of; thence South 1° 43' 15" West  
 13 feet; thence South 24° 19' 45"  
 East 10 feet; thence North 1° 49'  
 12" East 10 feet to the North line  
 of said subdivision; thence North  
 22° 10' 45" West along said North  
 line 10 feet to the point of begin-  
 ning;

And except that portion of the  
 navigable bed lying below the  
 line of ordinary high water as  
 presently flowing in the Skamania  
 River and except the aban-  
 doned beds, if any, of the Skamania  
 River as claimed by the  
 State of Washington.

Parcel B:  
 Tract A, East River Side Addi-  
 tion, according to the plat record-  
 ed in Volume 54 of Plats, Page 44,  
 in King County, Washington,  
 which is subject to that certain deed  
 of trust dated February 23, 1933,  
 recorded March 1, 1933, under Re-  
 cording No. 739322272, records of  
 King County, Washington, from  
 Robert G. Birdwell and Christine M.