



# 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:**

**Sponsors:** O'Brien

**Attachments:**

**Drafter:** patrick.wigren@seattle.gov

**Date**

**Filed with City Clerk:** 6/18/2015

**Mayor's Signature:** 6/18/2015

**Vetoed by Mayor:**

**Veto Overridden:**

**Veto Sustained:**

**Filing Requirements/Dept Action:**

**History of Legislative File**

**Legal Notice Published:**

☐ Yes

☐ No

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

- 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 32<sup>nd</sup> 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 32<sup>nd</sup> 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:**

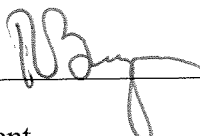
Section 1. The zoning designation established by Ordinance 121164 and extended by Ordinance 124194, including the Property Use and Development Agreement (PUDA) incorporated by reference therein, is extended for an additional period of two years from the effective date of this ordinance.

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 ordinance taken prior to this retroactive effective date is ratified and confirmed.

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

  
\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Filed by me this 18<sup>th</sup> day of JUNE, 2015.

  
\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Exhibit A: 2<sup>nd</sup> Amendment to Property Use and Development Agreement

**Exhibit A: 2<sup>nd</sup> Amendment to Property Use and Development Agreement**

|                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------|--|
| <i>When Recorded, Return to:</i>                                                                      |  |
| <b>THE CITY CLERK</b><br>600 Fourth Avenue, Floor 3<br>PO Box 94728<br>Seattle, Washington 98124-4728 |  |

**2<sup>nd</sup> AMENDMENT TO  
PROPERTY USE AND DEVELOPMENT AGREEMENT**

|                                                          |                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Grantor:</b>                                          | HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic                                                                                                                                                                                                                      |
| <b>Grantee:</b>                                          | CITY OF SEATTLE, a Washington municipal corporation                                                                                                                                                                                                                                                |
| <b>Legal Description:</b>                                | See Attachment 1 for Legal Description of Property (High Point Garden Community, 6550 32 <sup>nd</sup> Avenue SW, generally bounded by SW Juneau Street to the north, 35 <sup>th</sup> Avenue SW to the west, SW Myrtle Street to the south, and the hillside above Longfellow Creek to the east.) |
| <b>Assessor's Tax Parcel ID #:</b>                       | 2552403-9051-09, 252403-9049-04                                                                                                                                                                                                                                                                    |
| <b>Reference Nos. of Documents Released or Assigned:</b> | 20030617002439, Property Use and Development Agreement; 20130618002453, 1 <sup>st</sup> Amendment to Property Use and Development Agreement                                                                                                                                                        |

THIS SECOND AMENDMENT (the "2<sup>nd</sup> Amendment") to the PROPERTY USE AND SEVELOPMENT AGREEMENT recorded under King County Recording Numbers 20030617002439 and 20130618002453 (the "PUDA") is executed this 4<sup>th</sup> 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.

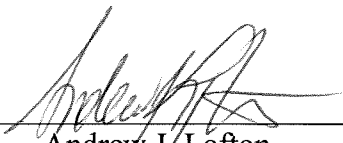
1. A new Section 7 is added to the PUDA to read as follows:

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 2<sup>nd</sup> 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 4<sup>th</sup> day of JUNE, 2015.

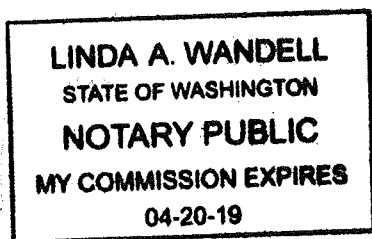
HOUSING AUTHORITY OF THE CITY OF  
SEATTLE, a public body corporate and politic

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 4<sup>th</sup> day of JUNE, 2015.





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

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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:

Attachment 1: Legal Description

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.

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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 12<sup>th</sup> 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.



Affidavit of Publication

  
Subscribed and sworn to before me on

07/07/2015 

Notary public for the State of Washington,  
residing in Seattle

## 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 Clerk's Office  
600 4th Ave, Floor 3  
P.O. Box 94728  
Seattle, WA 98124-4728



20160518000727

SEATTLE CITY CLERK  
PAGE-001 OF 012  
05/18/2016 14:30  
KING COUNTY, WA

84.00

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
2. Use and Development Agreement
3. \_\_\_\_\_
4. \_\_\_\_\_

**Reference Number(s) of Documents assigned or released:** 20030617002439

Additional reference #'s on page \_\_\_\_\_ of document

20130618002543

**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  
Additional legal is on page \_\_\_\_\_ of document. Attachment 1 SW 1/4 of 35th Ave SW  
SW Myrtle and the hillside above Longfellow Creek

**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: 2<sup>nd</sup> Amendment to Property Use and Development Agreement**

|                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------|--|
| <i>When Recorded, Return to:</i>                                                                      |  |
| <b>THE CITY CLERK</b><br>600 Fourth Avenue, Floor 3<br>PO Box 94728<br>Seattle, Washington 98124-4728 |  |

**2<sup>nd</sup> AMENDMENT TO  
PROPERTY USE AND DEVELOPMENT AGREEMENT**

|                                                          |                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Grantor:</b>                                          | HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic                                                                                                                                                                                                                      |
| <b>Grantee:</b>                                          | CITY OF SEATTLE, a Washington municipal corporation                                                                                                                                                                                                                                                |
| <b>Legal Description:</b>                                | See Attachment 1 for Legal Description of Property (High Point Garden Community, 6550 32 <sup>nd</sup> Avenue SW, generally bounded by SW Juneau Street to the north, 35 <sup>th</sup> Avenue SW to the west, SW Myrtle Street to the south, and the hillside above Longfellow Creek to the east.) |
| <b>Assessor's Tax Parcel ID #:</b>                       | 2552403-9051-09, 252403-9049-04                                                                                                                                                                                                                                                                    |
| <b>Reference Nos. of Documents Released or Assigned:</b> | 20030617002439, Property Use and Development Agreement; 20130618002453, 1 <sup>st</sup> Amendment to Property Use and Development Agreement                                                                                                                                                        |

THIS SECOND AMENDMENT (the "2<sup>nd</sup> Amendment") to the PROPERTY USE AND SEVELOPMENT AGREEMENT recorded under King County Recording Numbers 20030617002439 and 20130618002453 (the "PUDA") is executed this 4<sup>th</sup> 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 2<sup>nd</sup> 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 4<sup>th</sup> day of JUNE, 2015.

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

By: \_\_\_\_\_

Andrew J. Lofton,

Its: Executive Director

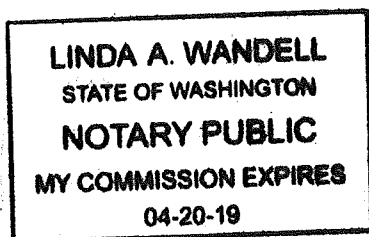
STATE OF WASHINGTON

ss.

COUNTY OF KING

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 4<sup>th</sup> day of JUNE, 2015.



\_\_\_\_\_  
*Linda A. Wandell*

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

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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  $89^{\circ}32'34''$  WEST,  
328.81 FEET  
TO THE EAST MARGIN OF 34TH AVENUE SOUTHWEST;  
THENCE ALONG THE SAID EAST MARGIN NORTH  $0^{\circ}52'34''$  EAST, 70.98 FEET TO  
THE  
SOUTHERLY MARGIN OF WEST GRAHAM STREET;  
THENCE NORTH  $0^{\circ}43'48''$  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  $78^{\circ}17'23''$  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  $0^{\circ}40'30''$  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  $89^{\circ}33'03''$  WEST,  
86.00  
FEET TO A POINT ON THE EAST LINE OF 35TH AVENUE SOUTHWEST;  
THENCE NORTH  $0^{\circ}40'30''$  EAST, ALONG SAID EAST MARGIN 481.47 FEET TO THE  
SOUTH  
MARGIN OF WEST RAYMOND STREET;  
THENCE SOUTH  $89^{\circ}33'03''$  EAST ALONG SAID SOUTH MARGIN 656.98 FEET TO THE  
EAST  
MARGIN OF 32ND AVENUE SOUTHWEST EXTENDED SOUTHERLY;  
THENCE NORTH  $0^{\circ}37'54''$  EAST, ALONG SAID EAST MARGIN 663.92 FEET TO THE  
SOUTH  
MARGIN OF WEST JUNEAU STREET;  
THENCE SOUTH  $89^{\circ}34'50''$  EAST, ALONG SAID SOUTH MARGIN 621.42 FEET;  
THENCE NORTH  $0^{\circ}34'38''$  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  $89^{\circ}34'50''$  EAST ALONG SAID SOUTH MARGIN 44.73 FEET TO THE  
EAST  
MARGIN OF 30TH AVENUE SOUTHWEST EXTENDED SOUTHERLY;  
THENCE NORTH  $0^{\circ}21'51''$  EAST ALONG SAID EAST MARGIN 290.50 FEET;  
THENCE SOUTH  $89^{\circ}38'20''$  EAST 580.00 FEET TO A MONUMENT;  
THENCE SOUTH  $0^{\circ}21'51''$  WEST 291.19 FEET TO THE SOUTH MARGIN OF WEST  
JUNEAU  
STREET;  
THENCE SOUTH  $89^{\circ}34'50''$  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:

Attachment 1: Legal Description

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  $89^{\circ}33'52''$  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  $89^{\circ}33'52''$  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  $0^{\circ}27'02''$  EAST ALONG SAID EASTERLY LINE 12.00 FEET;  
THENCE NORTH  $89^{\circ}33'52''$  WEST 1,146.23 FEET;  
THENCE NORTH  $0^{\circ}27'02''$  EAST 8.02 FEET;  
THENCE NORTH  $89^{\circ}33'52''$  WEST 34.87 FEET TO THE EASTERLY MARGIN OF SYLVAN WAY SOUTHWEST;  
THENCE SOUTH  $21^{\circ}03'52''$  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  $69^{\circ}19'05''$  WEST 216.67 FEET;  
THENCE NORTH  $14^{\circ}15'10''$  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.

Sara Belz  
 LEG SHA PUDA Amendment SUM  
 May 22, 2015  
 #D1

### **BILL SUMMARY & FISCAL NOTE**

| <b>Department:</b> | <b>Contact Person/Phone:</b> | <b>Executive Contact/Phone:</b> |
|--------------------|------------------------------|---------------------------------|
| Legislative        | Sara Belz/4-5382             | NA                              |

#### **1. BILL SUMMARY**

**Legislation 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 32<sup>nd</sup> Avenue SW.

**Summary and Background of the Legislation:**

This legislation authorizes a two-year extension of a contract rezone and Property Use and Development Agreement (PUDA) for property located at 6550 32<sup>nd</sup> Avenue SW. The contract rezone and PUDA, which were approved by Ordinance 121164 in 2003 and amended by Ordinance 124194 in 2013, are associated with the development of the Seattle Housing Authority's (SHA) High Point Garden Community.

Passage of this ordinance would authorize an additional two-year extension of the contract rezone and PUDA in order to allow SHA to complete the High Point project. The request for the extension was submitted by SHA and is subject to the Council's rules for quasi-judicial decisions. The original the 2003 PUDA, the 2013 PUDA amendment, the Department of Planning and Development's recommendation on the pending extension request, and other related documents are contained in Clerk File 314280.

#### **2. CAPITAL IMPROVEMENT PROGRAM**

☐ This legislation creates, funds, or amends a CIP Project.

| <b>Project Name:</b> | <b>Project I.D.:</b> | <b>Project Location:</b> | <b>Start Date:</b> | <b>End Date:</b> | <b>Total Cost:</b> |
|----------------------|----------------------|--------------------------|--------------------|------------------|--------------------|
|                      |                      |                          |                    |                  |                    |

#### **3. SUMMARY OF FINANCIAL IMPLICATIONS**

Please check one:

☐ This legislation has direct financial implications.

☒ This legislation does not have direct financial implications.