



# **SCHOOL BOARD ACTION REPORT**

**DATE:** April 8, 2021  
**FROM:** Dr. Brent Jones, Interim Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0102, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)

**For Introduction:** May 19, 2021  
**For Action:** June 2, 2021

## **1. TITLE**

BEX V: West Seattle Elementary School/Walt Hundley Playfield Property Exchange with City of Seattle Parks and Recreation Department

## **2. PURPOSE**

The purpose of this action is to provide authorization for the Superintendent to approve the exchange of ownership of district property located at West Seattle Elementary School with City of Seattle Parks and Recreation Department property located at Walt Hundley Playfield.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute an agreement with the City of Seattle to exchange 35,495 square feet of Seattle Public Schools property located at West Seattle Elementary School currently utilized as the Walt Hundley Playfield in return for 35,495 square feet of City of Seattle Parks and Recreation Department property located at Walt Hundley Playfield.

## **4. BACKGROUND INFORMATION**

### **a. Background**

#### West Seattle Elementary/Walt Hundley parcel exchange

Seattle Public Schools (SPS) and the City of Seattle Parks and Recreation Department (Parks) previously agreed to an exchange of property in 1987 prior to construction of West Seattle Elementary School, previously known as High Point Elementary School, located at 6760 34th Ave. SW, Seattle, WA 98126 (Parcel #252403-9050). It was agreed that Parks would deed a portion of their property to the district in exchange for a portion of the SPS property at the adjacent Walt Hundley Playfield, 6920 34th Ave. SW, Seattle, WA 98126. On June 15, 1987, the Parks Superintendent signed and executed a Lot Boundary Adjustment that at the time was deemed a legal property exchange. During the predesign phase for the Classroom Addition Project at West Seattle Elementary School, it was discovered that the Lot Boundary Adjustment had not been properly filed and recorded with the City of Seattle Department of Planning and Development. The school was built on a portion of property currently owned by Parks.

The Building Excellence (BEX) V Capital Levy project for West Seattle Elementary School, one of the Strategic Plan's priority schools, will construct a new 12-classroom addition to provide student capacity relief. To accommodate the addition, construction will extend to the east onto property that was part of the initial 1987 Lot Boundary Adjustment but still belongs to Parks. At the Walt Hundley Playfield, the district still owns a portion of the existing playfield.

The Parks property contains a covenant restriction on a portion of the land that will be exchanged. 8,913 square feet of the 35,495 square feet of the parcel has a recreation covenant with the state of Washington's Recreation and Conservation Office (RCO). The covenant requires that the land be utilized for recreation purposes and not be converted to other uses in any form until the covenant is removed. The 8,913 square feet of land is currently part of a baseball field and is outside of the West Seattle Elementary fence line. This portion of the parcel is not needed for construction of the 12-classroom addition. As recreation space is needed for educational purposes, SPS will not convert this land to another use, and agrees to enter into an Interlocal Agreement with Parks concerning the use of this portion of the parcel.

This property exchange is required to allow for construction of a 12-classroom addition at West Seattle Elementary School. Both parties agree that the exchange is mutually beneficial. Board Resolution 2020/21-14, approved on February 10, 2021, declared the portion of the Walt Hundley Playfield located on the West Seattle Elementary property as surplus per Policy No. 6882. The City of Seattle Department of Construction and Inspections has indicated that it will not issue a building permit until the property exchange is complete and the deeds properly recorded.

The proposed will be presented to Parks and Seattle City Council, and a vote authorizing the property exchange is anticipated by the City Council in June 2021.

A public hearing was held in accordance with RCW 28A.335.120 on April 20, 2021. At the virtual public hearing, public testimony was taken and is included in attachment labelled Draft Minutes of the April 20, 2021 Board Special Meeting for the Public Hearing on the West Seattle Elementary School Parcel Exchange.

#### **b. Alternatives**

Deny the motion. If the motion is denied, the 12-classroom addition at West Seattle Elementary School may not be built as currently designed, and there will be delays with construction of the 12-classroom addition while an alternative agreement is reached with Parks. Again, a portion of the existing building is on Parks property.

#### **c. Research**

As required by state law, the property values will be determined by appraisers who are Members of the Appraisal Institute (MAI). Land surveys were performed and title searches were completed by Stewart Title. SPS and Parks personnel researched archived records to determine the status of the West Seattle Elementary School Lot Boundary Adjustment.

**5. FISCAL IMPACT/REVENUE SOURCE**

All funds paid/received will be from/to the Capital Fund for the BEX V Capital Levy. This exchange is of equal size and equal value and there is no fiscal impact assumed.

Expenditure:  One-time  Annual  Multi-Year  N/A

Revenue:  One-time  Annual  Multi-Year  N/A

**6. COMMUNITY ENGAGEMENT**

With guidance from the District’s Community Engagement tool, this action was determined to merit the following tier of community engagement:

Not applicable

Tier 1: Inform.

Tier 2: Consult/Involve

Tier 3: Collaborate.

A public hearing on the proposed property exchanges was held on April 20, 2021 in accordance with RCW 28A.335.120.

**7. EQUITY ANALYSIS**

The district’s Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The board’s guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning efforts in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital Levy will ultimately improve conditions for all students in the affected schools. Improving building conditions create a better environment for learning and can provide facilities to better position students for academic success.

**8. STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing the BEX and Buildings, Technology, and Academics/Athletics (BTA) Capital Levy programs and provide students with safe and secure school buildings.

**9. WHY BOARD ACTION IS NECESSARY**

Amount of contract initial value or contract amendment exceeds \$250,000 (Policy No. 6220)

Amount of grant exceeds \$250,000 in a single fiscal year (Policy No. 6114)

- Adopting, amending, or repealing a Board policy
- Formally accepting the completion of a public works project and closing out the contract
- Legal requirement for the School Board to take action on this matter.
- Other: Board Policy No. 6882, Rental, Lease and Sale of Real Property, provides the board shall approve this item.

**10. POLICY IMPLICATION**

Policy No. 6882, Rental, Lease and Sale of Real Property, requires School Board approval of any sale of surplus property. The district should complete property transactions in order to provide for clear title to facilities at SPS.

**11. BOARD COMMITTEE RECOMMENDATION**

This motion was discussed at the Operations Committee meeting on May 6, 2021. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

**12. TIMELINE FOR IMPLEMENTATION**

Deeds will be exchanged as soon as practical after School Board and City Council approval.

**13. ATTACHMENTS**

- Approved BAR and Resolution 2020/21-14 (for reference)
- Seattle Parks aerial map of RCO covenant location (for reference)
- Draft Minutes of the April 20, 2021 Board Special Meeting for the Public Hearing on the West Seattle Elementary School Parcel Exchange (for reference)
- Written testimony received on the West Seattle Elementary School/Walt Hundley Playfield Property Exchange with City of Seattle Parks and Recreation Department (for reference)
- Interlocal agreement West Seattle Elementary Property Exchange (Draft reference)



## Board Action Report

West Seattle Elementary School/Walt Hundley Playfield Property Exchange BAR

Seattle Public Schools is committed to making its online information accessible and usable to all people, regardless of ability or technology. Meeting web accessibility guidelines and standards is an ongoing process that we are consistently working to improve.

While Seattle Public Schools endeavors to only post documents optimized for accessibility, due to the nature and complexity of some documents, an accessible version of the document may not be available. In these limited circumstances, the District will provide equally effective alternate access.

For questions and more information about this document, please contact the following:

Nitica Simons / Michelle Hanshaw  
Project Assistant Capital Planning  
[ngsimons@seattleschools.org](mailto:ngsimons@seattleschools.org)

The Property exchange is required to allow for construction of the 12 classroom addition at West Seattle Elementary School.

**APPROVED**



## **SCHOOL BOARD ACTION REPORT**

**DATE:** November 18, 2020  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0102, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)

**For Introduction:** January 27, 2021  
**For Action:** February 10, 2021

### **1. TITLE**

BEX V: Resolution 2020/21-14 West Seattle Elementary/Walt Hundley Playfield parcel exchange surplus

### **2. PURPOSE**

The purpose of this action is to approve Resolution 2020/21-14 providing authorization to surplus a portion of the Walt Hundley Playfield located on the West Seattle Elementary School property. Board approval of this resolution will allow the school district to proceed with the process of exchanging a parcel of district property for a parcel of property owned by Seattle Parks and Recreation.

### **3. RECOMMENDED MOTION**

I move that the School Board approve Resolution 2020/21-14 in accordance with RCW 28A.335.180 for the property exchange to surplus district-owned property located at West Seattle Elementary School that is part of the Walt Hundley Playfield.

### **4. BACKGROUND INFORMATION**

#### **a. Background**

#### West Seattle Elementary parcel exchange for Walt Hundley parcel

Seattle Public Schools (SPS) and the City of Seattle Parks Department (Parks) previously agreed to an exchange of property in 1987 during construction of West Seattle Elementary School, previously known as High Point Elementary School, 6760 34th Ave. SW, Seattle, WA 98126 (Parcel #252403-9050). It was agreed that Parks would deed a portion of their parcel property to the district in return for a portion of the SPS parcel at the adjacent Walt Hundley Playfield, 6920 34th Ave. SW, Seattle, WA 98126. On June 15, 1987, the Superintendent of the Parks Department signed and executed a Lot Boundary Adjustment that at the time was deemed a legal property exchange. In the pre-design phase for the classroom addition at West Seattle Elementary School, it was discovered that the Lot Boundary Adjustment had not been properly filed with the City of Seattle Department of Planning and Development. The school was ultimately built on a portion of the parcel that is still owned by Parks.

The Building Excellence (BEX) V Capital Levy project for West Seattle Elementary School, one of the Strategic Plan's priority schools, will construct a new 12-classroom

addition for capacity relief. In order to accommodate this addition, the construction will extend to the east onto property that was part of the 1987 Lot Boundary Adjustment but technically still belongs to Parks. At the Walt Hundley Playfield, the district technically still owns a portion of the existing playfield.

This property exchange is required to allow for construction of a 12-classroom addition at West Seattle Elementary School. Both parties agree that the exchange is mutually beneficial.

The proposed transfer will be presented to Parks and Seattle Center Committee of the Seattle City Council, and a vote authorizing the property exchange is anticipated by the City Council in the near future.

**b. Alternatives**

Deny the motion. If the motion is denied, the 12-classroom addition at West Seattle Elementary School may not be built as currently designed, and there may be delays while an alternative agreement is made with Parks.

**c. Research**

As required by state law, the property values will be determined by appraisers who are Members of the Appraisal Institute (MAI). Land surveys were performed and title searches were completed by Stewart Title. SPS and the Parks personnel researched archived records to determine the status of the West Seattle Elementary School Lot Boundary Adjustment.

**5. FISCAL IMPACT/REVENUE SOURCE**

All funds paid/received will be from/to the Capital Fund for the BEX V Capital Levy.

Expenditure:  One-time  Annual  Multi-Year  N/A

Revenue:  One-time  Annual  Multi-Year  N/A

**6. COMMUNITY ENGAGEMENT**

With guidance from the District's Community Engagement tool, this action was determined to merit the following tier of community engagement:

Not applicable

Tier 1: Inform

Tier 2: Consult/Involve

Tier 3: Collaborate

A public hearing on the proposed property exchanges will be held in accordance with RCW 28A.335.120.

**7. EQUITY ANALYSIS**

The district’s Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The board’s guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital Levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

**8. STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing the BEX and Buildings, Technology, and Academics/Athletics (BTA) Capital Levy programs and provide students with safe and secure school buildings.

**9. WHY BOARD ACTION IS NECESSARY**

- Amount of contract initial value or contract amendment exceeds \$250,000 (Policy No. 6220)
- Amount of grant exceeds \$250,000 in a single fiscal year (Policy No. 6114)
- Adopting, amending, or repealing a Board policy
- Formally accepting the completion of a public works project and closing out the contract
- Legal requirement for the School Board to take action on this matter
- Board Policy No. 6882, RENTAL, LEASE AND SALE OF REAL PROPERTY, provides the board shall approve this item
- Other: \_\_\_\_\_

**10. POLICY IMPLICATION**

Policy No. 6882, Rental, Lease and Sale of Real Property, requires School Board approval of any sale of surplus property. The district should complete property transactions in order to provide for clear title to facilities at SPS.

**11. BOARD COMMITTEE RECOMMENDATION**



This motion was discussed at the Operations Committee meeting on January 14, 2021. The committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

**12. TIMELINE FOR IMPLEMENTATION**

Upon approval of this resolution, Capital Planning will arrange for a public hearing on this matter as required by the resolution.

**13. ATTACHMENTS**

- Resolution 2020/21-14 (for approval)
- Exhibit A (for reference)

**Seattle School District #1  
Board Resolution**



**Resolution No. 2020/21-14**

**A RESOLUTION** of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington to a portion of the West Seattle Elementary School property as surplus.

**WHEREAS**, the Board of Directors of Seattle School District No. 1 owns real property referred to by the District as the Walt Hundley Playfield that is located on the West Seattle Elementary School property: 6760 34<sup>th</sup> Ave SW, Seattle WA 98126, Parcel #252403-9050

**WHEREAS**, the Walt Hundley Playfield property have long been used by Seattle Parks and Recreation for community use pursuant to the Joint Use Agreement between the District and the City; and

**WHEREAS**, a portion of parcel #252403-9050 is unusable by West Seattle Elementary School due to being a part of the Seattle Parks Department park.

**WHEREAS**, Seattle Parks and Recreation has expressed interest in purchasing a portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property, but have it remain as a property that is available for use by the District and City on the Joint Use Agreement; and

**WHEREAS**, the Board of Directors desires to publish written notice in a newspaper of general circulation in the District regarding the surplus of the portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property and the potential sale of a portion of the property following a required hearing and deliberations.

**NOW THEREFORE, BE IT**

**RESOLVED**, that the Seattle School Board of Directors hereby finds that the property described and depicted in Exhibit A, the portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property, is no longer required for District purposes and declares such property to be surplus property.

**BE IT FURTHER RESOLVED**, that the Board of Directors hereby directs that:

- a) the District Capital Planning department publish written notice in a newspaper of general circulation in the District regarding the surplus of the portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property and the potential sale of all or a portion of the property; and
- b) the District Capital Planning department to schedule a public hearing, with appropriate notice, regarding the potential sale of all or a portion of the portion of the Walt Hundley Playfield that is located on the West Seattle Elementary School property.

- c) all applicable provisions in state law, including Chapter 28A.335 RCW, as applicable, governing school district surplus property transactions be followed in conjunction with this resolution.

ADOPTED this 10th day of February, 2021

\_\_\_\_\_  
Chandra N. Hampson, President

\_\_\_\_\_  
Brandon K. Hersey, Vice President

\_\_\_\_\_  
Lisa Rivera-Smith, Member-at-Large

\_\_\_\_\_  
Zachary DeWolf

\_\_\_\_\_  
Leslie Harris

\_\_\_\_\_  
Liza Rankin

ATTEST: \_\_\_\_\_  
Denise Juneau, Superintendent  
Secretary, Board of Directors  
Seattle School District No. 1  
King County, WA



SEATTLE  
PUBLIC  
SCHOOLS

# Board Action Report

## West Seattle Elementary Property Exchange

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[ngsimons@seattleschools.org](mailto:ngsimons@seattleschools.org)

This property exchange is required to allow for construction of a 12-classroom addition at West Seattle Elementary School.

# WEST SEATTLE ELEMENTARY SCHOOL

## A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SEC. 25, TWN. 24 N., RGE. 03 E. W.M.

### CITY OF SEATTLE, KING COUNTY, WASHINGTON.

#### LEGAL DESCRIPTION

(LEGAL DESCRIPTION IS BASED ON A CHICAGO TITLE GUARANTEE, CERTIFICATE NO. 19312-TC, DATED SEPTEMBER 5, 2019)

**PARCEL A:**  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EAST MARGIN OF 34TH AVENUE S.W. AND THE NORTH MARGIN OF WEST MYRTLE STREET IN THE CITY OF SEATTLE;  
 THENCE NORTH 02°40'1" 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 02°40'1" WEST 184.36 FEET;  
 THENCE SOUTH 89°29'59" EAST 194.80 FEET;  
 THENCE NORTH 89°29'59" WEST 194.80 FEET;  
 THENCE SOUTH 02°40'1" WEST 184.36 FEET;  
 THENCE NORTH 89°29'59" WEST 232.28 FEET TO THE EAST MARGIN OF 34TH AVENUE S.W.;  
 THENCE SOUTH 02°40'1" WEST ALONG THE SAID EAST MARGIN 10 FEET TO THE TRUE POINT OF BEGINNING

**PARCEL B:**  
 THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EAST MARGIN OF 34TH AVENUE S.W. AND THE NORTH MARGIN OF W. MYRTLE STREET IN THE CITY OF SEATTLE;  
 THENCE NORTH 02°40'1" EAST ALONG THE EAST MARGIN OF 34TH AVENUE S.W. 622.20 FEET;  
 THENCE SOUTH 89°29'59" EAST 232.28 FEET;  
 THENCE SOUTH 02°40'1" WEST 184.36 FEET TO THE FIRST TRUE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 02°40'1" WEST 212.66 FEET;  
 THENCE NORTH 89°29'59" EAST 184.36 FEET TO THE FIRST TRUE POINT OF BEGINNING; AND THEN  
 THENCE NORTH 02°40'1" EAST 358.98 FEET TO THE SECOND TRUE POINT OF BEGINNING;  
 THENCE SOUTH 89°29'59" EAST 184.36 FEET;  
 THENCE NORTH 02°40'1" EAST 201.28 FEET;  
 THENCE SOUTH 89°29'59" WEST 184.36 FEET;  
 THENCE SOUTH 02°40'1" WEST 201.28 FEET TO THE SECOND TRUE POINT OF BEGINNING.

**PARCEL C:**  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE EASTERN MARGIN OF 34TH AVENUE S.W. AND THE NORTHERLY MARGIN OF W. MYRTLE STREET IN THE CITY OF SEATTLE;  
 THENCE NORTH 02°40'1" EAST ALONG THE SAID EASTERLY MARGIN OF 34TH AVENUE S.W. FOR 622.20 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 89°29'59" EAST 194.80 FEET;  
 THENCE NORTH 02°40'1" EAST FOR 38.80 FEET;  
 THENCE NORTH 02°40'1" EAST FOR 38.80 FEET;  
 THENCE NORTH 89°29'59" WEST FOR 175.00 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF 34TH AVENUE S.W.;  
 THENCE SOUTH 02°40'1" WEST ALONG SAID EASTERLY MARGIN FOR 43.00 FEET;  
 THENCE NORTH 89°29'59" WEST FOR 0.19 FEET;  
 THENCE SOUTH 02°40'1" WEST FOR 1.91 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL D:**  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 COMMENCING AT AN EXISTING MONUMENT AT THE INTERSECTION OF 34TH AVENUE S.W. AND THE SOUTHWEST AND SOUTHWEST MYRTLE STREET;  
 THENCE SOUTH 89°29'59" EAST, ALONG THE CENTERLINE OF SAID SOUTHWEST MYRTLE STREET, 30.00 FEET;  
 THENCE NORTH 02°40'1" EAST, 30.00 FEET, TO THE INTERSECTION OF THE NORTH MARGIN OF SAID SOUTHWEST MYRTLE STREET WITH THE EAST MARGIN OF SAID 34TH AVENUE S.W.;  
 THENCE NORTH 02°40'1" EAST, ALONG SAID EAST MARGIN, 1,043.20 FEET;  
 THENCE SOUTH 89°29'59" EAST 657.07 FEET TO THE WEST MARGIN OF 31ST AVENUE S.W. AND THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 02°40'1" WEST ALONG SAID WEST MARGIN 173.16 FEET TO THE MOST NORTHERLY LINE OF PARCEL DESCRIBED IN DOCUMENT RECORDED UNDER KING COUNTY RECORDING NO. 778801063;  
 THENCE NORTH 89°29'59" WEST ALONG SAID NORTHERLY LINE 228.60 FEET TO THE EASTERLY LINE OF THE MOST NORTHERLY PARCEL DESCRIBED IN DOCUMENT RECORDED UNDER KING COUNTY RECORDING NO. 4188436;  
 THENCE NORTH 02°40'1" EAST, ALONG SAID EASTERLY LINE 137.26 FEET TO THE NORTHERLY LINE OF THE MOST NORTHERLY PARCEL DESCRIBED IN DOCUMENT RECORDED UNDER KING COUNTY RECORDING NO. 4188436;  
 THENCE NORTH 89°29'59" WEST, ALONG SAID NORTHERLY LINE AND ITS WESTERLY EXTENSION 282.60 FEET TO THE EASTERLY LINE OF PARCEL DESCRIBED IN KING COUNTY RECORDING NO. 5077925;  
 THENCE NORTH 02°40'1" EAST ALONG SAID EASTERLY LINE 33.00 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 89°29'59" EAST;  
 THENCE SOUTH 89°29'59" EAST 481.81 FEET TO THE TRUE POINT OF BEGINNING.

#### VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WGN AND GEOID 2012A.

#### BASIS OF BEARING

NAD 1983/11 WASHINGTON STATE PLANE NORTH PROJECTION, BASED ON GPS OBSERVATIONS USING WGN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

#### UTILITY NOTES

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREIN PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREIN.
2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREIN ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY LOCATOR MARKINGS). ALL UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.
3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE BEING RELIABLE, AHBL, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.
4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

#### RELIANCE NOTE

THIS SURVEY WAS PREPARED AT THE REQUEST OF PAUL WIGHT FOR THE SOLE AND EXCLUSIVE USE OF SEATTLE PUBLIC SCHOOLS. RIGHTS TO RELY UPON AND, OR USE, THIS SURVEY DO NOT EXTEND TO ANY OTHER PARTY EXCEPT THROUGH EXPRESS REIDENTIFICATION BY THE PROFESSIONAL LAND SURVEYOR WHOSE STAMP AND SIGNATURE APPEAR HEREON.

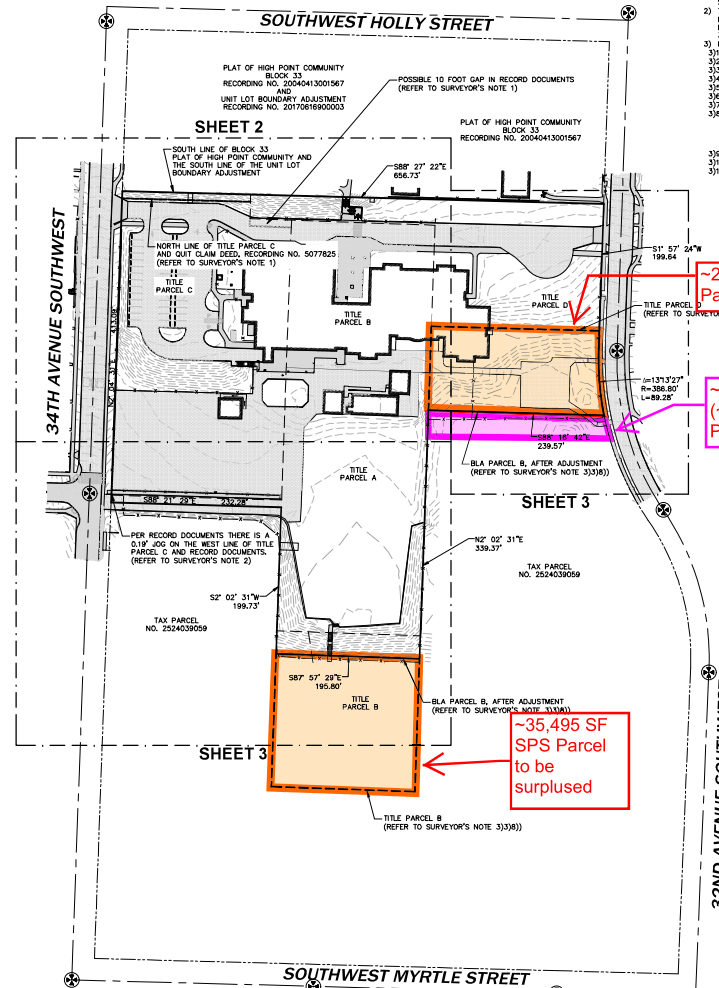
#### EQUIPMENT USED

3" TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

#### SURVEYOR'S CERTIFICATE

I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN AUGUST 2019, AT THE REQUEST OF SEATTLE PUBLIC SCHOOLS.

DAVID C. FOLLANSBEE, PLS 45161 DATE



#### SURVEYOR'S NOTES

- 1) THE RECORD DOCUMENTS CALCULATE TO HAVE A 10 FOOT GAP BETWEEN THE SOUTH LINE OF BLOCK 33, PLAT OF HIGH POINT COMMUNITY, RECORDING NO. 2054413001567 AND THE SOUTH LINE OF THE UNIT BOUNDARY ADJUSTMENT RECORDING NO. 2077061900003. IT IS BELIEVED THAT RECORD DOCUMENTS ARE IN ERROR AND THE ACTUAL LINE IS CONCORDANT WITH SAID SOUTH LINES. IT IS FURTHER BELIEVED THAT ALL OF TITLE PARCEL C AND ASSOCIATED RECORD DOCUMENT DEFINING THE LIMITS THEREOF SHOULD BE MOVED TO FEET NORTH TO ELIMINATE ANY GAPS BETWEEN SAID SOUTH LINES AND THE SOUTH LINE OF TITLE PARCEL D.
- 2) THE RECORD DOCUMENTS HAVE A 0.19 FOOT JOG ALONG 34TH AVENUE S.W. THE CALLS INDICATE TO THE EASTERLY MARGIN OF 34TH AVENUE S.W. AND ALONG SAID EASTERLY MARGIN, DID NOT FIND ANY DOCUMENT CREATING A 0.19 FOOT JOG IN THE RIGHT-OF-WAY MARGIN OF 34TH AVENUE. THIS SURVEY HOLDS THE EASTERLY RIGHT-OF-WAY MARGIN 30 FEET EAST OF THE MONUMENT LINE AND DOES NOT INCLUDE THE NOTED 0.19 FOOT JOG.
- 3) REVIEWED CHICAGO TITLE GUARANTEE, CERTIFICATE NO. 19312-TC, DATED SEPTEMBER 5, 2019:  
 3/1) ITEM 1 -  
 3/2) ITEM 2 -  
 3/3) ITEM 3 -  
 3/4) ITEM 4 -  
 3/5) ITEM 5 -  
 3/6) ITEM 6 -  
 3/7) ITEM 7 -  
 3/8) ITEM 8 -  
 3/9) ITEM 9 -  
 3/10) ITEM 10 -  
 3/11) ITEM 11 -



Project Title:  
**WEST SEATTLE ELEMENTARY SCHOOL**

Client:  
 SEATTLE PUBLIC SCHOOLS

PO BOX 34165  
 SEATTLE, WA 98124-1165  
 PAUL WIGHT

Job No.  
 210925.00

Issue Set & Date  
 SEPTEMBER 17, 2019



#### LEGEND

- ⊗ FOUND CASE MONUMENT
- ⊙ NAIL AND WASHER
- ⊕ SET REBAR AND CAP
- ⊙ BOLLARD
- ⊙ MAIL BOX
- ⊙ SOAK AS NOTED
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM CLEANOUT
- ⊙ STORM CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ YARD DRAIN
- ⊙ ROOF DRAIN
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ TRAFFIC CABINET
- ⊙ POWER TRANSFORMER
- ⊙ JUNCTION ANCHOR
- ⊙ UTILITY POWER POLE
- ⊙ SOAK AS NOTED
- ⊙ GUNION BOX
- ⊙ POWER MANHOLE
- ⊙ POWER METER
- ⊙ LAMPHOLE
- ⊙ COMMUNICATIONS MANHOLE
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE VAULT
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ FIRE HYDRANT
- ⊙ HOSE BIB
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER METER
- ⊙ WATER MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER VAULT
- ⊙ C-CEDAR, P-PINE, S-SPRUCE, B-BRCH, CH-CHERRY, G-GUM, L-LAMARLE, W-WALNUT, U-UNKNOWN
- COMBINED SEWER LINE
- SEWER LINE LATERAL
- STORM LINE LATERAL
- SEWER LATERAL PER SEWER CARD
- STORM LINE PER SEWER CARD
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATION LINE
- WATER LINE
- OVERHEAD UTILITIES
- ⊙ BASKETBALL HOOP
- ⊙ TETHERBALL POLE
- ⊙ OWS OL WATER SEPARATOR

#### TOPOGRAPHIC SURVEY

Designed by: Drawn by: Checked by: TO DF

Sheet No. **1**

# Aerial View of West Seattle ES

~35,495 SF  
Seattle Public  
Schools parcel  
6760 34th Ave SW  
Seattle, WA

~35,495 SF  
Seattle Parks &  
Recreation parcel  
6920 34th Ave SW  
Seattle, WA

~8,913 SF  
Seattle Parks &  
Recreation portion  
of parcel with RCO  
Covenant





**Board Special Meeting**  
**Public Hearing: West Seattle Elementary School Parcel Exchange**  
April 20, 2021, 6:00 - 6:45 p.m.  
*Meeting held remotely*



**Minutes**

**Call to Order**

Director Hersey called the meeting to order at 6:00 p.m. Directors Dury, Harris, and Rivera-Smith, participated with Microsoft Teams or by phone.

**Public Hearing: West Seattle Elementary School Parcel Exchange**

Director of Capital Projects and Planning Richard Best provided background on the West Seattle Parcel Exchange. Between Seattle Public Schools (SPS) and Seattle Parks Department regarding West Seattle Elementary School and the Walt Hundley Playfield.

A Lot Boundary Adjustment was previously negotiated and agreed upon in 1987, however the documentation was not properly filed with the City of Seattle. Therefore, part of West Seattle Elementary School is on Parks' property and part of Walt Hundley Playfield is on SPS property. In order to proceed with an addition at the school, SPS requires the land that was designated in the 1987 agreement.

Mr. Best reported that the two properties being considered for exchange are of equal size and value. He provided the addresses and an aerial view of the land. He confirmed that an appraisal was completed for the parcels and that the exchange is mutually beneficial with no costs for either organization.

The following individual gave public testimony:

1. Chris Jackins: Delivered 14 points of testimony disputing the exchange. His concerns included:
  - a. The January 6, 2021 appeal hearing did not disclose the need for a parcel exchange.
  - b. The matter was conveyed at the January 14, 2021 Operations Committee meeting, which tainted the environmental review process.
  - c. SPS should redo the SEPA process for this project.
  - d. SPS did not convey that the public hearing was required.
  - e. The locations on the map are blurred and unclear.
  - f. He questioned whether the parcels are the same as were agreed upon in 1987.
  - g. Stating that the two parties agree does not comply with state law.
  - h. He questioned whether there was a current appraisal of the parcels.
  - i. He suggested that building on one parcel would increase its value.
  - j. SPS should post information about the proposed exchange more clearly on its website.

Director Harris asked staff if the appraisal was 30 years old. Mr. Best confirmed that it was completed in recent months.

Director Harris asked if the current appraisal is available on the SPS website. Mr. Best agreed to post it there by Friday, April 23, 2021.

**Adjourn**

There being no other speakers, Director Hersey adjourned the meeting at 6:17 p.m.

*This meeting was held remotely per the Governor's proclamation allowing public agencies to conduct meetings subject to the Open Public Meetings Act remotely to curtail the spread of COVID-19. Public access was provided remotely online and by teleconference.*

**Minutes submitted by:**

*The Office of Chief Operations Officer Fred Podesta*



**West Seattle Elementary Property Exchange for Walt Hundley Parcel Public Hearing  
Public Comment Summary and Responses**

~Comments from Chris Jackins via fax on 4/19/21 and at the Public Hearing on 4/20/21.

1. **Comment:** On February 11, 2021, the School Board voted to approve BEX V: Resolution 2020/21-14 West Seattle Elementary / Walt Hundley Playfield parcel exchange.
2. **Comment:** This action aimed to try to fix a problem caused in 1987 when documents did not get properly filed for a property exchange, and the “school was ultimately built on a portion of the parcel that is still owned by” the City Parks Department.
3. **Comment:** Apparently this 30-year-old problem was discovered in connection with current plans to build a new school addition which would unintentionally wind up on Park property.
4. **Comment:** On January 6, 2021, the District held an appeal hearing related to public requests for further Environmental Policy Act, or SEPA. The District did not disclose the property swap problem at the hearing. (Specifically, see pages 2-3 of the Final Environmental Checklist, Section A.10, “list any governmental approvals or permits that will be needed for your proposal”, which does NOT list the property swap issue.)
5. **Comment:** The next week (on January 14, 2021), the District brought the Issue to the Board’s Operations Committee. This means that the environmental review process was accidentally or perhaps knowingly tainted.
6. **Comment:** Consideration of the parcel exchange should be halted until the District redoes the SEPA environmental review process.  
**Response:** A SEPA Addendum is issued under WAC 197-11-625. There is no administrative appeal opportunity for a SEPA Addendum pursuant to SPS Policy 6890.
7. **Comment:** The District website notice should have made clear that this hearing is required under RCW 28A.335.120 (2), so that the public is informed of the requirements under state law related to the proposed sale or exchange of property. The notice should also have specified non-online means for submitting written comment, such as a FAX and by U.S. Mail.  
**Response:** There is no legal requirement to include the RCW on the District website notice. The notice followed the requirements detailed in applicable law.
8. **Comment:** The information posted by the District on square footage is blurred and the exact locations are unclear (pages 11-12). (“~35,495 SF” District; “5,495 SF” Parks, or is that meant to be “~35,495 SF”?)  
**Response:** Richard Best explained the square footage on the presentation, and it is 35,495 sf for SPS and Parks to exchange. Chris Jackins said thank you in his oral testimony on 4/20/21.
9. **Comment:** The implication is that these are exactly the same size properties as proposed in 1987. Is this true?  
**Response:** The 1987 proposed property exchange had slightly different square footages. This new parcel exchange will have the same square footage of 35,495 sf.
10. **Comment:** The District presentation posted for this hearing states that the proposal involves “Exchange of equal value land” (District 6780 34<sup>th</sup> Ave SW – WEST Seattle Elementary School) (Parks 6920 34<sup>th</sup> SW – Walt Hundley Playfield) and that the “District and Parks agree the trade is beneficial for both parties with zero net cost.”

11. **Comment:** Simply stating that the District and Parks agree does not comply with state law.  
**Response:** The District is following the process required by state law.
12. **Comment:** RCW 28A.335.120 (5) requires a market value appraisal. The District has not provided this information. The District should not rely on a 30 year old appraisal.  
**Response:** The land was appraised in May 2020. Per RCW 42.56.260, the appraisal document will not be posted on the website until the project has been completed.
13. **Comment:** Developing a property, such as putting a school building on it, may increase its value. Also the de facto unauthorized mutual “lease” of such unbalanced properties may have incurred a debt. In a letter of February 7, 2021, with a copy to the District, we asked the state auditor to look into these issues.
14. **Comment:** The District should provide a more complete public notice and more information and schedule another public hearing.
15. **Comment:** Please do not approve this property exchange. Thank you.

DRAFT

The UPS Store #2356  
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206-933-8075 Fax  
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Sat 9am-5pm  
Sun 11am-4pm



**Fax Cover**

**The UPS Store**

**To:** SEATTLE SCHOOL BOARD **Fax #:** 206-252-0101

**Date:** 4/19/21 **# of Pages (including cover sheet):** 2

**From:** CHRIS JACKINS **Phone #:** 206-521-3288

**Subject:** ATTACHED: STATEMENT FOR TUESDAY 4/20/21  
HEARING ON WEST SEATTLE ELEMENTARY  
PARCEL EXCHANGE

**New Name.  
New Low UPS' Rates.  
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April 20, 2021

File: neup754

**TO:** Seattle School Board, MS 11-010, PO Box 34165, Seattle WA 98124; FAX: 206-252-0101; 206-252-0111  
**FROM:** Chris Jackins, P.O. Box 84063, Seattle WA 98124; 206-521-3288

- Members of the public who wish to address the board remotely by conference call, dial 206-800-4125 and use Conference ID 273 434 932#. ("\*6" to "unmute") Public Hearing from 6:00 p.m. to 6:45 p.m. Tuesday April 20, 2021 on West Seattle Elementary Parcel Exchange; "Public speakers will have three (3) minutes to speak at the end of the presentation." "If joining by Phone: Staff will call for sign-ups verbally."
- "Written testimony can be submitted at <http://bit.ly/prop-exchange> until 12:00 p.m., May 10, 2021."

**My name is Chris Jackins. (Box 84063, Seattle 98124)**

**Fourteen points:**

1. On February 11, 2021, the School Board voted to approve **BEX V: Resolution 2020/21-14 West Seattle Elementary / Walt Hundley Playfield parcel exchange surplus.**
2. This action aimed to try to fix a problem caused in 1987 when documents did not get properly filed for a property exchange, and the "school was ultimately built on a portion of the parcel that is still owned by" the City Parks Department.
3. Apparently this 30-year-old problem was discovered in connection with current plans to build a new school addition which would unintentionally wind up on Parks property.
4. On January 6, 2021, the District held an appeal hearing related to public requests for further environmental review of the project under the State Environmental Policy Act, or SEPA. The District did not disclose the property swap problem at the hearing. (Specifically, see pages 2-3 of the Final Environmental Checklist, Section A.10, "List any governmental approvals or permits that will be needed for your proposal", which does NOT list the property swap issue.)
5. The next week (on January 14, 2021), the District brought the issue to the Board's Operations Committee. This means that the environmental review process was accidentally or perhaps knowingly tainted.
6. Consideration of this parcel exchange should be halted until the District redoes the SEPA environmental review process.

**7. The District website notice should have made clear that this hearing is required under RCW 28A.335.120(2), so that the public is informed of the requirements under state law related to the proposed sale or exchange of property. The notice should also have specified non-online means for submitting written comment, such as by FAX and by U.S. Mail.**

**8. The information posted by the District on square footage is blurred and the exact locations are unclear (pages 11-12). ("~35,495 SF" District; "5,495 SF" Parks, or is that meant to be "~35,495 SF"?)**

**9. The implication is that these are exactly the same size properties as proposed in 1987. Is this true?**

**10. The District presentation posted for this hearing states that the proposal involves "Exchange of equal value land" (District 6780 34<sup>th</sup> Ave SW - WEST Seattle Elementary School) (Parks 6920 34<sup>th</sup> Ave SW - Walt Hundley Playfield) and that "District and Parks agree the trade is beneficial for both parties with zero net cost."**

**11. Simply stating that the District and Parks agree does not comply with state law.**

**12. RCW 28A.335.120(5) requires a market value appraisal. The District has not provided this information. The District should not rely on a 30 year old appraisal.**

**13. Developing a property, such as putting a school building on it, may increase its value. Also the de facto unauthorized mutual "lease" of such unbalanced properties may have incurred a debt. In a letter of February 7, 2021, with a copy to the District, we asked the state auditor to look into these issues.**

**14. The District should provide a more complete public notice and more information, and schedule another public hearing.**

**Please do not approve this property exchange. Thank you.**

Date 5/7/21



This FAX transmission contains 7 pages (not including this cover sheet)

To: Name SCHOOL BOARD

Department SEATTLE PUBLIC SCHOOLS

Company \_\_\_\_\_

FAX ( 206 ) 252-0101

From: Name CHRIS JACKINS

Telephone ( 206 ) 521-3288

Notes: ATTACHED: CONCERN ON WEST SEATTLE ELEMENTARY  
PARCEL EXCHANGE

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May 6, 2021  
File wses property swap 2

**TO:** State Auditor, P.O. Box 40021, Olympia WA 98504; FAX: 360-753-0646  
Fred Podesta, SEPA Official, Seattle Public Schools, MS 22-183, P.O. Box 34165, Seattle WA 98124  
206-252-0102; FAX 206-252-0626; SEPAhearings@seattleschools.org  
Superintendent Brent Jones  
Chief Counsel Greg Narver, Chief Counsel's FAX 206-252-0111  
School Board, FAX 206-252-0101

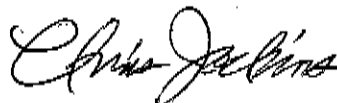
**FROM:** Chris Jackins, Coordinator, Seattle Committee to Save Schools, P.O. Box 84063, Seattle WA 98124; 206-521-3288

**REGARDING:** Concerns about the proposed West Seattle Elementary / Walt Hundley Playfield parcel exchange

Dear State Auditor, Fred Podesta SEPA Official, Superintendent Brent Jones, Chief Counsel Greg Narver, School Board;

1. This is a follow-up to our letter of February 7, 2021 in which we expressed concerns regarding the proposed West Seattle Elementary / Walt Hundley Playfield parcel exchange. This action aims to try to fix a problem caused in 1987 when documents did not get properly filed for a property exchange, and the "school was ultimately built on a portion of the parcel that is still owned by" the City Parks Department.
2. Attached is a copy of our letter of February 7, 2021.
3. I was the sole public speaker at the public hearing held remotely by the District on April 20, 2021 on the parcel exchange.
4. Attached is a copy of my statement submitted for the April 20, 2021 hearing.
5. The Minutes of the April 20, 2021 hearing state that "Director Harris asked if the current appraisal is available on the SPS website. Mr. Best agreed to post it there by Friday, April 23, 2021."
6. A copy of the April 20, 2021 hearing Minutes are attached.
7. Subsequently, in an email of May 3, 2021, the District stated that "the appraisal cannot be posted until after the trade has been completed".
8. A copy of the May 3, 2021 email is attached.
9. I spoke at the May 5, 2021 Seattle School Board meeting where I objected to the District's failure to provide the promised appraisal.
10. A copy of my statement for the May 5, 2021 Seattle School Board meeting is attached.
11. The proposed parcel exchange is between two public entities, the Seattle School District and the Seattle Parks Department. Refusing to provide the appraisal seems only to serve the interests of obscuring the details of what public officials are proposing.
12. The School District has stated that written testimony on the proposed parcel exchange can only be submitted until 12:00 p.m., May 10, 2021.
13. As presently proposed, we oppose the proposed parcel exchange.
14. We would appreciate your timely intervention with regard to these issues.

Sincerely,



February 7, 2021  
File wses property swap

TO: State Auditor, P.O. Box 40021, Olympia WA 98504; FAX: 360-753-0646  
Fred Podesta, SEPA Official, Seattle Public Schools, MS 22-183, P.O. Box 34165, Seattle WA 98124  
206-252-0102; FAX 206-252-0626; SEPAhearings@seattleschools.org  
Superintendent Denise Juneau  
Chief Counsel Greg Narver, Chief Counsel's FAX 206-252-0111  
School Board, FAX 206-252-0101

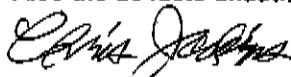
FROM: Chris Jackins, Coordinator, Seattle Committee to Save Schools, P.O. Box 84063, Seattle WA 98124; 206-521-3288

REGARDING: Concerns about the proposed West Seattle Elementary / Walt Hundley Playfield parcel exchange

Dear State Auditor, Fred Podesta SEPA Official, Superintendent Denise Juneau, Chief Counsel Greg Narver, School Board;

1. We are writing to express concerns regarding the proposed West Seattle Elementary / Walt Hundley Playfield parcel exchange. This action aims to try to fix a problem caused in 1987 when documents did not get properly filed for a property exchange, and the "school was ultimately built on a portion of the parcel that is still owned by" the City Parks Department.
  - A. Attachment #1 is a copy of School Board Resolution 2020/21-14 which proposes to surplus some of the District property toward allowing "the school district to proceed with the process of exchanging a parcel of district property for a parcel of property owned by Seattle Parks and Recreation."
2. Apparently this 30-year-old problem was discovered in connection with current plans to build a new school addition which would unintentionally wind up on Parks property.
3. On January 6, 2021, the District held an appeal hearing related to public requests for further environmental review of the project under the State Environmental Policy Act, or SEPA. The District did not disclose the property swap problem at or prior to the hearing on the Determination of Non-Significance (DNS).
  - A. Specifically, see pages 2-3 of the Final Environmental Checklist, Section A.10, "List any governmental approvals or permits that will be needed for your proposal", which does NOT list the property swap issue.
  - B. An excerpt of the Checklist is attachment #2.
4. The next week (on January 14, 2021), the District brought the issue to the Board's Operations Committee.
  - A. A copy of the January 14, 2021 Operations Committee agenda is attachment #3.
5. This means that the environmental review process was accidentally or perhaps knowingly tainted.
  - A. We ask that the Board not vote on this issue until the District redoes the SEPA environmental review process. Otherwise the Board will be part of a tainted process.
    - a. The Board property swap Resolution is listed for Board action on the February 10, 2021 Board agenda. The item appears in the Consent Agenda, meaning that the Board intends to vote on the issue without discussion.
    - b. Note: Since a single Board vote on all of the Consent Agenda items appears in the Board agenda prior to public comment, the Board intends to vote on the item prior to public comment on the issue. This is an unfortunate Board practice which has been the norm for several years.
    - c. We ask that the State Auditor examine the Board's routine practice of scheduling Board action on this and other items in its agendas prior to public comment.
    - d. A copy of the February 10, 2021 Board agenda is attachment #4.
  - B. We ask that the District withdraw its DNS decision and schedule further environmental review on the West Seattle Elementary project.
    - a. A copy of the Superintendent's February 3, 2021 DNS decision is attachment #5.
  - C. We ask that the state auditor review these issues for compliance with SEPA and for compliance with school property sale requirements such as RCW 28A.335.
    - a. When did the District know about the property swap issue, and was it known during the SEPA process?
    - b. It seems that simply trying to repeat the proposed property swap from 34 years ago may not be adequate.
    - c. These properties have been used for several decades. During that time, one property has had an "improvement" on it – a school building – and would likely have been assessed at a higher value for tax purposes.
    - d. Also the de facto unauthorized mutual "lease" of such unbalanced properties may have incurred a debt.

Sincerely,



2

April 20, 2021  
File: nsup754

TO: Seattle School Board, MS 11-010, PO Box 34165, Seattle WA 98124; FAX: 206-252-0101; 206-252-0111  
FROM: Chris Jackins, P.O. Box 84063, Seattle WA 98124; 206-521-3288

- Members of the public who wish to address the board remotely by conference call, dial 206-800-4125 and use Conference ID 273 434 932#. (“\*6” to “unmute”) Public Hearing from 6:00 p.m. to 6:45 p.m. Tuesday April 20, 2021 on West Seattle Elementary Parcel Exchange; “Public speakers will have three (3) minutes to speak at the end of the presentation.” “If joining by Phone: Staff will call for sign-ups verbally.”
- “Written testimony can be submitted at <http://bit.ly/prop-exchange> until 12:00 p.m., May 10, 2021.”

My name is Chris Jackins. (Box 84063, Seattle 98124)

Fourteen points:

1. On February 11, 2021, the School Board voted to approve BEX V: Resolution 2020/21-14 West Seattle Elementary / Walt Hundley Playfield parcel exchange surplus.
2. This action aimed to try to fix a problem caused in 1987 when documents did not get properly filed for a property exchange, and the “school was ultimately built on a portion of the parcel that is still owned by” the City Parks Department.
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9. The implication is that these are exactly the same size properties as proposed in 1987. Is this true?

10. The District presentation posted for this hearing states that the proposal involves “Exchange of equal value land” (District 6760 34<sup>th</sup> Ave SW – WEST Seattle Elementary School) (Parks 6920 34<sup>th</sup> Ave SW – Walt Hundley Playfield) and that “District and Parks agree the trade is beneficial for both parties with zero net cost.”

11. Simply stating that the District and Parks agree does not comply with state law.

12. RCW 28A.335.120(5) requires a market value appraisal. The District has not provided this information. The District should not rely on a 30 year old appraisal.

13. Developing a property, such as putting a school building on it, may increase its value. Also the de facto unauthorized mutual “lease” of such unbalanced properties may have incurred a debt. In a letter of February 7, 2021, with a copy to the District, we asked the state auditor to look into these issues.

14. The District should provide a more complete public notice and more information, and schedule another public hearing.

Please do not approve this property exchange. Thank you.





# Board Special Meeting

## Public Hearing: West Seattle Elementary School Parcel Exchange

April 20, 2021, 6:00 - 6:45 p.m.

*Meeting held remotely*

### Minutes

#### Call to Order

Director Hersey called the meeting to order at 6:00 p.m. Directors Dury, Harris, and Rivera-Smith, participated with Microsoft Teams or by phone.

#### Public Hearing: West Seattle Elementary School Parcel Exchange

Director of Capital Projects and Planning Richard Best provided background on the West Seattle Parcel Exchange. Between Seattle Public Schools (SPS) and Seattle Parks Department regarding West Seattle Elementary School and the Walt Hundley Playfield.

A Lot Boundary Adjustment was previously negotiated and agreed upon in 1987, however the documentation was not properly filed with the City of Seattle. Therefore, part of West Seattle Elementary School is on Parks' property and part of Walt Hundley Playfield is on SPS property. In order to proceed with an addition at the school, SPS requires the land that was designated in the 1987 agreement.

Mr. Best reported that the two properties being considered for exchange are of equal size and value. He provided the addresses and an aerial view of the land. He confirmed that an appraisal was completed for the parcels and that the exchange is mutually beneficial with no costs for either organization.

The following individual gave public testimony:

1. Chris Jackins: Delivered 14 points of testimony disputing the exchange. His concerns included:
  - a. The January 6, 2021 appeal hearing did not disclose the need for a parcel exchange.
  - b. The matter was conveyed at the January 14, 2021 Operations Committee meeting, which tainted the environmental review process.
  - c. SPS should redo the SEPA process for this project.
  - d. SPS did not convey that the public hearing was required.
  - e. The locations on the map are blurred and unclear.
  - f. He questioned whether the parcels are the same as were agreed upon in 1987.
  - g. Stating that the two parties agree does not comply with state law.
  - h. He questioned whether there was a current appraisal of the parcels.
  - i. He suggested that building on one parcel would increase its value.
  - j. SPS should post information about the proposed exchange more clearly on its website.

Director Harris asked staff if the appraisal was 30 years old. Mr. Best confirmed that it was completed in recent months.

Director Harris asked if the current appraisal is available on the SPS website. Mr. Best agreed to post it there by Friday, April 23, 2021.

**Adjourn**

There being no other speakers, Director Hersey adjourned the meeting at 6:17 p.m.

*This meeting was held remotely per the Governor's proclamation allowing public agencies to conduct meetings subject to the Open Public Meetings Act remotely to curtail the spread of COVID-19. Public access was provided remotely online and by teleconference.*

**Minutes submitted by:**

*The Office of Chief Operations Officer Fred Podesta*

5



Emily Cherkin &lt;emilycherkin@gmail.com&gt;

---

**Vacation notice and response to inquiry**

1 message

**Cauffman, Mary A** <macauffman@seattleschools.org>

Mon, May 3, 2021 at 9:37 AM

To: "Cherkin, Emily" &lt;emilycherkin@gmail.com&gt;, Brian Lee &lt;brlee14@gmail.com&gt;

Hi, Emily and Brian,

Could you let Chris Jackins know (also shared in a voicemail on May 3):

I will be on vacation May 5-19. Please send any updates for the May 7 Madison Middle hearing and the witness list and exhibits for the May 17 Schmitz Park hearing (due May 10) to McCullough Hill Leary, PS:

- Katie Kendall, [kkendall@mhseattle.com](mailto:kkendall@mhseattle.com)
- David Carpman, [dcarpman@mhseattle.com](mailto:dcarpman@mhseattle.com)
- Maddi Warnock, [mwarnock@mhseattle.com](mailto:mwarnock@mhseattle.com)

They will make sure the information is shared with the third-party facilitator for Zoom hearings (B&A Schedule) and the hearing examiner. Also, please note the hearing examiner for the May 17 Schmitz Park hearing is now Phil Olbrechts.

As for the West Seattle Elementary appraisal, Ellie Wilson-Jones tried to reach you last week to explain the appraisal cannot be posted until after the trade has been completed, but your voicemail was full.

Best,



**Mary Cauffman** (she/her/hers)  
SEPA coordinator and Executive Administrative Assistant, Operations

[macauffman@seattleschools.org](mailto:macauffman@seattleschools.org)

T: 206-252-0102

May 5, 2021  
File: nsup756

TO: Seattle School Board, MS 11-010, PO Box 34165, Seattle WA 98124; FAX: 206-252-0101; 206-252-0111

FROM: Chris Jackins, P.O. Box 84063, Seattle WA 98124; 206-521-3288

- Members of the public who wish to address the board remotely by conference call, dial 206-800-4125 and use Conference ID 498 413 119#. ("\*6" to "unmute") Meeting starts at 3:30 p.m.; public testimony starts at 3:45 p.m.

My name is Chris Jackins. (Box 84063, Seattle 98124)

On the Personnel Report

Welcome back to new Superintendent Brent Jones and to new Chief Human Resources Officer Noel Treat. I also wish to thank departing chief of staff Sherri Kokx for her service to Seattle Public Schools.

On the April 20, 2021 public hearing Minutes for the West Seattle Elementary Parcel Exchange

Five points:

1. The Minutes state that the appraisal was to be made public and posted on the District website by April 23, 2021. The website location was not included.
2. Now the District is refusing to make the appraisal public until after the land swap is approved.
3. This makes you and the Parks Department look crooked.
4. Who made this decision?
5. Please reverse it.

On the Leschi project

Two points:

1. During environmental review, the District Hearing Examiner recommended investigating seismic safety issues at the site.
2. The District (previous Superintendent Denise Juneau) rejected this recommendation. The previous Superintendent also ignored a recommendation that the Superintendent read an article on Leschi and the Duwamish Tribe.

Please reverse this decision.

On Renaming and Amending School Board Policy No. 2190, Highly Capable Services & Advanced Learning Programs.

Four points:

The Board Report emphasizes rhetoric regarding "racial equity". I am not convinced that the Board and the District are prepared to deliver better education. The Report concedes that procedures to implement some aspects of the plan have not been written. ("Planning for this transition is underway within the Practitioners Work Group Identification Sub-Committee and will be specified in the Superintendent Procedures as they are developed by fall 2021." [page 3])

The Report cites a quote, "successful history of implementing change", unquote with regard to a prior transition to neighborhood schools and with respect to current remote teaching and learning. [page 4]

In fact, the cutting of transportation from the neighborhood schools plan reduced choice and increased racial imbalance, according to a court ruling on an appeal I helped file. And the Board should not be reassured by the results from remote learning.

1. The new Superintendent has been here before. Superintendent Jones has reason to know that the District has routinely eliminated programs it felt Incapable of improving: closing Meany Middle School, Summit K-12, the African American Academy and Indian Heritage High School. Such actions don't solve the issues, they hide them.
  2. District Report Presentation [page 5] statistics show that most Black and African American students are excluded from the program. (98.9%: 8,038 out of 8,130)
  3. Statistics also show that 87% (87.4%) of white students are excluded from the program. (87.4%: 21,552 out of 24,670)
  4. When dealing with consequential proposals, the Board needs to face the public in-person and take an in-person vote.
- Please vote "No".

Thank you.

7



# Fax Cover Sheet

Date 5/4/21

Number of pages 2 (including cover page)

## To:

Name SCHOOL BOARD OFFICE

Company SEATTLE PUBLIC SCHOOLS

Telephone \_\_\_\_\_

Fax 206-252-0101

## From:

Name CHRIS JACKINS

Company \_\_\_\_\_

Telephone 206-521-3288

Comments ATTACHED: COMMENTS FOR 5/5/21 BOARD MEETING



Fax - Local Send



Fax - Domestic Send



Fax - International Send

fedex.com 1.800.GoFedEx 1.800.463.3339

May 5, 2021

File: nsup756

TO: Seattle School Board, MS 11-010, PO Box 34165, Seattle WA 98124; FAX: 206-252-0101; 206-252-0111  
 FROM: Chris Jackins, P.O. Box 84063, Seattle WA 98124; 206-521-3288

- Members of the public who wish to address the board remotely by conference call, dial 206-800-4125 and use Conference ID 498 413 119#. ("\*6" to "unmute") Meeting starts at 3:30 p.m.; public testimony starts at 3:45 p.m.

**My name is Chris Jackins. (Box 84063, Seattle 98124)**

### On the Personnel Report

**Welcome back to new Superintendent Brent Jones and to new Chief Human Resources Officer Noel Treat.** I also wish to thank departing chief of staff Sharrl Kokx for her service to Seattle Public Schools.

### On the April 20, 2021 public hearing Minutes for the West Seattle Elementary Parcel Exchange

**Five points:**

1. The Minutes state that **the appraisal was to be made public** and posted on the District website **by April 23, 2021.** The website location was not included.
2. Now the District is refusing to make the appraisal public until after the land swap is approved.
3. This makes **you** and the Parks Department **look crooked.**
4. **Who made this decision?**
5. **Please reverse it.**

### On the Leschi project

**Two points:**

1. During environmental review, **the District Hearing Examiner recommended investigating seismic safety issues at the site.**
2. **The District (previous Superintendent Denise Juneau) rejected this recommendation.** The previous Superintendent also ignored a recommendation that the Superintendent read an article on Leschi and the Duwamish Tribe.

**Please reverse this decision.**

### On Renaming and Amending School Board Policy No. 2190, Highly Capable Services & Advanced Learning Programs.

**Four points:**

The Board Report emphasizes rhetoric regarding "racial equity". I am not convinced that the Board and the District are prepared to deliver better education. The Report concedes that procedures to implement some aspects of the plan have not been written. ("Planning for this transition is underway within the Practitioners Work Group Identification Sub-Committee and will be specified in the Superintendent Procedures as they are developed by fall 2021." [page 3])

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1. The new Superintendent has been here before. **Superintendent Jones has reason to know that the District has routinely eliminated programs it felt incapable of improving: closing Meany Middle School, Summit K-12, the African American Academy and Indian Heritage High School. Such actions don't solve the issues, they hide them.**

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3. **Statistics also show that 87% (87.4%) of white students are excluded from the program.** (87.4%: 21,552 out of 24,670)

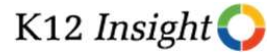
4. **When dealing with consequential proposals, the Board needs to face the public in-person and take an in-person vote.**

**Please vote "No".**

**Thank you.**

Dialogue Data			Communications						
Dialogue Number	Date Received	Age	Subject Line	Original Message	Communication Time	Communication Type	Communication Content	Attachment(s)	Cx Score
#32736	4-29-21 6:22 PM	56 Minutes	Support for expansion	I support the growth needed to expand WS Elementary Scho	4-29-21 6:22 PM	Thank you message sent to Customer			
#32211	4-25-21 3:47 PM	4 Business Days	Please provide the minutes from the 4-20-2021 Meeting	In researching the land exchange issue, the minutes from the 4-20 meeting are not on the website. Please send them to me.	4-30-21 9:26 AM	Michelle Hanshaw replied to Customer and Fee	Good morning Brooke, We greatly appreciate your feedback. Thank you, Michelle Hanshaw	Michelle	9
					4-25-21 3:47 PM	Thank you message sent to Customer			
					4-26-21 10:19 AM	Tina Christiansen commented internally	@Michelle Hanshaw are you able to access/see these Let's Talk dialogues? If not, @Nitica Simons -- can you share this		
					4-28-21 10:37 AM	Tina Christiansen Shared this Dialogue	I'm forwarding this as it doesn't look like Nitica has done so.		
					5-3-21 8:05 AM	Michelle Hanshaw replied to Customer and	Good morning Karin, The meeting minutes are now posted on the Board website under the May 5th agenda. I have also		
#32210	4-25-21 3:29 PM	4 Business Days	Please provide a specific outline of the land exchange area	The maps provided online and in the documents I have do not outline clearly the land that is being discussed in the land exchange. The web photo <a href="https://www.seattleschools.org/departments/capital_proj">https://www.seattleschools.org/departments/capital_proj</a>	5-5-21 9:39 AM	Customer completed Feedback Form	I like this ap and that I received a prompt reply. Thanks.		Property Exchange.pdf
					4-25-21 3:29 PM	Thank you message sent to Customer			
					4-26-21 10:17 AM	Tina Christiansen commented internally	@Michelle Hanshaw here is one of the two Let's Talk dialogues that have come in.		
					4-28-21 10:38 AM	Tina Christiansen Shared this Dialogue	This is another Let's Talk dialogue that needs a response.		
					4-30-21 9:24 AM	Michelle Hanshaw replied to Customer and	Good morning, My apologies that the map on the website is muddy and unclear. We are working on updating this. In		

Let's Talk! Data -Seattle Public Schools  
Confidential Information - Do Not Distribute  
Generated By:Tina Christiansen 5/11/2021 1:31:28 PM  
Copyright (c) 2021 K12 Insight. All rights reserved.



Customer Information					Dialogue Details						
Name	Customer Type	Phone	Email, Handle, Profile	IP Address	Priority	Status	Dialogue Type	Entry Point	Interest Area	Owner	Tags
Brooke	Parent/Guardian	(206) 913-3323	brookefitterer@gmail.com	73.109.55.215	P2(Normal)	Closed (4/30/2021 9:26:15 AM)	Comment	District Website	Feedback: West Seattle Elementary Property Exchange	Nitica Simons	
Karin Engstrom	Community Member	(206) 937-2605	kecitizen@outlook.com	76.104.203.193	P2(Normal)	Closed (5/3/2021 8:05:39 AM)	Question	District Website	Feedback: West Seattle Elementary Property Exchange	Nitica Simons	
Karin Engstrom	Community Member	(206) 937-2605	kecitizen@outlook.com	76.104.203.193	P2(Normal)	Closed (4/30/2021 9:24:21 AM)	Question	District Website	Feedback: West Seattle Elementary Property Exchange	Nitica Simons	



## ATTACHMENT B



# INTERLOCAL AGREEMENT

between

**Seattle School District No. 1**

and

**City of Seattle Parks & Recreation**

THIS AGREEMENT ("Agreement") is entered into by and between Seattle School District No. 1, a Washington state municipal corporation ("District") and the City of Seattle, a Washington municipal corporation, acting through its Department of Parks and Recreation ("City") (which agencies are referred to jointly as the "Parties"), pursuant to the Interlocal Cooperation Act, Chapter 39.34 RCW, and the Parties' inherent authority to enter contracts and dispose of and acquire property, for the exchange of real property owned respectively by the Parties.

WHEREAS, the District owns real property with a street address of 6760 34<sup>th</sup> Avenue Southwest, Seattle, Washington 98126, Parcel #252403-9050 ("West Seattle Elementary School" or "District Property"); and

WHEREAS, the City owns real property with a street address of 6920 34<sup>th</sup> Avenue Southwest, Seattle, Washington 98126, Parcel #252403-9059 ("Walt Hundley Playfield" or "City Property"); and

WHEREAS, the Parties cooperated on a lot boundary adjustment in 1987, #8607364, for which deeds were not exchanged ("1987 LBA"); and

WHEREAS, City improved a portion of the District property, with a soccer field that is included with other sports fields owned and maintained by the City as the Walt Huntley Playfield; and

WHEREAS, Walt Hundley Playfield has long been used by City of Seattle Parks and Recreation (SPR) as a public park pursuant to the Joint Use Agreement between the District and the City; and

WHEREAS, that portion of the District Property is unusable by West Seattle Elementary School due to being part of the SPR public park and was declared as surplus property by the Board of Directors of Seattle School District No. 1 in Board Resolution No. 2020/21-14; and

WHEREAS, the City has expressed interest in taking ownership of the portion of the District Property that is unusable by the District on the Walt Huntley Playfield in exchange for the District taking ownership of an equal portion of City Property, on which the District constructed

a portion of a school wing, and is needed by the District for use by the West Seattle Elementary School; and

WHEREAS, the District and City has determined, after thorough discussion, that the best interests of both Parties and the constituents they represent would be to exchange equal portions of the adjacent District Property and City Property parcels, owned respectively by the District and City, which portions of each parcel are described in Exhibits A and B, depicted in Exhibit C and illustrated in Exhibit D; and

WHEREAS, the southern portion (consisting of approximately 8,900 square feet) of the City Property being conveyed to the District, south of the existing fence, is subject to continuing obligations of a Washington State Recreation and Conservation Office (formerly the Interagency Committee for Outdoor Recreation) development grant #78-030 ("RCO Grant"), which requires the project area to be used perpetually for public outdoor recreation; and

WHEREAS, the Parties desire to reduce their agreement as to the terms and conditions which the transaction will occur to writing, now, therefore,

IN CONSIDERATION OF the terms and conditions set forth below, the Parties agree as follows:

1. Exchange of Land. The Parties agree to exchange the real property as follows:
  - a. DISTRICT PROPERTY. The District agrees to convey a Portion of Parcel #252403-9050 as described in Exhibit A to the City which is owned by the District and equal in size to the property the City agrees to convey to the District.
  - b. CITY PROPERTY. The City agrees to convey a portion of Parcel #252403-9059 as described in Exhibit B to the District which is owned by the City and equal in size to the property the District agrees to convey to the City.
  - c. LOT BOUNDARY ADJUSTMENT. The Parties agree to jointly pursue a lot boundary adjustment through the City's Department of Construction and Inspections, which application the District submitted on April 14, 2021, in order to change the boundaries between the District and City-owned properties at the location to reflect the exchange of property between the parties. The property trades are illustrated in Exhibit C.
  - d. OUTDOOR RECREATION RESERVATION. Approximately 8,900 square feet across the southern portion of the City Property, as depicted in Exhibit D ("Outdoor Recreation Portion") while being conveyed to the District in fee, will remain open permanently for public outdoor recreation, as required by the RCO Grant. The District shall not develop, close off, fence or otherwise restrict continuing public outdoor recreation access or use of the Outdoor Recreation Portion.

- e. CONVEYANCE INSTRUMENTS. The conveyances described in subparagraphs a. and b. above shall be by quit claim deed, free from any and all liens and encumbrances, except easements of record and any other encumbrances as may be acceptable to the grantee.
  - f. FENCE MODIFICATION. The District shall not move the existing fence line, but shall be permitted to install a gate in the existing fence along the northern border of the Outdoor Recreation Portion to allow West Seattle Elementary School students access the City park for school recreational use.
  - g. CLOSING COSTS. The Parties agree to share equally in any escrow fees incurred in order to close the conveyance transactions described above. Each party shall pay its own title insurance on the property it is to receive if such insurance is desired by such party. Each party will pay for the recording the deed to the property it is to receive. Each party shall be responsible for its own attorney's fees and other costs incurred in preparing or reviewing documents and otherwise closing the transactions.
2. Duration of Agreement. This Agreement shall commence upon authorized signature by both Parties and shall be binding on the Parties and their successors and assigns and shall run with the land.
  3. Administration - Dispute Resolution. No partnership or other separate legal or administrative entity is created by this Agreement. To the extent any administration of this Agreement is required, such administration shall be done jointly by the Superintendent of the District and the Mayor of the City, or their designees. In the event of any dispute between the Parties as to any matter within the scope of this Agreement, the Superintendent and the Mayor (through their designees) agree to meet in an effort to resolve the same.
  4. Financing. Neither party shall have any financing obligation with respect to this Agreement other than as specifically indicated herein.
  5. Notices. Any notice given under this Agreement must be in writing and be personally delivered, delivered by recognized overnight courier, or given by mail. Any notice must be sent, postage prepaid, by certified mail, return receipt requested. All notices must be addressed to the parties at the following addresses or at such other addresses the parties may from time to time direct in writing:
    - a. District: Office of Legal Counsel  
Seattle School District No. 1  
PO Box 34165, MS 32-151  
Seattle, WA 98124-1165

b. City: Office of the Superintendent  
Seattle Department of Parks and Recreation  
100 Dexter Avenue North  
Seattle, WA 98109

6. Waiver. Neither the District's nor the City's waiver of the breach of any covenant under this Agreement will be construed as a waiver of the breach of any other covenants or as a waiver of any subsequent breach of the same covenant.
7. Non-Severability. Each and every provision of this Agreement is essential to the consideration flowing between the parties and to that end the provisions of this Agreement are not severable.
8. Assignment. Neither party shall assign any portion of this Agreement without the express written consent of the other property.
9. Time of the Essence. Time is of the essence of this Agreement.
10. Amendments. This Agreement may be amended or modified only by written instrument executed by the District and the City.
11. Specific Performance. In the event of any breach or nonperformance of this Agreement, the non-defaulting party may, in addition to any other remedies it may have, insist on specific performance.
12. Cooperation – Execution of Additional Instruments. The parties agree to cooperate in ensuring that the terms and conditions of this Agreement are carried out and the purposes for which it is entered into achieved. The parties further agree to execute any and all additional instruments which may be necessary to fulfill their obligations under this Agreement.
13. Entire Agreement. This Agreement and the exhibits to it constitute the entire agreement between the parties and supersede all prior agreements and understandings between the parties relating to the subject matter of this Agreement.

ENTERED INTO by the parties on the last date set forth below:

SEATTLE SCHOOL DISTRICT NO. 1

CITY OF SEATTLE PARKS & RECREATION

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

Date: \_\_\_\_\_

Date: \_\_\_\_\_

DRAFT

EXHIBIT A – West Seattle Elementary School

Legal Description of Portion of District Property to be Conveyed to City

COMMENCING AT AN EXISTING ALUMINUM DISC IN CASE WITH PUNCH (VISITED 7/23/2019) AT THE INTERSECTION OF SOUTHWEST MYRTLE STREET AND 34<sup>TH</sup> AVENUE SOUTHWEST;  
THENCE EASTERLY, ALONG THE MONUMENT LINE OF SOUTHWEST MYRTLE STREET, SOUTH 88°29'04" EAST, 30.00 FEET;  
THENCE LEAVING SAID MONUMENT LINE, NORTH 02°04'31" EAST, 30.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY MARGIN OF SAID MYRTLE STREET AND THE EAST RIGHT-OF-WAY MARGIN OF 34<sup>TH</sup> AVENUE SOUTHWEST;  
THENCE ALONG SAID EAST MARGIN, NORTH 02°04'31" EAST, 622.20 FEET;  
THENCE LEAVING SAID EAST MARGIN, SOUTH 88°21'29" EAST, 232.28 FEET;  
THENCE SOUTH 02°02'31" WEST, 199.73 FEET TO THE **TRUE POINT OF BEGINNING**;  
THENCE SOUTH 87°57'29" EAST, 195.80 FEET;  
THENCE SOUTH 02°02'31" WEST, 181.28 FEET;  
THENCE NORTH 87°57'31" WEST, 195.80 FEET;  
THENCE NORTH 02°02'31" EAST, 181.28 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 35,495 SQUARE FEET, MORE OR LESS.

EXHIBIT B – Walt Hundley Playfield

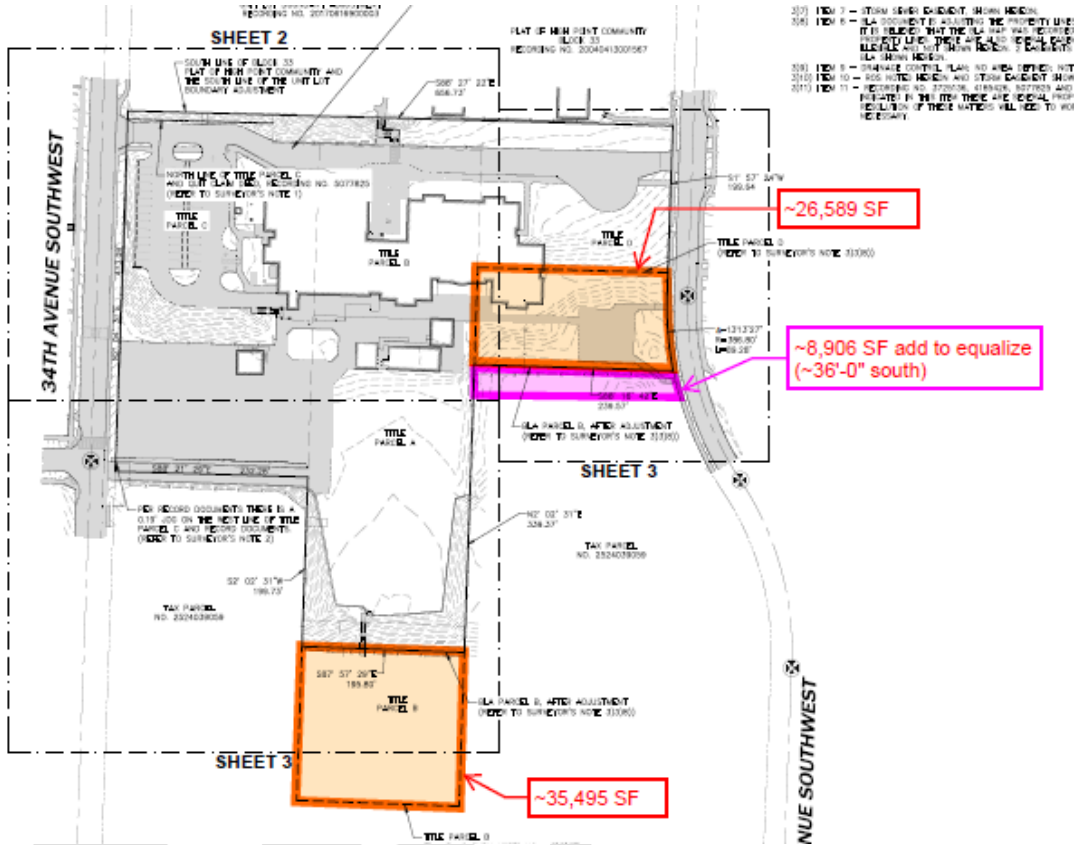
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THENCE LEAVING SAID MONUMENT LINE, NORTH 02°04'31" EAST, 30.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY MARGIN OF SAID MYRTLE STREET AND THE EAST RIGHT-OF-WAY MARGIN OF 34<sup>TH</sup> AVENUE SOUTHWEST;  
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THENCE SOUTH 02°02'31" WEST, 199.73 FEET;  
THENCE SOUTH 87°57'29" EAST, 195.80 FEET;  
THENCE NORTH 02°02'31" EAST, 302.92 FEET TO THE **TRUE POINT OF BEGINNING**;  
THENCE SOUTH 88°16'42" EAST, 250.08 FEET MORE OR LESS TO WESTERLY RIGHT-OF-WAY MARGIN OF 31<sup>ST</sup> AVENUE SOUTHWEST AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE RADIUS OF WHICH BEARS NORTH 73°07'08" EAST, 386.80 FEET;  
THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY MARGIN THROUGH A CENTRAL ANGLE OF 18°50'16", AN ARC LENGTH OF 127.17 FEET (CHORD BEARING NORTH 07°27'44" WEST, 126.60 FEET);  
THENCE CONTINUING ALONG SAID WESTERLY MARGIN, NORTH 01°57'24" WEST, 26.48 FEET;  
THENCE LEAVING SAID WESTERLY MARGIN NORTH 88°27'22" WEST, 229.15 FEET;  
THENCE SOUTH 02°02'31" WEST, 150.75 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 35,495 SQUARE FEET, MORE OR LESS.

# EXHIBIT C

## Illustration of Property Exchange





# EXHIBIT D

## Depiction of Outdoor Recreation Portion

