

Exhibit 1

Legal Description

PARCEL A:

Portion of Government Lots 2 through 4, inclusive, and of the southwest quarter of the northwest quarter of Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the west line of George Holts Donation Claim No. 51, as established by Superior Court Case No. 14450, 400 feet north of the southwesterly corner thereof;
thence south along said west line 400 feet to the south line of said Donation Claim;
thence east along said south line to the west line of A. Hograve's Donation Claim No. 37;
thence south along the last described west line to the production west of the centerline of Sullivan Street;
thence west along said produced line to the east line of 1st Avenue South, as established by Ordinance No. 21498;
thence north along said east line 39.56 feet;
thence north 66°52'24" east 562.14 feet;
thence north 16°56'6" west 861.57 feet;
thence north 24°43'54" east 35.17 feet;
thence north 64°14'54" east 98 feet;
thence easterly along a straight line to the point of beginning;
EXCEPT portion thereof described as follows:

Beginning at the intersection of a line 794 feet west of and parallel with the west line of A. Hograve's Donation Claim No. 37 and the production west of the centerline of Sullivan Street;
thence west along said produced line to the east line of 1st Avenue South, as established by Ordinance No. 21498;
thence north along said east line 39.56 feet;
thence north 66°52'24" east 562.14 feet;
thence southeasterly along a straight line to the beginning;
AND EXCEPT that portion conveyed to the City of Seattle by Quit Claim Deeds recorded as Recording Numbers 5947050 and 6240807;

AND EXCEPT that portion lying southwesterly of the northeasterly line of Occidental Avenue South (Road No. 51);
AND EXCEPT that portion thereof described as follows:

That portion of Government Lot 4, Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the west line of Geo. Holt Donation Claim No. 51, 516.36 feet south of the north line of Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington;
thence south 2°3'26" west along said line 400 feet;
thence north 89°53'36" east along south line of said Donation Claim 73.16 feet;
thence south 0°35'49" west along a line parallel to and 794 feet west of the west line of A. Hograve Donation Claim No. 37, 350 feet;
thence westerly to a concrete monument on the east line of Chas. Prentice Tract;
thence north 16°56'06" west 705.57 feet;
thence north 24°43'54" east 35.17 feet;
thence north 64°14'54" east 98 feet;
thence easterly to the point of beginning.

PARCEL B:

That portion of Government Lot 4, Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the west line of Geo. Holt Donation Claim No. 51, 516.36 feet south of the north line of Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington;
thence south 2°3'26" west along said line 400 feet;
thence north 89°53'36" east along south line of said Donation Claim 73.16 feet;
thence south 0°35'49" west along a line parallel to and 794 feet west of the west line of A. Hograve Donation Claim No. 37, 350 feet;
thence westerly to a concrete monument on the east line of Chas. Prentice Tract;
thence north 16°56'06" west 705.57 feet;
thence north 24°43'54" east 35.17 feet;
thence north 64°14'54" east 98 feet;
thence easterly to the point of beginning;
EXCEPT any portion thereof lying within Occidental Avenue;
AND EXCEPT that portion conveyed to the City of Seattle by Quit Claim Deed recorded as Recording Number 5947050.

END OF LEGAL DESCRIPTION