

ATTACHMENT 1 LEGAL DESCRIPTION

Parcel A:

The West half of Lot 6 and all of Lots 7 and 8, Block 1, Eden Addition to the City of Seattle, according to the plat thereof as recorded in Volume 1 of Plats, Page 61A, in King County, Washington;

Except portions of said Lot 6, Block 1, acquired for street purposes by the City of Seattle as provided by Ordinance Numbers 84452 and 88109;

Also, that portion of Lots 1 and 2 in said Block 1, described as follows:

Beginning at the Southwest corner of said Lot 1;

Thence North along the West line of said Lots 1 and 2 a distance of 120 feet to the Northwest corner of said Lot 2;

Thence East along the North line of said Lot 2 a distance of 33 feet;

Thence South parallel with said West line 107.10 feet;

Thence Southwesterly along a straight line 35.43 feet to the point of beginning;

Also, that portion of Lots 1, 2 and 8, Block 2 of said Addition and of vacated 8th Avenue North vacated pursuant to City of Seattle Ordinance No. 89653 described as follows:

Beginning at the Southeast corner of said Lot 1;

Thence Westerly along the South line of said Lots 1 and 8 a distance of 139.48 feet to the Southeasterly line of Broad Street as condemned by the City of Seattle pursuant to Ordinance No. 84452;

Thence Northeasterly along said Southeasterly line to the East line of said 8th Avenue North;

Thence Southerly along said East line 132.87 feet to the production East of the South line of said Lot 1;

Thence Westerly along said produced line 66 feet to the point of beginning;

Except those portions of 8th Avenue North, as vacated per City of Seattle vacation Ordinance No. 89653, Lots 1, 2, 7 and 8, Block 1 and Lots 1 and 9, Block 2, Eden Addition to the City of Seattle in Volume 1 of Plats, Page 61A, in King County, pursuant to City of Seattle Ordinance No. 125597, more particularly described as follows:

Commencing at the monumented intersection of Dexter Ave North and Mercer St;

Thence South $88^{\circ}41'57''$ East along the centerline of Mercer St, a distance of 112.75 feet;

Thence departing said centerline at a right angle north $01^{\circ}18'03''$ East a distance of 37.84 feet to the North margin of Mercer St and the true point of beginning;

Thence North $35^{\circ}16'26''$ East, a distance of 12.32 feet to the beginning of a non-tangent curve, concave to the north, with a radius of 1,737.00 feet, which center bears North $06^{\circ}35'40''$ West;

Thence along said non-tangent curve through a central angle of $04^{\circ}29'51''$, a distance of 136.35 feet;

Thence North $78^{\circ}54'28''$ East, a distance of 2.01 feet to the beginning of a non-tangent curve, concave to the north, with a radius of 487.00 feet, which center bears North $11^{\circ}05'32''$ West;

Thence along said non-tangent curve through a central angle of $03^{\circ}19'02''$, a distance of 28.19 feet;

Thence North $75^{\circ}35'27''$ East, a distance of 40.73 feet to the beginning of a non-tangent curve, concave to the south, with a radius of 613.13 feet, which center bears South $14^{\circ}35'45''$ East;

Thence along said non-tangent curve through a central angle of $18^{\circ}04'38''$, a distance of 193.45 feet;

Thence South $86^{\circ}31'03''$ East a distance of 70.21 feet;

Thence South $88^{\circ}14'25''$ East, a distance of 7.51 feet to the beginning of a non-tangent curve, concave to the northwest, with a radius of 65.00 feet, which center bears North $82^{\circ}57'54''$ West;
Thence along said non-tangent curve through a central angle of $59^{\circ}09'44''$, a distance of 67.12 feet to the beginning of a compound curve, concave to the northwest, with a radius of 200.00 feet, which center bears North $23^{\circ}48'10''$ West;

Thence along said compound curve through a central angle of $18^{\circ}12'00''$, a distance of 63.53 feet;
Thence South $70^{\circ}01'44''$ West, a distance of 10.89 feet to the North margin of Mercer St;
Thence North $88^{\circ}33'01''$ West along said North margin, a distance of 370.46 feet to the true point of beginning.

Parcel B:

Those portions of Broad Street and 9th Avenue North, vacated pursuant to City of Seattle Ordinance Number 120863 recorded under recording number 20020813000330, and described in deed recorded under recording number 20031114001298 (being portions of Lots 1, 2, 3 and 6, Block 1, and Lots 1, 2 and 8, Block 2, Eden Addition to the City of Seattle, according to the plat thereof, recorded in Volume 1 of Plats, Page 61A, records of King County, Washington, and portions of Lots 1 and 2, Block 79, Lake Union Shorelands, filed in the office of the Commissioner of Public Lands at Olympia, Washington, July 1, 1907), acquired for street purposes pursuant to City of Seattle Ordinance Numbers 84452, 88109 and 88784, and portions of 8th Avenue North as platted in said Eden Addition, lying North of the North margin of Mercer Street and lying between the following described lines "A" and "B":

Line "A":

Beginning at a point on the South line of Lot 8, Block 2, said Eden Addition, which lies 11.48 feet West of the Southeast corner thereof (said South line being also the North margin of Mercer Street);
Thence Northeasterly to a point in the East line of said Lot 8 which lies 7 feet North of said Southeast corner;

Thence Northeasterly to a point on the East line of Lot 2, Block 2, which lies 85 feet North of the Southeast corner of Lot 1, said Block 2 (said East line being also the West margin of that portion of 8th Avenue North vacated by City of Seattle Ordinance Number 89653);
Thence Northeasterly to a point on the West line of Lot 6, Block 1, said point, which lies 132.87 feet North of the Southwest corner of Lot 8, said Block 1, (said West line being also the East margin of said vacated 8th Avenue North);
Thence Northeasterly a distance of 29.20 feet to a point on a line parallel with and 98.17 feet South from, as measured perpendicular to, the North line of said Block 1 (being also the South margin of Roy Street);
Thence Easterly along said parallel line to a point on a line which lies 32 feet West of the East line of the West Half of said Lot 6, as measured perpendicular thereto;

Thence Southerly along said last-described line (32 feet West of and parallel with the East line of the West Half of Lot 6) 21.83 feet to the South line of Lot 6;
Thence Easterly along the South line of Lots 6 and 3, said Block 1, to a point which lies 33 feet East of the West line of Lots 1, 2 and 3, said Block 1;

Thence Southerly along a line, parallel with and 33 feet from, as measured perpendicular to, said West Lot lines a distance of 107.10 feet;
Thence Southwesterly to the Southwest corner of said Lot 1, Block 1 (lying also on the North margin of Mercer Street) and the terminus of line "A".

Line "B":

Beginning at a point on the South line of Lot 8, Block 2, said Eden Addition, which lies 79.64 feet East of the Southwest corner thereof (said Southwest corner being also the intersection of the Easterly margin of Dexter Avenue North and the Northerly margin of Mercer street);
Thence North 35°15'18" East, a distance of 38.92 feet;

Thence North 58°56'02" East, a distance of 9.05 feet;
Thence North 29°33'51" West, a distance of 7.51 feet to the beginning of a non-tangent curve to the right, having a radius of 1,338.00 feet, and having a radial bearing of North 27°08'07" West to said beginning of curve;
Thence along said curve, through a central angle of 07°05'26", an arc distance of 165.58 feet to the beginning of another non-tangent curve to the right having a radius of 956.22 feet, and having a radial bearing of North 20°36'55" West to said beginning of curve;
Thence along said curve, through a central angle of 06°10'27", an arc distance of 103.04 feet to the beginning of another non-tangent curve to the right having a radius of 501.24 feet, and having a radial bearing of North 13°21'39" West to said beginning of curve;
Thence along said curve through a central angle of 03°07'36", an arc distance of 27.35 feet;
Thence North 80°52'37" East, a distance of 15.88 feet to the beginning of a non-tangent curve to the right having a radius of 379.17 feet and having a radial bearing of North 08°47'16" West to said beginning of curve;
Thence along said curve, through a central angle of 08°39'25", an arc distance of 57.29 feet to the beginning of another non-tangent curve to the right having a radius of 140.00 feet, and having a radial bearing of North 03°46'09" East to said beginning of curve; Thence along said curve, through a central angle of 36°51'30", an arc distance of 90.06 feet to the beginning of a tangent curve to the right having a radius of 65.00 feet;
Thence along said curve, through a central angle of 115°33'03", an arc distance of 131.09 feet to the beginning of another tangent curve to the right having a radius of 200.00 feet;
Thence along said curve, through a central angle of 18°12'00", an arc distance of 63.53 feet to a point on said line "A" and the terminus of line "B";

Except those portions of 8th Avenue North, as vacated per City of Seattle vacation Ordinance No. 89653, Lots 1, 2, 7 and 8, Block 1 and Lots 1 and 9, Block 2, Eden Addition to the City of Seattle in Volume 1 of Plats, Page 61A, in King County, pursuant to City of Seattle Ordinance No. 125597, more particularly described as follows:

Commencing at the monumented intersection of Dexter Ave North and Mercer St;
Thence South 88°41'57" East along the centerline of Mercer St, a distance of 112.75 feet;
Thence departing said centerline at a right angle north 01°18'03" East a distance of 37.84 feet to the North margin of Mercer St and the true point of beginning;
Thence North 35°16'26" East, a distance of 12.32 feet to the beginning of a non-tangent curve, concave to the north, with a radius of 1,737.00 feet, which center bears North 06°35'40" West;
Thence along said non-tangent curve through a central angle of 04°29'51", a distance of 136.35 feet;
Thence North 78°54'28" East, a distance of 2.01 feet to the beginning of a non-tangent curve, concave to the north, with a radius of 487.00 feet, which center bears North 11°05'32" West;
Thence along said non-tangent curve through a central angle of 03°19'02", a distance of 28.19 feet;
Thence North 75°35'27" East, a distance of 40.73 feet to the beginning of a non-tangent curve, concave to the south, with a radius of 613.13 feet, which center bears South 14°35'45" East;
Thence along said non-tangent curve through a central angle of 18°04'38", a distance of 193.45 feet;
Thence South 86°31'03" East a distance of 70.21 feet;
Thence South 88°14'25" East, a distance of 7.51 feet to the beginning of a non-tangent curve, concave to the northwest, with a radius of 65.00 feet, which center bears North 82°57'54" West;
Thence along said non-tangent curve through a central angle of 59°09'44", a distance of 67.12 feet to the beginning of a compound curve, concave to the northwest, with a radius of 200.00 feet, which center bears North 23°48'10" West;

Thence along said compound curve through a central angle of 18°12'00", a distance of 63.53 feet;
Thence South 70°01'44" West, a distance of 10.89 feet to the North margin of Mercer St;
Thence North 88°33'01" West along said North margin, a distance of 370.46 feet to the true point of beginning.

Parcel C:

Lots 4, 5 and 6, Block 2, Eden Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of Plats, Page 61A, in King County, Washington;

Except that portion lying within Dexter Avenue (Dexter Avenue North) and Broad Street, condemned in King County Superior Court Cause Number 61981 and 193437 as provided by City of Seattle Ordinance Numbers 17628 and 50890;

And except that portion lying within Roy Street pursuant to City of Seattle Ordinance No. 123336. Parcel D:

Those portions of Broad Street, 8th Avenue North and Mercer Street in the area bounded by Mercer Street, Dexter Avenue North, Roy Street and 9th Avenue North, as described in City of Seattle Ordinance No. 125599, in King County, Washington, more particularly described as follows:

Portions of Broad Street, condemnation Ordinance Nos. 50890 and 84452, 8th Avenue North and Mercer Street, more particularly described as follows:

Commencing at the monumented intersection of Roy St and Dexter Ave North;
Thence South 01°28'04" West along the centerline of said Dexter Ave North, a distance of 153.09 feet;
Thence, at a right angle, South 88°31'56" East, a distance of 53.00 feet to a point on the east margin of said Dexter Ave North and the true point of beginning;
Thence South 88°32'51" East a distance of 13.01 feet;
Thence North 52°53'29" East, a distance of 179.96 feet;
Thence North 88°20'14" East, a distance of 35.72 feet to the beginning of a curve, concave to the north, with a radius of 35.00 feet, which center bears North 01°41'43" West;
Thence along said curve through a central angle of 31°52'16" a distance of 19.47 feet to the South margin of said Roy St;
Thence along said margin South 88°32'41" East, a distance of 62.10 feet;
Thence continuing along said South margin South 88°33'04" East, a distance of 67.29 feet to the beginning of a non-tangent curve, concave to the North with a radius of 100.00 feet, which center bears North 23°15'55" East;
Thence along said non-tangent curve through a central angle of 19°00'48" a distance of 33.18 feet;
Thence South 85°44'53" East, a distance of 55.09 feet;
Thence South 88°35'57" East, a distance of 123.52 feet;
Thence South 01°43'01" West, a distance of 160.63 feet;
Thence North 88°48'50" West, a distance of 9.19 feet to the beginning of a non-tangent curve, concave to the west with a radius of 65.00 feet, which center bears North 79°15'44" West;
Thence along said non-tangent curve through a central angle of 60°05'28" a distance of 68.17 feet to the beginning of a compound curve, concave to the southwest, with a radius of 140.00 feet, which center bears South 40°38'47" West;
Thence along said compound curve though a central angle of 36°51'30" a distance of 90.06 feet to the beginning of a compound curve, concave to the South, with a radius of 379.17 feet, which center bears South 00°06'44" East;
Thence along said compound curve though a central angle of 08°39'25" a distance of 57.29 feet;
Thence South 80°53'45" West a distance of 15.88 feet to the beginning of a non-tangent curve concave to the south, with a radius of 501.24 feet, which center bears South 10°13'58" East;
Thence along said non-tangent curve through a central angle of 03°07'36" a distance of 27.35 feet to the

beginning of a compound curve, concave to the southeast, with a radius of 956.22 feet, which center bears South 14°25'20" East;
Thence along said non-tangent curve through a central angle of 06°10'27" a distance of 103.04 feet to the beginning of a compound curve, concave to the southeast, with a radius of 1338.00 feet, which center bears South 20°01'33" East;
Thence along said compound curve through a central angle of 07°05'26" a distance of 165.58 feet;
Thence South 29°32'43" East, a distance of 7.51 feet;
Thence South 58°57'10" West, a distance of 9.05 feet;
Thence South 35°16'26" West, a distance of 34.03 feet;
Thence South 84°21'54" West, a distance of 32.96 feet to the north margin of Mercer St;

Thence continuing South 84°21'54" West, a distance of 12.52 feet'
Thence North 57°22'25" West, a distance of 2.98 feet to said North margin;
Thence continuing North 57°22'25" West, a distance of 17.16 feet to the East margin on Dexter St;
Thence North 01°28'04" East along said east margin, a distance of 111.22 feet to the true point of beginning.

NOTE: Parcels A, B, C, and D, as a whole, are now known as Parcels A and B of City of Seattle Lot Boundary Adjustment Number 3033220-LU, recorded May 24, 2019, under recording number 20190524900001.

Parcel E:

The North 52 feet of Lot 3 and all of Lot 4, Block 3, Eden Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of Plats, Page 61A, in King County, Washington;

Except the East 20 feet thereof condemned in King County Superior Court Cause No. 193437, as provided by Ordinance No. 50890 of the City of Seattle; and

Except that portion thereof condemned in King County Superior Court Cause No. 486551 for street; Also

Lot 5 and the North 52 feet of Lot 6, Block 3, Eden Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of Plats, Page 61A, in King County, Washington;

Except that portion thereof condemned for Aurora Avenue, in King County Superior Court Cause No. 236360 under Ordinance No. 59719 of the City of Seattle.