

**Community Facilities District
No. 2014-1**

Agenda

Special Meeting Notice and Agenda

Tuesday, July 15, 2025

6:30 PM

**City Hall Council Conference Room: 15670 NE 85th Street; or Listen at
510-335-7371**

Board of Supervisors

Melissa Stuart, Chair

Don Marcy, Vice Chair

Mike Behn

Vanessa Kritzer

Osman Salahuddin

AGENDA**I. PUBLIC COMMENT**

Members of the public may provide comment in person at the time of the meeting.

In the event of difficulty attending a meeting, please email cityclerk@redmond.gov by 2 p.m. on the day of the meeting with either written comment or to provide name and phone number for remote public comment. Written comments will be distributed to the Supervisors and entered into the record and not be read during the meeting.

II. APPROVAL OF MINUTES

- A. June 3, 2025, Regular Meeting (meeting recordings are available by contacting the City Clerk's Office)

[Minutes](#)

III. ITEMS OF BUSINESS

- A. Approval of 2025 Insurance Invoice

[Invoice](#)

- B. Discussion Regarding Microsoft's Request to Terminate CFD 2014-1

[Attachment A: Microsoft Request for Termination of CFD 2014-1](#)

[Attachment B: Proposed Close Out Schedule](#)

[Attachment C: Second Amended and Restated Petition Letter](#)

[Attachment D: City Council Resolution No. 1590](#)

[Attachment E: Funding Agreement](#)

[Attachment F: First Amended and Restated Commitment to Fund](#)

IV. NEXT MEETING SCHEDULED

- A. Scheduled - August 5, 2025, request to change to August 4, 2025 due to National Night Out



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 7/15/2025

Meeting of: Community Facilities District No. 2014-1

File No. CM 25-425

Type: Committee Memo

June 3, 2025, Regular Meeting (meeting recordings are available by contacting the City Clerk's Office)

**Community Facility District No. 2014-1
Board of Supervisors Meeting Minutes**

June 3, 2025

The regular meeting of Community Facilities District (CFD) No. 2014-1 was called to order by Chair Melissa Stuart at 6:30 p.m. The meeting was held in-person and remotely.

Board Members present and establishing a quorum:

- ☒ Melissa Stuart, Chair
- ☒ Don Marcy, Vice Chair
- ☒ Mike Behn
- ☒ Vanessa Kritzer
- ☒ Osman Salahuddin

Staff in Attendance: Kelley Cochran, Finance Director, and Cheryl Xanthos, City Clerk.

I. Public Comment: There were no requests to address the Board.

II. Approval of Minutes:

MOTION: Supervisor Marcy moved to approve the minutes for the Regular Meeting of May 6, 2025. The motion was seconded by Supervisor Salahuddin.

VOTE: The motion passed (5 - 0).

III. Items of Business:

A. Discussion Regarding the Possibility of Canceling Meetings with No Items of Business

Following Supervisor discussion, this item was approved without objection.

B. Update and Discussion Regarding the Status of Payment for Invoice No. 21

Kelley Cochran, Finance Director, stated that this invoice has been paid and will confirm this has occurred. Director Cochran also responded to Supervisory inquiries.

C. Discussion Regarding Microsoft's Request to Terminate CFD 2014-1

Supervisor Behn spoke to this request from Microsoft regarding the wayfinding to no longer be funded by the CFD, and the rest of the projects have been completed.

Director Cochran will follow up regarding the amount of funding left in the CFD.

Discussion ensued regarding the termination and closing out of the CFD. This item will be discussed again at the July meeting.

IV. Next Meeting:

Rescheduled to July 15, 2025, as a special meeting.

Meeting adjourned at 6:52 p.m.

Minutes approved on this 15th day of July, 2025

Redmond Community Facility District
No. 2014-1

Melissa Stuart, Chair



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 7/15/2025

Meeting of: Community Facilities District No. 2014-1

File No. CM 25-429

Type: Committee Memo

Approval of 2025 Insurance Invoice



Connected Community
Enhanced Livability
Environmental Sustainability

July 15, 2025

Supervisor Stuart
Redmond CFD No. 2014-01
15670 NE 85th Street
PO Box 97010, MS 4NEX
Redmond, WA 98073-9710

Re: Community Facility District 2014-1 Approval of 2025 Insurance Invoice

Supervisor Stuart:

Please approve the payment of the attached invoice related to Community Facility District 2014-1 (CFD 2014-1). The following is a summary of the attached invoice:

- Travelers Invoice No. 3306F2227June2025 for \$480.00 for 06/05/2025-06/05/2026 liability insurance.
 - The policy is a one-year term. The policy provides Crime Coverage for \$1,000,000, and the Employee theft single loss limit is \$1,000,000 with \$25,000 Loss Retention.
 - The next renewal invoice is due in June 2026.

If you have any questions or concerns, please contact me at 425-556-2180.

Sincerely,

Nida Hermoso, Finance Manager (Accounting)

cc: Kelley Cochran, Director of Finance

TRAVELERS
LEAVITT GROUP NORTHWEST
PO BOX 833
AUBURN, WA 98071

Billing Account 3306F2227
Statement Date 05/16/25

Minimum installment payment due
by 06/05/25
\$480.00

Thank you for your last payment,
received on 07/11/24
\$-480.00
Total remaining balance
\$480.00

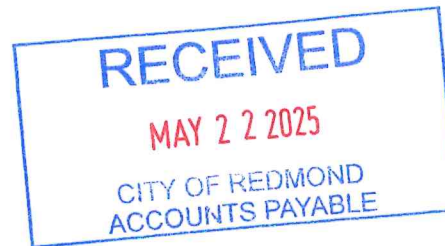
REDMOND COMMUNITY FACILITIES DISTRICT #
CITY OF REDMOND ACCOUNTS PAYABLE
PO BOX 97010
REDMOND, WA 98073

Policyholder: REDMOND COMMUNITY FACILITIES D

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IMPORTANT MESSAGES

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- Manage your account, view policy details & transaction history
- Enroll in automatic recurring payments
- Change your mailing address and more!

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Avoid mail delays, make a payment today - scan the QR Code above or call our direct payment line 877-307-4202

If paying by check, cut at dotted line above and include this payment coupon with your check.

648842H 2025136 1008 3710L8095

TRAVELERS

Billing Account:
3306F2227

Total remaining balance:
\$480.00

Payment must be received by:
06/05/25

Mail payment to:

TRAVELERS CL REMITTANCE CENTER
PO BOX 660317
DALLAS, TX 75266-0317



Minimum payment due: **\$480.00**

Amount enclosed: **\$**

Please write the billing account number on the check
and make payable to: Travelers

9933333036063232323740393939391700004800000004800011

Billing account summary

POLICY	POLICY NUMBER	POLICY PERIOD	MONTHLY PREMIUM	ANNUAL PREMIUM
 LIABILITY	0106314758 LB	06/05/25 - 06/05/26	\$480.00	\$480.00
Total premium			\$480.00	\$480.00
Installment fee			\$0.00	
Minimum installment payment due			\$480.00	

For transaction history, policy & account details, visit mytravelers.com

Additional messages







If you are paying with a check from a Personal Checking Account, you authorize us to either use information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check. If you are paying with a check from a Business Checking account, we will process the payment as a check.

Insuring company

POLICY	POLICY NUMBER	INSURING COMPANY
 LIABILITY	0106314758 LB	TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

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 CLDDIRECTBILL@travelers.com
 travelers.com/contact-us
 877-307-4202 (direct payment line)
 800-252-2268 (billing questions)

 Your Travelers Agent
 LEAVITT GROUP NORTHWEST
 WWW.LEAVITT.COM/
 253-267-8822 (policy and coverage questions)

(Need assistance continued on page 3)

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Need assistance? (continued)



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THANK YOU!



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 7/15/2025

Meeting of: Community Facilities District No. 2014-1

File No. CM 25-351

Type: Committee Memo

Discussion Regarding Microsoft's Request to Terminate CFD 2014-1



April 25, 2025

VIA E-MAIL

Melissa Stuart, Chairman of Board of Supervisors
Community Facility District No. 2014-1
City of Redmond
15670 NE 85th Street
Redmond, WA 98073

Re: CFD 2014-1

Dear Supervisor Stuart:

Although Community Facility District No. 2014-1 was amended in September of 2024 to add digital wayfinding elements to Redmond Technology Station, subsequent analysis of the wayfinding issue has led Microsoft to the conclusion that the wayfinding issue is best addressed through other means. Therefore, the wayfinding elements added to CFD 2014-1 will not be built.

Since all the other projects for which CFD 2014-1 was formed have been constructed and paid for, Microsoft Corporation, as the sole property owner in CFD 2014-1, hereby requests that CFD 2014-1 be terminated and the excess funds in CFD 2014-1 be returned to Microsoft as provided in RMC 3.95.040. Microsoft thanks the City and all the former and present Supervisors for the care and attention paid to the administration of Community Facility District No. 2014-1.

Sincerely,

MICROSOFT CORPORATION

By: 

Name: Steph Longstreth

Its: General Manager

cc: Board of Supervisors
Mayor Birney
Malisa Files
Kelley Cochran
Daniel Kenny

Date	Action	Lead	Deadline	Notes
4/25/2025	Microsoft writes request to CFD 2014-01 to dissolve	Microsoft		
7/15/2025	Discuss CFD 2014-01 dissolution - no action will be taken (discussion only)	CFD Board of Supervisors		
	Draft termination resolution for CFD 2014-01 and termination ordinance for Redmond City Council	Daniel Kenny	7/18/2025	
8/4/2025	During 8/4 Committee of the Whole meeting: <ul style="list-style-type: none"> • Council notification of plan for CFD 2014-01 Board of Supervisors to consider resolution to terminate CFD 2014-01 • Notification that if passed, the resolution will be emailed to Council after 9/2/2025 CFD meeting • Request Council approval to put CFD 2014-01 dissolution ordinance on 9/16/2025 consent agenda (passed CFD resolution would be an attachment to 9/16 agenda item) 	Kelley Cochran	7/30/2025	<ul style="list-style-type: none"> • Presenting to Council during 8/4 COTW meeting because August FAC meeting canceled due to Council's August recess
9/2/2025	CFD 2014-01 Board of Supervisors considers resolution to terminate	CFD Board of Supervisors	8/27/2025	Resolution: (a) confirming that all improvements have been completed (b) confirming that all invoices have been paid (c) confirming that all assessments have been paid and expended or that the balance will be repaid to Microsoft under the Commitment to Fund (d) requesting that the City Council dissolve the CFD
9/3/2025	If approved on 9/2/2025, CFD 2014-01 Board of Supervisors emails passed CFD 2014-01 resolution to terminate to the Redmond City Council	Kelley Cochran		
9/16/2025	Public Hearing	N/A	N/A	Not required
9/16/2025	Redmond City Council Considers Ordinance Ratifying and Affirming Termination of CFD 2014-01 and Amending the Municipal Code to Remove this CFD from Code.	Redmond City Council	9/10/2025	Ordinance includes findings that the CFD is no longer needed, served its purpose, and has chosen itself to terminate <ul style="list-style-type: none"> • An ordinance will be considered by Council, rather an a resolution, because CFD 2014-01 will need to be removed from the Redmond Municipal Code.

**SECOND AMENDED AND RESTATED REDMOND CFD No. 2014-1
Community Facilities District (“CFD”) Petition Pursuant to Chapter 36.145 RCW**

Microsoft Corporation (“Petitioner”) respectfully submits this Second Amended and Restated Redmond CFD 2014-1 Community Facilities District Petition (the “Second Amended Petition”) to the City of Redmond pursuant to Chapter 36.145 RCW. This Second Amended Petition requests modification of the Amendment approved by the Redmond City Council on November 18, 2014 which amended the Petition for formation of Redmond CFD No. 2014-1 (the “District” or “CFD No. 2014-1”), which was approved by the Redmond City Council on July 15, 2014, 2014 and which includes the Redmond CFD No. 2014-1 Property, as defined below, that is both located within the Redmond Urban Growth Area (“UGA”) and within the city limits of Redmond as required by RCW 36.145.020. The requirements for a community facilities district petition are set forth in RCW 36.145.020(1). Each of these requirements is addressed subsection-by-subsection below.

RCW 36.145.020(1)(a): See the township, range, and legal subdivision description of the boundaries of the District attached to this Petition as Attachment 1 (the “Redmond CFD No. 2014-1 Property”).

RCW 36.145.020(1)(b): The undersigned property owner hereby requests that the Redmond CFD No. 2014-1 Property be subject to assessments up to the amount outlined in RCW 36.145.020(1)(i)(iv) as authorized by Chapter 36.145 RCW.

RCW 36.145.020(1)(c): See the certification attached to this Petition as Attachment 2.

RCW 36.145.020(1)(d): The District’s objective is to finance all or part of six specific improvements that provide special benefits to the Redmond CFD No. 2014-1 Property through the application of assessments. The net amount to be assessed on each parcel within the District is proportional to the special benefit conferred on such parcel by the six improvements. The District anticipates financing the following six specific facilities (the “Improvements”):

- Pedestrian/Bicycle Bridge connecting the east side of 156th Avenue NE to Redmond Technology Station and to the west side of SR 520.
- Canopy Coverage for Waiting Areas at Redmond Technology Station.
- Shell and core requirements for a transit office/public waiting area near the parking garage at Redmond Technology Station.
- Additional paving for buses and vans to wait and to drop off and pick up passengers moving between the light rail system and the bus system.
- Accessibility features at Redmond Technology Station such as timetable displays with text to speech functionality and tactile guidance indicators to assist those with visual impairments to navigate the site.

RCW 36.145.020(1)(e): The undersigned property owner declares that CFD No. 2014-1 will be conducive to public health, safety, and welfare for the following reasons. The proposed District will finance the Improvements which will improve the public health, safety, and welfare by improving pedestrian and bicycle circulation and thereby improving pedestrian and bicycle safety. The Improvements also enhance the public transit experience which should reduce reliance on private automobiles for commuting. The Improvements are in the best interest of the City for these reasons. The Improvements have benefits for the City, its residents and those who visit or work in the City. The proposed District, through the application of assessments, provides a secure financing source for the Improvements which provide public health, safety, and welfare benefits to the Redmond CFD No. 2014-1 Property and the citizens of Redmond.

RCW 36.145.020(1)(f): The purpose of forming the District is to finance the Improvements. The Improvements will provide special benefit to the Redmond CFD No. 2014-1 Property and will increase the fair market value of the Redmond CFD No. 2014-1 Property on account of their proximity to the Redmond CFD No. 2014-1 Property. The Improvements provide special benefits to the Redmond CFD No. 2014-1 Property as summarized below:

- The Pedestrian/Bicycle Bridge allows safe, expedient, and sheltered travel across SR-520 for pedestrians and cyclists whose work is located on the Redmond CFD No. 2014-1 Property. The bridge connects transit stops and a regional pedestrian/bicycle trail on the west side of SR-520 with the Redmond Technology Station and the public sidewalk on 156th Avenue NE. This will avoid the need for pedestrians and cyclists to cross SR-520 via the NE 40th Street overpass thereby eliminating significant potential for pedestrian and bicycle encounters with automobiles and buses.
- The canopy coverage for the waiting areas will provide a drier and more comfortable area for transit riders whose work is located on the Redmond CFD No. 2014-1 Property while waiting for the light rail trains and buses that serve the Redmond Technology Station.
- The transit office/public waiting area will provide a comfortable place for transit riders whose work is located on the Redmond CFD 2014-1 Property to wait if there is a long wait for their train or bus.
- The additional paving provides increased bus system capacity and more efficient bus system operations in the transit loop at Redmond Technology Center resulting in improved access for bus system riders whose work is located on the Redmond CFD 2014-1 Property and facilitates connection between the light rail system and the bus system.
- The accessibility features, such as the timetable displays and tactile guidance indicators, will enable pedestrians with disabilities to more easily navigate in and through the Redmond Technology Station and will enable pedestrians and bicyclists who are unfamiliar with Microsoft's campus to avoid long and time-consuming mistakes by having the information to go in the correct direction the first time.

RCW 36.145.020(1)(g): See the “obligation” attached to this Petition as Attachment 3.

RCW 36.145.020(1)(h): Petitioner nominates the following two individuals as eligible supervisors for the District: (1) Mike Behn, Senior Real Estate and Land Use Manager of Microsoft Corporation, as a representative of the Petitioner; and (2) Donald Marcy, as a qualified professional. Both Mr. Behn and Mr. Marcy are willing and able to serve on the District’s Board of Supervisors. Curriculum vitae for Mr. Behn and Mr. Marcy, as well as documentation of their consent to serve, are attached hereto as Attachment 4.

RCW 36.145.020(1)(i): Subsections (i)-(v) of this section are each addressed separately below.

(i) See the diagram showing each separate lot, tract, parcel of land, or other property in the District attached hereto as Attachment 5.

(ii) The acreage of the Redmond CFD No. 2014-1 Property is 3.60 acres.

(iii) The name and address of the owner of each lot, parcel as shown on the tax roll of the King County Assessor:

Lot/Parcel	Property Owner	Property Owner Address
232505-9120	Microsoft Corporation	Microsoft Real Estate & Facilities One Microsoft Way Redmond, WA 98052

(iv) See Preliminary Assessment Roll on the following page:

Community Facility District (CFD) No. 2014-1 Preliminary Assessment Roll		
Parcel		Total \$ per Parcel
Number	Acreage	
1	2.96	\$8,198,500
Total:	2.96	\$8,198,500

(v) Because there is only one parcel of property and one property owner in the proposed district, the method of allocating the special benefit and assessments among the properties is not relevant to this petition as one hundred percent of the assessments will be assigned to the single parcel.

RCW 36.145.020(1)(j): The security to ensure the timely payment of assessments and the timely payment of bonds issued by the District will be the Redmond CFD No. 2014-1 Property.

[see signature of property owner on the following page]

PROPERTY OWNER:

MICROSOFT CORPORATION, a Washington corporation

By: 

Steph Longstreth, General Manager, Microsoft Global Workplace Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502
Telephone No.: (425) 882-8080

Date: 04/04/24

WARNING

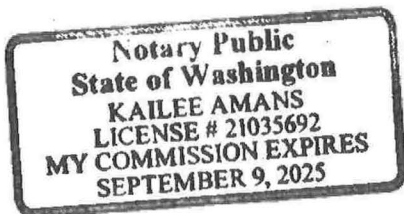
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Steph Longstreth, to me known to be the General Manager, Microsoft Global Workplace Services of Microsoft Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this 4th day of April,
2024.



Kailee Amans
Kailee Amans

(Print name of notary)

NOTARY PUBLIC in and for the State of
Washington, residing at One Microsoft Way

My commission expires Sept 9, 2025

ATTACHMENT 1

REDMOND CFD NO. 2014-1

N 1/2 OF NE 1/4 OF SE 1/4 OF NW 23-25-5 LYING SELY OF THE SE MARGIN OF SR 520 CONV TO THE STATE PER REC #7104290555 LESS POR LYING E OF W MARGIN 156TH AVE NE PER SCC#84-2-12153-0 & LESS POR TO CITY OF REDMOND FOR NE 36TH ST PER REC #20020131000898 & LESS POR TO CPSRTA PER DEED REC #20171109001137

ATTACHMENT 2

CERTIFICATION

Microsoft Corporation, the undersigned petitioner, voluntarily submits the Redmond CFD No. 2014-1 Property, as defined in Attachment 1 of the attached Petition, to the authority of the District described in the Petition pursuant to Chapter 36.145 RCW to approve the Petitioner's request to submit the Property to the assessments, up to the amount included in Section 36.145.020(1)(i) of the Petition and authorized under Chapter 36.145 RCW.

The undersigned petitioner certifies under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

PETITIONER:

MICROSOFT CORPORATION, a Washington corporation

By: 

Steph Longstreth, General Manager, Microsoft Global Workplace Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502
Telephone No.: (425) 882-8080
Date: 04 / 04 / 24

WARNING

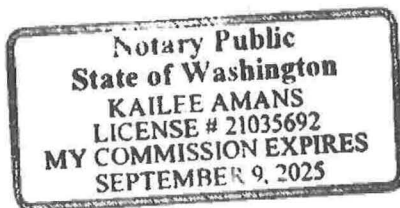
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Steph Longstreth, to me known to be the General Manager, Microsoft Global Workplace Services of Microsoft Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this 4th day of April,
2024.



Kailfe Amans
Kailfe Amans
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at One Microsoft Way
My commission expires Sept. 9, 2025

ATTACHMENT 3

OBLIGATION

Microsoft Corporation certifies that it is the sole Petitioner for the attached Petition and that it agrees to pay the costs of the formation of the Redmond CFD No. 2014-1 pursuant to the Petition.

The undersigned Petitioner certifies under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

PETITIONER:

MICROSOFT CORPORATION, a Washington corporation

By: 

Steph Longstreth, General Manager, Microsoft Global Workplace Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502

Telephone No.: (425) 882-8080

Date: 04/04/24

WARNING

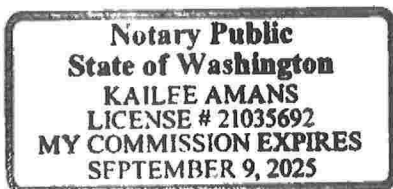
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Steph Longstreth, to me known to be the General Manager, Microsoft Global Workplace Services of Microsoft Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this 4th day of April,
2024.



Kailee Amans
Kailee Amans
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at One Microsoft Way
My commission expires Sept. 9, 2025

ATTACHMENT 4

NOMINEES FOR BOARD OF SUPERVISORS

I, Mike Behn, hereby acknowledge that Petitioner, Microsoft Corporation, has nominated me to serve as a supervisor on Redmond CFD No. 2014-1's Board of Supervisors and hereby consent to serve on such board if I am appointed by the City of Redmond.

Mike Behn 4/4/24
Mike Behn, Senior Real Estate and Land Use Manager of Date
Microsoft Corporation

WARNING

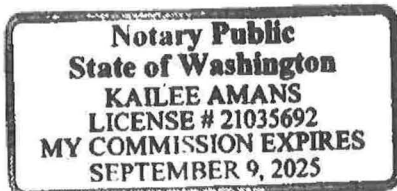
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Mike Behn, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of April,
2024.



Kailee Amans
Kailee Amans
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at One Microsoft Way
My commission expires Sept 9, 2025

Mike Behn

1 Microsoft Way, Redmond WA 98065
425-703-6420 mike.behn@microsoft.com

Mike is a land use professional with skills covering the spectrum of real estate processes including land acquisition, master planning, entitlement, development, and leasing. He has a life-long passion for the built environment and creating places that enhance everyday experience. At Microsoft, Mike applies his real estate and land use expertise to the company's 500+ acre Redmond, WA campus including their current 2050 master planning efforts, public/private partnerships, and execution on sustainability initiatives. Additionally, Mike oversees commercial acquisitions and dispositions in Puget Sound. Prior to joining Microsoft, Mike spent 15 years in residential development working for regional and national homebuilders. During his tenure, Mike oversaw the purchase, design, entitlement and development of numerous single-family and townhouse communities and the buildout of notable northwest master-planned communities. Mike has an honors Bachelor of Arts degree in Planning, Public Policy, and Management from the University of Oregon. He is a member of NAIOP and the Urban Land Institute.

Education **Bachelor of Arts – Planning, Public Policy, and Management**

1991-1996 University of Oregon Eugene, OR
Robert D. Clark Honors College; Architecture minor

Experience **Senior Real Estate and Land Use Manager**

2017 – Present Microsoft Redmond, WA

- Manage land use of the Redmond campus through master planning activities, lead acquisition efforts on new properties, and oversee infrastructure projects
- Collaborate on behalf of Microsoft stakeholders with the City of Redmond, Sound Transit, and other agencies to facilitate agreements
- Serve as a land use subject matter expert and share knowledge of the Redmond campus and best practices for land use planning to the company

Director of Land Planning and Entitlement, Senior Development Manager

2004 – 2017 Pulte Homes, Quadrant Homes Bellevue, WA

- Provided senior leadership for the entitlement of new subdivisions, meeting with elected officials and senior city staff to secure approvals
- Oversaw land development activities, including the installation of new innovative and sustainable low-impact development features (pervious pavement, modular wetland vault systems, bioswales, etc.)
- Served as President of multiple Commercial Owner's Associations and Residential Owner's Associations during the declarant period of control

Involvement **Member, Board of Directors and Government Affairs Committee**

2017 – 2019 OneRedmond Redmond, WA

I, Donald E. Marcy, hereby acknowledge that Petitioner, Microsoft Corporation, has nominated me to serve as a supervisor on Redmond CFD No. 2014-1's Board of Supervisors and hereby consent to serve on such board if I am appointed by the City of Redmond.

Donald E. Marcy
Donald E. Marcy

4-12-24
Date

WARNING

Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Donald E. Marcy, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of April,
2024.



Sophie Johnson
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 11-07-26

DONALD E. MARCY

Land Use Attorney

Email: dmarcy@cairncross.com

Direct: 206-254-4465

Introduction

Donald is one of the leading lawyers in land use and real estate development matters in Seattle. For over 40 years, he has guided many of the region's significant mixed-use, office, business park, retail, and multi-family projects to successful conclusion through creative application of the law. He has assisted real estate developers and owners of property in developing commercial and residential projects in the Pacific Northwest and other regions of the country. He has represented clients in all aspects of real estate development; buying property; negotiating ground leases; obtaining land use entitlements; negotiating design, construction, and financing documents; negotiating leases; and selling fully developed properties. The skills he has developed through this legal work are varied and include structuring real estate deals, drafting and negotiating agreements and contracts, negotiating with government agencies, analyzing regulatory programs and requirements, and making public presentations.

As a member and past Chairman of the Government Affairs Committee of NAIOP, the commercial real estate organization, Donald is active in the crafting of legislation that affects the commercial real estate industry.

Education

- Stanford University (A.B., with Honors in Economics)
- University of Southern California (J.D.)
 - Member and Executive Editor of Articles, Southern California Law Review

Admissions

- Washington
- US District Court, Western District of Washington
- US District Court, Eastern District of Washington

Honors & Recognition

- Top Ranked in Washington State by *Chambers USA* in the area of Real Estate: Zoning/Land Use since 2016

- Named *The Best Lawyers in America*® Litigation – Land Use and Zoning “Lawyer of the Year” in Seattle (2022)
- Named *The Best Lawyers in America*® Litigation – Real Estate “Lawyer of the Year” in Seattle (2021)
- Named *The Best Lawyers in America*® Land Use & Zoning Law “Lawyer of the Year” in Seattle (2014)
- Listed in *The Best Lawyers in America*® in Land Use & Zoning Law since 2010
- Listed in *The Best Lawyers in America*® in Litigation – Land Use & Zoning since 2010
- Listed in *The Best Lawyers in America*® in Litigation – Real Estate since 2010
- Listed in *The Best Lawyers in America*® in Real Estate Law since 2010
- Named on the Washington Super Lawyers list by *Super Lawyers*® Magazine since 2000
- Named on the Top 100 Washington Super Lawyers list by *Super Lawyers*® Magazine
- NAIOP Washington State Chapter Board Member of the Year, 2008
- NAIOP Washington State Chapter Member of the Year, 1994
- Association of Washington Business Heavy Lifter Award Recipient, 2008
- Martindale-Hubbell AV® Preeminent 5.0 out of 5
- Avvo® rated 10.0 out of 10.0
- Top 100 Attorneys Award Recipient, *Washington CEO Magazine*
- Top Rated Lawyer in Land Use and Zoning, *The American Lawyer & Corporate Counsel Magazines*
- Top Ten Attorneys in Washington (in the Area of Real Estate Law) Award Recipient, *Washington CEO Magazine* in conjunction with Avvo, Inc.
- League of Justice – Environmental & Land Use Law Award Recipient, *Washington CEO Magazine*
- Top Lawyer Award Recipient, *Seattle Magazine*
- Top Business Lawyer Award Recipient, *Seattle Business*
- Top Lawyer – Real Estate Award Recipient, *Seattle Metropolitan Magazine*

Professional & Community Involvement

- National Association of Industrial and Office Properties (NAIOP) Washington (1989-present)
 - Board of Directors (1991-1995, 2005-2009)
 - Chairman of Government Affairs Committee (1996-1998, 2010-2015)
- King County Green River Flood Protection Task Force
- State Department of Ecology, State Wetland Integration Strategy Task Force
- Pacific Real Estate Institute
- Lewis County Economic Development Council
- Seattle Metropolitan Chamber of Commerce

- Association of Washington Business, Environmental Affairs Council, Land Use Committee, and Regulatory Reform Committee
- King County Bar Association
- Seattle Mayor's Industrial Lands Task Force (2015-2018)
- Path with Art, Board of Directors (2021-present)

Publications & Speaking Engagements

- Moderator, "Seattle Forecast 2018!," Bisnow, Seattle, WA, January 25, 2018
- Speaker, "Commercial Real Estate Leases," Law Seminars International, December 11-12, 2017
- Moderator, "Seattle State of the Market," Bisnow, Seattle, WA, December 17, 2013
- Moderator, "Seattle Office 2020," Bisnow, Seattle, WA, April 23, 2013
- Moderator, "Seattle Construction & Development Summit," Bisnow, Seattle, WA, March 27, 2013

ATTACHMENT 5
PARCEL DIAGRAM



CERTIFICATE OF DESIGNATION

Global Workplace Services Authorization

THIS CERTIFICATE OF DESIGNATION is made pursuant to and in accordance with that certain resolution of the Board of Directors of Microsoft Corporation (the "Company"), adopted on June 16, 2006, under which the undersigned are authorized to designate persons empowered to sign any and all documents as relates to real estate transactions on behalf of the Company and its subsidiary companies.

The following persons are so designated, in compliance with the objectives in the resolution:

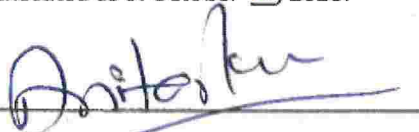
Beth Schryer, Vice President, Global Workplace Services

Steph Longstreth, General Manager, Global Workplace Services

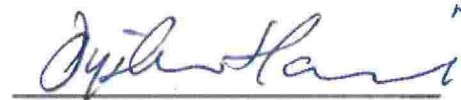
John Trujillo, Senior Director, International Real Estate Operations

This Certificate may be signed by electronic signature, which will be effective for all purposes.

IN WITNESS WHEREOF, the undersigned have caused this Certificate of Designation to be executed as of October 19, 2023.



Anita Mehra
Global Treasurer



Oystein Harsvik
Assistant Treasurer

Introduced: 9/17/24

Adopted: 9/17/24

**CITY OF REDMOND
RESOLUTION NO. 1590**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING A PETITION BY MICROSOFT CORPORATION TO AMEND REDMOND COMMUNITY FACILITIES DISTRICT NO. 2014-01; MODIFYING THE PURPOSE OF SAID COMMUNITY FACILITIES DISTRICT TO INCLUDE FINANCING THE CONSTRUCTION OF PEDESTRIAN/BICYCLE BRIDGE CONNECTING THE EAST SIDE OF 156TH AVENUE NE TO REDMOND TECHNOLOGY STATION AND TO THE WEST SIDE OF SR 520, CANOPY COVERAGE FOR WAITING AREAS AT REDMOND TECHNOLOGY STATION, SHELL AND CORE REQUIREMENTS FOR A TRANSIT OFFICE/PUBLIC WAITING AREA NEAR THE PARKING GARAGE AT REDMOND TECHNOLOGY STATION, ADDITIONAL PAVING FOR BUSES AND VANS TO WAIT AND TO DROP OFF AND PICK UP PASSENGERS MOVING BETWEEN THE LIGHT RAIL SYSTEM AND THE BUS SYSTEM, ACCESSIBILITY FEATURES AT REDMOND TECHNOLOGY STATION SUCH AS TIMETABLE DISPLAYS WITH TEXT TO SPEECH FUNCTIONALITY AND TACTILE GUIDANCE INDICATORS TO ASSIST THOSE WITH VISUAL IMPAIRMENTS TO NAVIGATE THE SITE; MAKING FINDINGS IN SUPPORT OF THE AMENDMENT; AND INCORPORATING TERMS AND CONDITIONS SET FORTH IN THE PETITION

WHEREAS, Resolution No. 1411 (AM) of the City of Redmond, passed by the City Council on July 15, 2014, formed Redmond Community Facilities District ("CFD") No. 2014-01 for the purpose of financing the construction of a pedestrian/bicycle bridge connection the east side of 156th Avenue NE to the Overlake Transit Center and to the West side of SR 520 and the construction of canopy coverage for waiting areas at the

Overlake Transit Center; and

WHEREAS, pursuant to RCW 36.145.020, the CFD was formed based upon the petition of Microsoft Corporation, the owner of one hundred percent (100%) of the land to be included within the district; and

WHEREAS, RCW 36.145.020(3) provides that petitions for the formation of a CFD may be amended when the amended petition is signed by the owners of one hundred percent (100%) of the land in the district; and

WHEREAS, Resolution No. 1417 of the City of Redmond, passed by the City Council on November 18, 2014, approved an amended petition from Microsoft Corporation for Redmond CFD No. 2014-01 which altered the purpose of the CFD to add construction of shell and core requirements for a transit office/public waiting area in the parking garage at Overlake Transit Center and the construction of additional paving for buses and vans to wait and to drop off and pick up passengers moving between the light rail system and the bus system; and

WHEREAS, on April 18, 2024, the Redmond Finance Director received an amended petition from Microsoft Corporation for Redmond CFD No. 2014-01 requesting that the purpose of the CFD be expanded to add the financing of the construction of a pedestrian/bicycle bridge connecting the east side of 156th Avenue

NE to Redmond Technology Station and to the west side of SR 520, canopy coverage for waiting areas at Redmond Technology Station, shell and core requirements for a transit office/public waiting area near the parking garage at Redmond Technology Station, additional paving for buses and vans to wait and to drop off and pick up passengers moving between the light rail system and the bus system, accessibility features at Redmond Technology Station such as timetable displays with text to speech functionality and tactile guidance indicators to assist those with visual impairments to navigate the site; and

WHEREAS, the Redmond City Council held a public hearing on the proposed amendments to Redmond CFD No. 2014-01 on September 17, 2024, and, after considering all public testimony received, determined to approve the amended petition and authorize amendment of the purpose of the CFD as provided herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings. Pursuant to RCW 36.145.020 and RCW 36.145.060, the Redmond City Council makes the following findings:

(A) The amended petition received by the City on April 18, 2024, was signed by one hundred percent (100%) of the owners of land within Redmond CFD No. 2014-01. Microsoft Corporation owns

all of the land within the boundaries of the CFD and is the sole signatory on the petition.

(B) The City Council previously found, in Resolution Nos. 1411 and 1417, that the land owned by Microsoft within the original boundaries of CFD No. 2014-01 will be specially benefited by the multimodal improvements identified described in those resolutions. Further, the improvements described herein will also specially benefit both the land owned by Microsoft within the boundaries of CFD No. 2014-01:

(1) The Pedestrian/Bicycle Bridge allows safe, expedient, and sheltered travel across SR-520 for pedestrians and cyclists whose work is located on the Redmond CFD No. 2014-01 Property. The bridge connects transit stops and a regional pedestrian/bicycle trail on the west side of SR-520 with the Redmond Technology Station and the public sidewalk on 156th Avenue NE. This will avoid the need for pedestrians and cyclists to cross SR-520 via the NE 40th Street overpass thereby eliminating significant potential for pedestrian and bicycle encounters with automobiles and buses.

(2) The canopy coverage for the waiting areas will provide a drier and more comfortable area for transit riders whose work is located on the Redmond CFD No. 2014-01 Property while waiting for the light rail trains and buses that serve the Redmond

Technology Station.

(3) The transit office/public waiting area will provide a comfortable place for transit riders whose work is located on the Redmond CFD 2014-01 Property to wait if there is a long wait for their train or bus.

(4) The additional paving provides increased bus system capacity and more efficient bus system operations in the transit loop at Redmond Technology Center resulting in improved access for bus system riders whose work is located on the Redmond CFD 2014-01 Property and facilitates connection between the light rail system and the bus system.

(5) The accessibility features, such as the timetable displays and tactile guidance indicators, will enable pedestrians with disabilities to more easily navigate in and through the Redmond Technology Station and will enable pedestrians and bicyclists who are unfamiliar with Microsoft's campus to avoid long and time-consuming mistakes by having the information to go in the correct direction the first time.

(C) Amending Redmond CFD No. 2014-01 will be in the best interest of the City of Redmond for the following reasons:

(1) The multimodal improvements will be available for use by all people who live, work and commute in Redmond and not just for those whose work is located on the property and included

in the Community Facilities District.

(2) The multi modal improvements will increase public safety on City of Redmond streets and public ways by reducing traffic congestion and improving access and safety for pedestrians and bicyclists.

(3) Storm water improvements will improve storm water quality in the NE 40th Street drainage basin with concomitant improvement to water quality in Lake Sammamish.

(4) Upon completion of construction, the improvements will be owned by and become an asset of the City of Redmond.

(D) Expanding the purpose of Redmond CFD No. 2014-01 is consistent with the requirements of the Washington Growth Management Act (GMA), RCW 36.70A, for the following reasons:

(1) Construction of the identified improvements fulfills the GMA's transportation goal set forth in RCW 36.70A.020(3), which provides for the encouragement of efficient multimodal transportation systems that are based on regional priorities and coordinated with the City's comprehensive plan.

Section 2. Approval of Amended Petition - Amendment of Resolution Nos. 1411 and 1417 as to the purpose of the CFD.

(A) The amended petition submitted by Microsoft Corporation seeking to add the financing of the construction of a pedestrian/bicycle bridge connecting the east side of 156th Avenue

NE to Redmond Technology Station and to the west side of SR 520, canopy coverage for waiting areas at Redmond Technology Station, shell and core requirements for a transit office/public waiting area near the parking garage at Redmond Technology Station, additional paving for buses and vans to wait and to drop off and pick up passengers moving between the light rail system and the bus system, accessibility features at Redmond Technology Station such as timetable displays with text to speech functionality and tactile guidance indicators to assist those with visual impairments to navigate the site and is hereby approved. The purpose of Redmond CFD No. 2014-01, formed by Section 1 of Resolution Nos. 1411 and No. 1417 of the City of Redmond, is hereby amended to be the construction of the improvements as follows:

(1) The Pedestrian/Bicycle Bridge allows safe, expedient, and sheltered travel across SR-520 for pedestrians and cyclists whose work is located on the Redmond CFD No. 2014-01 Property. The bridge connects transit stops and a regional pedestrian/bicycle trail on the west side of SR-520 with the Redmond Technology Station and the public sidewalk on 156th Avenue NE. This will avoid the need for pedestrians and cyclists to cross SR-520 via the NE 40th Street overpass thereby eliminating significant potential for pedestrian and bicycle encounters with

automobiles and buses.

(2) The canopy coverage for the waiting areas will provide a drier and more comfortable area for transit riders whose work is located on the Redmond CFD No. 2014-01 Property while waiting for the light rail trains and buses that serve the Redmond Technology Station.

(3) The transit office/public waiting area will provide a comfortable place for transit riders whose work is located on the Redmond CFD 2014-01 Property to wait if there is a long wait for their train or bus.

(4) The additional paving provides increased bus system capacity and more efficient bus system operations in the transit loop at Redmond Technology Center resulting in improved access for bus system riders whose work is located on the Redmond CFD 2014-01 Property and facilitates connection between the light rail system and the bus system.

(5) The accessibility features, such as the timetable displays and tactile guidance indicators, will enable pedestrians with disabilities to more easily navigate in and through the Redmond Technology Station and will enable pedestrians and bicyclists who are unfamiliar with Microsoft's campus to avoid long and time-consuming mistakes by having the information to go in the correct direction the first time.

Section 3. Costs to be Assessed. The total cost of the improvements to be paid for by Redmond CFD No. 2014-01 as a result of this Amendment is estimated to be \$7,888,590.55. All costs properly chargeable to Redmond CFD No. 2014-01 shall be assessed against the property legally described on Attachment 1 in the petition.

Section 4. Board of Supervisors. The Board of Supervisors for Redmond CFD No. 2014-01 shall remain as provided for in Section 4 of Resolution No. 1417 as that board may have been amended.

Section 5. Procedures and Requirements for Special Assessments. As provided in Resolution No. 1417, the Board of Supervisors shall impose the necessary assessments on the property in Redmond CFD 2014-01 according to the procedures and requirements of RCW 36.145.110. The special assessments shall continue to be collected by the district treasurer, who shall remain the Finance Director of the City of Redmond as appointed by the Board of Supervisors as provided in RCW 36.145.140. All special assessments shall be a lien upon the property within the boundaries of Redmond CFD No. 2014-01 and enforced as provided in Chapters 36.145 and 35.44 RCW.


Section 6. Terms of Petition Incorporated by Reference.
The terms and conditions of the original petition for Redmond

CFD No. 2014-01 and the First Amended Petition for Redmond CFD No. 2014-01 are hereby incorporated by this reference as if set forth in full.


Section 7. Effective Date. This resolution shall become effective immediately upon passage by the Redmond City Council.

ADOPTED by the Redmond City Council this 17th day of September, 2024.

CITY OF REDMOND

Signed by:

F678C3A6CA90451...
ANGELA BIRNEY, MAYOR

ATTEST:

DocuSigned by:

E03FC4A7F815471...
CHERYL XANTHOS, MMC, CITY CLERK

FILED WITH THE CITY CLERK: September 3, 2024
PASSED BY THE CITY COUNCIL: September 17, 2024
RESOLUTION NO. 1590

YES: ANDERSON, FIELDS, FORSYTHE, KRITZER, NUEVACAMINA, SALAHUDDIN, STUART

NO: NONE



King County

Department of Elections
Julie Wise, Director



August 13, 2024

Sent via email

Kelley Cochran, Finance Director
City of Redmond
Sent via email to: kcochran@redmond.gov

**RE: Petition to Form Community Facilities District Pursuant to RCW 36.145.020
Certificate of Sufficiency**

Dear Kelley Cochran:

King County examined the signatures contained on the petition 2014-1 to form a community facilities district in Redmond and confirmed that the petition has been validly executed by 100% of all owners of the property located within the proposed district. It is therefore determined that the petition is sufficient under RCW 36.145.020.

If you have questions, please feel free to contact Angela Kubota, Candidate and Jurisdiction Coordinator at 206-477-4201.

Sincerely,

Julie Wise
Director

cc: Janice Case, Deputy Director
Angela Kubota, Candidate and Jurisdiction Coordinator



Certificate of Sufficiency

This is to certify that the petition 2014-1, originally submitted on August 8, 2024, to King County Elections, seeking to form a community facilities district in Redmond, Washington, has been examined by the King County Assessor and the King County Elections Department, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington 36.145.020.

Dated this 13th day of August 2024.

Julie Wise

Director of Elections

**SECOND AMENDED AND RESTATED REDMOND CFD No. 2014-1
Community Facilities District (“CFD”) Petition Pursuant to Chapter 36.145 RCW**

Microsoft Corporation (“Petitioner”) respectfully submits this Second Amended and Restated Redmond CFD 2014-1 Community Facilities District Petition (the “Second Amended Petition”) to the City of Redmond pursuant to Chapter 36.145 RCW. This Second Amended Petition requests modification of the Amendment approved by the Redmond City Council on November 18, 2014 which amended the Petition for formation of Redmond CFD No. 2014-1 (the “District” or “CFD No. 2014-1”), which was approved by the Redmond City Council on July 15, 2014, 2014 and which includes the Redmond CFD No. 2014-1 Property, as defined below, that is both located within the Redmond Urban Growth Area (“UGA”) and within the city limits of Redmond as required by RCW 36.145.020. The requirements for a community facilities district petition are set forth in RCW 36.145.020(1). Each of these requirements is addressed subsection-by-subsection below.

RCW 36.145.020(1)(a): See the township, range, and legal subdivision description of the boundaries of the District attached to this Petition as Attachment 1 (the “Redmond CFD No. 2014-1 Property”).

RCW 36.145.020(1)(b): The undersigned property owner hereby requests that the Redmond CFD No. 2014-1 Property be subject to assessments up to the amount outlined in RCW 36.145.020(1)(i)(iv) as authorized by Chapter 36.145 RCW.

RCW 36.145.020(1)(c): See the certification attached to this Petition as Attachment 2.

RCW 36.145.020(1)(d): The District’s objective is to finance all or part of six specific improvements that provide special benefits to the Redmond CFD No. 2014-1 Property through the application of assessments. The net amount to be assessed on each parcel within the District is proportional to the special benefit conferred on such parcel by the six improvements. The District anticipates financing the following six specific facilities (the “Improvements”):

- Pedestrian/Bicycle Bridge connecting the east side of 156th Avenue NE to Redmond Technology Station and to the west side of SR 520.
- Canopy Coverage for Waiting Areas at Redmond Technology Station.
- Shell and core requirements for a transit office/public waiting area near the parking garage at Redmond Technology Station.
- Additional paving for buses and vans to wait and to drop off and pick up passengers moving between the light rail system and the bus system.
- Accessibility features at Redmond Technology Station such as timetable displays with text to speech functionality and tactile guidance indicators to assist those with visual impairments to navigate the site.

RCW 36.145.020(1)(e): The undersigned property owner declares that CFD No. 2014-1 will be conducive to public health, safety, and welfare for the following reasons. The proposed District will finance the Improvements which will improve the public health, safety, and welfare by improving pedestrian and bicycle circulation and thereby improving pedestrian and bicycle safety. The Improvements also enhance the public transit experience which should reduce reliance on private automobiles for commuting. The Improvements are in the best interest of the City for these reasons. The Improvements have benefits for the City, its residents and those who visit or work in the City. The proposed District, through the application of assessments, provides a secure financing source for the Improvements which provide public health, safety, and welfare benefits to the Redmond CFD No. 2014-1 Property and the citizens of Redmond.

RCW 36.145.020(1)(f): The purpose of forming the District is to finance the Improvements. The Improvements will provide special benefit to the Redmond CFD No. 2014-1 Property and will increase the fair market value of the Redmond CFD No. 2014-1 Property on account of their proximity to the Redmond CFD No. 2014-1 Property. The Improvements provide special benefits to the Redmond CFD No. 2014-1 Property as summarized below:

- The Pedestrian/Bicycle Bridge allows safe, expedient, and sheltered travel across SR-520 for pedestrians and cyclists whose work is located on the Redmond CFD No. 2014-1 Property. The bridge connects transit stops and a regional pedestrian/bicycle trail on the west side of SR-520 with the Redmond Technology Station and the public sidewalk on 156th Avenue NE. This will avoid the need for pedestrians and cyclists to cross SR-520 via the NE 40th Street overpass thereby eliminating significant potential for pedestrian and bicycle encounters with automobiles and buses.
- The canopy coverage for the waiting areas will provide a drier and more comfortable area for transit riders whose work is located on the Redmond CFD No. 2014-1 Property while waiting for the light rail trains and buses that serve the Redmond Technology Station.
- The transit office/public waiting area will provide a comfortable place for transit riders whose work is located on the Redmond CFD 2014-1 Property to wait if there is a long wait for their train or bus.
- The additional paving provides increased bus system capacity and more efficient bus system operations in the transit loop at Redmond Technology Center resulting in improved access for bus system riders whose work is located on the Redmond CFD 2014-1 Property and facilitates connection between the light rail system and the bus system.
- The accessibility features, such as the timetable displays and tactile guidance indicators, will enable pedestrians with disabilities to more easily navigate in and through the Redmond Technology Station and will enable pedestrians and bicyclists who are unfamiliar with Microsoft's campus to avoid long and time-consuming mistakes by having the information to go in the correct direction the first time.

RCW 36.145.020(1)(g): See the “obligation” attached to this Petition as Attachment 3.

RCW 36.145.020(1)(h): Petitioner nominates the following two individuals as eligible supervisors for the District: (1) Mike Behn, Senior Real Estate and Land Use Manager of Microsoft Corporation, as a representative of the Petitioner; and (2) Donald Marcy, as a qualified professional. Both Mr. Behn and Mr. Marcy are willing and able to serve on the District’s Board of Supervisors. Curriculum vitae for Mr. Behn and Mr. Marcy, as well as documentation of their consent to serve, are attached hereto as Attachment 4.

RCW 36.145.020(1)(i): Subsections (i)-(v) of this section are each addressed separately below.

(i) See the diagram showing each separate lot, tract, parcel of land, or other property in the District attached hereto as Attachment 5.

(ii) The acreage of the Redmond CFD No. 2014-1 Property is 3.60 acres.

(iii) The name and address of the owner of each lot, parcel as shown on the tax roll of the King County Assessor:

Lot/Parcel	Property Owner	Property Owner Address
232505-9120	Microsoft Corporation	Microsoft Real Estate & Facilities One Microsoft Way Redmond, WA 98052

(iv) See Preliminary Assessment Roll on the following page:

Community Facility District (CFD) No. 2014-1 Preliminary Assessment Roll		
Parcel		Total \$ per Parcel
Number	Acreage	
1	2.96	\$8,198,500
Total:	2.96	\$8,198,500

(v) Because there is only one parcel of property and one property owner in the proposed district, the method of allocating the special benefit and assessments among the properties is not relevant to this petition as one hundred percent of the assessments will be assigned to the single parcel.

RCW 36.145.020(1)(j): The security to ensure the timely payment of assessments and the timely payment of bonds issued by the District will be the Redmond CFD No. 2014-1 Property.

[see signature of property owner on the following page]

PROPERTY OWNER:

MICROSOFT CORPORATION, a Washington corporation

By:



Steph Longstreth, General Manager, Microsoft Global Workplace Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502

Telephone No.: (425) 882-8080

Date: 04/04/24

WARNING

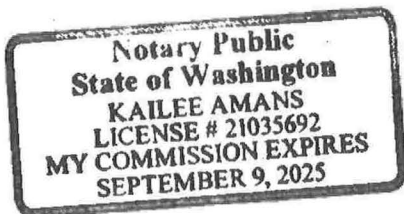
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Steph Longstreth, to me known to be the General Manager, Microsoft Global Workplace Services of Microsoft Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this 4th day of April,
2024.



Kailee Amans
Kailee Amans

(Print name of notary)

NOTARY PUBLIC in and for the State of
Washington, residing at One Microsoft Way

My commission expires Sept 9, 2025

ATTACHMENT 1

REDMOND CFD NO. 2014-1

N 1/2 OF NE 1/4 OF SE 1/4 OF NW 23-25-5 LYING SELY OF THE SE MARGIN OF SR 520 CONV TO THE STATE PER REC #7104290555 LESS POR LYING E OF W MARGIN 156TH AVE NE PER SCC#84-2-12153-0 & LESS POR TO CITY OF REDMOND FOR NE 36TH ST PER REC #20020131000898 & LESS POR TO CPSRTA PER DEED REC #20171109001137

ATTACHMENT 2

CERTIFICATION

Microsoft Corporation, the undersigned petitioner, voluntarily submits the Redmond CFD No. 2014-1 Property, as defined in Attachment 1 of the attached Petition, to the authority of the District described in the Petition pursuant to Chapter 36.145 RCW to approve the Petitioner's request to submit the Property to the assessments, up to the amount included in Section 36.145.020(1)(i) of the Petition and authorized under Chapter 36.145 RCW.

The undersigned petitioner certifies under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

PETITIONER:

MICROSOFT CORPORATION, a Washington corporation

By: 

Steph Longstreth, General Manager, Microsoft Global Workplace Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502
Telephone No.: (425) 882-8080
Date: 04 / 04 / 24

WARNING

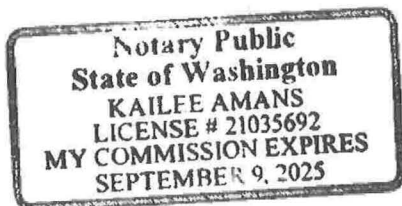
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Steph Longstreth, to me known to be the General Manager, Microsoft Global Workplace Services of Microsoft Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this 4th day of April,
2024.



Kailfe Amans
Kailfe Amans
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at One Microsoft Way
My commission expires Sept. 9, 2025

ATTACHMENT 3

OBLIGATION

Microsoft Corporation certifies that it is the sole Petitioner for the attached Petition and that it agrees to pay the costs of the formation of the Redmond CFD No. 2014-1 pursuant to the Petition.

The undersigned Petitioner certifies under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

PETITIONER:

MICROSOFT CORPORATION, a Washington corporation

By: 

Steph Longstreth, General Manager, Microsoft Global Workplace Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502

Telephone No.: (425) 882-8080

Date:

04/04/24

WARNING

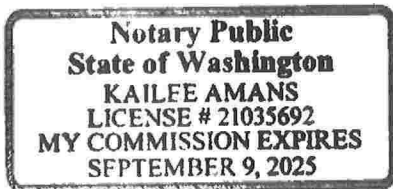
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me Steph Longstreth, to me known to be the General Manager, Microsoft Global Workplace Services of Microsoft Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this 4th day of April,
 2024.




Kailee Amans
Kailee Amans
 (Print name of notary)
 NOTARY PUBLIC in and for the State of
 Washington, residing at One Microsoft Way
 My commission expires Sept. 9, 2025

ATTACHMENT 4

NOMINEES FOR BOARD OF SUPERVISORS

I, Mike Behn, hereby acknowledge that Petitioner, Microsoft Corporation, has nominated me to serve as a supervisor on Redmond CFD No. 2014-1's Board of Supervisors and hereby consent to serve on such board if I am appointed by the City of Redmond.

 4/4/24
 Mike Behn, Senior Real Estate and Land Use Manager of Date
 Microsoft Corporation

WARNING

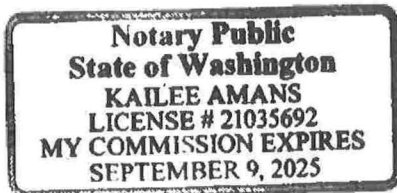
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.


NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me Mike Behn, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of April,
 2024.




Kailee Amans
 (Print name of notary)
 NOTARY PUBLIC in and for the State of
 Washington, residing at One Microsoft Way
 My commission expires Sept 9, 2025

Mike Behn

1 Microsoft Way, Redmond WA 98065
425-703-6420 mike.behn@microsoft.com

Mike is a land use professional with skills covering the spectrum of real estate processes including land acquisition, master planning, entitlement, development, and leasing. He has a life-long passion for the built environment and creating places that enhance everyday experience. At Microsoft, Mike applies his real estate and land use expertise to the company's 500+ acre Redmond, WA campus including their current 2050 master planning efforts, public/private partnerships, and execution on sustainability initiatives. Additionally, Mike oversees commercial acquisitions and dispositions in Puget Sound. Prior to joining Microsoft, Mike spent 15 years in residential development working for regional and national homebuilders. During his tenure, Mike oversaw the purchase, design, entitlement and development of numerous single-family and townhouse communities and the buildout of notable northwest master-planned communities. Mike has an honors Bachelor of Arts degree in Planning, Public Policy, and Management from the University of Oregon. He is a member of NAIOP and the Urban Land Institute.

Education	Bachelor of Arts – Planning, Public Policy, and Management		
	1991-1996	University of Oregon	Eugene, OR
	Robert D. Clark Honors College; Architecture minor		
Experience	Senior Real Estate and Land Use Manager		
	2017 – Present	Microsoft	Redmond, WA
	<ul style="list-style-type: none">Manage land use of the Redmond campus through master planning activities, lead acquisition efforts on new properties, and oversee infrastructure projectsCollaborate on behalf of Microsoft stakeholders with the City of Redmond, Sound Transit, and other agencies to facilitate agreementsServe as a land use subject matter expert and share knowledge of the Redmond campus and best practices for land use planning to the company		
	Director of Land Planning and Entitlement, Senior Development Manager		
	2004 – 2017	Pulte Homes, Quadrant Homes	Bellevue, WA
	<ul style="list-style-type: none">Provided senior leadership for the entitlement of new subdivisions, meeting with elected officials and senior city staff to secure approvalsOversaw land development activities, including the installation of new innovative and sustainable low-impact development features (pervious pavement, modular wetland vault systems, bioswales, etc.)Served as President of multiple Commercial Owner's Associations and Residential Owner's Associations during the declarant period of control		
Involvement	Member, Board of Directors and Government Affairs Committee		
	2017 – 2019	OneRedmond	Redmond, WA

I, Donald E. Marcy, hereby acknowledge that Petitioner, Microsoft Corporation, has nominated me to serve as a supervisor on Redmond CFD No. 2014-1's Board of Supervisors and hereby consent to serve on such board if I am appointed by the City of Redmond.

Donald E. Marcy
Donald E. Marcy

4-12-24
Date

WARNING

Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Donald E. Marcy, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of April, 2024.



Sophie Johnson
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 11-07-26



DONALD E. MARCY

Land Use Attorney

Email: dmarcy@cairncross.com

Direct: 206-254-4465

Introduction

Donald is one of the leading lawyers in land use and real estate development matters in Seattle. For over 40 years, he has guided many of the region's significant mixed-use, office, business park, retail, and multi-family projects to successful conclusion through creative application of the law. He has assisted real estate developers and owners of property in developing commercial and residential projects in the Pacific Northwest and other regions of the country. He has represented clients in all aspects of real estate development; buying property; negotiating ground leases; obtaining land use entitlements; negotiating design, construction, and financing documents; negotiating leases; and selling fully developed properties. The skills he has developed through this legal work are varied and include structuring real estate deals, drafting and negotiating agreements and contracts, negotiating with government agencies, analyzing regulatory programs and requirements, and making public presentations.

As a member and past Chairman of the Government Affairs Committee of NAIOP, the commercial real estate organization, Donald is active in the crafting of legislation that affects the commercial real estate industry.

Education

- Stanford University (A.B., with Honors in Economics)
- University of Southern California (J.D.)
 - Member and Executive Editor of Articles, Southern California Law Review

Admissions

- Washington
- US District Court, Western District of Washington
- US District Court, Eastern District of Washington

Honors & Recognition

- Top Ranked in Washington State by *Chambers USA* in the area of Real Estate: Zoning/Land Use since 2016



- Named *The Best Lawyers in America*® Litigation – Land Use and Zoning “Lawyer of the Year” in Seattle (2022)
- Named *The Best Lawyers in America*® Litigation – Real Estate “Lawyer of the Year” in Seattle (2021)
- Named *The Best Lawyers in America*® Land Use & Zoning Law “Lawyer of the Year” in Seattle (2014)
- Listed in *The Best Lawyers in America*® in Land Use & Zoning Law since 2010
- Listed in *The Best Lawyers in America*® in Litigation – Land Use & Zoning since 2010
- Listed in *The Best Lawyers in America*® in Litigation – Real Estate since 2010
- Listed in *The Best Lawyers in America*® in Real Estate Law since 2010
- Named on the Washington Super Lawyers list by *Super Lawyers*® Magazine since 2000
- Named on the Top 100 Washington Super Lawyers list by *Super Lawyers*® Magazine
- NAIOP Washington State Chapter Board Member of the Year, 2008
- NAIOP Washington State Chapter Member of the Year, 1994
- Association of Washington Business Heavy Lifter Award Recipient, 2008
- Martindale-Hubbell AV® Preeminent 5.0 out of 5
- Avvo® rated 10.0 out of 10.0
- Top 100 Attorneys Award Recipient, *Washington CEO Magazine*
- Top Rated Lawyer in Land Use and Zoning, *The American Lawyer & Corporate Counsel Magazines*
- Top Ten Attorneys in Washington (in the Area of Real Estate Law) Award Recipient, *Washington CEO Magazine* in conjunction with Avvo, Inc.
- League of Justice – Environmental & Land Use Law Award Recipient, *Washington CEO Magazine*
- Top Lawyer Award Recipient, *Seattle Magazine*
- Top Business Lawyer Award Recipient, *Seattle Business*
- Top Lawyer – Real Estate Award Recipient, *Seattle Metropolitan Magazine*

Professional & Community Involvement

- National Association of Industrial and Office Properties (NAIOP) Washington (1989-present)
 - Board of Directors (1991-1995, 2005-2009)
 - Chairman of Government Affairs Committee (1996-1998, 2010-2015)
- King County Green River Flood Protection Task Force
- State Department of Ecology, State Wetland Integration Strategy Task Force
- Pacific Real Estate Institute
- Lewis County Economic Development Council
- Seattle Metropolitan Chamber of Commerce



- Association of Washington Business, Environmental Affairs Council, Land Use Committee, and Regulatory Reform Committee
- King County Bar Association
- Seattle Mayor's Industrial Lands Task Force (2015-2018)
- Path with Art, Board of Directors (2021-present)

Publications & Speaking Engagements

- Moderator, "Seattle Forecast 2018!," Bisnow, Seattle, WA, January 25, 2018
- Speaker, "Commercial Real Estate Leases," Law Seminars International, December 11-12, 2017
- Moderator, "Seattle State of the Market," Bisnow, Seattle, WA, December 17, 2013
- Moderator, "Seattle Office 2020," Bisnow, Seattle, WA, April 23, 2013
- Moderator, "Seattle Construction & Development Summit," Bisnow, Seattle, WA, March 27, 2013

ATTACHMENT 5
PARCEL DIAGRAM



CERTIFICATE OF DESIGNATION

Global Workplace Services Authorization

THIS CERTIFICATE OF DESIGNATION is made pursuant to and in accordance with that certain resolution of the Board of Directors of Microsoft Corporation (the "Company"), adopted on June 16, 2006, under which the undersigned are authorized to designate persons empowered to sign any and all documents as relates to real estate transactions on behalf of the Company and its subsidiary companies.

The following persons are so designated, in compliance with the objectives in the resolution:

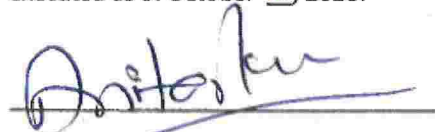
Beth Schryer, Vice President, Global Workplace Services

Steph Longstreth, General Manager, Global Workplace Services

John Trujillo, Senior Director, International Real Estate Operations

This Certificate may be signed by electronic signature, which will be effective for all purposes.

IN WITNESS WHEREOF, the undersigned have caused this Certificate of Designation to be executed as of October 19, 2023.



Anita Mehra
Global Treasurer



Oystein Harsvik
Assistant Treasurer

FUNDING AGREEMENT BETWEEN MICROSOFT CORPORATION AND REDMOND COMMUNITY FACILITIES DISTRICT NO. 2014-01 FOR IMPROVEMENTS AT THE OVERLAKE TRANSIT CENTER

THIS FUNDING AGREEMENT is entered into as of the 10TH day of December, 2014, by and between MICROSOFT CORPORATION, a Washington corporation ("Microsoft"), and the REDMOND COMMUNITY FACILITIES DISTRICT NO. 2014-1, a Washington special purpose district (the "CFD").

RECITALS

WHEREAS, the City of Redmond established the CFD by passage of Redmond City Council Resolution No. 1411 on July 15, 2014 after a public hearing on a petition to form the CFD presented by Microsoft; and

whereas, the City of Redmond authorized expansion of the scope of the CFD by the passage of Redmond City Council Resolution No. 1417 on November 18, 2014 after a public hearing on an amendment to the CFD petition presented by Microsoft; and

WHEREAS, the CFD has assumed the obligations of Microsoft to pay for certain improvements contemplated by that certain Agreement Between the City of Redmond, the Central Puget Sound Regional Transit Authority, and Microsoft Corporation for the Overlake Transit Center Component of the East Link Extension Project dated December 19, 2013 as amended by that certain First Amendment to Agreement Between the City of Redmond, the Central Puget Sound Regional Transit Authority, and Microsoft Corporation for the Overlake Transit Center Component of the East Link Extension Project dated November 20, 2014 (collectively, the "Funding Agreement"), including but not limited to a pedestrian/bicycle bridge; and

WHEREAS, the final Assessment Roll has been approved obligating Microsoft to pay up to \$33,300,000 for projects in the CFD; and

WHEREAS, Microsoft has elected to provide funds to the CFD directly, rather than having the CFD issue bonds.

NOW THEREFORE, in consideration of the CFD's assumption of Microsoft's payment obligations under the Funding Agreement, Microsoft agrees as follows:

AGREEMENT

1. Microsoft shall wire \$33,300,000 (USD) to an account specified by the CFD in accordance with the following schedule:

- a. On or before December 15, 2014, \$3,300,000;
- b. On or before December 15, 2015, \$10,000,000;
- c. On or before December 15, 2016, \$10,000,000;
- d. On or before December 15, 2017, \$10,000,000.

2. In order to secure payment of the funds provided in Section 1 and, if deemed necessary by the CFD treasurer, in order to secure payment of the CFD assessments, Microsoft shall execute and record a deed of trust against the property described as Parcel 1 on the CFD final assessment roll naming the CFD as the beneficiary. If Microsoft fails to make the payment required by Section 1(a) within thirty days after the due date, or if Microsoft fails to make any of the payments required by Sections 1(b), (c), or (d) on or before the due dates specified in those sections, any delinquent payment shall bear interest at the maximum rate allowed by law. The deed of trust shall be in a form approved by the CFD treasurer. Upon receipt of all payments required by Section 1, the CFD agrees to hold the obligations provided in said Section paid in full and to release the deed of trust if the same is determined by the CFD treasurer to be no longer necessary in order to secure payment of the CFD assessments.

3. Although the amount that the CFD and Microsoft are obligated to pay for improvements under the Funding Agreement is capped at \$33,300,000 under the terms of the Funding Agreement, there are certain events that may occur that could result in an increase in such costs. In such event, Microsoft may request that the CFD Board of Supervisors conduct a supplemental assessment proceeding pursuant to RCW 36.145.110(9) in order to increase the assessments imposed by the CFD to match the increased costs. If one hundred percent (100%) of the then-owners of Parcel 1 agree and if the Board of Supervisors approves a supplemental assessment for Parcel 1, then the schedule set forth in Paragraph 1 shall be revised to include the additional funding that required of Microsoft in order to pay for the obligations.

4. When the CFD is terminated after payment of all obligations and assessments, if there are any funds remaining in the CFD's account from the deposits made by Microsoft, those funds shall be delivered to Microsoft.

IN WITNESS WHEREOF, this Commitment is entered into as of the date first set forth above.

MICROSOFT CORPORATION

By: 

Its: GENERAL MANAGER, REEF

REDMOND COMMUNITY FACILITIES
DISTRICT NO. 2014-1, a Washington
Special purpose district

By: 

Its: Chair

**FIRST AMENDED AND RESTATED
COMMITMENT TO FUND**

THIS FIRST AMENDED AND RESTATED COMMITMENT TO FUND is entered into as of the 15th day of August, 2017, by and between MICROSOFT CORPORATION, a Washington corporation ("Microsoft"), and the REDMOND COMMUNITY FACILITIES DISTRICT NO. 2014-1, a Washington special purpose district (the "CFD").

RECITALS

WHEREAS, the City of Redmond established the CFD by passage of Redmond City Council Resolution No. 1411 on July 15, 2014 after a public hearing on a petition to form the CFD presented by Microsoft; and

WHEREAS, the City of Redmond authorized expansion of the scope of the CFD by the passage of Redmond City Council Resolution No. 1417 on November 18, 2014 after a public hearing on an amendment to the CFD petition presented by Microsoft; and

WHEREAS, the CFD has assumed the obligations of Microsoft to pay for certain improvements contemplated by that certain Agreement Between the City of Redmond, the Central Puget Sound Regional Transit Authority, and Microsoft Corporation for the Overlake Transit Center Component of the East Link Extension Project dated December 19, 2013 as amended by that certain First Amendment to Agreement Between the City of Redmond, the Central Puget Sound Regional Transit Authority, and Microsoft Corporation for the Overlake Transit Center Component of the East Link Extension Project dated November 20, 2014 (collectively, the "Funding Agreement"), including but not limited to a pedestrian/bicycle bridge; and

WHEREAS, the final Assessment Roll has been approved obligating Microsoft to pay up to \$33,300,000 for projects in the CFD; and

WHEREAS, Microsoft has elected to provide funds to the CFD directly, rather than having the CFD issue bonds; and

WHEREAS, one of the improvements the Funding Agreement contemplated was a pedestrian/bicycle bridge over SR520 (the "Original Bridge"); and

WHEREAS, the design of the Original Bridge is being revised to a reoriented and wider design (the "Revised Bridge") which will cost more than the Original Bridge although the amount of the increased cost is not yet known; and

WHEREAS, the CFD has more than enough funding to cover design and construction costs until the increased cost of the Revised Bridge is determined and this Agreement can be further amended to obligate Microsoft to contribute additional funding for the Revised Bridge.

NOW THEREFORE, in consideration of the CFD's assumption of Microsoft's payment obligations under the Funding Agreement, Microsoft agrees as follows:

AGREEMENT

1. Microsoft has wired \$23,300,000 (USD) to an account specified by the CFD for purposes of funding the design and construction of the Original Bridge. Microsoft and the CFD shall enter into a second amendment to this Agreement subsequent to the determination of the cost of the Revised Bridge which second amendment shall provide for Microsoft to fund, at specified times, sufficient funds to equal, cumulatively, the amount of money required to complete the design and construction of the Revised Bridge less the amount of funds held by the CFD at the time of such second amendment.

2. In order to secure payment of the funds required by this Agreement or any amendments thereto and, if deemed necessary by the CFD treasurer, in order to secure payment of the CFD assessments, Microsoft shall execute and record a deed of trust against the property described as Parcel 1 on the CFD final assessment roll naming the CFD as the beneficiary. If Microsoft fails to make a payment required by this Agreement or any amendment thereto, within thirty days after the due date, any delinquent payment shall bear interest at the maximum rate allowed by law. The deed of trust shall be in a form approved by the CFD treasurer. Upon receipt of all payments required by Section 1, the CFD agrees to hold the obligations provided in said Section paid in full and to release the deed of trust if the same is determined by the CFD treasurer to be no longer necessary in order to secure payment of the CFD assessments.

3. Although the amount that the CFD and Microsoft are obligated to pay for improvements under the Funding Agreement is capped under the terms of the Funding Agreement, there are certain events that may occur that could result in an increase in such costs. In such event, Microsoft may request that the CFD Board of Supervisors conduct a supplemental assessment proceeding pursuant to RCW 36.145.110(9) in order to increase the assessments imposed by the CFD to match the increased costs. If one hundred percent (100%) of the then-owners of Parcel 1 agree and if the Board of Supervisors approves a supplemental assessment for Parcel 1, then the schedule set forth in Paragraph 1 shall be revised to include the additional funding that required of Microsoft in order to pay for the obligations.

4. When the CFD is terminated after payment of all obligations and assessments, if there are any funds remaining in the CFD's account from the deposits made by Microsoft, those funds shall be delivered to Microsoft.

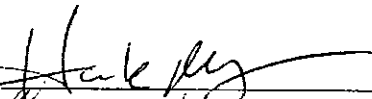
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IN WITNESS WHEREOF, this Commitment is entered into as of the date first set forth above.

MICROSOFT CORPORATION

By: 
Its: Regional Director RE&F

REDMOND COMMUNITY FACILITIES
DISTRICT NO. 2014-1, a Washington
Special purpose district

By: 
Its: Board Chair



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 7/15/2025

Meeting of: Community Facilities District No. 2014-1

File No. CM 25-426

Type: Committee Memo

Scheduled - August 5, 2025, request to change to August 4, 2025 due to National Night Out

Introduced: 9/17/24

Adopted: 9/17/24

**CITY OF REDMOND
RESOLUTION NO. 1590**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING A PETITION BY MICROSOFT CORPORATION TO AMEND REDMOND COMMUNITY FACILITIES DISTRICT NO. 2014-01; MODIFYING THE PURPOSE OF SAID COMMUNITY FACILITIES DISTRICT TO INCLUDE FINANCING THE CONSTRUCTION OF PEDESTRIAN/BICYCLE BRIDGE CONNECTING THE EAST SIDE OF 156TH AVENUE NE TO REDMOND TECHNOLOGY STATION AND TO THE WEST SIDE OF SR 520, CANOPY COVERAGE FOR WAITING AREAS AT REDMOND TECHNOLOGY STATION, SHELL AND CORE REQUIREMENTS FOR A TRANSIT OFFICE/PUBLIC WAITING AREA NEAR THE PARKING GARAGE AT REDMOND TECHNOLOGY STATION, ADDITIONAL PAVING FOR BUSES AND VANS TO WAIT AND TO DROP OFF AND PICK UP PASSENGERS MOVING BETWEEN THE LIGHT RAIL SYSTEM AND THE BUS SYSTEM, ACCESSIBILITY FEATURES AT REDMOND TECHNOLOGY STATION SUCH AS TIMETABLE DISPLAYS WITH TEXT TO SPEECH FUNCTIONALITY AND TACTILE GUIDANCE INDICATORS TO ASSIST THOSE WITH VISUAL IMPAIRMENTS TO NAVIGATE THE SITE; MAKING FINDINGS IN SUPPORT OF THE AMENDMENT; AND INCORPORATING TERMS AND CONDITIONS SET FORTH IN THE PETITION

WHEREAS, Resolution No. 1411 (AM) of the City of Redmond, passed by the City Council on July 15, 2014, formed Redmond Community Facilities District ("CFD") No. 2014-01 for the purpose of financing the construction of a pedestrian/bicycle bridge connection the east side of 156th Avenue NE to the Overlake Transit Center and to the West side of SR 520 and the construction of canopy coverage for waiting areas at the

Overlake Transit Center; and

WHEREAS, pursuant to RCW 36.145.020, the CFD was formed based upon the petition of Microsoft Corporation, the owner of one hundred percent (100%) of the land to be included within the district; and

WHEREAS, RCW 36.145.020(3) provides that petitions for the formation of a CFD may be amended when the amended petition is signed by the owners of one hundred percent (100%) of the land in the district; and

WHEREAS, Resolution No. 1417 of the City of Redmond, passed by the City Council on November 18, 2014, approved an amended petition from Microsoft Corporation for Redmond CFD No. 2014-01 which altered the purpose of the CFD to add construction of shell and core requirements for a transit office/public waiting area in the parking garage at Overlake Transit Center and the construction of additional paving for buses and vans to wait and to drop off and pick up passengers moving between the light rail system and the bus system; and

WHEREAS, on April 18, 2024, the Redmond Finance Director received an amended petition from Microsoft Corporation for Redmond CFD No. 2014-01 requesting that the purpose of the CFD be expanded to add the financing of the construction of a pedestrian/bicycle bridge connecting the east side of 156th Avenue

NE to Redmond Technology Station and to the west side of SR 520, canopy coverage for waiting areas at Redmond Technology Station, shell and core requirements for a transit office/public waiting area near the parking garage at Redmond Technology Station, additional paving for buses and vans to wait and to drop off and pick up passengers moving between the light rail system and the bus system, accessibility features at Redmond Technology Station such as timetable displays with text to speech functionality and tactile guidance indicators to assist those with visual impairments to navigate the site; and

WHEREAS, the Redmond City Council held a public hearing on the proposed amendments to Redmond CFD No. 2014-01 on September 17, 2024, and, after considering all public testimony received, determined to approve the amended petition and authorize amendment of the purpose of the CFD as provided herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings. Pursuant to RCW 36.145.020 and RCW 36.145.060, the Redmond City Council makes the following findings:

(A) The amended petition received by the City on April 18, 2024, was signed by one hundred percent (100%) of the owners of land within Redmond CFD No. 2014-01. Microsoft Corporation owns

all of the land within the boundaries of the CFD and is the sole signatory on the petition.

(B) The City Council previously found, in Resolution Nos. 1411 and 1417, that the land owned by Microsoft within the original boundaries of CFD No. 2014-01 will be specially benefited by the multimodal improvements identified described in those resolutions. Further, the improvements described herein will also specially benefit both the land owned by Microsoft within the boundaries of CFD No. 2014-01:

(1) The Pedestrian/Bicycle Bridge allows safe, expedient, and sheltered travel across SR-520 for pedestrians and cyclists whose work is located on the Redmond CFD No. 2014-01 Property. The bridge connects transit stops and a regional pedestrian/bicycle trail on the west side of SR-520 with the Redmond Technology Station and the public sidewalk on 156th Avenue NE. This will avoid the need for pedestrians and cyclists to cross SR-520 via the NE 40th Street overpass thereby eliminating significant potential for pedestrian and bicycle encounters with automobiles and buses.

(2) The canopy coverage for the waiting areas will provide a drier and more comfortable area for transit riders whose work is located on the Redmond CFD No. 2014-01 Property while waiting for the light rail trains and buses that serve the Redmond

Technology Station.

(3) The transit office/public waiting area will provide a comfortable place for transit riders whose work is located on the Redmond CFD 2014-01 Property to wait if there is a long wait for their train or bus.

(4) The additional paving provides increased bus system capacity and more efficient bus system operations in the transit loop at Redmond Technology Center resulting in improved access for bus system riders whose work is located on the Redmond CFD 2014-01 Property and facilitates connection between the light rail system and the bus system.

(5) The accessibility features, such as the timetable displays and tactile guidance indicators, will enable pedestrians with disabilities to more easily navigate in and through the Redmond Technology Station and will enable pedestrians and bicyclists who are unfamiliar with Microsoft's campus to avoid long and time-consuming mistakes by having the information to go in the correct direction the first time.

(C) Amending Redmond CFD No. 2014-01 will be in the best interest of the City of Redmond for the following reasons:

(1) The multimodal improvements will be available for use by all people who live, work and commute in Redmond and not just for those whose work is located on the property and included

in the Community Facilities District.

(2) The multi modal improvements will increase public safety on City of Redmond streets and public ways by reducing traffic congestion and improving access and safety for pedestrians and bicyclists.

(3) Storm water improvements will improve storm water quality in the NE 40th Street drainage basin with concomitant improvement to water quality in Lake Sammamish.

(4) Upon completion of construction, the improvements will be owned by and become an asset of the City of Redmond.

(D) Expanding the purpose of Redmond CFD No. 2014-01 is consistent with the requirements of the Washington Growth Management Act (GMA), RCW 36.70A, for the following reasons:

(1) Construction of the identified improvements fulfills the GMA's transportation goal set forth in RCW 36.70A.020(3), which provides for the encouragement of efficient multimodal transportation systems that are based on regional priorities and coordinated with the City's comprehensive plan.

Section 2. Approval of Amended Petition - Amendment of Resolution Nos. 1411 and 1417 as to the purpose of the CFD.

(A) The amended petition submitted by Microsoft Corporation seeking to add the financing of the construction of a pedestrian/bicycle bridge connecting the east side of 156th Avenue

NE to Redmond Technology Station and to the west side of SR 520, canopy coverage for waiting areas at Redmond Technology Station, shell and core requirements for a transit office/public waiting area near the parking garage at Redmond Technology Station, additional paving for buses and vans to wait and to drop off and pick up passengers moving between the light rail system and the bus system, accessibility features at Redmond Technology Station such as timetable displays with text to speech functionality and tactile guidance indicators to assist those with visual impairments to navigate the site and is hereby approved. The purpose of Redmond CFD No. 2014-01, formed by Section 1 of Resolution Nos. 1411 and No. 1417 of the City of Redmond, is hereby amended to be the construction of the improvements as follows:

(1) The Pedestrian/Bicycle Bridge allows safe, expedient, and sheltered travel across SR-520 for pedestrians and cyclists whose work is located on the Redmond CFD No. 2014-01 Property. The bridge connects transit stops and a regional pedestrian/bicycle trail on the west side of SR-520 with the Redmond Technology Station and the public sidewalk on 156th Avenue NE. This will avoid the need for pedestrians and cyclists to cross SR-520 via the NE 40th Street overpass thereby eliminating significant potential for pedestrian and bicycle encounters with

automobiles and buses.

(2) The canopy coverage for the waiting areas will provide a drier and more comfortable area for transit riders whose work is located on the Redmond CFD No. 2014-01 Property while waiting for the light rail trains and buses that serve the Redmond Technology Station.

(3) The transit office/public waiting area will provide a comfortable place for transit riders whose work is located on the Redmond CFD 2014-01 Property to wait if there is a long wait for their train or bus.

(4) The additional paving provides increased bus system capacity and more efficient bus system operations in the transit loop at Redmond Technology Center resulting in improved access for bus system riders whose work is located on the Redmond CFD 2014-01 Property and facilitates connection between the light rail system and the bus system.

(5) The accessibility features, such as the timetable displays and tactile guidance indicators, will enable pedestrians with disabilities to more easily navigate in and through the Redmond Technology Station and will enable pedestrians and bicyclists who are unfamiliar with Microsoft's campus to avoid long and time-consuming mistakes by having the information to go in the correct direction the first time.

Section 3. Costs to be Assessed. The total cost of the improvements to be paid for by Redmond CFD No. 2014-01 as a result of this Amendment is estimated to be \$7,888,590.55. All costs properly chargeable to Redmond CFD No. 2014-01 shall be assessed against the property legally described on Attachment 1 in the petition.

Section 4. Board of Supervisors. The Board of Supervisors for Redmond CFD No. 2014-01 shall remain as provided for in Section 4 of Resolution No. 1417 as that board may have been amended.

Section 5. Procedures and Requirements for Special Assessments. As provided in Resolution No. 1417, the Board of Supervisors shall impose the necessary assessments on the property in Redmond CFD 2014-01 according to the procedures and requirements of RCW 36.145.110. The special assessments shall continue to be collected by the district treasurer, who shall remain the Finance Director of the City of Redmond as appointed by the Board of Supervisors as provided in RCW 36.145.140. All special assessments shall be a lien upon the property within the boundaries of Redmond CFD No. 2014-01 and enforced as provided in Chapters 36.145 and 35.44 RCW.


Section 6. Terms of Petition Incorporated by Reference.
The terms and conditions of the original petition for Redmond

CFD No. 2014-01 and the First Amended Petition for Redmond CFD No. 2014-01 are hereby incorporated by this reference as if set forth in full.


Section 7. Effective Date. This resolution shall become effective immediately upon passage by the Redmond City Council.

ADOPTED by the Redmond City Council this 17th day of September, 2024.

CITY OF REDMOND

Signed by:

F678C3A6CA90451...
ANGELA BIRNEY, MAYOR

ATTEST:

DocuSigned by:

E03FC4A7F815471...
CHERYL XANTHOS, MMC, CITY CLERK

FILED WITH THE CITY CLERK: September 3, 2024
PASSED BY THE CITY COUNCIL: September 17, 2024
RESOLUTION NO. 1590

YES: ANDERSON, FIELDS, FORSYTHE, KRITZER, NUEVACAMINA, SALAHUDDIN,
STUART

NO: NONE



King County

Department of Elections
Julie Wise, Director



August 13, 2024

Sent via email

Kelley Cochran, Finance Director
City of Redmond
Sent via email to: kcochran@redmond.gov

**RE: Petition to Form Community Facilities District Pursuant to RCW 36.145.020
Certificate of Sufficiency**

Dear Kelley Cochran:

King County examined the signatures contained on the petition 2014-1 to form a community facilities district in Redmond and confirmed that the petition has been validly executed by 100% of all owners of the property located within the proposed district. It is therefore determined that the petition is sufficient under RCW 36.145.020.

If you have questions, please feel free to contact Angela Kubota, Candidate and Jurisdiction Coordinator at 206-477-4201.

Sincerely,

Julie Wise
Director

cc: Janice Case, Deputy Director
Angela Kubota, Candidate and Jurisdiction Coordinator



Certificate of Sufficiency

This is to certify that the petition 2014-1, originally submitted on August 8, 2024, to King County Elections, seeking to form a community facilities district in Redmond, Washington, has been examined by the King County Assessor and the King County Elections Department, and as a result of such examination, found to be sufficient under the provisions of the Revised Code of Washington 36.145.020.

Dated this 13th day of August 2024.

Julie Wise

Director of Elections

**SECOND AMENDED AND RESTATED REDMOND CFD No. 2014-1
Community Facilities District (“CFD”) Petition Pursuant to Chapter 36.145 RCW**

Microsoft Corporation (“Petitioner”) respectfully submits this Second Amended and Restated Redmond CFD 2014-1 Community Facilities District Petition (the “Second Amended Petition”) to the City of Redmond pursuant to Chapter 36.145 RCW. This Second Amended Petition requests modification of the Amendment approved by the Redmond City Council on November 18, 2014 which amended the Petition for formation of Redmond CFD No. 2014-1 (the “District” or “CFD No. 2014-1”), which was approved by the Redmond City Council on July 15, 2014, 2014 and which includes the Redmond CFD No. 2014-1 Property, as defined below, that is both located within the Redmond Urban Growth Area (“UGA”) and within the city limits of Redmond as required by RCW 36.145.020. The requirements for a community facilities district petition are set forth in RCW 36.145.020(1). Each of these requirements is addressed subsection-by-subsection below.

RCW 36.145.020(1)(a): See the township, range, and legal subdivision description of the boundaries of the District attached to this Petition as Attachment 1 (the “Redmond CFD No. 2014-1 Property”).

RCW 36.145.020(1)(b): The undersigned property owner hereby requests that the Redmond CFD No. 2014-1 Property be subject to assessments up to the amount outlined in RCW 36.145.020(1)(i)(iv) as authorized by Chapter 36.145 RCW.

RCW 36.145.020(1)(c): See the certification attached to this Petition as Attachment 2.

RCW 36.145.020(1)(d): The District’s objective is to finance all or part of six specific improvements that provide special benefits to the Redmond CFD No. 2014-1 Property through the application of assessments. The net amount to be assessed on each parcel within the District is proportional to the special benefit conferred on such parcel by the six improvements. The District anticipates financing the following six specific facilities (the “Improvements”):

- Pedestrian/Bicycle Bridge connecting the east side of 156th Avenue NE to Redmond Technology Station and to the west side of SR 520.
- Canopy Coverage for Waiting Areas at Redmond Technology Station.
- Shell and core requirements for a transit office/public waiting area near the parking garage at Redmond Technology Station.
- Additional paving for buses and vans to wait and to drop off and pick up passengers moving between the light rail system and the bus system.
- Accessibility features at Redmond Technology Station such as timetable displays with text to speech functionality and tactile guidance indicators to assist those with visual impairments to navigate the site.

RCW 36.145.020(1)(e): The undersigned property owner declares that CFD No. 2014-1 will be conducive to public health, safety, and welfare for the following reasons. The proposed District will finance the Improvements which will improve the public health, safety, and welfare by improving pedestrian and bicycle circulation and thereby improving pedestrian and bicycle safety. The Improvements also enhance the public transit experience which should reduce reliance on private automobiles for commuting. The Improvements are in the best interest of the City for these reasons. The Improvements have benefits for the City, its residents and those who visit or work in the City. The proposed District, through the application of assessments, provides a secure financing source for the Improvements which provide public health, safety, and welfare benefits to the Redmond CFD No. 2014-1 Property and the citizens of Redmond.

RCW 36.145.020(1)(f): The purpose of forming the District is to finance the Improvements. The Improvements will provide special benefit to the Redmond CFD No. 2014-1 Property and will increase the fair market value of the Redmond CFD No. 2014-1 Property on account of their proximity to the Redmond CFD No. 2014-1 Property. The Improvements provide special benefits to the Redmond CFD No. 2014-1 Property as summarized below:

- The Pedestrian/Bicycle Bridge allows safe, expedient, and sheltered travel across SR-520 for pedestrians and cyclists whose work is located on the Redmond CFD No. 2014-1 Property. The bridge connects transit stops and a regional pedestrian/bicycle trail on the west side of SR-520 with the Redmond Technology Station and the public sidewalk on 156th Avenue NE. This will avoid the need for pedestrians and cyclists to cross SR-520 via the NE 40th Street overpass thereby eliminating significant potential for pedestrian and bicycle encounters with automobiles and buses.
- The canopy coverage for the waiting areas will provide a drier and more comfortable area for transit riders whose work is located on the Redmond CFD No. 2014-1 Property while waiting for the light rail trains and buses that serve the Redmond Technology Station.
- The transit office/public waiting area will provide a comfortable place for transit riders whose work is located on the Redmond CFD 2014-1 Property to wait if there is a long wait for their train or bus.
- The additional paving provides increased bus system capacity and more efficient bus system operations in the transit loop at Redmond Technology Center resulting in improved access for bus system riders whose work is located on the Redmond CFD 2014-1 Property and facilitates connection between the light rail system and the bus system.
- The accessibility features, such as the timetable displays and tactile guidance indicators, will enable pedestrians with disabilities to more easily navigate in and through the Redmond Technology Station and will enable pedestrians and bicyclists who are unfamiliar with Microsoft's campus to avoid long and time-consuming mistakes by having the information to go in the correct direction the first time.

RCW 36.145.020(1)(g): See the “obligation” attached to this Petition as Attachment 3.

RCW 36.145.020(1)(h): Petitioner nominates the following two individuals as eligible supervisors for the District: (1) Mike Behn, Senior Real Estate and Land Use Manager of Microsoft Corporation, as a representative of the Petitioner; and (2) Donald Marcy, as a qualified professional. Both Mr. Behn and Mr. Marcy are willing and able to serve on the District’s Board of Supervisors. Curriculum vitae for Mr. Behn and Mr. Marcy, as well as documentation of their consent to serve, are attached hereto as Attachment 4.

RCW 36.145.020(1)(i): Subsections (i)-(v) of this section are each addressed separately below.

(i) See the diagram showing each separate lot, tract, parcel of land, or other property in the District attached hereto as Attachment 5.

(ii) The acreage of the Redmond CFD No. 2014-1 Property is 3.60 acres.

(iii) The name and address of the owner of each lot, parcel as shown on the tax roll of the King County Assessor:

Lot/Parcel	Property Owner	Property Owner Address
232505-9120	Microsoft Corporation	Microsoft Real Estate & Facilities One Microsoft Way Redmond, WA 98052

(iv) See Preliminary Assessment Roll on the following page:

Community Facility District (CFD) No. 2014-1 Preliminary Assessment Roll		
Parcel		Total \$ per Parcel
Number	Acreage	
1	2.96	\$8,198,500
Total:	2.96	\$8,198,500

(v) Because there is only one parcel of property and one property owner in the proposed district, the method of allocating the special benefit and assessments among the properties is not relevant to this petition as one hundred percent of the assessments will be assigned to the single parcel.

RCW 36.145.020(1)(j): The security to ensure the timely payment of assessments and the timely payment of bonds issued by the District will be the Redmond CFD No. 2014-1 Property.

[see signature of property owner on the following page]

PROPERTY OWNER:

MICROSOFT CORPORATION, a Washington corporation

By:



Steph Longstreth, General Manager, Microsoft Global Workplace Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502

Telephone No.: (425) 882-8080

Date: 04/04/24

WARNING

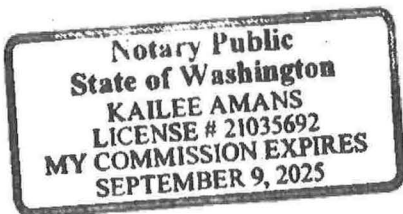
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Steph Longstreth, to me known to be the General Manager, Microsoft Global Workplace Services of Microsoft Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this 4th day of April,
2024.



Kailee Amans
Kailee Amans

(Print name of notary)

NOTARY PUBLIC in and for the State of
Washington, residing at One Microsoft Way

My commission expires Sept 9, 2025

ATTACHMENT 1

REDMOND CFD NO. 2014-1

N 1/2 OF NE 1/4 OF SE 1/4 OF NW 23-25-5 LYING SELY OF THE SE MARGIN OF SR 520 CONV TO THE STATE PER REC #7104290555 LESS POR LYING E OF W MARGIN 156TH AVE NE PER SCC#84-2-12153-0 & LESS POR TO CITY OF REDMOND FOR NE 36TH ST PER REC #20020131000898 & LESS POR TO CPSRTA PER DEED REC #20171109001137

ATTACHMENT 2

CERTIFICATION

Microsoft Corporation, the undersigned petitioner, voluntarily submits the Redmond CFD No. 2014-1 Property, as defined in Attachment 1 of the attached Petition, to the authority of the District described in the Petition pursuant to Chapter 36.145 RCW to approve the Petitioner's request to submit the Property to the assessments, up to the amount included in Section 36.145.020(1)(i) of the Petition and authorized under Chapter 36.145 RCW.

The undersigned petitioner certifies under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

PETITIONER:

MICROSOFT CORPORATION, a Washington corporation

By: 

Steph Longstreth, General Manager, Microsoft Global Workplace Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502
Telephone No.: (425) 882-8080
Date: 04 / 04 / 24

WARNING

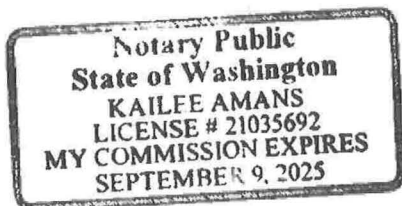
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Steph Longstreth, to me known to be the General Manager, Microsoft Global Workplace Services of Microsoft Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this 4th day of April,
2024.



Kailfe Amans
Kailfe Amans
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at One Microsoft Way
My commission expires Sept. 9, 2025

ATTACHMENT 3

OBLIGATION

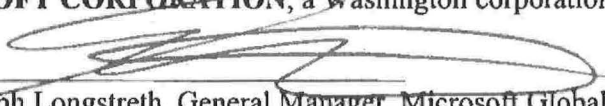
Microsoft Corporation certifies that it is the sole Petitioner for the attached Petition and that it agrees to pay the costs of the formation of the Redmond CFD No. 2014-1 pursuant to the Petition.

The undersigned Petitioner certifies under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

PETITIONER:

MICROSOFT CORPORATION, a Washington corporation

By:


Steph Longstreth, General Manager, Microsoft Global Workplace Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502

Telephone No.: (425) 882-8080

Date: 04/04/24

WARNING

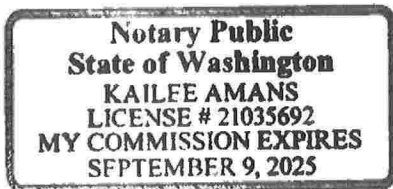
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me Steph Longstreth, to me known to be the General Manager, Microsoft Global Workplace Services of Microsoft Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this 4th day of April,
 2024.




Kailee Amans
Kailee Amans
 (Print name of notary)
 NOTARY PUBLIC in and for the State of
 Washington, residing at One Microsoft Way
 My commission expires Sept. 9, 2025

ATTACHMENT 4

NOMINEES FOR BOARD OF SUPERVISORS

I, Mike Behn, hereby acknowledge that Petitioner, Microsoft Corporation, has nominated me to serve as a supervisor on Redmond CFD No. 2014-1's Board of Supervisors and hereby consent to serve on such board if I am appointed by the City of Redmond.

 4/4/24
 Mike Behn, Senior Real Estate and Land Use Manager of Date
 Microsoft Corporation

WARNING

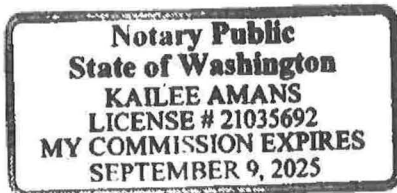
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.


NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me Mike Behn, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of April,
 2024.




Kailee Amans
 (Print name of notary)
 NOTARY PUBLIC in and for the State of
 Washington, residing at One Microsoft Way
 My commission expires Sept 9, 2025

Mike Behn

1 Microsoft Way, Redmond WA 98065
425-703-6420 mike.behn@microsoft.com

Mike is a land use professional with skills covering the spectrum of real estate processes including land acquisition, master planning, entitlement, development, and leasing. He has a life-long passion for the built environment and creating places that enhance everyday experience. At Microsoft, Mike applies his real estate and land use expertise to the company's 500+ acre Redmond, WA campus including their current 2050 master planning efforts, public/private partnerships, and execution on sustainability initiatives. Additionally, Mike oversees commercial acquisitions and dispositions in Puget Sound. Prior to joining Microsoft, Mike spent 15 years in residential development working for regional and national homebuilders. During his tenure, Mike oversaw the purchase, design, entitlement and development of numerous single-family and townhouse communities and the buildout of notable northwest master-planned communities. Mike has an honors Bachelor of Arts degree in Planning, Public Policy, and Management from the University of Oregon. He is a member of NAIOP and the Urban Land Institute.

Education	Bachelor of Arts – Planning, Public Policy, and Management		
	1991-1996	University of Oregon	Eugene, OR
	Robert D. Clark Honors College; Architecture minor		
Experience	Senior Real Estate and Land Use Manager		
	2017 – Present	Microsoft	Redmond, WA
	<ul style="list-style-type: none">Manage land use of the Redmond campus through master planning activities, lead acquisition efforts on new properties, and oversee infrastructure projectsCollaborate on behalf of Microsoft stakeholders with the City of Redmond, Sound Transit, and other agencies to facilitate agreementsServe as a land use subject matter expert and share knowledge of the Redmond campus and best practices for land use planning to the company		
	Director of Land Planning and Entitlement, Senior Development Manager		
	2004 – 2017	Pulte Homes, Quadrant Homes	Bellevue, WA
	<ul style="list-style-type: none">Provided senior leadership for the entitlement of new subdivisions, meeting with elected officials and senior city staff to secure approvalsOversaw land development activities, including the installation of new innovative and sustainable low-impact development features (pervious pavement, modular wetland vault systems, bioswales, etc.)Served as President of multiple Commercial Owner's Associations and Residential Owner's Associations during the declarant period of control		
Involvement	Member, Board of Directors and Government Affairs Committee		
	2017 – 2019	OneRedmond	Redmond, WA

I, Donald E. Marcy, hereby acknowledge that Petitioner, Microsoft Corporation, has nominated me to serve as a supervisor on Redmond CFD No. 2014-1's Board of Supervisors and hereby consent to serve on such board if I am appointed by the City of Redmond.

Donald E. Marcy
Donald E. Marcy

4-12-24
Date

WARNING

Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Donald E. Marcy, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of April, 2024.



Sophie Johnson
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 11-07-26



DONALD E. MARCY

Land Use Attorney

Email: dmarcy@cairncross.com

Direct: 206-254-4465

Introduction

Donald is one of the leading lawyers in land use and real estate development matters in Seattle. For over 40 years, he has guided many of the region's significant mixed-use, office, business park, retail, and multi-family projects to successful conclusion through creative application of the law. He has assisted real estate developers and owners of property in developing commercial and residential projects in the Pacific Northwest and other regions of the country. He has represented clients in all aspects of real estate development; buying property; negotiating ground leases; obtaining land use entitlements; negotiating design, construction, and financing documents; negotiating leases; and selling fully developed properties. The skills he has developed through this legal work are varied and include structuring real estate deals, drafting and negotiating agreements and contracts, negotiating with government agencies, analyzing regulatory programs and requirements, and making public presentations.

As a member and past Chairman of the Government Affairs Committee of NAIOP, the commercial real estate organization, Donald is active in the crafting of legislation that affects the commercial real estate industry.

Education

- Stanford University (A.B., with Honors in Economics)
- University of Southern California (J.D.)
 - Member and Executive Editor of Articles, Southern California Law Review

Admissions

- Washington
- US District Court, Western District of Washington
- US District Court, Eastern District of Washington

Honors & Recognition

- Top Ranked in Washington State by *Chambers USA* in the area of Real Estate: Zoning/Land Use since 2016



- Named *The Best Lawyers in America*® Litigation – Land Use and Zoning “Lawyer of the Year” in Seattle (2022)
- Named *The Best Lawyers in America*® Litigation – Real Estate “Lawyer of the Year” in Seattle (2021)
- Named *The Best Lawyers in America*® Land Use & Zoning Law “Lawyer of the Year” in Seattle (2014)
- Listed in *The Best Lawyers in America*® in Land Use & Zoning Law since 2010
- Listed in *The Best Lawyers in America*® in Litigation – Land Use & Zoning since 2010
- Listed in *The Best Lawyers in America*® in Litigation – Real Estate since 2010
- Listed in *The Best Lawyers in America*® in Real Estate Law since 2010
- Named on the Washington Super Lawyers list by *Super Lawyers*® Magazine since 2000
- Named on the Top 100 Washington Super Lawyers list by *Super Lawyers*® Magazine
- NAIOP Washington State Chapter Board Member of the Year, 2008
- NAIOP Washington State Chapter Member of the Year, 1994
- Association of Washington Business Heavy Lifter Award Recipient, 2008
- Martindale-Hubbell AV® Preeminent 5.0 out of 5
- Avvo® rated 10.0 out of 10.0
- Top 100 Attorneys Award Recipient, *Washington CEO Magazine*
- Top Rated Lawyer in Land Use and Zoning, *The American Lawyer & Corporate Counsel Magazines*
- Top Ten Attorneys in Washington (in the Area of Real Estate Law) Award Recipient, *Washington CEO Magazine* in conjunction with Avvo, Inc.
- League of Justice – Environmental & Land Use Law Award Recipient, *Washington CEO Magazine*
- Top Lawyer Award Recipient, *Seattle Magazine*
- Top Business Lawyer Award Recipient, *Seattle Business*
- Top Lawyer – Real Estate Award Recipient, *Seattle Metropolitan Magazine*

Professional & Community Involvement

- National Association of Industrial and Office Properties (NAIOP) Washington (1989-present)
 - Board of Directors (1991-1995, 2005-2009)
 - Chairman of Government Affairs Committee (1996-1998, 2010-2015)
- King County Green River Flood Protection Task Force
- State Department of Ecology, State Wetland Integration Strategy Task Force
- Pacific Real Estate Institute
- Lewis County Economic Development Council
- Seattle Metropolitan Chamber of Commerce



- Association of Washington Business, Environmental Affairs Council, Land Use Committee, and Regulatory Reform Committee
- King County Bar Association
- Seattle Mayor's Industrial Lands Task Force (2015-2018)
- Path with Art, Board of Directors (2021-present)

Publications & Speaking Engagements

- Moderator, "Seattle Forecast 2018!," Bisnow, Seattle, WA, January 25, 2018
- Speaker, "Commercial Real Estate Leases," Law Seminars International, December 11-12, 2017
- Moderator, "Seattle State of the Market," Bisnow, Seattle, WA, December 17, 2013
- Moderator, "Seattle Office 2020," Bisnow, Seattle, WA, April 23, 2013
- Moderator, "Seattle Construction & Development Summit," Bisnow, Seattle, WA, March 27, 2013

ATTACHMENT 5
PARCEL DIAGRAM



CERTIFICATE OF DESIGNATION

Global Workplace Services Authorization

THIS CERTIFICATE OF DESIGNATION is made pursuant to and in accordance with that certain resolution of the Board of Directors of Microsoft Corporation (the "Company"), adopted on June 16, 2006, under which the undersigned are authorized to designate persons empowered to sign any and all documents as relates to real estate transactions on behalf of the Company and its subsidiary companies.

The following persons are so designated, in compliance with the objectives in the resolution:

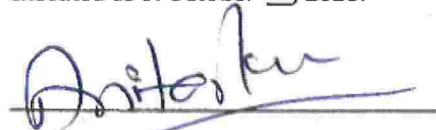
Beth Schryer, Vice President, Global Workplace Services

Steph Longstreth, General Manager, Global Workplace Services

John Trujillo, Senior Director, International Real Estate Operations

This Certificate may be signed by electronic signature, which will be effective for all purposes.

IN WITNESS WHEREOF, the undersigned have caused this Certificate of Designation to be executed as of October 19, 2023.



Anita Mehra
Global Treasurer



Oystein Harsvik
Assistant Treasurer