

**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 156<sup>th</sup> 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 156<sup>th</sup> Avenue NE. This will avoid the need for pedestrians and cyclists to cross SR-520 via the NE 40<sup>th</sup> 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:

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

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

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

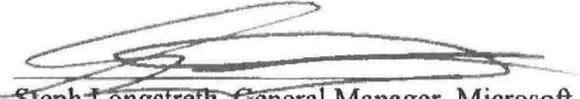
RCW 36.145.020(1)(j): The security to ensure the timely payment of assessments and the timely payment of bonds issued by the District will be the Redmond CFD No. 2014-1 Property.

*[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**

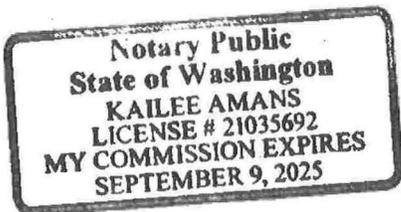
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false 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 4<sup>th</sup> 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**

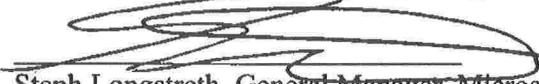
**CERTIFICATION**

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**

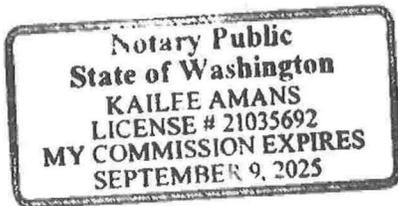
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false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

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GIVEN under my hand and official seal this 4<sup>th</sup> 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

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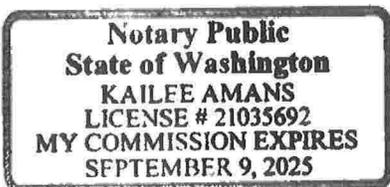
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false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

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GIVEN under my hand and official seal this 4<sup>th</sup> 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](mailto:mike.behn@microsoft.com)

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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



**DONALD E. MARCY**

Land Use Attorney

Email: [dmarcy@cairncross.com](mailto: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**

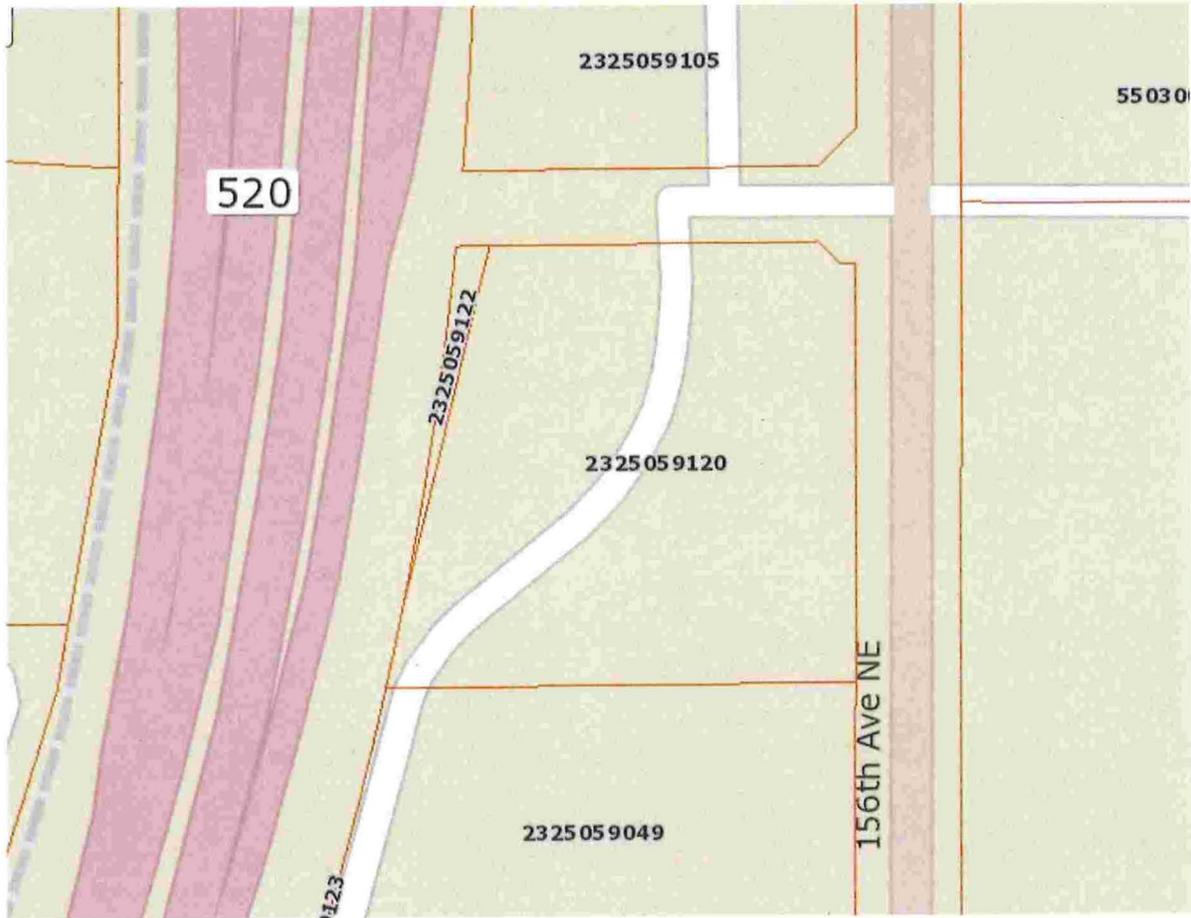
- National Association of Industrial and Office Properties (NAIOP) Washington (1989-present)
  - Board of Directors (1991-1995, 2005-2009)
  - Chairman of Government Affairs Committee (1996-1998, 2010-2015)
- King County Green River Flood Protection Task Force
- State Department of Ecology, State Wetland 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:

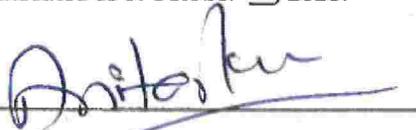
Beth Schryer, Vice President, Global Workplace Services

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