

EXHIBIT B

LEGAL DESCRIPTION OF REAL PROPERTY SUBJECT TO AGREEMENT

DRAFT

DOWNTOWN EASEMENT DESCRIPTION

A strip of land of varying widths situated in a portion of the North Half of the Northeast quarter, Section 11, and a portion of the West half and the Southeast quarter of the Northeast quarter, Section 12, Township 25 North, Range 5 East, W.M., King County, Washington, said strip being all that portion of the BNSF Railway Company's (formerly Northern Pacific Railway Company) Woodinville to Kenneydale, Washington Branch Line, as described by deed recorded under Recording No. 20091218001537, records of said County, said strip described as follows:

BEGINNING at the intersection of the Southerly right of way margin of Secondary State Highway No. 2-D (NE Redmond Drive) with the originally located centerline of said Railway, and the beginning of a strip of land 125 feet in width, being 75 feet northerly of and 50 feet southerly of the following described centerline, said State Highway margin being the westerly limits of said strip sidelines; thence Easterly along said centerline to a point opposite the most Northerly corner of Lot 4, Block 1, PLAT of WEST REDMOND ADDITION, as recorded in Volume 58 of Plats, pages 12 and 13, records of said County, and the beginning of a strip of land 100 feet in width, being 75 feet northerly of and 25 feet southerly of said centerline; thence continuing Easterly along said centerline to the southerly extension of the Westerly line of THE CLEVELAND CONDOMINIUMS, as recorded in Volume 226 of Condos, pages 43 through 53, records of said County and the beginning of a strip of land 85 feet in width, being 60 feet northerly of and 25 feet southerly of said centerline; thence continuing Easterly along said centerline to the southerly extension of the Westerly right of way margin of Brown Street, as dedicated by the PLAT of SIKES SECOND ADDITION, as recorded in Volume 14 of Plats, page 4, records of said County, and the beginning of a strip of land 100 feet in width, being 75 feet northerly of and 25 feet southerly of said centerline; thence continuing Easterly along said centerline to the southerly extension of the Westerly line of that certain parcel of land deeded by the Burlington Northern Railroad Company to Redmond CP II, as described by instrument filed under Recording No. 9606051122, records of said County and the beginning of a strip of land 50 feet in width, being 25 feet northerly of and 25 feet southerly of said centerline; thence continuing Easterly along said centerline to the southerly extension of the Easterly line of that certain parcel of land deeded by the Burlington Northern Railroad Company to Lowell and Stella J. DeYoung, as described by instrument filed under Recording No. 9702040665, records of said County, and the beginning of a strip of land 100 feet in width, being 75 feet northerly of and 25 feet southerly of said centerline; thence continuing Easterly along said centerline to the East line of the Southwest quarter of the Northwest quarter of said Section 12 and the beginning of a strip of land 75 feet in width, being 50 feet northerly of and 25 feet southerly of said centerline, said East line being the easterly limits of said 100 foot wide strip sidelines and the westerly limits of said 75 foot wide strip sidelines; thence continuing easterly along said centerline to the southerly extension of the Easterly line of that certain parcel of land dedicated by Redmond Center Development LLC to the City of Redmond, as described by instrument recorded under Recording No. 20010509000002, records of said County, said southerly extension intended to intersect the northeasterly corner and the southeasterly corner of the public road deeded to the

City of Redmond by instrument recorded under Recording No. 9811040718, records of said County, and the beginning of a strip of land 100 feet in width, being 50 feet northerly of and 50 feet southerly of said centerline; thence continuing Easterly along said centerline to the East line of the Southeast quarter of the Northwest quarter of said Section 12, and to City of Redmond City Limits line as described by said City Ordinance No. 230, said East line being the terminus of said centerline and the easterly limits of said strip sidelines. TOGETHER WITH a strip of land of varying widths lying within public street rights of way, the Northerly line of said strip being the Southerly right of way margin of said BNSF Railway, the Southerly line of said strip described as follows:

BEGINNING at the intersection of the East line of said West Redmond Addition with a line situated 25.00 feet southerly and normal with the Southerly right of way margin of said Railway, said East line being the westerly limits of said strip; thence Easterly parallel with said Southerly margin to the westerly edge of back of curb of Leary Way, southbound, as constructed; thence Northerly along said westerly edge to a point situated 18.25 feet southerly and normal with said Southerly margin; thence Easterly parallel with said Southerly margin to a point opposite and 18.25 feet northerly of the Northeast corner of Parcel 12, REDMOND TOWN CENTER, a Binding Site Plan, as recorded under Recording No. 9604090269, records of said County; thence Easterly to an intersection of the southerly extension of the West line of Parcel 2, City of Redmond Boundary Line Adjustment File No. L080129, as recorded under Recording No. 20080807900001, records of said County, with a line situated 22.00 feet southerly and normal with said Southerly margin; thence Easterly parallel with said Southerly margin to the easterly terminus of the public road deeded to the City of Redmond by instrument recorded under Recording No. 9811040713, records of said County, and the terminus of said line, said easterly road terminus being on said Southerly margin and the easterly limits of said strip. TOGETHER WITH:

The North 25.00 feet of Lots 6 and 8, Block 1, PLAT of WEST REDMOND ADDITION, as recorded in Volume 58 of Plats, pages 12 and 13, records of said County.



3/23/12

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