

**CITY OF REDMOND
RESOLUTION NO. 1453**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING A PETITION BY MICROSOFT CORPORATION TO FORM REDMOND COMMUNITY FACILITIES DISTRICT NO. 2016-01; ESTABLISHING THE PURPOSE OF SAID COMMUNITY FACILITIES DISTRICT TO BE FINANCING OF MULTIMODAL IMPROVEMENTS OF EASTBOUND AND WESTBOUND LEFT-TURN LANES AT THE INTERSECTION OF 154TH AVENUE NE AND NE 51ST STREET ALONG WITH BICYCLE LANES ALONG NE 51ST STREET FROM 154TH AVENUE NE TO THE SR 520 EASTBOUND ON-RAMP; AND SEPARATELY, MULTIMODAL IMPROVEMENTS INCLUDING BICYCLE LANES ALONG NE 31ST STREET FROM THE ROUNDABOUT JUST EAST OF SR 520 TO 156TH AVENUE NE ALONG WITH IMPROVEMENTS TO THE INTERSECTION OF NE 31ST STREET AND 156TH AVENUE NE; MAKING FINDINGS IN SUPPORT OF FORMATION; PROVIDING FOR A BOARD OF SUPERVISORS; AND INCORPORATING TERMS AND CONDITIONS SET FORTH IN THE PETITION

WHEREAS, RCW 36.145 authorizes cities to form community facilities districts when the land owners of one hundred percent (100%) of the land to be included in the district petitions the City to do so; and

WHEREAS, on April 19, 2016, the Redmond Finance Director received a petition from Microsoft Corporation requesting that the City form a community facilities district ("CFD") to be known as Redmond CFD No. 2016-1, for the purpose of financing multimodal improvements of eastbound and westbound left-turn lanes at the intersection of 154th Avenue NE and NE 51st Street along with bicycle lanes along NE 51st street from 154th Avenue

NE to the SR 520 eastbound on-ramp; and separately, multimodal improvements including bicycle lanes along NE 31st Street from the roundabout just east of SR 520 to 156th Avenue NE along with improvements to the intersection of NE 31st street and 156th Avenue NE; and

WHEREAS, pursuant to RCW 36.145.020, the Finance Director forwarded the petition to the King County Auditor for certification; and

WHEREAS, on May 2, 2016, the King County Elections Department, acting on behalf of the King County Auditor and the King County Assessor, issued a Certificate of Sufficiency for the petition, certifying that signatures on the petition were sufficient to meet the requirements of RCW 36.145.020; and

WHEREAS, the Redmond City Council held a public hearing on proposed Redmond CFD No. 2016-1 on June 21, 2016, and after considering all public testimony received, determined to approve the petition and form 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 36.145.060, the Redmond City Council makes the following findings:

A. The land owned by the Petitioner, Microsoft Corporation, will be benefited by the improvements to be financed by Redmond CFD No. 2016-1 for the following reasons:

1. Formation of the Community Facilities District 2016-01 will improve the public health, safety, and welfare by reducing the incidence of automobile collisions, reducing the incidence of automobile/bicycle collisions, and reducing traffic congestion.

2. The improvements will create a more connected network of bicycle facilities, which helps facilitate travel and commuting by bicycle, resulting in reduced production of carbon dioxide.

B. The formation of Redmond CFD No. 2016-1 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 included in the Community Facilities District.

2. The multimodal improvements will increase public safety on City of Redmond streets and public ways by reducing traffic congestion.

3. Upon completion of construction, the multimodal improvements will be owned by and become an asset of the City of Redmond.

C. The formation of Redmond CFD 2016-1 is consistent with the requirements of the Washington Growth Management Act (GMA), RCW 36.70A for the following reasons:

1. Construction of the multimodal 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 Petition - Formation of District.

1. The petition submitted by Microsoft Corporation seeking the formation of a community facilities district is hereby approved. A community facilities district to be known as Redmond CFD No. 2016-1 is hereby formed for the purpose of financing multimodal improvements of eastbound and westbound left-turn lanes at the intersection of 154th Avenue NE and NE 51st Street along with bicycle lanes along NE 51st street from 154th Avenue NE to the SR 520 eastbound on-ramp; and separately, multimodal improvements including bicycle lanes along NE 31st Street from the roundabout just east of SR 520 to 156th Avenue NE along with improvements to the intersection of NE 31st Street and 156th Avenue NE; and

2. The property in Redmond CFD No. 2016-1 is legally described in Exhibit A to this Resolution, as are the boundaries of Redmond CFD No. 2016-1.

Section 3. Costs to be Assessed. The total cost of the improvements to be paid for by Redmond CFD No. 2016-01 is estimated to be \$15,618,000.00. All costs properly chargeable to Redmond CFD No. 2016-1 shall be assessed against the property legally described in Exhibit A.

Section 4. Board of Supervisors. Pursuant to RCW 36.145.080, a five-member Board of Supervisors is hereby created for Redmond CFD No. 2016-01. The Board of Supervisors shall consist of three members of or appointed by the Redmond City Council and two representatives nominated by the petitioner. The supervisors shall be appointed by the Redmond City Council within sixty days of the date this resolution is passed. The term of office of each supervisor shall be three years and until a successor is appointed, except that the terms of the supervisors initially appointed shall be staggered as follows, as provided in their appointments: one member representing the Redmond City Council and one petitioner representative shall each serve a one-year term, and the other two members representing the Redmond City Council and the other petitioner representative shall each serve two-year terms. The Board of Supervisors shall have those powers provided in RCW 36.145.090 and such other powers as may be provided for the Board of Supervisors under Chapter 36.145 RCW. The supervisors shall serve without compensation, provided, that they shall be

entitled to expenses, including travel expenses, necessarily incurred in the discharge of their duties. Vacancies on the Board of Supervisors shall be filled as provided in RCW 36.145.080.

Section 5. Procedures and Requirements for Special Assessments. The Board of Supervisors shall impose the necessary assessments on the property in Redmond CFD 2016-1 according to the procedures and requirements of RCW 36.145.110. The special assessments shall be collected by the district treasurer, who shall be 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 2016-1 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 petition for Redmond CFD No. 2016-1 are hereby incorporated by this reference as if set forth in full.

Section 7. Termination. Redmond CFD 2016-1 shall be dissolved upon final payment of all special assessments imposed the multimodal improvements described in this resolution.


Section 8. Effective Date. This resolution shall become effective immediately upon passage by the Redmond City Council.

ADOPTED by the Redmond City Council this 21st day of June,
2016.

APPROVED:


JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. HART, MMC, CITY CLERK

FILED WITH THE CITY CLERK: June 7, 2016
PASSED BY THE CITY COUNCIL: June 21, 2016
RESOLUTION NO.: 1453

YES: ALLEN, BIRNEY, CARSON, MARGESON, MYERS, SHUTZ, STILIN



King County

Department of Elections

Julie Wise, Director

May 2, 2016

Michael E. Bailey
Finance and Information Services Director
City of Redmond
15670 NE 85th Street
PO Box 97010
Redmond, Washington 98073-9710

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

Dear Mr. Bailey:

King County examined the signatures contained on the petition 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 contact Shannon Cortez, Deputy Director at (206) 477-4176.

Sincerely,

Julie Wise
Elections Director

cc: Shannon Cortez, Deputy Director

enclosures: Original Petition pages
Certificate of Sufficiency



King County

Department of Elections
Julie Wise, Director



**King County
Department of Elections**

CERTIFICATE OF SUFFICIENCY

THIS IS TO CERTIFY that the petition, originally submitted on April 29, 2016 to the King County Elections Department, 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 2nd day of May 2016

Julie Wise, Director



City of Redmond
WASHINGTON

April 21, 2016

KING COUNTY AUDITOR

APR 27 2016

RECEIVED

**King County Elections
Director's Office**

APR 29 2016

King County Auditor
Kymber Waltmunson
King County Courthouse
RM W-1033
516 3rd Avenue
Seattle, Washington 98104

Re: Certificate of Petition for Community Facilities District

Dear Ms. Waltmunson:

Per RCW 36.145.020, the City of Redmond, as the applicable legislative authority named in the statute, is forwarding the enclosed petition for the formation of a Community Facilities District to you as the certifying authority stated in RCW 36.145.020.

Please verify the valid execution of said enclosed petition within the timeline specified in RCW 36.145.020.

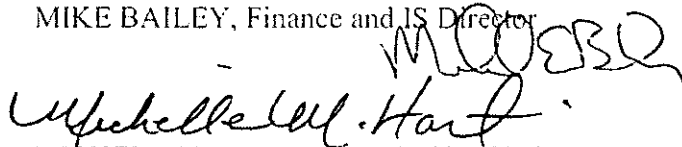
If you have any questions, please do not hesitate to call me at 425-556-2190.

Thank you for your attention to this correspondence.

Sincerely,

CITY OF REDMOND

MIKE BAILEY, Finance and IS Director


MICHELLE M. HART, MMC, City Clerk

cc: Joel Pfundt, Planning
Clerk Correspondence File

enc: 1

REDMOND CFD No. 2016-1
Community Facilities District ("CFD") Petition Pursuant to Chapter 36.145 RCW

Microsoft Corporation ("Petitioner") respectfully submits this Community Facilities District Petition (the "Petition") to the City of Redmond pursuant to Chapter 36.145 RCW. This Petition requests the formation of Redmond CFD No. 2016-1 (the "District" or "CFD No. 2016-1"), which shall include the Redmond CFD No. 2016-1 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)(b): 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. 2016-1 Property").

RCW 36.145.020(1)(b): The undersigned property owner hereby requests that the Redmond CFD No. 2016-1 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 two specific improvements that provide special benefits to the Redmond CFD No. 2016-1 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 two improvements. The District anticipates financing the following two specific facilities (the "Improvements"):

- Multimodal improvements, including eastbound and westbound left-turn lanes at the intersection of 154th Avenue NE and NE 51st Street along with bicycle lanes along NE 51st Street from 154th Avenue NE to the SR 520 eastbound on-ramp.
- Multimodal improvements, including bicycle lanes along NE 31st Street from the roundabout just east of SR 520 to 156th Avenue NE along with improvements to the intersection of NE 31st Street and 156th Avenue NE.

RCW 36.145.020(1)(e): The undersigned property owner declares that CFD No. 2016-1 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 reducing the incidence of automobile collisions, reducing the incidence of automobile/bicycle collisions, and reducing traffic congestion. The Improvements also create a more connected network of bicycle facilities, which helps facilitate travel and commuting by bicycle resulting in reduced production of carbon dioxide. 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. 2016-1 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. 2016-1 Property and will increase the fair market value of the Redmond CFD No. 2016-1 Property on account of their proximity to the Redmond CFD No. 2016-1 Property. The Improvements provide special benefits to the Redmond CFD No. 2016-1 Property as summarized below:

- The eastbound and westbound left-turn lanes on NE 51st Street will reduce the potential for automobile and automobile/bicycle collisions by enabling left turns to occur at 154th Avenue NE without impeding eastbound and westbound through traffic, and will also reduce congestion on NE 51st Street.
- The bike lanes on NE 31st Street and NE 51st Street will improve non-motorized mobility and access to transit in the Overlake neighborhood and increase the potential for reduction of carbon dioxide emissions from motor vehicles.

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) Jim Stanton, as a representative of the Petitioner; and (2) Donald Marcy, as a qualified professional. Both Mr. Stanton and Mr. Marcy are willing and able to serve on the District's Board of Supervisors. Curriculum vitae for Mr. Stanton 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. 2016-1 Property is 5.38 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
067310-0010	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. 2016-1 Preliminary Assessment Roll		
Parcel		Total \$ per Parcel
Number	Acreage	
1	5.38	\$15,618,000
Total:	5.38	\$15,618,000

(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. 2016-1 Property.

[see signature of property owner on the following page]

PROPERTY OWNER:

MICROSOFT CORPORATION, a Washington corporation

By:


Taylor Hawes, General Manager,
Corporate Finance & Services

Mailing Address: Microsoft Real Estate & Facilities

One Microsoft Way
Redmond, WA 98502

Telephone No.: (425) 882-8080

Date: 4-15-16

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 Taylor Hawes, to me known to be the General Manager, Corporate Finance & 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 15 day of April _____,
2016.



Marie Rose Peddle
Marie Rose Peddle
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Redmond
My commission expires 1-29-19

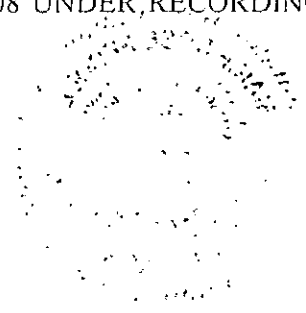
ATTACHMENT 1

REDMOND CFD NO. 2016-1

LOT 1 OF CITY OF REDMOND SHORT PLAT NO. SS-82-2R AS RECORDED NOVEMBER 3, 1988 UNDER KING COUNTY RECORDING NO. 8811030192, BEING A REVISION OF KING COUNTY SHORT PLAT NO. SS-82-2 AS RECORDED FEBRUARY 19, 1982 UNDER KING COUNTY RECORDING NO. 8202190622, IN KING COUNTY, WASHINGTON;

EXCEPTING THEREFROM THAT PORTION OF LOT 1 CONVEYED TO THE CITY OF REDMOND BY INSTRUMENT RECORDED FEBRUARY 24, 1983 UNDER RECORDING NO. 8302240792;

EXCEPT THAT PORTION LOT 1 THEREOF CONVEYED TO THE CITY OF REDMOND, A WASHINGTON MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR 152ND AVENUE N.E. BY DEED RECORDED JULY 31, 2008 UNDER RECORDING NO. 20080731001810.



ATTACHMENT 2

CERTIFICATION

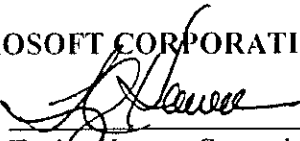
Microsoft Corporation, the undersigned petitioner, voluntarily submits the Redmond CFD No. 2016-1 Property, as defined in Attachment 1 of the attached Petition, to the authority of the District described in the Petition pursuant to Chapter 36.145 RCW to approve the Petitioner's request to submit the 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: _____


Taylor Hawes, General Manager,
Corporate Finance & Services

Mailing Address: Microsoft Real Estate & Facilities

One Microsoft Way
Redmond, WA 98502

Telephone No.: (425) 882-8080

Date: _____

4-15-16

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 Taylor Hawes, to me known to be the General Manager, Corporate Finance & 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 15 day of April,
2016.



Marie Rose Peddle
Marie Rose Peddle
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Redmond
My commission expires 1-29-19

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. 2016-1 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:


Taylor Hawes, General Manager,
Corporate Finance & Services

Mailing Address: Microsoft Real Estate & Facilities
One Microsoft Way
Redmond, WA 98502
Telephone No.: (425) 882-8080
Date: 4-15-16



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 Taylor Hawes, to me known to be the General Manager, Corporate Finance & 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 15 day of April,
2016.



Marie Rose Peddle
(Marie Rose Peddle)
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Redmond
My commission expires 1-29-19

ATTACHMENT 4

NOMINEES FOR BOARD OF SUPERVISORS

I, Jim Stanton, hereby acknowledge that Property Owner, Microsoft Corporation, has nominated me to serve as a supervisor on Redmond CFD No. 2016-1's Board of Supervisors and hereby consent to serve on such board if I am appointed by the City of Redmond.

Jim Stanton
Jim Stanton, Senior Community Affairs Manager of
Microsoft Corporation

4/18/16
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 Jim Stanton, 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 18th day of April,
2016.

Donald E. Marry

(Print name of notary)
DONALD E. MARRY
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
commission expires 5-5-18

R. James (Jim) Stanton

Work: 425-707-5076
Cell: 206-999-5389

22533 SE 47th Place
Sammamish, WA 98075

Email: jstanton@microsoft.com or jstanton6532@msn.com

DIRECTOR / VICE PRESIDENT LEVEL | Corporate Real Estate & Community Affairs

AREAS of EXPERTISE

Development | Entitlement | Political Strategy | Relationship Management | Project Delivery

Summary: Senior business leader with a strong organizational and leadership background in corporate real estate, government affairs, and community affairs with a large multi-national corporation. Proven leadership in driving the municipal entitlement process for Microsoft's corporate headquarters' development. Proven track record as a collaborative manager who works effectively in political, managerial and technical environments. Politically astute, solution oriented, problem solver who can drive group consensus.

PROFESSIONAL BACKGROUND

Microsoft Corporation (2001 to Present)

Senior Community Affairs Manager / Development Manager

- Manage all Real Estate & Facilities Community Affairs engagement on new development with governmental agencies (including entitlement & transportation requirements) and local philanthropy. Project Manager for three historic jurisdictional Development Agreements facilitating incremental 3M square feet of expansion on the existing corporate campus, including \$40M infrastructure & transportation improvements through design and public adoption process
- Managed delivery of entitlement for all headquarters campus new building construction projects including schedule, scope and budget
- Collaborate with contractors, consultants, internal lines of business, and public agencies to ensure issues resolution and timely project delivery
- Direct Microsoft's energy supply strategy and represent the company to Puget Sound Energy
- Responsible for initiatives and advocacy at the legislative level on regional transportation, K-12 education and housing initiatives in partnership with Microsoft Legal & Community Affairs Department
- Establish strategic priorities, manage philanthropic contributions, and speak internally and externally on behalf of Microsoft. Direct engagement with local and State elected officials, staff and press.

Puget Sound Services Manager

- Manage Puget Sound delivery of Tenant Improvements, Furniture and Move businesses in Real Estate & Facilities
- Work directly with internal business group to support operational issues
- Manage annual budget for approximately \$100M for the combined business

- Successfully moved 22,000 employees to new workplace environments in 2003 on time and within budget

Jim Stanton

Page 2

City of Redmond, WA (1984 to 2001)

Building Division Manager

- Manage daily operations of Building Division including responsibility for all budgeting resources, project management, technical oversight
- Personnel management of the Permit Center, Plan Review, and Building Inspection staffs (25 people; \$3.7 million annual budget)
- Designed and implemented significant re-engineering and re-deployment strategies improving efficiencies and improving customer delivery
- Developed automated permit system, customer service improvements, and three-fold increase in professional staff functions
- Certified ICC Plans Examiner and Building Inspector

Senior Planner and Planner, City of Redmond

- Managed review process for full development proposals from application through final entitlement process, including engagement with City Council, Design Review Board, Hearings Examiner, and Planning Commission
- Experience with State and local regulations related to State Environmental Protection Agency, Growth Management Agency, Shorelines regulations
- Coordinated multidisciplinary teams to complete project reviews in a time effective manner
- Developed, designed, drafted, and reviewed land use and long range planning documents, policies, reports, and ordinances
- Project manager on 1994 - 1997 zoning code update for consistency with State of Washington Growth Management Act
- Project manager for permit system implementation from 1989 – 1991
- Represented City of Redmond in local and regional policy discussions with elected officials

Other / Former Employment of Note

GTE Sylvania and Pacific Northwest Bell (Seattle, WA)

Customer Service Supervisor

- Customer service and product procurement as supervisor of \$80 million electrical products distribution warehouse and production facility

EDUCATION and Board / Commission Affiliations

University of Washington - College of Architecture
Master of Urban Planning

St. John Fisher College
Bachelor of Arts - Political Science

City of Redmond Chamber of Commerce – Board member
Bellevue Downtown Association – Board and Executive Committee member
Puget Sound Regional Council Transportation Policy Board – Board Member
State of Washington Joint Transit Commission – Board Member

Jim Stanton

Page 3

RECOGNITION AND CERTIFICATIONS

2005: Microsoft CFO Award for completion of Microsoft – City of Redmond Development Agreement
1993: American Institute of Certified Planners (AICP)
1997: International Code Council - Certified Building Inspector/Plans Examiner
1995: City of Redmond All-Star Employee of the Year
1990: City of Redmond Distinguished Service Award

REFERENCES: Available upon request

I, Donald Marcy, hereby acknowledge that Property Owner, Microsoft Corporation, has nominated me to serve as a supervisor on Redmond CFD No. 2016-1'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 Marcy, Vice President of
Cairncross & Hempelmann P.S.

4-18-16
Date

WARNING

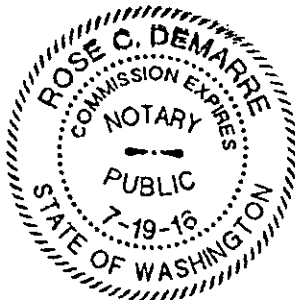
Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes any false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

NOTARIAL CERTIFICATE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Donald 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 18th day of APRIL,
2016.



Rose C. Demarre
ROSE C. DEMARRE
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at DES MOINES
My commission expires 7/19/16

CH&C Donald E. Marcy

dmarcy@cairncross.com
Direct 206.254.4465
Fax 206.587.2308

Land Use, Natural Resources & Environmental Law
Real Estate
Real Estate Development
Retail, Office & Industrial Leasing
Transit-Oriented Development

Donald is one of the leading lawyers in land use and real estate development matters in Seattle. For over 30 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, obtaining land use entitlements for real property, negotiating with government agencies, analyzing regulatory programs and requirements, and making public presentations.

As 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.

- *Stanford University (A.B., with Honors in Economics, 1975)*
- *University of Southern California (J.D., 1979)*
 - Executive Editor of Articles, Southern California Law Review, 1978-1979*
 - Member, Southern California Law Review, 1977-1978*
- *Washington State Bar Association*
- *US District Court, Western District of Washington*
- *US District Court, Eastern District of Washington*
- *Chambers USA, Top Ranked*
- *Super Lawyer Award Recipient, Washington Law & Politics Magazine*
- *Lawyer of the Year in Seattle Land Use & Zoning Law, 2014, Listed in Best Lawyers in America*
- *Best Lawyer in Land Use & Zoning Law, Listed in Best Lawyers in America*
- *Best Lawyer in Litigation - Land Use & Zoning, Listed in Best Lawyers in America*
- *Best Lawyer in Litigation - Real Estate, Listed in Best Lawyers in America*
- *Best Lawyer in Real Estate Law, Listed in Best Lawyers in America*
- *Top Rated Lawyer in Land Use and Zoning, The American Lawyer & Corporate Counsel Magazines*
- *Top Lawyer - Real Estate Award Recipient, Seattle Metropolitan Magazine*
- *Top Business Lawyer Award Recipient, Seattle Business*
- *Top Lawyer Award Recipient, Seattle Magazine*
- *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 100 Attorneys Award Recipient, Washington CEO Magazine*
- *Top 100 Washington Super Lawyers Award Recipient, Washington Law & Politics Magazine*

{03009390.DOCX:3 }

CH&Donald E. Marcy

- *NAIOP Washington State Chapter Member of the Year, 1994*
 - *NAIOP Washington State Chapter Board Member of the Year, 2008*
 - *Association of Washington Business Heavy Lifter Award Recipient, 2008*
 - *Martindale-Hubbell Peer Review Rated AV® Preeminent™ (AV* “recognized for the highest level of professional excellence”)*
**AV Preeminent is a certification mark of Reed Elsevier Properties Inc., used in accordance with the Martindale-Hubbell® certification procedures, standards and policies.*
 - *NAIOP, Government Affairs Committee of Washington State Chapter, Chairman*
 - *King County Bar Association, Member*
 - *Lewis County Economic Development Council, Member*
 - *Seattle Metropolitan Chamber of Commerce, Member*
 - *Association of Washington Business, Environmental Affairs Council, Land Use Committee, and Regulatory Reform Committee, Member*
-
- *“Seattle State of the Market,” Bisnow, Seattle, WA, Moderator, December 17, 2013*
 - *“Seattle Office 2020,” Bisnow, Seattle, WA, Moderator, April 23, 2013*
 - *“Seattle Construction & Development Summit,” Bisnow, Seattle, WA, Moderator, March 27, 2013*

1001



CERTIFICATE OF DESIGNATION

Real Estate 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:

Taylor Hawes, General Manager, Corporate Finance & Services

Mike DeMuro, Real Estate & Facilities Sr. Director

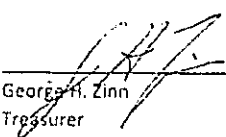
Jill Herczog, Real Estate & Facilities Director, Retail Stores


Bob Kaplan, Director of R & D/Manufacturing, Real Estate & Facilities

Jay Pittenger, Senior Director, Puget Sound Real Estate

Susan Wagner, RE&F Sr. Director, Puget Sound

IN WITNESS WHEREOF, the undersigned have caused this Certificate of Designation to be executed as of July 1, 2015.


George H. Zinn
Treasurer


Albert H. Damon
Assistant Treasurer