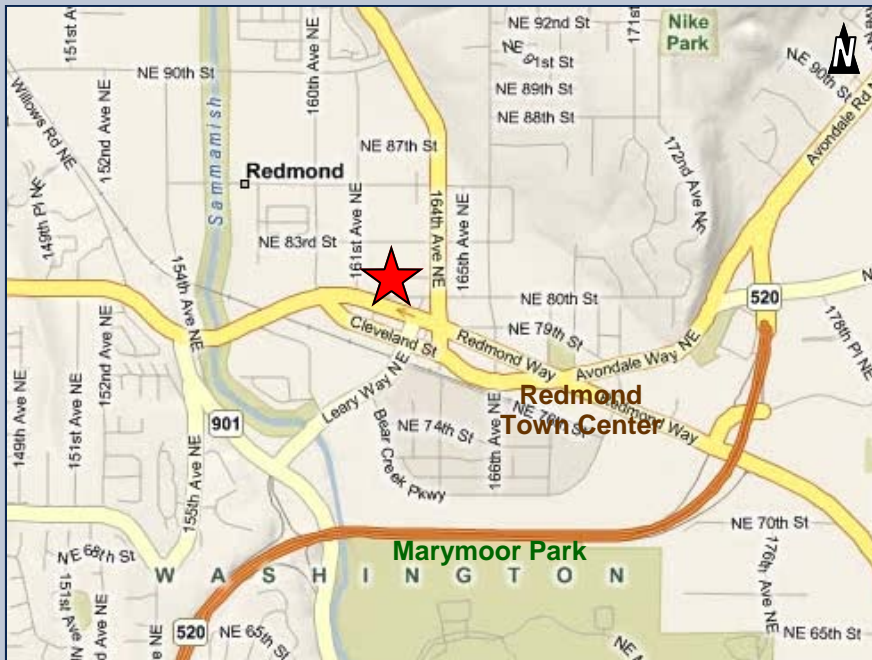
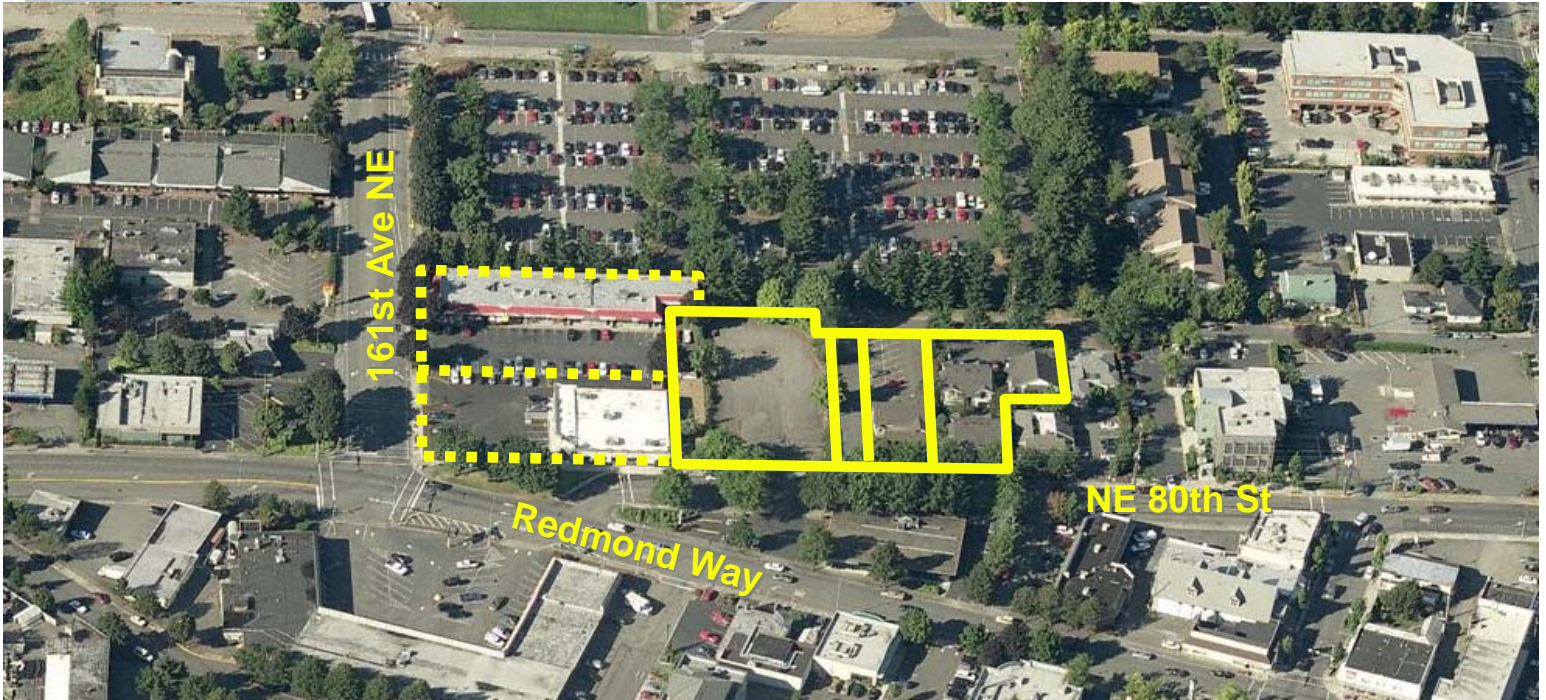


DOWNTOWN REDMOND MIXED-USE DEVELOPMENT ASSEMBLAGE

NE 80th Street at 161st–162nd Ave NE, Redmond, WA

PRIME DEVELOPMENT SITES FOR SALE



Detailed information package provided upon receipt of a confidentiality agreement signed by agent and buyer.

For more information contact:

Ellen Post

epost@wallaceproperties.com

Bob Wallace

rwallace@wallaceproperties.com

Wallace Properties, Inc.

330 112th Ave NE

Bellevue, WA 98004

(425) 455-9976

www.wallaceproperties.com



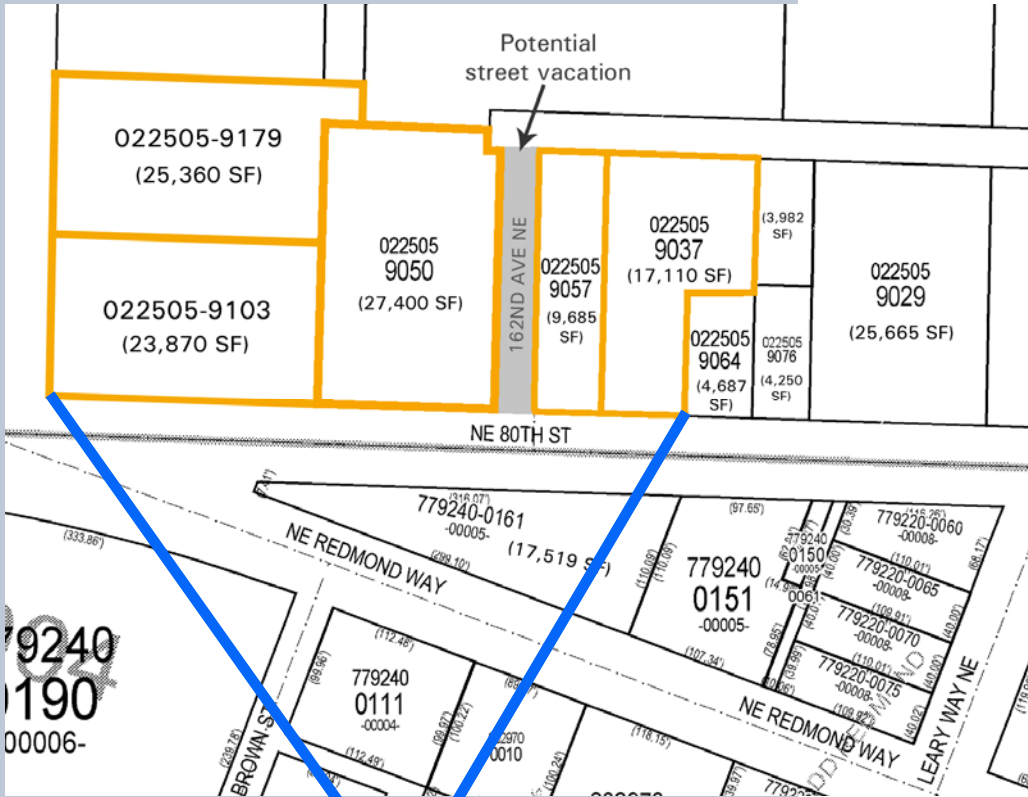
The information contained herein has been obtained from sources deemed reliable but is not guaranteed.



DOWNTOWN REDMOND MIXED-USE DEVELOPMENT ASSEMBLAGE

NE 80th Street at 161st–162nd Ave NE, Redmond, WA

PRIME DEVELOPMENT SITES FOR SALE



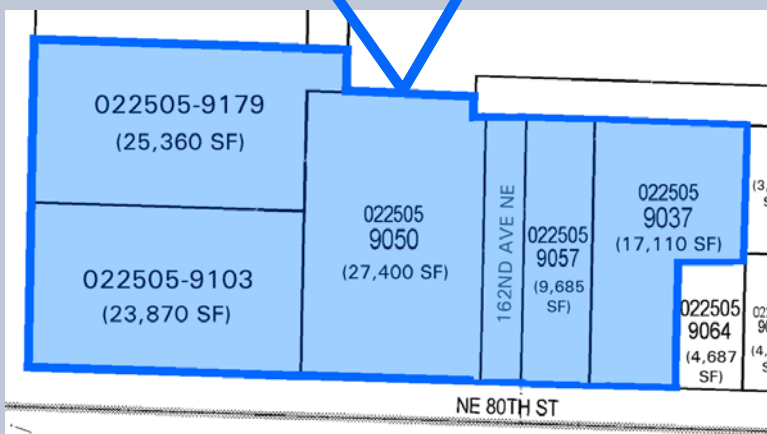
Key



Potential Assemblage



Total Potential Assemblage: Approx. 103,415 SF



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epost@wallaceproperties.com

Bob Wallace
rwallace@wallaceproperties.com

(425) 455-9976

TOTAL LAND AREA

Approx. 103,415 SF
(per King County records)

ZONING

Town Square zoning

PRICE

Call Listing Agent

The information contained herein has been obtained from sources deemed reliable but is not guaranteed.

330 112th Ave NE
Bellevue, WA 98004
www.wallaceproperties.com



CONFIDENTIALITY & BROKERAGE AGREEMENT

For Signature By Prospective Purchaser and Agent



WALLACE PROPERTIES, INC.
330 – 112th Avenue NE, Suite 200
Bellevue, WA 98004

Date: _____
Phone: (425) 455-9976
Fax: (425) 646-3374
Email: epost@wallaceproperties.com

Attention: Ellen Post and Bob Wallace

THE REDMOND MIXED-USE DEVELOPMENT ASSEMBLAGE – Redmond, Washington

The undersigned has been advised that Wallace Properties, Inc. (“WPI”) has been retained by the property owners (The “Seller”) with respect to the offering for sale of The Redmond Mixed-Use Development Assemblage, Redmond, Washington (The “Property”). The Seller has indicated that all inquiries and communications with respect to the contemplated sale of the Seller’s interest in the Property be directed to WPI. In no event shall the undersigned or any of its agents or contractors contact any tenant of the Property or any governmental authority concerning the Property, or make any physical inspection or testing of the Property, without prior written consent of WPI or Seller.

WPI has available for review certain information (“Confidential Information”) concerning the Property. On behalf of the Seller, WPI may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own, limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property, nor an offer of sale. No agreement binding upon the Seller, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Seller enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Seller, and has been prepared by WPI primarily from information supplied by the Seller for the Seller’s agent. It does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require or desire. Neither WPI nor Seller make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Confidential Information, and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Agreement you agree that the information provided is confidential, that you will hold and treat it in the strictest confidence, and that you will not disclose or permit anyone to disclose the Confidential Information to any person, firm or entity without prior authorization of the Seller and WPI, except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order (and the undersigned shall obtain the agreement of any parties to which Confidential Informant is to be disclosed to be bound by the terms of this letter). Photocopying or other duplication is strictly prohibited. Seller expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussion with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations, you hereby agree to return the Confidential Information and deliver copies of any reports or surveys prepared by, or on behalf of, the undersigned concerning the Property to WPI.

The undersigned acknowledges that it is undertaking its investigation of the Property at its sole risk, and that under no circumstance will any amounts expended by the undersigned, for its due diligence investigation or review, be paid or reimbursed by Seller or WPI.

BROKERAGE AGREEMENT – It is further acknowledged and agreed that should the undersigned choose to engage the services of a buyer’s broker (“Buyer’s Agent”), on parcels #022505-9050, #022505-9057 and #022505-9037, the Seller will pay to Buyer’s Agent upon closing a total fee of 2.5% of the purchase price. On parcels #022505-9179 and #022505-9103, the Buyer’s Agent will need to be compensated by the Purchaser. Purchaser and Buyer’s Agent will hold Seller and WPI harmless from any other claims by Buyer’s Agent or third parties seeking compensation in connection with the contemplated transaction.

ACKNOWLEDGED AND AGREED TO:

Potential Purchaser: _____
Signature: _____
Name: _____
Title: _____
Company: _____
Telephone: _____
Facsimile: _____
Address: _____
Email Address: _____

Buyer’s Agent _____
Signature: _____
Name: _____
Title: _____
Company: _____
Telephone: _____
Facsimile: _____
Address: _____
Email Address: _____