

EXHIBIT B

Project Description

Project (all square footages are approximate and are located as generally depicted on Attachment B-1 hereto, as modified by the Minimum Project and the City Approvals)

Private Improvements

- Retail:** 634,000 SF
- Residential:** 292 units
- Office:** 315,000 SF
- Hotel:** 150,000 SF -- 200 room maximum

Public Improvements (as set forth in the City Approvals)

Minimum Project:

Private Improvements:¹ (all square footages are approximate and are located in the buildings below as generally depicted on Attachment B-2 hereto)

Retail:² 371,800 square feet of new buildings/space for retail use²

Building A ²	23,600 SF	in office building A
Building C ²	17,000 SF	in office building C
Building D	12,100 SF	in residential building D
Building E	37,700 SF	in residential building E
Building F	32,000 SF	in residential building F
Building N	38,100 SF	Target block
Building H	14,000 SF	Floor 1
	13,800 SF	Floor 2
Building I	19,500 SF	Floor 1
	10,500 SF	Floor 2
Building J	32,800 SF	Floor 1
	27,300 SF	Floor 2
Building L	20,700 SF	Floor 1
	14,000 SF	Floor 2

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- Parking Facility B: Plans by Devcon & International Parking Design titled Sunnyvale Town Center Block 2 Parking Structure dated 9-17-08 Bulletin 6.

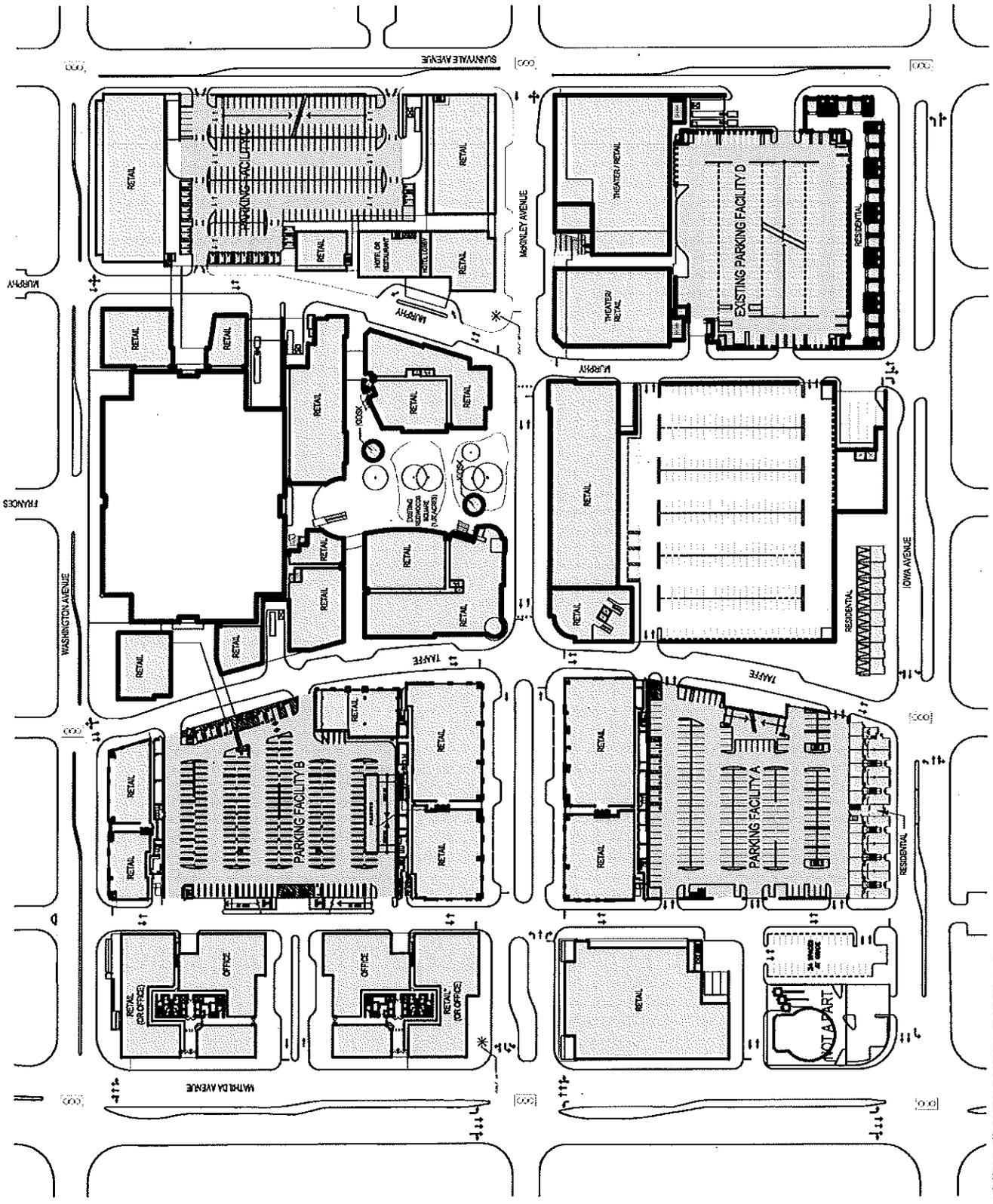
The parties acknowledge that the square footage of the uses constituting the Private Improvements vary between the ARDDOPA and some Related Documents, and as such, agree that the above square footage shall apply for the purposes of the Minimum Project.

² Subject to concomitant modification upon relocation of all or a portion of retail space within Building A or C (except for retail space fronting McKinley Avenue), or its conversion to office space or any other use which activates the pedestrian experience.

³ Exact square footage of the theater building uses is subject to modification pursuant to lease negotiations with theater operator.

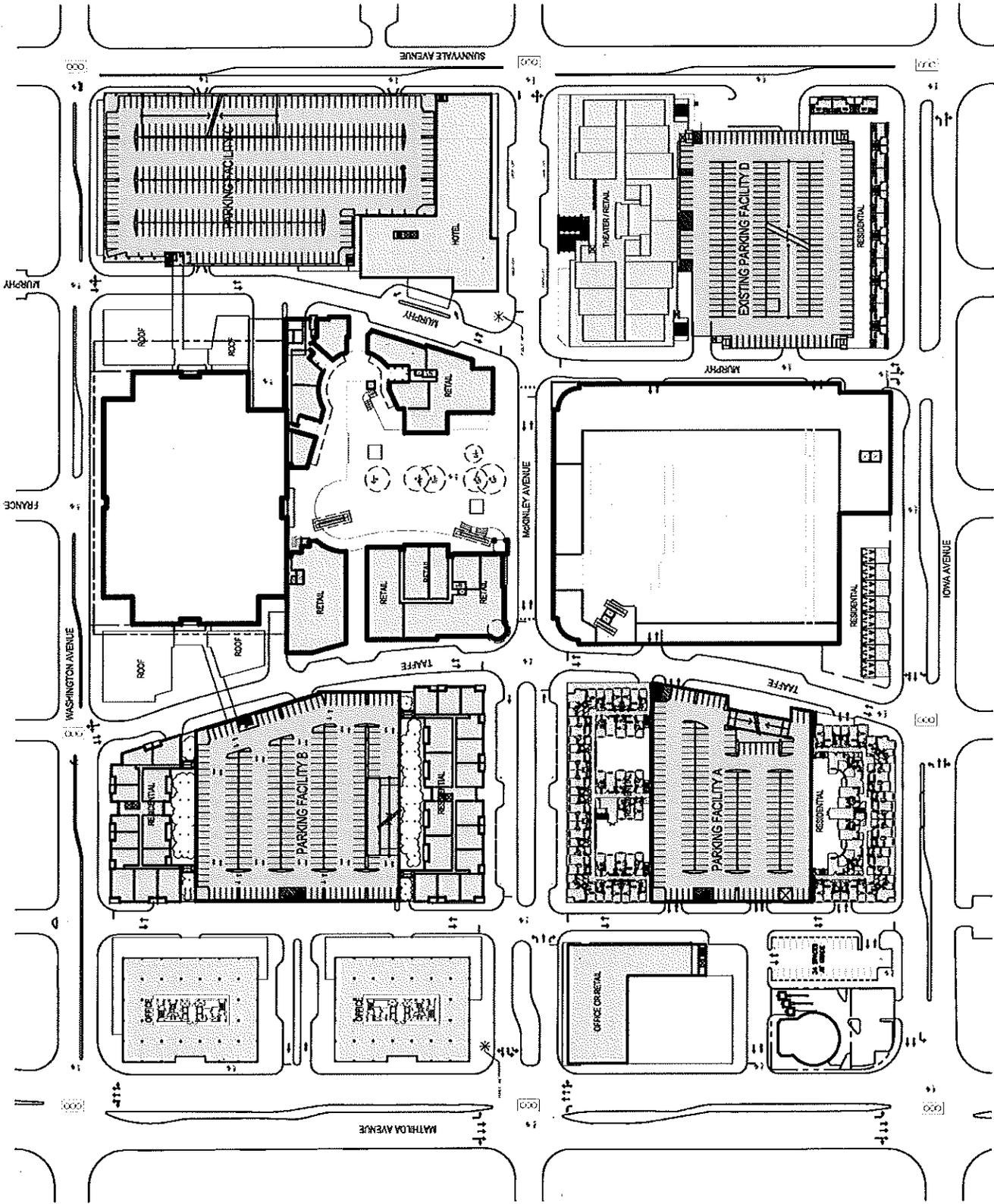
⁴ Includes all subterranean parking under office and residential buildings.

ATTACHMENT B-1 PROJECT (GROUND LEVEL)**



* RETAIL FRONTING MCKINLEY RETAINED, REMAINDER CONVERTIBLE TO OFFICE OR OTHER USE.
 ** AS MODIFIED BY THE CITY APPROVALS AND 2010 MODIFICATION AGREEMENT.

ATTACHMENT B-1 PROJECT (SECOND LEVEL)**



** AS MODIFIED BY THE CITY APPROVALS AND 2010 MODIFICATION AGREEMENT.

ATTACHMENT B-2 MINIMUM PROJECT

