

Exhibit B

Release

[See attached]

RELEASE OF ALL CLAIMS

1. This Release is executed by James Terrile, President, on behalf of R.S.T. Enterprises, Inc. ("R.S.T.") and Manager of Nick Properties, LLC, ("Nick Properties") in favor of the Port of Seattle. The Property that is the subject of this Release consists of certain real property located at 15416-15446 Des Moines Memorial Drive, in SeaTac, King County, Washington, consisting of four tax parcels, 20234-9125, 9229, 9234, and 9110, legally described at exhibits A-1, A-2, A-3, and A-4 of that certain Purchase and Sale Agreement between R.S.T./Nick Properties and the Port, as well as appurtenances and improvements on said parcels.
2. Effective upon closing of the purchase and sale of the above-referenced Property, R.S.T. Enterprises/Nick Properties hereby fully and unconditionally releases and forever discharges the Port of Seattle, the Port's Commissioners, employees, agents, assigns and successors, from any and all claims, demands, causes of action, suits, damages, losses, costs or expenses (collectively "Claims"), known or unknown, asserted or unasserted, past, present or future arising out of, resulting from, or in any way related to, the Property, including, without limitation: (a) the Port's wetland mitigation activities related to the Port's Third Runway Project; (b) any issues outlined in the Cherry Creek Environmental Report dated May 6, 2008 and attached and incorporated by reference in this Release; (c) any alleged failure of duty with respect to the drain pipe allegedly located on Port property; and (d) flooding or drainage issues.
3. R.S.T./Nick Properties acknowledges that the purchase price of \$1,238,000.00 is based on the fair market value of the Property and receipt of said purchase price constitutes sufficient consideration for this Release and a full accord, satisfaction and settlement of R.S.T./Nick Properties's claims as provided in this Release.
4. R.S.T./Nick Properties further acknowledges that payment of the purchase price for the Property is not to be construed as an admission of liability on the part of the Port, by whom liability is expressly denied.
5. R.S.T./Nick Properties represents and warrants that it has the sole right to the Claims which are the subject of this Release and that it has not bargained, sold, assigned or otherwise conveyed any such right, in whole or in part, to any third party.
6. R.S.T./Nick Properties covenants that it will not sue on, nor commence any proceedings relating to any matter that is released by this Release, and that it will withdraw and discharge any pending claims with prejudice and without claim for costs or attorney fees from any party.
7. This Release is binding on R.S.T./Nick Properties' directors, officers, managers, employees, agents, successors and assigns.

