

EXHIBIT B
LEGAL DESCRIPTION

LOT 5 AS SHOWN ON THE FINAL PLAT OF ESTRELLA CROSSROADS - PHASE 2 RECORDED AS BOOK 1098, PAGE 18 RECORDS OF MARICOPA COUNTY, ARIZONA

AND INCLUDING;

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 5 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 5 THEREOF BEARS NORTH 00°27'10" EAST, 2640.84 FEET;

THENCE NORTH 00°27'10" EAST, 1285.74 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE LEAVING SAID WEST LINE, SOUTH 89°32'50" EAST, 410.02 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING 8 COURSES ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF FILLMORE STREET;

THENCE SOUTH 89°16'04" EAST, 115.95 FEET;

THENCE NORTH 85°30'45" EAST, 44.51 FEET;

THENCE SOUTH 89°16'04" EAST, 98.59 FEET;

THENCE SOUTH 44°16'04" EAST, 14.14 FEET;

THENCE SOUTH 89°16'04" EAST, 50.00 FEET;

THENCE NORTH 45°43'55" EAST, 14.14 FEET;

THENCE SOUTH 89°16'04" EAST, 479.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 355.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°13'45", AN ARC LENGTH OF 38.59 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 19.00 FEET;

THENCE LEAVING SAID SOUTHERLY PROPOSED RIGHT-OF-WAY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°27'57", AN ARC LENGTH OF 28.34 FEET TO A TANGENT LINE;

THENCE SOUTH 08°49'00" EAST, 15.89 FEET;

THENCE SOUTH 89°32'35" EAST, 68.04 FEET TO THE WEST LINE OF RANCHO MIRAGE RECORDED AS BOOK 518, PAGE 35 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°27'25" WEST, 1204.28 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE LEAVING SAID WEST LINE, NORTH 89°26'04" WEST, 336.10 FEET ALONG SAID NORTH RIGHT-OF-WAY;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 00°27'11" EAST, 102.00 FEET ALONG THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2014-0719983 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89°26'04" WEST, 100.00 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE EAST LINE OF LOT 7 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS - PHASE 2;

THENCE NORTH 00°27'11" EAST, 263.39 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 5 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS - PHASE 2;

THENCE LEAVING SAID EAST LINE, NORTH 89°24'49" WEST, 524.68 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 5 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS - PHASE 2;

THENCE NORTH 00°28'07" EAST, 593.95 FEET ALONG SAID WEST LINE;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 13°1'09" EAST, 73.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS - PHASE 2 AND BEING ON THE EAST LINE OF LOT 4 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS - PHASE 2;

THENCE, LEAVING SAID WEST LINE, NORTH 13°11'09" EAST, 27.28 FEET ALONG SAID EAST LINE;

THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00°35'38" EAST, 174.13 FEET TO THE POINT OF BEGINNING.