

**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, 1267.63 feet along the west line of the Southwest Quarter of said Section 5;

Thence leaving said west line, South 89°32'50" East, 409.98 feet to the **POINT OF BEGINNING;**

Thence South 89°18'04" East, 17.73 feet;

Thence North 86°05'28" East, 273.86 feet;

Thence South 89°18'04" East, 570.77 feet;

Thence South 00°33'50" West, 46.31 feet;

Thence South 89°26'10" East, 76.73 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, 1187.13 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 being the north line of the south 55.00 feet of said Section 5 to the east line of that certain property entitled "Special Warranty Deed" as file in Document No. 2017-025674 records of Maricopa County, Arizona;

Thence leaving said north Right-of-Way, North 00°27'10" East, 102.00 feet along said east line to the north line of those certain documents entitled said "Special Warranty Deed" recorded in Document No. 2017-025674 and "Special Warranty Deed" recorded as Document No. 2014-719983 records of Maricopa County, Arizona;

Thence leaving said east line, North 89°26'04" West, 100.00 feet along said north line to the east line of Lot 7 as shown on the aforesaid Final Plat of Estrella Crossroads – Phase 2;

Thence leaving said north line, North 00°27'11" East, 263.39 feet along said east line to the Southeast corner of Lot 5 as shown on the aforesaid Final Plat of Estrella Crossroads – Phase 2;

Thence leaving said east line and continuing, North 00°27'11" East, 666.40 feet along the east line of Lot 5 to the Northeast corner of said Lot 5 as shown on the aforesaid Final Plat of Estrella Crossroads – Phase 2;

Thence leaving said east line, North 89°32'49" West, 508.42 feet along the north line of said Lot 5 to the Northwest corner of said Lot 5 being the east line of Lot 4 as shown on the aforesaid Final Plat of Estrella Crossroads – Phase 2;

Thence, leaving said north line, North 13°11'09" East, 27.28 feet along said east line;

Thence continuing along said east line, North 00°35'38" East, 156.02 feet to the **POINT OF BEGINNING**.

The above described parcel contains a combined computed area of 971,970 sq. ft. (22.313 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

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