

EXHIBIT B

Legal Description – Virtua Citrus PAD – SWC Citrus & McDowell

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3;

THENCE NORTH 89 DEGREES 51 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 481.46 FEET TO THE NORTHEAST CORNER OF CANADA VILLAGE AMENDED, A SUBDIVISION RECORDED IN BOOK 228 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID CANADA VILLAGE AMENDED, 736.15 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 04 SECONDS EAST, 264.26 FEET;

THENCE NORTH 66 DEGREES 50 MINUTES 05 SECONDS EAST, 178.42 FEET TO A POINT THAT IS 55.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CITRUS AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 200.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 04 SECONDS EAST, 55.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, ALONG SAID EAST LINE, 464.42 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA IN DOCUMENT NO. 2011-0155761, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 3, BEING NORTH 00 DEGREES 16 MINUTES 59 SECONDS EAST 2619.36 FEET FROM A 4 INCH BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE EAST LINE OF SAID SECTION 3 SOUTH 00 DEGREES 16 MINUTES 59 SECONDS WEST 484.70 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 01 SECONDS WEST 55.00 FEET TO THE POINT OF BEGINNING ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF CITRUS ROAD;

THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 01 SECONDS WEST 30.00 FEET TO POINT "A" FOR LATER IDENTIFICATION;

THENCE SOUTH 00 DEGREES 16 MINUTES 59 SECONDS WEST 192.78 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10 (EHRENBERG-PHOENIX HIGHWAY);

THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10 NORTH 67 DEGREES 09 MINUTES 00 SECONDS EAST 32.62 FEET TO SAID EXISTING WESTERLY RIGHT OF WAY LINE OF CITRUS ROAD;

THENCE ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF CITRUS ROAD NORTH 00 DEGREES 16 MINUTES 59 SECONDS EAST 179.97 FEET TO THE POINT OF BEGINNING.