

**EXHIBIT B
LEGAL DESCRIPTION**

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254.5-ACRE EXISTING PAD

PARCEL 1 (NORTH PARCEL)

THAT PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 00°49'43" EAST, A DISTANCE OF 2651.36 FEET;

THENCE NORTH 00°50'40" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1324.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°35'29" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1298.85 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 01°04'08" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1321.62 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 09°50'48" EAST, A DISTANCE OF 144.81 FEET;

THENCE SOUTH 01°58'08" EAST, A DISTANCE OF 518.89 FEET TO A POINT ON THE CENTERLINE OF LOWER BUCKEYE PARKWAY, AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 332 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING 5 COURSES AND DISTANCES:

THENCE NORTH 89°44'22" WEST, A DISTANCE OF 219.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1000.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°25'13", AN ARC DISTANCE OF 321.49 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 71°50'25" WEST, A DISTANCE OF 262.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1000.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°19'59", AN ARC DISTANCE OF 302.52 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°10'24" WEST, A DISTANCE OF 251.57 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE NORTH 00°49'43" WEST, ALONG SAID WEST LINE, A DISTANCE OF 851.21 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,725,383 SQ.FT., OR 62.5662 ACRES, MORE OR LESS.

(CONTINUED ON NEXT PAGE)

PARCEL 2 (SOUTH PARCEL)

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 20, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 00°07'05" WEST, A DISTANCE OF 2661.36 FEET;

THENCE NORTH 00°49'43" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1325.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°53'49" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 2618.96 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 01°18'14" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1318.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 89°56'47" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 24.72 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°31'31" WEST, A DISTANCE OF 59.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 89°28'22" WEST, A RADIAL DISTANCE OF 125.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°35'35", AN ARC DISTANCE OF 82.02 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 38°07'13" WEST, A DISTANCE OF 915.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE EASTERLY AND HAVING A RADIUS OF 2750.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°14'44", AN ARC DISTANCE OF 1787.66 FEET TO A POINT;

THENCE SOUTH 41°39'36" WEST, A DISTANCE OF 195.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE SOUTH 89°43'04" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1301.90 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 20;

THENCE NORTH 00°07'05" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2661.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8,358,797 SQ.FT., OR 191.8916 ACRES, MORE OR LESS.

TOTAL AREA (PARCEL 1 + PARCEL 2) = 11,084,180 SQ.FT., OR 254.4578 ACRES, MORE OR LESS.

14-ACRE ADDITION TO EXISTING PAD

The Northwest quarter of the Southwest quarter of Section 17, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

Except the West 75 feet; and

ALSO Except any portion lying North of the South right-of-way line of the Lower Buckeye Parkway as shown on the Lower Buckeye Parkway Map of Dedication recorded in [Book 332 of Maps, Page 4](#), records of Maricopa County, Arizona; and

ALSO Except any portion conveyed to the City of Goodyear, Arizona in Right -Of-Way Dedication recorded in [Document No. 2007-1113993](#), records of Maricopa County, Arizona, described as follows:

That portion of the Southwest quarter of said Section 17, described as follows:

Commencing at the Southwest corner of said Section 17, monumented by a brass cap in handhole, from which the West quarter corner of said Section 17, monumented by a brass cap in handhold, bears as a basis of bearings North 00 degrees 49 minutes 43 seconds West, a distance of 2651.36 feet;

Thence North 00 degrees 49 minutes 43 seconds West along the Westerly line of the Southwest quarter of said Section 17, a distance of 1305.10 feet;

Thence North 89 degrees 10 minutes 17 seconds East, a distance of 1265.94 feet to the TRUE POINT OF BEGINNING;

Thence North 00 degrees 06 minutes 07 seconds East, a distance of 589.90 feet;

Thence North 44 degrees 49 minutes 07 seconds West, a distance of 22.66 feet to a point lying on the Southerly right of way line of Lower Buckeye Parkway as shown on Map of Dedication recorded in Book 332 of Maps, Page 4, Maricopa County Records;

Thence South 89 degrees 44 minutes 22 seconds East along said Southerly right of way line, a distance of 92.00 feet;

Thence departing said right of way line South 45 degrees 10 minutes 53 seconds West, a distance of 22.60 feet;

Thence South 00 degrees 06 minutes 07 seconds West, a distance of 589.73 feet;

Thence North 89 degrees 53 minutes 49 seconds West, a distance of 60.00 feet to the POINT OF BEGINNING; and

ALSO Except any portion conveyed to the City of Goodyear, Arizona in Right -Of-Way Dedication recorded in [Document No. 2008-278500](#), records of Maricopa County, Arizona, described as follows:

That portion of the North half of the Southwest quarter of said Section 17, described as follows:

Commencing at the brass cap in handhole marking the Southwest corner of said Section 17, from which the brass cap in handhold marking the West quarter corner of said Section 17 bears North 00 degrees 00 minutes 00 seconds West, a distance of 2651.18 feet;

Thence North 00 degrees 00 minutes 00 seconds West, along the West line of the Southwest quarter of Section 17, a distance of 1325.59 feet to the Southwest corner of the North half of the Southwest quarter of said Section 17;

Thence South 89 degrees 04 minutes 42 seconds East, along the South line thereof, a distance of 1326.11 feet to a point on the Easterly right-of-way line of South Wood Boulevard as recorded in Document No. 2007-1113993, Maricopa County Records;

Thence along said Easterly right-of-way line the following courses:

Thence North 00 degrees 55 minutes 18 seconds East, a distance of 320.91 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 00 degrees 55 minutes 18 seconds East, a distance of 268.83 feet;

Thence North 46 degrees 00 minutes 03 seconds East, a distance of 22.60 feet to a point on the Southerly right-of-way line of Lower Buckeye Parkway, recorded in Book 332 of Maps, Page 4, Maricopa County Records;

Thence South 88 degrees 55 minutes 11 seconds East, along said Southerly right-of-way line, a distance of 8.00 feet;

Thence South 46 degrees 00 minutes 03 seconds West departing said Southerly right-of-way line, a distance of 22.60 feet to a point on a line which is parallel with and 8.00 feet Easterly, as measured at right angle, from said Easterly right-of-way line of South Wood Boulevard;

Thence South 00 degrees 55 minutes 18 seconds West, along said parallel line, a distance of 148.81 feet;

Thence South 04 degrees 44 minutes 09 seconds West, departing said parallel line, a distance of 120.27 feet to the POINT OF BEGINNING.

Containing 13.98 acres.

Total acreage of Parcels 1, 2 and added 14 acres: $254.5 + 14 = 268.5$ Acres