

Exhibit B LEGAL DESCRIPTION

C-2 GENERAL COMMERCIAL ZONING DISTRICT LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear bras cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 1,130.32 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 65.00 feet to the West right-of-way line of said Litchfield Road and being the beginning of a corner clip at the before mentioned intersections, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 45 deg. 18 min. 47 sec. West along said corner clip, a distance of 22.63 feet to the end of said corner clip and being in the North right-of-way line of said Celebrate Life Way;

THENCE North 89 deg. 41 min. 13 sec. West along said North right-of-way line, a distance of 299.58 feet;

THENCE North 00 deg. 18 min. 47 sec. East departing said North right-of-way line, a distance of 1,524.42 feet to the South right-of-way line of Interstate Highway No. 10;

THENCE South 89 deg. 54 min. 00 sec. East along said South right-of-way line, a distance of 300.04 feet to the beginning of a corner clip at the intersection of said Interstate Highway No. 10 and Litchfield Road;

THENCE South 25 deg. 48 min. 12 sec. East along said corner clip, a distance of 24.86 feet to the end of said corner clip and being in the West right-of-way line of said Litchfield Road;

THENCE South 00 deg. 42 min. 38 sec. East along said West right-of-way line, a distance of 257.58 feet;

THENCE South 00 deg. 18 min. 47 sec. West along said West right-of-way line and being 65.00 feet West of and parallel with the East line of said Section 4, a distance of 1,229.67 feet to the **POINT OF BEGINNING**, containing 480,321 square feet or 11.027 acres of land, more or less.

**CO COMMERCIAL OFFICE ZONING DISTRICT
LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear bras cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 1,903.19 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 1,775.27 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 89 deg. 30 min. 13 sec. West, a distance of 748.89 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 70.00 feet, a central angle of 90 deg. 03 min. 17 sec., and being subtended by a chord which bears North 44 deg. 31 min. 49 sec. West - 99.04 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 110.02 feet;

THENCE North 00 deg. 26 min. 32 sec. East, a distance of 798.36 feet to the South right-of-way line of Interstate Highway No. 10;

THENCE South 79 deg. 20 min. 21 sec. East along said South right-of-way line, a distance of 58.61 feet;

THENCE South 83 deg. 26 min. 32 sec. East along said South right-of-way line, a distance of 263.88 feet;

THENCE South 86 deg. 02 min. 14 sec. East along said South right-of-way line, a distance of 498.45 feet;

THENCE South 00 deg. 20 min. 51 sec. West departing said South right-of-way line, a distance of 800.01 feet to the **POINT OF BEGINNING**, containing 673,450 square feet or 15.460 acres of land, more or less.

**MF-12 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear bras cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 1,114.32 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 380.58 feet to the North right-of-way line of said Celebrate Life Way, said point being the **TRUE POINT OF BEGINNING**;

THENCE North 89 deg. 41 min. 13 sec. West along said North right-of-way line, a distance of 890.15 feet;

THENCE North 00 deg. 20 min. 50 sec. East departing said North right-of-way line, a distance of 827.25 feet;

THENCE South 89 deg. 30 min. 13 sec. East, a distance of 61.49 feet to a Point of Curvature of a circular curve to the right, having a radius of 500.00 feet, a central angle of 08 deg. 11 min. 45 sec., and being subtended by a chord which bears South 85 deg. 24 min. 21 sec. East - 71.46 feet;

THENCE in an easterly direction along said curve to the right, a distance of 71.52 feet;

THENCE South 81 deg. 18 min. 28 sec. East tangent to said curve, a distance of 157.17 feet to a Point of Curvature of a circular curve to the left, having a radius of 1,000.00 feet, a central angle of 19 deg. 04 min. 21 sec., and being subtended by a chord which bears North 89 deg. 09 min. 22 sec. East - 331.34 feet;

THENCE in an easterly direction along said curve to the left, a distance of 332.88 feet;

THENCE North 79 deg. 37 min. 11 sec. East tangent to said curve, a distance of 228.12 feet to a Point of Curvature of a circular curve to the right, having a radius of 500.00 feet, a central angle of 05 deg. 19 min. 24 sec., and being subtended by a chord which bears North 82 deg. 16 min. 53 sec. East - 46.44 feet;

THENCE in an easterly direction along said curve to the right, a distance of 46.45 feet;

THENCE South 00 deg. 18 min. 47 sec. West non-tangent to said curve, a distance of 854.33 feet to the **POINT OF BEGINNING**, containing 722,996 square feet or 16.598 acres of land, more or less.

**MF-24 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear brass cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 2,638.74 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 380.58 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 00 deg. 18 min. 47 sec. West, a distance of 670.09 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 500.00 feet, a central angle of 05 deg. 19 min. 24 sec., and being subtended by a chord which bears South 82 deg. 16 min. 53 sec. West - 46.44 feet;

THENCE in a westerly direction along said curve to the left, a distance of 46.45 feet;

THENCE South 79 deg. 37 min. 11 sec. West tangent to said curve, a distance of 228.12 feet to a Point of Curvature of a circular curve to the right, having a radius of 1,000.00 feet, a central angle of 19 deg. 04 min. 21 sec., and being subtended by a chord which bears South 89 deg. 09 min. 22 sec. West - 331.34 feet;

THENCE in a westerly direction along said curve to the right, a distance of 332.88 feet;

THENCE North 81 deg. 18 min. 28 sec. West tangent to said curve, a distance of 157.17 feet to a Point of Curvature of a circular curve to the left, having a radius of 500.00 feet, a central angle of 08 deg. 11 min. 45 sec., and being subtended by a chord which bears North 85 deg. 24 min. 21 sec. West - 71.46 feet;

THENCE in a westerly direction along said curve to the left, a distance of 71.52 feet;

THENCE North 89 deg. 30 min. 13 sec. West tangent to said curve, a distance of 11.62 feet;

THENCE North 00 deg. 20 min. 37 sec. East, a distance of 674.20 feet;

THENCE South 89 deg. 54 min. 00 sec. East, a distance of 92.50 feet;

THENCE North 00 deg. 06 min. 00 sec. East, a distance of 20.00 feet;

THENCE South 89 deg. 54 min. 00 sec. East, a distance of 747.01 feet to the **POINT OF BEGINNING**, containing 595,348 square feet or 13.667 acres of land, more or less.

**MF-24/CO COMMERCIAL OFFICE HYBRID ZONING DISTRICT
LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the East Half of Section 4, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found brass cap in handhole for the Southeast corner of said Section 4;

THENCE North 00 deg. 18 min. 47 sec. East along the East line of said Section 4, same being the monument line of Litchfield Road, at 1,074.32 feet pass a found City of Goodyear brass cap flush at the intersection of said Litchfield Road and Celebrate Life Way, continue a total distance of 1,903.19 feet;

THENCE North 89 deg. 41 min. 13 sec. West departing said East line, a distance of 1,775.27 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 00 deg. 20 min. 51 sec. East, a distance of 800.01 feet;

THENCE South 86 deg. 02 min. 14 sec. East, a distance of 506.01 feet;

THENCE South 00 deg. 20 min. 50 sec. West, a distance of 55.56 feet;

THENCE South 89 deg. 54 min. 00 sec. East, a distance of 49.83 feet;

THENCE South 00 deg. 20 min. 37 sec. West, a distance of 674.20 feet;

THENCE North 89 deg. 30 min. 13 sec. West, a distance of 49.87 feet;

THENCE South 00 deg. 20 min. 50 sec. West, a distance of 40.00 feet;

THENCE North 89 deg. 30 min. 13 sec. West, a distance of 505.01 feet to the **POINT OF BEGINNING**, containing 429,885 square feet or 9.869 acres of land, more or less.