

## **Exhibit "B" to the Commercial Escrow Instructions**

### **Parcel One (1):**

That portion of Durango Plaza II, a Commercial Subdivision, on file with the Clark County Recorder in Book 106 Page 53 of Plats, said parcel is situate in the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 32, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada, and is more particularly described as follows:

Commencing at the Northeast Corner of said Section 32, and thence along the Easterly line of Section 32, South 00°29'45" West, 675.52 feet; thence South 89°24'02" West, 50.01 feet to the Westerly right of way of Durango Drive, and the Southeasterly corner of Durango Plaza II; thence along the Westerly right of way of Durango Drive North 00°29'45" East, 71.47 feet; thence continuing along said right of way, North 00°46'38" West, 117.06 feet, to the point of beginning:

Thence continuing along said right of way, North 00°46'38" West, 108.00 feet to the Southerly line of Lot 1-3, as shown on a map on file with the Clark County Recorder in File 126, Page 5 of surveys; thence along said Lot 1-3, South 89°25'10" West, 223.12 feet; thence South 00°19'52" West, along the center of the existing block wall, 92.52 feet to an angle point; thence continuing along said wall South 44°11'15" East, 21.11 feet, to an angle point; thence continuing along said wall and then a projection of the wall, North 89°28'32" East, 210.40 feet to the Westerly right of way of Durango Drive and the point of beginning.

### **Parcel Two (2):**

Non-exclusive easements for ingress, egress, vehicular and pedestrian traffic, utilities, and drainage of incidental surface water over the Common Areas of Lot 1-3 in File 126 of Surveys, Page 5, in the Office of the County Recorder, Clark County, Nevada, as provided for in and subject to that certain "Declaration of Common Area Easement", recorded September 13, 2001 in Book 20010913 as Document No. 01039, Official Records.

