



EXHIBIT B

LEGAL DESCRIPTION

May 3, 2022
Project No.: 120174

REZONE

BLUE HERON APARTMENTS
PHHC HERON PROPERTY, LLC

An area of land being APN: R7039000170, Ada County records, located in a portion of Government Lot 6 of Section 6, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the West One Quarter corner of said Section 6, thence on the east-west mid-section line of said Section 6, North 89° 35' 33" East, 341.03 feet to the **POINT OF BEGINNING of Area-1:**

Thence continuing on said east-west mid-section line, North 89° 35' 33" East, 156.06 feet, to a point, from which the Center West One Sixteenth corner of said Section 6 bears, North 89° 35' 33" East, 593.62 feet;

Thence leaving said east-west mid-section line, South 00° 20' 55" West, 217.93 feet;

Thence South 89° 38' 42" West, 155.89 feet;

Thence North 00° 18' 10" East, 217.78 feet to the **POINT OF BEGINNING of Area-1.**

The above-described area of land contains 0.78 acres (33,977 Ft²), more or less.

TOGETHER WITH

An area of land being portions of APN: R7039000090, APN: R7039000080, and APN: R7039000057, Ada County records, located in a portion of Government Lot 6 of Section 6, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the West One Quarter corner of said Section 6, thence on the east-west mid-section line of said Section 6, North 89° 35' 33" East, 497.09 feet, from which the Center West One Sixteenth corner of said Section 6 bears, North 89° 35' 33" East, 593.62 feet; thence leaving said east-west mid-section line, South 00° 20' 55" West, 310.93 feet, to the **POINT OF BEGINNING of Area-2:**

Thence North 89° 55' 20" East, 9.00 feet;

Thence South 67° 07' 38" East, 378.07 feet;

Thence South 31° 38' 35" East, 39.83 feet;

Thence South 89° 33' 08" West, 389.49 feet;

Thence South 84° 29' 31" West, 129.04 feet;

Thence South 89° 27' 49" West, 75.47 feet;

Thence South 00° 32' 11" East, 21.00 feet;

Thence South 89° 27' 49" West, 118.20 feet;

Thence South 00° 09' 00" East, 24.79 feet;

Thence North 88° 59' 16" West, 165.03 feet, to a point on the west line of said Section 6, from which point the Southwest corner of said Section 6 bears, South 00° 18' 10" West, 2100.10 feet;
Thence on said west section line, North 00° 18' 10" East, 237.50 feet;
Thence leaving said west section line, North 89° 36' 00" East, 496.84 feet, to the **POINT OF BEGINNING of Area-2.**

The above-described area of land contains 3.35 acres (146,027 Ft²), more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS

