

**EXHIBIT B**  
**METES AND BOUNDS – LEGAL DESCRIPTION**  
**C5LC at Bonnie View, LLC/KeHE Distributors, LLC**

**BEING** a tract of land situated in the William H. Newton Survey, Abstract Number 1074, Henry H. Hickman Survey, Abstract Number 565 and Caswell C. Overton Survey, Abstract Number 1102, City of Dallas, Dallas County, Texas and being part of City of Dallas Blocks A/8314, B/8313, 8320, 8314, & 8322 and being part of Lot 1, Block A/8314, Irving Addition, an addition to the City of Dallas according to the plat recorded in Volume 95093, Page 384 of the Deed Records of Dallas County, Texas and being all of a tract of land described as Tract II (1.258 acres) and part of those tracts of land described as Tract I (69.531 acres) and Tract VI (11.206 acres) in Special Warranty Deed to C5LC AT BONNIE VIEW, LLC, recorded in Instrument No. 201800018303 of the Official Public Records of Dallas County, Texas and being part of an abandoned portion of Blanco Drive (a variable width right-of-way, formerly Sheppard Road, County Road 412, in area annexed by City of Dallas Ordinance No. 7588, no record found) said abandoned portion of Blanco Drive authorized, and quitclaim to C5LC At Bonnie View, LLC by the City of Dallas Ordinance No. 31016 and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "KHA" cap found at the south end of the terminus of Logistics Drive (a 100-foot wide right-of-way) and being the northwest corner of said Tract I;

**THENCE** departing said terminus of Logistics Drive and with the north line of said Tract I, South 87°08'40" East, a distance of 885.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

**THENCE** departing said north line of Tract I, the following courses and distances:

South 2°51'20" West, a distance of 557.02 feet to a point for corner;  
North 90°00'00" East, a distance of 441.86 feet to a point for corner;  
South 6°37'04" West, a distance of 389.73 feet to a point for corner;  
South 12°58'39" West, a distance of 617.15 feet to a point at the beginning of a tangent curve to the right having a central angle of 41°07'15", a radius of 493.80 feet, a chord bearing and distance of South 33°32'16" West, 346.84 feet;  
In a southwesterly direction, with said curve to the right, an arc distance of 354.40 feet to a point for corner;  
South 59°30'32" West, a distance of 96.74 feet to a point for corner;  
South 89°30'06" West, a distance of 33.61 feet to a point for corner;  
South 0°29'54" East, a distance of 387.23 feet to a point for corner found in the north line of Parcel 52, Tract IV-B (36.780 acres) described in Special Warranty Deed to BNSF Railway Company recorded in Instrument No. 20080144570 of said Official Public Records;

**THENCE** with the north and east lines of said Parcel 52, Tract IV-B, the following courses and distances:

South 12°58'39" West, a distance of 437.29 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a tangent curve to the left having a central angle of 5°17'15", a radius of 687.27 feet, a chord bearing and distance of South 10°20'02" West, 63.40 feet;  
In a southwesterly direction, with said curve to the left, an arc distance of 63.42 feet to a 5/8-inch iron rod with "KHA" cap found at the end of said curve;  
North 82°18'36" West, a distance of 961.35 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a non-tangent curve to the right having a central angle of 18°05'29", a radius of 164.42 feet, a chord bearing and distance of North 73°39'26" West, 51.70 feet;  
In a northwesterly direction, with said curve to the right, an arc distance of 51.92 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a non-tangent curve to the right having a central angle of 23°01'02", a radius of 157.63 feet, a chord bearing and distance of North 53°09'25" West, 62.90 feet;  
In a northwesterly direction, with said curve to the right, an arc distance of 63.32 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a non-tangent curve to the right having a central angle of 45°02'02", a radius of 146.61 feet, a chord bearing and distance of North 19°17'08" West, 112.29 feet;  
In a northwesterly direction, with said curve to the right, an arc distance of 115.23 feet to a 5/8-inch iron rod with "KHA" cap found at the end of said curve;  
North 3°17'23" East, a distance of 762.61 feet to a 5/8-inch iron rod with "KHA" cap found for corner;  
North 5°45'12" West, a distance of 98.50 feet to a 5/8-inch iron rod with "KHA" cap found for corner;  
North 3°17'21" East, passing at a distance of 798.91 feet the northernmost northeast corner of said Parcel 52, Tract IV-B, the southeast corner of a tract of land described as Parcel 79, Tract V-B (1.186 acres) in Special Warranty Deed to BNSF Railway Company recorded in Instrument No. 20080144569 of said Official Public Records, and the south line of said Lot 1, Block A/8314, continuing with the east line of said Parcel 79, Tract V-B, passing at a distance of 1006.60 feet to the northeast corner of said Parcel 79, Tract

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V-B, the southeast corner of a tract of land described as Parcel 47, Tract I-B (4.828 acres) in said Special Warranty Deed to BNSF Railway Company recorded in Instrument No. 20080144570 and the north line of said Lot 1, Block A/8314, continuing with the east line of said Parcel 47, Tract I-B in all a total distance of 1630.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in the south right-of-way line of said Logistics Drive for the northwest corner of said Lot 1, Block B/8313;

**THENCE** with said south right-of-way line of Logistics Drive, South 87°08'40" East, a distance of 252.41 feet to the **POINT OF BEGINNING** and containing 80.897 acres or 3,523,888 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.