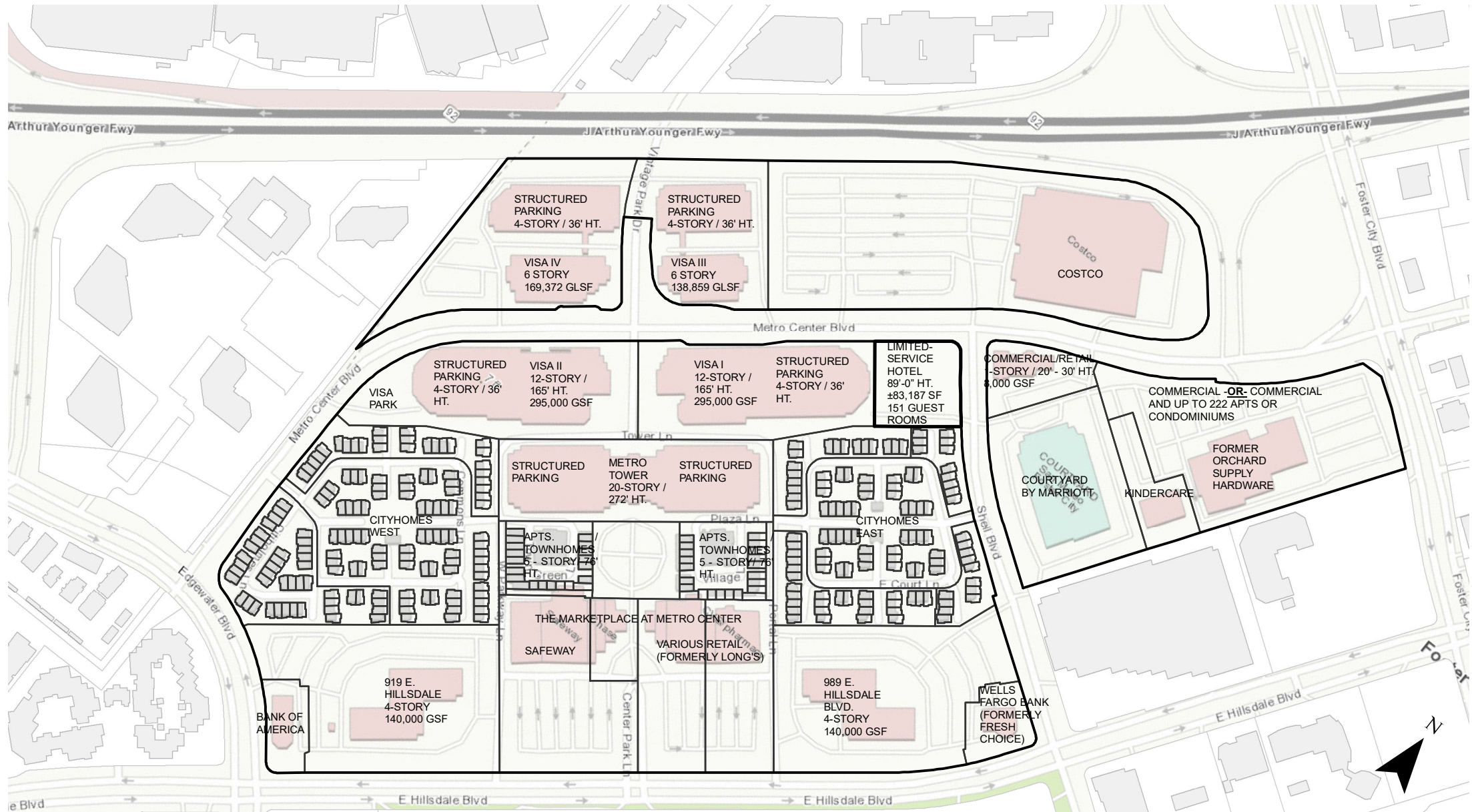


## EXHIBIT B



The C-2 /PD (General Business/Planned Development) District zoning of the subject ± 100-acre lands known as Metro Center (APNS: 094-051-010 through 094-051-790, 094-052-010 through 094-052-380, 094-053-010 through 094-053-280, 094-522-160, 094-522-170, 094-522-180, 094-522-190, 094-522-200, 094-522-210, 094-522-220, 094-522-230, 094-522-240, 094-522-250, 094-522-260, 094-522-270, 094-522-290, 094-522-320, 094-522-330, 094-522-340, 094-522-350, 094-522-360, 094-522-370, 094-524-040, 094-524-050, 094-524-150, 094-524-160, 094-524-190, 094-525-020, 094-526-040, 094-526-050, 094-526-060, 094-960-010 through 094-960-520, 094-970-010 through 094-970-670) is herewith limited and specified to allow development of up to 359,300 sq. ft. of retail commercial use(s); 1,588,231 sq. ft. of general office use(s); 45,000 sq. ft. of medical/ dental use(s); 312 townhouses; 60 senior citizen apartments; 222 apartments or condominiums; a 147-room courtyard style hotel with internal support coffee shop, lounge and meeting rooms and an approximately 89'-0"-tall, ±83,187 square-foot limited-service hotel with 151 guest rooms, for a total of two (2) hotels with a total of approximately 298 guest rooms; a 7,500 sq. ft. children's day care center; a one-acre (plus or minus) park /open space area; supporting day care and health /exercise and cafeteria facilities contained within office buildings, at-grade parking and parking structures, with internal site circulation to be provided by Metro Center Boulevard, Shell Boulevard and various internal roadways, all in accordance with the plans on file in the Planning Division of the Community Development Department.