

Exhibit B

To

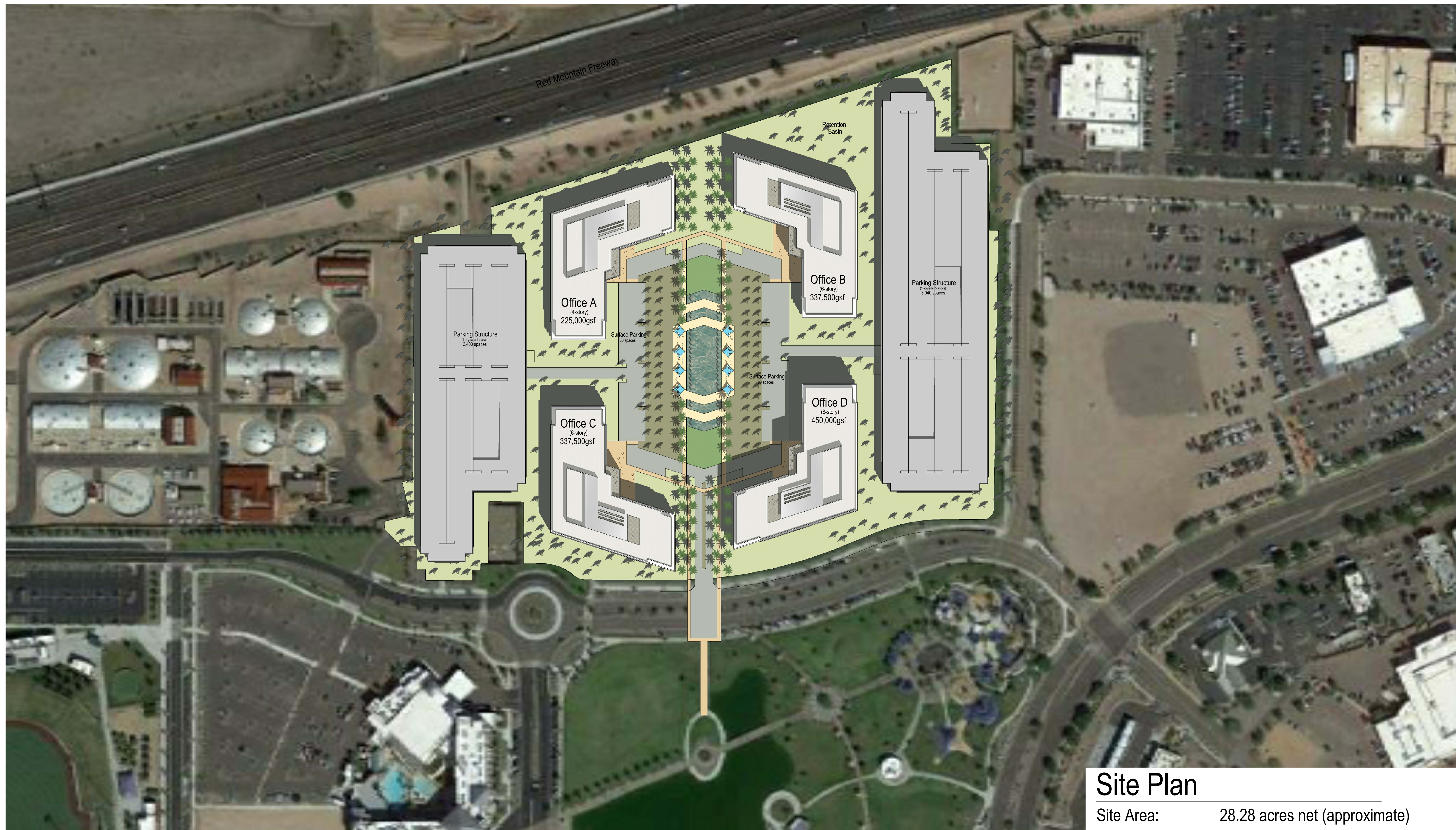
Memorandum of Understanding

As its name suggests, The Union at Riverview brings together the best of modern Class A Office design with the bustling shopping, dining and recreations environment of Mesa Riverview – the new gateway to the Southeast Valley. Supported by Mesa Riverview’s 1.2 million square feet of retail and restaurants, the Sheraton Mesa and Hyatt Place hotels, and within walking distance to the Wrigleyville West, The Union offers Fortune 500-level employers the institutional-quality amenities they want – and need – to plant their flag and thrive within the booming Metropolitan Phoenix market.

This state-of-the-art campus includes four Class A office buildings ranging from four to eight stories, with a high-tech aesthetic, exceptional connectivity and direct frontage to the Loop 202 freeway. Corporate advantages are centered around a lush pedestrian plaza with expansive water features, shaded gathering areas and “outdoor rooms,” that, together with The Union’s rooftop amenity decks, offer sweeping views of the Superstition Mountains and a direct connection to Riverview Lake, located directly to the south of the property. Exterior building materials will include a combination of architectural metal composite panels, high-performance insulated glazing and honed masonry where appropriate.

The Union at Riverview would be a phased development. Office A, a 4 story 225,000 SF building would be developed in the northwest corner of the property. Office B, up to a 6 story 337,500 SF building would be developed in the northeast corner of the property. Office C, up to a 6 story 337,500 SF building would be developed in the southwest corner of the property. Lastly, Office D, up to an 8 story 450,000 SF building would be developed in the southeast corner of the property.

Parking will be provided in two freestanding structures outboard of the campus, so as not to impede the pedestrian cross circulation between the office buildings.



Site Plan

Site Area: 28.28 acres net (approximate)
 Office Area: 1,350,000gsf (1,289,000rsf)
 Parking Provided: 6,500 spaces (5.04 : 1000rsf)

**LINCOLN
PROPERTY
COMPANY**



HARVARD INVESTMENTS

THE UNION AT RIVERVIEW- Mesa, Arizona

17162- 2/22/18

