

EXHIBIT "B"

LEGAL DESCRIPTION OF LAND

The Land is described and/or depicted as follows: APN: 48-42-19-08-2220
Tract DD, TARTAN COCONUT CREEK PHASE 1, according to the Plat thereof, as recorded in Plat Book 103, Page 29, of the Public Records of Broward County, Florida.

DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF TRACT DD OF TARTAN COCONUT CREEK PHASE I, AS RECORDED IN PLAT BOOK 103, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT DD;
THENCE ON A PLAT BEARING OF S89°56'36"W ALONG THE SOUTH LINE OF SAID TRACT DD, A DISTANCE OF 395.64 FEET;
THENCE N00°03'24"W A DISTANCE OF 5.80 FEET TO THE POINT OF BEGINNING;
THENCE N45°01'25"W A DISTANCE OF 25.00 FEET;
THENCE N44°58'35"E A DISTANCE OF 15.00 FEET;
THENCE S45°01'25"E A DISTANCE OF 25.00 FEET;
THENCE S44°58'35"W A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA CONTAINING 375.0 SQUARE FEET MORE OR LESS.

DESCRIPTION OF ACCESS & UTILITIES EASEMENT

A PARCEL OF LAND BEING A PORTION OF TRACT DD AND THE VACATED 80 FOOT WATERWAY OF TARTAN COCONUT CREEK PHASE I, AS RECORDED IN PLAT BOOK 103, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACT 42 OF TARTAN COCONUT CREEK PHASE III, AS RECORDED IN PLAT BOOK 116, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT DD;
THENCE ON A PLAT BEARING OF S89°56'36"W ALONG THE SOUTH LINE OF SAID TRACT DD, A DISTANCE OF 368.64 FEET TO THE POINT OF BEGINNING;
THENCE S45°01'25"E A DISTANCE OF 162.34 FEET;
THENCE S45°02'38"W A DISTANCE OF 219.74 FEET;
THENCE S39°02'44"E A DISTANCE OF 173.73 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.W. 22ND STREET;
THENCE S89°56'36"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 25.73 FEET;
THENCE N39°02'44"W A DISTANCE OF 175.58 FEET;
THENCE N45°02'36"E A DISTANCE OF 217.75 FEET;
THENCE N45°01'25"W A DISTANCE OF 165.50 FEET;
THENCE N44°58'35"E A DISTANCE OF 20.00 FEET;
THENCE S45°01'25"E A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA CONTAINING 11378.3 SQUARE FEET MORE OR LESS.