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**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
F.P.L. EASEMENT**

EXHIBIT "B"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN MIAMI BEACH, LYING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF WEST 25TH STREET WITH THE EAST RIGHT-OF-WAY LINE OF PINE TREE DRIVE AS SHOWN ON FLAMINGO TERRACE EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 90°00'00" W AS A BASIS OF BEARINGS FOR 100.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID PINE TREE DRIVE; THENCE S 00°00'00" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE AS SHOWN ON FLAMINGO TERRACE EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY AND ON FLAMINGO TERRACE ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE, FOR 107.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 00°00'00" W FOR 10.00 FEET; THENCE S 90°00'00" W FOR 10.00 FEET; THENCE N 00°00'00" E FOR 10.00 FEET; THENCE N 90°00'00" E FOR 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 100 SQUARE FEET.

THIS IS NOT A SURVEY

NOTICE: This document is not valid, full and complete without all three (3) pages.



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