

EXHIBIT B

LEGAL DESCRIPTION:

PARCEL B, RESIDENCES AT PALM AIRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 178 THROUGH 182, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF PARCEL B, RESIDENCES AT PALM AIRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 178 THROUGH 182, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE ALONG THE SOUTH LINE OF SAID PARCEL B THE FOLLOWING EIGHT (8) COURSES: SOUTH $76^{\circ}36'32''$ WEST A DISTANCE OF 21.85 FEET;
THENCE SOUTH $69^{\circ}19'34''$ WEST A DISTANCE OF 238.14 FEET;
THENCE SOUTH $73^{\circ}55'06''$ WEST A DISTANCE OF 182.76 FEET;
THENCE SOUTH $71^{\circ}12'48''$ WEST A DISTANCE OF 211.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH $10^{\circ}59'02''$ EAST;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $11^{\circ}32'32''$ AND A RADIUS OF 2231.83 FEET FOR AN ARC DISTANCE OF 449.60 FEET TO A POINT OF TANGENCY;
THENCE NORTH $89^{\circ}06'30''$ WEST A DISTANCE OF 0.13 FEET;
THENCE NORTH $85^{\circ}20'44''$ WEST A DISTANCE OF 180.40 FEET;
THENCE NORTH $89^{\circ}06'30''$ WEST A DISTANCE OF 111.27 FEET;
THENCE LEAVING SAID SOUTH LINE OF PARCEL B, NORTH $35^{\circ}03'08''$ WEST A DISTANCE OF 78.33 FEET;
THENCE NORTH $42^{\circ}27'58''$ WEST A DISTANCE OF 30.83 FEET;
THENCE NORTH $02^{\circ}32'02''$ EAST A DISTANCE OF 6.52 FEET;
THENCE NORTH $47^{\circ}32'02''$ EAST A DISTANCE OF 30.83 FEET;
THENCE NORTH $22^{\circ}03'23''$ EAST A DISTANCE OF 33.68 FEET;
THENCE SOUTH $42^{\circ}28'12''$ EAST A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;
THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $90^{\circ}00'00''$ AND A RADIUS OF 45.00 FEET FOR AN ARC DISTANCE OF 70.69 FEET TO A POINT OF TANGENCY;
THENCE NORTH $47^{\circ}31'48''$ EAST A DISTANCE OF 115.23 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $30^{\circ}00'23''$ AND A RADIUS OF 120.00 FEET FOR AN ARC DISTANCE OF 62.85 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $54^{\circ}03'56''$ AND A RADIUS OF 210.00 FEET FOR AN ARC DISTANCE OF 198.16 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $07^{\circ}44'33''$ AND A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 13.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH $68^{\circ}00'39''$ WEST;
THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $65^{\circ}24'43''$ AND A RADIUS OF 110.12 FEET FOR AN ARC DISTANCE OF 125.72 FEET TO A POINT OF TANGENCY;
THENCE NORTH $87^{\circ}34'27''$ EAST A DISTANCE OF 532.38 FEET;
THENCE SOUTH $65^{\circ}23'17''$ EAST A DISTANCE OF 44.00 FEET;
THENCE NORTH $87^{\circ}34'27''$ EAST A DISTANCE OF 281.94 FEET;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL B, SOUTH $15^{\circ}01'12''$ EAST A DISTANCE OF 219.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.