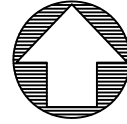


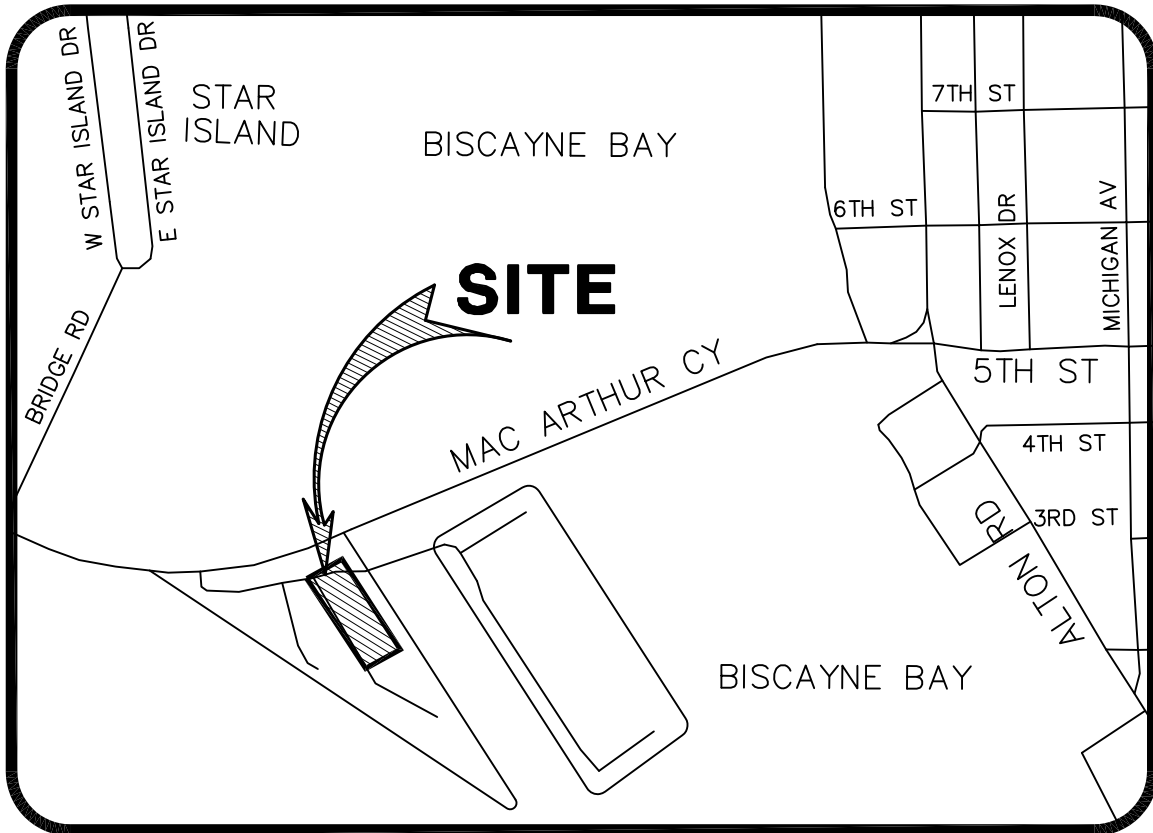
EXHIBIT "B" SKETCH AND LEGAL EASEMENT

A PORTION OF LAND IN SECTION 04, TOWNSHIP 54
SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY,
FLORIDA

FOLIO: 02-4204-000-0065



LOCATION MAP



NOT TO SCALE

NOTES:

- "THE MINIMUM VERTICAL CLEARANCE OF THIS EASEMENT IS TWENTY FIVE (25) FEET ABOVE GRADE.
- THESE EASEMENT STRIPS FORM A CLOSED GEOMETRIC FIGURE.

ABBREVIATIONS

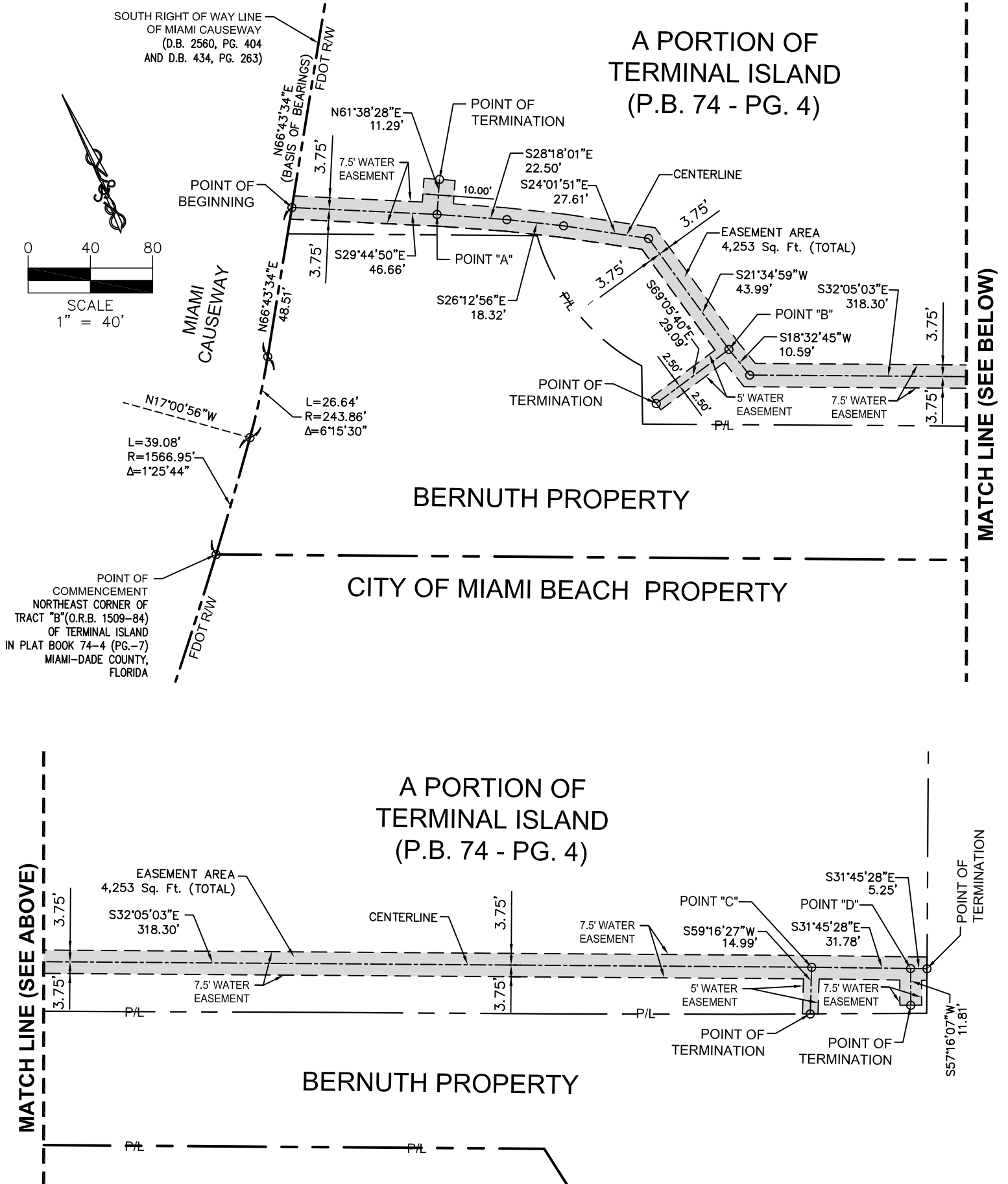
SYMBOL	DEFINITION
C	CENTERLINE
R/W	RIGHT-OF-WAY
PB.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORD BOOK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
D.B.	DEED BOOK
P	PROPERTY LINE

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF MIAMI CAUSEWAY, N66°43'34"E AS SHOWN.
3. THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CERTIFIED TO THE CITY OF MIAMI BEACH.

NOTICE: Not full and complete without pages 2, 3 and 4 of 4.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
LEGAL DESCRIPTION

EASEMENT

A Easement for, located on a portion of the SECTION 04, TOWNSHIP 54 SOUTH, RANGE 42 EAST, of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

Commence at the North East Corner of Tract "B" (O.R.B. 1509, PG. 84) of Terminal Island, in Plat Book 74, Page 4, of the Public Records of Miami-Dade County, Florida. That Point is also in the South Right of Way Line of Miami Causeway; Thence run along said Right of Way that is a Curve, concave to the Northwest, with Radius of 1566.95 feet, a Central angle of 1°25'44" and an Arc distance of 39.08 feet to a Point of a Compound curvature, whose center bears N17°00'56"W from this point; Then run along a Curve, concave to the Northwest, with Radius of 243.86 feet, a Central angle of 6°15'30" and an Arc distance of 26.64 feet to a Point of Tangency; Thence run N66°43'34"E for a distance of 48.51 feet to a POINT OF BEGINNING of the centerline of an Easement with the sidelines of said easement; lying 3.5 feet on each side of the following described centerline (shortening or extending the side lines thereof, so as to create a continuous strip of land); thence run S29°44'50"E for a distance of 46.66 feet to a Point "A"; thence run S28°18'01"E for a distance of 22.50 feet to a point; thence run S26°12'56"E for a distance of 18.32 feet to a point; thence run S24°01'51"E for a distance of 27.61 feet to a point; thence run S21°34'59"W for a distance of 43.99 feet to a Point "B"; thence run S18°32'45"W for a distance of 10.59 feet to a point; thence run S32°05'03"E for a distance of 318.30 feet to a Point "C"; thence run S31°45'28"E for a distance of 31.78 feet to a Point "D"; thence continue S31°45'28"E for a distance of 5.25 feet to POINT OF TERMINATION.

TOGETHER WITH:

A 10 Foot Wide Easement; lying 5 feet on each side of the following described centerline (shortening or extending the side lines thereof, so as to create a continuous strip of land)); BEGIN at aforementioned Point "A"; thence run N61°38'28"E for a distance of 11.29 feet to a POINT OF TERMINATION;

TOGETHER WITH:

A 5 Foot Wide Easement; lying 2.5 feet on each side of the following described centerline (shortening or extending the side lines thereof, so as to create a continuous strip of land)); BEGIN at aforementioned Point "B"; thence run S69°05'40"E for a distance of 29.09 feet to a POINT OF TERMINATION;

(Continue in Page 4)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
LEGAL DESCRIPTION

(Continuation from Page 3)

TOGETHER WITH:

A 5 Foot Wide Easement for; lying 2.5 feet on each side of the following described centerline (shortening or extending the side lines thereof, so as to create a continuous strip of land); BEGIN at aforementioned Point "C"; thence run S59°16'27"W for a distance of 14.99 feet to a POINT OF TERMINATION;

TOGETHER WITH:

A 7.50 Foot Wide Easement; lying 3.5 feet on each side of the following described centerline (shortening or extending the side lines thereof, so as to create a continuous strip of land); BEGIN at aforementioned Point "D"; thence run S57°16'07"W for a distance of 11.81 feet to a POINT OF TERMINATION;

Containing 4,253 square feet or 0.10 acres more or less by calculations.

SURVEYOR'S CERTIFICATE:

I hereby certify to that this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.053 and Rule 5J-17.062 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By: _____ Date: _____
Arturo R. Toirac, P.S.M.
Professional Surveyor and Mapper LS3102
13217 S.W. 46th Lane
Miami, Florida 33175
786.413.5822 phone

NOTICE: Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative.