

Exhibit B
Legal Description of 100 21 Street (Abutting Property)

Lots 1, 3 and 5, Block A, of AMENDED PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the map or plat thereof, as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH that certain strip of land lying between the Easterly boundary of said Block A and the Atlantic Ocean and bounded on the North by the Southeasterly extension of the North line of said Block A, and bounded on the South by the Southeasterly extension of the dividing line running East and West between the lots in said Block A, as the same appears of record in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida.

Easement

TOGETHER WITH appurtenant driveway easement contained in Deed Book 1727, Page 535 as modified by Agreement recorded in Deed Book 1974, Page 1, of the Public Records of Miami-Dade County, Florida.