

## **Exhibit B**

### **LEGAL DESCRIPTION:**

(AS CREATED BY MARK DOWST & ASSOCIATES, INC.)

#### PARCEL A

A PART OF SECTIONS 6 AND 7, TOWNSHIP 19 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND A PART OF LOT 5, PLAT OF ASSESSOR'S SUBDIVISION OF THE R.D. BROOKE PLACE, AS RECORDED IN MAP BOOK 3, PAGE 68, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 7, AS THE POINT OF BEGINNING, RUN S00°13'41"E, ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE OF 2586.91 FEET; THENCE DEPARTING SAID EAST LINE, RUN S89°11'06"W, A DISTANCE OF 656.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 22°03'13", A CHORD BEARING OF S78°09'29"W, AND A CHORD DISTANCE OF 392.10 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 394.53 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE S89°11'06"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1595.21 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°05'55"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 49.79 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°10'00"W, A DISTANCE OF 693.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 415, A 110.00 FOOT RIGHT-OF-WAY AT THIS POINT; THENCE N00°35'01"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 290.82 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N89°10'00"E, A DISTANCE OF 695.69 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE N00°05'55"W, ALONG SAID WEST LINE, A DISTANCE OF 2304.87 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE N00°19'49"W, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 183.53 FEET; THENCE DEPARTING SAID WEST LINE, RUN N71°56'35"E, A DISTANCE OF 312.01 FEET; THENCE S89°33'18"E, A DISTANCE OF 284.80 FEET; THENCE N00°02'18"W, A DISTANCE OF 397.10 FEET TO THE SOUTH LINE OF THE 3RD ADDITION TO CARNELL, AS RECORDED IN MAP BOOK 10, PAGE 129, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°32'04"E, ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 2047.13 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2264, PAGE 1097 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 4475.75 FEET, A CENTRAL ANGLE OF 07°06'27", A CHORD BEARING OF S02°32'34"W, AND A CHORD DISTANCE OF 554.85 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 555.21 FEET TO THE POINT OF TANGENCY; THENCE S01°00'40"E, A DISTANCE OF 84.09 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE N88°49'33"E, ALONG SAID NORTH LINE, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.