

EXHIBIT B

OAKSTEAD TRACT 1

DESCRIPTION: A parcel of land lying in Section 27, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southeasterly corner of the right-of-way for OAKSTEAD BOULEVARD, as shown on the plat of OAKSTEAD PARCEL 9 UNIT 1 AND PARCEL 10 UNIT 1, recorded in Plat Book 41, Pages 34 through 46, inclusive, of the Public Records of Pasco County, Florida, run thence along the Easterly right-of-way line of said OAKSTEAD BOULEVARD, the following three (3) courses: 1) Northerly, 474.56 feet along the arc of a curve to the right having a radius of 440.00 feet and a central angle of $61^{\circ}47'46''$ (chord bearing $N.05^{\circ}51'07''E.$, 451.89 feet) to a point of reverse curvature; 2) Northerly, 620.64 feet along the arc of a curve to the left having a radius of 560.00 feet and a central angle of $63^{\circ}30'00''$ (chord bearing $N.05^{\circ}00'00''E.$, 589.36 feet) to a point of reverse curvature; 3) Northwesterly, 102.37 feet along the arc of a curve to the right having a radius of 940.00 feet and a central angle of $06^{\circ}14'22''$ (chord bearing $N.23^{\circ}37'49''W.$, 102.32 feet) to a point on the North boundary of the Northwest $1/4$ of the Northeast $1/4$ of said Section 27; thence along said North boundary of the Northwest $1/4$ of the Northeast $1/4$ of Section 27, $S.89^{\circ}29'19''E.$, 360.43 feet; thence $S.04^{\circ}04'45''W.$, 998.73 feet to a point on a curve on the Northerly right-of-way line of STATE ROAD No. 54, according to Stipulated Order of Taking for STATE ROAD No. 54 (Section 14570-2521) Case No. 98-7306 CA, dated February 24, 1999; thence along said Northerly right-of-way line of STATE ROAD No. 54, Westerly, 370.45 feet along the arc of a curve to the left having a radius of 1761.67 feet and a central angle of $12^{\circ}02'54''$ (chord bearing $S.69^{\circ}15'21''W.$, 369.77 feet) to the POINT OF BEGINNING.

Containing 7.505 acres, more or less.