

**EXHIBIT "B"**

**Land Subject to Annexation**

**DESCRIPTION:** A portion of Tracts 55 and 56, portion of 30 foot Canal right-of-way (vacated per Commissioner Minute Book 32, Page 233, of the Public Records of Hillsborough County, Florida), and a portion of Canal Road, RUSKIN TOMATO FARMS, according to the map or plat thereof recorded in Plat Book 27, Page 110, of the Public Records of Hillsborough County, Florida, lying in Sections 28 and 29, Township 31 South, Range 19 East, and being more particularly described as follows:

**COMMENCING** at the Southwest corner of said Section 28, run thence along the West boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 28, N.00°49'15"E., 1323.41 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 28; thence along the West boundary of said Northwest 1/4 of the Southwest 1/4 of Section 28, N.00°53'11"E., 1323.44 feet to the Southwest corner of the Northwest 1/4 of said Section 28, also being the Southeast corner of the Northeast 1/4 of said Section 29 for a **POINT OF BEGINNING** (for reference purposes, said point bears S.00°53'09"W., 2646.81 feet from the Northwest corner of said Section 28); thence along the South boundary of said Northeast 1/4 of Section 29, also being the South boundary of said Tract 55, N.89°17'14"W., 190.17 feet; thence N.00°49'48"E., 653.98 feet to a point on the South boundary of APOLLO BEACH UNIT SIX, according to the map or plat thereof recorded in Plat Book 37, Page 88, of the Public Records of Hillsborough County, Florida; thence along said South boundary of APOLLO BEACH UNIT SIX, S.89°22'53"E., 76.80 feet to the Southeast corner of said APOLLO BEACH UNIT SIX, also being the Southwest corner of the Bruno Property, as recorded in Official Records Book 8631, Page 368, of the Public Records of Hillsborough County, Florida; thence along the South boundary of said Bruno Property and the Easterly prolongation thereof, continue S.89°22'53"E., 251.12 feet; thence S.54.03'49"E., 284.72 feet; thence S.59°17'36"E., 340.36 feet; thence SOUTH, 114.13 feet; thence S.89°06'45"E., 284.08 feet to a point on the Westerly right-of-way line of Extension of Golf and Sea Boulevard (100.00 feet right-of-way) "North Parcel", as recorded in Official Records Book 9989, Page 1495, of the Public Records of Hillsborough County, Florida; thence along said Westerly right-of-way line of Extension of Golf and Sea Boulevard "North Parcel", S.00°53'15"W., 203.78 feet to the South boundary of said Northwest 1/4 of Section 28, also being the South boundary of said Tract 56; thence along said South boundary of the Northwest 1/4 of Section 28, N.89°22'16"W., 951.33 feet to the **POINT OF BEGINNING**.

Containing 12.067 acres, more or less.

**TOGETHER WITH:**

**DESCRIPTION:** Tract 57, a portion of Tracts 46, 58, 60, and 61, portion of 30 foot Canal right-of-way (vacated per Commissioner Minute Book 32, Page 233, of the Public Records of Hillsborough County, Florida), and a portion of SHORT ROAD (vacated per Commissioner Minute Book 32, Page 233, of the Public Records of Hillsborough County, Florida), RUSKIN TOMATO FARMS, according to the map or plat thereof recorded in Plat 27, Page 110, of the Public Records of Hillsborough County, Florida, lying in Section 28, Township 31 South, Range 19 East, and being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Section 28, run thence along the North boundary of the Northwest 1/4 of said Section 28, S.89°24'29"E., 1321.77 feet to the Northwest corner of the Northeast 1/4 of said Northwest 1/4 of Section 28; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 28, also being the Northerly prolongation of the West boundary of said Tract



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46, S.00°57'08"W., 30.00 feet to a point on the South right-of-way line of MILLER MAC ROAD (CLAY GULLY ROAD, according to said map or plat of RUSKIN TOMATO FARMS) for a **POINT OF BEGINNING**; thence along said South right-of-way line of MILLER MAC ROAD, said line lying 30.00 feet South of and parallel with said North boundary of the Northwest 1/4 of Section 28, S.89°24'29"E., 622.29 feet to the Northwest corner of that parcel of land described in Official Records Book 9999, Page 390, of the Public Records of Hillsborough County, Florida; thence along the West boundary of said parcel of land described in Official Records Book 9999, Page 390, and the Southerly prolongation thereof, S.00°56'05"W., 1293.92 feet to the North boundary of the Southeast 1/4 of said Northwest 1/4 of Section 28, also being the North boundary of said Tract 57; thence along said North boundary of the Southeast 1/4 of the Northwest 1/4 of Section 28, and the North boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 28, also being the North boundary of said Tracts 57 and 58, S.89°22'52"E., 894.15 feet; thence S.00°57'44"W., 1323.74 feet to the South boundary of said Southwest 1/4 of the Northeast 1/4 of Section 28; thence along said South boundary of the Southwest 1/4 of the Northeast 1/4 of Section 28, and the South boundary of the said Southeast 1/4 of the Northwest 1/4 of Section 28, N.89°23'23"W., 1783.97 feet to a point on the Easterly right-of-way line of Extension of Golf and Sea Boulevard (100.00 feet right-of-way) "North Parcel", as recorded in Official Records Book 9989, Page 1495, of the Public Records of Hillsborough County, Florida (for reference purposes, said point bears S.89°22'16"E., 1051.33 feet from the Southwest corner of said Northwest 1/4 of Section 28); ; thence along said Easterly right-of-way of Extension of Golf and Sea Boulevard "North Parcel" the following two (2) courses: 1) N.00°53'15"E., 743.24 feet to a point of curvature; 2) Northerly, 241.67 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 25°10'32" (chord bearing N.11°42'01"W., 239.73 feet); thence N.66°56'42"E., 249.15 feet; thence N.84°22'51"E., 93.73 feet to a point on the West boundary of said Southeast 1/4 of the Northwest 1/4 of Section 28, also being the West boundary of said Tract 57; thence along said West boundary of the Southeast 1/4 of the Northwest 1/4 of Section 28, N.00°57'08"E., 236.32 feet to the Southwest corner of aforesaid Northeast 1/4 of the Northwest 1/4 of Section 28, also being the Southwest corner of said Tract 46, and the Southwest corner Well Parcel described in Official Records Book 7889, Page 1126, of the Public Records of Hillsborough County, Florida; thence along the South, East, and North boundaries of said Well Parcel, in respective order, the following three (3) courses: 1) along aforesaid North boundary of the Southeast 1/4 of the Northwest 1/4 of Section 28, S.89°22'52"E., 12.60 feet; 2) along a line lying 12.60 feet East of and parallel with aforesaid West boundary of the Northeast 1/4 of the Northwest 1/4 of Section 28, N.00°57'08"E., 15.00 feet; 3) along a line lying 15.00 feet North of and parallel with aforesaid North boundary of the Southeast 1/4 of the Northwest 1/4 of Section 28, N.89°22'52"W., 12.60 feet to a point on said West boundary of the Northeast 1/4 of the Northwest 1/4 of Section 28; thence along said West boundary of the Northeast 1/4 of the Northwest 1/4 of Section 28, N.00°57'08"E., 1278.63 feet to the **POINT OF BEGINNING**.

Containing 71.168 acres, more or less.

**TOGETHER WITH:**

**DESCRIPTION:** Tract 45, a portion of Tracts 43, 44, 46, 58, 59, and 60, portions of 30 foot Canal rights-of-way vacated per Commissioner Minute Book 32, Page 233, and a portion of SHORT ROAD (60 foot right-of-way) vacated per Commissioner Minute Book 32, Page 233, RUSKIN TOMATO FARMS, according to the map or plat thereof recorded in Plat Book 27, Page 110, of the Public Records of Hillsborough County, Florida, lying in Sections 27 and 28, Township 31 South, Range 19 East, and being more particularly described as follows:

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COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 28, S.00°35'57"W., 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MILLER MAC ROAD (CLAY GULLY ROAD, ACCORDING TO SAID MAP OR PLAT OF RUSKIN TOMATO FARMS); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MILLER MAC ROAD, SAID LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 28, S.89°24'29"E., 2412.02 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9999, PAGE 390, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA FOR A **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S.89°24'29"E., 230.32 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 28; 2) ALONG A LINE LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 28, S.89°24'03"E., 2273.56 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 367.50 FEET OF TRACT 44, SAID POINT BEING THE NORTHWESTERLYMOST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8191, PAGE 1571, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8191, PAGE 1571 THE FOLLOWING SEVEN (7) COURSES: 1) ALONG SAID WEST BOUNDARY OF THE EAST 367.50 FEET OF TRACT 44, S.00°52'56"W., 277.85 FEET TO THE CENTERLINE OF AN EXISTING DRAINAGE DITCH; 2) ALONG SAID CENTERLINE, S.75°42'41"E., 103.39 FEET; 3) ALONG SAID CENTERLINE, S.69°56'12"E., 100.02 FEET; 4) ALONG SAID CENTERLINE, S.57°57'45"E., 68.00 FEET; 5) ALONG SAID CENTERLINE S.42°42'16"E., 250.03 FEET; 6) ALONG SAID CENTERLINE, S.45°34'18"E., 57.79 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 100.00 FEET OF TRACT 43; 7) ALONG SAID EAST BOUNDARY OF THE WEST 100.00 FEET OF TRACT 43, N.00°52'56"E., 332.98 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 260.00 FEET OF TRACT 43, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 4, APOLLO BEACH COMMERCE CENTER, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID APOLLO BEACH COMMERCE CENTER THE FOLLOWING THREE (3) COURSES: 1) S.89°20'02"E., 339.87 FEET; 2) S.00°52'56"W., 271.54 FEET; 3) S.89°19'32"E., 491.80 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 45); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 THE FOLLOWING FIVE (5) COURSES: 1) S.47°14'19"W., 220.22 FEET TO A POINT OF CURVATURE; 2) SOUTHWESTERLY, 1053.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 17268.73 FEET AND A CENTRAL ANGLE OF 03°29'48" (CHORD BEARING S.45°29'25"W., 1053.72 FEET) TO A POINT OF REVERSE CURVATURE; 3) SOUTHWESTERLY, 1044.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17108.73 FEET AND A CENTRAL ANGLE OF 03°29'48" (CHORD BEARING S.45°29'25"W., 1043.96 FEET); 4) S.42°45'41"E., 18.00 FEET; 5) S.47°14'19"W., 634.62 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 28; THENCE ALONG SAID SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 28, N.89°21'56"W., 1300.64 FEET; THENCE N.00°57'44"E., 1323.74 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 45; THENCE ALONG SAID SOUTH BOUNDARY OF TRACT 45, AND THE SOUTH BOUNDARY OF SAID TRACT 46, N.89°22'52"W., 894.15 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST BOUNDARY LINE OF AFORESAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9999, PAGE 390; THENCE ALONG SAID SOUTHERLY PROLONGATION OF THE WEST BOUNDARY LINE OF

THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9999, PAGE 390, N.00°56'05"E., 825.91 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH AND EAST BOUNDARIES OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9999, PAGE 390, IN RESPECTIVE ORDER, THE FOLLOWING TWO (2) COURSES: 1) S.89°24'29"E., 468.00 FEET; 2) N.00°56'05"E., 468.00 FEET TO THE POINT OF BEGINNING.

Containing 162.534 acres, more or less.

LESS AND EXCEPT the property described on Exhibit "A";

**TOGETHER WITH:**

Any parcel of land located within a two-mile radius of the perimeter boundaries of the above-described property or the property described on Exhibit "A."

**Note to clerk and title examiners:**

**This Declaration is not intended to create an encumbrance on title to the property described on this Exhibit "B." Such title may be encumbered only with the consent of the owner by filing a Supplemental Declaration in accordance with Article IX.**

