

MORTGAGE MADE BY VALIER EASSUGA REALTY CORPORATION, A WISCONSIN CORPORATION, TO JACK R. COURSON, AS TRUSTEE OF THE TRUSTEES OF FIRST MORTGAGE INVESTORS, A MASSACHUSETTS BUSINESS TRUST, DATED APRIL 25, 1972, RECORDED IN BOOK 4845, PAGE 56, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, SECURING PAYMENT OF THE PRINCIPAL SUM OF \$2,700,000.00.

Parcel "A" of AMBASSADOR GARDENS, according to the plat thereof recorded in Plat Book 68 at page 33, of the Public Records of Broward County, Florida, and Lot 13 in Block 3 of AMBASSADOR PARK, according to the plat thereof recorded in Plat Book 55 at page 8, of the Public Records of Broward County, Florida, more particularly described as follows:

Begin at the Northwest corner of Lot 21, Block 3 of said AMBASSADOR PARK, said corner also being the Southwest corner of said Parcel "A" AMBASSADOR GARDENS; thence run East 226.93 feet, along the South boundary of said Parcel "A" and the North boundary of Lots 21 through 19, both inclusive, Block 3 of said Ambassador Park, to the Northwest corner of said Lot 18, Block 3; thence run South 100.00 feet along the West boundary of said Lot 18 to the Southwest corner of said Lot 18; thence run East 70.00 feet along the South boundary of said Lot 18, to the Southeast corner of said Lot 18; thence run North 100.00 feet along the East boundary of said Lot 18 to the Northeast corner of said Lot 18 and a point on the South boundary of said Parcel "A"; thence run East 270.00 feet along the South boundary of said Parcel "A" and the North boundary of Lots 17 through 14, both inclusive, Block 3 of said Ambassador Park, to the Southeast corner of said Parcel "A", said point being 10.00 feet West of the Northeast corner of said Lot 14, Block 3; thence run North 648.59 feet along the East boundary of said Parcel "A" to a point of curvature; thence run Northwesterly 39.08 feet along the boundary of said Parcel "A" and along the arc of a curve to the left having a radius of 25.00 feet, through a central angle of $89^{\circ} 33' 35''$ to a point of tangency; thence run $N 89^{\circ} 33' 35'' W$ 171.26 feet along the North boundary of said Parcel "A" to a point of curvature; thence run Southwesterly 69.54 feet, along the Northerly boundary of said Parcel "A" and along the arc of a curve to the left having a radius of 165.00 feet, through a central angle of $24^{\circ} 08' 49''$ to a point of reverse curvature; thence run Southwesterly 99.03 feet, along the Northerly boundary of said Parcel "A" and along the arc of a curve to the right having a radius of 235.00 feet, through a central angle of $24^{\circ} 08' 49''$ to a point of tangency; thence run $N 89^{\circ} 33' 35'' W$ 199.89 feet, along the North boundary of said Parcel "A" to a point of curvature; thence run Southwesterly 39.38 feet, along the boundary of said Parcel "A" and along the arc of a curve to the left having a radius of 25.00 feet, through a central angle of $90^{\circ} 14' 45''$ to a point of tangency, said point being on the West boundary of said Parcel "A"; thence run $S 0^{\circ} 11' 40'' W$ 468.90 feet, along the West boundary of said Parcel "A", to a point of curvature; thence run Southeasterly 132.50 feet along the Westerly boundary of said Parcel "A" and along the arc of a curve to the left having a radius of 550.00 feet, through a central angle of $13^{\circ} 48' 12''$ to a point of tangency thence run $S 13^{\circ} 36' 32'' E$ 18.12 feet to the Point of Beginning; said lands situate, lying and being in Broward County, Florida.

EXHIBIT "B"