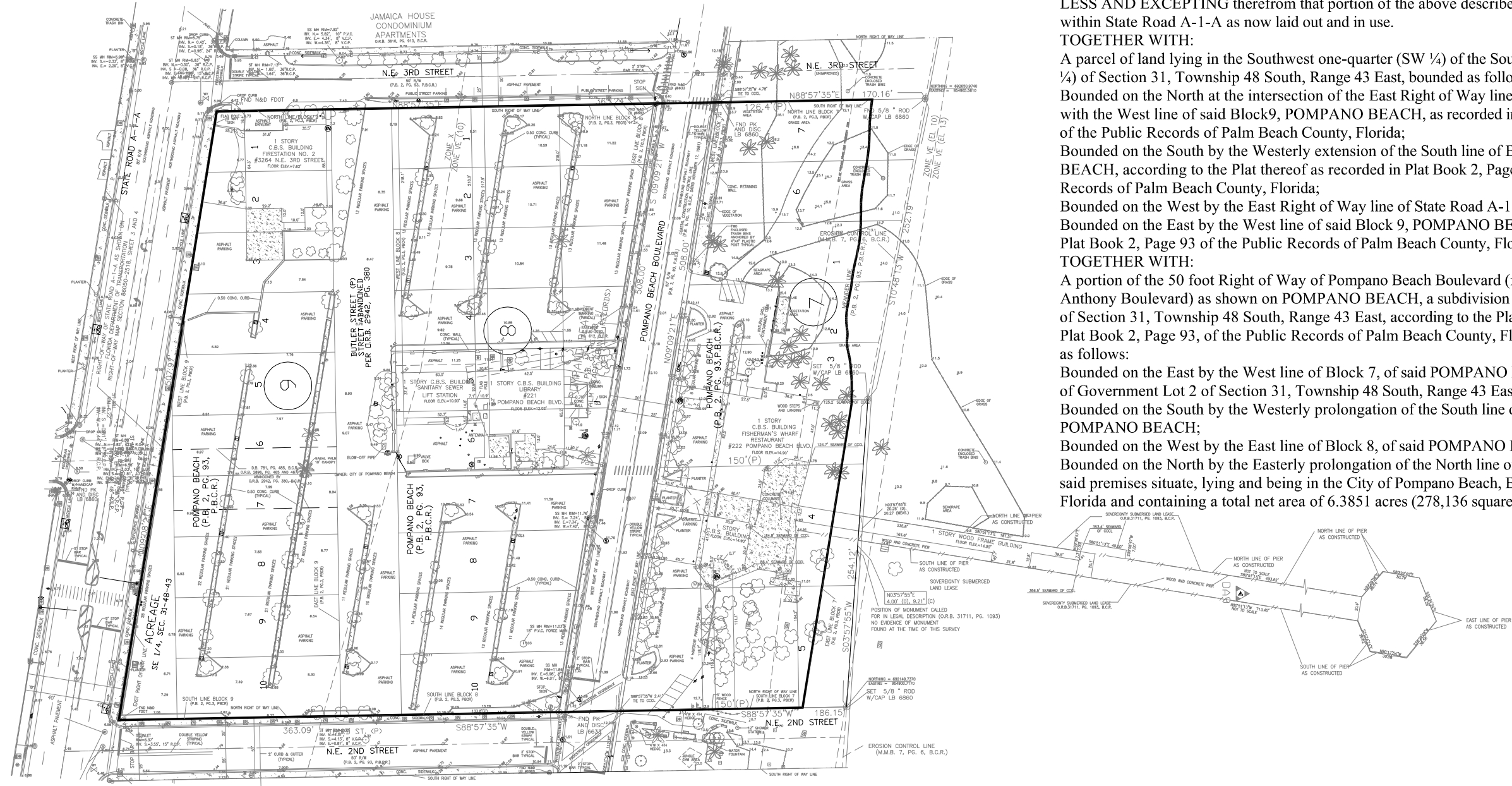


EXHIBIT 2.2



LEGAL DESCRIPTION

Fishing Pier Parcel

Lots 1 through 7 (inclusive), Block 7, POMPANO BEACH, according to the plat thereof, recorded in Plat Book 2, page 93, of the Public Records of Palm Beach County, Florida; said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.

Pier Parking Lot

Lots 1 through 10 (inclusive), Block 8 and all of lots 6 through 10 (inclusive) and those portions of Lots 1 through 5 (inclusive) lying East of the East Right of Way line of State Road A-1-A, Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93, of the Public Records of Palm Beach County, Florida; TOGETHER WITH that certain 50 foot Right of Way lying between said Blocks 8 and 9. Said Right of Way vacated by City of Pompano Beach Ordinance 65-10 and recorded in Official Records Book 2942, Page 380.

LESS AND EXCEPTING therefrom that portion of the above described property lying within State Road A-1-A as now laid out and in use.

TOGETHER WITH:

A parcel of land lying in the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of Section 31, Township 48 South, Range 43 East, bounded as follows:

Bounded on the North at the intersection of the East Right of Way line of State Road A-1-A with the West line of said Block 9, POMPANO BEACH, as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

Bounded on the South by the Westerly extension of the South line of Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

Bounded on the West by the East Right of Way line of State Road A-1-A;

Bounded on the East by the West line of said Block 9, POMPANO BEACH, as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida.

TOGETHER WITH:

A portion of the 50 foot Right of Way of Pompano Beach Boulevard (formerly known as Anthony Boulevard) as shown on POMPANO BEACH, a subdivision of Government Lot 2 of Section 31, Township 48 South, Range 43 East, according to the Plat thereof as recorded in Plat Book 2, Page 93, of the Public Records of Palm Beach County, Florida, being bounded as follows:

Bounded on the East by the West line of Block 7, of said POMPANO BEACH, a subdivision of Government Lot 2 of Section 31, Township 48 South, Range 43 East;

Bounded on the South by the Westerly prolongation of the South line of said Block 7, POMPANO BEACH;

Bounded on the West by the East line of Block 8, of said POMPANO BEACH;

Bounded on the North by the Easterly prolongation of the North line of said Block 8; said premises situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing a total net area of 6.3851 acres (278,136 square feet), more or less.

DATE 04-15-10
SCALE 1"=100'
FIELD BOOK
DRAWN BY JK
CHECKED BY

KEITH ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6660

BOUNDARY EXHIBIT

A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET 01 OF 01
PROJECT NUMBER
07470.05