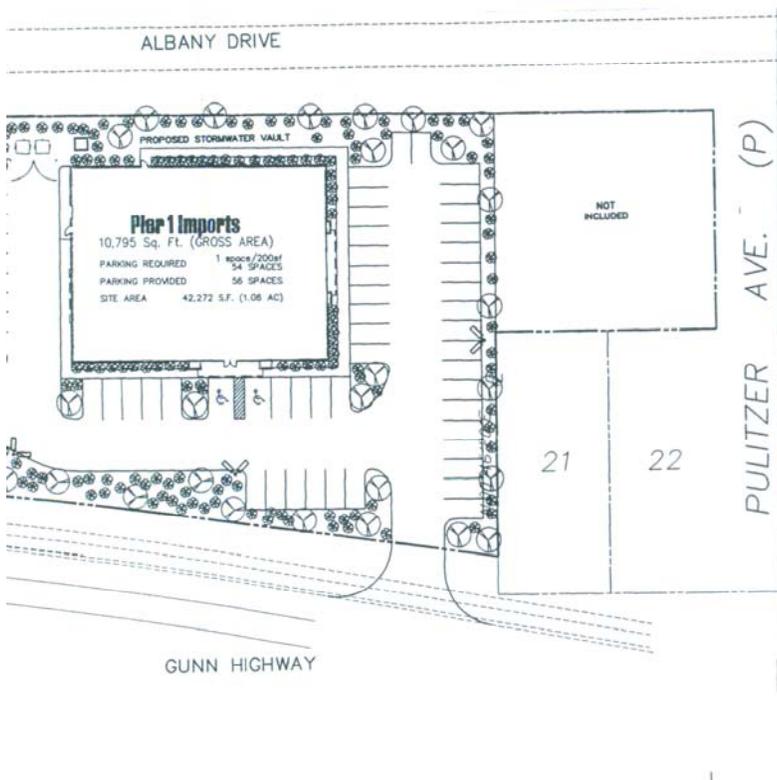


Exhibit "A"

Centre Pointe II at Citrus  
 6907 Gunn Highway  
 Tampa, FL 33625



DESCRIPTION (AS PROVIDED)

Lots 3, 4, 5, 6, 7, 16, 17, 18, 19, and 20, Block 20 of MANHATTAN PARK, according to the map or plat thereof as recorded in Plat Book 22, Page 1 of the Public Records of Hillsborough County.

LESS THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF:  
 Lots 3, 4, 5, 6, 7, 16, 17, 18, 19, and 20, Block 20 of MANHATTAN PARK, according to the map or plat thereof as recorded in Plat Book 22, Page 1 of the Public Records of Hillsborough County LYING WITHIN THE FOLLOWING DESCRIPTION:

Commence at the East 1/4 corner of said Section 11; thence along the Easterly line of the Northeast 1/4 of said Section 11, North 00°46'20" East a distance of 1167.14 feet; thence North 81°27'54" West a distance of 797.30 feet; thence North 00°46'20" East a distance of 73.33 feet to the Southeast corner of Lot 20, Block 20 of said MANHATTAN PARK and the POINT OF BEGINNING of the herein described parcel; thence along the Southerly line of said Block 20, North 89°15'18" West a distance of 250.00 feet to the Southwest corner of Lot 16, Block 20 of said MANHATTAN PARK; thence along the Westerly line of said Lot 16, North 00°46'20" East a distance of 49.75 feet to a point on the arc of a non-tangent circular curve concave to the Southwest; thence along the arc of said curve having a radius of 2176.89 feet, a central angle of 00°02'25", an arc length of 91.82 feet the chord for which bears South 82°40'24" East a chord distance of 91.81 feet to the point of tangency; thence South 81°27'54" East a distance of 160.26 feet to a point on the Easterly line of said Lot 20; thence along said Easterly line, South 00°46'20" West a distance of 17.51 feet to the POINT OF BEGINNING.