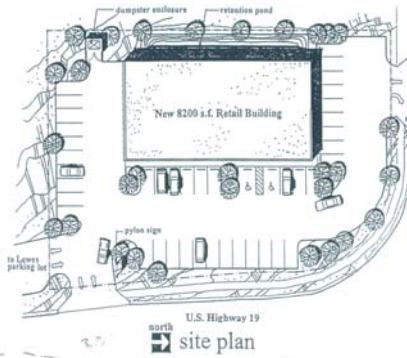
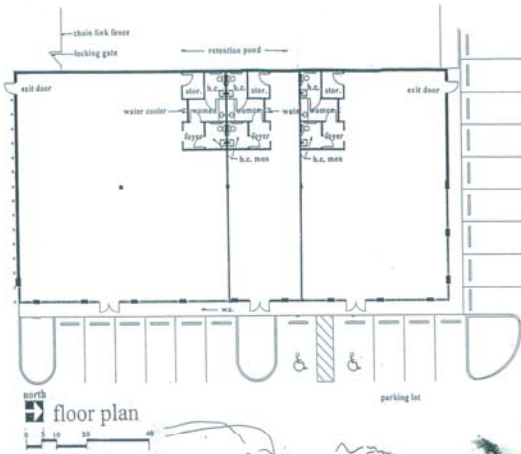
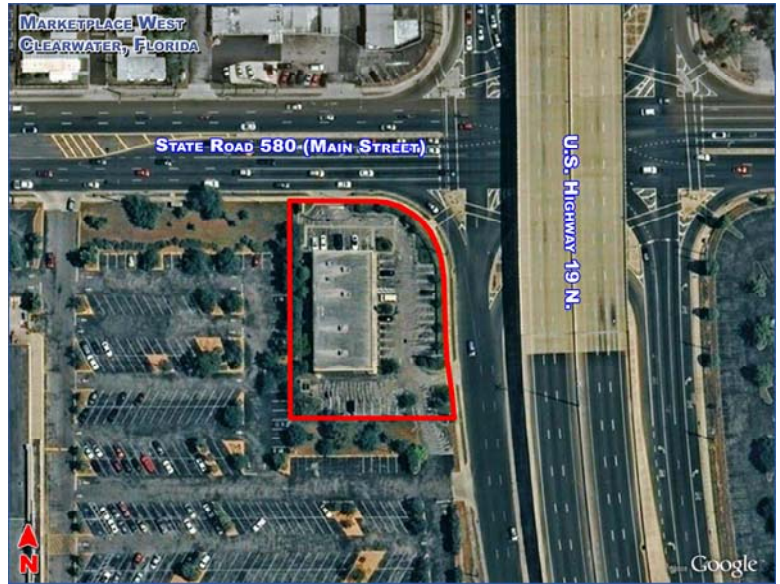


Exhibit "A"

27054 – 27066 U.S. Highway 19, North
Clearwater, FL 33761



Marketplace West
Clearwater, Florida
Date: 01/25/99
For: ICI - Industrial Commercial
Investment Group of Companies

front view

Exhibit A continued
PROPERTY DESCRIPTION

That part of Section 30, Township 28 South, Range 16 East, Pinellas County, Florida, described as follows:
From the center of said Section 30, run South 00 degrees 12 minutes 15 seconds East, 50.00 feet; thence North 89 degrees 55 minutes 13 seconds West, 100.00 feet for a point of beginning at the Southwest corner of the intersection of U.S. Highway #19 and SR #580 thence continue North 89 degrees 55 minutes 13 seconds West, 200.00 feet along the South Right-Of-Way line of said SR #580; thence South 00 degrees 04 minutes 47 seconds West, 250.00 feet; thence South 89 degrees 55 minutes 13 seconds East, 202.92 feet to the Westerly Right-Of-Way line of U.S. Highway #19; thence by a curve to the right, Radius 2964.93 feet, arc 99.54 feet, chord North 01 degrees 09 minutes 57 seconds West, 99.53 feet to the Point of Tangency of said curve; thence North 00 degrees 12 minutes 15 seconds West, 150.49 feet to the Point of Beginning.

LESS AND EXCEPT

Commence at the Northeast corner of the Southwest 1/4 of Section 30, Township 28 South, Range 16 East, said corner being 2,723.95 feet South 89 degrees 54 minutes 02 seconds West of the Northeast corner of the Southeast 1/4 of said Section 30; run thence South 00 degrees 23 minutes 44 seconds East 50.00 feet; thence South 89 degrees 53 minutes 55 seconds West 100.00 feet to a point of beginning; continue thence South 89 degrees 53 minutes 55 seconds West 200.00 feet; thence South 00 degrees 06 minutes 04 seconds East 15.00 feet; thence North 89 degrees 53 minutes 55 seconds East 89.97 feet to the beginning of a curve concave to the Southwesterly having a radius of 56.00 feet; thence Southeasterly along said curve 103.33 feet thru a central angle of 89 degrees 42 minutes 20 seconds to the end of said curve; thence South 00 degrees 23 minutes 44 seconds East 30.81 feet; thence South 04 degrees 39 minutes 41 seconds East 138.97 feet; thence North 89 degrees 53 minutes 55 seconds East 35.78 feet to the beginning of a curve concave to North 02 degrees 19 minutes 08 seconds West run Northwesterly along said curve 99.52 feet thru a central angle of 01 degrees 55 minutes 24 seconds to the end of said curve; thence North 00 degrees 23 minutes 44 seconds West 150.51 feet to the point of beginning.