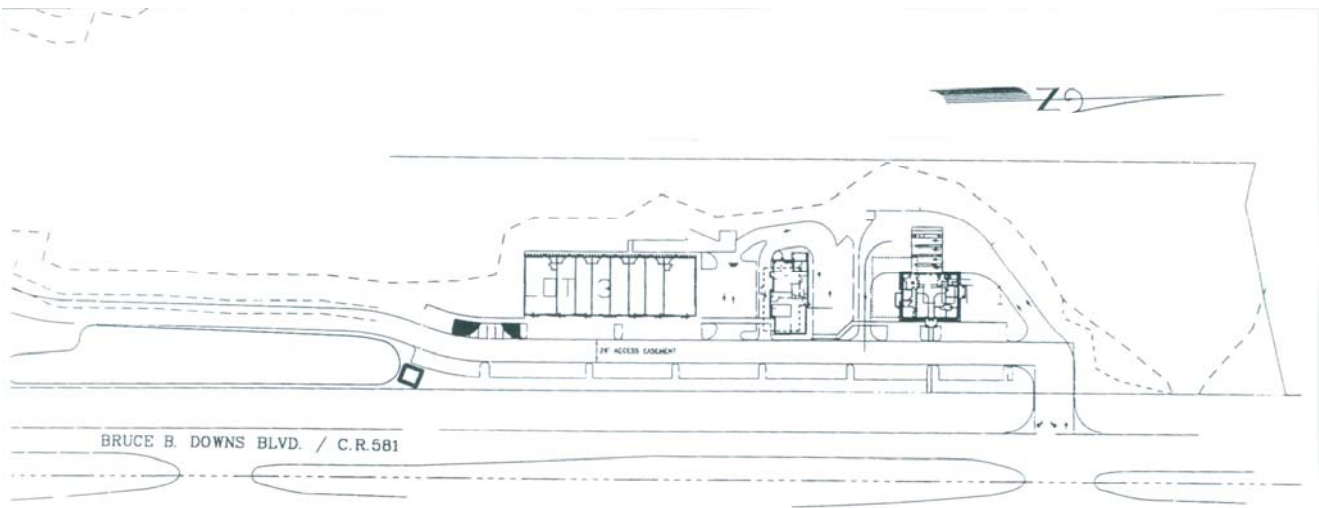
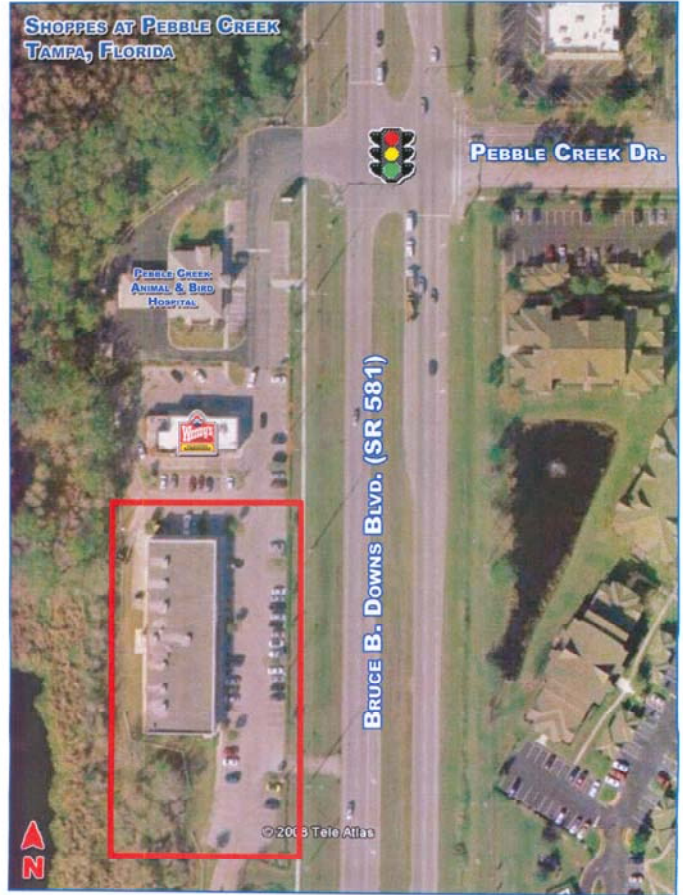


Exhibit "A"  
 Shoppes at Pebble Creek  
 19402 – 19416 North Bruce B. Downs Boulevard  
 Tampa, FL 33647



Tract "B"

DESCRIPTION: A parcel of land lying in Section 12, Township 27 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Northeast corner of said Section 12; run thence along the North boundary of said Section 12, S.89°59'50"W., 100.00 feet to a point on the West right-of-way line of Bruce B. Downs Boulevard (D.O.T. Section No.10590-1511); thence along said West right-of-way the following two (2) courses: 1) S.00°39'54"E., 1639.76 feet to the POINT OF BEGINNING; thence continue 2) S.00°39'54"E., 1026.37 feet; thence S.89°59'50"W., 270.00 feet; thence N.00°39'54"W., 987.75 feet; thence S.78°08'01"E., 50.21 feet; thence N.77°28'35"E., 225.79 feet to the POINT OF BEGINNING.

Containing 6.188 acres, more or less.

Owner:

Leap New Tampa, L.C. C/O  
 J. C. I. Real Estate (Florida), Inc.  
 3641 W. Kennedy Boulevard, Suite A  
 Tampa, Florida 33609  
 813-353-2220

Land Planner / Engineer:  
**HEIDT & ASSOCIATES, Inc.**  
 Tampa + Fort Myers



Tampa Office  
 825 Bruce Avenue  
 Tampa, Florida 33609  
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