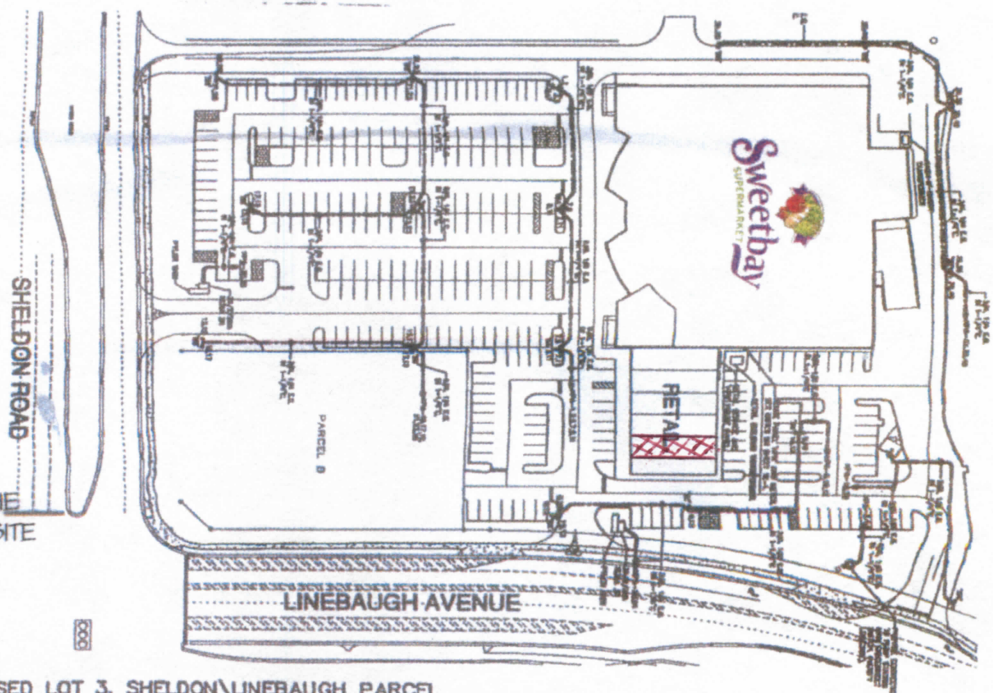


Exhibit "A"

10603 -10613 Sheldon Road
Tampa, FL 33626



LANDLORD DOES NOT GUARANTEE THE
ACCURACY OF THE BUILDING(S) AND SITE
IMPROVEMENTS AS SHOWN ON THIS
SITE PLAN.

LEGAL DESCRIPTION: PROPOSED LOT 3, SHELDON/LINEBAUGH PARCEL
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 17 EAST,
HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE RUN N00°44'57"E,
ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF
1,500.65 FEET; THENCE S89°14'26"E, A DISTANCE OF 279.19 FEET TO THE POINT OF BEGINNING;
THENCE N00°45'34"E, 164.67 FEET; THENCE S89°24'04"E, 208.41 FEET; THENCE S00°44'56"W,
144.22 FEET; THENCE N89°15'03"W, 14.46 FEET; THENCE S00°44'56"W, 35.35 FEET TO THE
NORTHERLY RIGHT-OF-WAY LINE OF LINEBAUGH AVENUE AND BEING ON A CURVE CONCAVE TO
THE SOUTHWEST, HAVING A RADIUS OF 1,049.93 FEET AND A CENTRAL ANGLE OF 09°28'36";
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 173.66 FEET, SAID ARC SUBTENDED
BY A CHORD BEARING N84°30'08"W, A CHORD DISTANCE OF 173.46 FEET; THENCE N89°14'26"W,
ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.09 FEET TO THE POINT OF
BEGINNING.

PARCEL CONTAINS 0.76 ACRES (33,162 SQUARE FEET) MORE OF LESS.

Also described as Lot 3, as per map or Plat thereof recorded in Plat Book 86, Page 33, of the
public records of Hillsborough County, Florida.