

Exhibit "A"

Twelve Oaks – Waters
 6407 – 6411 West Waters Avenue
 Tampa, FL 33634

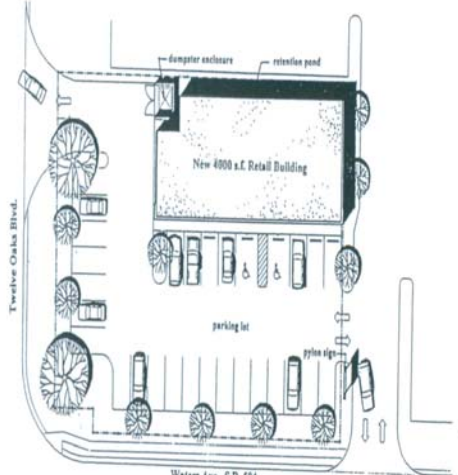
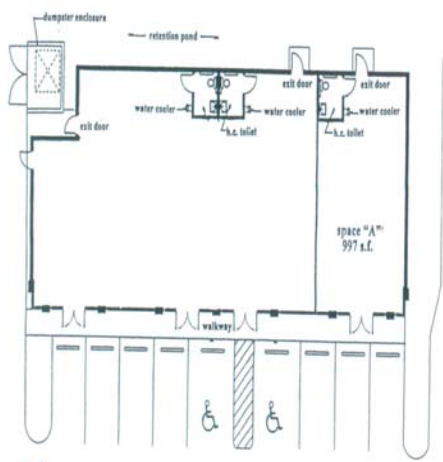


Exhibit "A"
 north
 floor plan

north
 site plan



front view

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

LEGAL DESCRIPTION: (As Furnished)

From the Southeast corner of Section 24, Township 28 South, Range 17 East, Hillsborough County, Florida; run thence N 00deg. 03' 24"W, 52.60 feet along the East boundary of said Section 24; thence N 89deg. 37' 58"W, 323.78 feet along the North right of way line of Waters Avenue (County Road 584), to the Point of Beginning; thence continuing along said North right of way line N 89deg. 37' 58"W, 43.10 feet; thence S 00deg. 22' 02"W, 5.00 feet; thence continuing along said North right of way line N 89deg. 37' 58"W, 106.90 feet; thence N 00deg. 03' 24"W, 150.00 feet along the East right of way line of Twelve Oaks Boulevard, according to the map or plat thereof recorded in Plat of Cameo Villas, Unit No. 1, as recorded in Plat Book 46, Page 87, of the Public Records of Hillsborough County, Florida; thence S 89deg. 37' 58" E, 150.00 feet, thence S 00deg. 03' 24"E, 145.00 feet to the Point of Beginning.

LESS additional right of way for Waters Avenue as set forth in Order of Taking recorded in OR Book 5374, page 798, of the Public Record of Hillsborough County, Florida.

(NOTE: AS FURNISHED DESCRIPTION DOES NOT CLOSE BY 0.00' N 0.037' W FROM P.O.B.)

FOLIO NO. 4457.04
 6411 WATERS AVENUE