

# EXHIBIT "A"

## PROPERTY DESCRIPTION:

### PARCEL A (O.R. 463, Pg. 30)

That certain real property situated in the County of Hernando, State of Florida, more particularly described as follows:

Begin at the SW corner of the SE 1/4 of Section 20, Township 22 South, Range 19 East, Hernando County, Florida; go thence East along the South line of said SE 1/4, 605.50 feet to the West line of a Tract described in book OR 376, page 321; thence go N 01°06'45" W along said West line, 586 feet to the South line of a Tract described in book OR 360, page 698; thence go West 50 feet to the SW corner of said Tract described in book OR 360, page 698; thence go N 19°03'52" W along the Westerly line of said Tract described in book OR 360, page 698 to the Southerly right-of-way of State Road 50; thence run S 52°44' W along said right-of-way 554.43 feet to the West line of the SE 1/4 of Section 20, Township 22 South, Range 19 East, Hernando County, Florida; thence S 00°57'26" E along said West line, 579.2 feet to the POINT OF BEGINNING LESS any existing right-of-way for public road.

### PARCEL B (O.R. 376, Pg. 321)

A tract of land located in Sections 20 and 29, Township 22 South, Range 19 East, Hernando County, Florida, more particularly described as follows:

Commence at the South right-of-way of Lockhart Avenue as located on the plat of Mountain Park Subdivision as recorded in plat book 4, page 1, public records of Hernando County, Florida, and the West right-of-way of State Road 577, thence run S 00°36'15" E along the Westerly right-of-way of State Road 577, 660.00 feet to the POINT OF BEGINNING, thence South along said right-of-way 295.75 feet to the point of curvature, thence 34.25 feet in a Southeasterly direction along the arc of said curve having a radius of 1969.86 feet, a central angle of 00°59'46", chord distance of 34.25 feet end a tangent of 17.13 feet, thence West 660.30 feet, thence North 330.00 feet to the South line of the Owen Smith property, as described in book OR 358, page 104, public records of Hernando County, Florida, thence 660.00 feet in a Easterly direction to the POINT OF BEGINNING.

### PARCEL C (O.R. 507, Pg. 363)

Commence at the South right-of-way of Lockhart Avenue as located on the plat of Mountain Park Subdivision as recorded in plat book 4, page 1, of the public records of Hernando County, Florida, and the West right-of-way of State Road 577; thence run S 00°36'15" E along the Westerly right-of-way of State Road 577, 955.75 feet to a point of curvature; thence 34.25 feet in a Southeasterly direction along the arc of said curve, having a radius of 1969.86 feet, a central angle of 0 ° 59'46", a chord distance of 34.25 feet, and a tangent of 17.13 feet for a POINT OF BEGINNING, said point being the SE corner of that particular

tract described in book OR 376, page 321, Hernando County, Florida; thence West, 860.30 feet to the SW corner of said tract; thence South, 322.05 feet; thence East, 692.95 feet to the Westerly right-of-way for State Road 577; thence Northwesterly along said right-of-way, also being the arc of a curve having a radius of 1969.86 feet, a chord distance of 323.64 feet, and a central angle of 09°25'26", 324 feet to the POINT OF BEGINNING; LESS the South 200.00 feet thereof.

Parcel D (O.R. 466, Pg. 1292)

Begin at the Northwest corner of the Northeast 1/4 of Section 29, Township 22 South, Range 19 East, Hernando County, Florida. Thence go East along the North line of said Northeast 1/4, 605.5 feet; thence go S 01°06'45" E 74.5 feet, thence West 605.59 feet to the West line of said Northeast 1/4; thence N 00°57'26" W 74.5 feet to the POINT OF BEGINNING: LESS right-of-way for Morningside Drive.

LESS & EXCEPT right-of-way Parcel 178 (O.R. 1179, Pg. 682)

A parcel of land being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

Commence at a concrete monument at the Northwest corner of the Northeast 1/4 of said Section 29; thence S 89°18'12" E along the North line of said Section 29, a distance of 1,236.50 feet to the POINT OF BEGINNING; thence N 00°27'25" W, 256.82 feet; thence S 89°51'10" E 30.00 feet to the point on the existing Westerly right-of-way line of State Road 50 per Section No. 08002-2502; thence S 00°27'25" E along said existing Westerly right-of-way line, a distance of 296.37 feet to the point of curvature of a curve to the left, having a radius of 1,969.86 feet, a central angle of 10°24'43", a chord bearing of S 05°39'47" E, and a chord length of 357.48 feet; thence along the arc of said curve, an arc length of 357.97 feet to the end of said curve; thence N 89°52'36" W 36.07 feet to the point on a curve to the right, having a radius of 2,004.36 feet, a central angle of 01°01'20", a chord bearing of N 10°00'48" W, and a chord length of 35.76 feet; thence along the arc of said curve, an arc length of 35.76 feet; thence S 80°29'51" W 10.00 feet to a point on a curve to the right, having a radius of 2,014.36 feet, a central angle of 08°06'00", a chord bearing of N 05°27'09" W and a chord length of 284.54 feet.; thence along the arc of said curve, an arc length of 284.77 feet; thence N 85°35'51" E 14.50 feet to a point on a curve to the right, having a radius of 1,999.86 feet, a central angle of 00°56'44", a chord bearing of N 00°55'47" W and a chord length of 33.00 feet; thence along the arc of said curve, an arc length of 33.00 feet to the point of tangency of said curve; thence N 00°27'25" W 45.11 feet to the POINT OF BEGINNING.

Contains 0.553 acres, more or less.

ALSO, LESS & EXCEPT right-of-way Parcel 112.01 (O.R. 994, Pg. 1062)

A parcel of land being a portion of the Southeast 1/4 of Section 20, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

Commence at a found concrete monument marking the Southwest corner of the Southeast 1/4 of said Section 20: thence N 00°16'14" W along the West line of said Southeast 1/4, for 635.51 feet to a point on the Centerline of Survey of State Road 50, said point being on the arc of a non-tangent curve (a radial line bears S 41°38'19" E to the center of said curve); thence along said Centerline of Survey, Northeasterly along the arc of said curve concave Southeasterly, having for its elements a radius of 2864.79 feet, a central angle of 00°46'28" an arc length of 38.71 feet, and a chord bearing and distance of N 48°44'59" E for 38.71 feet; thence S 00°26'17" E for 66.08 feet to a point of intersection of the Southeast right-of-way line of said State Road 50 and the East right-of-way line of Morningside Drive, as shown on the plat of MOUNTAIN PARK, as recorded in plat book 4, page 1, of the public records of Hernando County, Florida, said point being on the arc of a non-tangent curve (a radial line bears S 41°44'09" E to the center of said curve), said point also being the POINT OF BEGINNING; thence along said Southeast right-of-way line of State Road 50, Northeasterly along the arc of said curve concave Southeasterly, having for its elements a radius of 2814.79 feet, a central angle of 10°35'10", an arc length of 520.07 feet, and a chord bearing and distance of N 53°33'26" E for 519.33 feet; thence S 18°00'11" E for 69.78 feet to a point on the arc of a non-tangent curve (a radial line bears S 33°29'04" E to the center of said curve); thence Southwesterly along the arc of said curve concave Southeasterly, having for its elements a radius of 2484.53 feet, a central angle of 13°14'40", an arc length of 574.33 feet, and a chord bearing and distance of S 49°53'36" W for 573.05 feet to a point on the aforescribed East right-of-way line of Morningside Drive; thence N 00°28'17" W along said East right-of-way line, for 127.05 feet to the POINT OF BEGINNING.

Contains 0.988 acres, more or less.

R20 422 19 0000 0270 0010 Key 892859

R20 422 19 0000 0270 0040 Key 420958

R29 422 19 0000 0200 0000 Key 419194