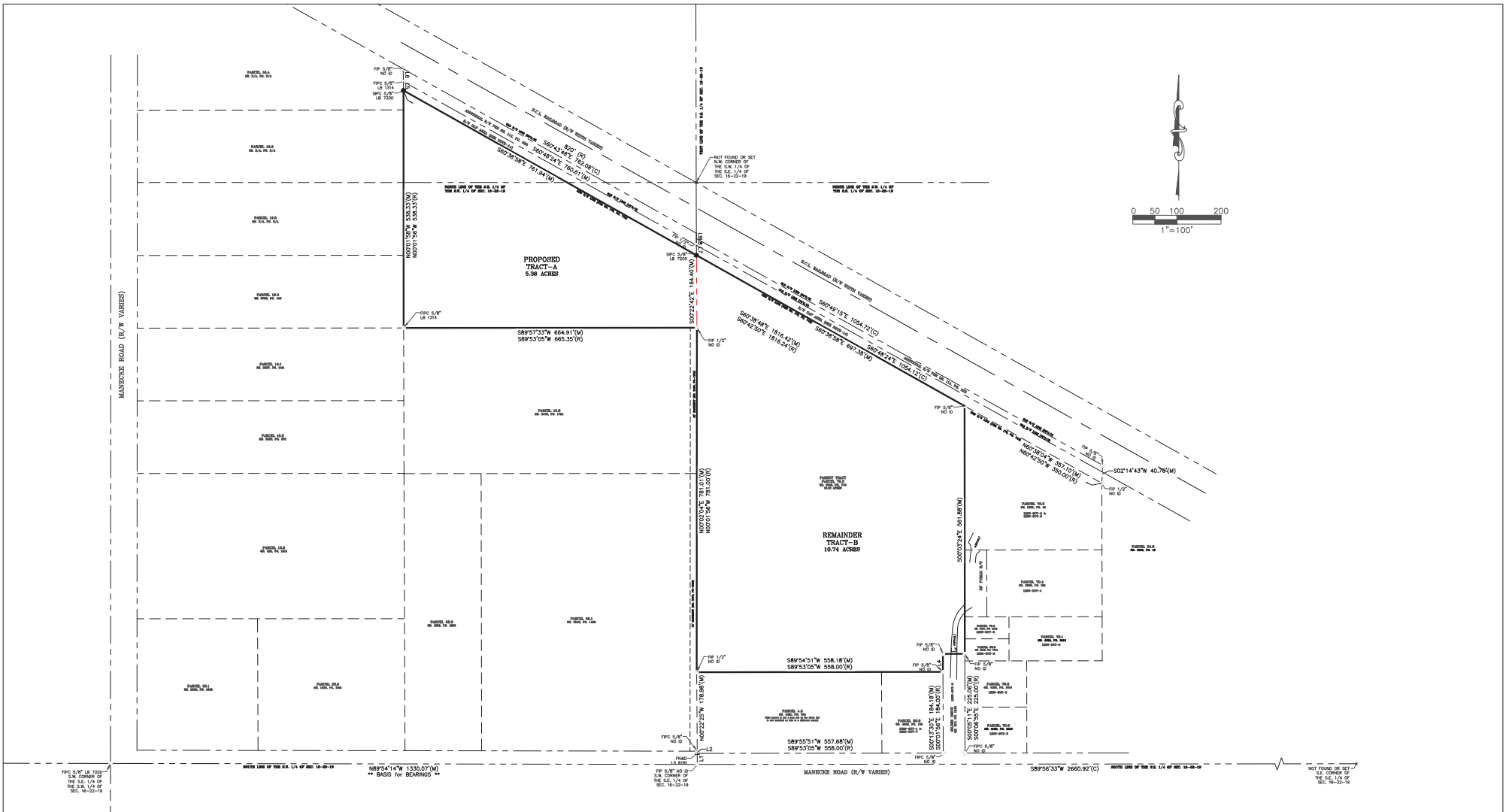


EXHIBIT "A"



- [illegible]

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OF 4 SHEETS

25089-SPLIT-1

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ES-000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

Engineering
Planning
Surveying
Environmental
Construction Management

BOUNDARY SURVEY
& CLASS-D SUBDIVISION
OF PARCEL 70.0
SECTION 16, TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:

SANDRA WEAVER

SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne

SCOTT M. OSBORNE, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 15, 15, 0028
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Legal description for TRACT-A

Commencing at the southwest corner of the southeast 1/4 of section 16, township 22 south, range 19 east, Hernando county, Florida; thence along the west line of said southeast 1/4, run n00°18'40"e, 24.98 feet to the north right-of-way line of Manecke road for parcels lying east of this line; thence continue along said west line n00°33'26"w, 5.04 feet to a point of the north right-of-way line of Manecke road for the parcels lying west of this line; thence continue along said west line n00°22'25"w, 178.98 feet to the northwest corner of parcel 4.0 as recorded in official records book 4451, page 704 of the public records of Hernando county, Florida, and the point of beginning; thence continue along the west line of the southeast 1/4 of said section 16, n00°02'04"e, 781.01 feet to the northeast corner of parcel 13.0 as recorded in official records book 3470, page 1784 of the public records of Hernando county, Florida, and the point of beginning; thence along the north line of said parcel 13.0, run s89°57'33"w, 664.91 feet to the west line of the east 1/2 of the southeast 1/4 of the southwest 1/4 of said section 16; thence along said west line, and the northerly extension thereof, run n00°01'58"w, 538.33 feet to the south right-of-way line of the seaboard coastline railroad as recorded in official records book 175, page 743 of the public records of Hernando county, Florida; thence along said south right-of-way line, run s60°38'58"e, 761.94 feet to the west line of the southeast 1/4 of said section 16; thence along said west line, run s00°22'42"e, 164.40 feet to the point of beginning.

containing 5.36 acres more or less.

Legal description for TRACT-B

commencing at the southwest corner of the southeast 1/4 of section 16, township 22 south, range 19 east, Hernando county, Florida; thence along the west line of said southeast 1/4, run n00°18'40"e, 24.98 feet to the north right-of-way line of Manecke road for parcels lying east of this line; thence continue along said west line n00°33'26"w, 5.04 feet to a point of the north right-of-way line of Manecke road for the parcels lying west of this line; thence continue along said west line n00°22'25"w, 178.98 feet to the northwest corner of parcel 4.0 as recorded in official records book 4451, page 704 of the public records of Hernando county, Florida, and the point of beginning; thence continue along the west line of the southeast 1/4 of said section 16, n00°02'04"e, 781.01 feet to the northeast corner of parcel 12.0 as recorded in official records book 3470, page 1784 of the public records of Hernando county, Florida; thence continue along said west line, n00°22'42"w, 164.40 feet to the south right-of-way line of the seaboard coastline railroad as recorded in official records book 175, page 743 of the public records of Hernando county, Florida; thence along said south right-of-way line, run s60°38'58"e, 697.38 feet to the northwest corner of parcel 70.5 as recorded in official records book 1095, page 18 of the public records of Hernando county, Florida; thence along the west line of said parcel 70.5, and the southerly extension thereof, run s00°03'24"e, 561.88 feet to the northeast corner of gilder drive as recorded in official records book 517, page 1943 of the public records of Hernando county, Florida; thence along the north right-of-way line of gilder road, run s89°57'10"w, 49.61 feet to the northwest corner of said gilder road; thence along the west right-of-way line of gilder road, run s00°01'26"w, 40.83 feet to the northeast corner of parcel 80.0 as recorded in official records book 4262, page 120 of the public records of Hernando county, Florida; thence s89°54'51"w, 558.18 feet to the point of beginning.

containing 10.74 acres more or less.