

**EXHIBIT "A"**

**Land Initially Submitted**

**SOUTH SHORE FALLS PHASE 1  
(PLAT)**

**DESCRIPTION:** A parcel of land being all of TRACT 59, a portion of TRACTS 43, 44, 45, 58 and 60, and also being a portion of the 30 foot Canal rights-of-way (vacated per Commissioners Minute Book 32, Page 233), all according to the plat of RUSKIN TOMATO FARMS, as recorded in Plat Book 27, Page 110, of the Public Records of Hillsborough County, Florida, lying in Sections 27 and 28, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 28, run thence along the North boundary of the Northeast 1/4 of said Section 28, N.89°24'03"W., 367.65 feet; thence S.00°35'57"W., 30.00 feet to a point on the South right-of-way line of MILLER MAC ROAD (previously known as CLAY GULLY ROAD as shown on the plat of said RUSKIN TOMATO FARMS), said point also being the **POINT OF BEGINNING**; thence S.00°52'56"W., 277.85 feet; thence S.75°42'41"E., 103.39 feet; thence S.69°56'12"E., 100.02 feet; thence S.57°57'45"E., 68.00 feet; thence S.42°42'16"E., 250.03 feet; thence S.45°34'18"E., 57.79 feet; thence N.00°52'56"E., 332.98 feet to the Southwest corner of APOLLO BEACH COMMERCE CENTER, according to the plat thereof as recorded in Plat Book 51, Page 83, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said APOLLO BEACH COMMERCE CENTER, the following three (3) courses: 1) S.89°20'02"E., 339.87 feet; 2) S.00°52'56"W., 271.54 feet; 3) S.89°19'32"E., 491.80 feet to a point on the Northwesterly right-of-way line of U.S. HIGHWAY NO. 41, (State Road No. 45) per Florida Department of Transportation Right-of-way Map Section No. 10060-2211; thence along said Northwesterly right-of-way line, the following five (5) courses: 1) S.47°14'19"W., 220.22 feet to a point of curvature; 2) Southwesterly, 1053.88 feet along the arc of a curve to the left having a radius of 17,268.73 feet and a central angle of 03°29'48" (chord bearing S.45°29'25"W., 1053.72 feet) to a point of reverse curvature; 3) Southwesterly, 1044.12 feet along the arc of a curve to the right having a radius of 17,108.73 feet and a central angle of 03°29'48" (chord bearing S.45°29'25"W., 1043.96 feet); 4) S.42°45'41"E., 18.00 feet; 5) S.47°14'19"W., 634.62 feet to a point on the South boundary of the North 1/2 of the aforesaid Section 28; thence along said South boundary, N.89°21'56"W., 779.26 feet; thence N.00°38'04"E., 334.57 feet to a point on a curve; thence Westerly, 50.27 feet along the arc of a curve to the right having a radius of 1019.00 feet and a central angle of 02°49'36" (chord bearing N.75°54'48"W., 50.27 feet) to a point of tangency; thence N.74°30'00"W., 39.79 feet to a point of curvature; thence Southwesterly, 26.37 feet along the arc of a curve to the left having a radius of 18.00 feet and a central angle of 83°55'23" (chord bearing S.63°32'19"W., 24.07 feet) to a point of reverse curvature; thence Southwesterly, 8.18 feet along the arc of a curve to the right having a radius of 1519.00 feet and a central angle of 00°18'31" (chord bearing S.21°43'53"W., 8.18 feet); thence N.68°06'51"W., 38.00 feet to a point on a curve; thence Northwesterly, 30.28 feet along the arc of a curve to the left having a radius of 18.00 feet and a central angle of 96°23'09" (chord bearing N.26°18'26"W., 26.83 feet); thence N.15°30'00"E., 38.00 feet; thence S.74°30'00"E., 6.38 feet to a point of curvature; thence Northeasterly, 27.18 feet along the arc of a curve to the left having a radius of 18.00 feet and a central angle of 86°31'24" (chord bearing N.62°14'18"E., 24.67 feet) to a point of compound curvature; thence Northerly, 89.00 feet along the arc of a curve to the left having a radius of 1481.00 feet and a central angle of 03°26'36" (chord bearing N.17°15'18"E., 88.99 feet); thence N.74°28'00"W., 6.00 feet to a point on a curve; thence Northerly, 145.16 feet along the arc of a curve to the left having a radius of 1475.00 feet and a central angle of 05°38'20" (chord bearing N.12°42'50"E., 145.10 feet); thence N.84°31'00"W., 68.20 feet; thence N.81°45'00"W., 55.09 feet; thence

N.09°38'00"E., 116.00 feet to a point on a curve; thence Westerly, 10.34 feet along the arc of a curve to the right having a radius of 1025.00 feet and a central angle of 00°34'41" (chord bearing N.80°04'39"W., 10.34 feet); thence N.10°12'41"E., 113.29 feet; thence N.00°36'00"E., 255.00 feet; thence S.89°24'00"E., 115.00 feet; thence N.00°36'00"E., 336.00 feet; thence S.89°24'00"E., 193.00 feet; thence N.00°36'00"E., 1135.11 feet to a point on the aforesaid South right-of-way line of MILLER MAC ROAD; thence along said South right-of-way line lying 30.00 feet South of and parallel with the aforesaid North boundary of the Northeast 1/4 of Section 28, S.89°24'03"E., 1431.18 feet to the **POINT OF BEGINNING**.

Containing 109.586 acres, more or less.

CHC-SC-015  
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WFS  
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November 3, 2003  
(Revised) December 11, 2003z