

EXHIBIT "A"

Legal Description of the Neighborhood Lands

Tree Tops Plat (Phases I, II and III)

DESCRIPTION: A parcel of land lying in Sections 9 and 10, Township 28 South, Range 17 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at the Southeast corner of said Section 9, said point also being a point on the Northerly boundary of WESTCHASE SECTION "377", according to the plat thereof as recorded in Plat Book 81, Page 10, Public Records of Hillsborough County, Florida, for a POINT OF BEGINNING, run thence along the South boundary of said Section 9, also being said North boundary of WESTCHASE SECTION "377", N.89°35'59"W., 1116.73 feet to the Northeast corner of WESTCHASE SECTION "376", according to the plat thereof as recorded in Plat Book 81, Page 5, Public Records of Hillsborough County, Florida; thence continue along said South boundary of Section 9, also being the North boundary of said WESTCHASE SECTION "376", N.89°35'59"W., 763.55 feet to the Northwest corner of said WESTCHASE SECTION "376"; thence continue along said South boundary of Section 9. N.89°35'59"W., 763.76 feet to the Southwest corner of the Southeast 1/4 of said Section 9; thence along the West boundary of said Southeast 1/4 of Section 9, N.00°43'48"E., 1254.06 feet; thence S.53°37'56"E., 759.56 feet; thence S.89°30'00"E., 1730.99 feet to a point on a curve; thence Northeasterly, 66.01 feet along the arc of a curve to the right having a radius of 79.00 feet and a central angle of 47°52'35" (chord bearing N.24°26'18"E., 64.11 feet) to a point of reverse curvature; thence Northeasterly, 71.03 feet along the arc of a curve to the left having a radius of 85.00 feet and a central angle of 47°52'35" (chord bearing N.24°26'18"E., 68.98 feet); thence S.89°30'00"E., 50.00 feet to a point on a curve, thence Southeasterly, 71.03 feet along the arc of a curve to the left having a radius of 85.00 feet and a central angle of 47°52'35" (chord bearing S.23°26'18"E., 68.98 feet) to a point of reverse curvature; thence Southeasterly, 6.62 feet along the arc of a curve to the right having a radius of 79.00 feet and a central angle of 04°48'13" (chord bearing S.44°58'29"E., 6.62 feet) to a point of reverse curvature; thence Southeasterly, 69.62 feet along the arc of a curve to the left having a radius of 85.00 feet and a central angle of 46°55'38" (chord bearing S.66°02'11"E., 67.69 feet) to a point of tangency; thence S.89°30'00"E., 128.28 feet to a point of curvature; thence Easterly, 108.31 feet along the arc of a curve to the left having a radius of 273.00 feet and a central angle of 22°43'50" (chord bearing N.79°08'05"E., 107.60 feet) to a point of reverse curvature; thence Easterly, 58.67 feet along the arc of a curve to the right having a radius of 115.00 feet and a central angle of 29°13'50" (chord bearing N.82°23'05"E., 58.04 feet) to a point of tangency; thence S.83°00'00"E., 92.72 feet; thence S.55°31'17"W., 15.30 feet; thence S.00°38'42"W., 154.62 feet to a point on the Westerly right-of-way line of Montague Street, as recorded in Official Record Book 10131, Page 1017, Public Records of Hillsborough County, Florida; thence along said Westerly right-of-way line, S.00°38'42"W., 212.27 feet; thence S.00°38'42"W., 402.36 feet to a point on said Westerly right-of-way line of Montague Street; thence along said Westerly right-of-way line the following three (3) courses: 1) S.00°38'42"W., 23.06 feet to a point on a curve; 2) Southwesterly, 22.81 feet along the arc of a curve to the right having a radius of 470.00 feet and a central angle of 02°46'52" (chord bearing S.29°00'35"W., 22.81 feet) to a point of tangency; 3) S.30°24'01"W., 37.06 feet to the Northeast corner of the aforesaid WESTCHASE SECTION "377", said point also being on the South boundary of the aforesaid Section 10; thence along the North boundary of said WESTCHASE SECTION "377", also being said South boundary of Section 10, N.88°48'52"E., 245.77 feet to the POINT OF BEGINNING.