

Exhibit A

MORE PARTICULARLY DESCRIBED AS:

THAT PORTION OF SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S00°40'29"W ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 1295.73 FEET TO THE NORTH RIGHT OF WAY LINE OF TURKEY FARMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 554, PAGE 528, PUBLIC RECORDS, LAKE COUNTY, FLORIDA; THENCE RUN N89°24'06"W ALONG SAID NORTH LINE A DISTANCE OF 2637.72 FEET TO THE WEST LINE OF AFORESAID SE 1/4; THENCE RUN S00°45'08"W ALONG SAID WEST LINE A DISTANCE OF 25 FEET TO THE SOUTH LINE OF THE NORTH ½ OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN N89°29'12"W ALONG SAID SOUTH LINE A DISTANCE OF 2645.74 FEET TO THE WEST LINE OF SAID NORTH ½ OF THE SW 1/4; THENCE RUN N00°19'27"E ALONG SAID WEST LINE A DISTANCE OF 7.26 FEET TO THE SOUTH LINE OF THE NORTH 1320.00 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1316.44 FEET TO THE WEST LINE OF SAID NORTH 1320.00 FEET OF GOVERNMENT LOT 1; THENCE RUN N00°26'11"E ALONG SAID WEST LINE A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 495.00 FEET TO THE WEST LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN N00°43'40"E ALONG SAID WEST LINE A DISTANCE OF 1317.44 FEET TO THE NORTH LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN S89°28'05"E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 6 A DISTANCE OF 1812.98 FEET TO THE NW CORNER OF THE SOUTH ½ OF THE NW 1/4 OF AFORESAID SECTION 5; THENCE RUN S89°14'39"E ALONG THE NORTH LINE OF SAID SOUTH ½ OF THE NW 1/4 A DISTANCE OF 2652.09 FEET TO THE EAST LINE OF SAID SOUTH ½ OF THE NW 1/4; THENCE RUN S00°45'08"W ALONG SAID EAST LINE A DISTANCE OF 1312.89 FEET TO THE NORTH LINE OF THE NORTH ½ OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S89°22'25"E ALONG SAID NORTH LINE A DISTANCE OF 2635.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 333.90 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

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EXHIBIT B

Developer: LEEDS HOLDINGS SOUTHEAST, INC.

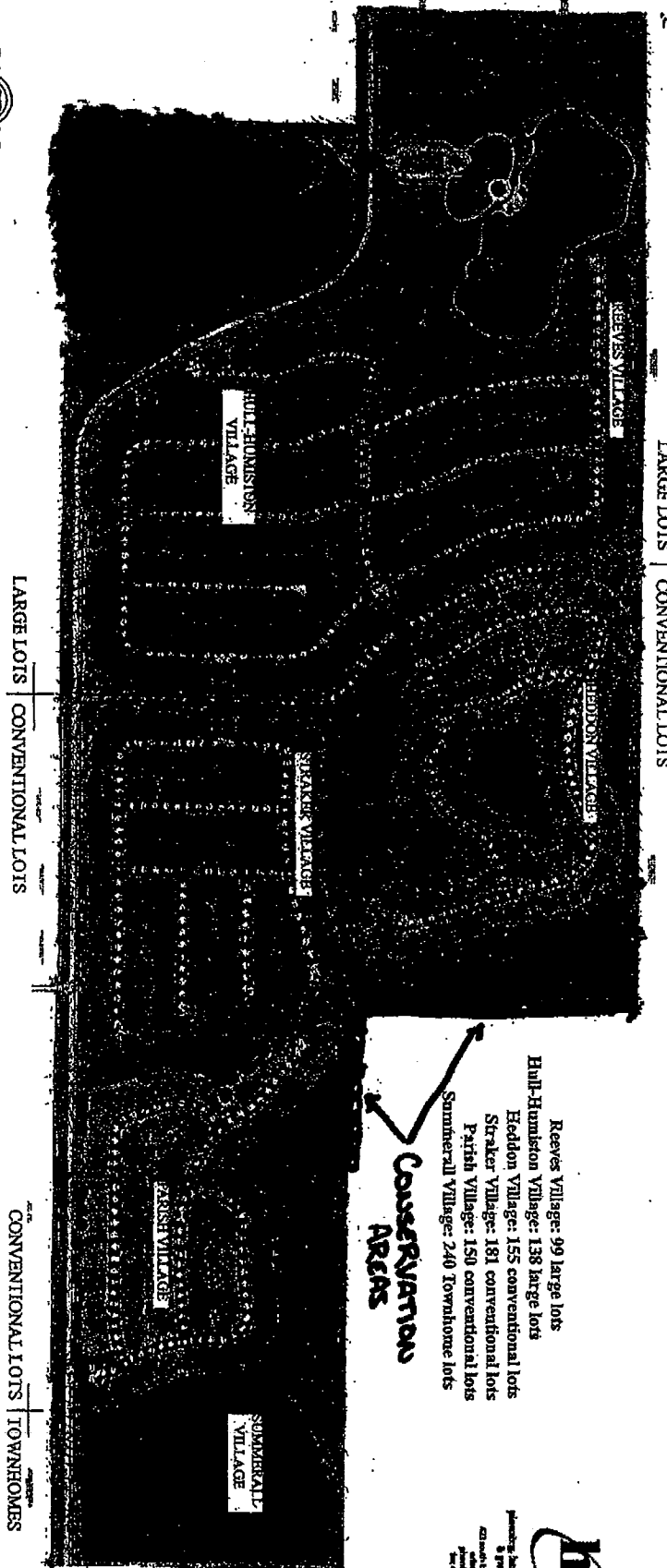
Project Size: 335 acres

Product Mix:

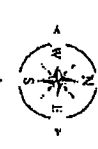
- Single Family Detached: 237 Large Lots, average size 75x135 (Quarter acre)
- Single Family Detached: 486 Conventional Lots, average size 50x120 (6000 sq. ft.)
- Single Family Attached: 240 Townhome Lots, projected for 16x65, attached buildings of 4 to 12 units. (front and rear yard ownership)

Land Use Intensity:

- Single Family, (excluding Townhome Lots): 2.34 units per acre
- Townhome Lots, (21 acres): 11.5 units per acre
- Combined Project Density: (963 dwelling units ÷ 335 acres) = 2.87 units per acre
- Gross Open Space (public and private): approximately 92 acres (27.5%)
- Lake Dedicated Open Space: approximately 15 acres (4.5%)



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FOUNDERS RIDGE
 CITY OF MINNEAPOLIS

REAL VIEW OF FOUNDERS RIDGE SITE