

Exhibit A

Legal Description of the Dunedin Planning Area

Begin at the southwestern corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida;

1. Thence easterly along the southern boundary line of Section 35, Township 28 South, Range 15 East to the eastern right-of-way line of Keene Road (County Road No. 1), wheresoever found;
2. Thence northerly along the eastern right-of-way line of Keene Road (County Road No. 1), wheresoever found, to a point on the southern boundary line of the north half of Section 36, Township 28 South, Range 15 East;
3. Thence easterly along the southern boundary line of the north half of Section 36, Township 28 South, range 15 East to a point on the range line separating Range 15 and Range 16, also being a point on the western boundary line of Section 31, Township 28 South, Range 16 East;
4. Thence northerly along said range line to the northeastern corner of Section 36, Township 28 South, Range 15 East;
5. Thence northerly along said range line which is also the eastern boundary line of Section 25, Township 28 South, Range 15 East to a point 396.00 feet south of northern boundary line of the southwest quarter of Section 30, Township 28 South, Range 16 East, said point being on the westerly extension of the southerly boundary line of Parcel 32/02;
6. Thence easterly into Range 16 along the extension of said southerly boundary line of Parcel 32/02 and its southern boundary line approximately 150 feet to the southeastern corner of said Parcel 32/02 in said southwest quarter of Section 30;
7. Thence northerly along the eastern line of said Parcel 32/02 to a point in the southern right-of-way line of State Road 580, wheresoever found;
8. Thence easterly along the southern right-of-way line of State Road 580, wheresoever found, to a point on the western right-of-way line of U.S. Highway 19 (State Road No. 55), wheresoever found, in and near the center of Section 30, Township 28 South, Range 16 East;
9. Thence northerly along the western right-of-way line of U.S. Highway 19, wheresoever found, to the intersection of the western right-of-way line of U.S. Highway 19 with the right-of-way line of Curlew Road (State Road No. 586);
10. Thence westerly along the northern right-of-way line of Curlew Road (State Road No. 586) to the western boundary Section 18, Township 28 South, Range 16 East and the eastern boundary of Section 13, Township 28 South, Range 15 East;
11. Thence continue westward along the northern right-of-way line of Curlew Road (State Road No. 586) to the centerline of County Road No. 1 (Omaha Street);
12. Thence follow County Road No. 1 (Omaha Street) centerline northerly and westerly to where it meets the western section line of Section 13, Township 28 South, Range 15 East, and the eastern section line of Section 14, Township 28 South, Range 15 East;

13. Thence northerly along the western section line of Section 13, Township 28 South, Range 15 East and the eastern section line of Section 14, Township 28 South, Range 15 East to the northeastern corner of Section 14, Township 28 South, Range 15 East;
14. Thence westerly along the northern boundary line of Section 14, Township 28 South, Range 15 East to the northeastern corner of Section 15, Township 28 South, Range 15 East;
15. Thence continue westerly along the prolongation of the northern boundary line of the northwest quarter of said Section 14 a distance of 4880.77 feet to a point on the centerline of the Intracoastal Waterway in St. Joseph's Sound, Pinellas County, Florida;
16. Thence northerly along the centerline of said Intracoastal Waterway a distance of 80.41 feet to a point of intersection of centerlines of said Intracoastal Waterway;
17. Thence North 27° 08' 05" West along the centerline of said Intracoastal Waterway a distance of 4539.01 feet to a point of intersection of centerlines of said Intracoastal Waterway;
18. Thence North 16° 52' 44" West along the centerline of said Intracoastal Waterway to a point in the parallel of latitude at Latitude 28° 06' 00" North in Pinellas County, Florida;
19. Thence westerly along said Parallel 28° 06' 00" North into and through the waters of the Gulf of Mexico to the territorial limits of the State of Florida;
20. Thence southerly along the western boundary line of said territorial limits of the State of Florida through the waters of the Gulf of Mexico to a point on a line which is the westerly extension of the northern boundary of the property deeded to the Clearwater Marine Science Center, Inc., as recorded in Official Record Book 5899, pages 1300 through 1302;
21. Thence easterly along said westerly extension of the northern boundary of the property deeded to the Clearwater Marine Science Center, Inc., to the northern boundary of the property deeded to the Clearwater Marine Science Center, Inc., and farther easterly along the northern boundary of the property deeded to Edwin R. Hunter as recorded in Official Record Book 5665, pages 309 through 312 to the intersection of said property owned by Edwin R. Hunter and the low tide line of Dunedin Pass;
22. Thence southeasterly through the waters of Dunedin Pass and Clearwater Harbor to the westerly extension of the centerline of Union Street, and centerline also being the southern boundary lines of Sections 32 and 33, Township 28 South, Range 15 being in the water of Clearwater Harbor;
23. Thence easterly along the southern boundary line of Township 28 South, Range 15 East to the southwestern corner of Section 35, Township 28 South, Range 15 East Pinellas County, Florida, being Point of Beginning.