

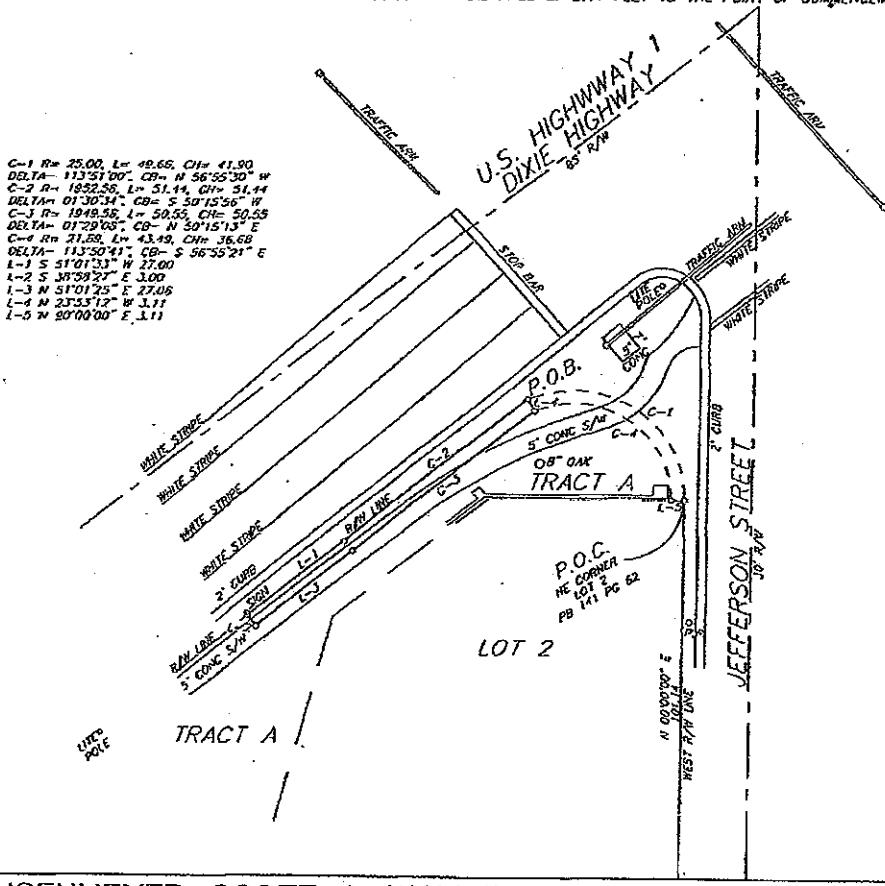
EXHIBIT A  
EFFERSON & US 1

PLAT OF LAND SURVEY FOR and/or CERTIFIED TO: A.F.S.  
SITE NAME: NB US 1 @ JEFFERSON STREET, CORAL GABLES, FLORIDA  
PARCEL ID No. 03-4120-057-0030

LYING IN SECTION 20, TOWNSHIP 54, SOUTH, RANGE 41, EAST.

DESCRIPTION AS FOLLOWS: A CANTERA EASEMENT LYING IN TRACT A, ANNIE CLARK SUBDIVISION, AS RECORDED IN PLAT BOOK 141, PAGE 62, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 2 OF SAID PLAT OF ANNIE CLARK, AND RUN NORTHWESTERLY ALONG A CURVE CONCAVE TO THE WEST AN ARC DISTANCE OF 19.68 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA OF 113°51'00", AND A CHORD BEARING OF N 56°55'00" W TO THE POINT OF BEGINNING, THENCE RUN SOUTHWESTERLY ALONG THE SOUTHERLY ROW LINE OF U.S. HIGHWAY 1 AND A CURVE CONCAVE SOUTHEASTERLY AN ARC DISTANCE OF 51.44 FEET, SAID CURVE HAVING A RADIUS OF 195.25 FEET, A DELTA OF 03°30'34", AND A CHORD BEARING OF S 50°15'56" W, THENCE RUN S 51°01'33" W, A DISTANCE OF 27.00 FEET, THENCE RUN S 34°58'07" E A DISTANCE OF 5.00 FEET, THENCE RUN N 51°01'25" E A DISTANCE OF 27.08 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY AN ARC DISTANCE OF 5.055 FEET, SAID CURVE HAVING A RADIUS OF 194.56 FEET, A DELTA OF 01°29'08", AND A CHORD BEARING OF N 50°15'17" W, THENCE RUN N 23°53'12" E A DISTANCE OF 3.11 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS FOLLOWS: A POWER EASEMENT LYING IN TRACT A, ANNIE CLARK SUBDIVISION, AS RECORDED IN PLAT BOOK 141, PAGE 62, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 2 OF SAID PLAT OF ANNIE CLARK, AND RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE WEST AN ARC DISTANCE OF 19.68 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA OF 113°51'00", AND A CHORD BEARING OF N 56°55'00" W, THENCE RUN S 25°53'12" E A DISTANCE OF 3.11 FEET, THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE WEST AN ARC DISTANCE OF 13.49 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA OF 113°50'11", AND A CHORD BEARING OF S 56°55'21" E, THENCE RUN N 90°00'00" E A DISTANCE OF 3.17 FEET TO THE POINT OF COMMENCEMENT.



GRUSENMAYER-SCOTT & WALKER, INC.—LAND SURVEYORS