

EXHIBIT A

PIVIERA & OSI

PLAT OF LAND SURVEY FOR and/or CERTIFIED TO: A.T.S.  
SITE NAME: WE US 1 @ RIVIERA DR. (FIRE STATION) CORAL GABLES, FLORIDA  
PARCEL ID NO. 03-4120-021-0010

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

DESCRIPTION AS FOLLOWS; A CAMERA EASEMENT LYING IN LOT 1, RESUBDIVISION OF A PORTION OF BLOCK 36A REVISED PLAT OF CORAL GABLES-RIVIERA SECTION PART 2, AS RECORDED IN PLAT BOOK 57, PAGE 13, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1 AND RUN N 90°00'00" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH R/W LINE OF THE FLORIDA EAST COAST RAILROAD A DISTANCE OF 43.00 FEET, THENCE RUN S 00°00'00" E A DISTANCE OF 28.26 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH AN ARC DISTANCE OF 55.03 FEET, SAID CURVE HAVING A RADIUS OF 1191.42 FEET, A DELTA OF 02°38'46", AND A CHORD BEARING OF S 77°13'20" E, THENCE RUN S 75°53'57" E A DISTANCE OF 50.00 FEET, THENCE RUN S 14°06'03" W A DISTANCE OF 3.00 FEET, THENCE RUN N 75°53'57" W ALONG THE NORTH R/W LINE OF U.S. HIGHWAY 1 A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 54.89 FEET, HAVING A DELTA OF 02°38'46", AND A CHORD BEARING OF N 77°13'20" W, THENCE RUN N 11°27'17" E A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS FOLLOWS: A POWER EASEMENT LYING IN LOTS 1&2, RESUBDIVISION OF A PORTION OF BLOCK 36A REVISED PLAT OF CORAL CABLES/RIVIERA SECTION PART 2, AS RECORDED IN PLAT BOOK 57, PAGE 13, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1 AND RUN N 90°00'00" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH R/W LINE OF THE FLORIDA EAST COAST RAILROAD A DISTANCE OF 43.00 FEET, THENCE RUN S 00°00'00" E A DISTANCE OF 28.25 FEET, THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH AN ARC DISTANCE OF 55.03 FEET, SAID CURVE HAVING A RADIUS OF 1191.42 FEET, A DELTA OF 02°38'46", AND A CHORD BEARING OF S 77°13'20" E, THENCE RUN S 75°53'57" E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, THENCE RUN S 14°06'03" W A DISTANCE OF 3.00 FEET, THENCE RUN N 60°38'05" E A DISTANCE OF 113.22 FEET, THENCE RUN N 90°00'00" W ALONG THE SOUTH R/W LINE OF THE SAID FLORIDA EAST COAST RAILROAD A DISTANCE OF 4.09 FEET, THENCE RUN S 60°43'34" W A DISTANCE OF 107.59 FEET TO THE POINT OF BEGINNING.

