

## EXHIBIT A

### LEGAL DESCRIPTION:

A portion of Section 27 in Township 53 South, Range 42 East, and being more particularly described as follows:

Commence at the Southeast corner of Lot 54 of Block 1, NAUTILUS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 8 at Page 95 of the Public Records of Miami-Dade County, Florida; thence North 80°48'38" West along the Southerly boundary line of said Lot 54 for 175.93 feet to a point on the Northerly Right-of-Way line of Alton Road, also known as State Road No. 25, as shown on the Florida Department of Transportation Right of Way Map Section 87090-2402, Sheet 16 of 18, said point lying on a circular curve, concave to the Southwest and whose radius point bears South 39°51'18" West; thence Northwesterly along said Northerly Right-of-Way line being a 600.92 foot radius curve, leading to the left, through a central angle of 03°58'57" for an arc distance of 41.77 feet to a point of tangency; thence North 54°07'39" West along said Northerly Right-of-Way line for 162.79 feet to the Point of Beginning of the hereinafter described parcel of land; thence North 23°11'59" East, departing said Northerly Right-of-Way line for 161.81 feet; thence North 05°59'58" West for 62.09 feet to a point on the Southerly Right-of-Way line of the Julia Tuttle Causeway, also known as State Road 112 and I-195, as shown on said Florida Department of Transportation Right of Way Map; thence South 55°48'22" West along said Southerly Right-of-Way line for 211.21 feet to a point on a circular curve, concave to the Northeast and whose radius point bears North 42°41'05" East; thence Southeasterly along a 786.51 foot radius curve leading to the left through a central angle of 6°48'44" for an arc distance of 93.51 feet to a non-tangent line; thence South 54°07'39" East for 55.66 feet to the Point of Beginning.

This site lies in Section 27, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.

Lands shown hereon containing 17,680 square feet, or 0.406 acres, more or less.