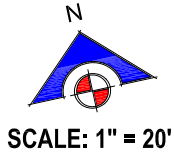
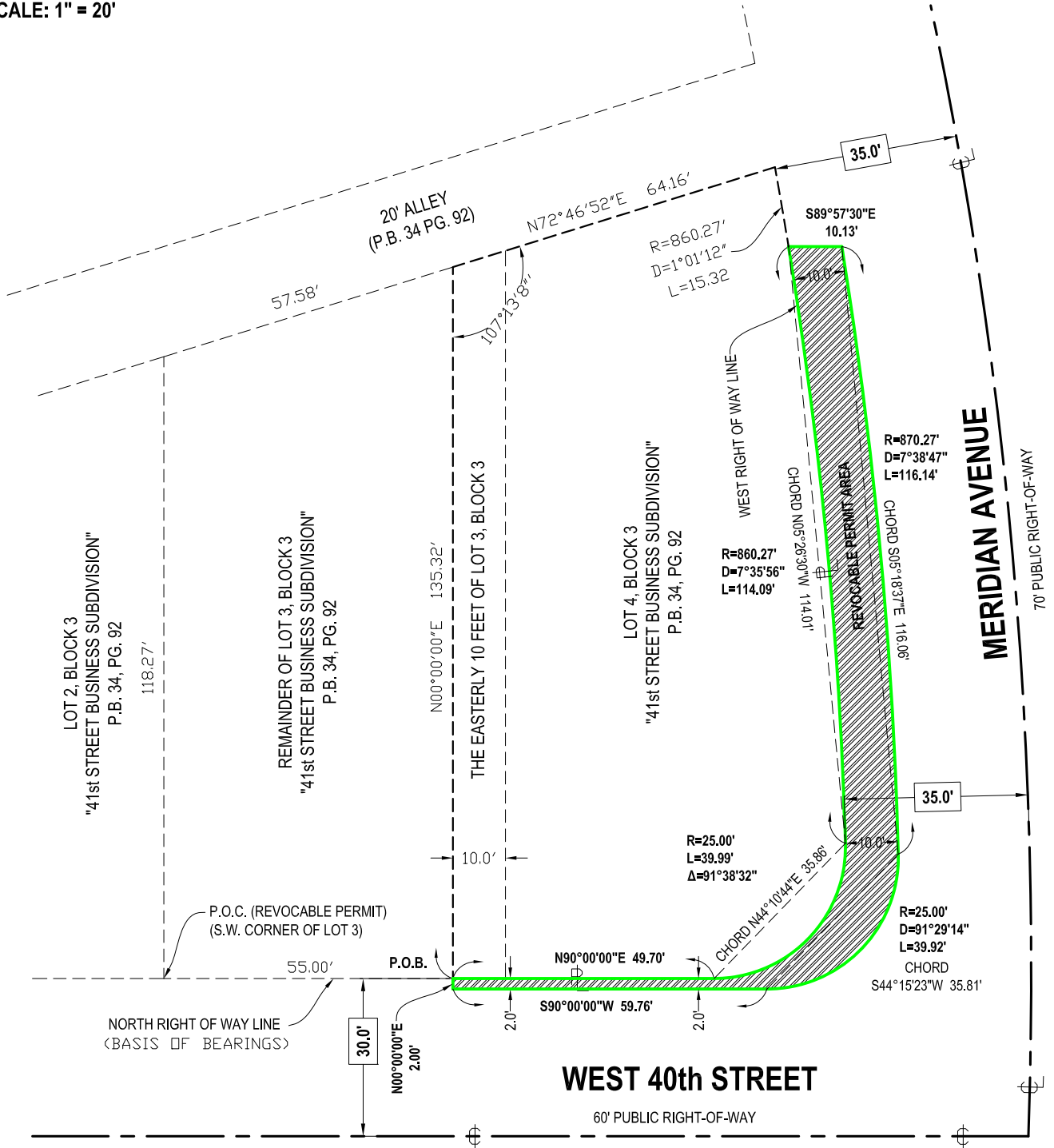


SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR A REVOCABLE PERMIT (THIS IS NOT A SURVEY)

EXHIBIT A



SCALE: 1" = 20'



WEST 40th STREET

60' PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 3, OF "41ST STREET BUSINESS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING WHERE LOT 3 INTERSECTS THE NORTHERLY RIGHT OF WAY LINE OF WEST 40th STREET; THENCE RUN (ON AN ASSUMED BEARING OF N90°00'00"E), ALONG THE SOUTHERLY LINE OF LOT 3, FOR A DISTANCE OF 55.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN N90°00'00"E, FOR A DISTANCE OF 49.70 FEET, TO THE POINT OF CURVATURE OF CIRCULAR CURVE CONCAVE NORTHWESTERLY, THENCE RUN (ALONG THE ARC OF SAID CURVE) 39.99 FEET THROUGH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°38'32", A CHORD BEARING OF N44°10'44"E, AND A CHORD DISTANCE OF 35.86 FEET, TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN (ALONG THE ARC OF SAID CURVE) 114.09 FEET, THROUGH A RADIUS OF 860.27 FEET, A CENTRAL ANGLE OF 7°35'56", A CHORD BEARING OF N05°26'30"W AND A CHORD DISTANCE OF 114.01 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF MERIDIAN AVENUE; THENCE RUN S89°57'30"E FOR A DISTANCE OF 10.13 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WEST AND 10.00 FEET EAST AND PARALLEL TO SAID WEST RIGHT OF WAY LINE OF MERIDIAN AVENUE; THENCE RUN (ALONG THE ARC OF SAID CURVE) 116.14 FEET, THROUGH A RADIUS OF 870.27 FEET, A CENTRAL ANGLE OF 07°38'47", A CHORD BEARING OF S05°18'37"E, AND A CHORD DISTANCE OF 116.06 FEET, TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE RUN (ALONG THE ARC OF SAID CURVE) 39.92 FEET THROUGH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°29'14", A CHORD BEARING OF S44°15'23"W, AND A CHORD DISTANCE OF 35.81 FEET, TO THE POINT OF TANGENCY; THENCE RUN S90°00'00"W, ALONG A LINE 2.00 FEET SOUTH AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF WEST 40th STREET, FOR A DISTANCE OF 59.76 FEET; THENCE RUN N00°00'00"E, FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN APPROXIMATELY AREA OF 1,569 SQUARE FEET.

PROPERTY ADDRESS:
4010 N. MERIDIAN AVENUE MIAMI BEACH, FL 33140

SURVEYOR'S NOTES:
THIS IS A SKETCH TO ACCOMPANY LEGAL DESCRIPTION. THIS IS NOT A SURVEY.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND

CENTER LINE

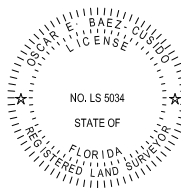
ABBREVIATIONS

- D = CENTRAL ANGLE
- L = LENGTH (CURVE DATA)
- PG. = PAGE
- P.B. = PLAT BOOK
- R = RADIUS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

REVISIONS:

DATE	06-15-2022
JOB NO.	1105-0090B

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356



OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.



360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2935 S.W. 82nd Avenue MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

PAGE
1/1