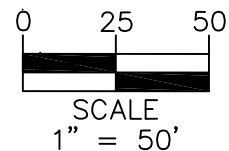
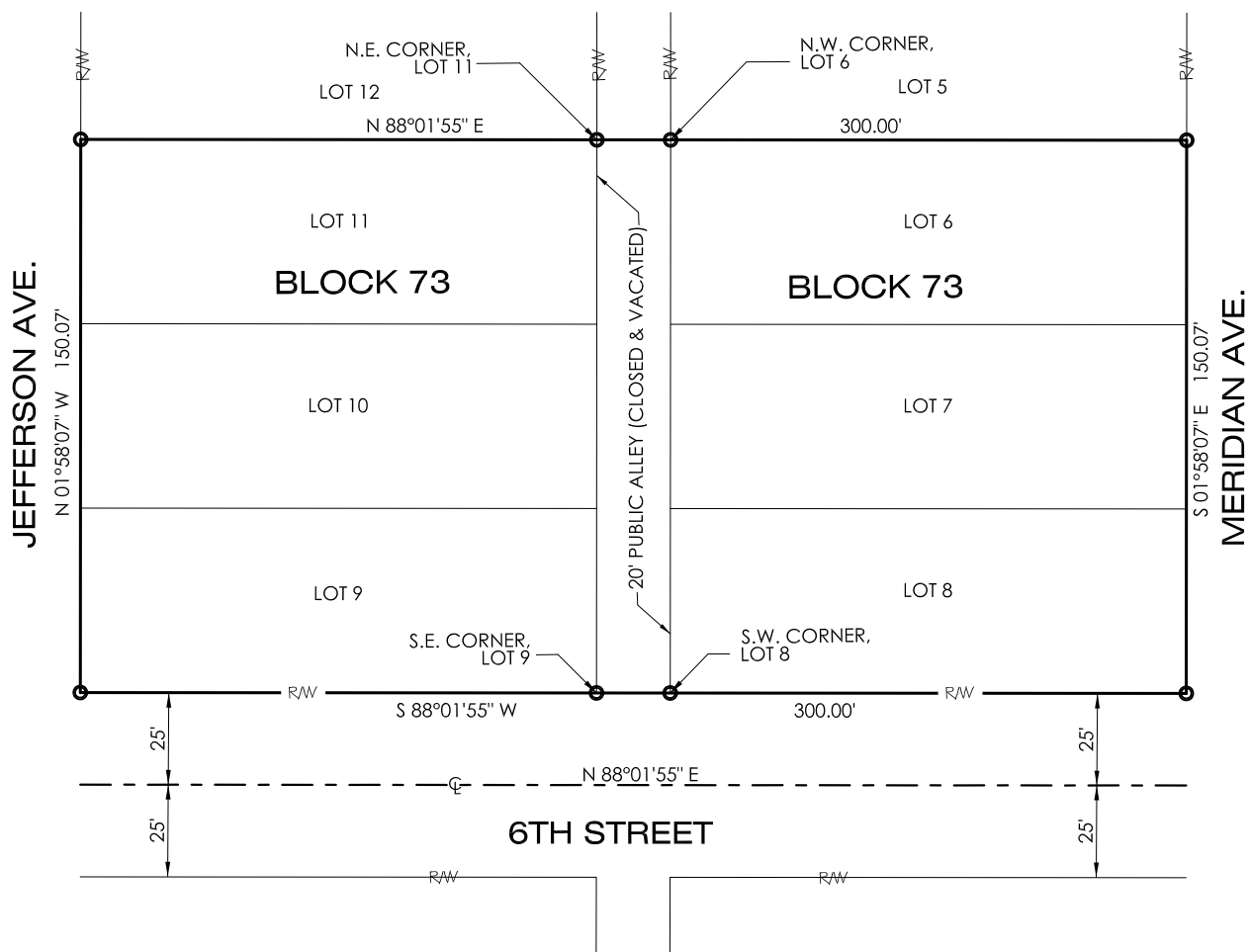


SKETCH TO ACCOMPANY LEGAL DESCRIPTION FIRE STATION, MIAMI BEACH

EXHIBIT A-1



OCEAN BEACH, FLA. ADDITION NO. 3
(P.B. 2, PG. 81)



LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT OF WAY
C = CENTERLINE

NOTICE: This document is not valid, full and complete without all pages.

THIS IS NOT A SURVEY

LONGITUDE SURVEYORS

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION FIRE STATION, MIAMI BEACH

LEGAL DESCRIPTION:

EXHIBIT A-1

All of Lots 6, 7, 8, 9, 10 and 11, of Block 73 of "OCEAN BEACH, FLA. ADDITION NO. 3", according to the plat thereof, as recorded in Plat Book 2, Page 81 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

All of that portion of the closed/vacated 20 feet public Alley of said Block 73, bounded on the North by a line running from the Northeast Corner of said Lot 11, to the Northwest Corner of said Lot 6, and bounded on the South by a line running from the Southeast Corner of said Lot 9, to the Southwest Corner of said Lot 8.

Containing 45,021 square feet (1.0335 acres), more or less by computations.

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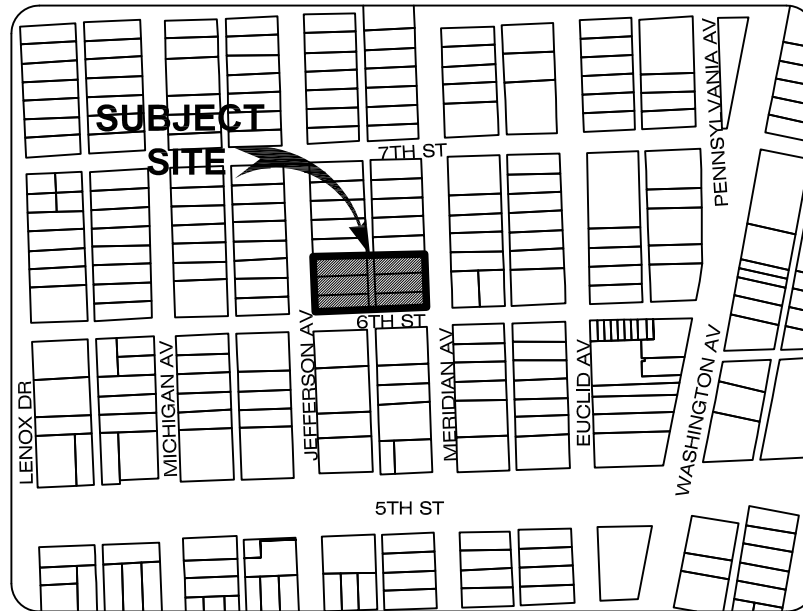
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JOB No. 20293.0.09 PAGE 2 OF 3



SKETCH TO ACCOMPANY LEGAL DESCRIPTION FIRE STATION, MIAMI BEACH **EXHIBIT A-1**



LOCATION MAP
(NOT TO SCALE)

PERTINENT INFORMATION USED FOR THE PREPARATION OF THIS DOCUMENT:

The Legal Description of the Subject Parcel was generated from the following documents:

- 1.) Plat of "OCEAN BEACH, FLA. ADDITION NO. 3" recorded in Plat Book 2, at Page 81 of the Public Records of Miami-Dade County, Florida.
- 2.) Boundary Survey, prepared by Longitude Surveyors, LLC., Project No. 20293.0.02.
- 3.) Miami-Dade County, Florida tax folio 02-4203-009-4820.

Bearings shown hereon are based upon the Centerline of 6th Street, with an assumed bearing of N 88°01'55" E, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the Restrictions with respect to possible restrictions of record and utility services.

RESTRICTIONS:

Since no other information were furnished other than what is cited in the above pertinent information used for the preparation of this document, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on this Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

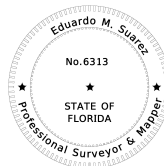
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE

I hereby certify: That the Legal Description and Sketch of the subject area described hereon was made under my supervision and that the Legal Description meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, and that the sketch hereon is correct to the best of my knowledge and belief, subject to notes and notations shown hereon. This sketch shown is not a land survey.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida



THIS IS NOT A SURVEY

NOTICE: Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions by other than the signing party are prohibited without the written consent of the signing party.

NOTICE: This document is not valid, full and complete without all pages.

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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.