Exhibit A

City of Miami Beach Fiscal Impact to Fence or Landscape Vacant Lot

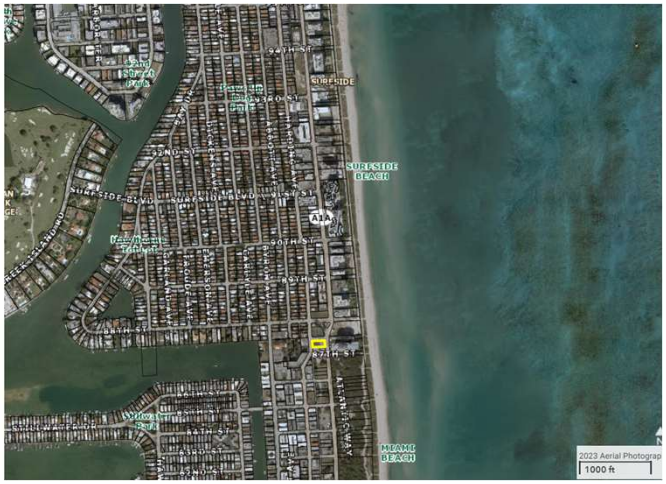
Estimate Methodology and Critical Assumptions

- Water and Electrical available on site.
- Site is graded and prepared for landscaping
- Landscaping and irrigation Costs
  - $3.50/ Sq. Ft. (based on aggregate of four similar CIP projects.)
- Fencing Cost
  - $93 / Linear Ft. (based on current contract for specified picket fencing)

Folio: 02-3202-004-0810

LOT SIZE 87.500 X 175

Area (Sq.Ft.)		Cost Landscaping @ $3.50/ sq.ft. (Adjusted)	Cost Fencing @ $93/ Linear Ft.
15,312.50	*	$32,156.25	$46,032.65





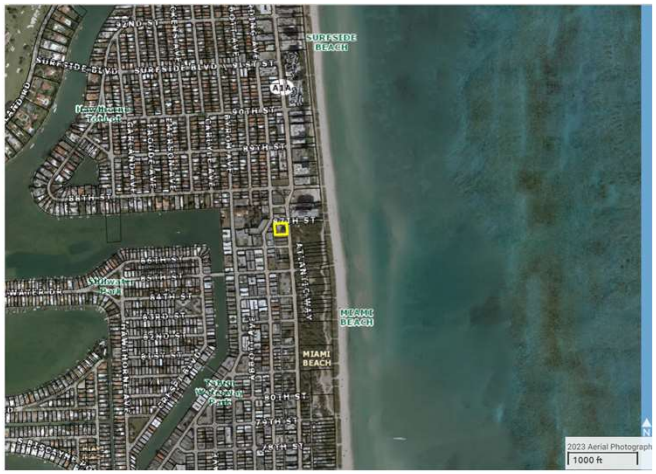


Folio: 02-3202-006-0440

LOT SIZE 150 X 175

#1 of 4 continuous parcels measuring 300’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
26,250.00	$91,875.00	$60,270.89






Google

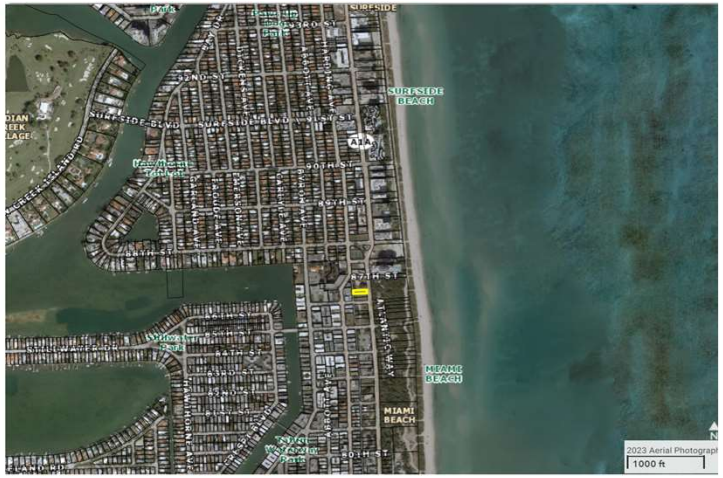
Folio: 02-3202-006-0470

LOT SIZE 50.000 X 175

#2 of 4 continuous parcels measuring

300’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
8,750.00	$30,625.00	$34,797.41







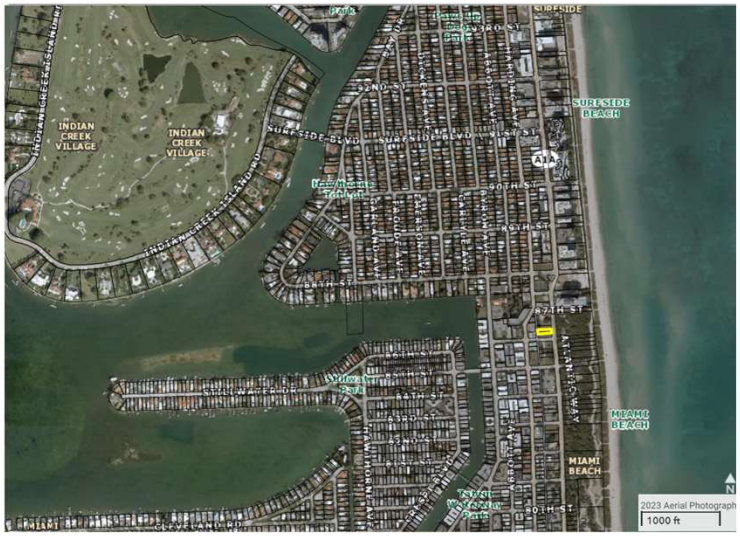
Folio: 02-3202-006-0480

LOT SIZE 50.000 X 175

#3 of 4 continuous parcels measuring

300’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
8,750.00	$30,625.00	$34,797.41






86581

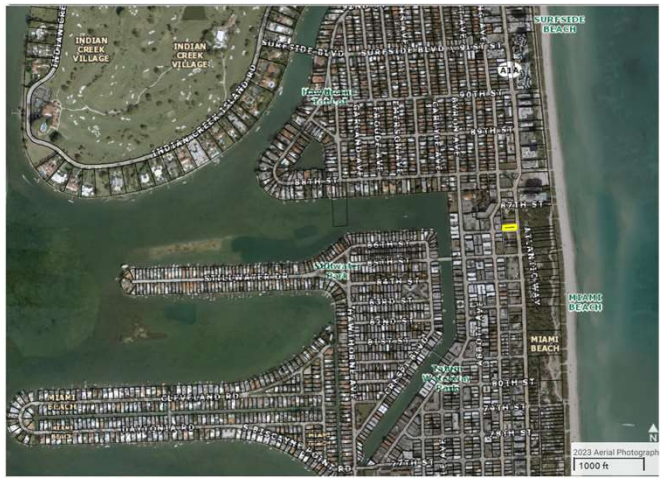
Folio: 02-3202-006-0490

LOT SIZE 50.000 X 175

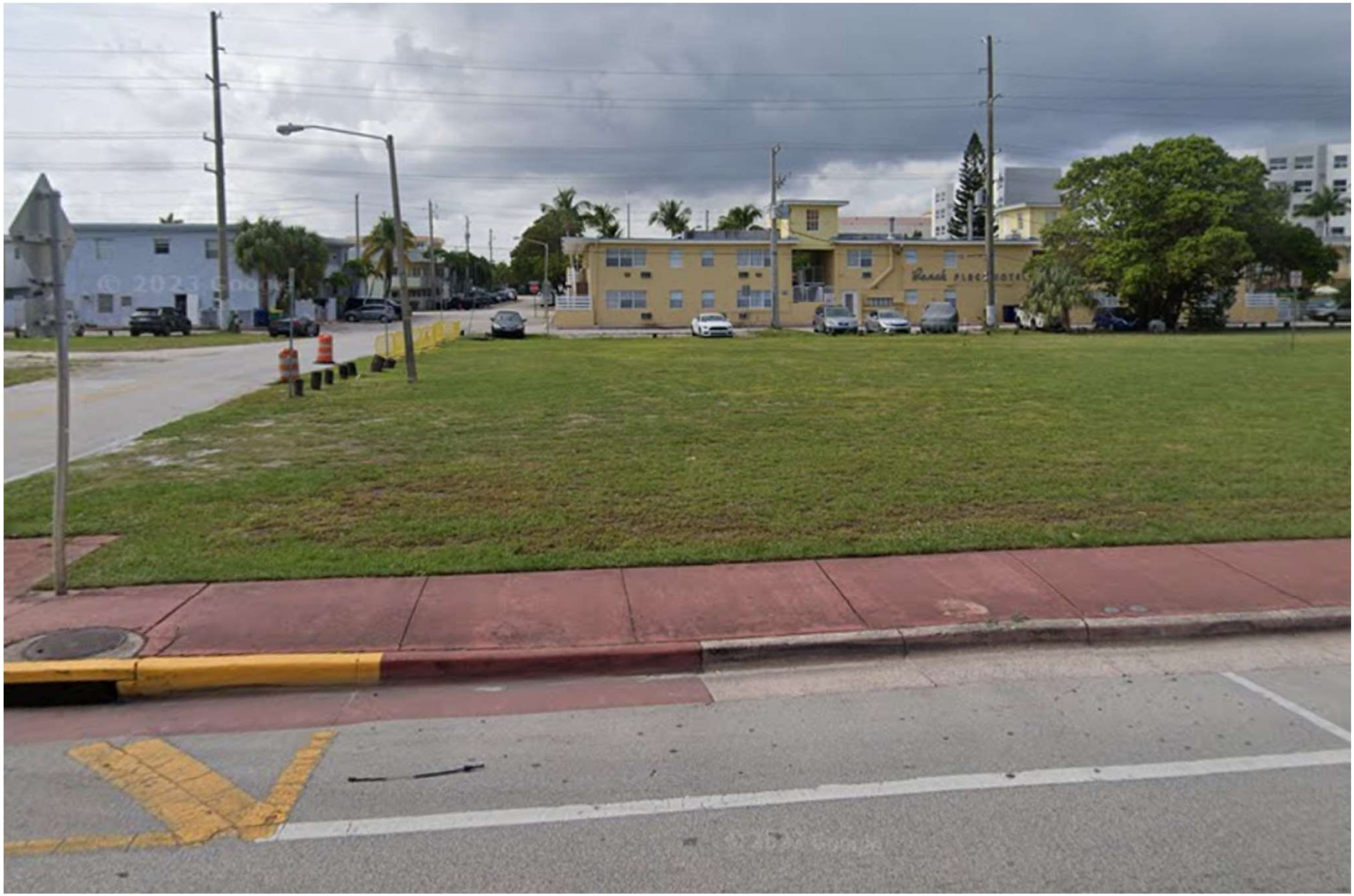
#4 of 4 continuous parcels measuring

300’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.	4 Lots Together
8,750.00	$30,625.00	$34,797.41	$ 85,235.91







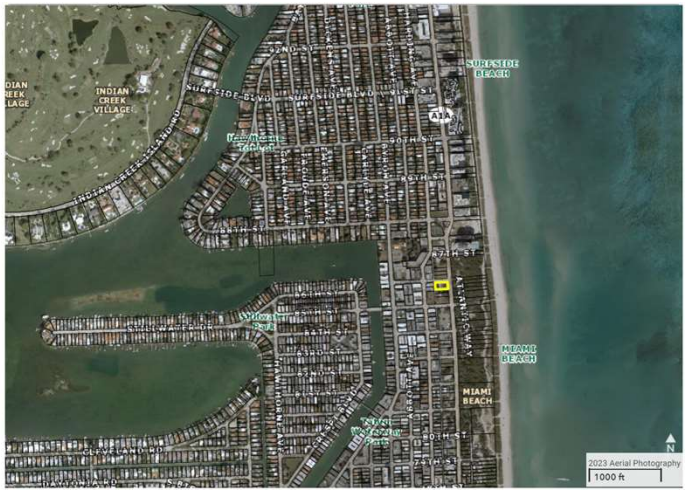
Folio: 02-3202-006-0500

LOT SIZE 100.000 X 175

#1 of 4 continuous parcels measuring

300’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
17,500.00	$61,250.00	$49,210.97





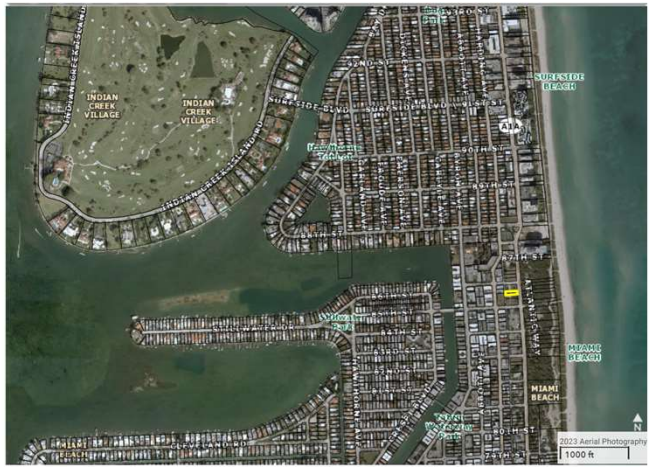


Folio: 02-3202-006-0520

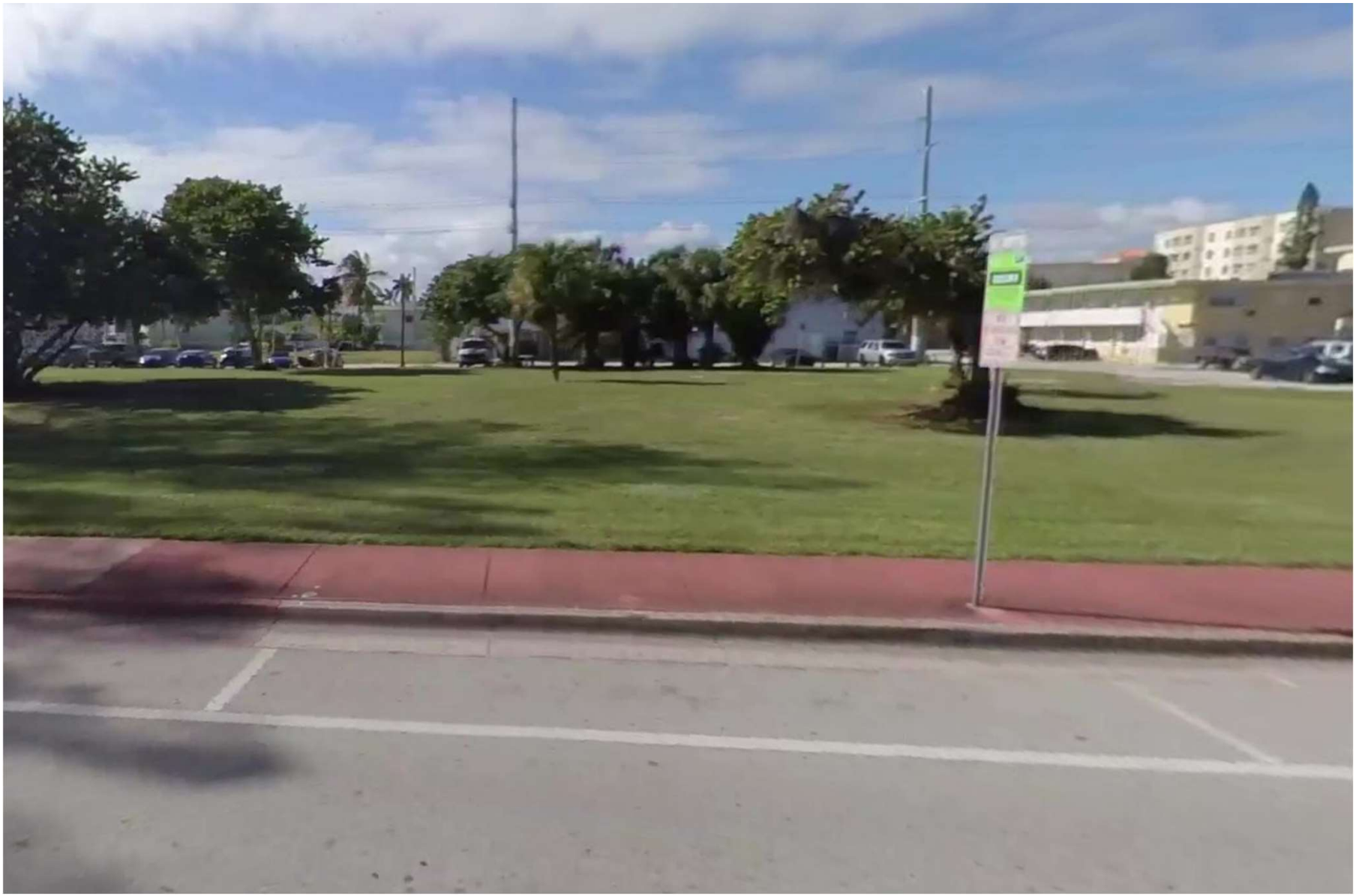
LOT SIZE 50 X 175

#2 of 4 continuous parcels measuring 300’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
8,750.00	$30,625.00	$34,797.41







Folio: 02-3202-006-0530

LOT SIZE 50.000 X 175

#3 of 4 continuous parcels measuring

300’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
8,750.00	$30,625.00	$34,797.41







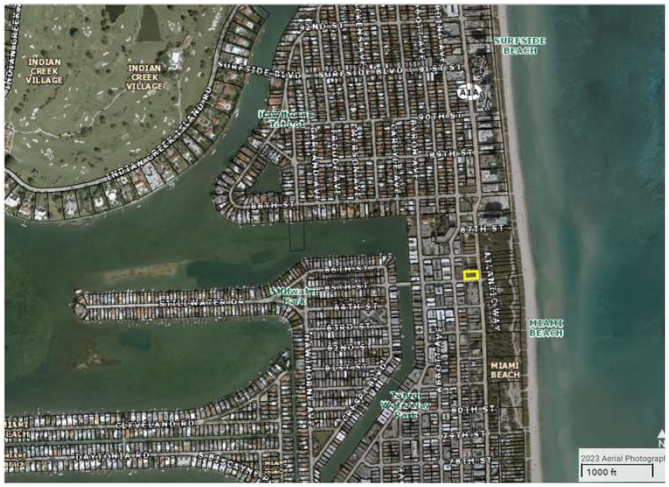
Folio: 02-3202-006-0540

LOT SIZE 100.000 X 175

#4 of 4 continuous parcels measuring

300’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.	4 Lots Together
17,500.00	$61,250.00	$49,210.97	$ 85,235.91






Google

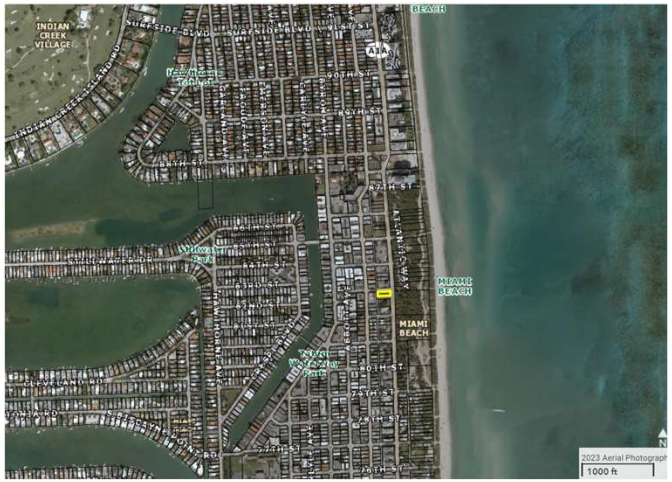
Folio: 02-3202-004-0770

LOT SIZE 61.8 X 175

#1 of 4 continuous parcels measuring

261.8’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
10,815.00	$37,852.50	$38,686.21






Google

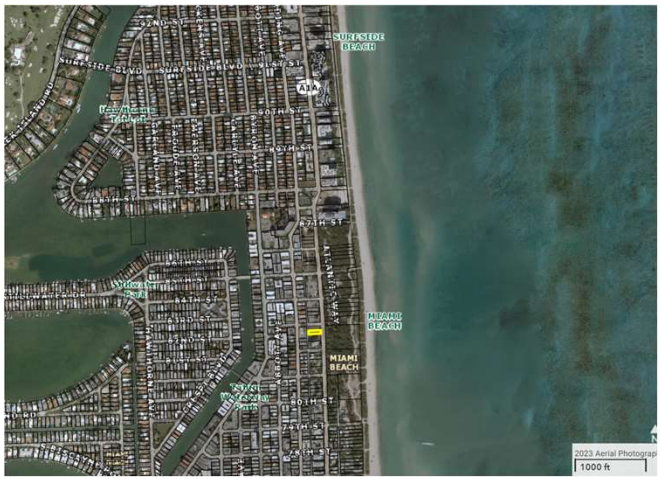
Folio: 02-3202-004-0780

LOT SIZE 50.000 X 175

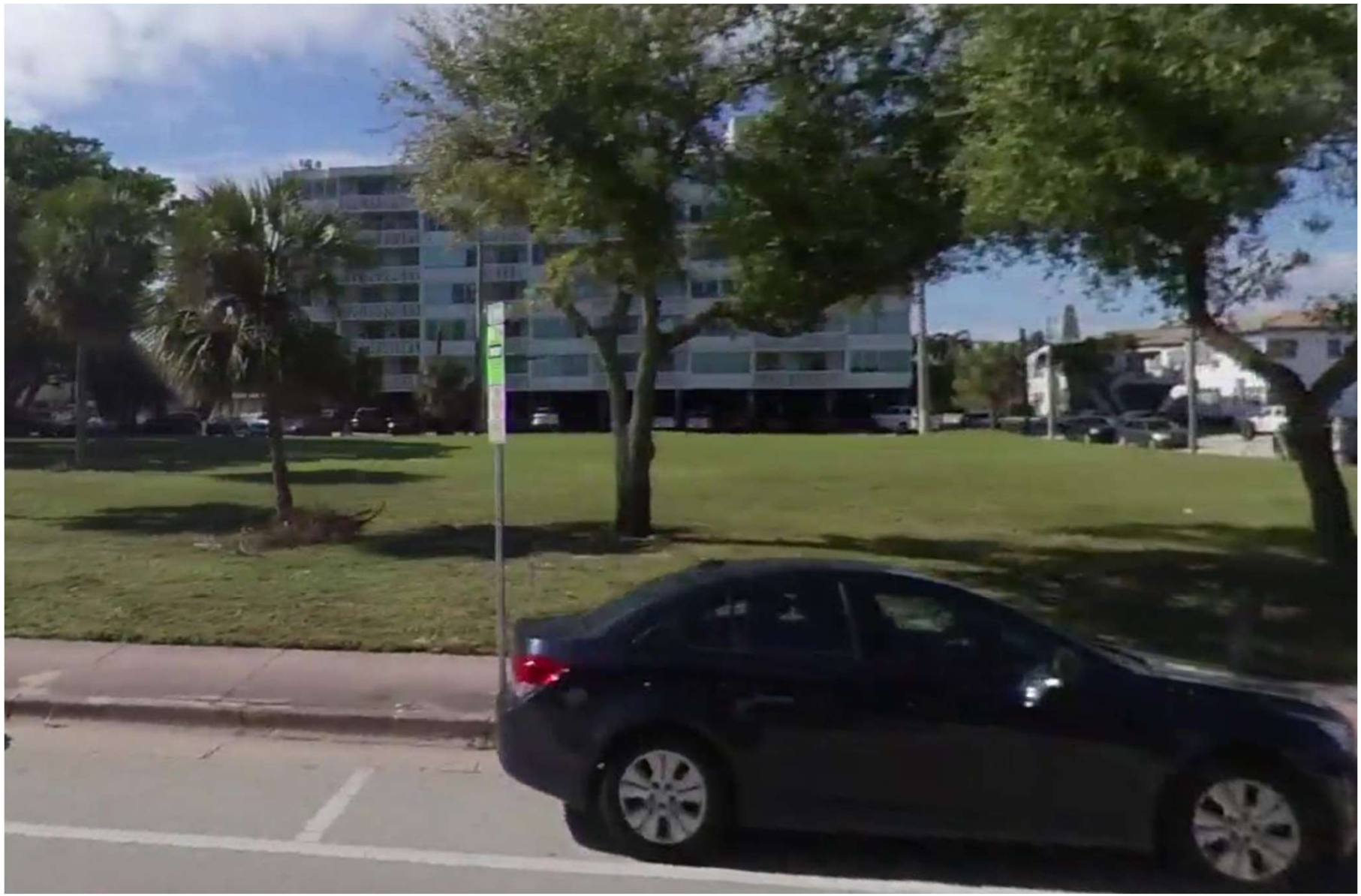
#2 of 4 continuous parcels measuring

261.8’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
8,750.00	$30,625.00	$34,797.41







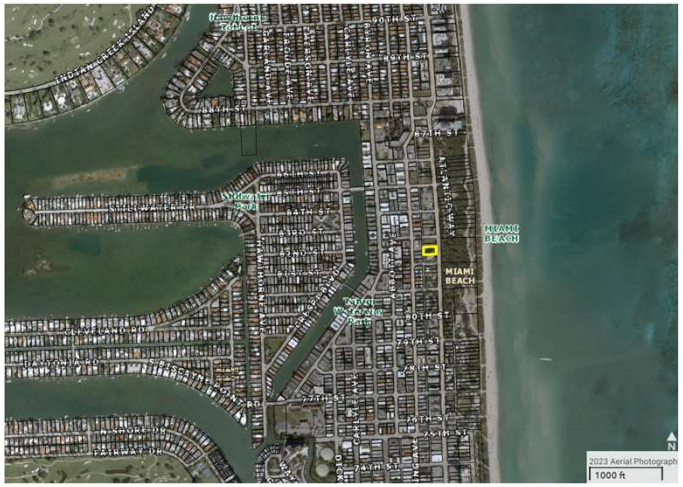
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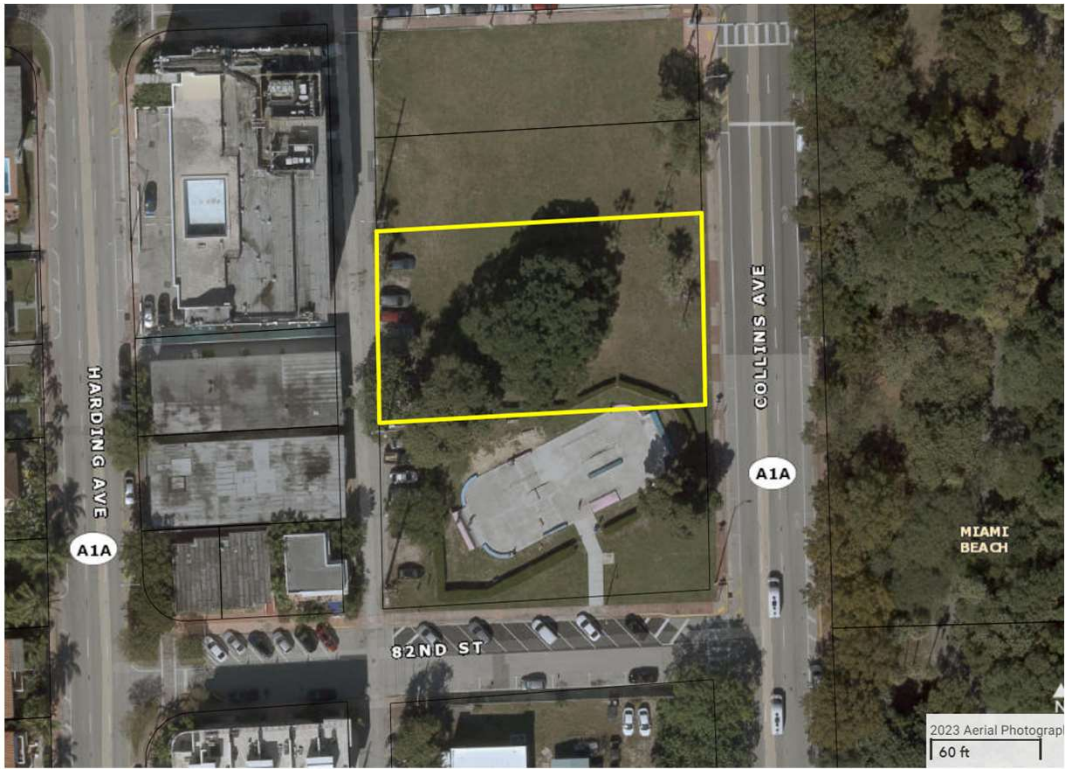
LOT SIZE 100.000 X 125

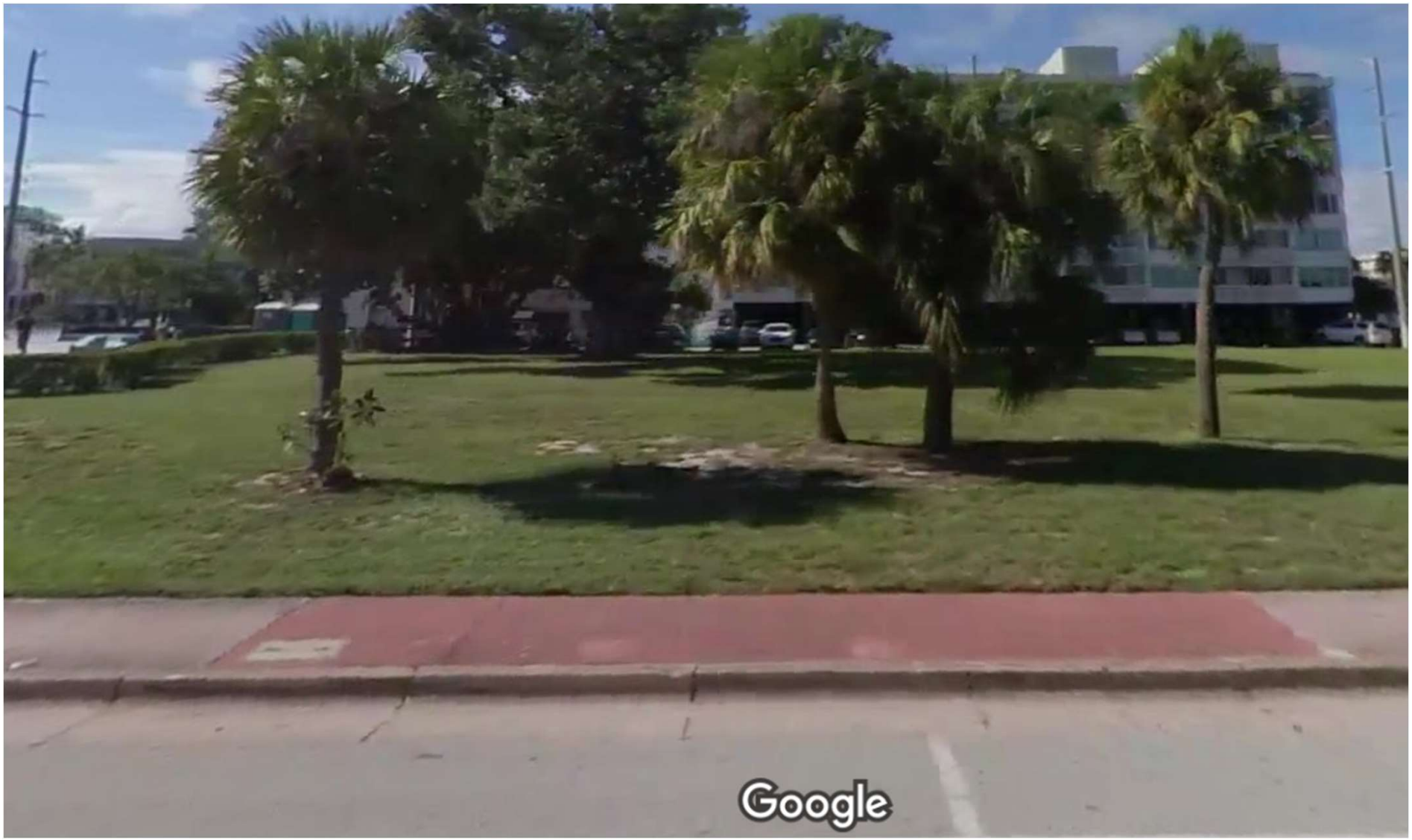
#3 of 4 continuous parcels measuring

261.8’ x 175 in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
17,500.00	$61,250.00	$49,210.97






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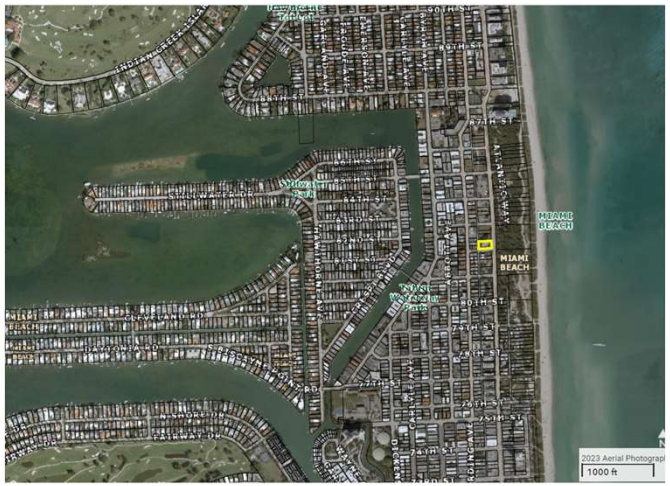
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LOT SIZE 50.000 X 175

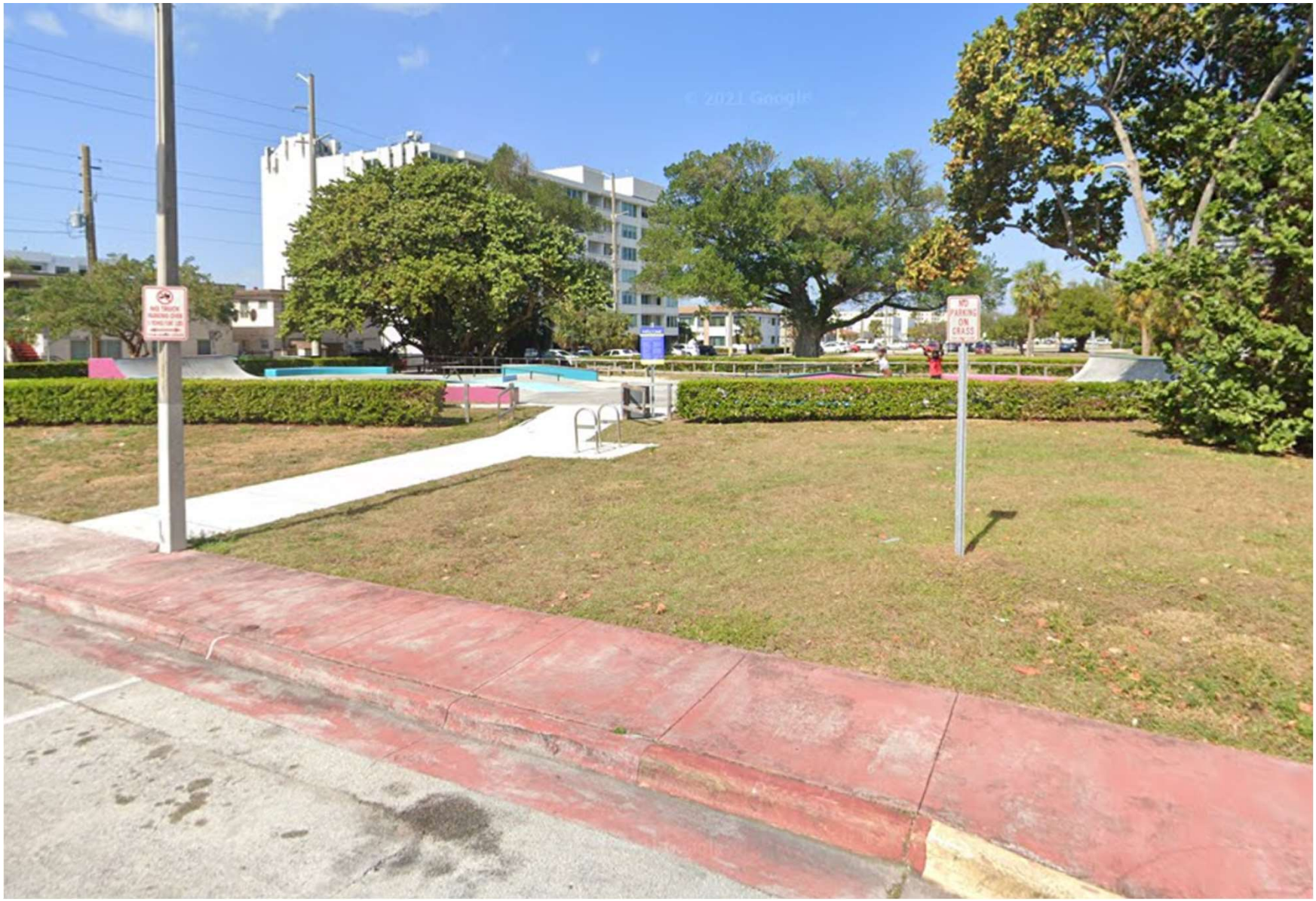
#4 of 4 continuous parcels measuring

261.8’ x 175 in aggregate.

Area (Sq.Ft.)		Cost Landscaping @ $3.50/ sq.ft. (Adjusted)	Cost Fencing @ $93/ Linear Ft.	4 Lots Together
8,750.00	*	$18,375.00	$34,797.41	$ 79,624.51






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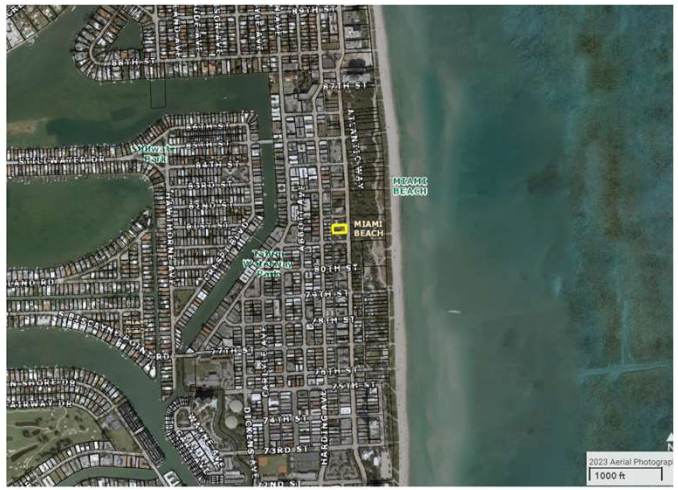
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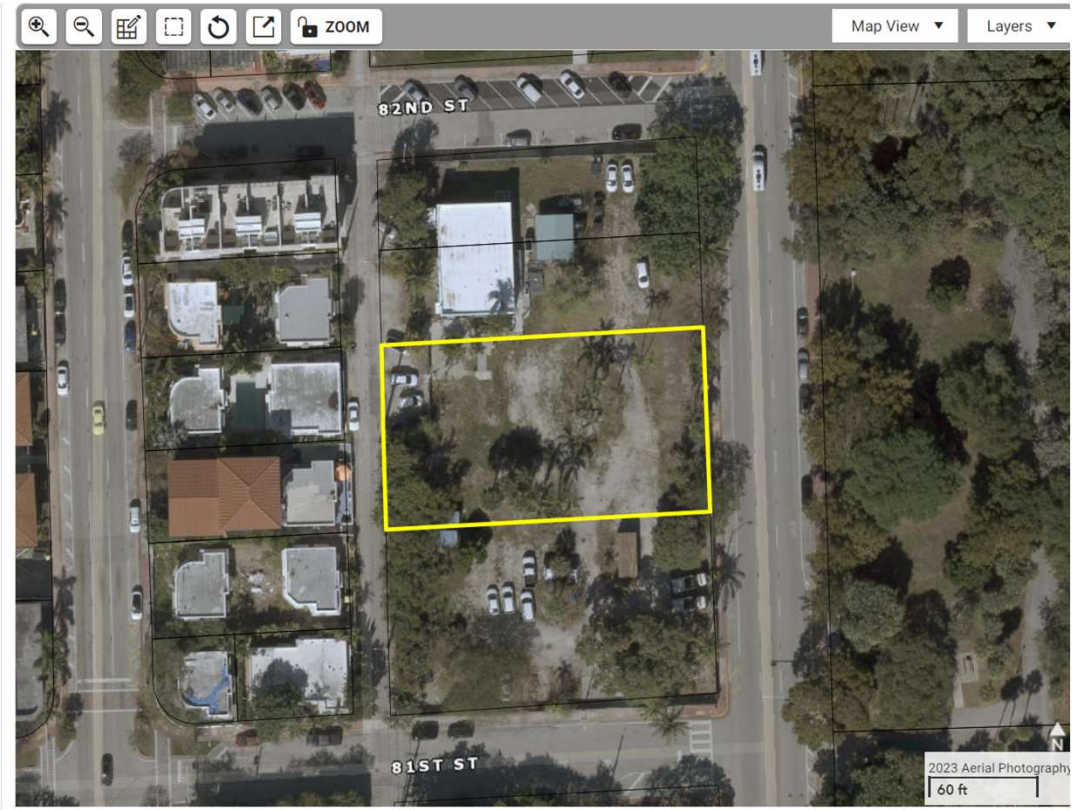
LOT SIZE 100.000 X 175

#1 of 2 continuous parcels adjacent to Kitty Campus measuring

200’ x 175’ in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
17,500.00	$61,250.00	$49,210.97







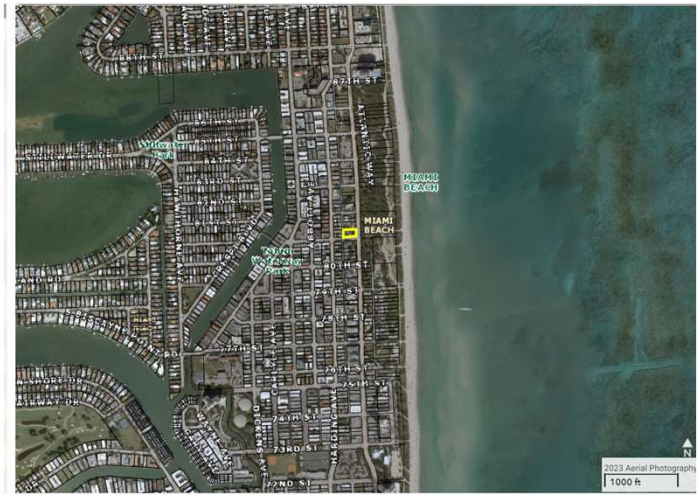
Folio: 02-3202-004-0860

LOT SIZE 100’ x 175’

#2 of 2 continuous parcels adjacent to Kitty Campus measuring

200’ x 175’ in aggregate.

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.	2 Lots Together
17,500.00	$61,250.00	$49,210.97	$ 69,594.83



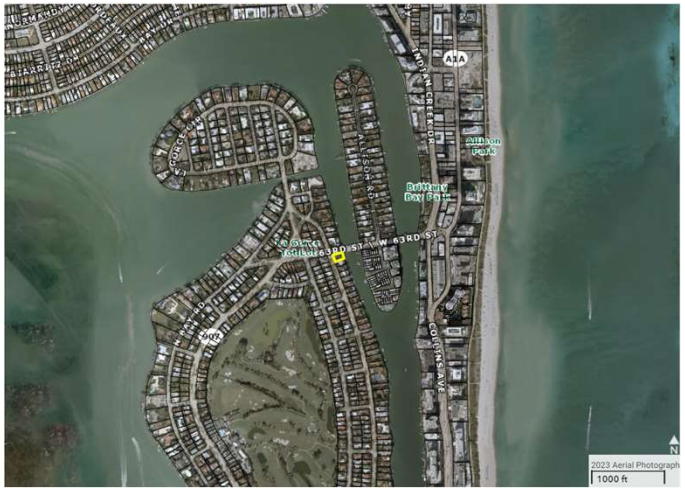




Folio: 02-3211-014-0050

LOT SIZE 19,414 SQUARE FEET

Area (Sq.Ft.)	Cost Landscaping @ $3.50/ sq.ft.	Cost Fencing @ $93/ Linear Ft.
19,414.00	$67,949.00	$51,832.30



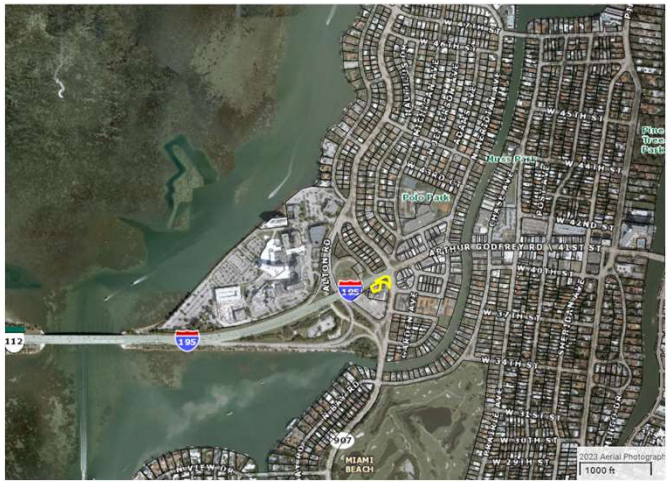




Folio: 02-3222-011-1660

LOT SIZE 22,282 SQUARE FEET

Area (Sq.Ft.)		Cost Landscaping @ $3.50/ sq.ft. (Adjusted)	Cost Fencing @ $93/ Linear Ft.
22,282.00	*	$38,993.50	$55,529.02



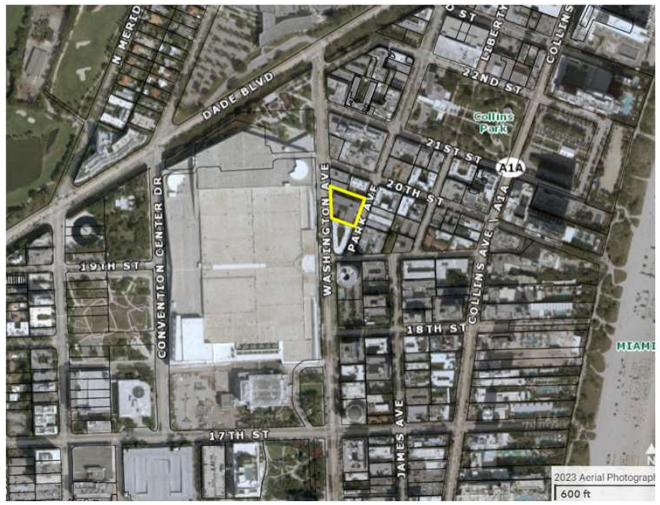




Folio: 02-3234-016-0110

LOT SIZE 26,250SQUARE FEET

Area (Sq.Ft.)		Cost Landscaping @ $3.50/ sq.ft. (Adjusted)		Cost Fencing @ $93/ Linear Ft.
26,250.00	*	$52,368.75		$60,270.89









Total estimated cost to City of Miami Beach

- Landscaping all vacant lots : **$828,941.75**
- Fencing all vacant lots (Aggregated West Lots): **$533,356.01**
- Fencing all lots w/o grouping and excluding shared boundaries: **$802,258.73**