

EXHIBIT "A"
PRELIMINARY ASSESSMENT ROLL

Each property (identified below by folio number) shall be assessed at rate of \$0.40 per square foot of the lot size, based on the ground floor only, except for those properties fronting the pedestrian-only section of Española Way located west of Washington Avenue. See Assessment Methodologies, attached hereto as Exhibit "A-1".

1. PROPERTIES FRONTING WASHINGTON AVENUE OR INTERSECTING SIDE STREETS

<u>No.</u>	<u>Property Address</u>	<u>Lot S.F.</u>	<u>Folio No.</u>	<u>Assessment @ \$0.40/sf</u>
1.	504 Washington Ave.	10,400	02-4203-009-1940	\$4,160
2.	534 Washington Ave.	11,500	02-4203-009-1920	\$4,600
3.	550 Washington Ave.	13,586	02-4203-009-1900	\$5,434
4.	540 Washington Ave.	5,276	02-4203-009-1910	\$2,110
5.	590 Washington Ave.	8,175	02-4203-009-1890	\$3,270
6.	600 Washington Ave.	13,473	02-4203-009-1720	\$5,389
7.	616 Washington Ave.	7,000	02-4203-009-1710	\$2,800
8.	660 Washington Ave.	21,000	02-4203-009-1690	\$8,400
9.	830 Washington Ave.	20,581	02-4203-009-0101	\$8,232
10.	824 Washington Ave.	11,890	02-4203-009-0110	\$4,756
11.	930 Washington Ave.	30,050	02-4203-009-0160	\$12,020
12.	944 Washington Ave.	7,550	02-4203-009-0140	\$3,020
13.	956 Washington Ave.	14,900	02-4203-009-0130	\$5,960
14.	1020 Washington Ave.	8,400	02-4203-009-0270	\$3,360
15.	1030 Washington Ave.	8,950	02-4203-009-0260	\$3,580
16.	1036 Washington Ave.	9,500	02-4203-009-0250	\$3,800
17.	1040 Washington Ave.	10,050	02-4203-009-0240	\$4,020
18.	1050 Washington Ave.	21,800	02-4203-009-0230	\$8,720
19.	1200 Washington Ave.	19,250	02-4203-009-0060	\$7,700
20.	1234 Washington Ave.	10,275	02-4203-009-0050	\$4,110
21.	1260 Washington Ave.	23,250	02-4203-009-0040	\$9,300
22.	1334 Washington Ave.	5,865	02-3234-011-0020	\$2,346
23.	1430 Washington Ave.	2,280	02-4203-011-0020	\$912
24.	1452 Washington Ave.	7,756	02-3234-006-0260	\$3,102
25.	1516 Washington Ave.	16,100	02-3234-006-0100	\$6,440
26.	1532 Washington Ave.	8,100	02-3234-006-0110	\$3,240
27.	1540 Washington Ave.	1,530	02-3234-006-0130	\$612
28.	1542 Washington Ave.	6,520	02-3234-006-0120	\$2,608
29.	1552 Washington Ave.	8,050	02-3234-006-0140	\$3,220
30.	1556 Washington Ave.	8,050	02-3234-006-0150	\$3,220
31.	1568 Washington Ave.	16,200	02-3234-006-0160	\$6,480
32.	1600 Washington Ave.	16,200	02-3234-006-0010	\$6,480
33.	555 Washington Ave.	39,911	02-4203-002-0110	\$15,964
34.	601 Washington Ave.	10,270	02-4203-004-0810	\$4,108
35.	619 Washington Ave.	6,500	02-4203-004-0820	\$2,600
36.	623, 625, and 627 Washington Ave.	6,500	02-4203-004-0830	\$2,600
37.	633 Washington Ave.	3,250	02-4203-004-0850	\$1,300

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38.	637 Washington Ave.	3,250	02-4203-004-0840	\$1,300
39.	655 Washington Ave.	13,000	02-4203-004-0860	\$5,200
40.	657, 685 Washington Ave.	26,000	02-4203-004-0870	\$10,400
41.	705 Washington Ave.	6,500	02-4203-004-0640	\$2,600
42.	709 Washington Ave.	6,500	02-4203-004-0650	\$2,600
43.	719 Washington Ave.	6,500	02-4203-004-0660	\$2,600
44.	729 Washington Ave.	6,500	02-4203-004-0670	\$2,600
45.	739 Washington Ave.	6,500	02-4203-004-0680	\$2,600
46.	743 Washington Ave.	19,500	02-4203-004-0690	\$7,800
47.	801 Washington Ave.	13,000	02-4203-004-0510	\$5,200
48.	825 Washington Ave.	13,000	02-4203-004-0520	\$5,200
49.	835 Washington Ave.	6,500	02-4203-004-0530	\$2,600
50.	843 Washington Ave.	6,500	02-4203-004-0540	\$2,600
51.	849 Washington Ave.	6,500	02-4203-004-0550	\$2,600
52.	861 Washington Ave.	6,500	02-4203-004-0560	\$2,600
53.	915, 917, 919, 921, and 923 Washington Ave.	26,000	02-3234-008-1400	\$10,400
54.	947 Washington Ave.	6,500	02-3234-008-1410	\$2,600
55.	955 Washington Ave.	6,500	02-3234-008-1420	\$2,600
56.	983 Washington Ave.	6,500	02-3234-008-1430	\$2,600
57.	1035 Washington Ave.	6,500	02-3234-008-1260	\$2,600
58.	1041 Washington Ave.	6,500	02-3234-008-1270	\$2,600
59.	1051 Washington Ave.	6,500	02-3234-008-1280	\$2,600
60.	1057 Washington Ave.	6,500	02-3234-008-1290	\$2,600
61.	1065 Washington Ave.	4,000	02-3234-008-1310	\$1,600
62.	1101 Washington Ave.	6,465	02-3234-008-1160	\$2,586
63.	1125 Washington Ave.	6,500	02-3234-008-1180	\$2,600
64.	1127 Washington Ave.	13,000	02-3234-008-1190	\$5,200
65.	1201, 1203, and 1205 Washington Ave.	11,700	02-3234-008-1090	\$4,680
66.	1261 Washington Ave.	39,000	02-3234-008-1091	\$15,600
67.	1301 Washington Ave.	6,500	02-3234-008-0950	\$2,600
68.	1323 Washington Ave.	13,000	02-3234-008-0960	\$5,200
69.	1331 Washington Ave.	6,500	02-3234-008-0970	\$2,600
70.	1345 Washington Ave.	11,440	02-3234-008-0980	\$4,576
71.	1359 Washington Ave.	13,000	02-3234-008-1000	\$5,200
72.	1407 Washington Ave.	13,000	02-3234-008-0810	\$5,200
73.	1409, 1411 Washington Ave.	6,500	02-3234-008-0820	\$2,600
74.	1413 Washington Ave.	6,500	02-3234-008-0830	\$2,600
75.	1417 Washington Ave.	6,500	02-3234-008-0840	\$2,600
76.	1421 Washington Ave.	6,500	02-3234-008-0850	\$2,600
77.	1427 Washington Ave.	6,500	02-3234-008-0860	\$2,600
78.	1429 Washington Ave.	4,322	02-3234-008-0880	\$1,729
79.	1435 Washington Ave.	7,354	02-3234-008-0870	\$2,942
80.	1439, 1441 Washington Ave.	10,773	02-3234-013-0040	\$4,309
81.	1443, 1445 Washington Ave.	12,300	02-3234-013-0020	\$4,920
82.	1509 Washington Ave.	14,500	02-3234-019-1180	\$5,800
83.	1515 Washington Ave.	13,125	02-3234-019-1170	\$5,250

<u>No.</u>	<u>Property Address</u>	<u>Lot S.F.</u>	<u>Folio No.</u>	<u>Assessment @ .40/sf</u>
84.	1527 Washington Ave.	8,750	02-3234-019-1160	\$3,500
85.	1537 Washington Ave.	8,750	02-3234-019-1150	\$3,500
86.	1543 Washington Ave.	17,500	02-3234-019-1140	\$7,000
87.	1627 Washington Ave.	9,950	02-3234-019-0830	\$3,980
88.	1651 Washington Ave.	8,325	02-3234-019-0680	\$3,330
89.	1665 Washington Ave.	4,500	02-3234-019-0770	\$1,800
90.	1667 Washington Ave.	7,500	02-3234-019-0760	\$3,000
91.	1671 Washington Ave.	7,500	02-3234-019-0750	\$3,000
92.	1685 Washington Ave.	30,000	02-3234-019-0730	\$12,000
93.	601 5 St.	17,577	02-4203-008-0010	\$7,031
94.	630 6 St.	1,200	02-4203-009-1800	\$480
95.	1345 Drexel Ave.	17,700	02-3234-011-0030	\$7,080
96.	400 14 St./1370 Wash. Ave.	7,089	02-3234-011-0040	\$2,836
97.	407 15 St./1500 Wash. Ave.	8,100	02-3234-006-0080	\$3,240
98.	245 9 St.	6,500	02-3234-008-1390	\$2,600
99.	228 11 St.	2,500	02-3234-008-1300	\$1,000
100.	233 11 St.	6,535	02-3234-008-1150	\$2,614
101.	1151 Wash. Ave.; 232 12 St.	10,400	02-3234-008-1200	\$4,160
102.	1500 Collins Ave.	60,445	02-3234-019-1190	\$24,178
103.	350 Lincoln Road	11,250	02-3234-019-0820	\$4,500
104.	318, 330 Lincoln Road	17,250	02-3234-019-0810	\$6,900
105.	337 Lincoln Road	7,575	02-3234-019-0670	\$3,030
106.	628 6 St.	900	02-4203-009-1880	\$360
107.	1601 Drexel Ave.	45,360	02-3234-006-0040	\$18,144
108.	408 Lincoln Road	25,760	02-3234-006-0020	\$10,304 ¹

2. PROPERTIES FRONTING PEDESTRIAN-ONLY SECTION OF ESPAÑOLA WAY

109.	1434 Washington Ave.	25,272	02-3234-015-0020	\$4,549
110.	405 Española Way/ 1446 Wash. Ave.	25,272	02-3234-015-0010	\$4,549

3. SUMMARY

	Number of properties	Square feet subject to assessment	Total annual assessment
Properties fronting Washington Avenue or intersecting streets	108 folios	1,255,583	\$ 502,233
Properties fronting the pedestrian-only section of Española Way	2 folios	50,544	\$ 9,098
TOTAL	110 folios	1,306,127	\$ 511,331

¹ Only that portion of Folio No. 02-3234-006-0020 that is located south of Lincoln Lane South is proposed to be included in this District. The portion of the property located north of Lincoln Lane South is located within the special assessment district known as the Lincoln Road Business Improvement District.

**EXHIBIT “A-1”
TO PRELIMINARY ASSESSMENT ROLL**

ASSESSMENT METHODOLOGIES

The following assessment methodologies (i.e., formulas) shall apply to properties within the proposed special assessment district (“District”):

1. Total number of properties to be assessed

As listed in both the attached database and the Preliminary Assessment Roll, 110 properties (identified by folio) are included in the proposed District.

2. Property fronting Washington Avenue and intersecting side streets

108 properties on Washington Avenue and those streets that intersect Washington Avenue will be assessed at the rate of forty cents (\$0.40) per square foot of the lot size, based on the ground floor only.

3. Property fronting the pedestrian-only section of Española Way

Two (2) properties fronting the pedestrian-only section of Española Way located west of Washington Avenue, as noted in the Preliminary Assessment Roll, will be assessed at a rate of eighteen cents (\$0.18) per square foot of the lot size, based on the ground floor only. Property owners on this section of Española Way currently fund their own marketing activities, special events, and pedestrian amenities. Accordingly, the proposed District would dedicate a reduced amount of resources towards the promotion, management, marketing, and other similar services for these properties. The reduced assessment formula is therefore proportionate to the benefit that these property owners would receive.

4. Residential properties and common areas owned by condominium associations

Residential properties and common areas owned by condominium associations shall be excluded and exempted from the proposed District.

5. Public property

Property owned or occupied by the U.S. Government, State of Florida, Miami-Dade County, Miami-Dade County Public Schools, or City of Miami Beach shall be exempted and excluded from the proposed District.

6. Property owned or occupied by a religious institution

Property owned or occupied by a religious institution and used as a place of worship or education shall be excluded and exempted from the proposed special assessment district. Section 170.201(2), Florida Statutes, defines “religious institution” as any church, synagogue, or other established physical place for worship at which nonprofit religious services and activities are regularly conducted and carried on. If any portion of a property owned by a religious institution is not used as a place of worship or education, that portion of the property shall not be excluded or exempted from the proposed District.