

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 13 and 14 of Block 82 of "BAY VIEW SUBDIVISION" according to the Plat thereof, as recorded in Plat Book 9 at Page 110, of tauhe Public Records of Miami-Dade County, Florida.

Commonly known as 1215 West Avenue, Miami Beach, Florida and identified for tax purposes by folio number 02-3234-244-0001.