

### **Exhibit A – Legal Description**

As per the attached Detailed Report from the Office of the Property Appraiser, the following is the full legal description for property address 599 Ocean Drive, Miami Beach, FL 33139-2215:

34-53-42 3-54-42 20.AC, Strip of land lying between Ocean Drive & Atlantic Ocean AKA Lummus Park & Port lying East & adjacent West of erosion line per PB 105-62, Lot size 957499 SQ FT M/L



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 12/6/2018

Property Information	
Folio:	02-3203-000-0030
Property Address:	599 OCEAN DR Miami Beach, FL 33139-2215
Owner	CITY OF MIAMI BEACH FLA CITY HALL
Mailing Address	1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
PA Primary Zone	8000 COMMUNITY FACILITIES
Primary Land Use	8940 MUNICIPAL : MUNICIPAL
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	19,399 Sq.Ft
Lot Size	957,499 Sq.Ft
Year Built	1953

Assessment Information			
Year	2018	2017	2016
Land Value	\$47,874,950	\$47,874,950	\$47,874,950
Building Value	\$1,861,501	\$2,193,212	\$2,105,352
XF Value	\$621,553	\$97,239	\$98,115
Market Value	\$50,358,004	\$50,165,401	\$50,078,417
Assessed Value	\$50,358,004	\$50,165,401	\$50,078,417

Benefits Information				
Benefit	Type	2018	2017	2016
Municipal	Exemption	\$50,358,004	\$50,165,401	\$50,078,417
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$50,358,004	\$50,165,401	\$50,078,417
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$50,358,004	\$50,165,401	\$50,078,417
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$50,358,004	\$50,165,401	\$50,078,417
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$50,358,004	\$50,165,401	\$50,078,417
Taxable Value	\$0	\$0	\$0

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/6/2018

## Property Information

Folio: 02-3203-000-0030

Property Address: 599 OCEAN DR

## Roll Year 2018 Land, Building and Extra-Feature Details

### Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	86,299.00	\$4,314,950
GENERAL	GU	8000	Square Ft.	871,200.00	\$43,560,000

### Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1953			1,914	\$104,786
2	1	2006			2,148	\$161,319
3	1	2009			5,705	\$635,158
3	2	2009			3,182	\$389,678
3	3	2009			4,680	\$443,439
4	1	2017			1,770	\$127,121

### Extra Features

Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	2010	7	\$9,975
Light Standard - 10-30 ft High - 1 Fixture	2010	64	\$79,040
Sprinkler System/Auto - Wet	2009	13,396	\$18,888
Cent A/C - Comm (Aprox 300 sqft/Ton)	2009	45	\$63,450
Paving - Concrete	2006	141,350	\$450,200

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/6/2018

## Property Information

Folio: 02-3203-000-0030

Property Address: 599 OCEAN DR

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	86,299.00	\$4,314,950
GENERAL	GU	8000	Square Ft.	871,200.00	\$43,560,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1953			9,287	\$508,435
2	1	1953			830	\$26,746
3	1	1953			186	\$4,125
4	1	1953			312	\$6,919
5	1	1974			1	\$0
6	1	2006			2,148	\$163,092
7	1	2009			5,705	\$641,915
7	2	2009			3,182	\$393,823
7	3	2009			4,680	\$448,157

Extra Features			
Description	Year Built	Units	Calc Value
Sprinkler System/Auto - Wet	2009	13,396	\$19,089
Cent A/C - Comm (Aprox 300 sqft/Ton)	2009	45	\$64,125
Cent A/C - Comm (Aprox 300 sqft/Ton)	1953	17	\$14,025

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/6/2018

## Property Information

Folio: 02-3203-000-0030

Property Address: 599 OCEAN DR Miami Beach, FL 33139-2215

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	GU	8000	Square Ft.	86,299.00	\$4,314,950
GENERAL	GU	8000	Square Ft.	871,200.00	\$43,560,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1953			9,287	\$484,224
2	1	1953			830	\$25,473
3	1	1953			186	\$3,928
4	1	1953			312	\$6,590
5	1	1974			1	\$0
6	1	2006			2,148	\$157,015
7	1	2009			5,705	\$617,783
7	2	2009			3,182	\$379,030
7	3	2009			4,680	\$431,309

Extra Features			
Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	2009	45	\$64,800
Sprinkler System/Auto - Wet	2009	13,396	\$19,290
Cent A/C - Comm (Aprox 300 sqft/Ton)	1953	17	\$14,025

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# OFFICE OF THE PROPERTY APPRAISER

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**Property Information**

Folio: 02-3203-000-0030

Property Address: 599 OCEAN DR

**Full Legal Description**

34-53-42 3-54-42 20.AC

STRIP OF LAND LYING BETWEEN OCEAN

DRIVE &amp; ATLANTIC OCEAN AKA

LUMMUS PARK

&amp; PORT LYING EAST &amp; ADJACENT WEST

OF EROSION LINE PER PB 105-62

LOT SIZE 957499 SQ FT M/L

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
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