

**EXHIBIT "A"**

**Legal Description of Real Property**

Attached please find Sketch of Survey identifying the following:

**Folio No.: 30-6007-002-0060**

Lot 6 of LENARDS ADDITION, according to the Plat Book 29, Page 49, of the Public Records of Miami-Dade County, FL

**Folio No.: 30-6007-002-0070**

Lot 7 of LENARDS ADDITION, according to the Plat Book 29, Page 49, of the Public Records of Miami-Dade County, FL

**Folio No.: 30-6007-002-0080**

Lot 8, LENARDS ADDITION, according to the Plat thereof, recorded in Plat Book 29, at Page 49, of the Public Records of Miami-Dade County, Florida less the Right-of-Way of State Road No. 5 a/k/a US 1. See attached Summary Report from the Office of the Miami-Dade Property Appraiser as to Lot 8.

**Folio No.: 30-6007-002-0090**

Lot 9, of LENARD'S ADDITION, according to the Plat thereof, as recorded in Plat Book 29, at Page 49, of the Public Records of Dade County, Florida; LESS a strip of land for the Right-of-Way of State Road No. 5 (formerly State Road 4-A) having a uniform width of 50 feet, as measured at right angles and lying Southeasterly of and immediately adjacent to the South-easterly Right-of-Way line of former state Road 4-A, according to the amended plat thereof, as recorded in Plat Book 36, at Page 53, of the Public Records of Dade County, Florida

**Folio No.: 30-6007-002-0100 (includes 2 parcels/lots)**

All of that portion of Lot 10, of LENARDS ADDITION, according to the Plat thereof, as recorded in Plat Book 29, at Page 49, of the Public Records of Dade County, Florida; which lies South and East of the Right-of-Way of State Road No. 4-A, according to the Plat thereof, recorded in Plat Book 36, at Page 1, of the Public Records of Dade County, Florida, said state road now known as State Road No. 5, according to the Plat thereof, recorded in Plat Book 50, at Page 89, of the Public Records of Dade County, Florida

AND

Lot 16, of LENARD'S ADDITION, according to the Plat thereof, as recorded in Plat Book 29, at Page 49, of the Public Records of Dade County, Florida a/k/a Folio No.: 30-6007-002-0100

Lots 6, 7, 8, 9, 10 and 16

**SKETCH OF SURVEY**

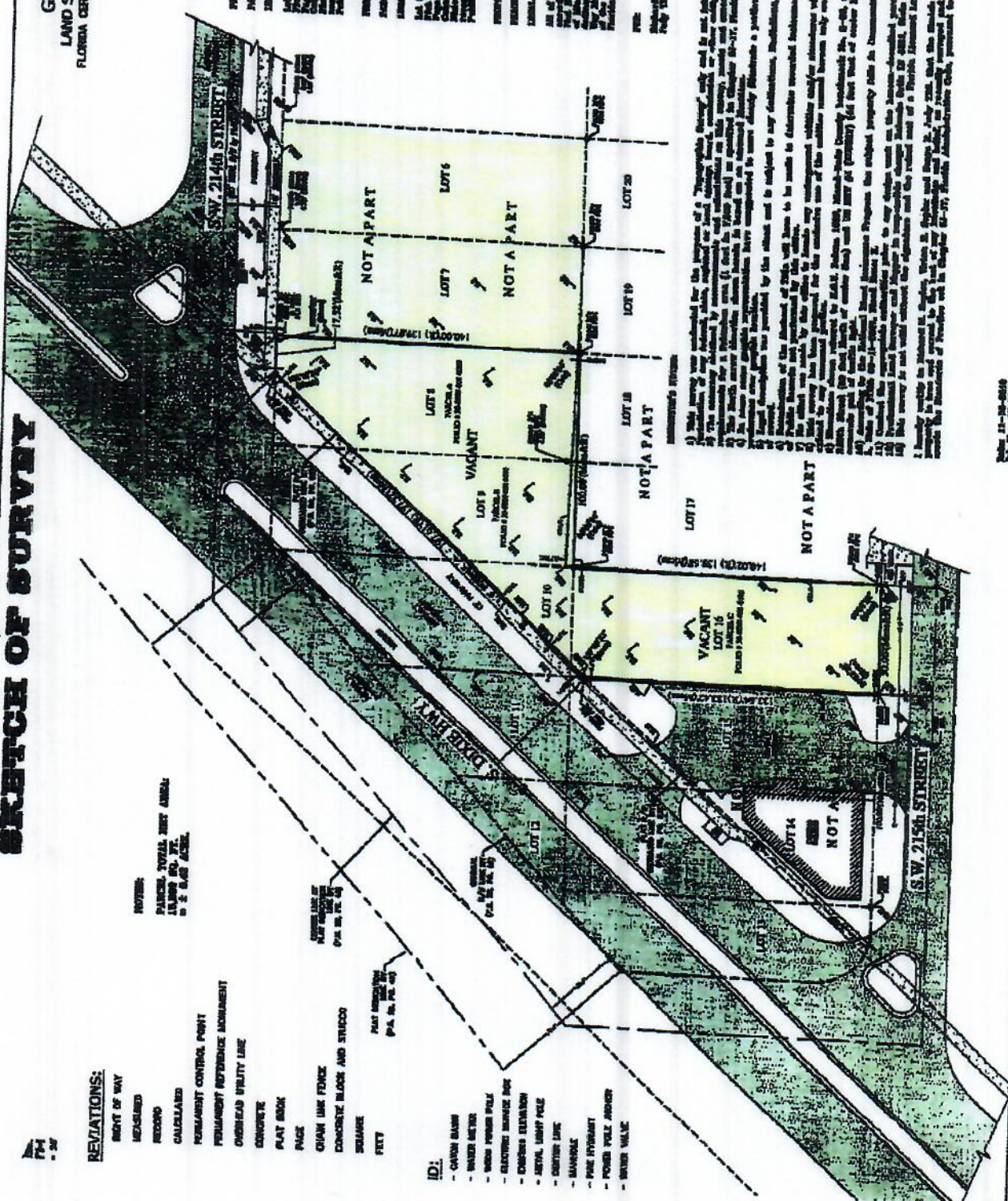
PREPARED BY:  
**GUNTER GROUP, INC.**  
 LAND SURVEYING - LAND PLANNING  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 45K  
 8330 S.W. 23rd TERRACE  
 MIAMI, FLORIDA 33156  
 (305) 250-0873

**REVISIONS:**

- HEIGHT OF WAY
- MEASURED
- RECORD
- CALCULATED
- PERMANENT CONTROL POINT
- PERMANENT REFERENCE MONUMENT
- OVERHEAD UTILITY LINE
- CONCRETE
- PLANT MARK
- PAVE
- CHAIN LINK FENCE
- CONCRETE BLOCK AND STUCCO
- SQUARE
- FERTY

**ID:**

- CHAIN BLANK
- WALKER NETWORK
- WOOD FORMER PILE
- GRANITE SURFACE MARK
- CONCRETE ELEVATION
- METAL LIGHT PILE
- CHAIN LINK
- BRASS NAIL
- PINE HYDRANT
- POWER POLE ANCHOR
- WOOD NAIL



PROPERTY PLOTTED HEREON  
 PLANNED BY 88-0001-000-0000  
 TOWN 23-00-000000  
 LOT 6 OF SUBDIVISION 88-0001-000-0000  
 PLANNED BY GUNTER GROUP, INC. FOR THE  
 DEVELOPER, GUNTER GROUP, INC. THE PLANNING  
 AND SURVEYING OF THIS PROPERTY IS SUBJECT TO  
 THE APPROVAL OF THE MIAMI-DADE COUNTY PLANNING  
 DEPARTMENT AND THE MIAMI-DADE COUNTY ENGINEERING  
 DEPARTMENT.  
 PROPERTY PLOTTED HEREON  
 PLANNED BY 88-0001-000-0000  
 TOWN 23-00-000000  
 LOT 7 OF SUBDIVISION 88-0001-000-0000  
 PLANNED BY GUNTER GROUP, INC. FOR THE  
 DEVELOPER, GUNTER GROUP, INC. THE PLANNING  
 AND SURVEYING OF THIS PROPERTY IS SUBJECT TO  
 THE APPROVAL OF THE MIAMI-DADE COUNTY PLANNING  
 DEPARTMENT AND THE MIAMI-DADE COUNTY ENGINEERING  
 DEPARTMENT.  
 PROPERTY PLOTTED HEREON  
 PLANNED BY 88-0001-000-0000  
 TOWN 23-00-000000  
 LOT 8 OF SUBDIVISION 88-0001-000-0000  
 PLANNED BY GUNTER GROUP, INC. FOR THE  
 DEVELOPER, GUNTER GROUP, INC. THE PLANNING  
 AND SURVEYING OF THIS PROPERTY IS SUBJECT TO  
 THE APPROVAL OF THE MIAMI-DADE COUNTY PLANNING  
 DEPARTMENT AND THE MIAMI-DADE COUNTY ENGINEERING  
 DEPARTMENT.  
 PROPERTY PLOTTED HEREON  
 PLANNED BY 88-0001-000-0000  
 TOWN 23-00-000000  
 LOT 9 OF SUBDIVISION 88-0001-000-0000  
 PLANNED BY GUNTER GROUP, INC. FOR THE  
 DEVELOPER, GUNTER GROUP, INC. THE PLANNING  
 AND SURVEYING OF THIS PROPERTY IS SUBJECT TO  
 THE APPROVAL OF THE MIAMI-DADE COUNTY PLANNING  
 DEPARTMENT AND THE MIAMI-DADE COUNTY ENGINEERING  
 DEPARTMENT.  
 PROPERTY PLOTTED HEREON  
 PLANNED BY 88-0001-000-0000  
 TOWN 23-00-000000  
 LOT 10 OF SUBDIVISION 88-0001-000-0000  
 PLANNED BY GUNTER GROUP, INC. FOR THE  
 DEVELOPER, GUNTER GROUP, INC. THE PLANNING  
 AND SURVEYING OF THIS PROPERTY IS SUBJECT TO  
 THE APPROVAL OF THE MIAMI-DADE COUNTY PLANNING  
 DEPARTMENT AND THE MIAMI-DADE COUNTY ENGINEERING  
 DEPARTMENT.  
 PROPERTY PLOTTED HEREON  
 PLANNED BY 88-0001-000-0000  
 TOWN 23-00-000000  
 LOT 16 OF SUBDIVISION 88-0001-000-0000  
 PLANNED BY GUNTER GROUP, INC. FOR THE  
 DEVELOPER, GUNTER GROUP, INC. THE PLANNING  
 AND SURVEYING OF THIS PROPERTY IS SUBJECT TO  
 THE APPROVAL OF THE MIAMI-DADE COUNTY PLANNING  
 DEPARTMENT AND THE MIAMI-DADE COUNTY ENGINEERING  
 DEPARTMENT.

NOT A PART  
 LOT 11  
 VACANT LOT 15  
 FIELD 13.500000  
 LOT 12  
 LOT 13  
 LOT 14  
 LOT 17  
 NOT A PART  
 LOT 18  
 NOT A PART  
 LOT 19  
 LOT 20  
 SW 2140 STREET  
 SW 2150 STREET  
 DUNE DRIVE

DATE: 11-20-2000  
 TIME: 10:15 AM  
 DRAWN BY: J. J. JONES

DATE: 11-20-2000  
 TIME: 10:15 AM  
 DRAWN BY: J. J. JONES



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-6007-002-0060
Property Address:	
Owner	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOC LIVING TR AUTERNUM LOTS LLC
Mailing Address	2997 DAY AVE MIAMI, FL 33133 USA
PA Primary Zone	3160 UC CENTER - RESIDENTIAL MODIFIED (RM) 2 MAX HT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$91,000	\$84,000	\$52,500
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$91,000	\$84,000	\$52,500
Assessed Value	\$91,000	\$22,546	\$20,497

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$61,454	\$32,003

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
LENARDS ADDITION PB 29-49 LOT 6 LOT SIZE 50.000 X 140 OR 12734-2531 1285 1

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,000	\$22,546	\$20,497
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,000	\$84,000	\$52,500
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,000	\$22,546	\$20,497

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/25/2022	\$100	33012-1923	Corrective, tax or QCD; min consideration
01/25/2022	\$100	33012-1921	Corrective, tax or QCD; min consideration
09/08/2021	\$300,000	32750-0222	Qual on DOS, multi-parcel sale
12/01/1985	\$6,500	99999-9999	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-6007-002-0070
Property Address:	
Owner	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOC LIVING TR AUTERNUM LOTS LLC
Mailing Address	2997 DAY AVE MIAMI, FL 33133 USA
PA Primary Zone	6061 UC CENTER - MIXED USE CORRIDOR (MC) 4 MAX HT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$112,000	\$112,000	\$112,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$112,000	\$112,000	\$112,000
Assessed Value	\$112,000	\$22,546	\$20,497

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$89,454	\$91,503

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
LENARDS ADDITION PB 29-49 LOT 7 LOT SIZE 50.000 X 140 OR 12734-2532 1285 1

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$112,000	\$22,546	\$20,497
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$112,000	\$112,000	\$112,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$112,000	\$22,546	\$20,497

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/25/2022	\$100	33012-1923	Corrective, tax or QCD; min consideration
01/25/2022	\$100	33012-1921	Corrective, tax or QCD; min consideration
09/08/2021	\$300,000	32750-0222	Qual on DOS, multi-parcel sale
12/01/1985	\$5,000	12734-2532	Sales which are qualified

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# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-6007-002-0080
Property Address:	
Owner	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOCABLE LIVING TR AUTERNUM LOTS LLC
Mailing Address	2997 DAY AVENUE MIAMI, FL 33133 USA
PA Primary Zone	6061 UC CENTER - MIXED USE CORRIDOR (MC) 4 MAX HT
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,335 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$101,360	\$101,360	\$101,360
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$101,360	\$101,360	\$101,360
Assessed Value	\$101,360	\$16,105	\$14,641

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$85,255	\$86,719

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
LENARDS ADDITION PB 29-49 LOT 8 LESS ST RD 5 LOT SIZE IRREGULAR OR 18645-3213 0499 4 (4)

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,360	\$16,105	\$14,641
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,360	\$101,360	\$101,360
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,360	\$16,105	\$14,641

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/10/2021	\$100	32820-4778	Corrective, tax or QCD; min consideration
09/10/2021	\$100	32820-4775	Corrective, tax or QCD; min consideration
10/16/2020	\$100	32177-0624	Corrective, tax or QCD; min consideration
09/10/2008	\$10	26584-3682	Sales which are disqualified as a result of examination of the deed

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# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-6007-002-0090
Property Address:	
Owner	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOCABLE LIVING TR AUTERNUM LOTS LLC
Mailing Address	2997 DAY AVENUE MIAMI, FL 33133 USA
PA Primary Zone	6061 UC CENTER - MIXED USE CORRIDOR (MC) 4 MAX HT
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	3,800 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$60,800	\$60,800	\$60,800
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$60,800	\$60,800	\$60,800
Assessed Value	\$60,800	\$8,052	\$7,320

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$52,748	\$53,480

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
7 56 40 LENARDS ADDITION PB 29-49 LOT 9 LESS STATE RD 5 LOT SIZE 50.000 X 76 OR 18645-3213 0499 4 (4)

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$60,800	\$8,052	\$7,320
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$60,800	\$60,800	\$60,800
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$60,800	\$8,052	\$7,320

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/10/2021	\$100	32820-4775	Corrective, tax or QCD; min consideration
09/09/2021	\$100	32820-4778	Corrective, tax or QCD; min consideration
10/16/2020	\$100	32177-0624	Corrective, tax or QCD; min consideration
09/10/2008	\$10	26584-3682	Sales which are disqualified as a result of examination of the deed

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# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-6007-002-0100
Property Address:	
Owner	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOCABLE LIVING TR AUTERNUM LOTS LLC
Mailing Address	2997 DAY AVENUE MIAMI, FL 33133 USA
PA Primary Zone	6061 UC CENTER - MIXED USE CORRIDOR (MC) 4 MAX HT
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	8,050 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$128,800	\$128,800	\$128,800
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$128,800	\$128,800	\$128,800
Assessed Value	\$128,800	\$21,389	\$19,445

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$107,411	\$109,355

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
LENARDS ADDITION PB 29-49 LOTS 10 & 16 LESS ST RD 5 LOT SIZE 50,000 X 161 OR 18645-3213 0499 4 (4)

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$128,800	\$21,389	\$19,445
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$128,800	\$128,800	\$128,800
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$128,800	\$21,389	\$19,445

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/10/2021	\$100	32820-4778	Corrective, tax or QCD; min consideration
09/09/2021	\$100	32820-4775	Corrective, tax or QCD; min consideration
10/16/2020	\$100	32177-0624	Corrective, tax or QCD; min consideration
09/10/2008	\$10	26584-3682	Sales which are disqualified as a result of examination of the deed

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