

FILE NO.: DRB24-1025

FOLIO NO.: 02-4205-002-0260

201 N COCONUT LN, MIAMI BEACH FL, 33139

**EXHIBIT A: LEGAL DESCRIPTION**

Lot 30 in Block 2A, of AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, Page 37, of the Public Records of Miami-Dade County, Florida, together with that part of the Twenty (20) foot strip contiguous and abutting to said lot which was conveyed to the Biscayne Bay Islands Co., in Deed Book 1501, at Page 479, of the Public Records of Miami-Dade County, Florida, together with improvements thereon.