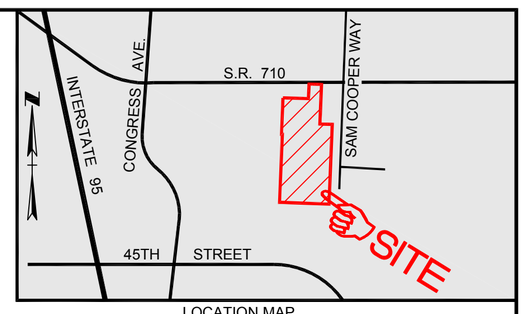




LOCATION MAP

DESCRIPTION

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

PARCEL 1:

"TAYLOR TOWN" (BEING A REPLAT OF THE WEST ½ OF TRACT 4, WILLIAM TAYLOR'S SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 67, IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST) ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 30, PAGE 73, LESS THE NORTH 180 FEET THEREOF.

PARCEL 2:

PARCEL "A"

A PARCEL OF LAND LYING IN THE PLAT OF MACK INDUSTRIES, AS RECORDED IN PLAT BOOK 33, PAGES 53 AND 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 00° 01' 31" EAST (THE WEST LINE OF SAID PLAT BEARS NORTH 00° 01' 31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 562.73 FEET TO A 6.00 FOOT HIGH CHAIN LINK FENCE; THENCE NORTH 88° 49' 50" EAST ALONG SAID FENCE A DISTANCE OF 149.06 FEET TO A CORNER OF SAID FENCE; THENCE NORTH 01° 07' 29" EAST ALONG SAID FENCE A DISTANCE OF 120.17 FEET TO A CORNER OF SAID FENCE; THENCE SOUTH 89° 53' 57" EAST ALONG SAID FENCE A DISTANCE OF 375.18 FEET TO A CORNER OF SAID FENCE; THENCE NORTH 00° 41' 47" WEST ALONG SAID FENCE A DISTANCE OF 109.23 FEET; THENCE NORTH 89° 21' 13" EAST A DISTANCE OF 88.99 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID PLAT; THENCE SOUTH 00° 00' 50" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 793.19 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE SOUTH 89° 47' 06" WEST ALONG THE SOUTHERLY LINE OF SAID PLAT A DISTANCE OF 614.28 FEET TO THE POINT OF BEGINNING.

AND

PARCEL "B"

A PARCEL OF LAND LYING IN THE PLAT OF MACK INDUSTRIES, AS RECORDED IN PLAT BOOK 33, PAGES 53 AND 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 00° 01' 31" EAST (THE WEST LINE OF SAID PLAT BEARS NORTH 00° 01' 31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 562.73 FEET TO A 6.00 FOOT HIGH CHAIN LINK FENCE; THENCE NORTH 88° 49' 50" EAST ALONG SAID FENCE A DISTANCE OF 149.06 FEET TO A CORNER OF SAID FENCE; THENCE NORTH 01° 07' 29" EAST ALONG SAID FENCE A DISTANCE OF 120.17 FEET TO A CORNER OF SAID FENCE; THENCE SOUTH 89° 53' 57" EAST ALONG SAID FENCE A DISTANCE OF 375.18 FEET TO A CORNER OF SAID FENCE; THENCE NORTH 00° 41' 47" WEST ALONG SAID FENCE A DISTANCE OF 109.23 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTH 00° 41' 47" WEST CONTINUING ALONG SAID FENCE A DISTANCE OF 60.00 FEET TO THE SOUTHERLY FACE OF AN ALUMINUM BUILDING; THENCE NORTH 89° 21' 13" EAST ALONG THE SOUTHERLY FACE OF BUILDING AND IS EASTERLY PROLONGATION THEREOF A DISTANCE OF 89.73 FEET TO A POINT ON THE EASTERLY LINE OF SAID PLAT; THENCE SOUTH 00° 00' 50" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 60.00 FEET; THENCE SOUTH 89° 21' 13" WEST A DISTANCE OF 88.99 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN THE PLAT OF MACK INDUSTRIES, AS RECORDED IN PLAT BOOK 33, PAGES 53 AND 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 00° 01' 31" EAST (THE WEST LINE OF SAID PLAT BEARS NORTH 00° 01' 31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 562.73 FEET TO A 6.00 FOOT HIGH CHAIN LINK FENCE AND POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTH 88° 49' 50" EAST ALONG SAID FENCE A DISTANCE OF 149.06 FEET TO A CORNER OF SAID FENCE; THENCE NORTH 01° 07' 29" EAST ALONG SAID FENCE A DISTANCE OF 120.17 FEET TO A CORNER OF SAID FENCE; THENCE SOUTH 89° 53' 57" EAST ALONG SAID FENCE A DISTANCE OF 375.18 FEET TO A CORNER OF SAID FENCE; THENCE NORTH 00° 41' 47" WEST ALONG SAID FENCE A DISTANCE OF 169.23 FEET TO THE SOUTHERLY FACE OF AN ALUMINUM BUILDING; THENCE NORTH 89° 21' 13" EAST ALONG THE SOUTHERLY FACE OF SAID BUILDING AND ITS EASTERLY PROLONGATION THEREOF A DISTANCE OF 89.73 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID PLAT; THENCE NORTH 00° 00' 50" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 138.48 FEET TO A CORNER OF SAID PLAT; THENCE SOUTH 89° 01' 46" WEST ALONG SAID PLAT LINE A DISTANCE OF 153.02 FEET TO A CORNER OF SAID PLAT; THENCE NORTH 00° 00' 50" EAST ALONG SAID PLAT LINE A DISTANCE OF 494.07 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 89° 01' 46" WEST ALONG THE NORTHERLY LINE OF SAID PLAT SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 154.13 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 00° 00' 38" WEST ALONG SAID PLAT LINE A DISTANCE OF 633.46 FEET TO A CORNER OF SAID PLAT; THENCE SOUTH 89° 13' 54" WEST ALONG SAID PLAT LINE A DISTANCE OF 307.08 FEET; THENCE SOUTH 00° 01' 31" WEST ALONG SAID PLAT LINE A DISTANCE OF 282.53 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

TOGETHER WITH A NON-EXCLUSIVE RAILROAD SPUR EASEMENT, AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6396, PAGE 454, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS

W	= WATER METER	Ⓓ	= STORM MANHOLE
☼	= LIGHT POST		= CURB INLET
R/W	= RIGHT OF WAY	Ⓢ	= SEWER MANHOLE
℄	= CENTERLINE	GV	= SEWER VALVE
OHW	= OVERHEAD WIRES	BFP	= BACK FLOW PREVENTER
	= WOOD POWER POLE		= CATCH BASIN
E	= ELECTRIC UTILITY		= POLE ANCHOR
	= FIRE HYDRANT	O.R.B.	= OFFICIAL RECORDS BOOK
(P)	= DIMENSION PER RECORD PLAT		
(M)	= FIELD MEASUREMENT		
X 13.73	= SPOT ELEVATION		

SCHEDULE B-II EXCEPTIONS (SEE SURVEY NOTE 9)

9. Plat of WILLIAM TAYLOR'S SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 67, of the Public Records of Palm Beach County, Florida.
(AFFECTS THE PROPERTY AND IS BLANKET IN NATURE)

10. Plat of TAYLOR TOWN, according to the plat thereof recorded in Plat Book 30, Page 73, of the Public Records of Palm Beach County, Florida.
(AFFECTS THE PROPERTY AND IS BLANKET IN NATURE)

11. Plat of MACK INDUSTRIES, according to the plat thereof recorded in Plat Book 33, Page 53, of the Public Records of Palm Beach County, Florida.
(AFFECTS THE PROPERTY AND IS BLANKET IN NATURE)

12. Easement Deed in favor of the City of Riviera Beach, for construction and maintenance of roads, sewer, water and utility lines, recorded in Official Records Book 2212, Page 1526, of the Public Records of Palm Beach County, Florida.
(AFFECTS THE PROPERTY AND PLOTTED HEREON)

13. Easements reservations for access, ingress and egress, railroad access and railroad spur, contained in Warranty Deed recorded in Official Records Book 6396, Page 454, of the Public Records of Palm Beach County, Florida.
(AFFECTS THE PROPERTY AND PLOTTED HEREON)

SURVEY NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS BASE: SOUTH 02°19'47" WEST RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST. THE BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE THE EAST ZONE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, REALIZATION OF 2011 (NAD83/11).
3. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X, PANEL No. 12099 C 0389 F, DATED 10/5/2017.
4. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
5. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
6. UNDERGROUND IMPROVEMENTS, UTILITIES AND FOUNDATIONS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
9. SURVEY BASED ON LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 5011612-NCS-895520-HOU1 WITH AN EFFECTIVE DATE OF MARCH 5, 2018 AT 8:00 A.M.
10. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH MERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON A THIRD ORDER LEVEL LOOP FROM NGS PUBLISHED BENCHMARK "E-548" WHICH HAS A PUBLISHED ELEVATION OF 14.04'.

This Survey is for the benefit of, and certified to, only the following parties:
1) TITON BUILDERS, INC. A FLORIDA CORPORATION
2) CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SUCCESSOR BY CONVERSION TO RINKER MATERIALS OF FLORIDA, INC., A FLORIDA CORPORATION, SUCCESSOR BY NAME CHANGE TO RINKER MATERIALS CORPORATION, A FLORIDA CORPORATION
3) FIRST AMERICAN TITLE INSURANCE COMPANY

Date of Survey: APRIL 9, 2018

Property Address:
501 AVENUE S
RIVIERA BEACH, FL. 33408

SURVEYOR'S CERTIFICATION

This drawing and the prerequisite field survey have been prepared to conform with the applicable Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and is based on documentary evidence as provided to the undersigned surveyor and existing field evidence. This certification is a statement of professional opinion and is not an expressed or implied warranty or guarantee. This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised embossed seal of the undersigned surveyor and reproduction of this drawing without the written permission of the undersigned surveyor is hereby forbidden.

Thomas E. Whidden
Professional Surveyor and Mapper
Florida License Number LS6225

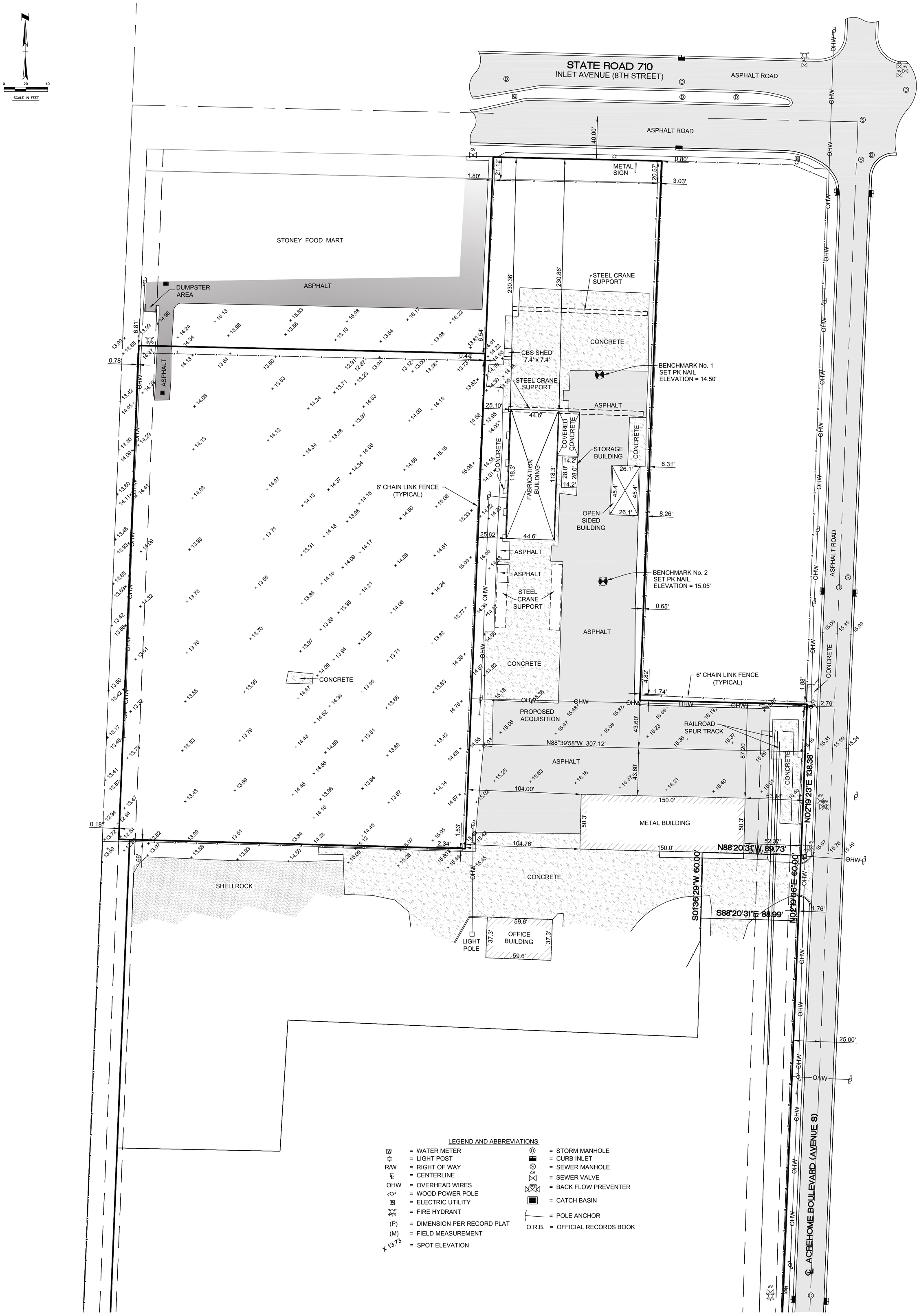
DRAWING NO. 18-048
CAD FILE NO. titon.dwg
SHEET OF
1 2

BOUNDARY & TOPOGRAPHIC SURVEY
RINKER MATERIALS SITE
RIVIERA BEACH, FLORIDA
Section 32
Township 42 South
Range 43 East

DRAWN: CL | CHECKED: TEW | DWG. DATE: 04/11/2018
FIELD PERSON(S) CORNELIUS/CORNELIUS
FIELD DATE(S): 04/09/2018
FIELD BOOK(S): W-197
PAGE(S): 12-18
DATA COLLECTOR FILE(S): TITON.DC

Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232

DRAWN	CHECKED	DATE	REVISIONS
TLW	TEW	4/21/18	UPDATED TO ADD TOPOGRAPHY



LEGEND AND ABBREVIATIONS

W	= WATER METER	D	= STORM MANHOLE
☼	= LIGHT POST		= CURB INLET
R/W	= RIGHT OF WAY	S	= SEWER MANHOLE
℄	= CENTERLINE	GV	= SEWER VALVE
OHW	= OVERHEAD WIRES	BFP	= BACK FLOW PREVENTER
	= WOOD POWER POLE		= CATCH BASIN
E	= ELECTRIC UTILITY		= POLE ANCHOR
	= FIRE HYDRANT	O.R.B.	= OFFICIAL RECORDS BOOK
(P)	= DIMENSION PER RECORD PLAT		
(M)	= FIELD MEASUREMENT		
X 13.73	= SPOT ELEVATION		

DRAWING NO. 18-048

CAD FILE NO. titon.dwg

SHEET OF

2 2

BOUNDARY & TOPOGRAPHIC SURVEY

RINKER MATERIALS SITE
RIVIERA BEACH, FLORIDA

Section 32
Township 42 South
Range 43 East

DRAWN: CL | CHECKED: TEW | DWG. DATE: 04/11/2018

FIELD PERSON(S) CORNELIUS/CORNELIUS

FIELD DATE(S): 04/09/2018

FIELD BOOK(S): W-197

PAGE(S): 12-18

DATA COLLECTOR FILE(S): TITON.DC

Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232

DRAWN	CHECKED	DATE	REVISIONS
TLW	TEW	4/21/18	UPDATED TO ADD TOPOGRAPHY