ALTA / NSPS LAND TITLE SURVEY

SECTION 33 - TOWNSHIP 42 SOUTH - RANGE 43 EAST LYING AND BEING IN CITY OF RIVIERA BEACH, FLORIDA



VICINITY & LOCATION MAP (NOT TO SCALE)

LEGAL DESCRIPTION:

GEND AND ABBREVIATIONS

= TEMPORARY SITE BENCHMAR O.R.B. = OFFICIAL RECORDS BOOK

(2)2"Ø = INDICATES NUMBER OF PIPE

= PALM TREE

PG. = PAGE

ELEV. = ELEVATION TYP. = TYPICAL

= STORM = SANITARY = GAS = WATER

COM = EXISTING UNDERGROUNI COMMUNCATION LINE

OHE = EXISTING OVERHEAD

CATV = CABLE TELEVISION

LEC. = ELECTRIC 0.00 = SPOT ELEVATION

= METAL FENC

= FINISH FLOOR

= RECORD = CALCULATED = MEASURE

CIP = CAST IRON PIPF

CONNECTION

D = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT

S = SPREAD (CANOPY OF TREE)

PVC = POLYVINYL CHLORIDE PIPE

HDPE = HIGH-DENSITY POLYETHYLENE

(R) = RECORD

CMP = CORRUGATED METAL PIPE

= LICENSE BUSINESS

= LENGTH = CENTRAL ANGLE = RADIUS = TANGENT

= POINT OF COMPOUND CURVATURE = POINT OF REVERSE CURVATUI

= POINT OF REVERSE CURVATU
= POINT OF TANGENCY
= POINT OF CURVATURE
= STATION
= POINT OF INTERSECTION
= IDENTIFICATION
= BEGINING POINT OF BASELINE

= ENDING POINT OF BASELINE = RIGHT-OF-WAY = PLAT BOOK

= SECTION LINE

= CENTERLINE

= MONUMENT LINE

.ELEV = FINISH FLOOR ELEVATION

TV = CABLE TELEVISION BOX

= MAILBOX

WATER METER

= TRAFFIC CAMERA

SI = SANITARY VALVE

E = ELECTRIC BOX

= CATCH BASIN

= BOLLARD

= SIGN

= WATER VALVE

-O- = FIRE HYDRANT (D) = STORM MANHOLE

= CONCRETE LIGHT POLE

= SANITARY MANHOLE

= IRRIGATION VALVE

= GUY ANCHOR

■ = BACKFLOW PREVENTER

= TELEPHONE BOX

= LOT LINE

ASPHALT

PAVER

= TRAFFIC SIGNAL BOX

= WATER CONNECTION

= WOODEN UTILITY POLE

= CONCRETE UTILITY POLE

= ELECTRIC TRANSFORMER

BRICK

TILE

= HANDICAP PARKING SPACE

= COMMUNICATION BOX

= PROPERTY LINE

= CONCRETE = CONCRETE BLOCK STUCCO = CHAIN LINK FENCE = WOOD FENCE

= REINFORCED CONCRETE PIR

Parcel 1 and Parcel 2, Plat of Thirteenth Street Industrial, according to the map or plat thereof, as recorded in Plat Book 102, Page(s) 23-24, Public Records of Palm Beach County, Florida.

SURVEY REPORT:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on February 24, 2021

PROPERTY INFORMATION:

Folio No.: Folio No.: 56-43-42-32-40-001-0000 Property Address: 900 W 13th Street, Riviera Beach FL 33404

Containing 107,269.0 sq. ft. or 2.46 acres, more or less, by calculations.

PARCEL "2"

Folio No.: 56-43-42-32-40-002-0000

Property Address: 900 W 13th Street, Riviera Beach, FL 33404 Containing 87,145.0 sq. ft. or 2.0 acres, more or less, by calculations.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEYS

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of West 13th Street with an assumed bearing of N70°56'02"E, said line to be considered a well established and monumented line.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and a Benchmark supplied by the Public Works and Waste Management Department of Palm Beach County, Florida.

Benchmark: T-402 Elevation: + 16.28 (N.A.V.D. '88) + 1.52'(COVERSION) = +17.80' (N.G.V.D. '29) Located in Riviera Beach, at the intersection of the Florida East Coast Railroad and Blue heron Boulevard, 12.1M(39.7FT) southeast of and level with the Boulevard Center Line, 4.4 M (14.4FT) Northeast of the near rail, 0.4 M (1.3FT) North of a Right of Way post, and 0.4 M (1.3FT) west of a witness post.

For Horizontal Control:

Receiver Type: Leica GR10

Bearing and coordinates (Northing and Easting) are relative to the Florida State Plane Coordinate System, Florida East Zone 0901, North American Datum (NAD) 1983 adjustment of 2011 (NAD83/2011)-Epoch

Global Positioning System (G.P.S.). measurements were conducted in the field to acquire said coordinate values, which are based on the following Horizontal Control Station:

Name: West Palm Beach Name: Boca Raton Code: PBCH Code: BOCA Latitude: 26° 50′ 46.63817′′ N Latitude: 26° 22′ 51.52793″ N Longitude: 80° 13′ 9.29986″ W Longitude: 80° 6′ 34.02574″ W Creation Date: 08/02/2010 Creation Date: 08/02/2010

PERTINENT INFORMATION USED FOR SURVEY (CONTINUED):

Plat of "REPLAT OF PLAT No.1, LEWIS TERMINALS" according to the Plat thereof as recorded in Plat Book 27 at Page 39 of the Public Records of Palm Beach County, Florida.

Receiver Type: Leica GR10

Plat of "FUTURA INDUSTRIAL SUBDIVISION" according to the Plat thereof as recorded in Plat Book 31 at Page 175 of the Public Records of Palm Beach County, Florida.

Plat of "PLAT OF THIRTEENTH STREET INDUSTRIAL" according to the Plat thereof as recorded in Plat Book 102 at Page 23 of the Public Records of Palm Beach County, Florida.

Warranty Deed recorded on September 26, 2018 in Official Records Book or Deed Book 30145 at Page 492 of the Public Records of Palm Beach County, Florida.

Warranty Deed recorded on September 25, 2018 in Official Records Book or Deed Book 30143 at Page 1111 of the Public Records of Palm Beach County, Florida.

SCHEDULE B, PART I TITLE EXCEPTION DOCUMENTS' REVIEW COMMENTS:

Subject to the following:

The exceptions of Schedule B Part II, of the Title Commitment prepared by Chicago Title Insurance Company, Issuing Office File Number: 402100106SJ, with on effective date January 22, 2021 at 8:00 AM, and furnished to the Undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Item #1, thru Item #5, and Items #9 contains general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item #6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Thirteenth Street Industrial, recorded in Plat Book 102, Page 23-24, of the Public Records of Palm Beach County, Florida. (Affects; as shown on the Map of Survey)

Item #7. Easement in favor of BellSouth Telecommunications, Inc., and Florida Power & Light Company recorded in Official Records Book 19306, Page 138. (Parcel 1).(Affects; as shown on the Map of Survey)

Item #8. Utility Easement in favor of the City of Riviera Beach Utility District recorded October 19, 2005, in Official Records Book 19436, Page 1012. (Parcel 2)(Affects; as shown on the Map of Survey)

ALTA / NSPS LAND TITLE SURVEY TABLE "A" REFERENCE

<u>ITEM 1</u> - Monuments have been set or found as noted hereon.

ITEM 2 - 900 W 13th Street, Riviera Beach, FL 33404 ITEM 3 - This project area appears to be located in Flood Zone "X", with a Base Flood Elevation being "Not Determined", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 125142 (City of Riviera Beach), Map No. 12099C0389, Suffix F, Map Revised Date: October 5, 2017.

ITEM 4 - This site contains 204,484.0 Square Feet, more or less (Gross Land Area).

ITEM 5 - Vertical information are shown under Survey Report and in the Map of Survey.

ITEM 6 - Not designated by the Client

ITEM 7 - Exterior dimension of all buildings are determined at ground level. <u>ITEM 8</u> - Substantial features have been located.

ITEM 9 - There are 50 regular parking spaces and 4 handicap.

ITEM 10 - Not designated by the client.

<u>ITEM 11</u> - Existing utilities are shown in the map of survey. ITEM 12 - Not specified by the client.

ITEM 13 - Adjoiner owners are shown on the Map of Survey.

ITEM 14 - The distance to the intersections with President Barack Obama Hwy is shown in the Map of

ITEM 15 - Not designated by the client.

ITEM 16 - There was no visible evidence of recent earth moving work, building construction or building additions as of the last day in the field.

ITEM 17 -No proposed changes in street right of way lines was made known to the undersigned. No visible evidence of recent street or sidewalk construction or repairs were observed as of the last day in the field. ITEM 18 - No wetlands were delineated in the field.

ITEM 19 -No Plottable off-site easements were included in the Title Commitment.

ITEM 20 - Not designated by the client.

SURVEYOR'S CERTIFICATE

This is to certify to:

AMAZON.COM SERVICES LLC, A DELAWARE LIMITED LIABILITY COMPANY CHICAGO TITLE INSURANCE COMPANY

THIRTEENTH STREET LLC, A FLORIDA LIMITED LIABILITY COMPANY

1. This is a survey of the legal description shown hereon as provided in the Title Commitment referenced hereon. The undersigned has not researched this parcel for ownership, adjoining deeds, rights of way, easements, and encumbrances, both recorded and not recorded in the public records that affect this parcel.

The Survey depicted heron was performed by Longitude Surveyors LLC 7769 NW 48 Street Suite 375

2. No Underground features, including utilities and footers have been located. Evidence of utilities by this Survey is limited above ground visible field evidence.

3. Bearings as shown hereon are based upon the centerline of West 13th Street with an assumed bearing of N70°56'02"E said line being a well-established and monumented line.

4. Symbols and pavement markings shown hereon are graphic representations and may not reflect the exact size or location of the feature in the field.

5. The subject property abuts and has access to the public right of way of West 13th Street.

6. This survey was performed for the purpose of an ALTA / NSPS Land Title Survey showing boundary, easement, and an inventory of visible improvements. It is not intended to be or drawn at sufficient scale to be used for design of improvements or utility inventory. Though open and notorious utility indications were located where noted, this survey does not represent that all above ground indications of utilities have been located. Not all building facade details, overhangs, and canopies have been collected.

7. The last day in the field was February 24, 2021. Field date applies only to the subject parcel of

8. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J-17 pursuant to Florida Statute 472 for a Boundary Survey.

9. This survey is not valid without the signature and seal of a Florida Licensed Surveyor and

This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof (see ALTA / NSPS Land Title Survey Table A reference on this

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company

Florida Certificate of Authorization Number LB7335

This items has been digitally signed by:

Eduardo M. Suarez, PSM

Professional Surveyor and Mapper LS6313

NOTICE: Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copies. The above named Professional Surveyor & Mapper shall be responsible for the following sheets in accordance with Rule 5J-17, F.A.C.

LONGITUDE

SURVEYORS

7769 NW 48th STREET

SUITE 375 DORAL, FLORIDA 33166 PH: (305) 463-0912 FAX: (305) 513-5680 FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335

WWW.LONGITUDESURVEYORS.COM

| | By: | | | | |
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| RECORD OF REVISION | Description | | | | |
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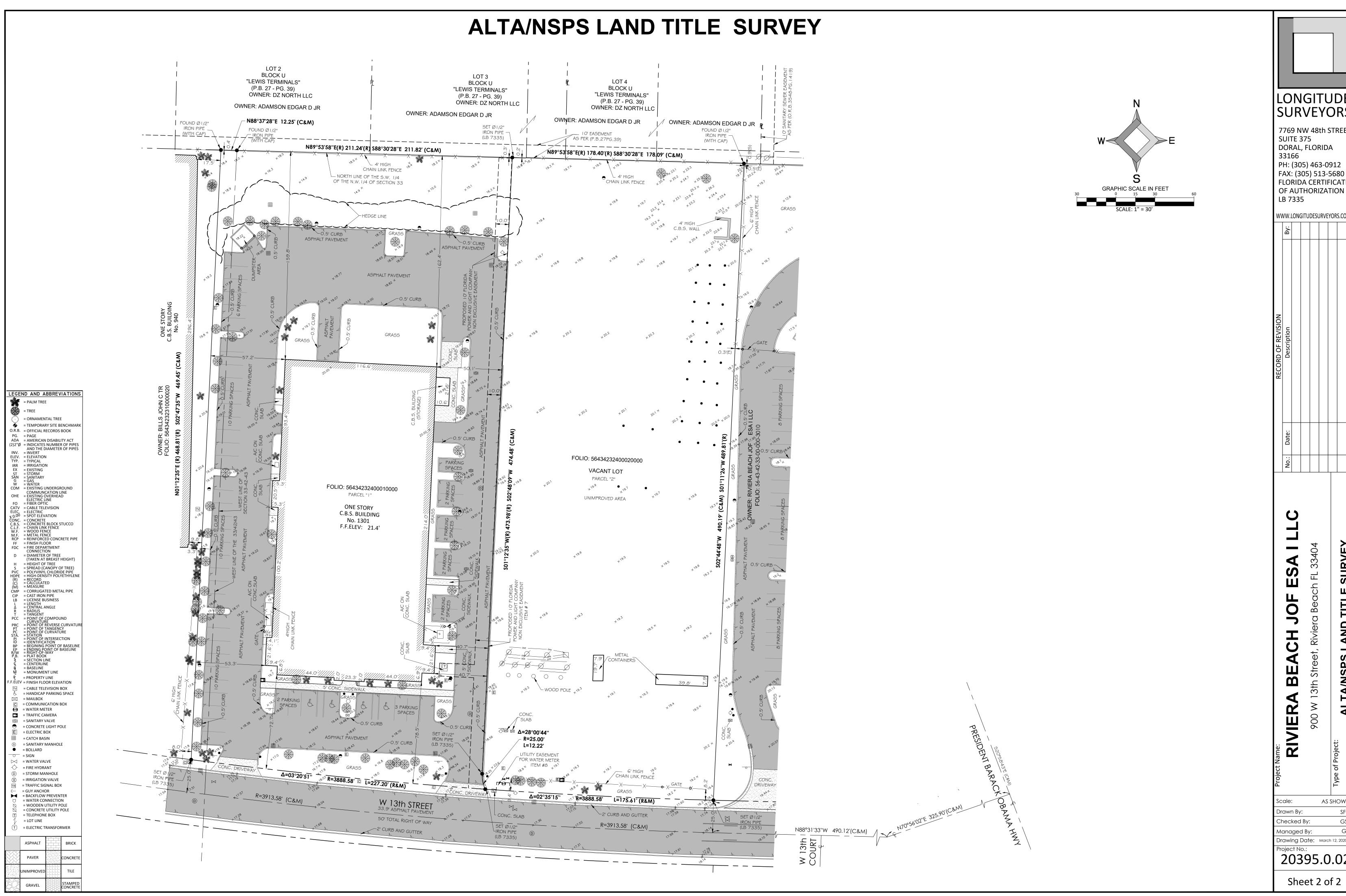
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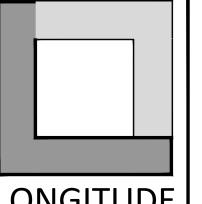
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AS SHOWN SF Drawn By: GS Checked By: GS Managed By: Drawing Date: March 12, 2020

Sheet 1 of 2





LONGITUDE SURVEYORS

7769 NW 48th STREET SUITE 375 DORAL, FLORIDA 33166 PH: (305) 463-0912 FAX: (305) 513-5680 FLORIDA CERTIFICATE

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Sheet 2 of 2