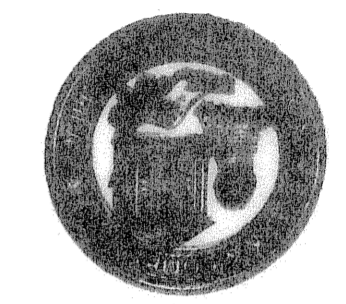


LOCATION MAP NOT TO SCALE

PEPSI RIVIERA BEACH PLAT

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF PARCEL D, PLAT NO. 1, CENTRAL INDUSTRIAL PARK P.B. 30, PG. 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FEBRUARY, 2005 SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT A .M. THIS 13th DAY OF APRIL, 2005 AND DULY RECORDED IN PLAT BOOK NO. 104 ON PAGE 166-167.
SHARON R. BOCK
Clerk Circuit Court
By: [Signature] D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: PEPSI-COLA BOTTLING COMPANY OF FT. LAUDERDALE-PALM BEACH, INC., HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED PEPSI RIVIERA BEACH PLAT, THE SAME BEING A PLAT OF A TRACT OF LAND DESCRIBED IN THE FOLLOWING LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: (TAKEN FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2297, PAGE 1512, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA).

A PARCEL OF LAND IN WEST ONE-HALF OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AND RUN SOUTH 86°59'37" EAST ON THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 2559.91 FEET TO A POINT, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF GARDEN ROAD AS SHOWN ON PLAT NO. 1 OF CENTRAL INDUSTRIAL PARK AS FILED IN PLAT BOOK 30, PAGE 37 OF THE PLAT RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 1°28'43" WEST A DISTANCE OF 2059.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF GARDEN ROAD TO THE POINT OF BEGINNING, THENCE NORTH 87°40'36" WEST A DISTANCE OF 705.40 FEET TO A POINT, THENCE SOUTH 02°19'24" WEST A DISTANCE OF 533.52 FEET TO A POINT, THENCE SOUTH 87°40'36" EAST A DISTANCE OF 30 FEET, THENCE SOUTH 2°19'24" WEST A DISTANCE OF 281.0 FEET TO A POINT, THENCE SOUTH 87°40'36" EAST A DISTANCE OF 367.0 FEET TO A POINT, THENCE NORTH 2°19'24" EAST A DISTANCE OF 135.0 FEET TO A POINT, THENCE SOUTH 87°50'36" EAST A DISTANCE OF 318.42 FEET TO A POINT, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF GARDEN ROAD, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF GARDEN ROAD NORTH 1°28'43" EAST A DISTANCE OF 679.63 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2: (TAKEN FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2930, PAGE 543, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA).

A PARCEL OF LAND IN THE WEST ONE-HALF (W 1/2) SECTION 30, TOWNSHIP 42 RANGE 43, PALM BEACH COUNTY, FLORIDA, SAID PARCEL CONTAINING 1.72 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42, RANGE 43, RUN SOUTH 86°59'37" EAST A DISTANCE OF 1244.67 FEET TO A POINT, THENCE SOUTH 2°19'24" WEST A DISTANCE OF 2072.12 FEET TO THE POINT OF BEGINNING, CONTINUE SOUTH 2°19'24" WEST A DISTANCE OF 220.52 FEET TO A POINT, THENCE SOUTH 87°40'36" EAST A DISTANCE OF 340 FEET TO A POINT, THENCE NORTH 2°19'24" EAST A DISTANCE OF 220.52 FEET TO A POINT, THENCE NORTH 87°40'36" WEST A DISTANCE OF 340 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3: (TAKEN FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 9664, PAGE 1960, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA).

ALL OF PARCEL "D" OF PLAT NO. 1 OF CENTRAL INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A 30 FOOT WIDE STRIP EAST OF AND CONTIGUOUS TO THE AFORESAID PARCEL "D" MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "D"; THENCE SOUTH 87°40'36" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL "D" A DISTANCE OF 30 FEET; THENCE SOUTH 2°19'24" WEST, A DISTANCE OF 185.07 FEET MORE OR LESS TO A POINT IN THE EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "D"; THENCE NORTH 87°40'36" WEST ALONG SAID EXTENSION A DISTANCE OF 30 FEET TO THE SOUTH-EAST CORNER OF PARCEL "D"; THENCE NORTH 2°19'24" EAST ALONG SAID EAST LINE OF PARCEL "D", A DISTANCE OF 185.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 4: (TAKEN FROM SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 6976, PAGE 1423, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA).

A PARCEL OF LAND IN THE WEST HALF (W 1/2) OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL CONTAINING 2.037 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, AND RUN S 86° 59' 37" E ON THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 1244.67 FT.; THENCE RUN S 2° 19' 24" W A DISTANCE OF 2790.32 FT. TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE S 2° 19' 24" W A DISTANCE OF 261.0 FT.; THENCE RUN S 87° 40' 36" E. A DISTANCE OF 370.0 FT.; THENCE RUN N 2° 19' 24" E A DISTANCE OF 261.0 FT.; THENCE RUN N 87° 40' 36" W A DISTANCE OF 370.0 FT. TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 5: (TAKEN FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 13779, PAGE 0515, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)

A PARCEL OF LAND IN THE WEST HALF OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, AND RUN SOUTH 86°59'37" EAST ON THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 1244.67 FEET; THENCE RUN SOUTH 2°19'24" WEST A DISTANCE OF 2292.32 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 2°19'24" WEST A DISTANCE OF 313 FEET; THENCE RUN SOUTH 87°40'36" EAST A DISTANCE OF 340 FEET; THENCE RUN NORTH 2°19'24" EAST A DISTANCE OF 313 FEET; THENCE RUN NORTH 87°40'36" WEST A DISTANCE OF 340 FEET TO THE POINT OF BEGINNING. ALSO DESCRIBED AS FOLLOWS: THE EAST 340 FEET OF THE WEST 1584.32 FEET OF THE SOUTH 313 FEET OF THE NORTH 2605.32 FEET OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 874,183 SQUARE FEET OR 20.0685 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS PEPSI RIVIERA BEACH PLAT

IN WITNESS WHEREOF, PEPSI-COLA BOTTLING COMPANY OF FT. LAUDERDALE-PALM BEACH, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS W. Scott Nehls Vice President AND Timothy W. Gorman ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 14th DAY OF March, 2005.

BY: W. Scott Nehls
W. Scott Nehls
PRINT NAME

BY: Timothy W. Gorman
Timothy W. Gorman
PRINT NAME

ACKNOWLEDGMENT:

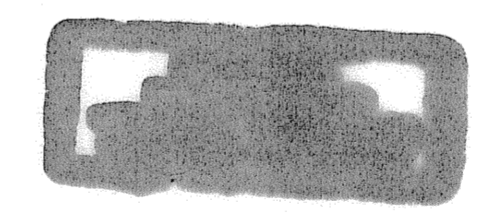
STATE OF FLORIDA ILLINOIS
COUNTY OF PALM BEACH COOK



I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, W. Scott Nehls AS Vice President AND Timothy W. Gorman AS Vice President, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY, AND VOLUNTARILY AND WITH DUE AND REGULAR CORPORATE AUTHORITY FOR THE PURPOSES HEREON EXPRESS AND DID THAT AN OATH AS

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 2005.

Parole Martz
NOTARY PUBLIC - STATE OF FLORIDA ILLINOIS
PRINT NAME
MY COMMISSION EXPIRES: 5/13/08
NOTARY NUMBER: 603016



CITY APPROVALS:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF PEPSI RIVIERA BEACH PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA THIS 6 DAY OF April, 2005.

BY: Michael D. Brown
MICHAEL D. BROWN
MAYOR

BY: Carrie E. Ward
CARRIE E. WARD
CITY CLERK

CERTIFICATE OF REVIEW BY CITY SURVEYOR:

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEY AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 4/5/2005

[Signature]
STEPHEN M. GORDON
PROFESSIONAL SURVEY & MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 5974

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF RIVIERA BEACH.

Wayne L. Fish
WAYNE LARRY FISH
PROFESSIONAL SURVEY & MAPPER
LICENSE NO. 3238
STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CURTIS SZEKEMIAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PEPSI-COLA BOTTLING COMPANY OF FT. LAUDERDALE-PALM BEACH, INC., A FLORIDA CORPORATION, THAT THE TAXES DUE PRIOR TO 12-31-2004 HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED AS REQUIRED BY LAW AND OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEDICATED BY THIS PLAT.

DATED: MARCH 18, 2005

Curtis Szekemian
CURTIS SZEKEMIAN For the Firm of
DeSantis, Gaskill, Smith & Szekemian, P.A.
Title Agent for Attorneys Title Insurance Fund, Inc.

SURVEYORS NOTES:

- 1) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CENTRAL INDUSTRIAL DRIVE, BEING NORTH 02°19'24" EAST, AS SHOWN ON PLAT NO. 1 CENTRAL INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 30, PAGE 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL BEARING SHOWN HEREON ARE RELATIVE THERETO.
- 3) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH, APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- 5) THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH IN THE OFFICES OF W.L. FISH & COMPANY, INC., 105S. NARCISSUS AVE., SUITE 712, WEST PALM BEACH, FL. 33406. WAYNE LARRY FISH IF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 3238. W.L. FISH & COMPANY, INC. IS LICENSED BUSINESS NO. 6216 IN THE STATE OF FLORIDA.
- 6) DISTANCES SHOWN ON THIS PLAT REFER TO U.S. SURVEY FOOT AS THE BASIS OF MEASUREMENTS.

W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS AND MAPPERS
105 S. Narcissus Ave., Suite 712, West Palm Beach, Florida 33401
Phone: (561)833-5001 - Fax: (561)659-6745
E-mail: mappers@wlfish.com L.B. 6216

REVIEWING SURVEYOR <u>[Signature]</u> 13 497 317E OF FLORIDA	CLERK OF THE CIRCUIT COURT	CITY OF RIVIERA BEACH	PROFESSIONAL SURVEYOR & MAPPER 10 6238 STATE OF FLORIDA
--	-------------------------------	--------------------------	--