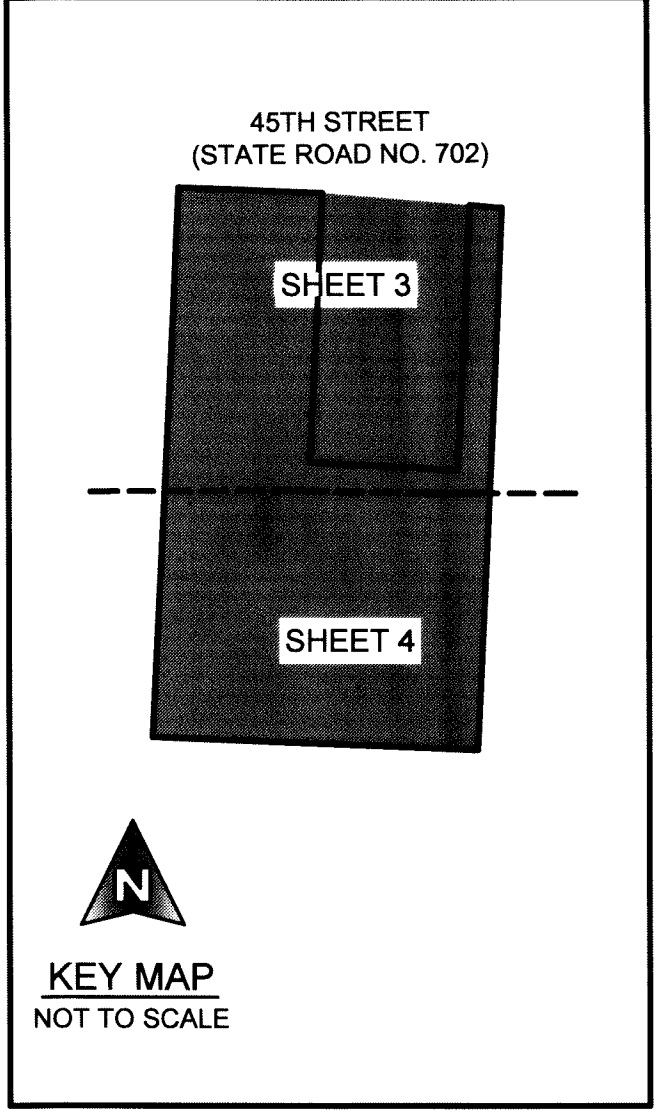
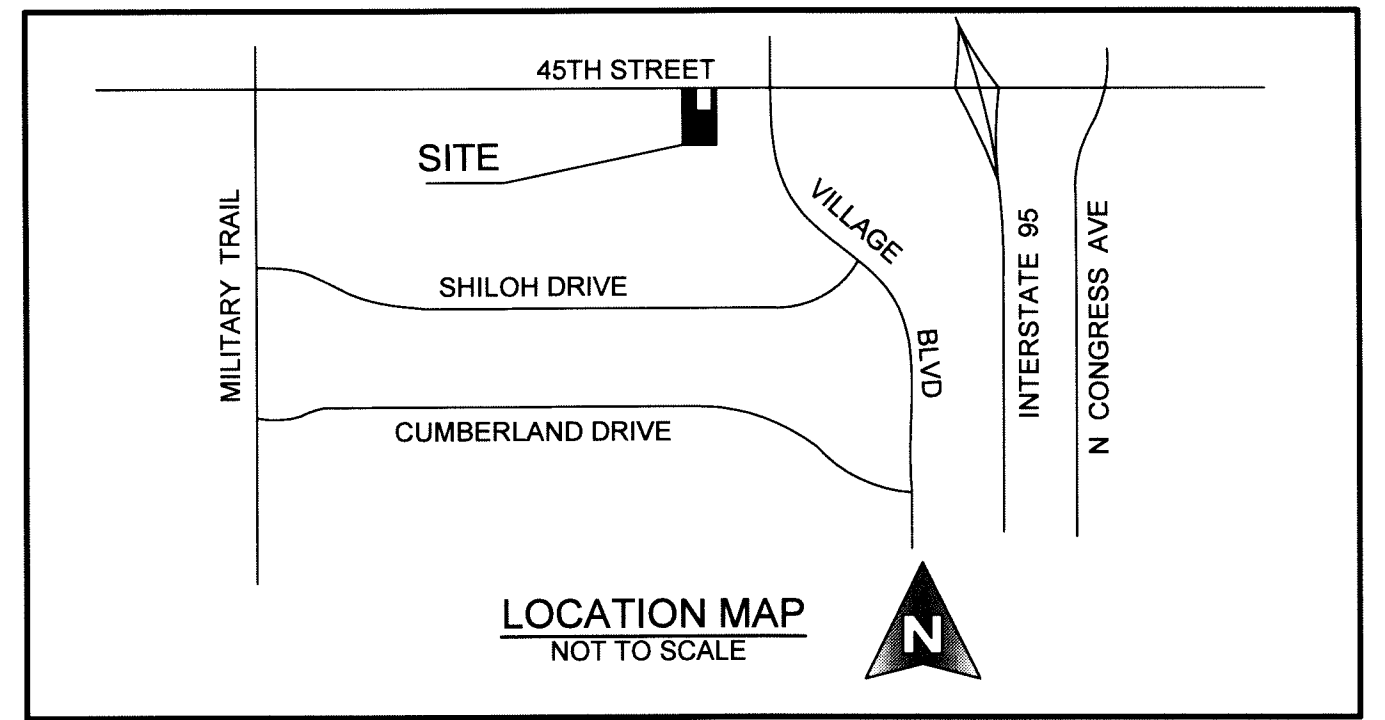


45TH STREET INDUSTRIAL PROPERTIES

LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



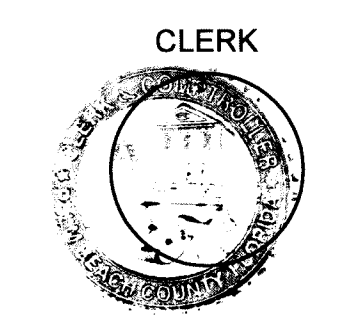
134

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT 1:39 P.M. THIS 31 DAY OF August 2018, AND DULY RECORDED IN PLAT BOOK NO. 126 ON PAGE 134 THRU 137

SHARON R. BOCK, CLERK AND COMPTROLLER
BY: *[Signature]* D.C.

SHEET 1 OF 4



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JPJ HOLDINGS, INC., A FLORIDA CORPORATION AND TRIPLE JAY LAINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS 45TH STREET INDUSTRIAL PROPERTIES, LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 150 FEET OF THE EAST HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 60 FEET AND THE SOUTH 30 FEET THEREOF, IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARENT DEED RECORDED IN O.R.B. 28887, PG. 1957)

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (FOR PURPOSES OF THIS DESCRIPTION THE EAST LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1 IS ASSUMED TO BEAR SOUTH 2°33'28" WEST AND ALL BEARINGS CITED ARE RELATIVE THERETO) COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1 WITH THE NORTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1 (SAID NORTH LINE ALSO BEING THE CENTERLINE OF THE RIGHT-OF-WAY OF 45TH STREET); THENCE NORTH 87° 48' 49" WEST ALONG SAID NORTH LINE A DISTANCE OF 487.12 FEET MORE OR LESS TO THE EAST LINE OF THE WEST ONE HALF (W 1/2) OF THE FOLLOWING DESCRIBED PARCEL. THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1, LESS THE EAST 300 FEET THEREOF; THENCE SOUTH 2° 41' 58" WEST ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 45TH STREET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 2° 41' 58" WEST ALONG SAID EAST LINE A DISTANCE OF 584.77 FEET TO A LINE 30.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1; THENCE NORTH 87° 48' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 188.88 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1; THENCE NORTH 2° 50' 30" EAST ALONG SAID WEST LINE A DISTANCE OF 292.30 FEET; THENCE SOUTH 87° 09' 30" EAST A DISTANCE OF 153.43 FEET; THENCE NORTH 2° 50' 30" EAST A DISTANCE OF 294.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 45TH STREET; THENCE SOUTH 87° 48' 49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 33.80 FEET TO THE POINT OF THE BEGINNING. (PARENT DEED RECORDED IN O.R.B. 28813, PG. 1565)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED PARCEL: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 300 FEET, AND THE NORTH 50 FEET THEREOF; RUN THENCE SOUTH 2 DEGREES 43 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL, A DISTANCE OF 18.63 FEET; THENCE NORTH 84 DEGREES 36 MINUTES 02 SECONDS WEST, A DISTANCE OF 33.87 FEET; THENCE NORTH 2 DEGREES 49 MINUTES 18 SECONDS EAST, A DISTANCE OF 16.74 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 87 DEGREES 48 MINUTES 21 SECONDS EAST, A DISTANCE OF 33.80 FEET TO THE POINT OF BEGINNING.

BEING A PART OF THAT PORTION OF PARCEL NO. 2 ADJACENT TO 45TH STREET, AS SHOWN ON MINOR SUBDIVISION PLAT RECORDED IN O. R. BOOK 3770, PAGE 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 3114 45TH STREET, WEST PALM BEACH, FL 33407

ALSO BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1; THENCE NORTH 02°35'22" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1 AS ESTABLISHED BY THE PALM BEACH COUNTY SECTIONAL BREAKDOWN CERTIFIED CORNER RECORDS ALONG SAID LINE, A DISTANCE OF 665.16 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1; THENCE NORTH 87° 48' 15" WEST ALONG SAID NORTH LINE ALSO BEING THE CENTERLINE OF A 100 FOOT RIGHT-OF-WAY DESCRIBED FOR 45TH STREET (STATE ROAD 702) IN DEED BOOK 914, PAGE 319 OF THE PALM BEACH COUNTY PUBLIC RECORDS, A DISTANCE OF 486.98 FEET TO A POINT; SAID POINT BEING AT THE INTERSECTION OF SAID CENTERLINE WITH THE EAST LINE OF THE WEST ONE HALF (W 1/2) OF THE FOLLOWING DESCRIBED PARCEL: THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST; LESS THE EAST 300 FEET THEREOF; THENCE SOUTH 02° 43' 35" WEST ALONG SAID EAST LINE, A DISTANCE OF 98.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 45TH STREET AS RECORDED IN OFFICIAL RECORD BOOK 5501, PAGE 557 (PARCEL NO. 143) OF THE PALM BEACH COUNTY PUBLIC RECORDS AND TO THE POINT OF THE BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 02° 43' 35" WEST ALONG SAID EAST LINE, A DISTANCE OF 566.15 FEET TO A POINT 30 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1; THENCE NORTH 87° 45' 40" WEST, ALONG SAID LINE BEING 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 1, A DISTANCE OF 338.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 150 FEET OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1; THENCE NORTH 02° 51' 48" EAST, ALONG SAID WEST LINE, A DISTANCE OF 574.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 45TH STREET AS RECORDED IN OFFICIAL RECORD BOOK 5361, PAGE 911 (PARCEL 141) OF THE PALM BEACH COUNTY PUBLIC RECORDS; THENCE SOUTH 87° 48' 15" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE 149.86 FEET; THENCE SOUTH 02° 51' 48" WEST, A DISTANCE OF 282.28 FEET; THENCE SOUTH 87° 08' 12" EAST, A DISTANCE OF 153.43 FEET; THENCE NORTH 02° 51' 48" EAST, A DISTANCE OF 277.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 45TH STREET; (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3787, PAGE 1163, OF SAID PALM BEACH COUNTY PUBLIC RECORDS) THENCE SOUTH 84° 35' 58" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 45TH STREET AS RECORDED IN OFFICIAL RECORD BOOK 5501, PAGE 557 (PARCEL NO. 143) OF SAID PALM BEACH COUNTY PUBLIC RECORDS, A DISTANCE OF 33.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.45 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

EASEMENTS:

THE 10' UTILITY EASEMENT (TO THE CITY OF W.P.B.) AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATIONS MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF SANITARY SEWER LINES.

THE 10' UTILITY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

TRACTS:

TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED BY JPJ HOLDINGS, INC. A FLORIDA CORPORATION AND TRIPLE JAY LAINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID JPJ HOLDINGS, INC., A FLORIDA CORPORATION AND TRIPLE JAY LAINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH CORPORATE AUTHORITY, THIS 27 DAY OF JUNE 2018.

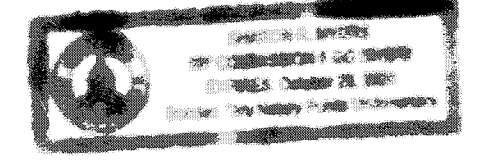
WITNESS: *[Signature]* BY: *[Signature]*
PRINTED NAME: Maria Arocha
WITNESS: *[Signature]* BY: JASON H.F. LOVELADY, PRESIDENT
PRINTED NAME: Jorge Valle-Robt

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

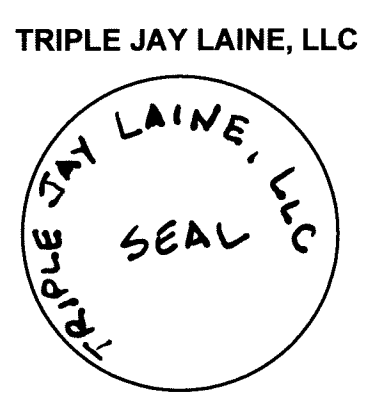
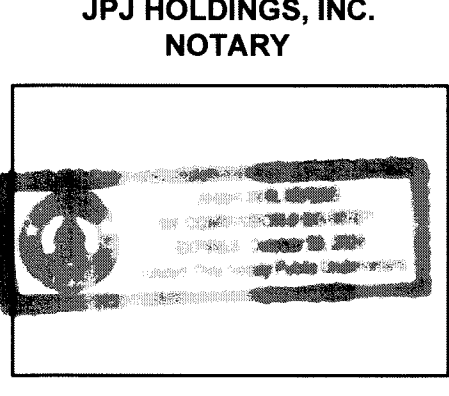
BEFORE ME PERSONALLY APPEARED JASON H.F. LOVELADY, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JPJ HOLDINGS, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF JUNE 2018
MY COMMISSION EXPIRES: 10/29/20 NOTARY: *[Signature]*
PRINT NAME: SHARON R. BOCK



IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH COMPANY AUTHORITY, THIS 27 DAY OF JUNE 2018.

WITNESS: *[Signature]* BY: *[Signature]*
PRINTED NAME: Maria Arocha
WITNESS: *[Signature]* BY: JASON H.F. LOVELADY, MANAGER
PRINTED NAME: Jorge Valle-Robt

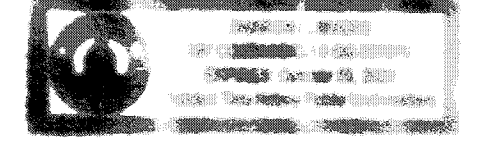


ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JASON H.F. LOVELADY, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TRIPLE JAY LAINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE COMPANY SEAL AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF JUNE 2018.
MY COMMISSION EXPIRES: 10/29/20 NOTARY: *[Signature]*
PRINT NAME: SHARON R. BOCK



NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 66007870

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, BRUCE E. LOREN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN TRIPLE JAY LAINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JPJ HOLDINGS, INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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 DEPICTED BY THIS PLAT.

DATED: 6/28/18 BY: *[Signature]*
BRUCE E. LOREN, ATTORNEY-AT-LAW
FLORIDA BAR NO. 947105

SURVEYOR'S NOTES

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 4. 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 5. BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING APPROVALS.
- 6. BEARINGS AS SHOWN HEREON, ARE BASED UPON THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA HAVING A BEARING OF NORTH 02°35'22" EAST. DATUM FOR SAID BEARING IS NORTH AMERICAN DATUM 83/1990 ADJUSTMENT.

SITE DATA

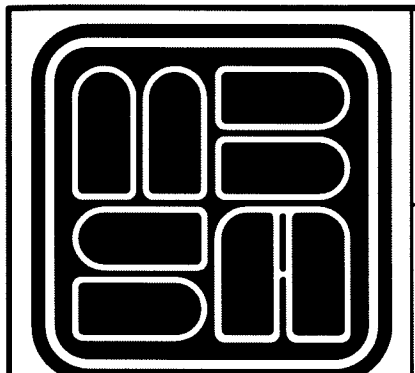
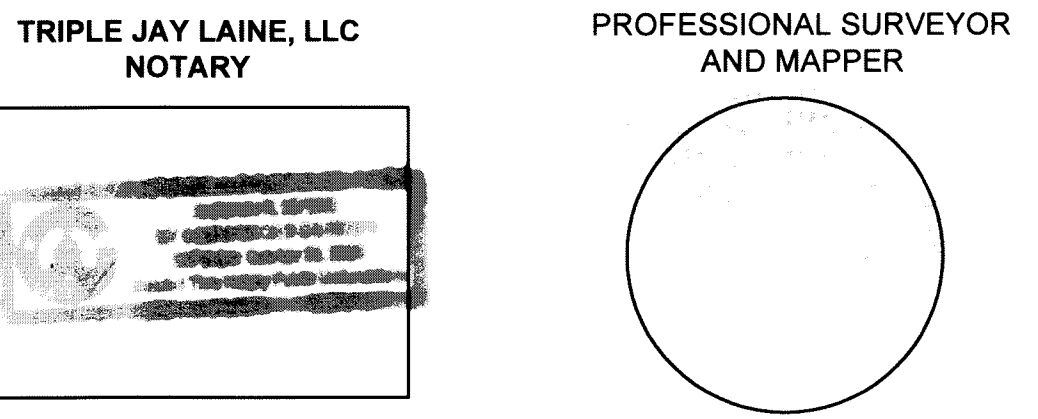
TRACT "A" ----- 0.97 ACRES
TRACT "B" ----- 2.48 ACRES
TOTAL ACREAGE ----- 3.45 ACRES

SURVEYOR AND MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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.P.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE MONUMENTS ACCORDING TO SECTION 177.09(9) F.S. HAVE BEEN SET; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 6/21/18
CRAIG S. PUSEY, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA 33406



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

45TH STREET INDUSTRIAL PROPERTIES