

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:57 A.M.
THIS 11th DAY OF December
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 129 ON
PAGES 150 AND 154

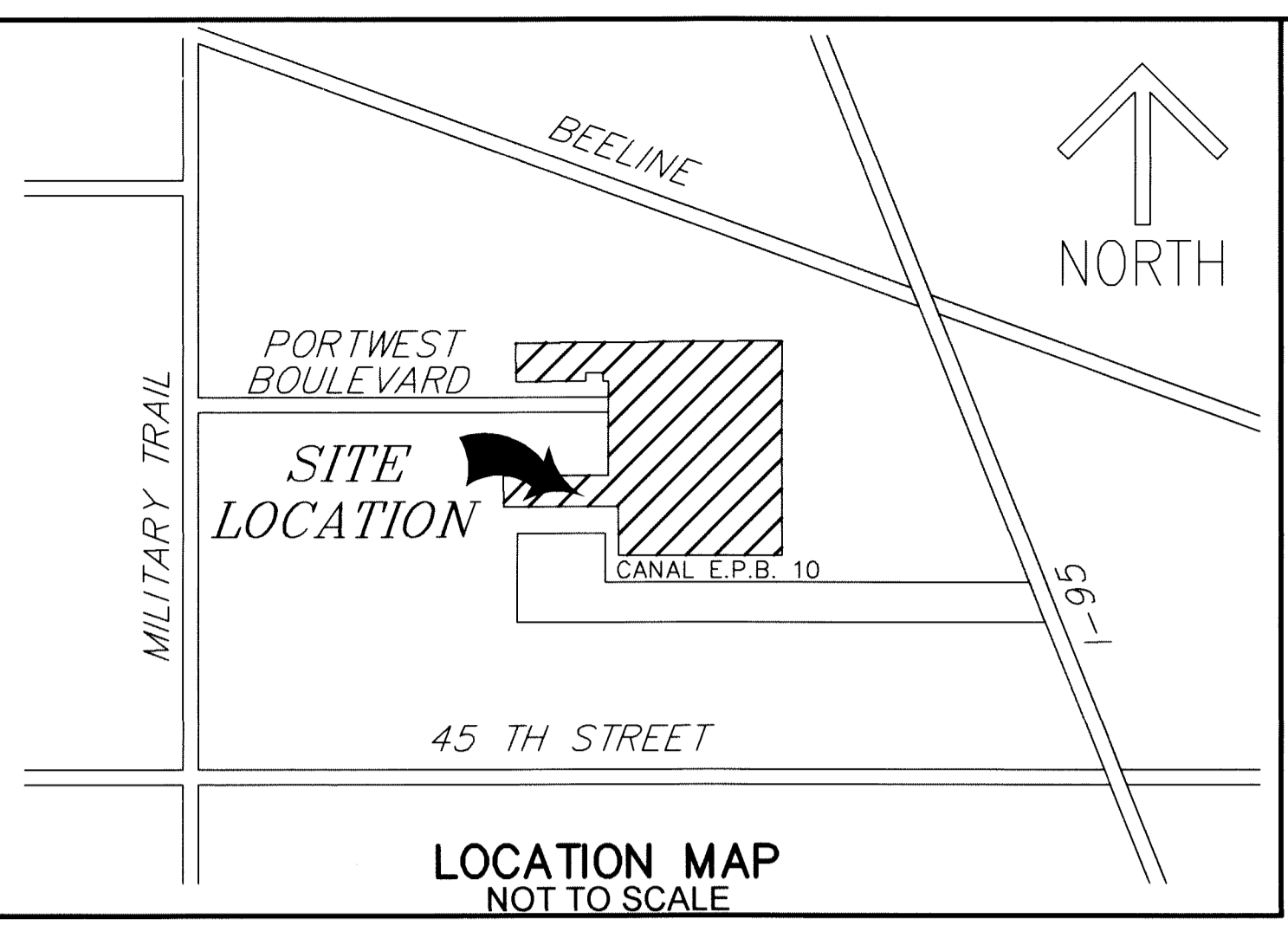
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



FPL PHYSICAL DISTRIBUTION CENTER (PDC) NORTH

BEING A REPLAT OF ALL OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, TOGETHER WITH ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, TOGETHER WITH ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

KNOW ALL MEN BY THESE PRESENTS: THAT DEUTSCHE BANK TRUST COMPANY AMERICAS, AS CORPORATE TRUSTEE (FORMERLY KNOWN AS BANKERS TRUST COMPANY) WHO IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND DEED OF TRUST FROM FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, TO BANKERS TRUST COMPANY AND THE FLORIDA NATIONAL BANK OF JACKSONVILLE, AS TRUSTEES, DATED JANUARY 1, 1944, RECORDED JANUARY 14, 1944, IN MORTGAGE BOOK 1462, PAGE 423, AS SUPPLEMENTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712, DATED NOVEMBER 18, 2003, AND RECORDED DECEMBER 10, 2003, IN OFFICIAL RECORDS BOOK 21894, PAGE 1062, DOES HEREBY CONSENT TO THIS PLAT AND JOINS THE ABOVE DEDICATIONS. NOTE: PURSUANT TO AND IN COMPLIANCE WITH THE MORTGAGE AND DEED OF TRUST, THE CO-TRUSTEE, FLORIDA NATIONAL BANK OF JACKSONVILLE, RESIGNED EFFECTIVE SEPTEMBER 2, 1992, AND ALL THE RIGHT, TITLE AND POWERS OF TRUSTEES UNDER THE MORTGAGE ARE NOW HELD BY DEUTSCHE BANK TRUST COMPANY AMERICAS (FORMERLY KNOWN AS BANKERS TRUST COMPANY) AS CORPORATE TRUSTEE.

IN WITNESS WHEREOF:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS CORPORATE TRUSTEE, HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED AND THIS INSTRUMENT TO BE SIGNED BY ONE OF ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ONE OF ITS ASSISTANT VICE PRESIDENTS IN THE CITY OF NEW YORK, NEW YORK, AS OF THIS 28th DAY OF October, 2019.

WITNESSES
AS EXECUTED BY CORPORATE TRUSTEE DEUTSCHE BANK TRUST COMPANY AMERICAS:

WITNESS: *[Signature]*
PRINT NAME: Debra A. Schwab

WITNESS: *[Signature]*
PRINT NAME: Luke Russell

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS CORPORATE TRUSTEE

BY: *[Signature]*
PRINT NAME: IRINA GORASHEVICH
TITLE: VICE PRESIDENT

BY: *[Signature]*
PRINT NAME: Anis Jasbatsparyan
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

ON THE 28th DAY OF October, 2019, BEFORE ME PERSONALLY APPEARED IRINA GORASHEVICH AND ANIS JASBATSPARYAN, EACH AS A VICE PRESIDENT OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A CORPORATION, TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID DEPOSE AND SAY THEY RESIDE AT 65 WALL STREET, NEW YORK, NY 10005 THAT THEY ARE VICE PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, ONE OF THE CORPORATIONS DESCRIBED IN AND WHICH EXECUTED THE ABOVE INSTRUMENT; THAT THEY KNOW THE SEAL OF SAID CORPORATION; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS SUCH CORPORATE SEAL; THAT IT WAS SO AFFIXED BY ORDER OF THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT THEY SIGNED THEIR NAMES THERETO BY LIKE ORDER.

I HEREBY CERTIFY THAT ON THIS 28th DAY OF October, 2019, BEFORE ME PERSONALLY APPEARED TWO VICE PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A CORPORATION UNDER THE LAWS OF THE STATE OF NEW YORK, TO ME KNOWN TO BE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT NEW YORK, IN THE COUNTY OF NEW YORK AND STATE OF NEW YORK, THIS DAY AND YEAR LAST AFORESAID.

[Signature]
NOTARY PUBLIC
New York
NOTARY PUBLIC STATE OF

PRINT NAME: Robert S. Gessler
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/3/2023

COMMISSION NUMBER: OIPE6397303

CITY OF RIVIERA BEACH APPROVALS:

CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA. JSS

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED FPL PHYSICAL DISTRIBUTION CENTER (PDC) NORTH HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

THIS 2nd DAY OF October, 2019.

BY: *[Signature]*
RONNIE L. FELDER
MAYOR

BY: *[Signature]*
CLAUDENE L. ANTHONY, OMC
CITY CLERK

BY: *[Signature]*
TERRENCE N. BAILEY, P.E. # 60706
CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, CONSUMERS FIRST TITLE COMPANY, INC., A FLORIDA CORPORATION, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY VESTED IN FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

CONSUMERS FIRST TITLE COMPANY, INC.
A FLORIDA CORPORATION

DATED: 10/15/19

[Signature]
THOMAS STREDA

SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS ARE RELATIVE TO A GRID BEARING OF S 02°00'52"W ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA. BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
- 2. "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.
- 3. ALL DISTANCES SHOWN HEREON ARE GROUND AND BASED ON THE UNITED STATES SURVEY FOOT.

SURVEYOR & MAPPER'S CERTIFICATE:

THIS IS TO 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 THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATED: 10/07/2019

[Signature]
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6272
CAULFIELD AND WHEELER, INC.
CERTIFICATE OF AUTHORIZATION NUMBER 3591
7900 GLADES ROAD SUITE 100
BOCA RATON, FL. 33434

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA POWER & LIGHT COMPANY, OWNER OF THE LANDS SHOWN HEREON AS FPL PHYSICAL DISTRIBUTION CENTER (PDC) NORTH, BEING A REPLAT OF ALL OF TRACT 1 OF EFC, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 116, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH ALL OF PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH ALL OF PLAT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 104, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS PORTWEST ROAD RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1607.09 FEET TO THE SOUTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE NORTH 87° 56' 33" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1229.37 FEET; THENCE NORTH 01° 56' 55" EAST, A DISTANCE OF 366.96 FEET; THENCE NORTH 88° 01' 54" WEST TO THE WESTERLY SOUTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY, A DISTANCE OF 864.72 FEET; THENCE NORTH 01° 54' 56" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 232.85 FEET TO THE NORTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE SOUTH 88° 04' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 790.54 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC; THENCE NORTH 01° 59' 49" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 627.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PORTWEST ROAD ALSO BEING THE SOUTH LINE OF SAID FPL PLAT NO. 4; THENCE NORTH 01° 49' 47" EAST TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PORTWEST ROAD, A DISTANCE OF 80.00 FEET; THENCE NORTH 88° 10' 13" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 40.41 FEET; THENCE NORTH 01° 49' 47" EAST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 129.46 FEET; THENCE SOUTH 01° 49' 47" WEST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 526.96 FEET TO THE SOUTHWEST CORNER OF SAID FPL PLAT NO. 4; THENCE NORTH 01° 49' 47" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 292.97 FEET TO THE NORTHWEST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 88° 12' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2002.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,445,524 SQUARE FEET, 56.142 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF October, 2019.

WITNESS: *[Signature]*
PRINT NAME: Stacy B. Winnelst

FLORIDA POWER & LIGHT COMPANY
A FLORIDA CORPORATION

WITNESS: *[Signature]*
PRINT NAME: Colleen Spaworth

BY: *[Signature]*
SAMANTHA J. SAUCIER
CORPORATE REAL ESTATE MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

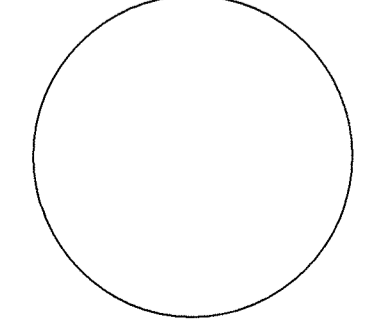
BEFORE ME PERSONALLY APPEARED SAMANTHA J. SAUCIER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CORPORATE REAL ESTATE MANAGER OF FLORIDA POWER & LIGHT COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH DIRECTOR-CORPORATE REAL ESTATE OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY 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 18th DAY OF October, 2019.

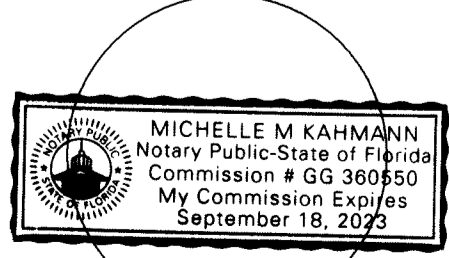
MY COMMISSION EXPIRES: 9/18/23
[Signature]
NOTARY PUBLIC

COMMISSION NUMBER: G-6 360550
[Signature]
PRINT NAME

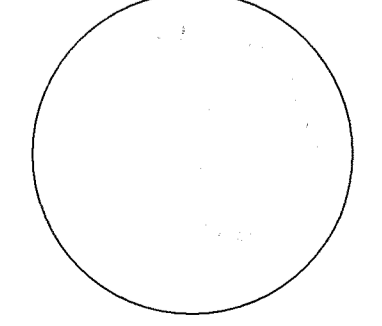
FLORIDA POWER & LIGHT COMPANY



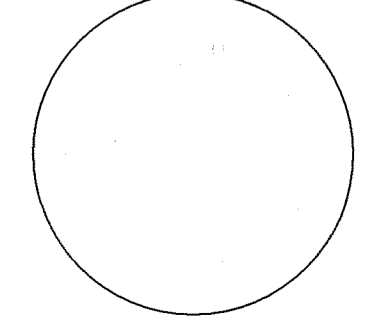
FLORIDA POWER & LIGHT COMPANY
NOTARY



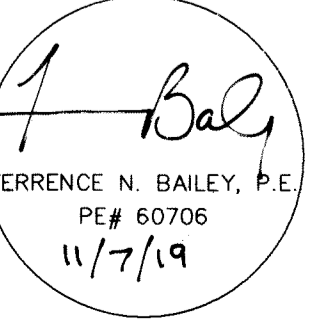
DEUTSCHE BANK TRUST COMPANY AMERICAS



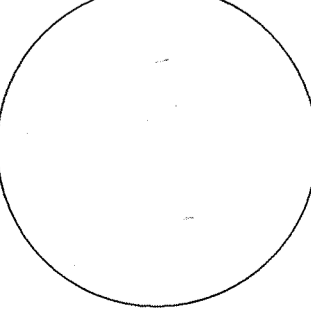
DEUTSCHE BANK TRUST COMPANY AMERICAS
NOTARY



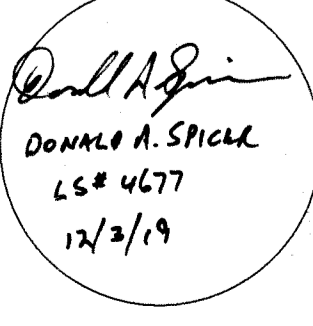
CITY ENGINEER



CITY OF RIVIERA BEACH



REVIEWING SURVEYOR



SURVEYOR

