

THE PRESIDENTIAL AT THE PRESIDENT COUNTRY CLUB

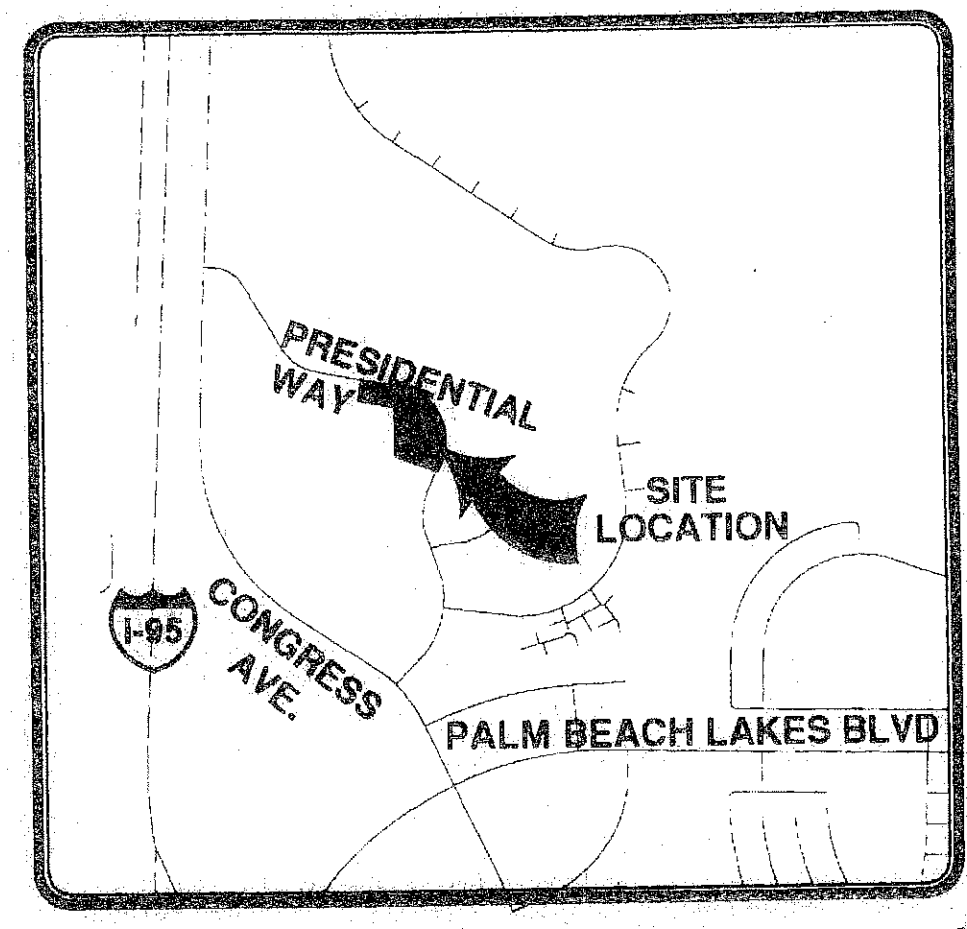
BEING A REPLAT OF A PORTION OF TRACT 'C' AND ALL OF TRACT 'D', PLAT I, THE PRESIDENT COUNTRY CLUB, WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF LOT 8, PLAT II, THE PRESIDENT COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 113 & 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF PARCEL "A" AND A PORTION OF PARCEL "B", A MINOR SUBDIVISION PLAT OF LOT 8, PLAT II, THE PRESIDENT COUNTRY CLUB, ACCORDING TO A MINOR SUBDIVISION PLAT THEREOF AS RECORDED IN OFFICIAL RECORD BOOK 2073, PAGE 742, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF PARCEL "B-1", A MINOR SUBDIVISION PLAT OF PARCEL "A" AND PORTIONS OF PARCEL "B" OF MINOR SUBDIVISION PLAT, LOT 8 PLAT II THE PRESIDENT COUNTRY CLUB ACCORDING TO A MINOR SUBDIVISION PLAT THEREOF AS RECORDED IN OFFICIAL RECORD BOOK 3152, PAGE 194, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 17, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

00074-257

AUGUST, 2009

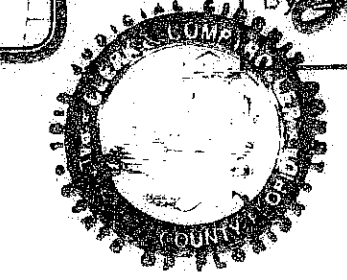
SHEET 1 OF 2



188

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 2:02 PM this 15 day of September, 2009, and duly recorded in Plat Book 112 Pages 188 Through 188

SHARON R. BOCK
Clerk - Comptroller
B. *Sharon Bock*



LOCATION MAP N.T.S.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PRESIDENTIAL WAY PARTNERS, LLC, OWNER OF THE LAND SHOWN HEREON AS THE PRESIDENTIAL AT THE PRESIDENT COUNTRY CLUB, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 'C' AND ALL OF TRACT 'D', PLAT I, THE PRESIDENT COUNTRY CLUB, WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF LOT 8, PLAT II, THE PRESIDENT COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 113 & 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF PARCEL "A" AND A PORTION OF PARCEL "B", A MINOR SUBDIVISION PLAT OF LOT 8, PLAT II, THE PRESIDENT COUNTRY CLUB, ACCORDING TO A MINOR SUBDIVISION PLAT THEREOF AS RECORDED IN OFFICIAL RECORD BOOK 2073, PAGE 742, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF PARCEL "B-1", A MINOR SUBDIVISION PLAT OF PARCEL "A" AND PORTIONS OF PARCEL "B" OF MINOR SUBDIVISION PLAT, LOT 8 PLAT II THE PRESIDENT COUNTRY CLUB ACCORDING TO A MINOR SUBDIVISION PLAT THEREOF AS RECORDED IN OFFICIAL RECORD BOOK 3152, PAGE 194, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SAID PLAT I; THENCE ALONG THE EXTENSION OF THE NORTH LINE OF SAID LOT 4, NORTH 70°00'00" WEST 143.00 FEET; THENCE NORTH 00°42'42" WEST, 336.53 FEET; THENCE NORTH 80°00'00" WEST, 346.00 FEET; THENCE NORTH 10°00'00" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PRESIDENTIAL WAY, THENCE SOUTH 80°00'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 380.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 100°00'00" AN ARC DISTANCE OF 663.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 20°00'00" WEST, ALONG SAID RIGHT-OF-WAY LINE, 74.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID LOT 4, NORTH 70°00'00" WEST, 135.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 180,677.3 SQUARE FEET (4.148 ACRES) MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:
THE 20 FOOT DRAINAGE EASEMENT DEPICTED HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH AND THE PERPETUAL MAINTENANCE OBLIGATION RESERVED TO THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED PRESIDENTIAL WAY PARTNERS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 8th DAY OF September, 2009.

BY: AP CAMBRIDGE PCC LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: CAMBRIDGE INVESTORS WEST PALM, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS AUTHORIZED MANAGING MEMBER

WITNESS: *Patricia A. Becker* BY: *Ethan H. Lazar*
PRINT NAME: PATRICIA A. BECKER ETHAN H. LAZAR, MANAGING MEMBER

WITNESS: *Frank Favia*
PRINT NAME: Frank Favia

ACKNOWLEDGMENT

STATE OF FLORIDA - NEW YORK
COUNTY OF PALM BEACH - NEW YORK

BEFORE ME PERSONALLY APPEARED ETHAN H. LAZAR, MANAGING MEMBER OF CAMBRIDGE INVESTORS WEST PALM LLC, AUTHORIZED MANAGING MEMBER OF AP CAMBRIDGE PCC LLC, MANAGER OF PRESIDENTIAL WAY PARTNERS, LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF September, 2009.

MY COMMISSION EXPIRES: April 22, 2012 *Johanna Hernandez*
No. 01R06186998 (SIGNATURE)
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A FIRST MORTGAGE AND SECURITY AGREEMENT, AN ASSIGNMENT OF LEASES AND RENTS, AND A UCC FINANCING STATEMENT, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT SAID MORTGAGE ASSIGNMENT AND UCC WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 21950, PAGE 1462, AND OFFICIAL RECORD BOOK 21950, PAGE 1481 AND OFFICIAL RECORD BOOK 21950, PAGE 1492 RESPECTIVELY, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3 DAY OF September, 2009.

THE PRESIDENT COUNTRY CLUB, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *Lindsay Murphy* BY: *Peter A. Sherman*
Lindsay Murphy PETER A. SHERMAN
PRINT NAME VICEPRESIDENT

WITNESS: *Kathleen Robidoux*
KATHLEEN ROBOUOX
PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Peter A. Sherman WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PRESIDENT COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT 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 OF SAID CORPORATION 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 3 DAY OF September, 2009.

MY COMMISSION EXPIRES: 08/22/2011 *Aria M. Pan*
COMMISSION NUMBER DD140168 Usa M. Lawrie
NOTARY PUBLIC PRINT NAME

MORTGAGE ASSIGNEE CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A COLLATERAL ASSIGNMENT OF NOTE AND MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS COLLATERAL ASSIGNMENT OF NOTE AND MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 21950, PAGE 1479, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF September, 2009.

REGENT BANK
A FLORIDA BANKING CORPORATION

WITNESS: *Lindsay Murphy* BY: *Paul D. Sany*
Lindsay Murphy Paul D. Sany
PRINT NAME PRESIDENT

WITNESS: *Barbara M. Corbett*
Barbara M. Corbett
PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Richard J. Gray WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT REGENT BANK, A FLORIDA BANKING 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 OF SAID CORPORATION 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 3rd DAY OF September, 2009.

MY COMMISSION EXPIRES: February 9, 2013 *Justa Baker*
COMMISSION NUMBER DD 858007 Tosta Barar
NOTARY PUBLIC PRINT NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, JAMES A. LOVEGREN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THROUGH AVAIL 23, 2009 AT 1:00 PM; THAT I FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED TO PRESIDENTIAL WAY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT TAXES THROUGH THE YEAR 2008 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.

GREENBERG TRAUER, P.A.

DATED: September 10, 2009 BY: *James A. Lovegren*
JAMES A. LOVEGREN
(ATTORNEY AT LAW, LICENSED IN FLORIDA)

SURVEYORS CERTIFICATE

I HEREBY 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.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS ACCORDING TO CHAPTER 177.09(9), WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BY: *Donald A. Spicer*
DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
#4677 STATE OF FLORIDA

DATE: 8/6/09 2009

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA NOR THE VERIFICATION OF THE PERMANENT CONTROL POINTS (PCP'S) AND MONUMENTS AT LOT CORNERS.

THIS DAY OF September, 2009

BY: *Vincent J. Noel*
VINCENT J. NOEL - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4169 STATE OF FLORIDA

APPROVAL CITY OF WEST PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT AND DOES HEREBY ABANDON AND VACATE ALL EASEMENTS AS SHOWN ON THE UNDERLYING PLATS LOCATED WITHIN THE LIMITS OF THIS PLAT UNLESS NOTED OTHERWISE.

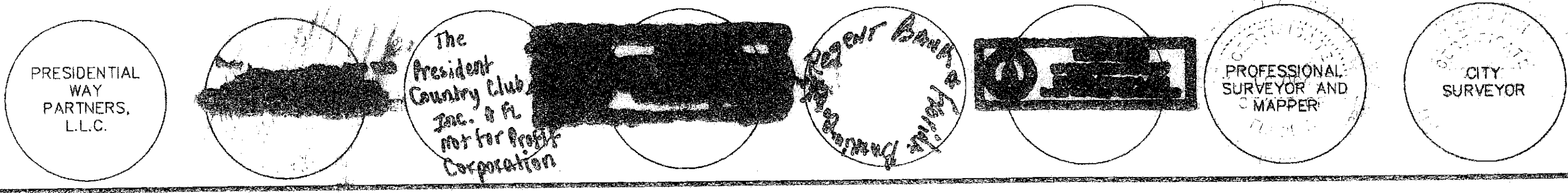
BY: *Lois J. Frankel*
LOIS J. FRANKEL - MAYOR

APPROVED: 2009
CITY PLANNING BOARD

BY: *Angela Usher*
ANGELA USHER - VICE-CHAIR

SURVEYORS NOTES

1. BEARINGS HEREON ARE BASED ON "PLAT I, THE PRESIDENT COUNTRY CLUB, WEST PALM BEACH, FLORIDA", AS RECORDED IN PLAT BOOK 29, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTH LINE OF LOT 4 AS SHOWN THEREON BEARING N70°00'00"W
2. EXCEPT FOR GOLF CART PATHS, NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON ANY UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
3. 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.
4. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
5. EASEMENTS CREATED BY PREVIOUS PLATS AND MINOR SUBDIVISION PLATS SHALL BE EXTINGUISHED BY THIS REPLAT, UNLESS SPECIFICALLY NOTED.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.



SHEET INDEX:

TITLE PAGE SHEET 1 OF 2
MAP SHEET 2 OF 2

MILLER LEGG

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www.millerlegg.com

Certificate of Authorization: LB6880