

Exhibit A

Paul Castro

From: Paul Castro
Sent: Tuesday, August 07, 2018 8:59 AM
To: 'Cody Crowell'
Cc: John (Skip) C. Randolph; John Lindgren; 'Maura Ziska'
Subject: RE: Volk Property, 206 Phipps Plaza

Cody,

In zoning, a nonconforming use is grandfathered like a snap shot in time. When the zoning on the property changes the legal use that was in existence at that time can continue despite not meeting the new code. If the use changes to become more conforming, it cannot revert back to the previous use if it doesn't comply with the current zoning code.

When the Volk family made modifications to both buildings by joining them together and expanding the residence, they converted the space into one residential unit. I explained my position in my earlier email to you and Maura which is attached in this string of emails. I found no evidence that John and Jane Volk had two residential units on the property when they occupied the space. The property appraiser information and the taxes indicate that the property has only one residential unit. I believe from the time the Volks joined both buildings together many years ago to the time of Jane Volk's passing, she used the entire residential space in the building as one living unit.

John and Lori Volk may have subsequently rented out the bottom portion of the unit separately, but if that did occur it was without the Town's knowledge or consent and would have not been permitted. If the owner can provide evidence in the form of written leases, rents, utility bills, etc., for the first floor space going back many years ago, when Jane Volk lived on the property, the Town will take that into consideration.

Kindest Regards,

Paul Castro, AICP
Acting Planning, Zoning & Building Director

360 South County Road
Palm Beach, FL 33480
561-227-6406
www.pcastro@townofpalmbeach.com

From: Cody Crowell [mailto:cody@frisbiegroup.com]
Sent: Monday, August 06, 2018 5:44 PM
To: Paul Castro <PCastro@TownofPalmBeach.com>
Cc: Maura Ziska <MZiska@floridawills.com>; John Lindgren <JLindgren@TownofPalmBeach.com>; Logan Elliott <LElliott@TownofPalmBeach.com>; John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Robert Frisbie <robert@frisbiegroup.com>
Subject: Re: Volk Property, 206 Phipps Plaza

Paul,

This is surprising. Following our site property tour Friday, it was obvious the buildings lived separately. Since you were comfortable stating there are clearly two residential units, can you please explain why you now think there is only one unit?

As per our conversation, 206 & 207 Phipps Plaza were designed and constructed as two separate buildings. At one point there were six apartments and most recently the property has been utilized as three units. We met with John Volk last week and confirmed the property is currently being utilized as two separate residential units and a third separate commercial unit. The architectural configuration of the property corroborates the grandfathered use of two residential units as there are two separate entrances, foyers, living rooms and kitchens.

Additionally, we spoke with Jane Day and Amanda Skier about the potential of this property, and they explained to us, how important restoring this property would be to the community. We reviewed maintaining the two separate residential units and they verified how the buildings have always had at least three units. They full supported our concepts and we both thought that restoring the work of Addison Mizner, Marion Sims Wyeth and John Volk is the right thing to do for the community.

Can you work with us to restore this meaningful property without removing its grandfathered use as two residential units. What documentation can we provide to regain your comfort that 206 & 207 Phipps are two individual units? Please advise.

Thank you,
CODY CROWELL

(C): [\(508\) 292 3543](tel:5082923543)

[Frisbie Group](http://FrisbieGroup.com) | cody@frisbiegroup.com

On Aug 6, 2018, at 2:11 PM, Paul Castro <PCastro@TownofPalmBeach.com> wrote:

Maura,

After completing my research on the Volk property in Phipps Plaza I have come to the following conclusion. Upon site visit it did appear that it could have been used as two units but it also appears that the residential space was connected by an air conditioned breezeway/entrance. The building use is conforming as one residential unit and nonconforming as commercial space in the R-C Zoning District. It is identified that way on the property appraiser's web site.

While at one time the property in question was two buildings and there were two or more residential units, the buildings were joined together and lived in by only John and Jane Volk as one residential unit. We have no record that when the buildings were combined by the Volk family many years ago that the property was used as two separate residential units. In fact, I believe that Volk's residence was all of the first and second floor residential portion of the building. As such, the space is not grandfathered for two residential units as your client wants.

In order to have two residential units there has to be a minimum of 13,333 square feet of land in the R-C Zoning District, which is not the case in this situation. If you can find any evidence that when the buildings were joined together and the Volk's had used the space historically and legally as two units I will be glad to take that under consideration.

Kindest Regards,

Paul Castro, AICP

Acting Planning, Zoning & Building Director

360 South County Road

Palm Beach, FL 33480

561-227-6406

[www.pcastro@townofpalmbeach.com](mailto:pcastro@townofpalmbeach.com)

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

Paul Castro

From: Paul Castro
Sent: Monday, August 06, 2018 2:11 PM
To: 'Maura Ziska'
Cc: 'Cody Crowell'; John Lindgren; Logan Elliott; John (Skip) C. Randolph
Subject: Volk Property, 206 Phipps Plaza

Maura,

After completing my research on the Volk property in Phipps Plaza I have come to the following conclusion. Upon site visit it did appear that it could have been used as two units but it also appears that the residential space was connected by an air conditioned breezeway/entrance. The building use is conforming as one residential unit and nonconforming as commercial space in the R-C Zoning District. It is identified that way on the property appraiser's web site.

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Kindest Regards,

Paul Castro, AICP
Acting Planning, Zoning & Building Director

360 South County Road
Palm Beach, FL 33480
561-227-6406
www.pcastro@townofpalmbeach.com

Exhibit B

RABIDEAU LAW

PALM BEACH - TORONTO

David E. Klein, Esq.
direct: 561.402.7412
dklein@rabideau-law.com
Florida Bar Board Certified in Real Estate Law

August 30, 2018

RECEIVED

AUG 30 2018

**Town of Palm Beach
PZB Dept**

Via Hand Delivery

Town Council Members
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

Re: Properties: 206 & 207 Phipps Plaza, Palm Beach Florida
Owner: John K. Volk
Appeal of Administrative Decision

Dear Town Council Members:

In connection with the above-referenced matter, this firm represents Mr. John K. Volk, the owner of 206 & 207 Phipps Plaza, Palm Beach, Florida 33480 (the "Properties"). In accordance with Section 134-145 of the Town of Palm Beach Code of Ordinances, please allow this letter to act my client's appeal of an administrative decision regarding the Properties made by Mr. Paul Castro, Zoning Administrator, via email on August 6, 2018. Following is a copy of the relevant portions of such email:

"After completing my research on the Volk property in Phipps Plaza I have come to the following conclusion. Upon site visit it did appear that it could have been used as two units but it also appears that the residential space was connected by an air conditioned breezeway/entrance. The building use is conforming as one residential unit and nonconforming as commercial space in the R-C Zoning District. It is identified that way on the property appraiser's web site.

While at one time the property in question was two buildings and there were two or more residential units, the buildings were joined together and lived in by only John and Jane Volk as one residential unit. We have no record that when the buildings were combined by the Volk family many years ago that the property was used as two separate residential units. In fact, I believe that Volk's residence was all of the first and second floor residential portion of the building. As such, the space is not grandfathered for two residential units as your client wants.

In order to have two residential units there has to be a minimum of 13,333 square feet of land in the R-C Zoning District, which is not the case in this situation. If you can find any evidence that when the buildings were joined together and the Volk's had used the space historically and legally as two units I will be glad to take that under consideration."

To clarify, the ground floor of 206 Phipps Plaza has been and continues to be used for commercial purposes, and is currently being leased to Smith Architectural Group, Inc. There is no contention that the ground floor of 206 Phipps Plaza cannot continue to be used in this manner. To illustrate the location of the two residences and the commercial unit, please see Exhibit "A" attached hereto.

The Properties have been designated as Historic Landmarks by the Town of Palm Beach and are located in the R-C Zoning District. Per Section 134-948(1)a, a house located in the R-C Zoning District may be used for a two-family use if the lot area is at least 13,333 square feet. The lot area of the Properties are less than 13,333 square feet. Nevertheless, in his August 6, 2018 email, Mr. Castro acknowledges that prior to implementation of the 13,333 square foot minimum in the Town Code, the Properties were used as two residences. Mr. Castro further notes that as long as the Properties continued to be used as two residences to this day, then the Properties would be "grandfathered" and the Town of Palm Beach would allow the Properties to continue with a two-family use.

In his email, Mr. Castro stated that he was not able to obtain evidence that the Properties have continued to be used as two residences through present day. However, there is substantial evidence that does reveal that the Properties have in fact been used as two residences through the present and should, therefore, be grandfathered for continued two-family use.

Mr. John L. Volk and his wife, Lillian Jane Volk, purchased 206 Phipps Plaza on or around 1947. In the early 1950's they purchased the adjacent, unattached building to the west, 207 Phipps Plaza. From this time until their deaths, Mr. and Mrs. Volk used only the upstairs of 206 and 207 Phipps Plaza as their residence. The downstairs portion of 206 Phipps Plaza was Mr. Volk's architectural office during his lifetime and has been rented as commercial space since his death in 1984. The downstairs portion of 207 Phipps Plaza was always treated as a separate residence. At times it was rented as residential space and the legal address and meeting place for The John L. Volk Foundation.

On or around 1957, John L. and Lillian Jane Volk, physically altered 206 Phipps Plaza and 207 Phipps Plaza. Between the upstairs portions of 206 and 207, Mr. Volk built a 16-foot by 9-foot room which allowed for a seamless flow between the two buildings.

This, however, is not the case for the downstairs portions of 206 and 207. It is apparent that the downstairs portion of 207 was intended to be separate and distinct from both the upstairs portion of 206/207 and the downstairs portion of 206. Although the space between the downstairs portion of 206 and 207 was enclosed into a type of entrance courtyard, it was not done so in the manner of the upstairs portion as to provide a seamless flow from one building to the other. The enclosure of the downstairs portion continued to provide a clear distinction between the downstairs portion of 207 and the upstairs portion of 206/207. The enclosure does not provide any access between the downstairs portion of 207 and the downstairs portion of 206. The sole purpose of the downstairs enclosure was to provide an enclosed, air-conditioned, courtyard-like main entrance way, that would provide access to either the downstairs portion of 207 or the upstairs portion of 206/207. To this day, when standing in the downstairs courtyard, one will

notice that the eastern and western walls of the courtyard (i.e. the west wall of 206 and the east wall of 207) remain as they were (as stucco walls) prior to when the courtyard was built.

The downstairs portion of 207 is separate and distinct from the remainder of the Properties. 207 Phipps Plaza has two entrance ways, one at the west end of the south side of the unit and one from the enclosed courtyard. If one wished to enter 207 from 206/207, they would need to either walk downstairs into the courtyard and then through the doorway (which could be locked) into 207 or they could walk outside and enter through the doorway on the west end of the south side of 207.

Since John L. Volk combined the buildings, and through until today, the downstairs portion of 207 has been used as a separate residence. This residence has multiple bedrooms, closets, a living area, two and a half bathrooms, and a full kitchen, everything one would need in a residence. Throughout the past decades the downstairs portion of 207 has been rented to third parties as a residence, the most recent being on or around 2013 by way of Airbnb.

The below is corresponding and additional evidence that the downstairs portion of 207 Phipps Plaza has been a separate and distinct residence from the time it was acquired by Mr. and Mrs. John L. Volk, through today, at which time it is owned by John and Lillian's son, Mr. John K. Volk.

- Pictures of the upstairs portion of 206/207, taken from just outside the room that joins the two buildings, evidencing an intent to make the upstairs portion of the two buildings, one large seamless residence (Exhibit "B" attached hereto).
- Pictures of the courtyard evidencing an intent that downstairs portion of the two building are separate and distinct from one another and the upstairs portion (Exhibit "C" attached hereto).
- The West Palm Beach City Directory, 1956, 207 Phipps Plaza is listed as two apartments, 207 and 207A and were rented to Mrs. Mary H. Dempsey and Mr. Samuel Tushnett, respectively (Exhibit "D" attached hereto).
- Carbon copy of a letter from Lillian Jane Volk to "Muriel," June 1957, stating "I am actually pretty fascinated with what is happening next door and am charmed with the little director's room that connects the two buildings." (i.e. the room that connects the upper portions of 206 and 207). This is the only "connection" that Mrs. Volk notes in the letter; there is no mention of a "connection" between 206 and 207 on the first floor. (Exhibit "E" attached hereto).
- Carbon copy of a letter from Lillian Jane Volk to "Muriel," July 1957, stating "I have been terribly busy ordering things for the new apartment. Working from a blueprint which is taxing and I only hope that some of the furniture I ordered is not out of scale. I hope to have it ready in Nov. to show." Mrs. Volk uses the word "apartment," not "addition" or any other word that would denote a connection to the upstairs portion of 206/207. The use of the word "show" would denote an intent to rent the aforementioned apartment. (Exhibit "F" attached hereto).
- West Palm Beach City Directory, 1961, lists 206 Phipps Plaza as "John L. Volk, archt" office, lists 206 ½ as "John L. Volk" residence, and lists 207 and 207A as "Vacant" (Exhibit "G" attached hereto).

- The Historic Building Survey of Palm Beach by Walter C. Kidney, Architectural Historian, May 1981. This is the first Town of Palm Beach Historic Sites Survey. It was commissioned by Ms. Barbara Hoffstot and formed the basis for the first designations of Historic Landmarks in the Town of Palm Beach. Mr. Kidney identifies 206 Phipps Plaza and 207 Phipps Plaza as separate buildings. (Exhibit “H” attached hereto).
- In a notebook belonging to Lillian Jane Volk, in 1995 she wrote notes for the composition of a letter to Mr. Bob Doney at the Town of Palm Beach. In the notes, Mrs. Volk repeatedly referenced the buildings separately as 206 Phipps Plaza and 207 Phipps Plaza. (Exhibit “I” attached hereto).
- The John L. Volk Foundation, Inc. newsletter, 2003, identifying the address of the foundation as 207 Phipps Plaza (Exhibit “J” attached hereto).
- The John L. Volk Foundation, Inc., to this day, reports to the Florida Division of Corporations that the principal address of the corporation is 207 Phipps Plaza (Exhibit “K” attached hereto).

Additional evidence directly from the Town of Palm Beach is as follows:

- The Town of Palm Beach Historic Sites Survey, Research Atlantica, Inc., September 1997 identifies 206 Phipps Plaza and 207 Phipps Plaza as two separate listings, one for each building, and each building is assigned a separate Master Site File Number (Exhibit “L” attached hereto).
- The Town of Palm Beach Historic Sites Survey, Research Atlantica, Inc., October 2004 updates 206 Phipps Plaza and 207 Phipps Plaza and the two buildings are again listed with separate Master Site File Numbers as identified in the September 1997 edition Number (Exhibit “M” attached hereto).
- The Town of Palm Beach Existing Designated Landmarks and Properties Under Consideration April 19, 2018 report continued to list the Properties with the two separate addresses of 206 Phipps Plaza and 207 Phipps Plaza under “Phipps Plaza Historic District” Number.

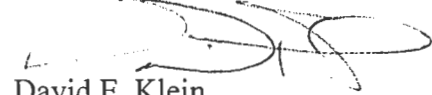
Based on the above and the attached, it is evident that the Properties has remained a two-family use from the period prior to implementation of Section 134-948(1)a through the present day. As such, Mr. John K. Volk hereby requests that the Town Council overrule Mr. Castro’s decision, therefore allowing the Properties to continue as a two-family use.

The Properties are in need of renovation to retain their historic character. The only economical way to achieve this is for the Town of Palm Beach to acknowledge that the Properties can be utilized as two separate residences in order for the Properties to be sold to a buyer who can properly renovate them.

If possible, we would appreciate if this matter could be heard at the September 2018 Town Council Meeting.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "David E. Klein", written over a horizontal line.

David E. Klein

Enclosures

cc: Mr. Paul Castro

Exhibit “A”

206/207 Residence



207 Residence

Commercial Unit

Exhibit “B”

206/207 Residence (taken just outside the connecting room)



206/207 Residence (taken just outside the connecting room)



206/207 Residence (the connecting room)



Exhibit “C”

Courtyard



Courtyard (facing the 207 residence)



Courtyard (facing stairway that lead to the 206/207 residence)



Exhibit “D”

WEST PALM
BEACH
CITY
DIRECTORY



1956

SEP
30
975.932

DIR

FREE PARKING BEHIND STORE

4520 BROADWAY, W.P.B.

Shapleigh Bldg
445 Vacant
449 Vacant

38

PHILO (West Gate)—From 2425 Congress av east, 1 north of Belvedere rd

2215 Carr Fred @ 3-1584
2220 Harouff Peter F @ 3-7712
2224 Kuzmick Nicholas @

62

PHIPPS PLAZA (PB)—From S County rd west, between Sea View av and Royal Palm way

nw cor **Plaza Building** (side ent)
(For occupants see 242 S County rd)

200 Maass Gustav A archt 8015

201-03 **West Plaza Apartments**

Apartments:

- 1 Simonson Byron 2-2484
- 2 Vacant
- 3 Vacant
- 4 Vacant
- 4 Crafts Ambrose
- 5 McKinna Edw R 6657
- 6 Vacant

Street continued

- 202 Worrell (side)
204 Worrell's (storage)
206 Volk John L archt 6148 & 6070
207 Dempsey Mary H Mrs @ 8157
207A Tushnett Saml

211 Ho
215 We
221 Ott
222 Va

PIEDMON
west, 1

601 Be
603 Cal
604 Mc
605 Va
608 Ro
609 Mi
611 Ch
612½ Fr
616 Jac
617 Alr
620 Gir
621 Lip
628 Va
629 Lo

PILGRIM
east of

205 Oh
212 Cla
215 Ro
222 Ca
223 Ty
226 Pa
227 Ba



Anderson & Carr

Real Estate — Rentals — First Mor
Appraisals

405 S. OLIVE AVE

Exhibit “E”

June 28

Dearest Muriel,

I was so happy to hear from you. I had been wondering where the tides had taken you. I saw your mother briefly in New York and had meant to call her for lunch or a drink but John came north that week and I was kept busy ~~noon and night~~ ^{with him} dashing around. I thought your mother looked happy and radiant.

I am soory to have missed you ~~all around~~ but John tells me that he spent a pleasant evening with you and Dick before you left.

It sort of looks as if we are going to be here most of the summer. I shall keep a lookout for Russian submarines and that sort of thing and try to pull my household together. With the addition, it is beginning to ressemble a hotel. And I have a dreadful suspicion that I have already mislaid a cleaning woman or two locking them up in some ~~ring or other~~ ^{dark corner}.

I'm actually pretty fascinated with what is happening next door and am charmed with the little director ~~the~~ room that connects the two buildings. I have a lot to decide colors, fabrics et cetera and hope that I can do it in a collected manner. It is difficult to be ^{collected} ~~placid~~ around here, however, since there is an unending stream of strange men climbing through the most unlikely windows ^{the} and loud crashing sounds ^{of falling falls} to interrupt the summer stillness ~~and which means that another wall has fallen.~~

~~There was an old song about falling trees, leaves and I have thought that falling walls might be even better.~~

What was that old song about falling leaves, my Gawd what a asong falling walls would make.

I believe we are going to Guatemala around the 15th of July for a week or two. I'm glooking forward to it since I'm told it is a most beautiful place. Thereis, however, the Mexican threat and I shall take a satchel full of paregoric, and not much else, since John said he was sick and tired of paying overweight on my ~~to suitcases~~ ^{such such luggage}. I must say even I paled ^{with} on the charges coming back from N.Y. I really do wish that you would go into this packing thing seriously with me, since I can't seem to control myself on that score.

The Salisburys took off last week and when last seen were heading west. No one seemed to be terribly clear on their ultimate destination.

Exhibit “F”

Dearest Muriel,

Where are you? We miss you. We hope you will be within phoning distance soon.

We just returned from a trip through parts of Central America that was not without excitement. We were in Guatemala for the assassination leaving the following day from an airport with soldiers at the ready and ~~explosives~~ plane departure delayed three hours. We went on to Mexico City and that very same night M.C. had ~~it~~ the earthquake you have probably read all about. It was a terrifying experience to have the room do a rock and roll, the damage was frightening. We stayed at the Geneve and the lobby floor came up so the basement was visible. One frightened tourist went down to the lobby during the quake without any clothes, and after things quieted down was advised to go upstairs and remedy the situation. He returned in the same condition but with a hat on. Outside of being "all shook up" we had a wonderful trip, hiring a car and chauffeur and motoring through Cuernavaca and Tasco for several days. I was able to find things for my new apartment and expect to find more. Since we are planning to go again to Mexico for ten days in September. It is the Fiesta time and we have planned a party with some friends there.

Things are going swimmingly with the reconstruction program and I can't wait to have you see it. It has been so much fun. I have had 4 beautiful panels painted for my new room that connects the two buildings upstairs. The artist who painted them is an old friend you may remember my speaking about, Robert Bushnell. He did murals in the bar at the E.C. 20 years ago and is here now restoring them. They will be not as gray but more on the mauve side, a wonderful color better than the original. My panels are of the operas and ballets I love. and are done in the colors of my small Aubusson.

I have been terribly busy ~~g~~ ordering things for the new apartment. Working from a blueprint which is taxing and I only hope that some of the furniture I ordered is not out of scale. I hope to have it ready in Nov. to show. My guest wing is finished now and very happy I am about that, since most of the workmen found it amusing to dash through my living room with a long glimplas into my bedroom leaving me the privacy of a captured alligator.

Exhibit “G”

2221 Vacant
2224 Kuzmick Nicholas © ΔOV3-4102
2227 Vacant
2228 Vacant

**PHIPPS PLAZA (Palm Beach)—From
S County rd west, bet Sea View av
and Royal Palm way**

200 Maass Gustav A archt
ΔTE2-8015

201-03 West Plaza Apartments
Apartments:

1-2 Hall Robt P

3 Navarro Evelyn Mrs
ΔTE2-8989

4 Johnson Maria B ΔTE3-6530

5 Mantz Medora N ΔTE2-8550

6 Allon Fredk H ΔTE3-4369

Street continued

202 Warren-Barr Sup Co whol plmb
sup ΔTE2-7881

203 Advertising Assocs of Palm
Beach Inc ΔTE3-1796

204 Lost Tree Inc club ΔTE2-0817

206 Volk John L archt ΔTE2-6148

206½ Volk John L ΔTE2-6070

207 Vacant

207a Vacant

211 Westphal Edwin S kitchen designs
ΔTE3-2211

215 Phipps Plaza Apartments
Apartments:

1 Bonner Robt ΔTE2-2243

2 Sullivan Joann

3 McNamara Paul © ΔTE2-1915

Street continued

Tel. Temple 3-4436

C
E

Exhibit “H”

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name _____ Site No. _____
830 == Survey Date 8011 820 ==
Address of Site: 206 Phipps Plaza Palm Beach, FL 33480 905 ==
Instruction for locating N side Phipps Plaza

Location: Phipps Plaza 813 ==
subdivision name block no. B 868 ==
County: Palm Beach 808 ==

Owner of Site: Name: Volk, John L & Lillian J
Address: 206 Phipps Plaza, Palm Beach, FL 33480

Type of Ownership private 848 == Recording Date 832 ==

Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 ==

Condition of Site: Integrity of Site: Original Use commercial 838 ==

Check One
☐ Excellent 863 ==
☒ Good 863 ==
☐ Fair 863 ==
☐ Deteriorated 863 ==
Check One or More
☒ Altered 858 ==
☐ Unaltered 858 ==
☒ Original Site 858 ==
☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==

Present Use commercial 850 ==
Dates: Beginning c.+1924 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

BP

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More
☐ Zoning (X) 878 ==
☐ Development (X) 878 ==
☐ Deterioration (X) 878 ==
☐ Borrowing (X) 878 ==
☐ Other (See Remarks Below): 878 ==
☐ Transportation (X) 878 ==
☐ Fill (X) 878 ==
☐ Dredge (X) 878 ==

Areas of Significance: Architecture 910 ==

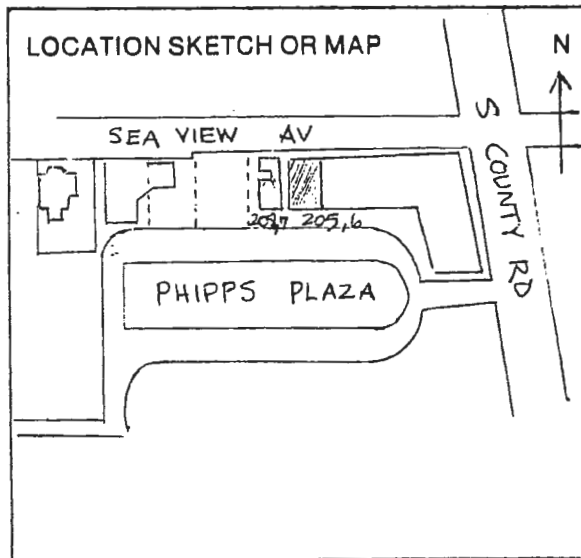
Significance:

This is an element of Phipps Plaza, said to be by Addison Mizner, the most famous Palm Beach architect. The Plaza as a whole should be preserved.

Grade: C

911 ==

ARCHITECT ? Mizner, Addison (Palm Beach, FL) 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Mediterranean Revival 964 ==
 PLAN TYPE irregular; irregular 966 ==
 EXTERIOR FABRIC(S) stucco # wood 854 ==
 STRUCTURAL SYSTEM(S) tile # wood frame 856 ==
 PORCHES 3/1-bay ground-fl entrance area bridged by projecting 2nd-fl element;
5-bay ground floor arcade, round arches on Tuscan (see cont. sheet) 942 ==
 FOUNDATION: _____ 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): none visible 942 ==
 CHIMNEY LOCATION: none visible 942 ==
 WINDOW TYPE: fixed, single, between jalousie, metal 942 ==
 CHIMNEY: none visible 882 ==
 ROOF SURFACING: tile: barrel 882 ==
 ORNAMENT EXTERIOR: ? stucco 882 ==
 NO. OF CHIMNEYS none visible 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS none 954 ==
 Map Reference (Incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000
1946(photorevised 1967) 809 ==
 Latitude and Longitude: _____ 800 ==
26 ° 42 ' 24 " ° ' "
 Site Size (Approx. Acreage of Property): LT1 833 ==



Township	Range	Section

812 ==

UTM Coordinates:

Zone Easting Northing

890 ==

Photographic Records Numbers _____

PB-8102-1-F37

860 ==

Contact Print



CONTINUATION SHEET

Site Name:

Address of Site: 206 Phipps Plaza, Palm Beach, FL 33480

Porches Continued: columns, w/flat-headed bay to E

942==

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name _____ Site No. _____
830 == Survey Date 8011 820 ==
Address of Site: 207 Phipps Plaza Palm Beach, FL 33480 905 ==
Instruction for locating N side Phipps Plaza

Location: Phipps Plaza 813 ==
subdivision name block no. C 868 ==
County: Palm Beach 808 ==

Owner of Site: Name: Volk, John L & Lillian J
Address: 206 Phipps Plaza, Palm Beach, FL 33480

Type of Ownership private 848 == Recording Date 832 ==

Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 ==

Condition of Site: Integrity of Site: Original Use commercial 838 ==

Check One		Check One or More		Present Use	
<input type="checkbox"/> Excellent	863 ==	<input checked="" type="checkbox"/> Altered	858 ==	commercial	850 ==
<input checked="" type="checkbox"/> Good	863 ==	<input type="checkbox"/> Unaltered	858 ==	Dates: Beginning c.+1925	844 == BP
<input type="checkbox"/> Fair	863 ==	<input checked="" type="checkbox"/> Original Site	858 ==	Culture/Phase American	840 ==
<input type="checkbox"/> Deteriorated	863 ==	<input type="checkbox"/> Restored () (Date:) ()	858 ==	Period 20th Century	845 ==
		<input type="checkbox"/> Moved () (Date:) ()	858 ==		

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More	
<input type="checkbox"/> Zoning () () 878 ==	<input type="checkbox"/> Transportation () () 878 ==
<input type="checkbox"/> Development () () 878 ==	<input type="checkbox"/> Fill () () 878 ==
<input type="checkbox"/> Deterioration () () 878 ==	<input type="checkbox"/> Dredge () () 878 ==
<input type="checkbox"/> Borrowing () () 878 ==	
<input type="checkbox"/> Other (See Remarks Below):	878 ==

Areas of Significance: Architecture 910 ==

Significance:

This is an element of Phipps Plaza, said to be by Addison Mizner, the most famous Palm Beach architect. The Plaza as a whole should be preserved.

Grade: C

911 ==

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name _____ Site No. _____
830 == Survey Date 8011 820 ==
Address of Site: 207 Phipps Plaza Palm Beach, FL 33480 905 ==
Instruction for locating N side Phipps Plaza

Location: Phipps Plaza C 813 ==
subdivision name block no. lot no. 868 ==
County: Palm Beach 808 ==

Owner of Site: Name: Volk, John L & Lillian J
Address: 206 Phipps Plaza, Palm Beach, FL 33480

Type of Ownership private 848 == Recording Date 832 ==

Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818 ==

Condition of Site: Integrity of Site: Original Use commercial 838 ==

Check One		Check One or More		Present Use commercial 850 ==	
<input type="checkbox"/> Excellent 863 ==	<input checked="" type="checkbox"/> Altered 858 ==			Dates: Beginning c.+1925 844 ==	BP
<input checked="" type="checkbox"/> Good 863 ==	<input type="checkbox"/> Unaltered 858 ==			Culture/Phase American 840 ==	
<input type="checkbox"/> Fair 863 ==	<input checked="" type="checkbox"/> Original Site 858 ==			Period 20th Century 845 ==	
<input type="checkbox"/> Deteriorated 863 ==	<input type="checkbox"/> Restored () (Date:) () 858 ==				
	<input type="checkbox"/> Moved () (Date:) () 858 ==				

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More			
<input type="checkbox"/> Zoning (X) 878 ==	<input type="checkbox"/> Transportation (X) 878 ==		
<input type="checkbox"/> Development (X) 878 ==	<input type="checkbox"/> Fill (X) 878 ==		
<input type="checkbox"/> Deterioration (X) 878 ==	<input type="checkbox"/> Dredge (X) 878 ==		
<input type="checkbox"/> Borrowing (X) 878 ==			
<input type="checkbox"/> Other (See Remarks Below): 878 ==			

Areas of Significance: Architecture 910 ==

Significance:

This is an element of Phipps Plaza, said to be by Addison Mizner, the most famous Palm Beach architect. The Plaza as a whole should be preserved.

Grade: C

911 ==

Exhibit “I”

Dear Bob? Doney

~~I~~ I feel

that a condition that
is clearly hazardous
~~to myself & tenants~~
exists at my bluffs

206 & 207 P.P.

The large electrical
transformer on Seaview
are at the rear of
those Bldng & the
lines supplying
power are so close
to the bluffs as
~~that~~ to represent a

Exhibit “J”

The John L. Volk Foundation, Inc.

Spring, 2003

Volume 1, Issue 2

The John L. Volk Foundation, Inc.

Chairman:
John Reeves Raese

1st Vice President:
Lory A. Volk

2nd Vice President:
Elizabeth Raese

3rd Vice President:
John K. Volk

Secretary:
Maria L. Bacinich

Treasurer:
Reynolds J. Cochrane

Honorary Life
Member:
Lillian Jane Volk

Trustees:
Lyn Cudahy
Patricia Donnelley
Thorne Donnelley, Jr.
Deborah Avis

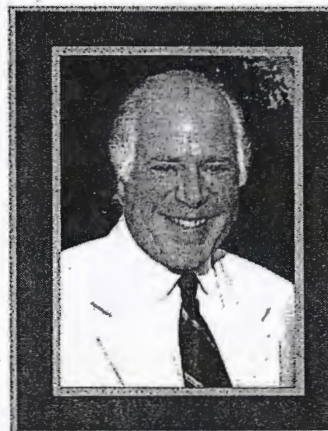
Mailing Address:

207 Phipps Plaza
Palm Beach
Florida, 33480

Tel: 561-655-1734

e-mail: info@
johnlvolffounda-
tion.org

JOHN R. RAESE



John R. Raese has been Chairman of the Board of the John L. Volk Foundation since its inception in 1998. He grew up knowing Volk architecture while visiting his grandparents, Mr. and Mrs. Herbert C. Greer, who wintered in Palm Beach every year in their home on South Ocean Boulevard known as Casa Nana.* It was during the 1930's that John Volk became a family friend and was later commissioned by John Raese's mother, Mrs. Jane Greer Raese, to reconstruct and restore their home in Morgantown, West Virginia which is listed on the National Register of Historic Places.

John L. Volk went on to design a number of radio broadcasting stations in West Virginia for the Greer family, and today John R. Raese is Chairman of the Board of West Virginia Radio Corporation, which owns 15 radio stations as well as a 56-station network. He is President and

in Morgantown, West Virginia has also been restored under Raese's helm and converted into the corporate offices for Greer Industries, Inc.

He supports a scholarship in memory of his father, R. A. "Dyke" Raese at the University of West Virginia, and under his direction, the Volk Foundation has established a scholarship program to benefit aspiring architectural students.

John and Elizabeth Raese with their two young daughters spend their time between Palm Beach, Florida and Morgantown, West Virginia, carrying on the same traditions as the generations before him.

* Casa Nana was designed by Addison Mizner in 1925, but in 1939 Volk made extensive changes to the building at 780 South County Road during the ownership of John's grandparents, Mr. and Mrs. H. C. Greer.

CEO of Greer Industries, Inc., which produces steel and limestone and is Vice President of West Virginia Newspaper Publishing Company, a daily newspaper with a circulation of 30,000.

Chairman Raese is interested in preservation and government, losing to Jay Rockefeller in a 1984 U.S. senatorial race by a very slim margin. He holds a board position at the Reeves Museum, a former family home which he has helped to restore, in Dover, Ohio. The Greer Mansion

The John L. Volk Foundation . . .

is dedicated to preserving the architecture of John L. Volk, promulgating his legacy, developing public awareness for design excellence, supporting scholarships for students of architecture and related fields, and building a constituency of supporters to further these endeavors.

The John L. Volk Foundation, Inc.

207 Phipps Plaza
Palm Beach, FL 33480

Mailing
Address
Goes
Here

The John L. Volk Foundation, Inc.

The Volk Architectural Biography

One of the main priorities of the Volk Foundation was the publication of an official architectural biography outlining John L. Volk's life and work. The hard cover book is now available at the Classic Bookshop in Palm Beach.

If you wish to order the book by mail:

Regular Edition...\$ 125.00

Special Edition....\$ 200.00

P&H.....\$ 10.00

Make checks payable and send orders to:

**The John L. Volk
Foundation, Inc.
207 Phipps Plaza
Palm Beach, Florida 33480**

Tel: 561- 655-1734
Fax: 561-655- 1243
www.johnlvolkfoundation.org
info@johnlvolkfoundation.org

Exhibit “K”

Detail by Entity Name

Florida Not For Profit Corporation
JOHN L. VOLK FOUNDATION, INC.

Filing Information

Document Number N98000002053
FEI/EIN Number 65-0969895
Date Filed 04/08/1998
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 09/03/2010
Event Effective Date NONE

Principal Address

207 PHIPPS PLAZA
PALM BEACH, FL 33480

Changed: 02/01/2001

Mailing Address

2801 EXCHANGE COURT
WEST PALM BEACH, FL 33409

Changed: 09/03/2010

Registered Agent Name & Address

COCHRANE, REYNOLDS J
2801 EXCHANGE COURT
WEST PALM BEACH, FL 33409

Name Changed: 09/03/2010

Address Changed: 09/03/2010

Officer/Director Detail**Name & Address**

Title PD

VOLK, JOHN K
207 PHIPPS PLAZA
WEST PALM BEACH, FL 33480-4241

Title TD

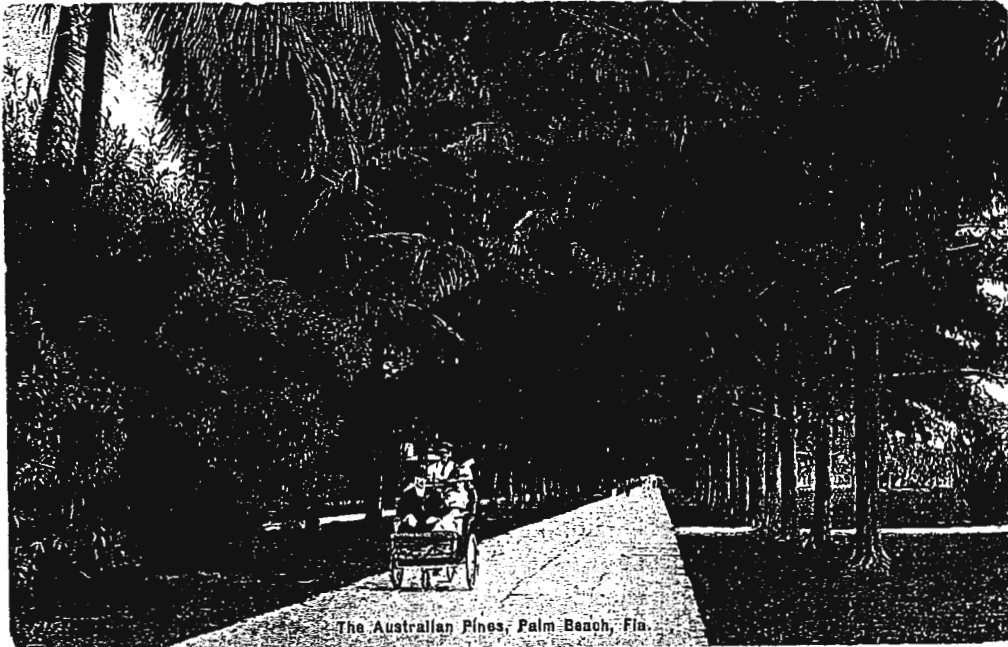
COCHRANE, REYNOLDS J
2801 EXCHANGE COURT
WEST PALM BEACH, FL 33409

Title VPD

VOLK, LORY
207 PHIPPS PLAZA

Exhibit “L”

TOWN OF PALM BEACH, FLORIDA HISTORIC SITES SURVEY



Prepared For:

**The Town of Palm Beach, Florida
Planning, Zoning, & Building Department**

**Research Atlantica, Inc.
September 1997**

	211	8PB04314	Box	c1919	
	215	8PB04315	Mission	1929	
	231	8PB04316	Mission	1928	Eckler
	317	8PB06637	Frame Vernacular	c1910	
	319	8PB04317	Colonial Revival	1935	Jacobs
	320	8PB04318	Frame Vernacular	1925	
	326	8PB04319	Commercial	1933	
	332	8PB06638	Mediterranean Revival	1922	
	333	8PB09437	Frame Vernacular		
	340	8PB04320	Mediterranean Revival	1924	Mizner
	341	8PB00061	Mediterranean Revival	1920	Wyeth
*	411-17	8PB00082	Major Alley	c1925	Major
	421	8PB04321	Bermuda	1919	
Phipps Park					
		8PB00085	Frame Vernacular	1886	
Phipps Plaza					
	202	8PB06641	Mediterranean Revival	1926	Mizner
	203-4	8PB06642	Mediterranean Revival	1926	Mizner
	205	8PB06643	Mediterranean Revival	1926	Mizner
	206	8PB06644	Mediterranean Revival	1924	Wyeth
*	207	8PB06645	Mediterranean Revival	1925	Wyeth/Volk
*	211	8PB06647	Mediterranean Revival	c1925	Wyeth
*	215	8PB04322	Modern	1946	Shoumate
*	218-220	8PB09436	Bermuda	1947	Shoumate
*	222	8PB04323	Bermuda	1940	Shoumate
*	224	8PB04324	Cottage	1939	Major
*	228	8PB07917	Cottage	1939	Major
*	232	8PB06648	Mediterranean Revival	c1920	Wyeth
*	233	8PB06649	Mediterranean Revival	c1920	Treanor & Fatio
*	235	8PB06651	Mediterranean Revival	c1920	
*	236	8PB06652	Mediterranean Revival	1925	Wyeth
*	238	8PB06653	Mediterranean Revival	1925	Mizner
Queens Lane					
	177	8PB07880	Monterey	1940	Harding
	201	8PB07926	Georgian Revival	1935	
	214	8PB07888	Monterey	1940	Funke
	223	8PB09383	Georgian Revival	1941	Harding
	235	8PB07881	Monterey	1940	March
	240	8PB07887	Regency	1935	Treanor & Fatio
	249	8PB07882	Georgian Revival	1940	Volk
	259	8PB07820	Monterey	1942	Harding
*	270	8PB09434	Monterey	1937	Major
	272	8PB09435	Georgian Revival	1937	Volk
	279	8PB07883	Monterey	1940	Volk
	291	8PB07884	Georgian Revival	1940	
*	300	8PB09382	Monterey	1938	Volk
Reef Road					
	152	8PB07925	Monterey	1943	Volk

Exhibit “M”

**TOWN OF
PALM BEACH, FLORIDA
HISTORIC SITES SURVEY
Grant # F0310**



Prepared For:

**The Town of Palm Beach, Florida
Planning, Zoning, & Building Department**

**Research Atlantica, Inc.
October 2004**

*	203-4	8PB06642	Now part of 8PB06460	all one building	
*	205	8PB06644	Mediterranean Revival	1926	Mizner
*	206	8PB06643	Mediterranean Revival	1924	Wyeth
*	207	8PB06645	Mediterranean Revival	1925	Wyeth/Volk
*	209	8PB06647	Mediterranean Revival	1925	Wyeth
*	215	8PB04322	Moderne	1946	Shoumate
*	218-20	8PB09436	British Colonial	1947	Shoumate
*	222	8PB04323	British Colonial	1940	Shoumate
*	224	8PB04324	Frame Vernacular	1939	Major
*	228	8PB07917	Frame Vernacular	1939	Major
*	232	8PB06648	Mediterranean Revival	1920	Wyeth
*	234	8PB06649	Mediterranean Revival	1927	Treanor & Fatio
*	235	8PB06651	Mediterranean Revival	1920	
*	236	8PB06652	Mediterranean Revival	1925	Wyeth
*	238	8PB06653	Mediterranean Revival	1925	Mizner

Queens Lane

	177	8PB07880	Monterey	1940	Harding
	201	8PB07926	Georgian Revival	1935	
	214	8PB07888	Monterey	1940	Funke
	223	8PB09383	Georgian Revival	1941	Harding
	235	8PB07881	Monterey	1940	March
	240	8PB07887	Georgian Revival	1935	Treanor & Fatio
	249	8PB07882	Georgian Revival	1940	Volk
	259	8PB07820	Monterey	1942	Harding
*	270	8PB09434	Monterey	1937	Major
	272	8PB09435	Georgian Revival	1937	Volk
	279	8PB07883	Spanish Colonial	1940	Volk
	291	8PB07884	Georgian Revival	1940	
*	300	8PB09382	Monterey	1938	Volk

Reef Road

152	8PB07925	Monterey	1943	Volk
-----	----------	----------	------	------

Ridgeview Drive

301	8PB04327	Colonial Revival	1936	Wyeth & King
325	8PB04328	Georgian Revival	1940	Volk

Root Trail

	125	8PB06655	Frame Vernacular	1900	
	126	8PB06656	Frame Vernacular	1900	
	127	8PB06657	Frame Vernacular	1900	
	133	8PB06659	Frame Vernacular	1910	
	135	8PB06660	Mission	1927	
*	137	8PB06661	Frame Vernacular	1900	
	138	8PB06662	Frame Vernacular	1900	
*	145	8PB06663	Frame Vernacular	1900	
	147	8PB06664	Frame Vernacular	1900	
	151	8PB06665	Frame Vernacular	1910	
	153-5	8PB06666	Frame Vernacular	1910	
	167	8PB06667	Frame Vernacular	1900	
	169	8PB06668	Frame Vernacular	1900	
*	171	8PB06669	Frame Vernacular	1900	
	173	8PB06670	Frame Vernacular	1910	

Royal Palm Way

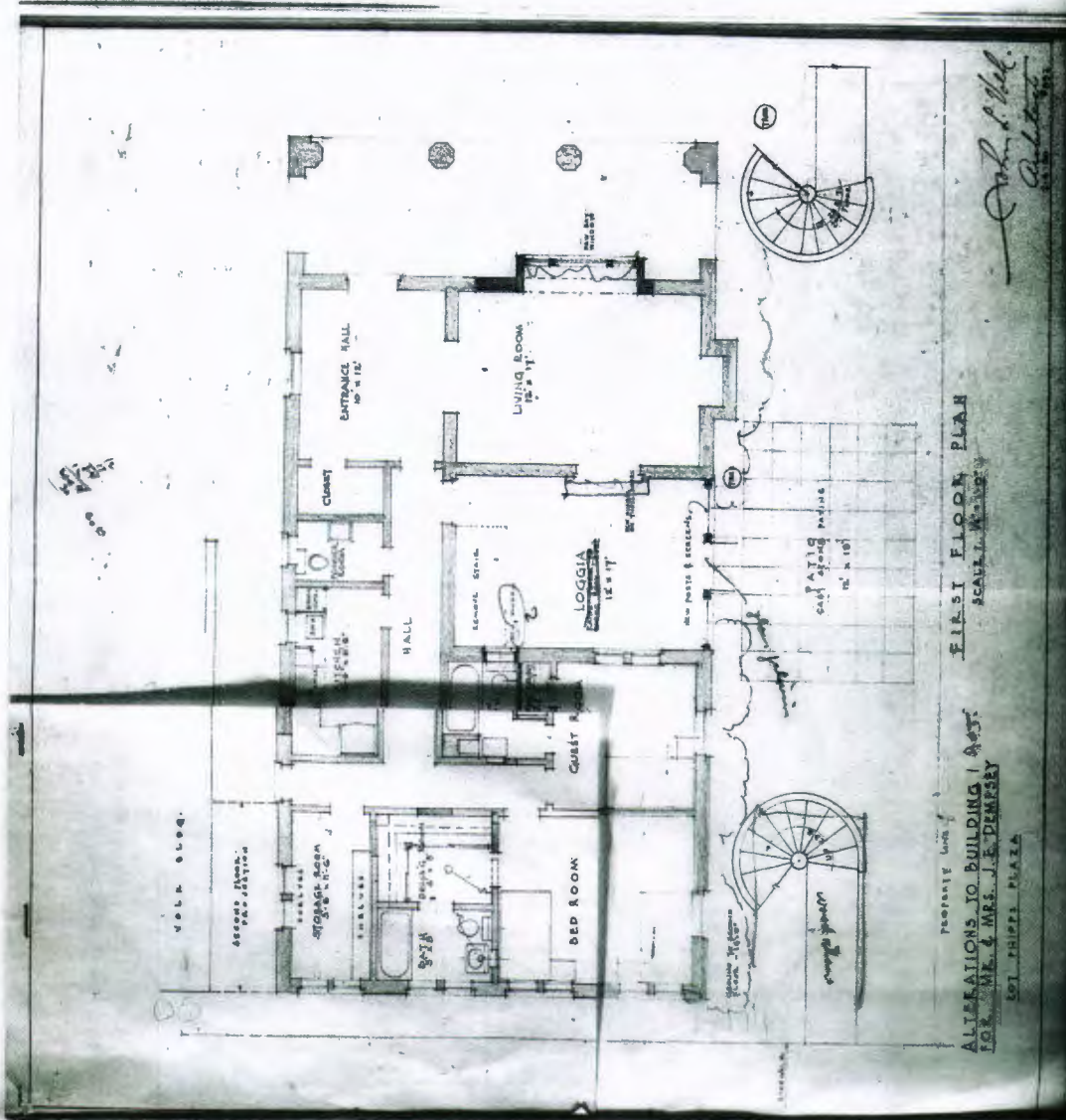
151	8PB06673	Mediterranean Revival	1923		
420	8PB07907	Commercial	1940	Volk	Demolished

Royal Poinciana Way

153	8PB06570	Frame Vernacular	1910		Demolished
161	8PB06571	Frame Vernacular	1920		Demolished
165	8PB06572	Frame Vernacular	1927		Demolished

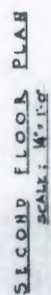
Exhibit C

207 PHIPPS PLAZA
1950



275

65



ALTERATIONS TO BUILDING 2 FLOORS
FOR MR. & MRS. J. E. DEMPSEY
207 2ND ST. PLAZA

John L. Vick
Archivist
2-4-82 802

Exhibit D

No. 206377

Palm Beach, Florida May 7 1957

TO THE BUILDING INSPECTOR OF PALM BEACH, FLORIDA

The undersigned requests that you grant a permit to

Mr. Harold Waugh

TO CONSTRUCT Install connecting passageway between his existing building and a building he just purchased to the west.

CLASS OF ZONE Business

as per plans and specifications submitted with this application.

Class of Building Office-residential Size of Addition 10' span, 17' wide hall

Material Concrete floor, window walls Roofing Cuban Tile

Located on Lot Block Addition

On 206 Plaza Circle Street, Between Royal Palm Way and Sea View Ave

Owner's Name John Volk Address

Builder's Name Harold Waugh Address

Architect John Volk

Approximate Cost \$ 3,000 Height -- Story Work on 2nd

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with the ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed:

Harold K. Waugh
Applicant

REMARKS

Before me, the undersigned authority, personally appeared to me well known, who being duly sworn deposes and says that the foregoing application signed by applicant is true in point of fact.

Harold K. Waugh
Applicant

Sworn to and subscribed before me this

day of

, A. D. 19

Notary Public State of Florida ✓

Exhibit E

Permit No. 43959

Palm Beach, Florida, July 27, 1959

TO THE BUILDING INSPECTOR
OF PALM BEACH, FLORIDA

The undersigned requests that you grant a building permit to

Harold Waugh

TO CONSTRUCT Add Porch in existing Courtyard (Work started with no Building
Permit and stopped)

in accordance with plans and specifications submitted with this application.

Located on Lot Subdivision

On 206 Plaza Circle Street, Between Sea View Ave. and N Plaza Circle

ZONING DISTRICT Business

Occupancy Classification Single Family Dwelling Size of Addition 13'-6" x 46'

Construction Classification Type V

Roofing Material Glass B Roll Roofing 85# Asbestos mineral surface

Owner's Name John Volk

Builder's Name Harold Waugh

Architect and/or Engineer John Volk

Approximate Cost \$ 2,000 Height -- Story One

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed:

Harold Waugh
Applicant

The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector:

The notes as shown on the approved plans will be adhered to, as directed by the Town Building Inspector.

On behalf of the owner and builder, I agree to the terms of said special conditions.

Harold Waugh
Applicant

Permit No. 13759

Palm Beach, Florida, June 10 1959

TO THE BUILDING INSPECTOR
OF PALM BEACH, FLORIDA

The undersigned requests that you grant a building permit to

Harold Waugh

TO CONSTRUCT A Garden Wall; see special exception # 1659; wall on south to
match existing wall along Phipps plaza to the east; wall on north to provide
a 10' public walkway.
in accordance with plans and specifications submitted with this application.

Located on Lot Subdivision

On 206 Phipps Plaza Street, Between Ros View Ave. and Royal Palm Way

ZONING DISTRICT Business

Occupancy Classification Single Family-Office Size of Addition 153' lineal of wall

Construction Classification CBS

Roofing Material None this permit

Owner's Name John Volk

Builder's Name Harold Waugh

Architect and/or Engineer John Volk

Approximate Cost \$ 1,000 Height 4' and 8' Story

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed:

Harold Waugh
Applicant

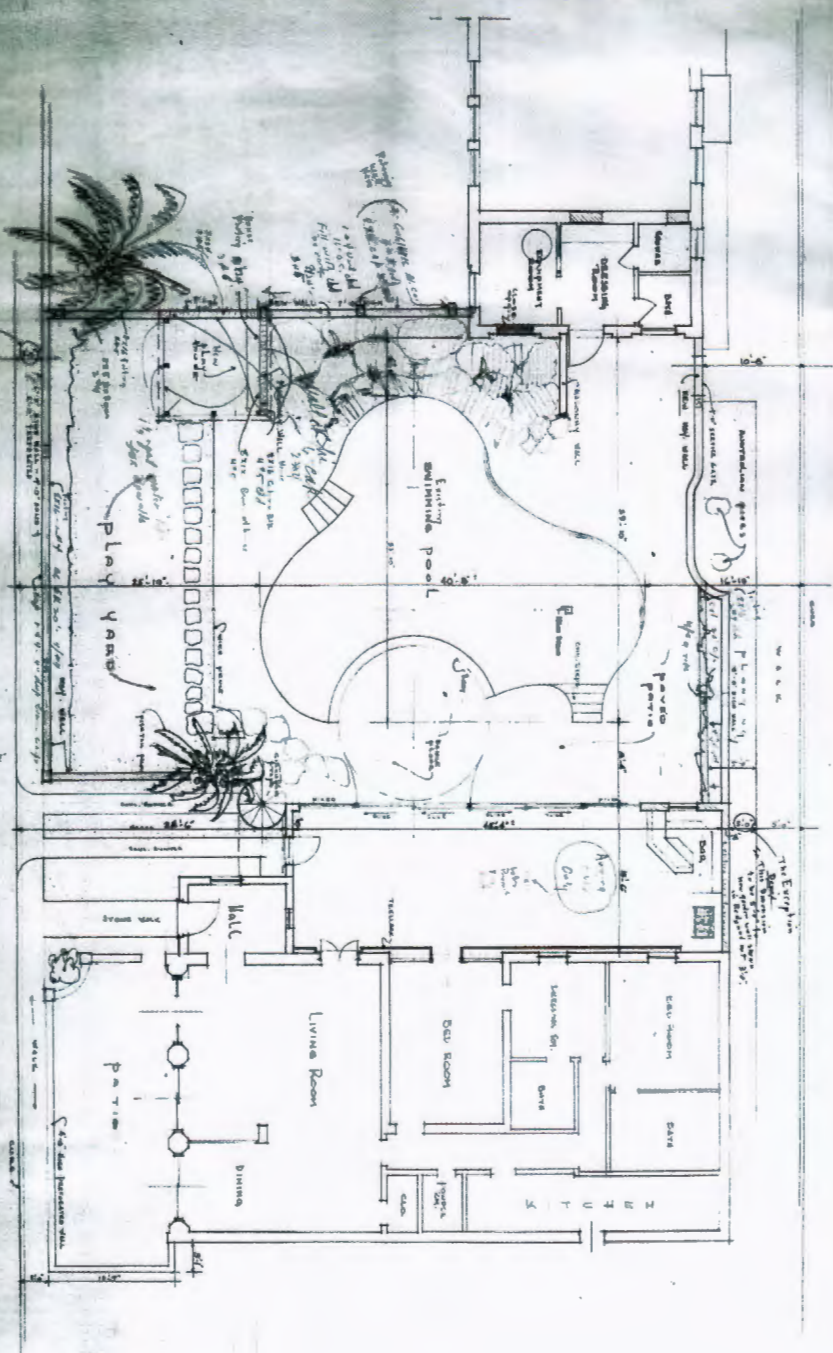
The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector:

The Building Inspector's notes as shown on the approved plans will be adhered to.

On behalf of the owner and builder, I agree to the terms of said special conditions.

Harold Waugh
Applicant

SEAVIEW AVE.



PLAN
L N Z O C I R C L E

By plan of Town Council:
Special Building Act 1911
1. Building of 1/2 acre in length
2. Building of 1/2 acre in length of garden
3. Building of 1/2 acre in length of garden
4. Building of 1/2 acre in length of garden

SWIMMING POOL	1
MR & MRS. JOHN L. WALK	1
SWIMMING POOL	1
MR & MRS. JOHN L. WALK	1

2022

Permit No. 22759

Palm Beach, Florida, May 4, 1959.

TO THE BUILDING INSPECTOR
OF PALM BEACH, FLORIDA

The undersigned requests that you grant a building permit to

F M Rule & Company

TO CONSTRUCT A Private Swimming Pool

In accordance with plans and specifications submitted with this application.

Located on Lot Subdivision
On 206 Plaza Circle Sea View Avenue Royal Palm Way
Street, Between and

ZONING DISTRICT Business

Occupancy Classification Single Family Accessory Size of Addition 30' x 40' Irregular

Construction Classification Reinforced Concrete

Roofing Material None

Owner's Name John Volk

Builder's Name F M Rule & Company

Architect and/or Engineer Mack Ritchie

Approximate Cost \$ 7,000 Height Story

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed:

F M Rule & Co. Mack Ritchie
Applicant

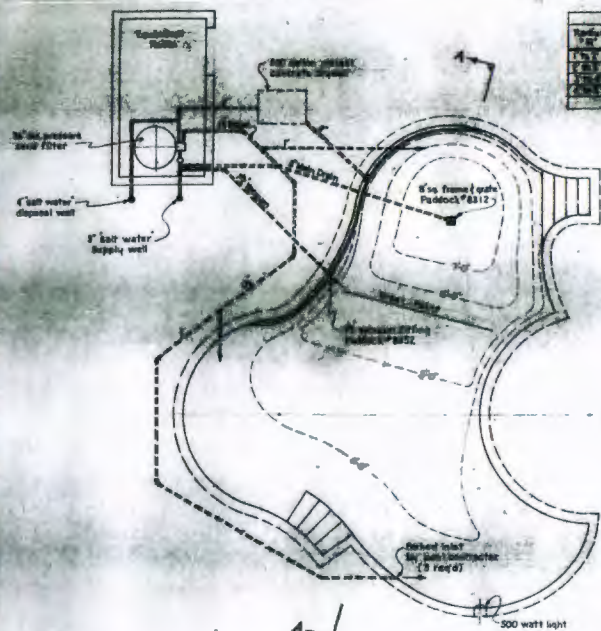
The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector:

Pool Equipment Room Location will be setback to provide a 10' public sidewalk along Sea View Avenue.

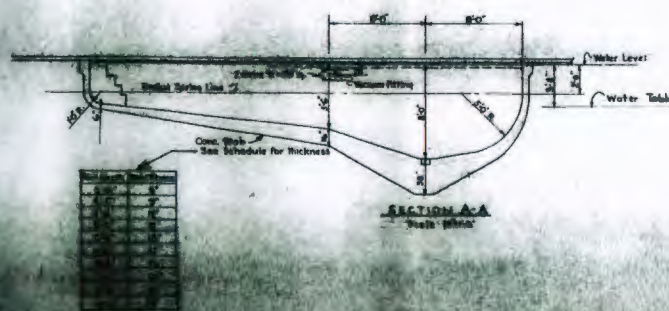
Pool is to be used as accessory to a single family use only.

On behalf of the owner and builder, I agree to the terms of said special conditions.

F M Rule & Co. Mack Ritchie
Applicant

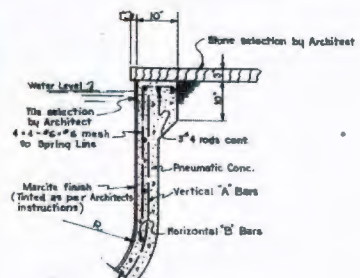


PLAN
Scale 1/4"=1'-0"

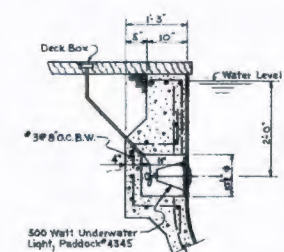


SECTION A-A
Scale 1/4"=1'-0"

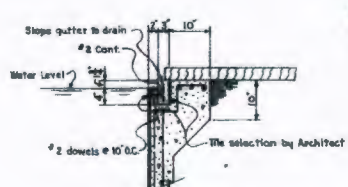
MATERIAL SCHEDULE									
Item	Qty	Unit	Description	Notes	Material	Notes	Material	Notes	Material
1	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.
2	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.
3	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.
4	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.
5	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.
6	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.
7	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.
8	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.
9	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.
10	1	sq. ft.	Slab	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.	10" O.C. B.W.



TYPICAL WALL SECTION
Scale 1/4"=1'-0"



LIGHT DETAIL
Scale 1/4"=1'-0"



GUTTER DETAIL
Scale 1/4"=1'-0"

GENERAL NOTES

Concrete shall attain 2000 p.s.i. minimum at 28 days.
 Reinforcing steel shall be deformed bars of intermediate grade and shall be A.S.T.M. A-305. Mesh as per A.S.T.M. A-305. Lap bars 50 diam. minimum at splices, lap mesh 5' minimum with floor slab steel.
 Main Drain Line - Cement lined Cast Iron
 Filter Face Piping - Brass
 Pipe Through Walls - Brass
 Other Pipe - Schedule 40 Std. (B.R. Goodrich Kerosene or equal)
 The filter shall be a Merlin 50" diameter, Model F-541 SP. For above ground installation. The pump shall be self-priming and the pump and motor shall be capable of pumping 45 GPM @ 44 TDH for filtering and 80 GPM @ 30 TDH for backwashing. The filter shall be rubber lined and the pump all bronze for salt water operation. The filter system shall be complete with all face piping, multi-port valve, self-priming pump & motor, strainer, pressure gauges and air relief. Contractor to provide submittals for future review.

PROPOSED SWIMMING POOL FOR MR. & MRS. JOHN L. VOLK PHIPPS PLAZA, PALM BEACH			
Prepared by MACK L. RITCHIE CIVIL & STRUCTURAL ENGINEER PALM BEACH, FLORIDA	Checked by J. L. VOLK	Scale 1/4"=1'-0"	Sheet 20-26 3 of 3

Permit No. 37659

Palm Beach, Florida, June 29 1959

TO THE BUILDING INSPECTOR
OF PALM BEACH, FLORIDA

The undersigned requests that you grant a building permit to

Harold Naugh

TO CONSTRUCT Add Balcony onto North Side of Existing Building over the
Public Sidewalk--See Town Manager's Approval (Over Sea View Ave Sidewalk)

in accordance with plans and specifications submitted with this application.

Located on Lot Subdivision
Along Sea View Avenue
On 206 Plaza Circle Street, Between and

ZONING DISTRICT Business

Occupancy Classification Single Family Size of Addition 3'-8" x 13'-4"

Construction Classification Wood Frame Type VI

Roofing Material Tar & Gravel

Owner's Name John Volk

Builder's Name Harold Naugh

Architect and/or Engineer John Volk

Approximate Cost \$ 1,000 Height -- Story On Second Floor

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed:

Harold Naugh
Applicant

The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector:

On behalf of the owner and builder, I agree to the terms of said special conditions.

Harold Naugh
Applicant

Exhibit F

Approved

APPLICATION FOR VARIANCE#670

TO THE TOWN COUNCIL OF THE TOWN OF PALM BEACH

The undersigned requests that a variance to the zoning ordinances be granted with respect to the following land:
W 3.8' Lot A, Lots B-C-D-E, Plat of Phipps Plaza; also known as 206 Phipps Plaza, Palm Beach, Florida

The variance requested is as follows:

That the owner be permitted to add a second story library addition onto his single family dwelling, said dwelling being located over an office use on the first floor in the "C-1" Zoning district of the Town, and said addition must therefor comply with the "R-C" zoning setbacks, said addition to have a front yard provided of 32'6" measured from the centerline of the roadway of Plaza Circle North, instead of the required 45', and further, projecting a 2' x 10' bay window additionally into this front yard area, said bay window projection not permitted in an "R-C" district yard regulation; and further, that the owner be permitted to build over an existing open interior courtyard, thereby adding a one and two story addition to the dwelling, said dwelling permitted on a second floor only in a "C-1" district.

The following are the reasons why such variance should be granted:

- (1) Mr. Volk is the proposed proprietor on north side of proposed new opening, therefore no light nor air rights of adjacent property owners will be affected by proposed addition.
- (2) Across the street is a Town-owned park, which is therefor a permanently open space, preserving the open quality of the Plaza.

Respectfully submitted,

Applicant

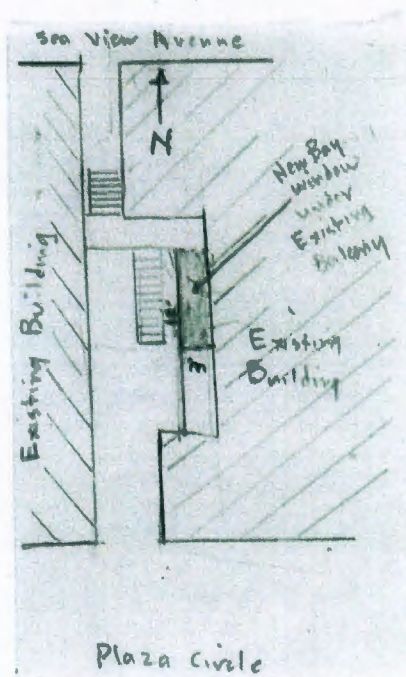
John L. Volk

Copies mailed to adjacent property owners on May 15th, 1979 as certified by

Building Inspector

(1) This Variance will be heard before the Town Council on June 9 at 2 PM, 1979.

(2) Maps, plats of other documents are attached to the original copy on file in the Town Building Department.





Carpenter's Roofing & Sheet Metal, Inc.

915 North Dixie Highway
WEST PALM BEACH, FLORIDA 33401

Phone 833-0341

October 19, 1977

Building Inspection Dept.
Palm Beach
Florida, 33480

Gentlemen:

Enclosed you will find our check in the amount of \$15.00 to cover
the cost of a permit to remove the existing roof over the Patio
area at pool side at John Volk's, 206 Phipps Plaza at a cost of
\$900.00.

We will install 1 layer of 30 lb. felt, 15 lb. felt and Johns
Manville cap sheet.

Yours very truly,

Carpenter's Roofing & Sheet Metal, Inc.

Ralph G. Kemp
Ralph G. Kemp

RGK:cmk

Lt "B."
Phipps Plaza
EA

OK
[Signature]

Permit No. 822701

Palm Beach, Florida, October 26 19 70

TO THE BUILDING INSPECTOR
OF PALM BEACH, FLORIDA

The undersigned requests that you grant a building permit to
Miami Elevator Company

TO CONSTRUCT Install private residence elevator (2 Stop Lectro-Lift)

in accordance with plans and specifications submitted with this application.

Located on Lot Subdivision
#206 Phappa Plaza Sea View Ave Royal Palm Way
On Street, Between and

ZONING DISTRICT C-1

Occupancy Classification Dwelling and office Size of Addition NO Addition

Construction Classification Existing

Roofing Material Existing

Owner's Name John Volk

Builder's Name Miami Elevator Company

Architect and/or Engineer None

Approximate Cost \$ 4 500 Height ---0--- Story 2

Now, therefore, in consideration of this permit, the owner and builder agree to undertake said work in full compliance with Ordinances of the Town of Palm Beach, Florida, and further agree that no work shall be undertaken prior to securing a building permit, issued by the building inspector.

Signed:

Applicant

The Building Inspector's notes, as shown on the approved plans, will be adhered to.

The granting of this building permit is subject to the following special conditions pertaining thereto, as directed by the building inspector:

On behalf of the owner and builder, I agree to the terms of said special conditions.

Applicant

Exhibit G



TOWN OF PALM BEACH POLICE DEPARTMENT

DEDICATED TO EXCELLENCE



September 12, 2012

John K. Volk
206 Phipps Plaza
Palm Beach, FL 33480

CODE VIOLATION WARNING

206 Phipps Plaza, Palm Beach

Case # CE 12-1241

Property Control Number: 50-43-43-22-10-000-0012

Dear Property Owner,

This office has become aware that your property at 206 Phipps Plaza is being offered for weekly or monthly rental.

According to Chapter 134, Section 134-994 of the Town of Palm Beach Code of Ordinances, the use of any building or land in the R-C medium density residential district for any commercial or quasi-commercial use or purpose is prohibited. Chapter 134, Section 134-2 of the Code defines commercial use as the occupancy of residential properties for periods of less than three months more frequently than three times per calendar year.

Immediately upon receipt of this notice, you are requested to have the subject property brought into compliance by ceasing to rent the property for periods of less than three months more frequently than three times per calendar year. Weekly or monthly rentals are permitted three times per calendar year. Quarterly rentals are permitted four times per calendar year.

If you fail to comply with the Town Ordinances, you will be issued a **Notice of Code Violation and Hearing**, requiring you to come into compliance.

If you have any questions, please do not hesitate to contact me at (561) 227-6423. Your immediate attention to this matter is appreciated.

Sincerely,

Robert Walton
Lead Code Enforcement Officer

cc: Code Enforcement File
Property File
Homeaway, Inc.

Exhibit H

PREPARED BY and RETURN TO:

Ronald L. Fick, Esq.
Dunwoody White & Landon, P.A.
249 Royal Palm Way, Suite 501
Palm Beach, FL 33480

CFN 20070090339
OR BK 21440 PG 1077
RECORDED 02/22/2007 15:52:40
Palm Beach County, Florida
ANT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1077 - 1079; (3pgs)

Parcel Control Number: 50-43-43-22-10-000-0012

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made as of this 5th day of December, 2006, by **LILLIAN JANE KINNEY VOLK, AS TRUSTEE OF THE LILLIAN JANE KINNEY VOLK QUALIFIED PERSONAL RESIDENCE TRUST DATED DECEMBER 4, 1996**, whose address is 206 Phipps Plaza, Palm Beach, FL 33480 (hereinafter referred to as "Grantor") to **JOHN K. VOLK**, whose address is 325 Alhambra Road, West Palm Beach, FL 33405 (hereinafter referred to as "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

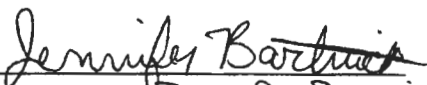
WITNESSETH, That Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, convey and sell unto Grantee all of Grantor's interest in and title to that certain real property located in Palm Beach County, Florida, and more particularly described in **Exhibit "A"**, attached hereto as a part hereof.


SUBJECT TO restrictions, reservations, covenants, conditions and easements of record; taxes for the year 2007 and the years subsequent thereto; and all applicable laws, ordinances, and governmental regulations, including without limitation, zoning and building codes and ordinances.

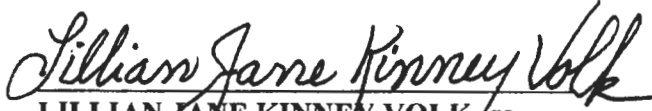
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND Grantor hereby specially warrants title to the real property and will defend the same against lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Trustee's Deed the day and year first written above.


Print name: Jennifer Barmick


Print name: RONALD L. FICK


LILLIAN JANE KINNEY VOLK, as
Trustee of the Lillian Jane Kinney Volk
Qualified Personal Residence Trust
dated December 4, 1996

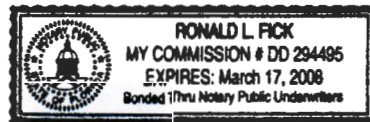
STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

On the 22 day of February, 2007, before me personally came **LILLIAN JANE KINNEY VOLK**, who is personally known to me (yes) (no) or who has produced _____ as identification to me, and who acknowledged execution of the foregoing instrument.

Rowena L. Fiel
Notary Public, State of Florida

Name: RONALD L. Fick
(Print Name)

My Commission Expires:



This Trustee's Deed has been prepared at the Grantor's request without examination of title to the real property described herein.

EXHIBIT "A"

LEGAL DESCRIPTION

That parcel of land located in the plat of PHIPPS PLAZA, according to the plat thereof filed in Plat Book 20, page 72, Public Records of Palm Beach County, Florida described as follows:

The West 3.8 feet of Lot A; all of Lot B; all of Lot C;

TOGETHER WITH: All of Lot D and all of Lot E, LESS the East 5 feet of the West 10 feet of Lot E; AND LESS the parcel of land conveyed to James A. De Peyster and wife in deed dated April 10, 1956 and recorded in Deed Book 1140 at page 585, Public Records of Palm Beach County, Florida; AND LESS the parcel of land conveyed to Asset Management Advisors, Inc. in the Warranty Deed dated December 13, 1989 and recorded in Official Records Book 6306, page 1355, Public Records of Palm Beach County, Florida, as modified by the Surveyor's Affidavit recorded in Official Records Book 6657, page 1370, Public Records of Palm Beach County, Florida;

TOGETHER WITH all the interest of grantor in that certain Easement for well purposes as recorded in Official Records Book 8147, page 384, Public Records of Palm Beach County, Florida.

LESS AND EXCEPT the first floor office space which is situated within the two story building situated on the above described land and which was conveyed by Grantor to Lillian Jane Kinney Volk, as Trustee of the Lillian Jane Kinney Volk Declaration of Trust Agreement dated November 2, 1995, as amended and restated in its entirety November 27, 1996, by Warranty Deed dated February 12, 1998 (the "Deed") and recorded in Official Records Book 10245, page 309, Public Records of Palm Beach County, Florida.

SUBJECT TO easements, covenants and restrictions of record including, but not limited to, those set forth in the Deed recorded in Deed Book 284, page 132, Public Records of Palm Beach County, Florida, which are not reimposed by reference thereto.

AND ALSO SUBJECT TO AND TOGETHER WITH the easements, covenants, conditions, restrictions, rights and liabilities set forth in Exhibit B attached to and recorded with the Deed.

PREPARED BY and RETURN TO:
Ronald L. Fick, Esq.
Dunwoody White & Landon, P.A.
249 Royal Palm Way, Suite 501
Palm Beach, FL 33480

CFN 20070090340
OR BK 21440 PG 1080
RECORDED 02/22/2007 15:52:40
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1080 - 1085; (6pgs)

Parcel Control Number: 50-43-43-22-10-000-0012

SPACE ABOVE THIS LINE FOR RECORDING DATA

LEASE

THIS LEASE is made and executed as of December 5, 2006, by and between **JOHN K. VOLK** ("Lessor"), and **LILLIAN JANE KINNEY VOLK** ("Lessee").

FOR and in consideration of the premises, the mutual covenants contained herein and in this Lease, and other valuable consideration, Lessor and Lessee hereby agree as follows:

1. Demise by Lessor. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, upon the terms and conditions hereinafter set forth, that certain real property (the "Premises") located in Palm Beach County, Florida, more particularly described in Exhibit "A", attached hereto as a part hereof.

2. Term. The Premises shall be leased to Lessee for a term of ninety-nine (99) years commencing as of December 5, 2006 and terminating on December 4, 2105, unless this Lease is terminated early or extended, as hereinafter provided.

3. Use of Premises; Permits; Utilities. Lessee may use the Premises for her personal residence and for any other purpose permitted by applicable governmental laws, regulations and requirements ("Laws"). Lessee shall obtain and comply with all governmental permits and approvals required under the Laws for Lessee's occupancy and use of the Premises. Lessee shall be responsible for obtaining all necessary utilities and services required for Lessee's use of the Premises and shall make all deposits and pay all connection fees and charges for water, garbage and trash collection, sewer and other utilities and services provided to the Premises.

4. Rent. The annual rent for the first year shall be Eighteen Thousand Dollars (\$18,000), which shall be paid by Lessee to Lessor in twelve (12) equal monthly installments of One Thousand Five Hundred Dollars (\$1,500), each in advance, with the first payment due on December 5, 2006, and each subsequent monthly payment due and payable on the 5th day of each calendar month thereafter, and shall be paid Lessor within 3 days of such due date at the address for Lessor specified in Paragraph 12 below.

The annual rent to be paid during each of the last ninety-eight (98) years of the term shall be the same annual rent payable during the first year of the term hereof, as provided for above, plus the percentage increase, if any, in the cost of living which is reported by the United States Department of Labor, Consumer Price Index (United States City Averages, All Items, using 1982-84 as a base of 100) in effect ninety (90) days prior to the end of each of the first ninety-eight (98) years of the term hereof. All of such percentage increases shall be computed by comparing the Consumer Price Index then existing with the Consumer Price Index existing as of December 5, 2006, and multiplying any such percentage increase by the original annual rent provided for above. The result shall be added to the original annual rent provided for above, and

the sum thus obtained shall be the annual rent for each of such remaining years during the term hereof. However, in no event shall the annual rent during any such following year be less than the annual rent payable during the immediate preceding year regardless of whether or not the annual rent payable during the immediate preceding year was based on the prescribed CPI adjustment.

If such Consumer Price Index is discontinued or is materially changed from its content, as of the month during which the term of this Lease commences, so that it is no longer providing a valid comparison of the purchasing power of the United States dollar with that reflected by CPI for the month during which the term of this Lease commences, then the parties will jointly request the appropriate representative of the United States Department of Labor to designate a successor index, which would provide such a valid comparison; and, if that agency does not upon request provide such a successor index or indexes, then the parties will name a qualified independent authority to select a method of comparing the purchasing power of the dollar at that time with that reflected by CPI for the month during which the term of this Lease commences, and the parties will bear the cost thereof in equal shares.

Lessee shall also pay Lessor with each monthly rent payment all state sales, use or similar tax, which is due for or on account of such monthly rent.

5. Lessee's Duty to Compensate Lessor. As to any and all portions of the Premises occupied by Lessee, Lessee shall at all times during the term hereof or any extended term compensate Lessor for any loss or damage which the Lessor may sustain or suffer arising out of acts attributable to the sole negligence of the Lessee, her contractors, agents or employees, excepting losses covered by the insurance coverage described in Paragraph 10 below.

6. Assignment. This Lease shall be binding upon and inure to the benefit of the respective successors and assigns of the parties. Lessee shall not assign this Lease or sublet any part of the Premises without the written consent of Lessor, which consent Lessor may not unreasonably withhold. Notwithstanding anything contained in this Lease to the contrary, this Lease shall terminate as of the date of death of Lillian Jane Kinney Volk, Lessee.

7. Default. Lessee hereby covenants and agrees that if Lessee shall fail to timely make any of the rent payments or any other monetary payments provided for herein and such failure shall continue for three (3) days after receipt of notice pursuant to Section 83.20(2), Florida Statutes, or if Lessee shall violate any of the other covenants of this Lease and such non-monetary violation shall continue for thirty (30) days after written notice of such violation is delivered to Lessee, or if such violation could not be cured within such period, and Lessee is diligently proceeding to cure such violation, if such violation shall continue for ninety (90) days following such notice, or if Lessee shall vacate or abandon the Premises, then Lessee shall become a tenant-at-sufferance, hereby waiving all right of notice, and Lessor shall be entitled immediately, at his option, to re-enter and retake possession of the Premises and terminate this Lease, and to pursue any other remedy and rights Lessor may have under this Lease and under the laws of the State of Florida.

8. Condemnation. In the event all or a portion of the Premises shall be taken by eminent domain or conveyed in lieu thereof, either party may elect to terminate this Lease. Upon such election by either party this Lease shall terminate as of the date Lessee has vacated the

Premises and fully complied with all provisions of this Lease or the date of such taking, whichever first occurs. Lessee shall have no right, title, claim or interest in any part of any award made to or received by Lessor for such taking; provided however, Lessee shall be entitled to any award for her moving expenses and equipment, fixtures, and personal property taken.

9. "AS IS", Maintenance, Alterations and Repairs. Lessee acknowledges that she currently resides on the Premises and is familiar with its condition, and agrees that the Premises is being leased by Lessor to Lessee in "AS IS" condition. Lessor shall maintain the Premises, including all improvements and fixtures located thereon, in the same condition as the Premises is at the commencement of the term hereof. Lessor shall make all repairs and replacements (both structural and non-structural) necessary and desirable to so maintain the Premises, it being understood that Lessee shall have no maintenance or repair responsibilities whatsoever under this Lease, except as expressly set forth herein. In the event Lessor shall fail to maintain the Premises, after ten (10) days written notice from Lessee, Lessee may contract for such repairs and maintenance and deduct the payments therefore from the next rent payment due hereunder.

Lessee shall not make any alterations, improvements, or additions to the Premises without first obtaining Lessor's written consent, which consent Lessor shall not unreasonably withhold. All such alterations and additions shall become the property of Lessor, unless the parties agree otherwise at the time of approval of same.

10. Casualty and Insurance. Lessor, at his expense, shall at all times during the term of this Lease maintain in effect a policy or policies of insurance covering the Premises and providing protection against all perils included within the classification "Fire and Extended Coverage in an amount not less than 100% of the greater of the replacement cost or insurable value. Such policy or policies shall be with insurance companies and with loss payable clauses reasonably satisfactory to Lessee, and copies of such policies or Certificates of Insurance evidencing such policies shall be delivered to Lessee by Lessor. Lessee shall be an additional named insured under such policies and certificates shall show such insurance to be in effect and not subject to cancellation, except after thirty (30) days written notice to Lessee.

If at any time during the term hereof the Premises is destroyed or damaged by fire or other casualty covered by Lessor's insurance, then Lessor at his expense shall repair such damage within a reasonable period following the availability of insurance proceeds payable under the existing policies for the required repairs. If such damage was caused by a casualty not insured against, pursuant to the previous paragraph, either party may by written notice to the other terminate this Lease unless Lessor agrees in writing within twenty (20) days following the casualty in writing to make such repairs and thereafter diligently proceeds to do so. In any event, if Lessor does not repair and restore the Premises to its condition prior to the casualty within ninety (90) days from the date of the damage, Lessee may terminate this Lease by written notice to Lessor. During any time that the Premises is uninhabitable due to the causes set forth in this Paragraph 10, the rent or a just and fair proportion thereof shall abate until Lessee shall again reside within the Premises.

11. Lessor's Right of Access. Lessor and his agents upon reasonable prior notice shall have free access to the Premises during all reasonable hours when accompanied by Lessee or her representative for the purpose of inspecting the Premises and making repairs.

12. Notices. All notices provided for herein shall be deemed to have been duly given when hand delivered to, delivered via *United States mail* or via *courier service*, or received via ~~fax~~, at the following address:

If to Lessee at: 206 Phipps Plaza
Palm Beach, FL 33480

If to Lessor at: 325 Albemarle Road
West Palm Beach, FL 33405

Said addresses may be changed from time to time by either of the foregoing parties by notice to the other, mailed or delivered as aforesaid, of the location and mailing address of the place at which notice is thereafter to be mailed or delivered.

13. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

14. Law; Attorney's Fees. This Lease shall be interpreted in accordance with the laws of the State of Florida. In the event of any dispute under or related to this Lease, the prevailing party shall be entitled to an award of reasonable attorneys' fees, consultants' fees, paralegals' fees, expert witness fees and costs at all tribunal levels.

15. Ad Valorem Taxes. Lessor shall pay all ad valorem real estate taxes, special assessments and other charges upon the Premises prior to the same becoming delinquent.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date above written.

Signed, sealed and delivered
in the presence of:

Ronald L. Fitch
Tracye Volk
Dr. + Emily
Ronald L. Fitch

John K. Volk
JOHN K. VOLK

Lillian Jane Kinney Volk
LILLIAN JANE KINNEY VOLK

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

On this 22nd day of February, 2007, before me personally came **JOHN K. VOLK**, who is personally known to me (yes) (no) or who has produced _____ as identification to me, and who acknowledged his voluntary execution of the foregoing instrument.

Ronald L. Fick
Notary Public, State of Florida
Name: RONALD L. FICK
(Print Name)
My Commission Expires:



STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

On this 22nd day of February, 2007, before me personally came **LILLIAN JANE KINNEY VOLK**, who is personally known to me (yes) (no) or who has produced _____ as identification to me, and who acknowledged her voluntary execution of the foregoing instrument.

Ronald L. Fick
Notary Public, State of Florida
Name: RONALD L. FICK
(Print Name)
My Commission Expires:

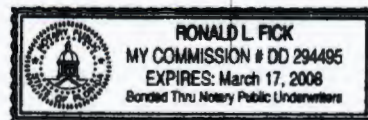


EXHIBIT "A"

LEGAL DESCRIPTION

That parcel of land located in the plat of PHIPPS PLAZA, according to the plat thereof filed in Plat Book 20, page 72, Public Records of Palm Beach County, Florida described as follows:

The West 3.8 feet of Lot A; all of Lot B; all of Lot C;

TOGETHER WITH: All of Lot D and all of Lot E, LESS the East 5 feet of the West 10 feet of Lot E; AND LESS the parcel of land conveyed to James A. De Peyster and wife in deed dated April 10, 1936 and recorded in Deed Book 1140 at page 585, Public Records of Palm Beach County, Florida; AND LESS the parcel of land conveyed to Asset Management Advisors, Inc. in the Warranty Deed dated December 13, 1989 and recorded in Official Records Book 6306, page 1355, Public Records of Palm Beach County, Florida, as modified by the Surveyor's Affidavit recorded in Official Records Book 6657, page 1370, Public Records of Palm Beach County, Florida;

TOGETHER WITH all the interest of grantor in that certain Easement for well purposes as recorded in Official Records Book 8147, page 384, Public Records of Palm Beach County, Florida.

LESS AND EXCEPT the first floor office space which is situated within the two story building situated on the above described land and which was conveyed by Grantor to Lillian Jane Kinney Volk, as Trustee of the Lillian Jane Kinney Volk Declaration of Trust Agreement dated November 2, 1995, as amended and restated in its entirety November 27, 1996, by Warranty Deed dated February 12, 1998 (the "Deed") and recorded in Official Records Book 10245, page 309, Public Records of Palm Beach County, Florida.

SUBJECT TO easements, covenants and restrictions of record including, but not limited to, those set forth in the Deed recorded in Deed Book 284, page 132, Public Records of Palm Beach County, Florida, which are not reimposed by reference thereto.

AND ALSO SUBJECT TO AND TOGETHER WITH the easements, covenants, conditions, restrictions, rights and liabilities set forth in Exhibit B attached to and recorded with the Deed.

PRELIMINARY - SUBJECT TO CHANGE

LOCATION & OWNER INFORMATION

PARCEL ID 50-43-43-22-10-000-0012 **EX**

NBHD 333500CM

PARCEL ADDR 206 PHIPPS PLZ

LEGAL PL OF PHIPPS PLAZA W 3.8 FT OF LT A, LTS B, C, D & LT E (LESS W 10 FT, N 30.33 FT OF W 92.88 FT OF E 96 FT & SLY 56.07 FT OF W 89.48 FT OF E 96 FT AS IN OR6306P1355 &

TAX DISTRICT 50411

OWNER VOLK JOHN K

ADDRESS 206 PHIPPS PLZ
PALM BEACH FL 33480-4241

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
B-13-36715	06-NOV-13	I	05	C	2015	2,217
B-09-06229	17-SEP-09	I	05	T	2010	5,600
8095882	28-MAR-08	I	03	T	2009	2,300
50-B9720840	01-JAN-01	I	02	C	1999	800

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
2	1	SPC	1926			0	0	135	1	C		44.10	A	A	25					100	1,489.00
2	2	PAT	1926			0	0	880	1	C		2.10	A	A	25					100	462.00
2	3	ELV	1926			0	0	1	2	C		16,000.00	A	A	25					100	8,000.00
2	4	PAV	1926			0	0	990	1	C		3.18	A	A	25					100	788.00
2	5	WLL	1926			0	0	350	1	C		10.18	A	A	25					100	891.00
																				OBY VALUE	11,630.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	FF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE
1	1000	R-C			U	LT	0	0	0	0	1	226,296.63 *	1	1		0	0	226,297.00
NOTES:																		
2	1001	R-C			U	LT	0	0	0	0	1	751,480.54	1	1		0	100	751,481.00
NOTES:																		
TOTAL ACRES										0								
																	TOTAL LAND VALUE	977,778.00

PROPERTY APPRAISER WORKING FILE



PALM BEACH COUNTY

18PRC50434322100000012

1200 PROPERTY USE /STORE/OFF/RES

LIVING UNITS:1 **GIS SQ.FT.: 11,772** **GIS ACRES: .27**

TOTAL CARDS:2 **W:** **S:** **E:** **AUTOCAD:**

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

NOTES

LANDMARK (IN SEC 23) (EYB 1960 7/03 # 64)

TAX YEAR 2018

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	16-DEC-14	3I	F	64
LAND	13-MAR-14	4L	A	22
INCOME				
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	1,491,298
OVERIDE	
INCOME	0
PRIOR YR VAL	1,486,220
BUILDING	501,890
OBY's	11,630
LAND	977,778
MARKET	1,491,298
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	9,414
LB Ratio (value)	0.66
SOH%	
1 CAMA VALUE	

PRELIMINARY - SUBJECT TO CHANGE

PROPERTY APPRAISER WORKING FILE

TAX YEAR 2018

SUB-AREA INFORMATION

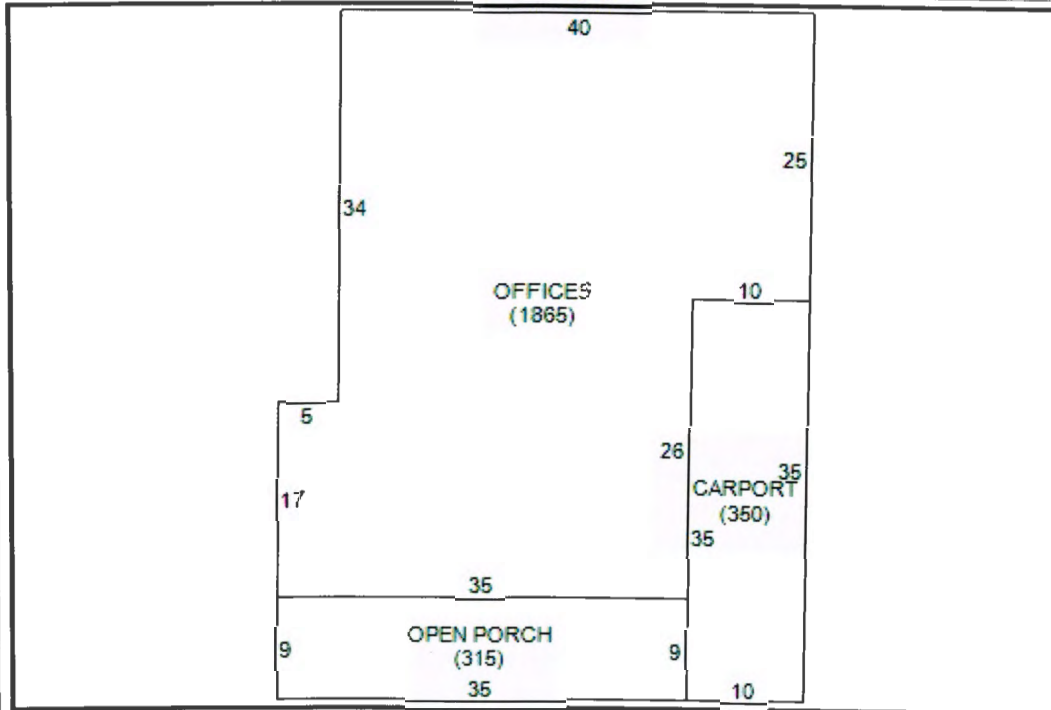
50-43-43-22-10-000-0012

COMMERCIAL

206 PHIPPS PLZ

BUILDING INFORMATION

LINE	CODE	PCT	SIZE
A 1	500	100	1865
OFFICES			
A1 2	FOP		315
FINISHED OPEN PORCH			
A2 3	FCP		350
FINISHED CARPORT			
A3			
A4			
A5			
A6			
A7			
A8			
A9			
A10			
A11			
A12			
A13			
A14			
A15			
A16			
A17			
TOTAL SQ FT			2530



VECTOR:

500(A0CD25L10D26L35U17R5U34R40) FOP(A1D25L10D26CD9X35)FCP(A2D25CD35X10)

1 / 2 SYS CRD# / TOT BLDGS

490	ID 1	OFFICE BLDG
1		CDU
		NBHD FACTOR
		LEVEL / UNIT TYPE
01	/	UNIT HEIGHT / BLDG HEIGHT
	/	
	/	
1926	/	1960 YRBLT / EFFYR
	/	
3+	/	GRADE / CDU
35	/	% GOOD / DEPR TB
		EW1
		EW2
		RS
		RC
		IW1
		IW2
		FT1
		FT2
		MKT_ADJ
		FUNC
		ECON
		SOH%
0		

1,865 EFF BLDG AREA
SQ FT LIVING AREA

1,865 TOTAL EBA

NOTES:

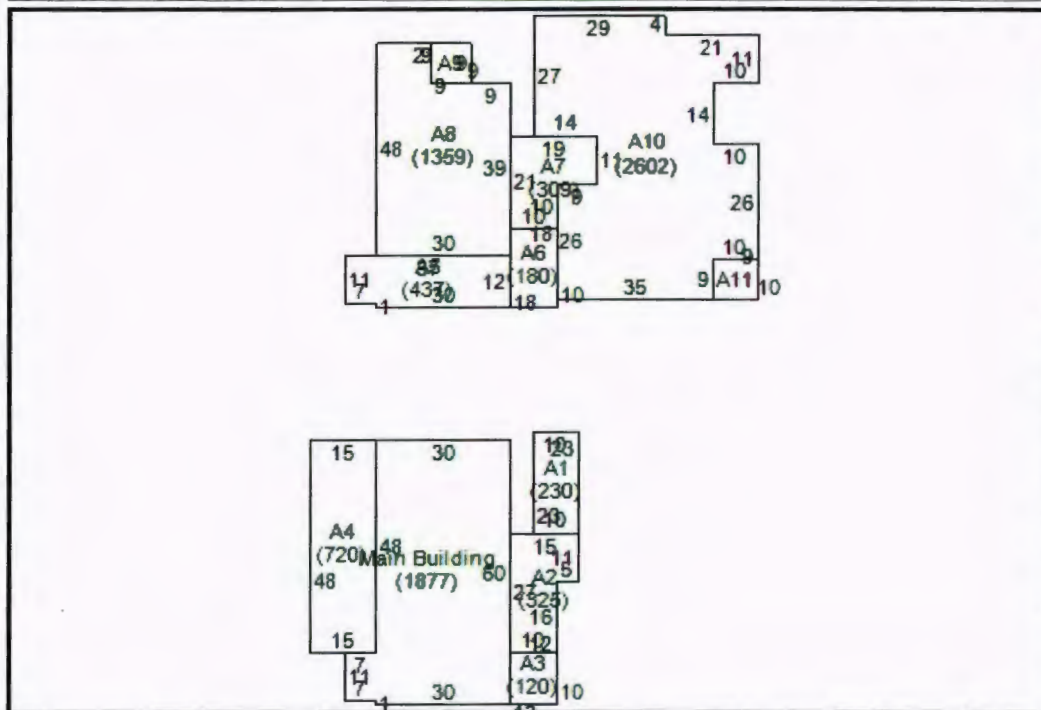
BLDG 001

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	315	X 1		1	7,490
1	FCP	FINISHED CARPORT	350	X 1		1	5,090

275,490 RCN
96,420 RCNLD
96,420 ADJRCLND

1 TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE	CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	1926	1960	1865	192	500	OFFICES	12	22	STUCCO ON MASONRY	2	100	2	2	2	2	3	3			

206 PHIPPS PLZ

BAS(A0CD60L30U1L7U1R7U48R30)FST(A1D21R5CU23X10)FEP(A2D21CR15D11L5D16L10U27)FOP(A3D48CR10X12)FEP(A4L30CD48X15)FEP(A5U30CL30U1L7U1R37D12)SFB(A6U30CU18X10)NVA(A7U48CU21R19D11L9D10L10)FUS(A8U42CL30U48R21D9R9D39)FST(A9U42L30U48R21CX9X9)FUS(A10U96R34CD4R21D11L10D14R10D26L10D9L35U26R9U11L14U27R29)FSP(A11U32R45CU9X9)

0100	ID	1	SFR
			C&D
1			NBHD FACTOR
			LEVEL / UNIT TYPE
2	/		UNIT HEIGHT / BLDG HEIGHT
4	/		BED RM / TOT RM
5	/	1	FULL BA / HALF BA
	/	17	ADD FIX / TOTAL FIX
1926	/	1960	YRBLT / EFFYR
	/		YR / % REMODELED
			REMOKTCH / BATH
A6	/	AV	GRADE / CDU
56	/		% GOOD / DEPR TB
			FPLC STACK / OPEN
19			EW1 COMMON BR.
00			EW2 N/A
03			RS GABLE/HIP
08			RC CLAY/BERMUDA TL
03			IW1 PLASTER
00			IW2 N/A
15			FT1 CERAM/QARY TILE
00			FT2 N/A
3			HEAT HTG & AC
4			HEAT SYS FORCED AIR DUCT
			KB_ADJ
50			MKT_ADJ
			FUNC
			ECON
100			SOH%

7.549 TOTAL EBA

BLDG 002 EAST 55' OF FLR-2 IS OVER 206
PHIPPS PLAZA (EYB 1960 7/06#27)

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
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810,935 RCN
405,470 RCNLD
405,470 ADJRCNLD

1 TOTAL ID UNIT VALUE

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	YB	SIZE	PERM	HT	WALL	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD