

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

Summary (Continued from page 1): The Resolutions will authorize a County tax exemption for the following historic properties located within the Town of Palm Beach: 184 Sunset Avenue, (property is privately owned for store/office/residential use); 238 Phipps Plaza, (property is privately owned for residential use); 318 Australian Avenue, (property is privately owned for residential use); 347 Worth Avenue, (property is privately owned for commercial use); and 350 Worth Avenue (property is privately owned for commercial use).

If granted, the tax exemptions shall take effect January 1, 2026, and shall remain in effect for ten (10) years, or until December 31, 2035. The exemption shall apply 100 percent of the assessed value of all improvements to the historic property, which resulted from restoration, renovation, or rehabilitation of the property. The estimated total tax exempted for the ten (10) years ending December 31, 2035, is \$539,584. Actual exemption amounts will be based upon the Countywide Millage rate on a yearly basis. It is estimated that approximately \$53,958. tax dollars will be exempted annually based on the 2026 Countywide Millage Rate. Accompanying each Resolution is a Town of Palm Beach approved restrictive covenant, which requires the qualifying improvements be maintained during the period that each tax exemption is granted. District 1 (DL)

Background and Policy Issues: On October 17, 1995, the BCC adopted a historic property tax exemption ordinance, Ordinance No. 95-41, applicable countywide. The Ordinance allows a qualifying local government to enter into an Interlocal Agreement with the County to perform review functions necessary to implement the ordinance within its municipal boundary. An Interlocal Agreement was approved by the BCC on February 20, 1996, R 96 442 D, authorizing the Town of Palm Beach Historic Preservation Board to perform the required review to implement the tax exemption ordinance on improvements to historic landmark properties within the Town.

Copies of the Town of Palm Beach Landmarks Preservation Commission and other backup information for the properties are available for review in the County's Planning Division.

PROPERTY OWNER LIST

2026 Town of Palm Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owners: 184 Sunset Benchmark LP

Property: 184 Sunset Avenue
Palm Beach, FL 33480

Use: Store/Office/Residential

RESOLUTION NO. R-2026

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 184 SUNSET AVENUE, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owner, 184 Sunset Benchmark LP, filed a Preconstruction Application and received preliminary approval from the Town of Palm

Beach Historic Preservation Board on June 19, 2023, for an ad valorem tax exemption for the historic renovation and restoration of the property located at, 184 Sunset Avenue, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on August 8, 2025, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, 184 Sunset Benchmark LP, for the restoration, renovation, and improvement to the property located at 184 Sunset Avenue, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on September 10, 2025, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, 184 Sunset Avenue, for the restoration, renovation, and improvement to the property located at, 184 Sunset Benchmark LP, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owner, 184 Sunset Benchmark LP, for a 10 year period, commencing on January 1, 2026, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 184 Sunset Avenue, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 23-016:

FLORAL PARK LOTS 81, TO 83, INC (LESS W
15 FT RD RW), according to the plat thereof as
recorded in Plat Book 2, Page 6, Town of Palm
Beach, Public Records of Palm Beach County,
Florida.

2. Prior to the ad valorem tax exemption described herein being effective, 184 Sunset Benchmark LP, shall execute and record a restrictive covenant

in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196.1997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner _____

who moved its adoption. The motion was seconded by Commissioner _____

and upon being put to a vote, the vote was as follows:

Commissioner Sara Baxter, Mayor
Commissioner Marci Woodward, Vice Mayor
Commissioner Maria G. Marino
Commissioner Gregg K. Weiss
Commissioner Joel G. Flores
Commissioner Maria Sachs
Commissioner Bobby Powell Jr.

The Mayor thereupon declared the Resolution duly passed and adopted this day of _____, 20__.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

MIKE CARUSO,
CLERK & COMPTROLLER

BY: _____
County Attorney

BY: _____
Deputy Clerk

DOS Form No. HR3E111292

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by 184 Sunset Benchmark LP, (hereinafter referred to as the Owner) and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 184 Sunset Avenue, Palm Beach, FL, 33480, which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, X history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers:

FLORAL PARK LOTS 81, TO 83, INC (LESS W 15 FT RD RW) according to the plat thereof recorded in Plat Book 2, Page 6, Town of Palm Beach, Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2026 to December 31, 2035

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the preservation ordinance.
2. The Owner agrees that no structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office. The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Town of Palm Beach
 Planning, Zoning and Building Department
 60 South County Road
 Palm Beach, FL 33480
 Telephone Number: (561) 227-6414

The address of the Division of Historic Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 487-2333

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.
4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this covenant are being observed.
5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3) F.S.
6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a schedule agreed upon by the Owner and the Local Historic Preservation Office.
7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.
8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such

circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

IN WITNESS WHEREOF, the Owner and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Mike Caruso,
Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Sara Baxter, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

OWNER: 184 Sunset Benchmark LP

AARON FELDMAN - MEMBER

Name/Title

Signature

1-8-26

Date

WITNESS: (Signature)

(Print name)

(Address) 6 EAST 39th ST, SUITE 900 NY NY 10016

WITNESS: (Signature)

(Print name)

(Address) 6 EAST 39th ST, SUITE 900 NY NY 10016

STATE OF FLORIDA - New York

COUNTY OF PALM BEACH Westchester

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 8 day of JANUARY, 20 26 by AARON FELDMAN

(Name of person)

as MEMBER for 184 SUNSET BENCHMARK LP, on behalf of

(Title of officer/ member/ partner) (Name of corporation/company/partnership)

the MEMBER who is [X] personally known to me or has produced

N/A, (type of identification) as identification.

[Signature]

Notary Public State of Florida - New York

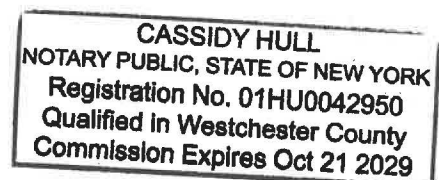
Notary Print Name:

CASSIDY HULL

My Commission Expires:

10/21/2029

(NOTARY SEAL)



RESOLUTION NO. 105-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2: The landmark is owned by 184 Sunset Benchmark LP, and is located at 184 Sunset Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-22-31-000-0810

Legal Description: Lots 81, 82 and 83, Floral Park Addition to the Town of Palm Beach, Florida, according to the plat thereof, recorded in Plat Book 2, Page 6, of the Public Records of Palm Beach County, Florida, less the West 15 feet of said Lots 81, 82 and 83.

Section 3: The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4: A copy of this Resolution with completed application for Ad Valorem

Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on September 10, 2025.

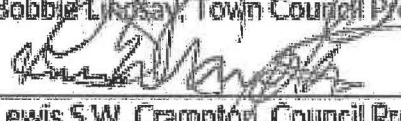


Danielle H. Moore, Mayor



Bobbie Likosa, Town Council President





Lewis S.W. Crampton, Council President
Pro Tem



Julie Araskog, Town Council Member



Edward A. Cooney, Town Council Member

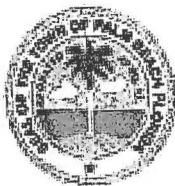
ATTEST:



Kelly Churney, CMC, Town Clerk



Bridget Moran, Town Council Member



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 South County Road
 Palm Beach, FL 33460
 (561) 838-5430 • www.townofpalmbeach.com

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
PART 2 – COMPLETED WORK APPLICATION

PROPERTY IDENTIFICATION AND LOCATION

Property Address: 184 SUNSET AVE. PALM BEACH, FL.
 Property Identification Number: 50-43-43-22-31-000-0810

DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT

Project starting date: 12.07.2023
 Project completion date: 08.15.2025
 Estimated cost of entire project: \$6,200,000
 Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ 6,200,000

OWNER ATTESTATION

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on 02/2023. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Adam Krigman
 Name

Signature

07.29.2025
 Date

Head of Construction
 Title

Benchmark Real Estate Group - 184 Sunset Benchmark, LP
 Organization Name

Social Security or Taxpayer Identification Number: 88-875664
 Mailing Address: B.E. 39th Street, Suite 900, New York NY 10018
 Phone Number: (781) 561-5893 Email: akrigman@benchmarkrealestate.com

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:18 PM 04/12/2022
FILED 04:18 PM 04/12/2022
SR 20221423020 - File Number 6732721

STATE OF DELAWARE CERTIFICATE OF LIMITED PARTNERSHIP

● **The Undersigned**, desiring to form a limited partnership pursuant to the Delaware Revised Uniform Limited Partnership Act, 6 Delaware Code, Chapter 17, do hereby certify as follows:

● **First:** The name of the limited partnership is 184 Sunset Benchmark LP

● **Second:** The address of its registered office in the State of Delaware is 3411 Silverside Rd, Tatnall Building #104 in the city of Wilmington.
Zip code 19810. The name of the Registered Agent at such address is Corporate Creations Network Inc.

● **Third:** The name and mailing address of each general partner is as follows:

184 Sunset Benchmark GP LLC
20 East 69th Street, Suite 2A,
NY, NY 10021

● **In Witness Whereof**, the undersigned has executed this Certificate of Limited Partnership as of 12 day of April, A.D. 2022.

By: 
General Partner

Name: W. Aaron Feldman
(type or print name)

Delaware

Page 1

The First State

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "184 SUNSET BENCHMARK LP" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SIXTH DAY OF APRIL, A.D. 2026.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "184 SUNSET BENCHMARK LP" WAS FORMED ON THE TWELFTH DAY OF APRIL, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



6732721 8300

SR# 20261587918

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink that reads "C. Patibanda-Sanchez".

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203555791

Date: 04-06-26

PROPERTY OWNER LIST

2026 Town of Palm Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owners: Easy Wind LLC

Property: 238 Phipps Plaza
Palm Beach, FL 33480

Use: Residential

RESOLUTION NO. R-2026

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 238 PHIPPS PLAZA, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owner, Easy Wind LLC, filed a Preconstruction Application and received preliminary approval from the Town of Palm

Beach Historic Preservation Board on December 16, 2020, for an ad valorem tax exemption for the historic renovation and restoration of the property located at, 238 Phipps Plaza, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on November 03, 2020, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Easy Wind LLC, for the restoration, renovation, and improvement to the property located at 238 Phipps Plaza, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on November 13, 2024, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Easy Wind LLC, for the restoration, renovation, and improvement to the property located at, 238 Phipps Plaza, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owner, Easy Wind LLC, for a 10 year period, commencing on January 1, 2026, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 238 Phipps Plaza, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 053-2020:

A parcel of land in Section 23, Township 43 South, Range 43 East, in the Town of Palm Beach County, Florida, being a part of Lot J, Phipps Plaza, according to the plat thereof as recorded in Plat Book 20, Page 72, Public Records of Palm Beach County, Florida, more particularly described as follows: All of that part of Lot J lying East of the following described line: Beginning at a point in the South line of said Lot J at a distance of 26.23 feet West of the Southeast corner thereof; thence Northerly, making an angle with the South line of said Lot J,

measured From East to North of 89 degrees 41' and along the Southerly extension of the center line of the party wall, along the center line of said wall and along its Northerly extension, a distance of 60.35 feet, more or less, to a point in the Northerly line of said Lot J.

2. Prior to the ad valorem tax exemption described herein being effective, Easy Wind LLC, shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196.1997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Commissioner Sara Baxter, Mayor
Commissioner Marci Woodward, Vice Mayor
Commissioner Maria G. Marino
Commissioner Gregg K. Weiss
Commissioner Joel G. Flores
Commissioner Maria Sachs
Commissioner Bobby Powell Jr.

The Mayor thereupon declared the Resolution duly passed and adopted this day of _____, 20__.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

MIKE CARUSO,
CLERK & COMPTROLLER

BY: _____
County Attorney

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by Easy Wind LLC, (hereinafter referred to as the Owner) and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 238 Phipps Plaza, Palm Beach FL, 33480, which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, X history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers:

Tax Folio Number: 50-43-43-22-10-000-0101

Legal Description: A parcel of land in Section 23, Township 43 South, Range 43 East, in the Town of Palm Beach, Palm Beach County, Florida, being a part of Lot J, Phipps Plaza, according to the plat thereof as recorded in Plat Book 20, Page 72, Public Records of Palm Beach County, Florida, more particularly described as follows: All of that part of Lot J lying East of the following described line: Beginning at a point in the South line of said Lot J at a distance of 26.23 feet West of the Southeast corner thereof; thence Northerly, making an angle with the South line of said Lot J, measured From the East to the North of 89 degrees 41' along the Southerly extension of the center line of the party wall, along the center line of said wall and along its Northerly extension, a distance of 60.35 feet, more or less, to a point in the Northerly line of said Lot J.

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2026 to December 31, 2035

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the preservation ordinance.
2. The Owner agrees that no structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office. The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Town of Palm Beach
Planning, Zoning and Building Department
60 South County Road
Palm Beach, FL 33480
Telephone Number: (561) 227-6414

The address of the Division of Historic Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 487-2333

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.
4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this covenant are being observed.
5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3) F.S.
6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a schedule agreed upon by the Owner and the Local Historic Preservation Office.
7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.
8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that

the damage was not deliberate or due to gross negligence.

If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

IN WITNESS WHEREOF, the Owner and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Mike Caruso,
Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Sara Baxter, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

OWNER: Easy Wind, LLC

Brad McPherson
Name/Title manager

BSM826, mgr
Signature

3-3-2025
Date

WITNESS: (Signature) M. Howard

(Print name) Morgan Howard

(Address) 777 S. Flagler Dr., 500E
West Palm Beach, FL 33401

WITNESS: (Signature) [Signature]

(Print name) Kelly N. Saunders

(Address) 777 S. Flagler Drive, Suite
West Palm Beach, FL 33401
500East

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization, this 3 day of MARCH, 2025 by Brad McPherson
(name of person)

as manager for Easy Wind, LLC, on behalf of
(Title of officer/ member/ partner) (Name of corporation/company/partnership)

the _____ who is [] personally known to me or has produced

N/A, (type of identification) as identification.

M. Howard

Notary Public State of Florida

Notary Print Name:

Morgan Howard



My Commission Expires:

8/12/25

(NOTARY SEAL)

RESOLUTION NO. 141-2024

238 Phipps Plaza

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREIN AFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by Phipps Plaza Properties Partners LLC and is located at 238 Phipps Plaza, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-22-10-000-0101


Legal Description: A parcel of land in Section 23, Township 43 South, Range 43 East, in the Town of Palm Beach, Palm Beach County, Florida, being a part of Lot J, Phipps Plaza, according to the plat thereof as recorded in Plat Book 20, Page 72, Public Records of Palm Beach County, Florida, more particularly described as follows: All of that part of Lot J lying East of the following described line: Beginning at a point in the South line of said Lot J at a

distance of 26.23 feet West of the Southeast corner thereof; thence Northerly, making an angle with the South line of said Lot J, measured From East to North of 89 degrees 41' and along the Southerly extension of the center line of the party wall, along the center line of said wall and along its Northerly extension, a distance of 60.35 feet, more or less, to a point in the Northerly line of said Lot J.

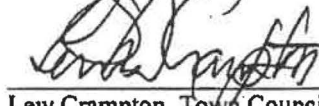
Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4. A copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 13 day of November 2024.

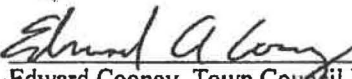

Danielle H. Moore, Mayor

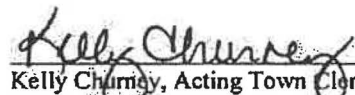

Bobbie D. Lindsay, Town Council President


Lew Crampton, Town Council President Pro Tem




Julie Araskog, Town Council Member


Edward Cooney, Town Council Member


Kelly Churney, Acting Town Clerk


Bridget Moran, Town Council Member



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
PART 2 – COMPLETED WORK APPLICATION

PROPERTY IDENTIFICATION AND LOCATION

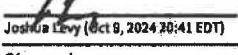
Property Address: 238 Phipps Plaza
Property Identification Number: 50-43-43-22-10-000-0101

DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT

Project starting date: January 2021
Project completion date: September 2024
Estimated cost of entire project: \$ 2,135,662
Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ 929,809

OWNER ATTESTATION

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on 8/2019. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

<u>Joshua Levy</u>	 <small>Joshua Levy (Oct 9, 2024 20:41 EDT)</small>	<u>10/09/2024</u>
Name	Signature	Date
<u>Authorized Signer</u>	<u>Phipps Plaza Properties Partners, LLC</u>	
Title	Organization Name	

Social Security or Taxpayer Identification Number: 82-1718646
Mailing Address: 230 Royal Palm Way 4th Floor Palm Beach FL 33480
Phone Number: 541-408-6222 Email: thys.hayneker@mayfieldholding.com

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Easy Wind LLC
Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Statement of Authority and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Brad McPherson

Name of Person

Gunster

Firm/Company

777 S. Flagler Drive, Suite 500 East

Address

West Palm Beach, Florida 33401

City/State and Zip Code

bradmcperson@gunster.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Brad McPherson

at (

561

Area Code

650-0626

Daytime Telephone Number

Name of Person

Mailing Address:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:

Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

STATEMENT OF AUTHORITY

Pursuant to section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

FIRST: The name of the limited liability company is: Easy Wind LLC

SECOND: The Florida Document Number of the limited liability company is: This is a Delaware LLC

THIRD: The street address of the limited liability company's principal office is:

Brad McPherson - Gunster
777 S. Flagler Drive, 500 East
West Palm Beach, Florida 33401

The mailing address of the limited liability company's principal office is:

Brad McPherson - Gunster
777 S. Flagler Drive, 500 East
West Palm Beach, Florida 33401

FOURTH: This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring real property held in the name of the company.

a. Granted to: Brad McPherson

b. No authority granted to: _____

2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

a. Granted to: Brad McPherson

b. No authority granted to: _____

Brad McPherson
Signature of authorized representative

Brad McPherson
Typed or printed name of signature

Filing Fee: \$25.00
Certified Copy: \$30.00 (optional)

PROPERTY OWNER LIST

2026 Town of Palm Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owners: Combinat LLC

Property: 318 Australian Avenue
 Palm Beach, FL 33480

Use: Residential

RESOLUTION NO. R-2026

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 318 AUSTRALIAN AVENUE, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owner, Combinat LLC, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic

Preservation Board on December 13, 2023, for an ad valorem tax exemption for the historic renovation and restoration of the property located at, 318 Australian Avenue, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on October 27, 2025, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Combinat LLC, for the restoration, renovation, and improvement to the property located at 318 Australian Avenue, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on December 10, 2025, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Combinat LLC, for the restoration, renovation, and improvement to the property located at, 318 Australian Avenue, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owner, Combinat LLC, for a 10 year period, commencing on January 1, 2026, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 318 Australian Avenue, which property is as legally described as follows and which improvements are described in HPB Case No. 23-038:

The East Seven (7) Feet of Lot 19 and the West Fourteen (14) Feet of Lot 20 in Block 6 in the Revised Map of Royal Park Addition to Town of Palm Beach, Florida, according to the plat thereof as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida,

2. Prior to the ad valorem tax exemption described herein being effective, Combinat LLC, shall execute and record a restrictive covenant in a form

established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196.1997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Commissioner Sara Baxter, Mayor
Commissioner Marci Woodward, Vice Mayor
Commissioner Maria G. Marino
Commissioner Gregg K. Weiss
Commissioner Joel G. Flores
Commissioner Maria Sachs
Commissioner Bobby Powell Jr.

The Mayor thereupon declared the Resolution duly passed and adopted this day of _____, 20__.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

MIKE CARUSO,
CLERK & COMPTROLLER

BY: _____
County Attorney

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by Combinat LLC, (hereinafter referred to as the Owner) and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 318 Australian Avenue, Palm Beach, FL, 33480, which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, X history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers:

The East Seven (7) Feet of Lot 18, all of Lot 19 and the West Fourteen (14) Feet of Lot 20 in Block 6 in the Revised Map of Royal Park Addition to Town of Palm Beach, Florida according to the plat thereof recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2026, to December 31, 2035

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the preservation ordinance.
2. The Owner agrees that no structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office. The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Town of Palm Beach
Planning, Zoning and Building Department
60 South County Road
Palm Beach, FL 33480
Telephone Number: (561) 227-6414

The address of the Division of Historic Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 487-2333

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3) F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that

the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

IN WITNESS WHEREOF, the Owner and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Mike Caruso,
Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Sara Baxter, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

OWNER: COMBINAT LLC

Elizabeth Ailes
Name/Title

Elizabeth Ailes
Signature

1/21/26
Date

WITNESS: (Signature) [Signature]

(Print name) Christopher Sumner

(Address) 230 Sunrise Ave PB FL 33480

WITNESS: (Signature) [Signature]

(Print name) Alfred Niter

(Address) 230 Sunrise Ave PB FL 33480

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of January, 2026 by Elizabeth Ailes
(Name of person)

as owner for Combinat LLC, on behalf of
(Title of officer/ member/ partner) (Name of corporation/company/partnership)

the owner who is personally known to me or has produced

Driver License, (type of identification) as identification.



ASHLEY A. DeFRANCISCO (AS)
Notary Public, State of Florida
Commission # HH 676315
Expires Sept 13, 2026
1/21/26

[Signature]
Notary Public State of Florida

Notary Print Name:
Ashley DeFrancisco

My Commission Expires:
09/13/2026

(NOTARY SEAL)

RESOLUTION NO. 159-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2:The landmark property is owned by Combinat, LLC and is located at 318 Australian Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-23-05-006-0181

Legal Description: The East Seven (7) Feet of Lot 18, all of Lot 19 and the West Fourteen (14) Feet of Lot 20 in Block 6 in the Revised Map of Royal Park Addition to Town of Palm Beach, Florida, according to the plat thereof, recorded in Plat Book 4, Page 1 of the Public Records of Palm Beach County, Florida.

Section 3: The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

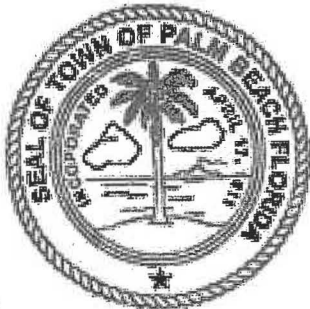
Section 4: A copy of this Resolution with completed application for Ad Valorem

Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on 10th day of December 2025.



Danielle H. Moore, Mayor



ATTEST:



Kelly Churney, CMC, Town Clerk



Bobbie Lindley, Town Council President




Lewis S.W. Crampton, Council President
Pro Tem



Julie Araskog, Town Council Member



Edward A. Cooney, Town Council Member



Bridget Moran, Town Council Member



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
PART 2 – COMPLETED WORK APPLICATION

PROPERTY IDENTIFICATION AND LOCATION

Property Address: 318 Australian Avenue
Property Identification Number: 50-43-43-23-05-006-0181

DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT

Project starting date: 1/4/2024
Project completion date: 2/28/2025
Estimated cost of entire project: \$ 3,000,000.00
Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$2,135,750.00

OWNER ATTESTATION

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on December 13, 2023. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Elizabeth Ailes

Name

Manager

Title

Elizabeth Ailes

Signature

Combinat, LLC

Organization Name

10/27/25

Date

Social Security or Taxpayer Identification Number: 84-5149068

Mailing Address: 6 Ocean Lane, Palm Beach, Florida 33480

Phone Number: _____ Email: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
COMBINAT, LLC

Filing Information

Document Number L19000237838
FEI/EIN Number 84-5149068
Date Filed 09/20/2019
Effective Date 09/19/2019
State FL
Status ACTIVE
Last Event LC AMENDMENT AND NAME CHANGE
Event Date Filed 08/19/2021
Event Effective Date NONE

Principal Address

6 OCEAN LANE
PALM BEACH, FL 33480

Changed: 08/19/2021

Mailing Address

6 OCEAN LANE
PALM BEACH, FL 33480

Changed: 08/19/2021

Registered Agent Name & Address

JONES FOSTER SERVICE, LLC
505 SOUTH FLAGLER DRIVE
SUITE 1100
WEST PALM BEACH, FL 33401

Name Changed: 08/19/2021

Address Changed: 08/19/2021

Authorized Person(s) Detail

Name & Address

Title MGR

AILES, ELIZABETH
6 OCEAN LANE
PALM BEACH, FL 33480

Annual Reports

Report Year	Filed Date
2023	01/26/2023
2024	01/12/2024
2025	03/05/2025

Document Images

[03/05/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/12/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/26/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

PROPERTY OWNER LIST

2026 Town of Palm Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owner: The Everglades Club Inc.

Property: 347 Worth Avenue
Palm Beach, FL 33480

Use: Commercial

RESOLUTION NO. R-2026

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 347 WORTH AVENUE, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owner, The Everglades Club Inc., filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on January 3, 2024, for an ad valorem tax exemption

for the historic renovation and restoration of the property located at, 347 Worth Avenue, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on January 16, 2025, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, The Everglades Club Inc., for the restoration, renovation, and improvement to the property located at 347 Worth Avenue, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on March 5, 2025, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, The Everglades Club Inc., for the restoration, renovation, and improvement to the property located at, 347 Worth Avenue, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owner, The Everglades Club Inc., for a 10 year period, commencing on January 1, 2026, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 347 Worth Avenue, which property is as legally described as follows and which improvements are described in HPB Case No. 23-022:

ROYAL PARK ADD LTS 1 & 2, LT 3 (LESS SLY 13.9 FT OF ELY 15.6 FT), LT 4 (LESS SLY 13.9 FT OF WLY 3.5 FT), LTS 5 THRU 8, LT 51, LT 52 (LESS SLY 33.35 FT OF NLY 36.82 FT OF WLY 2 FT), LT 53 (LESS NLY 3.42 FT OF WLY 3.5 FT & SLY 33.35 FT OF NLY 36.82 FT), LT 54 (LESS NLY 3.4 FT OF ELY 15.6 FT, SLY 38 FT OF NLY 41.4 FT OF WLY 16.2 FT OF ELY 21.75 FT, ELY 5.55 FT OF SLY 33.4 FT OF NLY 36.8 FT & SLY 23.3 FT OF NLY 26.7 FT OF WLY 3.45 FT), LT 55 (LESS SLY 23.3 FT OF NLY 26.7 FT OF ELY 15.75 FT) & LT 56, Town of Palm Beach, according to the plat thereof as recorded in Plat Book 7, Page 39, Public Records of Palm Beach County, Florida,

2. Prior to the ad valorem tax exemption described herein being effective, The Everglades Club Inc., shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196.1997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

- Commissioner Sara Baxter, Mayor
- Commissioner Marci Woodward, Vice Mayor
- Commissioner Maria G. Marino
- Commissioner Gregg K. Weiss
- Commissioner Joel G. Flores
- Commissioner Maria Sachs
- Commissioner Bobby Powell Jr.

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20__.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

MIKE CARUSO,
CLERK & COMPTROLLER

BY: _____
County Attorney

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by The Everglades Club Inc. (hereinafter referred to as the Owner) and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 347 Worth Avenue, Palm Beach, FL, 33480, which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, X history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers:

ROYAL PARK ADD LTS 1 & 2, LT 3 (LESS SLY 13.9 FT OF ELY 15.6 FT), LT 4 (LESS SLY 13.9 FT OF WLY 3.5 FT), LTS 5 THRU 8, LT 51, LT 52 (LESS SLY 33.35 FT OF NLY 36.82 FT OF WLY 2 FT) LT 53 (LESS NLY 3.42 FT OF WLY 3.5 & SLY 33.35 FT OF NLY 36.82 FT), LT 54 (LESS NLY 3.4 FT OF ELY 15.6 FT, SLY 38 FT OF NLY 41.4 FT OF WLY 16.2 FT OF ELY 21.75 FT, ELY 5.55 FT OF SLY 33.4 FT OF NLY 36.8 FT & SLY 23.3 FT OF NLY 26.7 FT OF WLY 3.45 FT), LT 55 (LESS SLY 23.3 FT OF NLY 26.7 FT OF ELY 15.75 FT) & LT 56, in the Town of Palm Beach, according to the plat thereof as recorded in Plat Book 7, Page 39, Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2026 to December 31, 2035

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the preservation ordinance.
2. The Owner agrees that no structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office. The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Town of Palm Beach
Planning, Zoning and Building Department
60 South County Road
Palm Beach, FL 33480
Telephone Number: (561) 227-6414

The address of the Division of Historic Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 487-2333

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3) F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property.

The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

IN WITNESS WHEREOF, the Owner and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Mike Caruso,
Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Sara Baxter, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

OWNER: The Everglades Club Inc.

Aric McClory / General Manager
Name/Title

Aric McClory
Signature

04/09/2026
Date

WITNESS: (Signature) Andrea Nedelea

(Print name) Andrea Nedelea

(Address) 6565 Winding Lake Dr., Jupiter, FL 33458

WITNESS: (Signature) Jonathan Montalvo

(Print name) Jonathan Montalvo

(Address) 211 Ramie Ln, PSL, FL 34952

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of April, 2026 by Aric McClory
(Name of person)

as General manager for The Everglades Club, on behalf of
(Title of officer/ member/ partner) (Name of corporation/company/partnership)

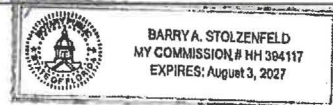
the Aric McClory who is personally known to me or has produced

_____, (type of identification) as identification.

Barry A. Stolzenfeld
Notary Public State of Florida

Notary Print Name:

Barry A. Stolzenfeld



My Commission Expires:

08-03-2027

(NOTARY SEAL)

RESOLUTION NO. 019-2025

**The Everglades Club, 347 Worth Avenue
Roofing Replacement**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by The Everglades Club, Inc. and is located at 347 Worth Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-23-05-014-0010

Legal Description: ROYAL PARK ADD LTS 1 & 2, LT 3 (LESS SLY 13.9 FT OF ELY 15.6 FT), LT 4 (LESS SLY 13.9 FT OF WLY 3.5 FT), LTS 5 THRU 8, LT 51, LT 52 (LESS SLY 33.35 FT OF NLY 36.82 FT OF WLY 2 FT) LT 53 (LESS NLY 3.42 FT OF WLY 3.5 FT & SLY 33.35 FT OF NLY 36.82 FT), LT 54 (LESS NLY 3.4 FT OF ELY 15.6 FT, SLY 38 FT OF NLY 41.4 FT OF WLY 16.2 FT OF ELY 21.75 FT, ELY 5.55 FT OF SLY 33.4 FT OF NLY 36.8 FT & SLY 23.3 FT OF NLY 26.7 FT OF WLY 3.45 FT), LT 55

(LESS SLY 23.3 FT OF NLY 26.7 FT OF ELY 15.75 FT)
& LT 56

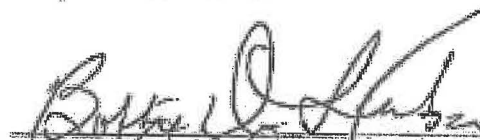
Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4. A copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 5th day of March 2025.



Danielle H. Moore, Mayor



Bobbie Lindsay, Town Council President



Lewis S.W. Crampton, Town Council President Pro Tem



ATTEST

ABSENT

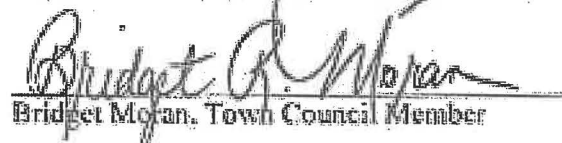
Julie Araskog, Town Council Member



Edward A. Cooney, Town Council Member



Kelly Churney, CMC, Town Clerk



Bridget Moran, Town Council Member



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 340 South County Road
 Palm Beach, FL 33450
 (561) 838-5430 • www.townofpalmbeach.com

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
 PART 2 - COMPLETED WORK APPLICATION**

PROPERTY IDENTIFICATION AND LOCATION

Property Address: 347 WORTH AVE
 Property Identification Number: 50-93-41-23-65-019-0010-70

DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT

Project starting date: 01/11/2013
 Project completion date: 10/30/2014
 Estimated cost of entire project: \$ 527,000.00
 Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ 522,000.00

OWNER ATTESTATION

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on 7/10/2013. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Anna R. Kelly Name [Signature] Signature 1-16-25 Date

General Manager Title The Everades Club, Inc Organization Name

Social Security or Taxpayer Identification Number: 51-0193160
 Mailing Address: 354 WORTH AVE Palm Beach FL 33480
 Phone Number: (561) 655-7810 Email: amccary@theeveradesclub.org

Affidavit of Corporate Authority

STATE OF FLORIDA

COUNTY OF PALM BEACH [County]

I, ARIC R. McCLORY, being first duly sworn, depose and state as follows:
[Full Name of Affiant]

Corporate Role: I am the duly elected and acting General Manager,
[Title, e.g., President or Secretary]

of The Everglades Club, Inc.,
[Full Legal Name of Corporation]

(the "Corporation"), a corporation organized and existing under the laws of the State

of Florida.
[State of Incorporation]

Statement of Authority: In my capacity as General Manager,
[Title]

- 1. I am authorized to execute and deliver contracts, agreements, and other legally binding instruments on behalf of the Corporation, including the Palm Beach County Historic Preservation Property Tax Exemption Covenant.
- 2. Source of Authority: This authority is granted
by a Resolution of The Board of Directors.

[Choose one: the Corporation's Bylaws / a Resolution of the Board of Directors adopted on (Date)] MARCH 20TH 2025

This authority has not been amended or rescinded and remains in full force and effect.

- 3. Binding Effect: Any document signed by me in the name of the Corporation shall be valid and binding upon the Corporation.

FURTHER AFFIANT SAYETH NAUGHT.

SIGNATURE: Aric R. McClory General Manager
[Name of Affiant] and [Title]

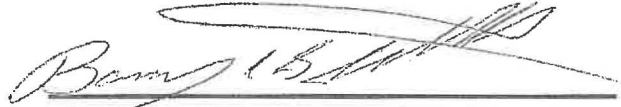
STATE OF FLORIDA

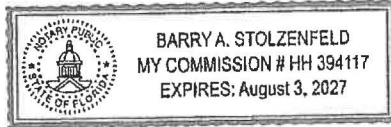
COUNTY OF Palm Beach [County]

Sworn to (or affirmed) and subscribed before me by means of physical presence or online

notarization, this 31 day of March, 2026, by, Aric McClary
[Full Name of Affiant]

who is personally known to me or produced _____
[Type of Identification]


(Signature of Notary-Public – State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

PROPERTY OWNER LIST

2026 Town of Palm Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owner: The Everglades Club Inc.

Property: 350 Worth Avenue
Palm Beach, FL 33480

Use: Commercial

RESOLUTION NO. R-2026

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 350 WORTH AVENUE, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owner, The Everglades Club Inc., filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on January 3, 2024, for an ad valorem tax exemption

for the historic renovation and restoration of the property located at 350 Worth Avenue, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on January 16, 2025, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, The Everglades Club Inc., for the restoration, renovation, and improvement to the property located at 350 Worth Avenue, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on March 5, 2025, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, The Everglades Club Inc., for the restoration, renovation, and improvement to the property located at, 350 Worth Avenue, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owner, The Everglades Club Inc., for a 10 year period, commencing on January 1, 2026, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 350 Worth Avenue, which property is as legally described as follows and which improvements are described in HPB Case No. 019-2021:

ROYAL PARK ADD LTS 1 THRU 18 BLK 19 & UN#D LT LYG BET BLKS 19 & 20 (LESS W 25 FT) & 27-43-43, FILLED LANDS LYG WLY OF & ADJ TO LT 1 BLK 19 & SLY OF & ADJ TO UN#D LT LYG BET BLKS 19 & 20 (LESS W 25 FT), in the Town of Palm Beach, according to the plat thereof as recorded in Plat Book 7, Page 9, Public Records of Palm Beach County, Florida,

2. Prior to the ad valorem tax exemption described herein being effective, The Everglades Club Inc., shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical

Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196.1997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

- Commissioner Sara Baxter, Mayor
- Commissioner Marci Woodward, Vice Mayor
- Commissioner Maria G. Marino
- Commissioner Gregg K. Weiss
- Commissioner Joel G. Flores
- Commissioner Maria Sachs
- Commissioner Bobby Powell Jr.

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20__.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

MIKE CARUSO,
CLERK & COMPTROLLER

BY: _____
County Attorney

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by The Everglades Club Inc. (hereinafter referred to as the Owner) and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 350 Worth Avenue, Palm Beach, FL, 33480, which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are ___X___ architecture, ___X___ history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers:

ROYAL PARK ADD LTS 1 TRHU 18 BLK 19 & UN#D LT LYG BET BLKS 19 & 20 (LESS W 25 FT) & 27-43-43, FILLED LANDS LYG WLY OF & ADJ TO LT 1 BLK 19 & SLY OF & ADJ TO UN#D LT LYG BET BLKS 19 & 20 (LESS W 25 FT), Town of Palm Beach according to the plat thereof as recorded in Plat Book 7, Page 39, Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2026 to December 31, 2035

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the preservation ordinance.
2. The Owner agrees that no structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office. The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Town of Palm Beach
Planning, Zoning and Building Department
60 South County Road
Palm Beach, FL 33480
Telephone Number: (561) 227-6414

The address of the Division of Historic Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 487-2333

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3) F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property.

The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

IN WITNESS WHEREOF, the Owner and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Mike Caruso,
Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Sara Baxter, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

OWNER: The Everglades Club Inc.

ARIC McCLORY / General Manager
Name/Title

[Signature]
Signature

04/09/2026
Date

WITNESS: (Signature) [Signature]

(Print name) Andrea Nedelea

(Address) 6565 Winding Lake Dr., Jupiter, FL 33458

WITNESS: (Signature) [Signature]

(Print name) Jonathan Montalvo

(Address) 211 Ramie Ln, PSL, FL 34952

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of April, 2026 by ARIC McCLORY
(Name of person)

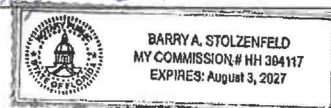
as General manager for The Everglades Club, on behalf of
(Title of officer/ member/ partner) (Name of corporation/company/partnership)

the ARIC McCLORY who is personally known to me or has produced
_____, (type of identification) as identification.

[Signature]
Notary Public State of Florida

Notary Print Name:

BARRY A. STOLZENFELD



(NOTARY SEAL)

My Commission Expires:

08-03-2027

RESOLUTION NO. 020-2025

**The Everglades Club, 350 Worth Avenue
Roofing Replacement**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by The Everglades Club, Inc. and is located at 350 Worth Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-23-05-019-0010

Legal Description: ROYAL PARK ADD LTS 1 THRU 18 BLK 19 & UN#D LT LYG BET BLKS 19 & 20 (LESS W 25 FT) & 27-43-43, FILLED LANDS LYG WLY OF & ADJ TO LT 1 BLK 19 & SLY OF & ADJ TO UN#D LT LYG BET BLKS 19 & 20 (LESS W 25 FT)

Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4. A copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular adjournment session of the Town Council of the Town of Palm Beach assembled this 5th day of March 2025.



Daniella H. Moore, Mayor



Bobbie Lindsey, Town Council President



Lewis S.W. Crampton, Town Council President Pro Tem



ABSENT

Julie Araskog, Town Council Member



Edward A. Cooney, Town Council Member



Kelly Churne, CMC, Town Cler



Bridget Moran, Town Council Member

Affidavit of Corporate Authority

STATE OF FLORIDA
COUNTY OF PALM BEACH [County]

I, Aric R. McClory, being first duly sworn, depose and state as follows:
[Full Name of Affiant]

Corporate Role: I am the duly elected and acting General Manager,
[Title, e.g., President or Secretary]

of The Everglades Club, Inc.,
[Full Legal Name of Corporation]

(the "Corporation"), a corporation organized and existing under the laws of the State
of Florida.
[State of Incorporation]

Statement of Authority: In my capacity as General Manager,
[Title]

1. I am authorized to execute and deliver contracts, agreements, and other legally binding instruments on behalf of the Corporation, including the Palm Beach County Historic Preservation Property Tax Exemption Covenant.

2. Source of Authority: This authority is granted
by a Resolution of The Board of Directors.

[Choose one: the Corporation's Bylaws / a Resolution of the Board of Directors
adopted on (Date)] MARCH 20th 2025

This authority has not been amended or rescinded and remains in full force and effect.

3. Binding Effect: Any document signed by me in the name of the Corporation shall be valid and binding upon the Corporation.

FURTHER AFFIANT SAYETH NAUGHT.


SIGNATURE: Aric R. McClory General Manager
[Name of Affiant] and [Title]

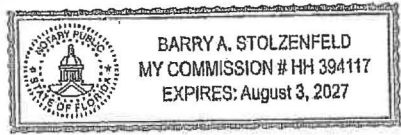
STATE OF FLORIDA
COUNTY OF Palm Beach [County]

Sworn to (or affirmed) and subscribed before me by means of physical presence or online

notarization, this 31 day of March, 2026, by, Aric McClary
[Full Name of Affiant]

who is personally known to me or produced _____
[Type of Identification]


(Signature of Notary Public – State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

**Attachment 6
 Tax Break Down By Property, Annual and 10 Year Total
 2026 Town of Palm Beach County Tax Exemption**

Property	Total Cost of Improvements	Estimated Improvement Costs to Historic Buildings	Annual	10 Year Total
184 Sunset Avenue	\$6,200,000.00	\$6,200,000.00	\$27,900.00	\$279,000.00
238 Phipps Plaza	\$2,135,662.00	\$926,809.00	\$4,170.64	\$41,706.41
318 Australian Avenue	\$3,000,000.00	\$2,135,750.00	\$9,610.88	\$96,108.75
347 worth Avenue	\$527,000.00	\$527,000.00	\$2,371.50	\$23,715.00
350 Worth Avenue	\$2,201,200.00	\$2,201,200.00	\$9,905.40	\$99,054.00
Total	14,063,862.00	11,990,759.00	\$53,958.42	\$539,584.16

Local government millage rate = 4.50
 (estimated improvement cost) x (.0045) = (annual estimated tax dollars exempted)

Note: Annual Total amount is rounded up after the decimal.