

RESOLUTION 2018-05-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") SELECTING SADS, INC. AS THE MOST RESPONSIVE BIDDER TO NOTICE OF DISPOSITION ISP-0343-18; FINDING THE SADS, INC. BID PROPOSAL, ATTACHED HERETO AS EXHIBIT 'A', IN FURTHERANCE OF THE NORTH BANK DOWNTOWN AND SOUTHSIDE CRA PLANS; ACCEPTING THE PURCHASE PRICE OF SIXTY THOUSAND DOLLARS (\$60,000); INSTRUCTING ITS CHIEF EXECUTIVE OFFICER ("CEO") TO NEGOTIATE A PURCHASE AND SALE AGREEMENT OR FUNCTIONAL EQUIVALENT AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns a 0.24 acre property located at 905 West Forsyth Street and identified by Duval County Tax Parcel Number 074784 0000("Property"); and

WHEREAS, the Property is located within the North Bank Downtown Community Redevelopment Area ("North Bank CRA"); and

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank CRA, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560-E; and

WHEREAS, the Property was acquired by the City in 2003; and

WHEREAS, the Property is vacant and is in a state of disrepair; and

WHEREAS, the Property has a blighting influence on adjoining properties; and

WHEREAS, the DIA adopted Resolution 2017-10-03 instructing its CEO to cause to be issued a Notice of Disposition for the Property, consistent with Florida Statutes Chapter 163.380(3)(a) City of Jacksonville Ordinance Code Chapter 122, Subpart C *Community Redevelopment Real Property Dispositions*; and

WHEREAS, the DIA, through the City's Procurement Division, issued Notice of Disposition ISP-0343-18; and

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WHEREAS, the DIA received two (2) bid proposals in response to ISP-0343-18; and

WHEREAS, the DIA Strategic Implementation Committee held a public meeting on April 18, 2018, and selected SADS, Inc. as the most responsive bidder to ISP-0343-18, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA finds that the SADS, Inc. bid proposal, attached hereto as Exhibit 1, the most responsive bidder to ISP-0343-18.

Section 3. The DIA finds that he SADS, Inc. proposal in furtherance of the following CRA Plan Goals:

Redevelopment Goal No. 1

Reinforce Downtown as the City's unique epicenter for business, history, culture, education, and entertainment.

Redevelopment Goal No. 2

Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.

Section 4. Accepting the purchase price of sixty thousand dollars (\$60,000).

Section 5. Instructing the DIA Chief Executive Officer to negotiate a Purchase and Sale Agreement or a functional equivalent, establishing a due diligence period, a close-by date, and a begin construction date.

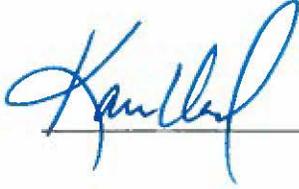
Section 6. DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to effectuate the purpose of this resolution.

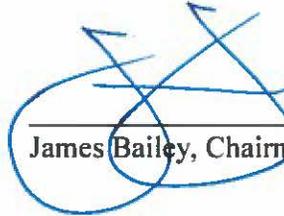
Section 7. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

SIGNATURES ON FOLLOWING PAGE

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY




_____ James Bailey, Chairman

Date 5/23/18

VOTE: In Favor: 8 Opposed: 0 Abstained: 0

DMP&H
DRIVER·MCAFFEE
PEEK&HAWTHORNE

One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P (904) 301-1269
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January 9, 2018

City of Jacksonville
Procurement Division
214 N. Hogan Street, Room 105
Jacksonville, FL 32202

Re: Invitation to Purchase City-Owned Property Within LaVilla Neighborhood
905 West Forsyth Street/Tax Parcel 074784 0000 ("Property")
Bid No. ISP-0343-18

To the Downtown Investment Authority:

On behalf of our client, Paul Sifton and SADS, Inc. ("Developer"), we have been authorized to submit this response (the "Proposal") to the Downtown Investment Authority ("DIA") invitation made in its capacity as the Downtown Community Redevelopment Agency ("CRA") to purchase the City-owned Property located at the intersection of West Forsyth Street and North Davis Street within the North Bank Downtown Redevelopment Area pursuant to Section 163.380, Florida Statutes and Section 122.434, Jacksonville Code of Ordinances.

Proposed Project

The Property is located in the LaVilla neighborhood immediately adjacent to the LaVilla Catalyst Site. This neighborhood is meant to be Downtown's center for cultural and arts facilities with vibrant, mixed-use projects encouraging an urban area with commercial, cultural, entertainment and urban housing all located in close proximity. Neighborhood-serving retail and incubator business opportunities are to be encouraged as well as urban housing types above ground floor commercial establishments.

In furtherance of these objectives and in keeping with the theme of the La Villa district, Developer proposes to redevelop the Property as a three-story project, known as the "La Mesa Building", featuring apartments/condos above an approximately 5,000 square foot upscale neighborhood convenience store and including a urban rooftop apiary (the "Project").

More than just a mixed-use residential/retail development, the focus of the Project will be utilizing the "La Mesa" (meaning "the table") theme to have a cultural and educational impact on the area. A celebratory shrine in the shape of a table with inscriptions honoring local history and an integrated balance of local historical figures will activate the streetscape and cultivate a sense of belonging where everyone is welcome at the table. The rooftop apiary will introduce beekeeping

to the community and serve as a unique destination for educational events. As owner of the nearby 927 Events space located at 927 West Forsyth Street, Developer intends to create synergy between the projects and emerging development in the area by hosting wellness activities and providing meeting space. Recognizing that foot traffic is essential to achieving these goals, Developer proposes to improve the block between his two properties with solar lighting, street seating and bicycle parking to cultivate a safe, walkable and inviting environment.

Financial Resources

The Project will be owned by a limited liability company, funded entirely by Developer from existing personal resources, and completed within thirty-six (36) months from execution of a purchase and sale agreement. Developer represents that he has sufficient cash on hand to execute the Proposal and provides the attached reference from the local BB&T office to establish that he has the financial relationships to complete the Project with debt, if necessary.

Past Development Experience and Ability to Complete Building Rehabilitation

Developer has been active in development in Florida since 1978 when he moved from London Ontario Canada to Palm Beach County to develop a 55+ senior development called Sunny South Estates. For example, Developer's personal responsibilities on Sunny South Estates crossed the spectrum of tasks including resettling cows on the property, refurbishing and constructing and completing infrastructure such as sewer, water, and storm drainage and roads, conceptualizing, designing and constructing elevations for homes and the clubhouse, and preparing the property for sales and marketing. Prior to relocating to Florida, Developer was instrumental in the conception and completion of many developments in and around London Ontario. He also served for 44 years on the board of Awata Funding, which owns Sifton Properties Ltd. and is one of the largest commercial construction and residential development companies in Ontario. Sifton Properts Ltd. are developing the first Net Zero Project in Canada called West 5 in London Ontario.

Developer has been involved in commercial development, redevelopment and gentrification of historic commercial properties in Jacksonville since 1987. For example, Developer converted the dilapidated Sally building at 745 West Forsyth Street, including installation of the existing decorative glass block work and efforts to encourage foot traffic, and was further involved in the complete restoration of vacant and condemned buildings on Beaver Street east of McDuff Avenue. Additionally, Developer prevented the building at 927 West Forsyth Street from being demolished and completely renovated the structure into a beautiful, vibrant and active mixed-use project with event rental space and a residence on the 3rd floor. Through successful rehabilitation of the building, Developer was able to save the oldest pulley-driven freight elevator in Jacksonville, which has now been restored to its near original form.

Developer's extensive background in the development industry demonstrates that he has the technical experience to complete the Project. Developer is committed to taking part in reestablishing the downtown area as an attractive, accommodating, affordable and user-friendly locus for residents, commerce, and tourists, all of which add to the City of Jacksonville's cultural and economic prosperity. Upon completion, Developer anticipates the Project will yield an

approximately \$2,550,000 taxable basis¹ while fulfilling key objectives of the North Bank and Southside Community Redevelopment Area plan and Section 163.380, Florida Statutes, as detailed below.

Consistency with North Bank and Southside Community Redevelopment Area Plan

Redevelopment Goal No. 1: Reinforce Downtown as the City's unique epicenter for business, history, culture, education, and entertainment. The Project will increase opportunities for Downtown employment throughout the redevelopment process and thereafter in operation of the proposed apartment complex and community convenience store. The Project will increase residential opportunities by adding to the inventory of available housing units. The Project will diversify attractions by providing a rooftop apiary. The streetscape improvements will energize the block and add to the inventory of art in public places with the celebratory shrine.

Redevelopment Goal No. 2: Increase rental and owner-occupied housing Downtown, targeting key demographic groups seeking a more urban lifestyle. The Project will contribute to the stated objective of constructing 350 new multi-family dwelling units per year while adding a much-needed neighborhood retail component to the La Villa area in support of the proposed and recently developed residential properties.

Redevelopment Goal No. 3: Simplify the approval process for Downtown development and improve departmental and agency coordination. The Project features a privately-developed mixed-use building which will add to the commercial and residential base of the LaVilla neighborhood. The Project increases recreation, entertainment, cultural heritage and programming opportunities through the establishment of a celebratory shrine, rooftop apiary, and creation of community space in partnership with the 927 Events property.

Redevelopment Goal No. 4: Improve walkability/bike-ability and connectivity to adjacent neighborhoods and the St. Johns River while creating highly walkable nodes. The Project establishes a residential/retail mixture promoting walkability and of the LaVilla neighborhood. This objective will be furthered through the proposed streetscape improvements to increase street level pedestrian and bike activity. The Project will encourage an active street life beyond traditional daylight business hours, which, in turn, will create an environment of growth for other restaurant, retail and entertainment business Downtown.

Redevelopment Goal No. 5: Establish a waterfront design framework to ensure a unique experience and sense of place. The Project will bring more residents to the LaVilla neighborhood, and the urban-style development will encourage use of nearby public open spaces and amenities such as the Riverwalk.

Redevelopment Goal No. 6: Maintain a clean and safe 24-7 Downtown for residents, workers, and visitors. The Project reinforces a Downtown residential presence. The residential units, coupled with a community convenience store that has evening hours, and the proposed streetscape lighting and bicycle parking improvements, will promote a greater sense of activity and public safety in the LaVilla neighborhood.

¹ The taxable basis is 85% of the estimated construction cost of \$200per square foot x 15,000 square foot building,

Redevelopment Goal No. 7: Use planning and economic development policies to promote design for healthy living. The establishment of a mixed-use residential/retail project that adds a much-needed community convenience store to the LaVilla neighborhood will improve the walk score of the area. The streetscape improvements that activate the block and improve its sense of safety at all hours and will make walkability and bikeability a reality rather than an aspirational goal. The rooftop apiary adds a healthy living element to the Project that can be shared with the community. Finally, the partnership with 927 Events provides ample space for hosting wellness activities for residents.

Financial Offer

Developer offers \$60,000.00 for fee simple title to the Property, payable at closing, with the understanding that Developer will be responsible for all transfer costs associated with the transaction including, without limitation, costs for title insurance, survey and environmental site assessment, deed stamps, Developer's attorney fees, recording fees, and prorated taxes. This offer exceeds the assessed value of the land after taking into account the anticipated costs of preparing the Property for redevelopment including: potential environmental remediation and additional streetscape improvements which may be required by the City within and outside the right-of-way. In light of potential environmental issues, Developer requests a minimum of one hundred twenty (120) days in order to complete due diligence on the Property. In further support of the offer, Developer represents and warrants that that he requires no contingencies for equity or financing to complete the Project.²

Developer further understands, represents, and acknowledges the following:

1. Developer currently has no delinquent obligations to the City of Jacksonville or any of its independent agencies;
2. The Proposal is submitted in good faith and without any prior consultation or agreement with any other proposer;
3. To the best of the knowledge of the person signing the Proposal, neither the Developer, his affiliates, subsidiaries, owners, partners, principals or officers:
 - a. is currently under investigation by any governmental authority for conspiracy or collusion with respect to bidding on any public contract;
 - b. is currently under suspension or debarment by any governmental authority in the United States;
 - c. has within the preceding three years been convicted of or had a civil judgment rendered against it, or is presently indicted for or otherwise criminally or civilly

² Developer's only contingencies prior to closing are verifying title, survey and completion of environmental remediation, which will be completed by Developer, if necessary. Developer reserves the right to apply for competitive grants.

charged, in connection with (i) obtaining, attempting to obtain, or performing a federal, state, or local government transaction or public contract; (ii) violation of federal or state antitrust statutes; or (iii) commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; or

- d. has within the preceding three-year period had one or more federal, state, or local government contracts terminated for cause or default.
4. Developer has read and understands the Notice terms and conditions, and the Proposal is submitted in conformance with those terms and conditions.
5. All information provided by, and representations made by, Developer are material and important and may be relied upon by City in selecting the Agreement.

Developer has adopted and will maintain throughout the term of this contract a policy of nondiscrimination or harassment against any person with regard to race, color, sex including pregnancy), sexual orientation, gender identity or expression, religion, political affiliation, national origin, disability, age, marital status, veteran status, or any other impermissible factor in recruitment, hiring, compensation, training, placement, promotion, discipline, demotion, transfers, layoff, recall, termination, working conditions and related terms and conditions of employment. Developer agrees that, on written request, he will permit reasonable access to records of employment, employment advertisement, application forms and other pertinent data and records, by the Executive Director of the Community Relations Commission, or successor agency or commission, for the purpose of investigation to ascertain compliance with the non-discrimination policies incorporated into any contract with the City; provided however, that Developer shall not be required to produce, for inspection, records covering periods of time more than one (1) year prior to the effective date of any contract with the City. Developer further agrees that similar terms will be incorporated into and become part of any subcontract for products or services to be provided pursuant to any contract with the City.

On behalf of the Developer we appreciate the opportunity to provide this Proposal to complete this Project. Should you have any additional questions regarding this matter, please do not hesitate to call me at (904) 301-1269.

Sincerely,



Steven Diebenow

cc: Paul Sifton

Agent Authorization

You are hereby advised that Paul Sifton, as President of SADS, Inc., a corporation organized under the laws of the State of Florida, hereby submits the attached Proposal and authorizes and empowers Driver, McAfee, Peek & Hawthorne, P.L. to act as agent in connection with such Proposal and provides authorization to Driver, McAfee, Peek & Hawthorne, P.L. to file such applications, papers, documents, request and other matters necessary in connection with such Proposal.

SADS, Inc.



Paul Sifton, President

Date: 4/9/18

Detail by Entity Name

Florida Profit Corporation
SADS, INC.

Filing Information

Document Number P94000050399
FE/EIN Number 59-3250980
Date Filed 07/05/1994
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 10/30/2008
Event Effective Date NONE

Principal Address

927 WEST FORSYTH ST
JACKSONVILLE, FL 32204

Changed: 02/08/2007

Mailing Address

165 WELLS ROAD SUITE 304
ORANGE PARK, FL 32073

Changed: 01/28/2008

Registered Agent Name & Address

CARLSON, MARY ANN E.A.
165 WELLS RD SUITE 304
ORANGE PARK, FL 32073

Name Changed: 02/08/2007

Address Changed: 01/28/2008

Officer/Director Detail**Name & Address**

Title DP

SIFTON, PAUL
165 WELLS ROAD, STE. 304
ORANGE PARK, FL 32073

Title DST

CARLSON, MARY ANN
165 WELLS ROAD, STE. 304
ORANGE PARK, FL 32073

Annual Reports

Report Year	Filed Date
2015	04/23/2015

January 2, 2018



Debbie Buckland
BB&T Jacksonville Market president
200 W. Forsyth Street Suite 200
Jacksonville FL 32202
PH- 904-361-5280

RE: Paul Sifton/SADS, Inc.

To Whom It May Concern:

It is my pleasure to provide this letter of reference for our good client, Paul Sifton.

Mr. Sifton has been a BB&T client since 2008. Deposit balances in his various personal and business accounts average low seven figures, and all have been consistently maintained as agreed.

It will be our pleasure to consider a financing package under conventional terms for his affiliate company SADS, Inc. for the purchase and renovation of property known as "the old Lee & Cates Glass Building" on Forsyth Street.

Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Debbie Buckland".

Debbie Buckland
BB&T Jacksonville Market President

ATTACHMENT 1

CONFLICT OF INTEREST CERTIFICATE

Bidder must execute either Section I or Section II hereunder relative to Section 126.201, Ordinance Code, and Section 112.313(12), Florida Statutes. Failure to execute either Section may result in rejection of this proposal.

SECTION I

I hereby certify that no official or employee of the City or independent agency requiring the goods or services described in these specifications has a material financial interest in this company.



Signature

PAUL SIFTON
Name of Official (Type or Print)

SADS, Inc.

Company Name

927 W. FORSYTH ST
Business Address

JACKSONVILLE, FL 32204
City, State, Zip Code

SECTION II

I hereby certify that the following named City official(s) and employee(s) having material financial interest(s) (in excess of 5%) in this company have filed Conflict of Interest Statements with the Supervisor of Elections, 105 East Monroe Street, Jacksonville, Duval County Florida, prior to bid opening.

Name	Title of Position	Date of Filing

Signature

Company Name

Name of Official (Type or Print)

Business Address

City, State, Zip Code

PUBLIC OFFICIAL DISCLOSURE

Section 126.110 of the Purchasing Code requires that a public official who has a financial interest in a bid or contract make a disclosure at the time that the bid or contract is submitted or at the time that the public official acquires a financial interest in the bid or contract. Please provide disclosure, if applicable.

Public Official: _____

Position Held: _____

Position or Relationship with Bidder: _____

CITY OF JACKSONVILLE
PROCUREMENT DIVISION
Ed Ball Building, 8th Floor
214 N. Hogan Street
Jacksonville, Florida 32202

ADDENDUM NO	<u>ONE (1)</u>
BID NUMBER	<u>ISP-0343-18</u>
TITLE OF BID	<u>INVITATION TO PURCHASE CITY-OWNED PROPERTY WITHIN LAVILLA NEIGHBORHOOD OF DOWNTOWN JACKSONVILLE, FLORIDA</u>
OPENING TIME AND DATE	<u>JANUARY 3, 2018 @ 2:00 P.M.</u>

THIS ADDENDUM IS ISSUED FOR THE INFORMATION OF BIDDERS ON THE ABOVE TITLED PROJECT AND WILL BE PART OF THE CONTRACT.

**PURPOSE OF THIS ADDENDUM IS TO REVISE THE BELOW
SECTION 1.1(b) ON PAGE 1:**

“The DIA in its role as the CRA for the North Bank Downtown Community Redevelopment Area is issuing a notice of disposition on behalf of the City of Jacksonville as owner of real property generally located on in the LaVilla neighborhood, ~~on Broad Street between Monroe Street and Duval Street~~ at the intersection of West Forsyth Street and North Davis Street, and more identified by Duval County Tax Parcel 074784 0000 (“Property”).”

PLEASE SIGN THIS ADDENDUM AND SUBMIT WITH BID*

NOTE: FAILURE TO SUBMIT SIGNED ADDENDUM(s) WITH BID MAY POSSIBLY RESULT IN REJECTION OF BID.

DATE November 20, 2017 BUYER Chelsey Fleming CF

RECEIPT ACKNOWLEDGED BY RETURN OF SIGNED COPY WITH BID.

Bidder's Signature 
Title Pres
Company SOOS Inc
Date 1/9/18

CITY OF JACKSONVILLE
PROCUREMENT DIVISION
Ed Ball Building, 8th Floor
214 N. Hogan Street
Jacksonville, Florida 32202

ADDENDUM NO TWO (2)
BID NUMBER ISP-0343-18
TITLE OF BID INVITATION TO PURCHASE CITY-OWNED
PROPERTY WITHIN LAVILLA NEIGHBORHOOD
OF DOWNTOWN JACKSONVILLE, FLORIDA
OPENING TIME AND DATE JANUARY 3, 2018 @ 2:00 P.M.

THIS ADDENDUM IS ISSUED FOR THE INFORMATION OF BIDDERS ON THE ABOVE TITLED PROJECT AND WILL BE PART OF THE CONTRACT.

**PURPOSE OF THIS ADDENDUM IS TO INCLUDE THE
APPRAISAL EXECUTIVE SUMMARY AS ATTACHED TO THIS
ADDENDUM.**

PLEASE SIGN THIS ADDENDUM AND SUBMIT WITH BID

NOTE: FAILURE TO SUBMIT SIGNED ADDENDUM(S) WITH BID MAY POSSIBLY RESULT IN REJECTION OF BID.

DATE November 29, 2017 BUYER Chelsey Fleming CF

RECEIPT ACKNOWLEDGED BY RETURN OF SIGNED COPY WITH BID.

Bidder's Signature 
Title Pres
Company SPMS Inc
Date 1/9/18

CITY OF JACKSONVILLE
PROCUREMENT DIVISION
Ed Ball Building, 8th Floor
214 N. Hogan Street
Jacksonville, Florida 32202

ADDENDUM NO	<u>THREE (3)</u>
BID NUMBER	<u>ISP-0343-18</u>
TITLE OF BID	<u>INVITATION TO PURCHASE CITY-OWNED PROPERTY WITHIN LAVILLA NEIGHBORHOOD OF DOWNTOWN JACKSONVILLE, FLORIDA</u>
OPENING TIME AND DATE	<u>JANUARY 3, 2018 @ 2:00 P.M.</u>

THIS ADDENDUM IS ISSUED FOR THE INFORMATION OF BIDDERS ON THE ABOVE TITLED PROJECT AND WILL BE PART OF THE CONTRACT.

**PURPOSE OF THIS ADDENDUM IS TO EXTEND THE BID
OPENING DATE TO WEDNESDAY, JANUARY 10, 2018 AT
2:00 P.M.**

PLEASE SIGN THIS ADDENDUM AND SUBMIT WITH BID*

NOTE: FAILURE TO SUBMIT SIGNED ADDENDUM(s) WITH BID MAY POSSIBLY RESULT
IN REJECTION OF BID.

DATE January 2, 2018 BUYER Chelsey Fleming CF

RECEIPT ACKNOWLEDGED BY RETURN OF SIGNED COPY WITH BID.


Bidder's Signature
Susan S
Title
Susan S
Company
1/9/18
Date



6278-2 Dupont Station Ct.
Jacksonville, FL, 32217

Phone: 904.296.8995
Fax: 904.296.8996

September 22, 2017

Mr. Guy Parola
City of Jacksonville
117 West Duval Street, Suite 310
Jacksonville, FL, 32202

Re: Real Estate Appraisal
Vacant Warehouse Facility
905 West Forsyth Street, Jacksonville
Duval County, FL, 32204

File Number: 1605-17-132777

Dear Mr. Parola:

At your request, we have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject is a warehouse facility containing 7,553 square feet of gross building area. The improvements were constructed in 1908 and are vacant and in a state of considerable disrepair as of the effective appraisal date. The total site area is .253 acres or 11,025 square feet.

Please reference page 9 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

We certify that we have no present or contemplated future interest in the property beyond this estimate of value.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusion(s):

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	9/18/2017	\$250,000

The values reported above are subject to definitions, assumptions and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Jacksonville may use or rely on the information, opinions and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions and limiting conditions contained therein.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 11). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Extraordinary Assumptions & Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. A survey of the property was not provided and a plat map was not available to plot. The land area of the subject was taken from the property record card from the Duval County Property Appraiser's Office, which is assumed accurate.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

Respectfully submitted,

JLL Valuation & Advisory Services



Patrick R. Phipps, MAI
 Executive Vice President
 Certified General Real Estate Appraiser
 FL Certificate #: RZ2954
 Telephone: 904.296.8995, ext. 205
 Email: patrick.phipps@am.jll.com



Donald Lee Chalker,
 Senior Analyst
 Certified General Real Estate Appraiser
 FL Certificate #: RZ3170
 Telephone: 904.296.8995, ext. 208
 Email: don.chalker@am.jll.com