14	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/17/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 26, 2026**

FROM: **Joseph Cone, Assistant Director, Health and Human Services** **PHONE:** **904 827-6890**

SUBJECT OR TITLE: **A funding request to the St. Johns County Housing & Community Development Department through the State Housing Initiatives Partnership (SHIP) program to acquire a historic building and continue its use as affordable housing.**

AGENDA TYPE: **Consent Agenda, Contract, Grant, Resolution**

BACKGROUND INFORMATION:

On May 26, 2026, Operation Lifeline, Inc. submitted a funding request to the St. Johns County Housing & Community Development Department through the State Housing Initiatives Partnership (SHIP) program to acquire the historic schoolhouse at 405 N. McLaughlin Street. The property, currently operated by the Emergency Services and Homeless Coalition of St. Johns County (ESHC) as an 11-unit permanent supportive housing complex, would continue to serve vulnerable residents under new ownership. Health and Human Services staff collaborated with Operation Lifeline to process the request and recommended the project for funding. The acquisition would preserve 11 existing supportive housing units, prevent displacement of current residents, and establish a long-term, veteran-focused permanent supportive housing community. Operation Lifeline proposes to use the property to serve seniors and families who are at risk of or experiencing homelessness. Located in District 3, this project strengthens the County's long-term affordable housing inventory and expands essential housing services for residents.

1. IS FUNDING REQUIRED? Yes **2. IF YES, INDICATE IF BUDGETED.** Yes

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE: Funding of $250,000 will come from the State Housing Initiative Program (1108-1100-58222-1688)

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to adopt Resolution 2026-_____,approving and authorizing the County Administrator, or designee, to execute a State Housing Initiatives Partnership Grant Agreement, in substantially the same form as attached hereto, allocating $250,000 to Operation Lifeline, Inc., for the purchase of property for affordable housing.

For Administration Use Only:
Legal: Kealey West 11/2/2026 **OMB: CB 11/3/2026** **Admin: Brad Bradley 11/6/2026**

RESOLUTION NO. 2026-_____

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM GRANT AGREEMENT BETWEEN ST. JOHNS COUNTY AND OPERATION LIFELINE, INC.; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT ON BEHALF OF THE COUNTY; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the State Housing Initiatives Partnership ("SHIP") Program provides funding to local governments to implement programs that create and preserve affordable housing for very low-, low-, and moderate-income households; and

WHEREAS, Operation Lifeline, Inc., a Florida not-for-profit corporation, submitted an application requesting SHIP funding to acquire an eleven-unit multifamily property located at 405 N. McLaughlin Street, St. Augustine, Florida 32084; and

WHEREAS, Operation Lifeline, Inc. proposes to acquire and rehabilitate the property to preserve eleven affordable rental units for SHIP-eligible households, with rehabilitation funded from non-SHIP sources; and

WHEREAS, County staff recommends awarding Operation Lifeline, Inc. an amount not to exceed Two Hundred Fifty Thousand Dollars ($250,000.00) in SHIP funds for eligible acquisition costs, subject to the terms, conditions, funding availability, and other requirements contained in the Grant Agreement; and

WHEREAS, the proposed Grant Agreement establishes the parties' respective responsibilities and the requirements governing the use, disbursement, monitoring, and repayment of the SHIP funds; and

WHEREAS, the Board of County Commissioners finds that approving the Grant Agreement and authorizing its execution serves the interests of St. Johns County and promotes the preservation of affordable housing within the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

Section 1. The above Recitals are incorporated into the body of this Resolution and are adopted as findings of fact.

Section 2. The State Housing Initiatives Partnership Program Grant Agreement between St. Johns County and Operation Lifeline, Inc., in substantially the same form as attached hereto, is hereby approved.

Section 3. The County Administrator, or designee, is hereby authorized to execute the Grant Agreement on behalf of St. Johns County and to take such actions and execute such documents as may be reasonably necessary to implement the Grant Agreement, provided that such actions or documents do not materially alter the terms, conditions, funding amount, or obligations approved by the Board.

Section 4. To the extent that there are typographical or administrative errors or omissions that do not substantively change the tone, tenor, or concept of this Resolution or the Grant Agreement, such errors or omissions may be corrected without subsequent approval by the Board of County Commissioners.

Section 5. This Resolution shall become effective upon its adoption by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of November 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Chair

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By:_____
Deputy Clerk

ST. JOHNS COUNTY
STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM
GRANT AGREEMENT

THIS GRANT AGREEMENT ("Agreement") is entered into t by and between St. Johns County ("County"), a political subdivision of the State of Florida, and Operation Lifeline, Inc. ("Operation Lifeline" or "Grantee"), a Florida not-for-profit corporation.

RECITALS

WHEREAS, the St. Johns County State Housing Initiatives Partnership Program ("SHIP") provides grants to eligible organizations to fund a wide range of activities to provide affordable housing for very low, low, and moderate-income residents of St. Johns County; and

WHEREAS, Operation Lifeline is acquiring and rehabilitating an 11-unit multifamily complex (the "Project") to provide affordable housing to their clients; and

WHEREAS, Operation Lifeline submitted a complete and timely application seeking $250,000 in State Housing Initiatives Partnership Program funds for acquisition of an 11-unit multifamily property located at 405 N. McLauglin Street, St. Augustine, Florida 32084 with rehabilitation to be funded from non-SHIP sources.

WHEREAS, this application proposed an approach to increasing the supply of affordable housing within St. Johns County, based on the extensive experience of the Grantee.

NOW THEREFORE, in consideration of the provisions set forth below, the sufficiency of which is mutually acknowledged, the County and the Grantee agree as follows:

1. Incorporation of Recitals. The above recitals are incorporated into the body of this Agreement and are adopted as findings of fact.

2. Duration of Agreement. This Agreement shall commence upon execution by both parties. Grantee shall complete acquisition and rehabilitation within three (3) years thereafter, subject to the County in writing no later than 30 days prior to the termination of this agreement. The request shall state the reason that the extension is being requested and the length of time of the requested extension. The County shall have complete discretion with respect to whether to approve or deny a timely-submitted request.

3. Scope of Services. The Grantee shall acquire and rehabilitee the 11-unit multifamily property as set forth in Exhibit A, the contents of which are incorporated into this Agreement ("Scope of Services"). SHIP funds shall be used solely for eligible acquisition costs; Grantee shall provide all other funds necessary to complete rehabilitation and operate the Project. Any modification to the Scope of Services shall require written advance notice and justification

from the Grantee and a written amendment executed by both parties.

4. Funding. The County shall provide an amount not to exceed Two Hundred Fifty Thousand dollars ($250,00.00) to reimburse the Grantee for eligible acquisition described in Exhibit A, subject to available, appropriated SHIP funds. It is expressly acknowledged that the above stated funding amount does constitute the full cost of the scope of services; Grantee is responsible for all cost exceeding County funding.

County funds shall be disbursed directly to the County-approved closing agent solely for eligible acquisition costs at closing, after the County approves the documents and conditions required by Exhibit A. Funds shall not be disbursed to Grantee as an advance or reimbursement. The closing agent shall hold funds in escrow under County-approved written instructions and return them promptly if closing does not occur as authorized. No Project cost may be paid twice from County funds or any other funding source.

The County may require additional documentation and may withhold disbursement until all closing conditions are satisfied. The County shall have no obligation to fund a closing scheduled without sufficient time for County review and.

Grantee is eligible only for the lesser of $250,000.00 or actual County-approved eligible acquisition costs. Payment at closing does not constitute acceptance of future performance or release Grantee from any obligation under this Agreement.

5. Status Reports. Grantee shall submit monthly status reports to the County by the 15th of each month through the completion of acquisition and rehabilitation, describing progress of the acquisition and rehabilitation, expenditures, funding sources , problems encountered, and anticipated completion date. Thereafter, Grantee shall submit an annual occupancy, tenant eligibility, rent, and compliance reports by May 30 throughout the affordability period, as provided in Exhibit A. Grantee shall promptly notify the County of any material delay, funding shortfall, threatened foreclosure, casualty, or other event affecting compliance.

6. Retention, Auditing, and Review of Records. Grantee shall retain all Project, financial, tenant eligibility, rent, and compliance records throughout the affordability period and for a least five (5) years after its expiration and the release or satisfaction of any County loan or recorded retention, whichever occurs later; or longer if required by applicable law or the applicable records retention schedule. from the final payment. If any litigation, claim, negotiation, audit, or other action involving the records is initiated prior to the expiration of the 5-year period, the records shall be retained for one year after the final resolution of the action.

Grantee authorizes the County to review, inspect, and/or audit its books and records in order to determine whether compliance has been achieved with respect to the provisions of this Agreement. It is specifically noted that Grantee is under no duty to provide access to documentation not related to this Agreement or that is otherwise protected by local, state, or federal law.

Any audit required under this section shall be submitted to the County no later than 180 days following the end of Grantee's fiscal year along with any corrective action plan if applicable. Failure by the Grantee to submit the audit within the required time shall result in the withholding of requested payments. In addition, the County may, at its option, terminate this Agreement. Upon written request from Grantee, and for good cause shown, the County may provide an extension of time to respond to an audit under this section.

7. Disallowance of Funds. If, as a result of review, inspection, or audit, Grantee cannot provide documentation of expenses, or it is determined that previously reimbursed expenses were unallowable, such funds shall be disallowed. Grantee shall refund all disallowed funds to the County, and no further payments shall be made under this Agreement until all disallowed funds are refunded to the County. Disallowed funds shall be refunded to the County within 30 days of Grantee's receipt of written notice from the County regarding the overpayment. If Grantee does not timely refund the disallowed funds, the County may charge interest in the amount of 1 percent per month compounded on the outstanding balance beginning 40 days after the date of notice.

8. No Commitment of County Funds. This Agreement is neither a general obligation of the County nor is it backed by the full faith and credit of the County. Although the County will make all reasonable efforts to provide grant funds, the County makes no express commitment to provide such funds in any given County fiscal year. Pursuant to the requirements of Section 129.07, Florida Statutes, payment of each grant payment is subject to specific annual appropriations by the St. Johns County Board of County Commissioners sufficient to pay the grant payments during that County fiscal year. It is expressly acknowledged that Grantee cannot demand that the County appropriate or provide any such funds in any given County fiscal year.

It is expressly acknowledged that if grant funds are not available in one or more County fiscal years, Grantee is not entitled to receive additional payments in a succeeding County fiscal year in order to make up for the shortfall or unavailability of grant funds unless such payments are specifically authorized by resolution of the Board of County Commissioners.

9. Notices. All official notices to the County shall be delivered either by hand (receipt of delivery required) or by certified mail to:

County: Joseph Cone
Assistant Health and Human Services Director
Health & Human Services Department St. Johns County
200 San Sebastian View
St. Augustine, FL 32084

With copy to: St. Johns County
Office of the County Attorney

500 San Sebastian View
St. Augustine, FL 32084

All official notices to Grantee shall be delivered either by hand (receipt of delivery required) or by certified mail to:

Erick Saks
Executive Director
Operation Lifeline Inc.
1689 Idlewild Ave
Green Cove Springs, FL 32043

An official notice is any notice of default, termination, repayment demand, request for extension, or other notice expressly required by this Agreement. Notices are effective upon documented receipt or refusal of delivery. Either party may change its notice contact by written notice to the other party. Routine reports and other correspondence may be delivered by email to contacts designated by the parties. Text messaging is not an acceptable means of correspondence under this Agreement.

10. Relationship of the County and Grantee. This Agreement shall not be deemed to create any agency relationship, partnership, association, or joint venture between the County and the Grantee.

11. Use of County Logo. Pursuant to St. Johns County Ordinance 1992-2 and St. Johns County Administrative Policy 101.3, Grantee may not manufacture, display, or otherwise use the St. Johns County Seal/Logo or any facsimile or reproduction thereof without the express written approval of the Board of County Commissioners.

12. Authority to Practice. Grantee warrants that it has and will continue to maintain all licenses and approvals required to conduct its business and the scope of services provided in this Agreement. Grantee further warrants that it will at all times conduct its business activities in a reputable manner.

13. Compliance with Applicable Laws and Regulations. Both the Grantee and the County shall comply with all applicable local, state, and federal laws and regulations in their performance under this Agreement. Failure to abide by all applicable local, state, and federal laws and regulations may result in the disallowance of grant funds by the County as provided above in Section 7 of this Agreement.

14. Non-Discrimination. Grantee shall comply with the following Equal Opportunity Statement: “No person shall, on the grounds of race, creed, color, handicap, national origin, sex, age, political affiliation, or beliefs be excluded from participation in, be denied the benefits of, or

be subjected to discrimination under any program or activity funded in whole, or in part, with funds made available by St. Johns County."

15. No Conflict of Interest. Grantee represents and warrants to the County that it has not employed or retained any elected official, officer, or employee of the County in order to secure this Agreement. Moreover, Grantee represents and warrants to the County that it has not paid, offered to pay, or agreed to pay any fee, commission, percentage, brokerage, or gift of any kind contingent upon or in connection with securing and executing this Agreement.

16. Non-lobbying. Grantee shall not use provided under this Agreement for lobbying.

17. Access to Records. The access to, disclosure, non-disclosure, or exemption of records, data, documents, or materials associated with this Agreement shall be subject to the applicable provisions of the Florida's Public Records Law (Chapter 119, Florida Statutes), and other applicable State or Federal law. Access to such public records may not be blocked, thwarted, or hindered by placing the public records in the possession of a thirdparty.

18. Effect of Failure to Insist on Strict Compliance. The failure of either party to insist on strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision on any subsequent occasion.

19. Indemnification. Grantee shall indemnify, defend, and hold the County and its employees and agents in both their individual and official capacity harmless from any liabilities, claims, damages, and expenses, including attorney's fees and litigation costs, arising directly or indirectly out of any negligent, reckless, or intentional act or omission of Grantee's officers, employees, or agents in connection with this Agreement.

20. Insurance. Grantee shall not commence work or receive disbursement under this Agreement until it has complied with all insurance requirements in Exhibit B, which is incorporated into this Agreement.

21. Force Majeure. Neither party shall be held to be in non-compliance with this Agreement or suffer any enforcement or penalty relating to this Agreement, where such non-compliance occurs as the result of a force majeure event. For the purposes of this section, a force majeure event is defined as an event beyond the control and without the fault or negligence of the affected party which could not have been prevented through the exercise of reasonable diligence, including natural disaster (including hurricane, flood, or other acts of nature), strike, riot, war, terrorism or threat of terrorism, or other event that is reasonably beyond either party's ability to anticipate or control. When there is an event of force majeure, the affected party shall immediately notify the other party in writing giving the full particulars of the event of force majeure. The affected party must use reasonable efforts to mitigate the effect of the event of force majeure upon its performance under this Agreement. Upon completion of the event of force majeure, the affected party shall resume its performance under this Agreement as soon as reasonably practicable. If, due

to an event of force majeure, the Grantee is unable to complete the scope of services within the term of this Agreement, the term of this Agreement may be extended for an amount of time not to exceed the length of the event of force majeure.

22. Default and Termination. Failure to comply with this Agreement or any incorporated exhibits or recorded restriction constitutes a default. The County shall give written notice describing the default. Within 14 days after receipt, Grantee shall cure the default or submit corrective action plan acceptable to the County, with a completion deadline approved by the County in writing. The County may suspend disbursement pending cure. If Grantee fails to cure within the required time or comply with an approved plan, the County may terminate this Agreement, recover disallowed funds, enforce recorded restrictions and security instruments, and pursue any other available remedy. Upon failure to acquire or complete the Project, unauthorized transfer, or failure to maintain required affordability or use, Grantee shall repay the SHIP assistance as required by the applicable LHAP and County-approved recorded instruments. Termination shall not release accrued liabilities or obligations that survive under this Agreement. The County need not afford a cure period for a default that cannot be cured.

23. Assignment. Grantee shall not assign this Agreement or transfer, convey, or further encumber the Project property without the County's prior written approval and compliance with applicable LHAP and recorded instruments. Approval shall not release Grantee from liability unless the County expressly agrees in writing. Any successor shall assume the continuing obligations in County approved recorded documents.

24. Amendments. Both parties acknowledge that this Agreement constitutes the complete understanding between the parties. Any modification to this Agreement shall be in writing and executed by the duly authorized representatives of each party.

25. Governing Law and Venue. This Agreement shall be construed according to the laws of Florida. Venue for any administrative or legal action arising in connection with this Agreement shall lie exclusively in St. Johns County, Florida.

26. Severability. If any portion of this Agreement, or the application thereof to any person or circumstance, is determined by a court of competent jurisdiction to be void, invalid, or otherwise unenforceable for any reason, such portion or application shall be severable. The remaining portions of this Agreement, and all applications thereof, not having been declared void, invalid, or otherwise unenforceable, shall remain in effect.

27. Merger. This Agreement constitutes the entire Agreement and understanding between the parties as to the matters addressed herein. This Agreement supersedes all prior and contemporaneous agreements, understandings, representations, and warranties, whether oral or written, relating to such matters.

28. Execution in Counterparts. This Agreement may be executed in counterparts,

each of which shall be deemed to be an original, and all of which together shall constitute the same agreement.

IN WITNESS WHEREOF, the authorized representatives of the County and the Grantee have executed this Agreement on the dates provided below.

COUNTY:	GRANTEE:
_____	_____
Joy Andrews Representative County Administrator	Signature of Grantee's
_____	_____
Date of Execution	Printed Name & Title

_____
Date of Execution

LEGALLY SUFFICIENT:

_____
Office of County Attorney

_____

Date of Execution

ATTEST:
ST. JOHNS COUNTY CLERK OF COURT

_____
Deputy Clerk

EXHIBIT A
Scope of Services

Grantee: **Operation Lifeline, Inc.**
Project: **New Augustine School Property**

Operation Lifeline Inc. (Operation Lifeline) to utilize SHIP funds to acquire an eleven (11)-unit multifamily property. Leveraging different funds, the property will be rehabilitated and shall provide housing to eleven (11) formerly homeless individuals, including one veteran, utilizing lease agreements. The project is located at 405 N. McLaughlin Street, St. Augustine, Florida 32084

Funding:

- St. Johns County Housing and Community Services will provide $250,000 in funds for acquisition of the Property under the St. Johns County 2026-2030 Local Housing Assistance Plan Strategy D.
- Operation Lifeline, Inc. must provide all other funds needed to complete and operate the Project. County funding is limited to eligible acquisition costs incurred at a County approved closing within the applicable completion and SHIP expenditure deadlines.

Project Description:

The New Augustine School Property Project — named for a Florida historical marker on site recognizing the building's use as the New Augustine Colored Elementary School #36, which served the community as a school and center from 1901 to 1959 — will allow Operation Lifeline Inc. to utilize SHIP funds to acquire an eleven (11)-unit multifamily property. Leveraging different funds, the property will provide housing to eleven (11) formerly homeless individuals, including one veteran, utilizing lease agreements. All current residents are at extremely low to very low-income levels (at or below 30%–50% AMI). No residents will be displaced. This project preserves existing supportive housing inventory while expanding long-term veteran housing capacity in St. Johns County, without displacing a single current resident. As current residents transition out through natural turnover, vacated units will be prioritized for veterans referred through the St. Johns County Veteran Service Officers, the U.S. Department of Veterans Affairs, and the FL-512 Continuum of Care, establishing the property over time as a veteran-focused permanent supportive housing community. If a qualified veteran referral is not available within a reasonable time, a vacated unit may be filled by another SHIP-eligible individual or household in accordance with the priority and income requirements set forth in Participant Eligibility below. Operation Lifeline intends to continue the property's current residential supportive-housing use.

Eligibility:

The New Augustine School Property project will comprise of very low to extremely low-income residents (at or below 30%–50% AMI). As units become vacant through natural turnover, priority

will be given to qualified veterans referred through the St. Johns County Veteran Service Officers, the U.S. Department of Veterans Affairs, and the FL-512 Continuum of Care. If a qualified veteran referral is not available within a reasonable time, priority will be given to another SHIP-eligible extremely low- or very-low-income individual or household at or below 50% AMI. If neither a qualified veteran nor an eligible household at or below 50% AMI is reasonably available, the unit may be filled by another SHIP-eligible low-income individual or household at or below 80% AMI so that the unit does not remain vacant. Prior to closing, the Subrecipient shall coordinate with the St. Johns County Homeless Coalition and County Housing staff to obtain and complete documentation confirming that all current residents meet the income eligibility requirements of this Agreement and applicable SHIP requirements. Any use of units for households above 50% AMI requires prior written County approval and must comply with the applicable LHAP and recorded restrictions. "Reasonable time" for veteran referrals shall mean a marketing period approved in writing by the County. Existing residents shall not be displaced solely to implement the veteran preference, and all eligibility determinations and preferences remain subject to applicable fair housing law.

Performance Measures:

The Project shall preserve eleven (11) affordable rental units for SHIP-eligible households throughout a minimum twenty (20)-year affordability period, beginning on the acquisition closing date, or any longer period required by the applicable LHAP or other funding source. Temporary vacancies during ordinary turnover are permitted, provided Grantee diligently markets and relets the units to eligible households. Before disbursement, Grantee shall execute and record County-approved affordability and use restrictions binding the property and successors, together with any note, mortgage, or other security required by the applicable LHAP. The instruments shall identify the assisted units, income and limits, annual compliance requirements, restrictions on transfer and encumbrance, and default and repayment terms. Rent, including applicable utility allowances, shall comply with applicable SHIP and LHAP limits. Tenant eligibility shall be determined at occupancy and monitored annually as required by applicable law. Reports and supporting documentation shall be provided to the County by May 30 annually throughout the affordability period. Grantee shall permit County inspections and compliance monitoring upon reasonable notice, subject to applicable tenant protections. If offered for sale during the affordability period or while a SHIP-funded mortgage remains outstanding, the property shall be subject to a first right of refusal in favor of eligible nonprofit organizations at current market value for continued occupancy by eligible persons, implemented through the County-approved recorded instruments in accordance with section 420.9075, Florida Statutes. A sale shall not extinguish the affordability restrictions.

Project Budget: SHIP Strategy D funding requested under this Agreement ($250,000) is for eligible property acquisition costs only, as reflected below. Rehabilitation shall be funded entirely from non-SHIP sources. Before disbursement, Grantee shall provide a County-approved rehabilitation scope, budget, schedule, and documentation of committed funds sufficient to complete the Project. No administrative or indirect costs are eligible under this Agreement. The

County shall confirm the applicable LHAP strategy, assistance terms, funding-year deadlines, and program set-aside compliance before disbursement. SHIP funds will be disbursed directly to the closing agent at acquisition, subject to County approval of all required documentation. SHIP regulations stipulate that reimbursement is prohibited for activities performed prior to, or after, the dates specified in a signed agreement between the County and the Grantee.

Line Item	**Amount**
Acquisition	$250,000
Total	$250,000

Any change to the Project budget requires prior written County approval. A change to the funding amount, eligible activities, or other terms of this Agreement requires a written amendment executed by both parties.

Project Expense Disbursement: Before closing, Grantee shall provide the executed purchase contract, appraisal acceptable to the County, legal description and parcel identification, title commitment and exception documents, draft deed and settlement statement, insurance evidence, and all other documents required by the County. Grantee shall provide written confirmation from the agency with jurisdiction that the existing eleven-unit residential use is lawful and that the proposed rehabilitation and continued use may lawfully proceed, subject to identified permit requirements. No disbursement shall occur while a material title, eligibility, land use funding, or insurance issue remains unresolved. At least ten (10) days before closing, Grantee shall provide the required closing package for County review. The County shall approve all title exceptions, lien priorities, affordability restrictions, security instruments, escrow instructions, and the final settlement statement before release of funds. Wiring instructions shall be independently verified using a trusted contact. Following closing, Grantee shall promptly provide the recorded deed and restrictions, any recorded mortgage, final settlement statement, and required title policy. Grantee shall obtain all necessary rehabilitation permits and final approvals and comply with applicable relocation and tenant protection requirements.

Project Files: The Grantee shall maintain secure Project and household eligibility files, on paper or electronic form acceptable to the County. The file will include documentation of the eligibility of the participant household, including family size, income level, age, race, ethnicity, disability status, and Head of Household data. Grantee shall verify eligibility using documentation and procedures accepted by the County and applicable SHIP requirements. Grantee shall safeguard personal information and redact confidential or exempt information from disclosure as required by law, while preserving required eligibility documentation securely. Operation Lifeline staff have experience qualifying households under SHIP and other HUD-funded income guidelines and will manage the required documentation in coordination with County Housing staff.

Project Record Maintenance: Records shall be maintained as required by the Retention, Auditing, and Review of Records section of this Agreement.

Project Reporting: Monthly and annual reports shall be submitted as required by the Status Reports section of the Agreement and Performance Measures in this Exhibit. Grantee shall use County-provided forms.

Required Insurance: The Grantee shall not commence work under this Agreement until all required insurance has been obtained, as specified in Exhibit B. The Grantee shall furnish proof of Insurance to the County prior to the commencement of operations. The Certificate(s) shall clearly indicate the Grantee has obtained insurance of the type, amount, and classification as required by the Agreement and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the County. Certificates shall specifically name the County as additional insured for all lines of coverage except Workers' Compensation and Professional Liability. A copy of the endorsement must accompany the certificate. Compliance with the foregoing requirements shall not relieve the Grantee of its liability and obligations under this Agreement.

EXHIBIT B

Insurance Requirements

Insurance

The Grantee shall not commence work under this Agreement until he/she has obtained all insurance required under this section and such insurance has been approved by the County. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida. The Grantee shall furnish proof of Insurance to the County prior to the commencement of operations. The Certificate(s) shall clearly indicate that the Grantee has obtained insurance of the type, amount, and classification as required by contract and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the County. Certificates shall specifically include the St. Johns County Board of County Commissioners as Additional Insured for all lines of coverage except Workers' Compensation and Professional Liability. A copy of the endorsement must accompany the certificate. Compliance with the foregoing requirements shall not relieve the Grantee of its liability and obligations under this Agreement.

Certificate Holder Address: St. Johns County, a political subdivision of the State of Florida 500 San Sebastian View St. Augustine, FL 32084

The Grantee shall maintain during the life of this Agreement, Comprehensive General Liability Insurance with minimum limits of $1,000,000 per occurrence, $2,000,000 aggregate, to protect the Grantee from claims for damages for bodily injury, including wrongful death, as well as from claims of property damages which may arise from any operations under this contract, whether such operations be by the Grantee or by anyone directly employed by or contracting with the Grantee.

The Grantee shall maintain during the life of the contract, Professional Liability or Errors and Omissions Insurance with minimum limits of $1,000,000, if applicable.

The Grantee shall maintain during the life of this Agreement, Comprehensive Automobile Liability Insurance with minimum limits of $300,000 combined single limit for bodily injury and property damage liability to protect the Grantee from claims for damages for bodily injury, including the ownership, use, or maintenance of owned and non- owned automobiles, including rented/hired automobiles whether such operations be by the Grantee or by anyone directly or indirectly employed by a Grantee.

The Grantee shall maintain during the life of this Agreement, adequate Workers' Compensation Insurance in at least such amounts as are required by the law for all of its employees.

Operation Lifeline Inc.

Office of the Board of Directors

Applicant Information

Applicant Organization	Operation Lifeline Inc.
EIN	88-1590047
Address	1689 Idlewild Ave, Green Cove Springs, FL 32043
Contact	Erick Saks, Executive Director
Phone	(904) 863-3099 | (904) 404-9977 (mobile)
Email	erick@oplifeline.org
Organization Type	Florida 501(c)(3) Nonprofit -- Service-Disabled Veteran-Owned Small Business (SDVOSB)
SHIP Strategy	Strategy D -- Multifamily Rehabilitation, Land Acquisition, New Construction
Amount Requested	$250,000
Property Address	405 N. McLaughlin Street, St. Augustine, FL
Date	June 15, 2026

Project Overview

Operation Lifeline Inc. requests $250,000 in SHIP Strategy D funds to acquire 405 N. McLaughlin Street in St. Augustine -- an 11-unit multifamily property currently operated as permanent supportive housing by the Emergency Services and Homeless Coalition of St. Johns County (ESHC). This acquisition represents an opportunity to preserve 11 units of existing supportive housing in St. Johns County, protect current residents from displacement, and establish a long-term veteran-focused permanent supportive housing community -- all at a total acquisition cost that falls well within the Strategy D maximum award.

The Property

405 N. McLaughlin Street is an 11-unit multifamily residential property currently operated by ESHC, housing 11 formerly homeless individuals -- including one veteran -- under active lease agreements at $400 per month. All current residents are at extremely low to very low income levels (at or below 30%-50% AMI). ESHC has authorized the sale at $250,000 and has committed to continue providing case management and supportive services to current residents at no cost during the ownership transition. No residents will be displaced. The seller's written authorization is enclosed as Exhibit A; ESHC's transition and services commitment is enclosed as Exhibit B; a property survey is enclosed as Exhibit C.

Financing

SHIP Strategy D funds are requested for acquisition only. Rehabilitation will be funded separately through a combination of private philanthropic sources. The full financing stack is summarized below:

Source	Amount	Use
SHIP Strategy D (requested)	$250,000	Acquisition
Rehabilitation funding (post-closing)	To be secured	Veteran housing rehab grants and in-kind GC services
Total Estimated Investment	$525,000+	Acquisition + Rehabilitation

SHIP funds will be used to acquire the property. Closing is not contingent on rehabilitation financing. Once OLI holds title, we will apply to rehabilitation funders through whose programs we have established, active relationships. Most rehabilitation funders in this space require ownership or site control before accepting an application -- which is why rehabilitation commitments cannot be presented at this stage and should not be expected. OLI's track record of securing this type of funding is documented in the funder relationship evidence enclosed as Exhibits D, E, and F.

Project Timeline

Milestone	Target Date
SHIP award	TBD -- upon county review
Property due diligence and inspection	Within 30 days of award
Rehabilitation financing commitments finalized	Target Q3/Q4 2026
Acquisition closing	Target Q4 2026
Phase 1: Honor existing leases; coordinate ESHC services; scope rehabilitation	Immediately post-closing
Phase 2: Life-safety, accessibility, and deferred maintenance rehabilitation	Target completion within 3 years of encumbrance
Full veteran-focused PSH operations	Upon rehabilitation completion

All project milestones will be completed within the three-year encumbrance and completion requirement under Strategy D.

Unit Count and AMI Appropriation

The property consists of 11 residential units. The following table details how units will be appropriated:

Units	AMI Level	Population	Status
11 units (current)	30%-50% AMI	Formerly homeless individuals, incl. 1 veteran	Occupied -- no displacement
Units as natural turnover occurs	30%-50% AMI	Veterans -- permanent supportive housing	Filled via VA, VSO, FL-512 CoC referrals
Long-term target	30%-50% AMI	Veteran-focused permanent supportive housing	Fully occupied veteran PSH

No current residents will be displaced. As residents achieve housing stability and transition naturally, those units will be filled with veterans referred through the St. Johns County Veteran Service Officers, the U.S. Department of Veterans Affairs, and the FL-512 Continuum of Care.

Project Plan

Phase 1 -- Transition (immediately post-closing): Honor all existing leases. Coordinate continued case management and supportive services through ESHC at no cost. Complete full property inspection to scope rehabilitation work.

Phase 2 -- Rehabilitation: Life-safety improvements, accessibility upgrades, deferred maintenance repairs, and any additional items identified during inspection. All work performed under LCI (CGC1533113).

Long-term Operations: Veteran-focused permanent supportive housing. Referrals through St. Johns County Veteran Service Officers, the VA, and FL-512 CoC. Target: fully occupied veteran PSH property integrated with the local services network.

Strategy D Compliance

- Affordability maintained for a minimum of 20 years
- Income and demographic documentation provided to the county by May 30 of each year monies are expended
- Project encumbered and completed within three years

- First right of refusal granted to eligible nonprofits if sold before the 20-year affordability period expires
- Full cooperation with county audit, accountability, and reporting requirements
- All units reserved for Very Low and Extremely Low Income households (30%-50% AMI) for the full affordability period
- Zoning, site control, other financing, cost per unit, and support services documented prior to closing

Organizational Capacity

Operation Lifeline Inc. is a Florida 501(c)(3) nonprofit with demonstrated experience in affordable housing development, veteran-focused supportive housing, and construction management. OLI's affiliated general contractor, Lifeline Construction Inc. (CGC1533113), will serve as GC for all rehabilitation work. OLI currently participates in governance roles across three Continuums of Care (FL-510, FL-512, FL-508) and operates an active Community Land Trust program serving St. Johns and Clay Counties.

Evidence of Funder Relationships and Organizational Capacity

- Exhibit A -- ESHC Seller Authorization Letter (Jamie Mackey, May 23, 2026)
- Exhibit B -- ESHC Letter of Support and Transition Commitment (Debi Redding, June 5, 2026)
- Exhibit C -- Property Survey, 405 N. McLaughlin Street
- Exhibit D -- Home Depot Foundation Grant Agreement #202503768 (December 2025) -- active grant relationship; foundation funds veteran housing rehabilitation at up to $25,000 per veteran bed
- Exhibit E -- VyStar Foundation Grant Agreement #98285017 (May 2025) -- active grant relationship; veteran housing program funding
- Exhibit F -- Florida Veterans Foundation Grant Acceptance Letter (May 2026) -- active grant relationship; veteran housing readiness funding

---

Submitted by:

Erick I Saks

Erick Saks

Executive Director

Operation Lifeline Inc.

October 26, 2026

Erick Saks
Operation Lifeline | Lifeline Construction
1689 Idlewild Avenue
Green Cove Springs, FL 32043
erick@oplifeline.org

RE: Confirmation Letter Request (CLTR 2026-224); 405 N. McLaughlin Street (Parcel ID #115360-0000)

Mr. Saks,

This letter is in response to your request for specific land use and zoning information for the above-referenced parcel number. This office has jurisdiction over administration and enforcement of the Land Development Code (LDC) and the Comprehensive Plan, as well as zoning and subdivision regulations in St. Johns County, FL. Provided below is County staff's response to your question posed in your Letter of Request. Responses are based on information available to County staff at the time this letter was written.

Fire Marshal's Office: There is no objection for the continuation of this existing facility classified in the Florida Fire Prevention Code as Lodging and Rooming. FAC 69A-60.007 requires the County to enforce the Florida Fire Prevention Code. Such enforcement requires inspection of each new building and includes periodic inspections of each existing building which is subject to the Florida Fire Prevention Code. A fire inspection will be scheduled in the near future. Fo any further questions or comment, please contact Stephanie Murray, Fire Plans Examiner, at 904-209-1742 or email smurray@sjcfl.us

Planning & Zoning Division: Subject property is designated *Residential-D* on the Future Land Use Map and is zoned *Residential, Single Family (RS-3)*. Subject property is considered a Corner Lot per Section 6.01.03.E.3 of the LDC having two (2) Front Yards and two (2) Side Yards. Second Front Yard is permitted a reduction of 20% down to 15 feet in lieu of the required 25 feet in RS-3 zoning.

Pursuant to Article II of the LDC, the proposed use would be considered a **Boarding or Rooming House**, which is defined in Article XII of the LDC as an establishment with lodging for three (3) or more persons, where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu. In addition, Single Family Dwellings in which sleeping accommodations are offered to three (3) or more unrelated persons for rentals of one week or more, and occupancy is generally by residents rather than transients, shall be considered a Boarding or Rooming House. Boarding or Rooming Houses are allowed in those zoning districts that allow Special Care Housing by right. Therefore, the proposed use is allowed by right within the RS-3 zoning district.

The proposed use should be developed consistent with the following supplemental design standards outlined in Section 6.08.05 of the LDC for a Boarding or Rooming House, unless deemed a legal, nonconforming use of record existing before the adoption of the current Code in July of 1999:

A. In each boarding house, for the purposes of calculating Density, every two and a half (2.5) residents shall constitute one (1) Dwelling Unit. Therefore, the facility must be located on a Lot large enough to meet the Density requirements of the Comprehensive Plan for the equivalent number of Dwelling Units or the minimum requirements of the zoning district in which it is located, whichever is more restrictive.

B. All boarding houses containing more than fifteen (15) residents shall have direct access to an Arterial or Major or Minor Collector.

C. Where boarding houses shall be located within two (2) Lots, or one hundred (100) feet, from the boundary of a Single Family residential zoning district of lesser Density than permitted in the zoning district in which said boarding house is located, then said boarding house shall be in scale with the Building located within two hundred (200) feet of said boarding house. Said boarding house shall not deviate by more than thirty (30) percent from the median scale of such neighboring Buildings as determined by site volume ratio and total Building volume.

TABLE 6.01: SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning Districts	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. Front/ Side/Rear	Maximum Height of Structures
RS-3	75 feet	7,500 square feet	35%	N/A	70%	25/8/10 feet	35 feet

Please be aware that this Confirmation Letter does not authorize development or land clearing on the subject property. County, state and/or federal laws and regulations may change after this letter has been written. You will be required to comply with the current laws and regulations if a development permit is considered for issuance. If you have any further questions, please feel free to contact this office at (904) 209-0728 or via email at jkkelly@sjcfl.us.

Sincerely,



Justin Kelly, MPA
Principal Planner
St. Johns County Planning and Zoning Division

RECEIPT #26-037605

TSG
The Sage Group

Real Estate, Equipment
& Business Appraisers

NORTHEAST FLORIDA
Main Office
3517 Highway 17, Suite A
Fleming Island, Florida 32003
904-215-6623

CENTRAL FLORIDA
618 East South Street, Suite 500
Orlando, Florida 32801
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WEST COAST FLORIDA
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Tampa, Florida 33609
813-803-0026

SOUTH FLORIDA
801 Brickell Avenue, Suite 900
Miami, Florida 33131
305-907-6159

RESTRICTED APPRAISAL

Of A

COMMERCIAL BUILDING

Located In

ST. AUGUSTINE, FLORIDA



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THE SAGE GROUP
Real Estate - Business - Equipment Appraisers

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E-Mail Lsage@sageappraisal.com

BBB ACCREDITED BUSINESS
A+ Rating

October 23, 2026

Mr. Marshall Buford
Operation Lifeline, Inc. Advocate
1689 Idlewild Avenue
Green Cove Springs, Florida 32043
Email: Marshall@oplifeline.org
Phone: 205-746-9224

RE: A Restricted Appraisal report of a commercial building located at 405 North McLaughlin Street, St. Augustine, Florida 32084. Appraiser's File No. 26472.

Dear Mr. Buford,

In accordance with your request, **THE SAGE GROUP (TSG)** prepared a Restricted Appraisal on the above-referenced property. Larry G. Sage, MAI, AI-GRS, CEA, ASA, who is recognized and acknowledges the individual qualifications and signatures on the Certification in this report. In addition to an analysis of the appraised property, as well as other matters considered pertinent to, and indicative of fair market value are examined. Subject to the definition of fair market value as outlined in this report, along with the Assumptions and Limiting Conditions, it is my opinion that the Fee Simple value of the subject is:

VALUE SUMMARY		
Value Type	**Effective Date**	**Value**
"As Is" Fair Market Value	10/19/2026	$255,000

Should you have any questions regarding this report, please do not hesitate to contact my office.

Respectfully submitted,

THE SAGE GROUP

Larry G. Sage, MAI, AI-GRS, CEA, ASA
State-Certified General
Real Estate Appraiser RZ 2513
lsage@sageappraisal.com
904-215-6623

CERTIFICATION

In accordance with the Uniform Standards of Professional Appraisal Practice, this appraisal report contains the following certification:

I certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analysis, opinions, and conclusion.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest concerning the parties involved.

4. The signing appraiser has performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

5. I have no bias concerning the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The reported analysis, opinions, and conclusion were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice.

9. I performed a personal inspection of the subject property.

10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

11. The values expressed in this report are not based in whole or part upon race, color, or national origin of the current and/or prospective owners or occupants.

12. As of the date of this report, Larry G. Sage, MAI, AI-GRS, CEA, ASA has completed the requirements under the continuing education program of the Appraisal Institute for Designated Members.

13. As of the date of this report, Larry G. Sage, MAI, AI-GRS, CEA, ASA has completed the requirements under the continuing education program of the American Society of Appraisers.

14. As of the date of this report, Larry G. Sage, MAI, AI-GRS, CEA, ASA is a State Certified General Appraiser for the State of Florida.

15. The appraisal assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Respectfully submitted,

THE SAGE GROUP



Larry G. Sage, MAI, AI-GRS, CEA, ASA
State-Certified General
Real Estate Appraiser RZ 2513
lsage@sageappraisal.com
904-215-6623

SUBJECT PHOTOGRAPHS



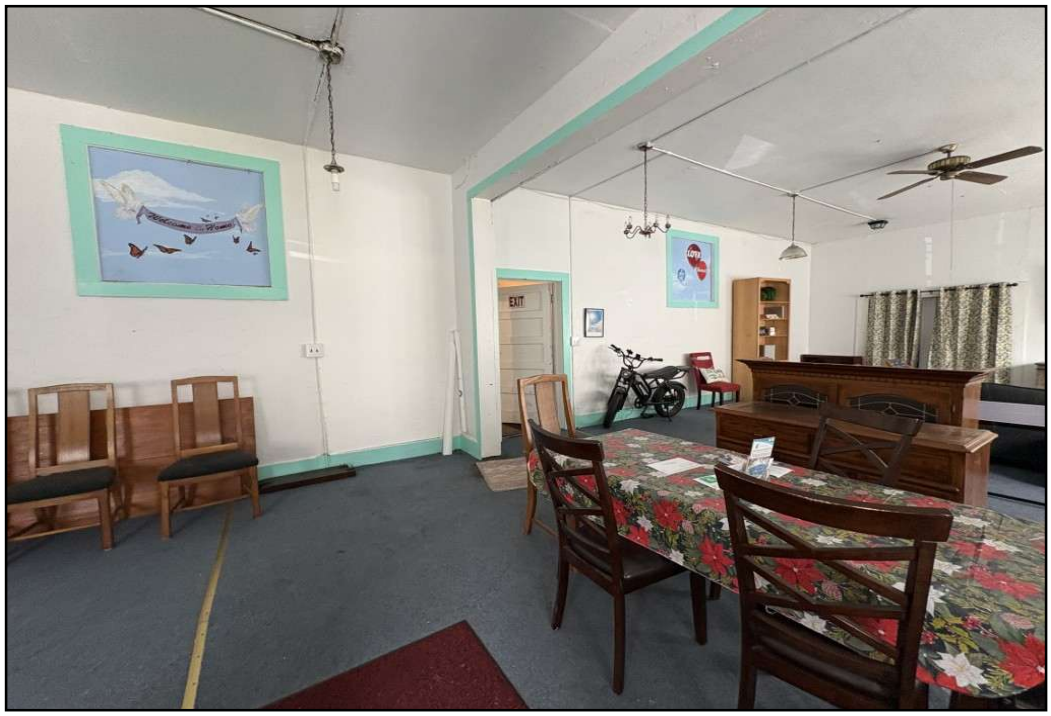


SUBJECT PHOTOGRAPHS





SUBJECT PHOTOGRAPHS



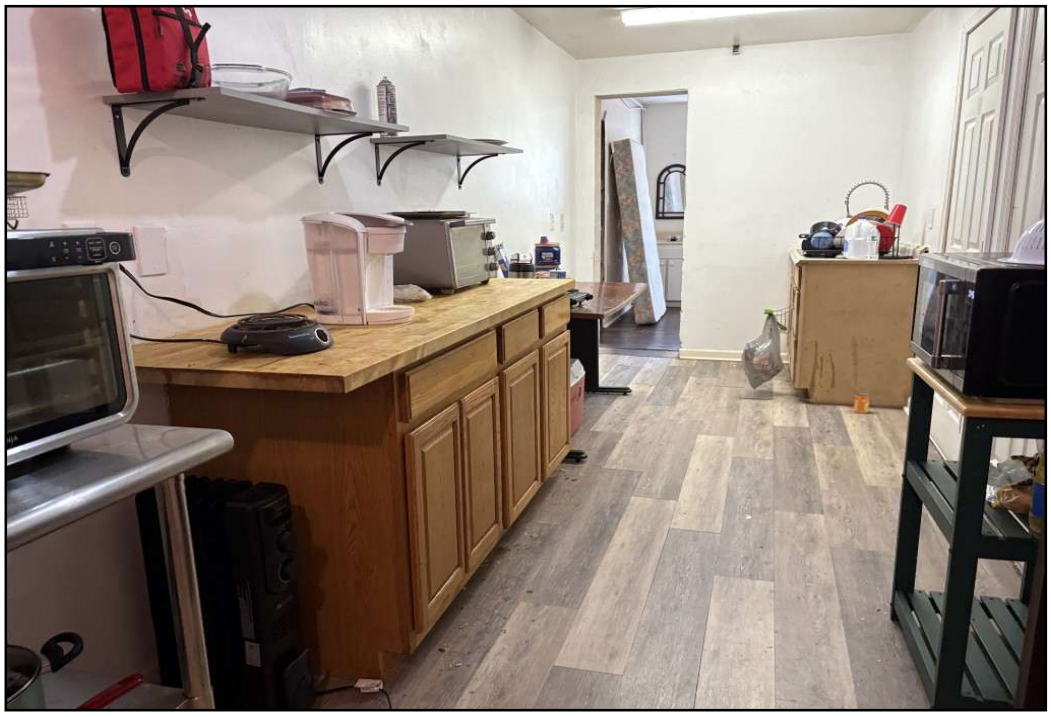


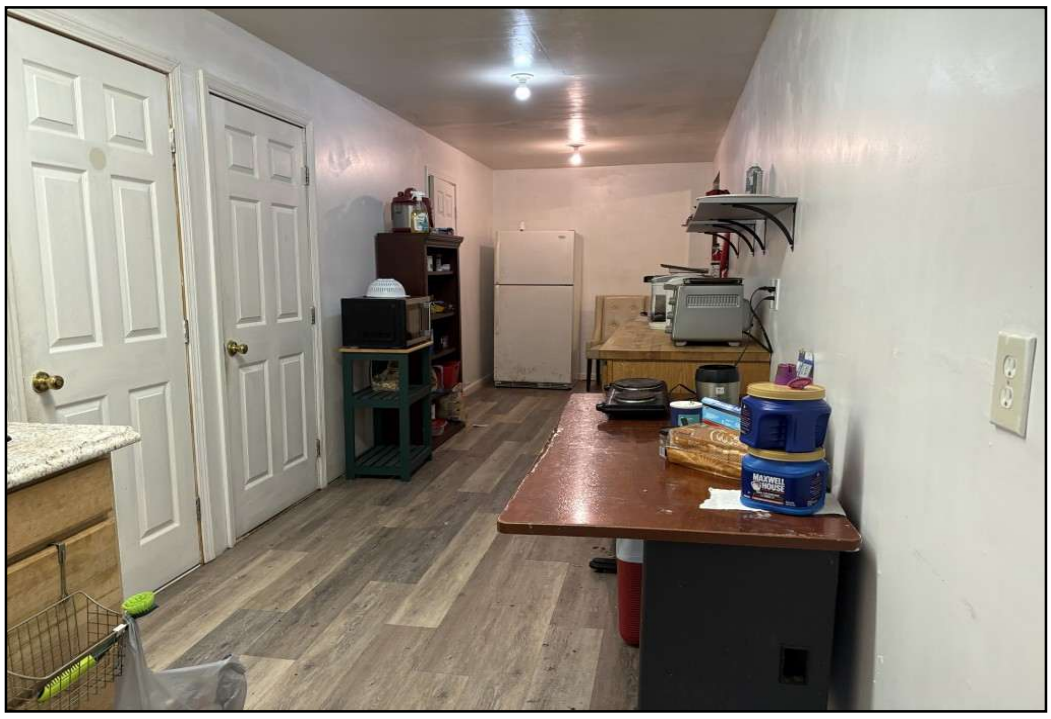
SUBJECT PHOTOGRAPHS





SUBJECT PHOTOGRAPHS





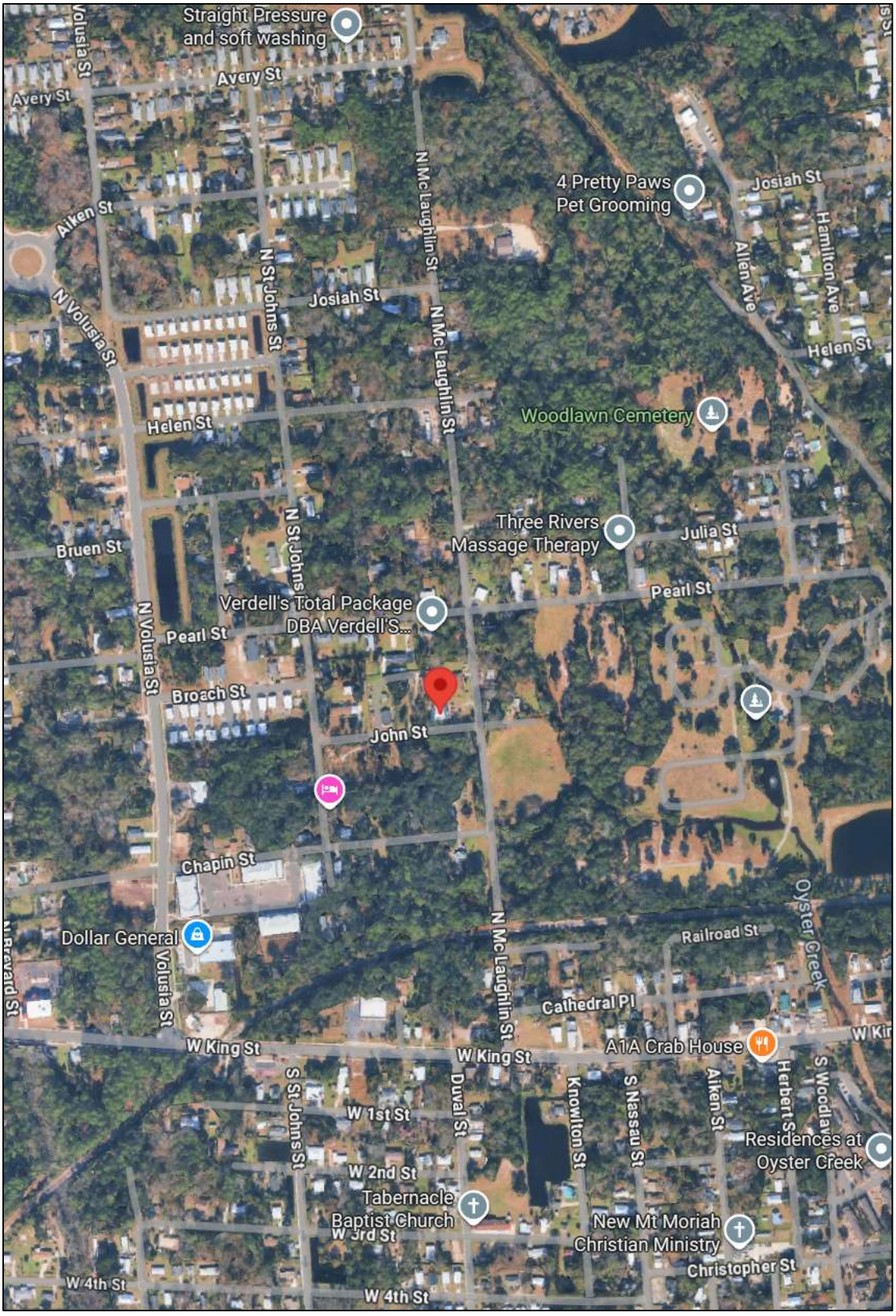
PLAT MAP



AERIAL PLAT



NEIGHBORHOOD MAP



SCOPE OF WORK

Client (i)

- Operation Lifeline Inc. C/o Mr. Marshall Buford

Intended Users (ii)

- Operation Lifeline Inc.

Limited Use (iii)

This Restricted Appraisal Report is for the client and is named intended users only. The client understands the restricted utility of the Restricted Appraisal Report. Anyone other than the client or intended users may be misled by the contents of this report.

The client has flexibility in determining the type of report and may not need a traditional appraisal to establish the fair market value; however, the appraiser should still use sound practices to assess the value of a property.

Appraisers may still be required to follow ethical standards and best practices, but the specific valuation approach may be dictated by state regulations, or the client's requirements and specific needs. Otherwise stated, the specific valuation approach is usually determined by the client or state regulations, not USPAP itself.

Supporting Rationale (iv)

This report may not contain a supporting rationale for all of the opinions and conclusions outlined in the report. The client understands that the rationale for how I arrived at the opinions and conclusions outlined in this report may not be understood properly without additional information in my work file.

Intended Use of Appraisal (v)

The intended use of the appraisal is to assist the client in evaluating the subject as it relates to asset/collateral determination.

Identification of Real Estate (vi) and History per SR 1-5

The subject site is identified as Parcel ID Number 1153600000 by the St. Johns County Property Appraiser’s Office. Further identified in the legal documentation, which can be found in the addendum. The property is owned by Emergency Services and Homeless Coalition of St. Johns County Incorporated, which purchased the property on April 20, 2018, for a consideration of $40,000.

The property is currently operated as a boarding house by a nonprofit organization that assists homeless families in achieving self-sufficiency, stability, and permanent housing. According to the owner, the current rental rate is $400 per resident per month.

The property is not currently listed for sale, however, according to the owner, the Homeless Coalition of St. Johns County Inc. (seller) and Operation Lifeline, Inc. (buyer) have reached a verbal agreement to purchase the property for $250,000. The buyer intends to continue operating the property as a boarding house. The proposed purchase price is reasonable considering the value conclusion in this report. The purpose of this appraisal is to establish the "As-Is" fair market value of the real estate only.

The parcel is zoned RS-3 (Residential, Single Family), is rectangular in shape, and contains approximately 18,731 square feet. The subject is located on North McLaughlin Street, a local roadway in St. Augustine, within an area characterized by a mix of residential neighborhoods and commercial establishments.

Utilities serving the property include water, septic, electricity, and telephone. The septic system was recently replaced. The property also has a well that is not currently in use. No limiting factors are known at this time; however, I was not provided with a title search. One is recommended to identify any potential easements, encroachments, or restrictions. The property is at road grade and benefits from visibility from North McLaughlin Street. On-site improvements include a grass parking area and a curb cut providing access to and from the property.

The subject consists of a freestanding commercial building containing approximately 6,484 square feet. Originally constructed as a school in 1925, the building was subsequently converted to a church and is currently used as a homeless shelter.

The building features a pier-and-beam foundation, wood siding, residential-grade doors and windows, and a gable roof.

The first floor consists of a common area and kitchen, featuring a combination of ceramic tile and hardwood flooring, drywall and plaster ceilings, and fluorescent lighting. Interior finishes are consistent with the building's age. Furnishings and fixtures include tables, chairs, wooden cabinetry, and sinks.

The second floor contains 11 bedrooms and four bathrooms. However, the individual bedrooms were not inspected. For purposes of this appraisal, I assume the non-inspected areas are in similar condition to the first floor.

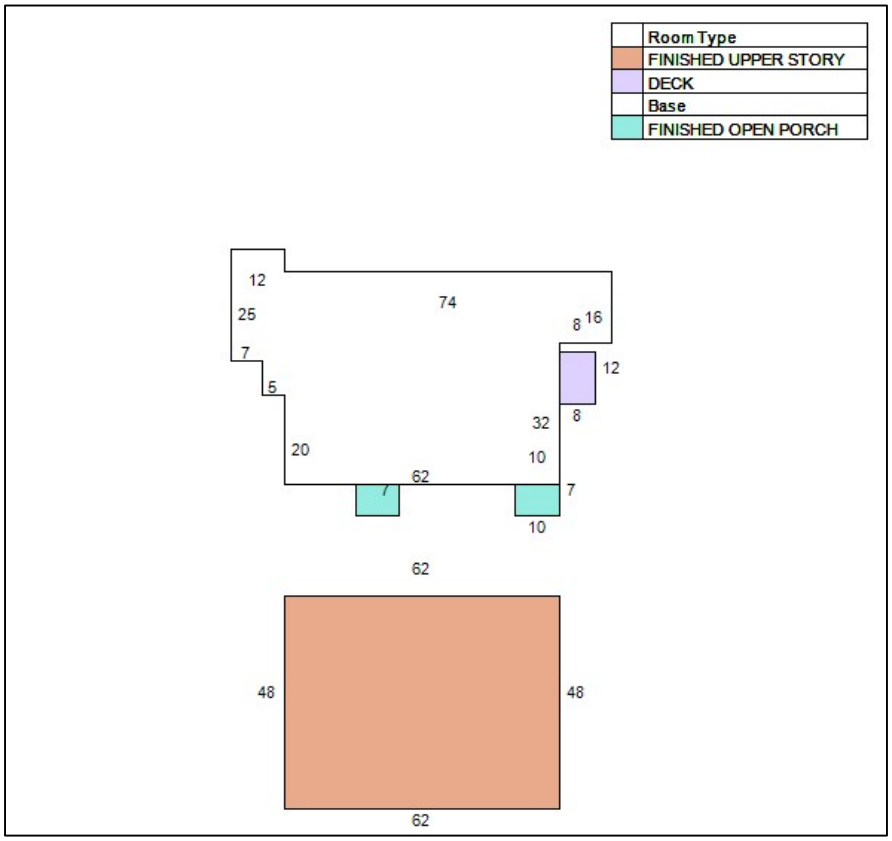
According to information provided by the owner, a fire in 2018 damaged approximately 25% of the first floor. Recent upgrades include rewiring and upgrading the electrical system at a reported cost of $25,000. Renovations since the 2018 purchase are reportedly $180,000. The property is in fair condition with a remaining economic life of 25 years.

Property Rights Being Appraised (vii)

Property rights being considered are those of the **Fee Simple Interest**, as defined in *The Appraisal of Real Estate*, sponsored by the Appraisal Institute, as:

> "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

BUILDING SKETCH



TAX BILL

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	339,005	4.4999	339,005	0	0.00
ROAD	339,005	0.8444	339,005	0	0.00
HEALTH	339,005	0.0160	339,005	0	0.00
SCHOOL					
SCHOOL-STATE LAW	628,945	3.0240	628,945	0	0.00
SCHOOL - LOCAL BOARD	628,945	2.2480	628,945	0	0.00
SCHOOL-VOTED MILLAGE	628,945	1.0000	628,945	0	0.00
SJRWMD	339,005	0.1793	339,005	0	0.00
FIRE	339,005	1.4700	339,005	0	0.00
MOSQUITO	339,005	0.1600	339,005	0	0.00
FL INLAND NAV DISTRICT	339,005	0.0270	339,005	0	0.00
PORT AUTHORITY	339,005	0.0566	339,005	0	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	13.5252	AD VALOREM TAXES	0.00

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
2100 S W DISPOSAL	1.00 Unit @69.0000	69.00
2101 S W COLLECTION	1.00 Unit @200.0000	200.00
2102 S W RECYCLING	1.00 Unit @65.0000	65.00

SAVE TIME PAY ONLINE @ www.stjohnstax.us

NON AD VALOREM ASSESSMENTS	334.00
COMBINED TAXES AND ASSESSMENTS	334.00

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	334.00	-13.36	0.00	320.64	0.00

Assessed value rarely equals fair market value in the State of Florida. The assessed value has not been relied on other than calculating the real estate tax burden.

Type of Value and Source (viii)

The definition of fair market value is set forth in Treasury Regulation §20.2031-1(b), which states that the "fair market value is the price at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts. The fair market value of a particular item of property in the decedent's gross estate is not to be determined by a forced sale nor is the fair market value of an item of property to be determined by the sale price of an item in a market other than that in which the item would be most commonly sold to the public, taking into consideration the location of the item wherever appropriate." (See ISA's Core Course Manual, 12-20 (2018-2019 Ed.))

Exposure and marketing time are both estimated at twelve months.

Effective Date(s) of Value (ix)

October 19, 2026

Scope of Work Necessary (x)

The appraisal analysis and conclusions in this report were developed following the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This report conforms to Standard Rule 2-2b in reporting and Standard Rule 1 in development. I have retained data, analysis, and documentation necessary in my work file to produce a more detailed appraisal report if necessary. See (xii) for further scope description for SR-1 Compliance.

Cost Approach

The Cost Approach was considered but not developed. The subject was originally constructed in 1925 and has undergone subsequent conversions and renovations. Its age, physical condition, and specialized configuration make accrued depreciation, including physical deterioration and functional obsolescence, difficult to estimate reliably. Consequently, the Cost Approach would provide a less reliable indication of value than the available comparable sales and was not considered necessary to develop a credible value conclusion.

Income Approach

The Income Approach was considered but not developed. The subject operates as a nonprofit shelter with shared living accommodations. The reported charge of $400 per resident per month reflects the existing shelter operation and is not considered representative of market rent for the real estate. Sufficient reliable market rental, operating expense, and capitalization rate data for comparable facilities were not available to develop a credible income indication. Applying a capitalization rate to the reported resident charges could therefore produce a misleading indication of real property value. The Sales Comparison Approach provides the most reliable basis for the value conclusion.

Scope Conclusion

The omission of the Cost and Income Approaches does not compromise the credibility of the assignment results. The Sales Comparison Approach provides sufficient relevant market evidence to develop a credible opinion of value for the stated intended use.

Real Property Appraisal Assistance (xi)

No one provided real property assistance to the signing appraisers during the development and completion of this appraisal.

Requirements of Standard 1 (xii)

In preparing this appraisal, I have employed the following methods and techniques to reach a credible value within the context of the requirements applicable to the scope of work to include:

- Researched the subject's market area, including recent trends and values.
- Analyzed and completed an abbreviated Sales Comparison Approach.
- Considered but did not rely on the Cost or Income Approaches as they are not relevant to this assignment based on the scope of work.
- Reconciled the value and produced a USPAP-compliant Restricted Appraisal.
- Sale agreements, options, listings and prior sales per Rule 1-5 are presented in (vi).

Use of Real Estate Reflected in the Appraisal (xiii)

Commercial Building

Highest and Best Use (xiv)

The highest and best use of the subject land, as if vacant, would be residential development consistent with the current RS-3 zoning. The highest and best use as improved is continued use of the existing improvements as a boarding house providing shelter accommodations.

Extraordinary Assumptions and Hypothetical Conditions (xv)

I was unable to inspect the individual bedrooms. I assumed that the non-inspected areas are in similar condition to the first floor. The use of this extraordinary assumption may have affected the assignment results.

No Hypothetical Conditions were made relative to the value or value conclusions contained in this report.

Signed Certification (xvi)

Previously presented.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based upon a comparison of the subject property with known sales of other similar properties.

The **price per square foot** element of comparison requires adjustments between the comparable sales and the subject property (Sales Price ÷ Number of square feet of building area = Price per square foot).

I have presented sales (shown in the following map charts) that were most similar to the subject and have used them in direct comparison. A location map and analysis of the sales and the final conclusion to fair market value via the Sales Comparison Approach is presented.

I have included in the following summary the Overall Sales Price and Price Per Square Foot of each of the comparables. Given the size of the subject and the comparables, the price per square foot method is most reliable and has been utilized.

I have chosen the sales shown in the following chart that are most similar to the subject property, and I have used them in a direct comparison. An analysis of the sales and the conclusion to fair market value via the Sales Comparison Approach is presented.

Improved Sales Summary

Sale	Sale Date	Sale Price	Building Size (SF)	Price Per SF	Land Size (SF)	Land-To-Building Ratio	Year Constructed	Location
1	1/31/2025	$230,000	2,257	$101.91	5,227	2.32	1900	28 Grove Avenue St. Augustine, Florida
2	7/26/2024	$627,000	3,130	$200.32	20,038	6.40	1910	17 South Leonardi Street St. Augustine, Florida
3	4/27/2026	$360,000	1,763	$204.20	4,792	2.72	1935	8 Davis Street St. Augustine, Florida
4	4/15/2026	$515,000	3,366	$153.00	14,375	4.27	1938	12 East Park Avenue St. Augustine, Florida
5	9/30/2024	$324,300	1,986	$163.29	14,810	7.46	1927	4609 Avenue B St. Augustine, Florida
Subject	10/19/2026	N/A	6,484	N/A	18,731	2.89	1925	405 North Mclaughlin Street St. Augustine, Florida

Attempts were made to contact parties involved with the transactions (buyers, sellers, and/or brokers). In situations in which I was unable to confirm my sales with parties involved, I have attempted to confirm the sale among multiple data services (LoopNet, Real Quest, County Property Appraiser, and secondary sources).

TSG has a nationwide subscription to and relies on CoStar. CoStar is the largest and most reliable data source available in the appraisal industry. CoStar makes 47,000 calls a day to brokers, owners, developers, and other commercial real estate professionals to verify information on the sale and rental transactions. CoStar has invested over $1 billion in research operations and is the industry's most comprehensive database of commercial real estate. CoStar is a trusted source of TSG and is relied on by my peers in the industry.

COMPARABLE PHOTOS



Sale 1



Sale 2

COMPARABLE PHOTOS



Sale 3



Sale 4

COMPARABLE PHOTOS



Sale 5

ADJUSTMENTS GRID

	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
Date of Sale	N/A	1/31/2025	7/26/2024	4/27/2026	4/15/2026	9/30/2024
Price Per SF	N/A	$101.91	$200.32	$204.20	$153.00	$163.29
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Value		$101.91	$200.32	$204.20	$153.00	$163.29
Financing		Cash Eq.	Cash Eq.	Cash Eq.	Cash Eq.	Cash Eq.
Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Value		$101.91	$200.32	$204.20	$153.00	$163.29
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Value	N/A	$101.91	$200.32	$204.20	$153.00	$163.29
Market Conditions	10/19/2026	Similar	Similar	Similar	Similar	Similar
Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Value		$101.91	$200.32	$204.20	$153.00	$163.29
Location		Superior	Similar	Similar	Superior	Superior
Adjustment		-5.00%	0.00%	0.00%	-10.00%	-10.00%
Quality/Condition		Superior	Superior	Superior	Superior	Superior
Adjustment		-50.00%	-60.00%	-60.00%	-60.00%	-50.00%
Land-to-Building Ratio	2.89	2.32	6.40	2.72	4.27	7.46
Adjustment		0.57%	-3.51%	0.17%	-1.38%	-4.57%
Building Size (SF)	6,484	2,257	3,130	1,763	3,366	1,986
Adjustment		-12.68%	-10.06%	-14.16%	-9.35%	-13.49%
TOTAL ADJUSTMENT		-67.11%	-73.58%	-73.99%	-80.74%	-78.06%
ADJUSTED VALUE	N/A	$33.52	$52.93	$53.11	$29.47	$35.82
PERCENT WEIGHT	100%	30.00%	15.00%	15.00%	20.00%	20.00%
WEIGHTED VALUE		$10.06	$7.94	$7.97	$5.89	$7.16
Average:		$40.97				
Median:		$35.82				
Standard Deviation:		$11.23				
Weighted Average:		$39.02				
Market Value Per SF:		$39.00				
Market Value:		$252,876				
Total Market Value (Rounded):		**$255,000**				

EXPLANATIONS OF ADJUSTMENTS

It is desirable to support adjustments for various items of comparison with sale on sale or sale/resale comparisons. The adjustments (contained in my file) are my opinion of the market reaction to that particular characteristic.

Property Rights

In analyzing the transactions, all involved the exchange of Fee Simple Interest and have not been adjusted.

Financing

As stated in the definition of Fair market value, one of the implied conditions is that "Payment is made in cash," and that "the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale." All of the sales appear to reflect cash-equivalent terms, with no atypical financing or sales concessions identified that require adjustment.

Conditions of Sale

Adjustments for conditions of sale reflect the motivations of the buyers and sellers and may be required when there are driving forces behind the sale of a property that are not typical of the market. These forces include, but are not limited to, expansions, assemblages, distressed sales, and accelerated sales. When the conditions of a sale are atypical, the result may be a price that is higher or lower than that of a normal market transaction. No adjustment is required.

Market Conditions/Time

The time adjustment is an attempt to correlate the present value of the sales price of a comparable sale to the date of appraisal and is reflective of any appreciation and/or depreciation that may have occurred in the market. No market conditions adjustment was necessary.

Location

If necessary, adjustments for locations are implemented.

Quality/Condition

Years ago, each comparable was adjusted for effective age as one line item and then adjusted for quality/condition as an additional line item. After being accused of "double dipping" by numerous reviewers many contemporary appraisers (including the staff at TSG) are now adjusting comparables based on overall quality and condition and not based on effective age.

Substantial downward adjustments for quality and condition were applied to the multifamily sales because the subject is significantly inferior to the comparables in its overall physical condition, finishes, and level of modernization. The subject provides basic shelter accommodations, consisting of a communal area and kitchen downstairs with 11 bedrooms upstairs.

The comparable properties offer superior improvements and separate living accommodations with greater privacy and utility. These substantial differences reduce the subject's market appeal and support the magnitude of the adjustments.

Land-to-Building Ratio

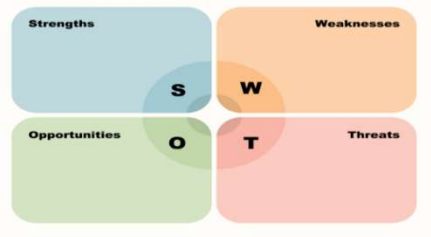
If applicable, adjustments were made for the differences in the land size between the subject and the improved comparables.

Building Size (SF)

The size adjustment (on a per square foot basis) takes into consideration that larger properties will generally sell for less per square foot than smaller properties due to the effects of economies of scale. If applicable, adjustments were made for building size.

Value Conclusion

The SWOT analysis is a tool used to identify and evaluate the Strengths, Weaknesses, Opportunities, and Threats of a property. It provides an overview of the internal and external factors that can impact the value in question, helping to make informed decisions and formulate a credible appraisal. A breakdown of each component of a SWOT analysis is as follows:



Strengths

- Established St. Augustine location within a residential neighborhood.
- 18,731 square foot site supports the existing improvements.
- Existing layout may serve another shelter or similar service provider.

Weaknesses

- Older improvements may require additional maintenance and repairs.
- Local-street location provides limited exposure.
- Shelter configuration may limit appeal to conventional residential or commercial buyers.

Opportunities

- Renovations could improve condition, functionality, and marketability.
- Potential acquisition by a nonprofit or similar service provider.
- West Augustine redevelopment efforts could improve the surrounding neighborhood.

Threats

- Unexpected repair costs could affect marketability and achievable pricing.
- Changes in funding could affect continued shelter operations.
- Limited buyer demand for shelter facilities could extend marketing time.
- Alternative uses may require approvals and conversion costs.

Based on the data presented, I have estimated the fair market value of the subject at **$39.00** per square foot, calculated as follows.

VALUE CONCLUSION BY PRICE PER SF				
Building Size (SF)	**X**	**Value Per SF**	**=**	**Value Indication**
6,484	X	$39.00	=	$252,876
			Rounded To:	**$255,000**

ADDENDA

LEGAL DESCRIPTION

A part of Lot 1, Block 67, of Dancy Tract of part of Section 41, Township 7 South, Range 29 East, according to Map of New St. Augustine, dated June 1918, on file in the Office of the Clerk of the Circuit Court of St. Johns County, Florida, particularly described as follows:

Beginning at the Southeast Corner of said Lot 1 and run North along the East line thereof, 88 feet to a Point; run thence West, parallel to the South line of said Lot, 100 feet to a Point; run thence North parallel to the East line of said Lot, 12 feet to a Point; run thence West, parallel to the South line of said Lot, 100 feet to the West line of said Lot; run thence South along the West line of said Lot, 100 feet to the Southwest corner of said Lot; run thence East along the South line of said Lot, 200 feet to the Point of Beginning.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to the following assumptions and limiting conditions and to special assumptions set forth in various sections of the appraisal report. These special assumptions are considered necessary by the appraisers to make a proper estimate of value in accordance with the appraisal assignment and are made a part herein, as though copied in full.

1. **CONFIDENTIALITY** - This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis, which are set forth in the report, were prepared by the appraisers whose signatures appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraisers, and the appraisers and firm shall have no responsibility if any such unauthorized change is made.

   The appraisal, and appraiser's entire work file, are considered confidential and will not be released to anyone other than the defined Client unless required under subpoena.

2. **INFORMATION USED** - No responsibility is assumed for accuracy of information furnished by or from others, the client, his designee, or public records. The appraisers are not liable for such information. The comparable data relied upon in this report is confirmed with one or more parties familiar with the transaction, or from affidavit; all are considered appropriate for inclusion to the best of the appraisers' factual judgment and knowledge.

3. **TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICES** - The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraisers or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing, because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with the client or third parties, except under separate and special arrangement and at an additional fee.

   The appraisers will not offer testimony in any other case based upon this appraisal report unless agreed upon by written contract with the original client. Receipt of this report does not imply services beyond transmittal of the report to the client or intended users. This includes providing any additional documents, meetings or testimony.

4. **EXHIBITS** - The sketches and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photos are included for the same purpose and are not intended to represent the property in other than actual status, as of the date the photographs were taken.

5. **LEGAL, ENGINEERING, FINANCIAL, STRUCTURAL, MECHANICAL NATURE, HIDDEN COMPONENTS, SOIL** - No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical, or engineering nature. No opinion is given as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report.

The legal description is assumed to be correct, as used in this report, as furnished by the client, his designee, or as derived by the appraisers. It is not, however, possible to personally observe conditions beneath the soil or hidden structure, or other components, or any mechanical components within the improvements; no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate considers there being no such conditions that would cause a loss of value.

The land or the soil of the area being appraised appears firm; however, the degree of subsidence in the area is unknown. The appraisers do not warrant against this condition or the occurrence of problems arising from soil conditions.

The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type.

The condition of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.

6. **THE EXISTENCE OF HAZARDOUS SUBSTANCES** - No judgment is made as to adequacy of the type of insulation or energy efficiency of the improvements or equipment. Furthermore, unless otherwise stated in this report, the appraisers have no knowledge of the existence of hazardous waste products or any resultant contamination, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, agricultural chemicals, or lead base paint, which may or may not be present on the property, or other environmental conditions which were not identified by the appraisers.

The appraisers are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, lead base paint, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property, or in such proximity thereto, that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field of environmental impacts upon real estate to determine such conditions.

Also, the appraisers have not commissioned an environmental audit of the property being appraised, nor has such a report been provided that would indicate the presence or absence of hazardous materials and/or contamination. The appraisers represent that they are not qualified to appraise insulation or other products banned by the Consumer Products Safety Commission, which might render the property more or less valuable, and in connection with this appraisal, the appraisers have not inspected for, tested for, nor taken into consideration in any respect, the presence or absence of insulation or other products described above.

The appraisers assume no responsibility in the event the presence or absence of insulation, hazardous waste contamination, or other products, increase or decrease the value of the property from the value assessed in this report. The value conclusions contained in this report are based on the assumption that no hazardous materials exist within the subject property or the surrounding area.

7. **LEGALITY OF USE** - The appraisal is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report, and furthermore, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report. It is also assumed that all required licenses, consents, permits, or other legislative or administrative authority from local, state, federal and/or private entities or organizations have been or can be obtained or renewed for any use considered in the value estimate.

8. **COMPONENT VALUES** - The distribution of the total valuation in this report between land and improvements applies only under the existing program of use. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

9. **AUXILIARY AND RELATED STUDIES** - No environmental or impact study, special market study or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. The appraisers reserve the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates, or conclusions upon any subsequent such study, or analysis, or previous study, or analysis subsequently becoming known to them.

10. **DOLLAR VALUES, PURCHASING POWER** - The fair market value estimated, and the costs used, are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and price of the dollar as of the date of the value estimate.

11. **PROPOSED IMPROVEMENTS, CONDITIONED VALUE** - Improvements proposed, if any, on or off-site, as well as any repairs required, are considered, for purposes of this appraisal, to be completed in a professional manner according to information submitted and/or considered by the appraisers. In the case of proposed construction, the appraisal is subject to change, upon inspection of the property, after construction is completed. This estimate of fair market value is as of the date shown, as proposed, as if completed and operating at levels projected.

12. **VALUE CHANGE, DYNAMIC MARKET, INFLUENCES** - The estimated fair market value is subject to change with market changes over time; value is highly related to exposure time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace. The "Estimate of Fair market value" in the appraisal report is not based in whole, or in part, upon the race, color or national origin of the present owners, or occupants, of the properties in the vicinity of the property appraised.

In cases of appraisals involving the capitalization of income benefits, the estimate of fair market value is a reflection of such benefits, and the appraisers' interpretation of income and yields, and other factors, derived from general and specific market information.

Such estimates are as of the date of the estimate of value, they are thus subject to change, as the market is dynamic and may naturally change over time.

13. **MANAGEMENT OF THE PROPERTY** - It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management, neither inefficient nor super-efficient.

14. **GENERAL CONDITIONS** -

A. The Appraisal Institute conducts a mandatory program of continuing education for its designated members. MAI's and SRA's who meet the minimum standards of this program are awarded a periodic education certification. As of the date of this report, Larry G. Sage has completed the requirements under the continuing education program of the Appraisal Institute.

B. The fee for this report or study is for the analysis rendered and not for the time spent on the physical report.

15. **EASEMENT/ENCROACHMENTS** - No adverse easements or encroachments were disclosed or discovered from the public plat map of record; however, a review of a title policy is recommended as it is unknown if there are any adverse easements in place or of record. The appraised value is based on the belief that no adverse easements, encumbrances, or encroachments exist which would adversely impact the subject's value or marketability.

16. **DEED RESTRICTIONS -** No study concerning deed restrictions was conducted. A detailed search by a title company or an attorney is suggested to determine if any restrictions are in place.

17. **INTENDED USERS-** No one, other than the named client or intended users, may rely upon this report. Anyone other than the client or intended users may be misled by the contents of this report. It is written to be understood and relied upon only by the named client or intended users.

18. **ARTIFICIAL INTELLIGENCE** - Some of the data researched and information used in this assignment may have come from sources that employ artificial intelligence (AI) which is assumed to be correct. To the extent that is possible and appropriate, the appraiser has confirmed all data that has had a substantial impact on the approaches to value and any other analyses performed in this assignment. The opinions and conclusions stated in this report are those of the appraiser and are not solely the results of analyses using AI.

19. **CLIMATE/EMISSIONS/ENERGY EFFICIENCY LAWS & REGULATIONS** - This section applies to any green building designations or ratings applicable to the subject property, the implications of compliance or non-compliance, and the fair market value impact of the same. I am not aware of any climate/emissions laws or regulations impacting the subject property.

QUALIFICATIONS OF LARRY G. SAGE, MAI, AI-GRS, CEA, ASA

The Sage Group

www.sageappraisal.com

904-215-6623

Member of The Appraisal Institute (MAI No. 9384): The Appraisal Institute conducts a mandatory program of continuing education for its designated members. 2016 President of the Northeast Florida Chapter of the Appraisal Institute.

Certified Equipment Appraiser (CEA 698) by the Association of Machinery & Equipment Appraisers.

Accredited Senior Appraiser (ASA) by the American Society of Appraisers. 2016-2020 President of the North Florida Chapter of the American Society of Appraisers.

QUALIFICATIONS
(Continued)

CERTIFIED GENERAL APPRAISER

• State of Florida	CG No. RZ2513
• State of Georgia	CG No. 262267
• State of Alabama	CG No. G00809
• State of North Carolina	CG No. A6874
• State of South Carolina	CG No. 6694
• State of Texas	CG No. TX1380192 G

REAL ESTATE APPRAISAL EXPERIENCE

40 years of appraisal experience on a variety of real estate on a national basis including, but not limited to the following:

Offices	Day Cares	Resort Properties
Shopping Centers	Bowling Centers	Office/Retail Condos
Industrial Buildings	Movie Theaters	Auto Dealerships
Convenience Stores	Marinas	Medical Buildings
Gas Stations	Subdivisions	Hotels/Motels
Carwash	Vacant Land	Restaurants

EQUIPMENT APPRAISAL EXPERIENCE

Over the last 35 years, I have appraised a variety of equipment and personal property on a national basis including, but not limited to the following:

Pressing and Drilling	Specialty Industrial	Tool and Dye
Industrial Automation	Computer	Presses
Foundry	Truck/Tractor	Dry Cleaning
Mining	Roll/Forming	Sound/Lighting
Medical/Hospital/Dental	Electronic	X-ray/MRI

QUALIFICATIONS
(Continued)

BUSINESS VALUATION EXPERIENCE

I am a qualified source for the US Small Business Administration, FDIC and USDA to appraise intangible business enterprises. Over the last 35 years, I have appraised a variety of closely held businesses on a national basis including, but not limiting to the following:

Law Firms	Hotels	Motels
Accounting Practices	Appraisal Firms	Auto Sales
Restaurants	Truck/Tractor	Dry Cleaning
Auto Service	Daycares	Assisted Living Facilities
Service Business	Carwashes	Engineering Firms
Aviation	Medical	Technical

GEOGRAPHIC AREAS SERVICED

Florida	Virginia	New Hampshire
Georgia	Washington DC	Ohio
South Carolina	Pennsylvania	Illinois
South Carolina	New York	Kansas
Tennessee	Connecticut	Michigan
Texas	Massachusetts	Arizona
Louisiana	Maine	California
Alabama	Vermont	Oregon

EMPLOYMENT

Commercial Appraisers for Gary E. Bullard, MAI and Associates, Inc., Daytona Beach, Florida, February 1987 to December 1988.

Vice President of Hunsicker and Associates, Dallas, Texas, December 1988 to January 1992. Trained under Harry B. Hunsicker, Harvard MBA.

President and Managing Partner of The Sage Group. January 1992 to present with offices in Fleming Island (Northeast Florida), Orlando, Tampa and Miami, Florida.

QUALIFICATIONS
(Continued)

EDUCATION

NORTHEASTERN UNIVERSITY, Boston, Massachusetts, 1995/1996, Building Inspection, Mechanical Systems and Building Design.

UNIVERSITY COLLEGE OF SWANSEA, Swansea, Wales, United Kingdom. Post Graduate Studies, 1986/1987 in Economics, Statistics and Finance.

OXFORD UNIVERSITY, Oxford, England. Post Graduate Studies, 1987 in Micro and Macro Economics and Finance.

UNIVERSITY OF NORTH TEXAS, Denton, Texas. B.B.A. in Real Estate/Finance obtained in 1986. Real Estate Courses include: Real Estate Principles, Real Estate Law, Commercial Real Estate Appraisal.

TRAINING

Successfully completing the following courses:

Real Estate Principals	University of North Texas
Real Estate Law	University of North Texas
Real Estate Finance	University of North Texas
Basic Valuation	Duke University
Standards of Professional Practice	Tampa, Florida
Capitalization Theory Part A	Tufts University
Capitalization Theory Part B	Tufts University
Highest and Best Use Analysis	Tampa, Florida
Case Studies	Dallas, Texas
Report Writing	Houston, Texas
Condemnation Litigation	Plano, Texas
Machinery & Equipment MT 201	Los Angeles, California
Machinery & Equipment ME202OL	Columbia, Missouri
Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets	Orange Park, Florida

QUALIFICATIONS
(Continued)

AFFILIATIONS

- Member of the Appraisal Institute **(MAI Number 9384)**
  - 2016 Chapter President
- Member of the Association of Machinery & Equipment Appraisers **(CEA)**
- Member of the American Society of Appraisers **(ASA)**
  - 2018 Chapter President
- Member of the Institute of Business Appraisers **(Member Number 1010465)**
- Appraisal Institute Review Committee and Review Board
- Toastmasters International
- Small Business Resource Network (SBRN)

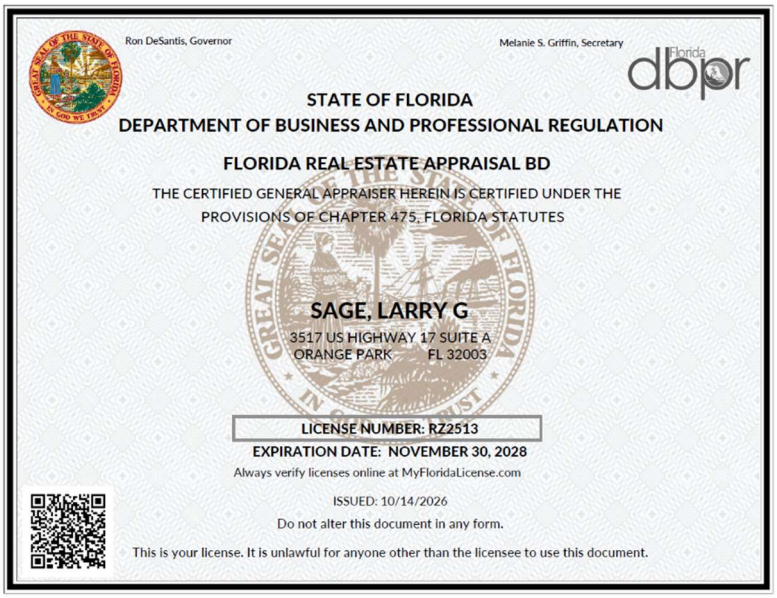
SPEAKING EXPERIENCE

Guest (Keynote) speaker on numerous occasions including Civic, University and SBA Lender conferences.

COURT EXPERIENCE

Relied on as expert witness on improved and unimproved properties in various municipalities throughout the southeast, southwest and the northeast.

STATE OF FLORIDA CERTIFICATION


Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SAGE, LARRY G
3517 US HIGHWAY 17 SUITE A
ORANGE PARK FL 32003

LICENSE NUMBER: RZ2513
EXPIRATION DATE: NOVEMBER 30, 2028
Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/14/2026
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

ENGAGEMENT LETTER

THE SAGE GROUP
Real Estate - Business - Equipment Appraisers
3517 Highway 17, Suite A,
Fleming Island, Florida 32003
904-215-6623 office 904-215-6625 fax
www.sageappraisal.com
E-Mail Lsage@sageappraisal.com
BBB ACCREDITED BUSINESS
A+ Rated

CONTRACT FOR SERVICES

October 13, 2026

Mr. Marshall Buford
Operation Lifeline, Inc. Advocate
1689 Idlewild Avenue,
Green Cove Springs, Florida 32043
Email: Marshall@OPlifeline.org
Phone: 205-746-9224

RE: Restricted Appraisal Report of a commercial building located at 405 North McLaughlin Street, St. Augustine, Florida 32084. Appraiser's File No: 26472.

Dear Mr. Beuford:

The Sage Group (TSG) would like to express our appreciation for the opportunity to represent you in connection with the above-referenced assignment. The purpose of this letter is to set forth our understanding of the services to be performed by The Sage Group, for this engagement and the basis upon which we will be paid for those services.

Please read this letter carefully. It describes the terms and conditions under which we will represent you concerning the above-referenced matter. Our policy requires that each client sign a copy of this letter agreeing to the terms and conditions described below before we can engage in representation. The terms and conditions of our engagement are as stated on the following pages.

Number of Appraisal Copies to be Provided

An electronic copy of the appraisals will be provided in PDF Format. Original hard copies can be provided upon request at $200 each, plus shipping.

Compensation

The fee for completing the appraisal is **$2,350**. The fee is due prior to the start of appraisal services. This rate is guaranteed for 12 months from contract signing. Subsequent work will be performed at the then prevailing rate. The Sage Group shall provide services reasonably required to represent you as the Client in a professional manner.

Client

The following is the defined client as it relates to this engagement:

- Operation Lifeline Inc. C/o Mr. Marshall Beuford

Intended User

The following is the intended user of the appraisal:

- Operation Lifeline Inc.

Intended Use of the Appraisal

The intended use of the appraisal is to assist the client in evaluating the subject property as it relates to asset/collateral determination.

Purpose of the Appraisal

The purpose of the appraisal is to establish the "As Is" maket value of the real estate only.

Interest Appraised

Fee Simple

Hypothetical Conditions, Extraordinary Assumptions

None at this time.

Delivery Date of the Appraisal

The Sage Group agrees to deliver the appraisal by Monday, October 26th. However, I must receive the signed letter of engagement and full pre-payment before starting the appraisal process.

Compliance

The restricted appraisal report will comply with the Uniform Standards of Professional Appraisal Practice (USPAP).

Scope of the Appraisal(s)

TSG will use the sales comparison approach to develop a credible opinion of value. The client understands the limited use of the Restricted Appraisal Report.

Inspection Contact

To be determined.

Report Format

A Restricted Appraisal Report will be provided. The report is for the client and the named intended users only. The client understands the restricted utility of the Restricted Appraisal Report. Anyone other than the client or intended users may be misled by the contents of the report.

The report may not contain a supporting rationale for all of the opinions and conclusions outlined in the report. The client understands that the rationale for how I arrived at the opinions and conclusions outlined in this report may not be understood properly without additional information in my work file.

Confidentiality

TSG shall not provide a copy of the written Restricted Appraisal Report to, or disclose the results of the appraisal prepared in accordance with this Agreement to, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).

Services Not Provided

The fee set forth in this Agreement applies to the appraisal services rendered by TSG as set forth in this Agreement. Any additional services performed by TSG not set forth in this Agreement will be performed on terms and conditions set forth in an amendment to this Agreement, or in a separate agreement.

Changes to Agreement

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended uses, date of value, type of value, or property appraised cannot be changed without a new Agreement.

Cancellations

Client may cancel this Agreement at any time prior to TSG's delivery of the Appraisal Report upon written notification to TSG. Client shall pay TSG for work completed on the assignments prior to TSG's receipt of written cancellation notice, unless otherwise agreed upon by TSG and Client in writing.

Previous Services *(language required by USPAP)*

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Signature

I discuss the terms and conditions of our engagement so candidly because you are entitled to know all the terms, to avoid any misunderstandings later. Please sign a copy of this letter in the space below, indicating your agreement to the terms and conditions set forth above. Once signed, please send back the signed engagement letter and payment to my Fleming Island office.

Thank you for your confidence in allowing TSG to assist you in this appraisal assignment.

Respectfully submitted,

THE SAGE GROUP

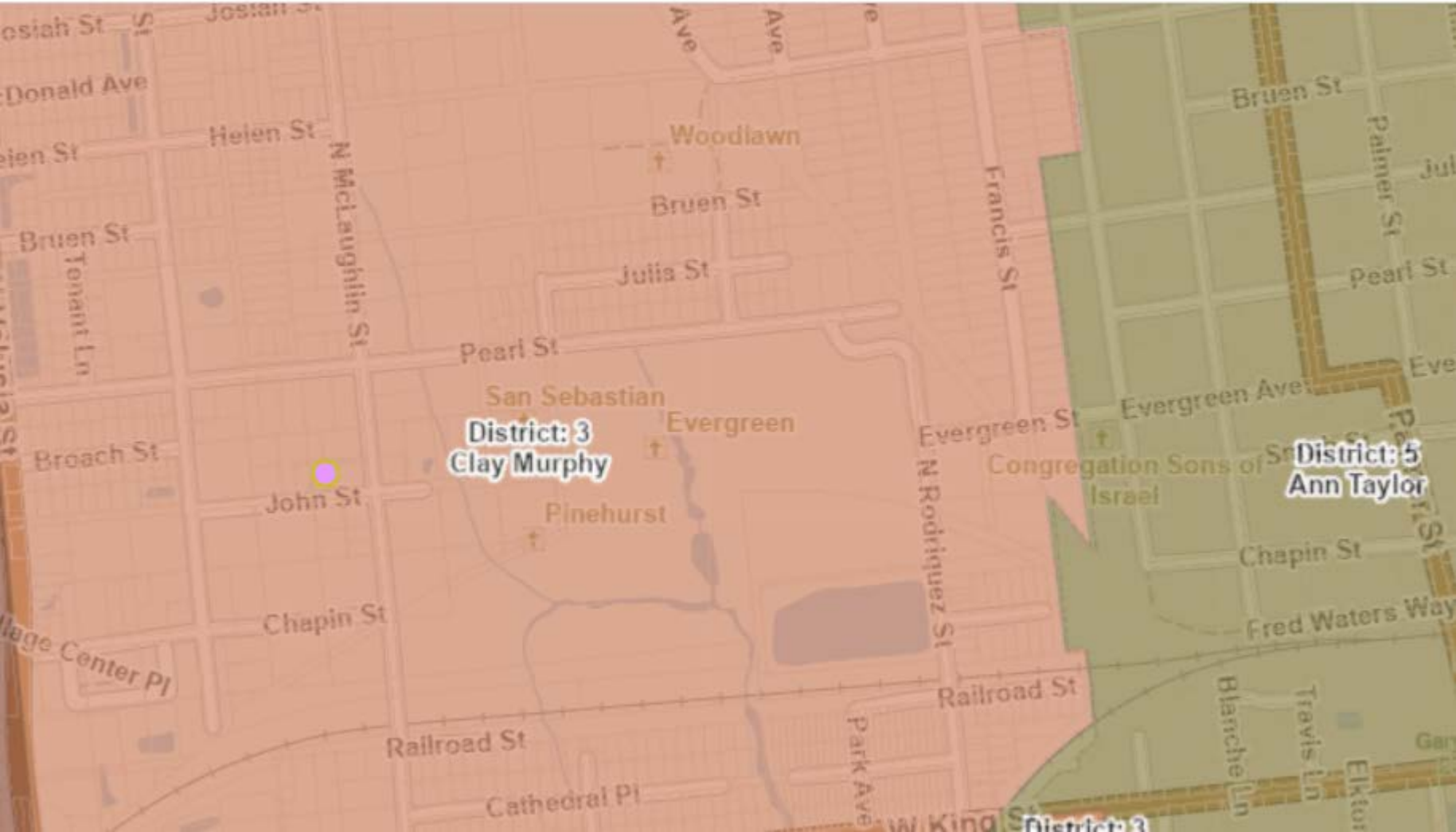
Larry G. Sage, MAI, AI-GRS, CEA, ASA
Date: October 13, 2026

CLIENT

Marshall Buford

Digitally signed by Marshall Buford
Date: 2026.10.14 11:18:27 -04'00'

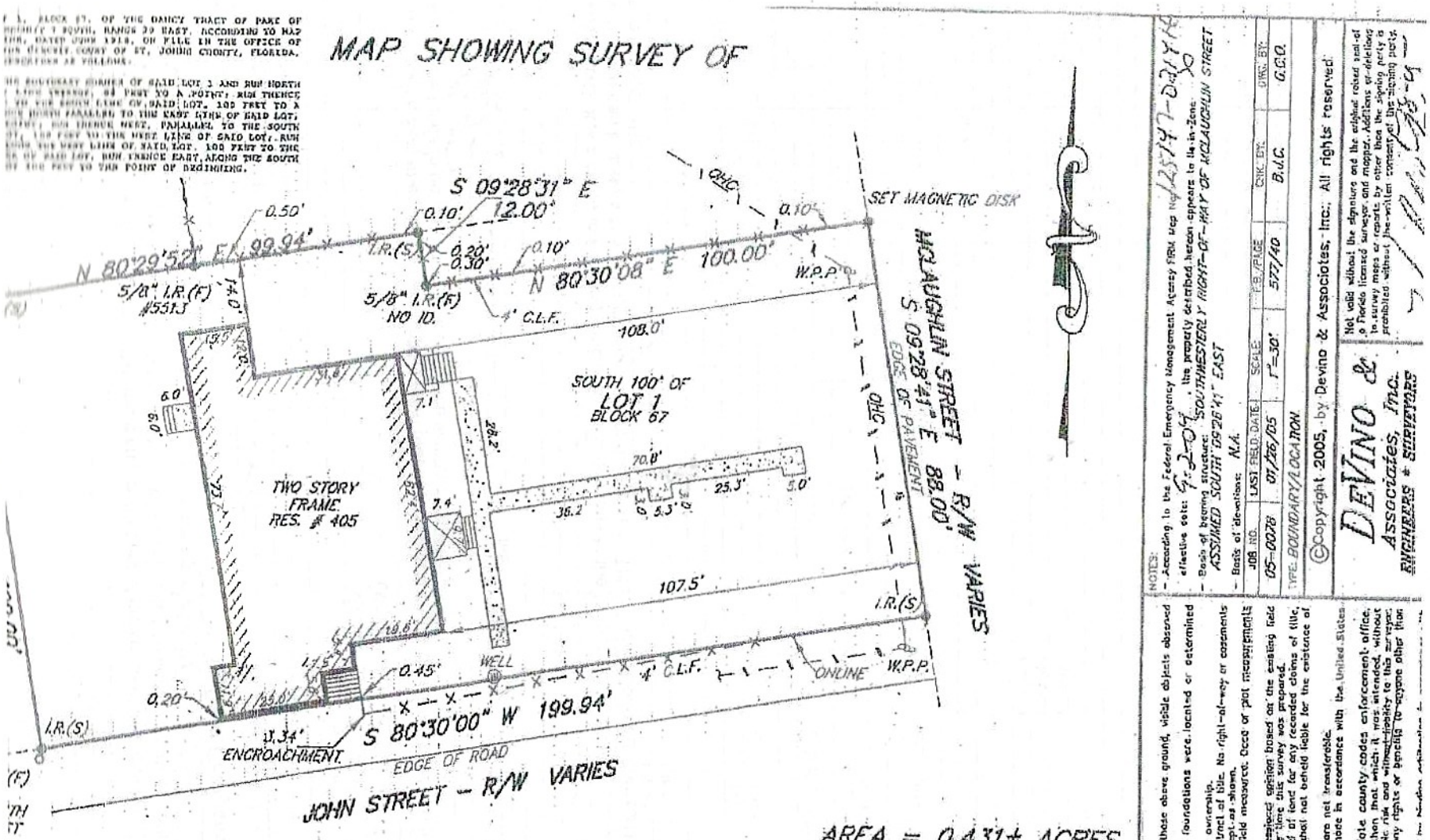
Mr. Marshall Buford
Operation Lifeline, Inc.
Date:


Donald Ave
Helen St
N McLaughlin St
Woodlawn
Bruen St
Julia St
Francis St
Palmer St
Pearl St
Tenant Ln
Broach St
John St
San Sebastian
Evergreen
Pinehurst
District: 3
Clay Murphy
Evergreen St
N Rodriguez St
Congregation Sons of Israel
District: 5
Ann Taylor
Chapin St
Fred Waters Way
Railroad St
Park Ave
Blanche Ln
Travis Ln
Cathedral Pl
W King St

L 1, BLOCK 67, OF THE DAVEY TRACT OF PART OF SECTION 3 SOUTH, RANGE 29 EAST, ACCORDING TO MAP THEREOF, DATED JUNE 1918, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

THE SOUTHEAST CORNER OF SAID LOT 1 AND RUN NORTH ALONG THE EAST LINE OF SAID LOT, 88 FEET TO A POINT; RUN THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT, 100 FEET TO A POINT; RUN THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID LOT, 88 FEET TO THE SOUTH LINE OF SAID LOT; RUN THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT, 100 FEET TO THE POINT OF BEGINNING.

MAP SHOWING SURVEY OF



AREA = 0.431± ACRES
OR 18,794 sq. ft.

	R/W.	– RIGHT-OF-WAY
	Sq. ft.	– SQUARE FEET
	N	– NORTH
	S	– SOUTH
B. 6072)	E	– EAST
	W	– WEST
		– EXPOSED CONCRETE
		– COVERED AREA

EMERSON KRAMER

GRAPHIC SCALE
30 0 15 30
1"=30'

NOTES:
- According to the Federal Emergency Management Agency FIRM Map No. 12109C0478 F, effective date: 7-2-04, the property described hereon appears to lie in Zone: X
- Basis of bearing structure: SOUTHWESTERLY RIGHT-OF-WAY OF HOLAUGHLIN STREET ASSUMED SOUTH 09°28'41" EAST
- Basis of elevations: N.A.

JOB NO.	LAST FIELD DATE	SCALE	P.B./PAGE	CHK. BY:	DWG. BY:
05-0076	01/26/05	1"=30'	577/40	B.J.C.	G.G.O.

TYPE: BOUNDARY/LOCATION

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DEVINO & ASSOCIATES, INC.
ENGINEERS * SURVEYORS

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

GENERAL NOTES:
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not relect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- No specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the users sole risk and without liability to this surveyor.
- Those this survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in

Schedule A

Westcor Land Title Insurance Company

Land Title of America, Inc.
2495 U.S. Highway 1 South
St. Augustine, FL 32086

File: 180273RL

Policy Number: OP-25-FL1243-6481415

Address Reference: 405 North McLaughlin Street, Saint Johns County, Florida

Amount of Insurance: $40,000.00
Premium: $253.00
Date of Policy: 04/20/18
or the date and time of recording
of the insured deed, whichever is later

1. Name of Insured:

   Emergency Services and Homeless Coalition of St. Johns County, Incorporated

2. The estate or interest in the Land that is insured by this policy is: FEE SIMPLE

3. Title is vested in: Emergency Services and Homeless Coalition of St. Johns County, Incorporated

4. The Land referred to in this policy is described as follows:

   A part of Lot 1, Block 67, of Dancy Tract of part of Section 41, Township 7 South, Range 29 East, according to Map of New St. Augustine, dated June 1918, on file in the Office of the Clerk of the Circuit Court of St. Johns County, Florida, particularly described as follows:

   Beginning at the Southeast Corner of said Lot 1 and run North along the East line thereof, 88 feet to a Point; run thence West, parallel to the South line of said Lot, 100 feet to a Point; run thence North parallel to the East line of said Lot, 12 feet to a Point; run thence West, parallel to the South line of said Lot, 100 feet to the West line of said Lot; run thence South along the West line of said Lot, 100 feet to the Southwest corner of said Lot; run thence East along the South line of said Lot, 200 feet to the Point of Beginning.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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