

FLUM
25-00 1706-2A

MAR 28 2025

ck #1140



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
www.savannahga.gov/planning

Rezoning (Map Amendment) and
Comprehensive Plan Future Land Use Map
Amendment Application



110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV.** Applicants are requested to contact the MPC staff at 912.651.1440 and the City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

I. Subject Property

Street Address(es): 101 East 34th Street
Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): PIN 20065 01001
Total acreage of the subject property: 0.178
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): single family home

II. Action Requested

A. Type of Request.

- Rezoning (Zoning Map Amendment)
- Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

B. Application History. Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

Yes No If yes, please provide the Plan/Permit File Number(s): _____

C. Rezoning Information.

- Identify the existing zoning district(s) for the subject property: TN-2
- Proposed zoning district(s) for the subject property: TC-2
(Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)
- List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.) _____
We wish to serve food prepared off-site at the kitchen of Ardsley Station for special events at the subject property.

The petitioner will receive notification to obtain and post the Public Notice Sign(s) from the City's Planning & Urban Design Office at least **15 DAYS PRIOR TO THE PLANNING COMMISSION and CITY COUNCIL MEETINGS.** Failure to timely post the signs shall result in the removal of the Petitioner's application from the agenda.

D. Comprehensive Plan Future Land Use Map Amendment.

Sections 5.5 through 5.17, subsection 2 of the Zoning Ordinance titled Comprehensive Plan Future Land Use Map (FLUM) Consistency list the permitted Future Land Use (FLU) Category(ies) for each Zoning District. Chapter 5 of the Chatham County-Savannah Comprehensive Plan lists and defines these categories. If the proposed Zoning District is not allowed within the current FLU Category designated for the property, a Comprehensive Plan FLUM Amendment is required. As part of the application review process, the Planning Commission and City will evaluate and determine if the proposed Zoning District requires a FLU Map Amendment.

- What is the present Future Land Use Category designated for the property? TN Traditional Neighborhood
- What is the Future Land Use Category that allows the proposed Zoning District? TC Traditional Commercial

III. Rezoning Review Criteria

Describe the purpose of the requested rezoning. Please refer to Sec. 3.5.8 for the review criteria that will be used when considering your petition. _____

The current zoning allows for the current use as a single family home. The proposed zoning will allow _____
 for an off-site event venue for our restaurant Ardsley Station. The proposed change would allow for residential and other _____
 compatible non-residential use. The zoning proposal is compatible with the present zoning pattern because _____
 the adjacent properties on three sides are commercial. The proposed zoning change is consistent with the _____
 existing development pattern as the nearby properties are commercial use and thus support the proposed change. _____
 We believe the proposed zoning change is consistent with the intent of the Comprehensive Plan. The property has reasonable use _____
 under the current zoning but is also an appropriate location for an off-site event venue. _____
 The subject property will not negatively affect the existing public services. _____

Is the subject parcel located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport? Yes No

IV. Neighborhood Meeting

A neighborhood meeting is required as shown in Table 3.2-1, Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

- Neighborhood Association: Thomas Square Neighborhood Association
- Neighborhood President: Jacob Jarvis
- Method of Notification: in person meeting
- Date Notification Sent: _____
- Date of Neighborhood Meeting: March 31st
- Time of the Meeting: 6:30p.m.
- Location of the Meeting: Victory North, 2603 Whitaker Street, Savannah GA
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: _____
- Date of Planning Commission Meeting: _____

V. Property Owner Information

Name(s): 1000 Town Center LLC
 Registered Agent: Steve Paschall
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)
 Address: 326 Bull Street
 City, State, Zip: Savannah GA 31401

Telephone: 917-364-2005 Fax: _____
E-mail address: stevempaschall@comcast.net

VI. Petitioner Information, if different from Property Owner (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____

Registered Agent: _____
(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VII. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building, Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E. State St, Savannah, GA, 31401 (Located at the State Street Garage)

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) _____, I (we) authorize _____ (Agent Name) of _____ (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): _____

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Signature(s) Date

Witness Signature Certificate

N/A

State of Georgia

County of _____

Signed or attested before me on _____
Date

by _____
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

___ Personally Known or ___ Produced Identification Type of ID _____

Signature of notary public

(Name of notary, typed, stamped or printed)
Notary Public State of Georgia
My commission expires: _____

IX. Disclosure of Campaign Contribution Form To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? Yes No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Treasurer	Traci Amick	Joseph Welch
Travis Coles, Vice-Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett, Chairwoman	Tom Woiwode	

- B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution
Detric Leggett	Alderman District 2	08/23/2023	\$250. Campaign cont


Signature of Petitioner or Petitioner's Agent

Steve Paschall 3/28/25
Printed Name Date

X. Application Fee

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

- Rezoning/Comprehensive Plan Amendment: \$3,500.00 + \$50.00 per acre
- Planned Development: \$1,100 + \$155.00 per acre

XI. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- Part I. Subject Property
- Part II. Action Required
- Part III. Rezoning Review Criteria Form
- Part IV. Neighborhood Meeting
- Part V. Property Owner Information
- Part VI. Petitioner Information
- Part VII. Agent
- Part VIII. Letter of Authorization
- Part IX. Disclosure of Campaign Contribution Form
- Part X. Application Fee
- Part XI. Complete Application Checklist
- Part XII. Certified Application (Signed application)
- Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
- Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).
- Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

XII. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.

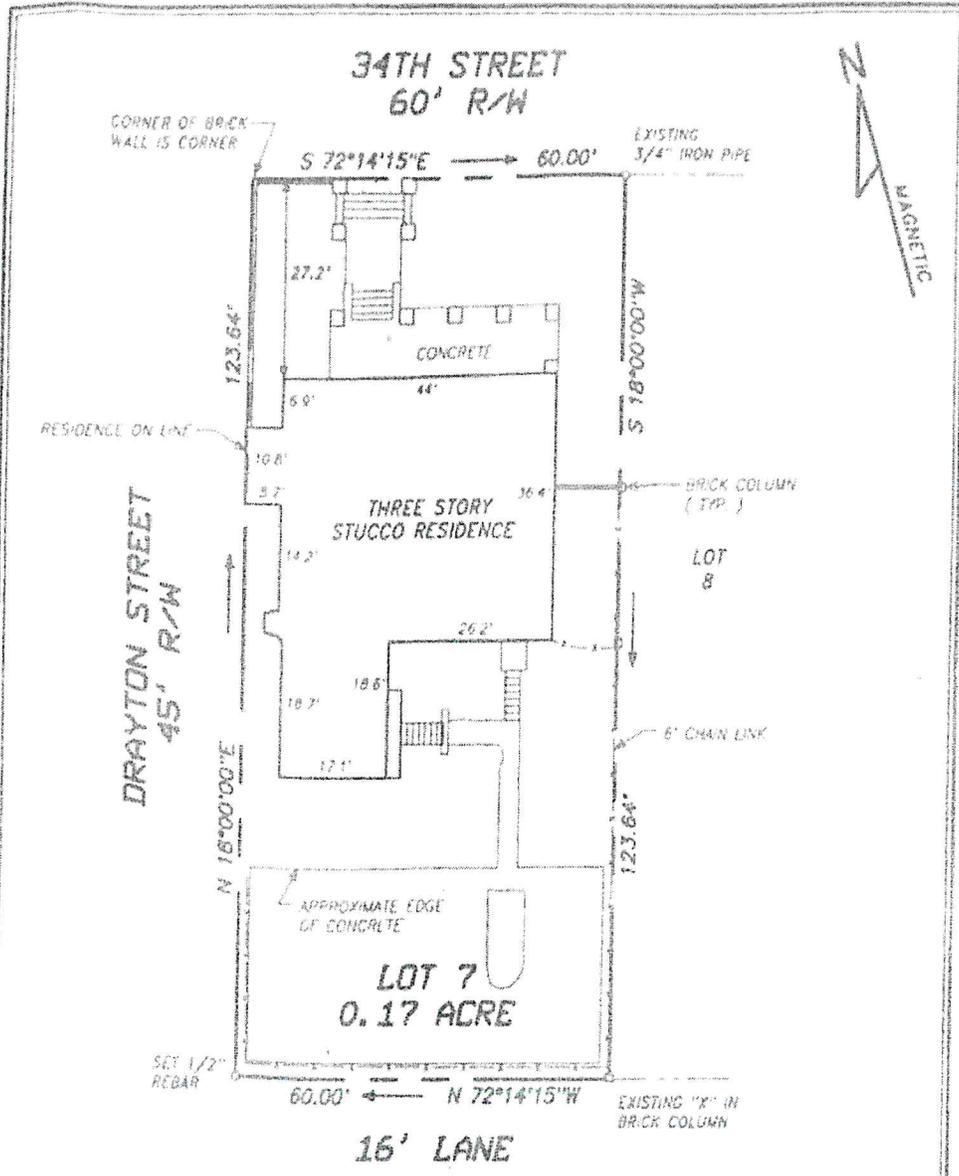
Steve Paschall

3/27/2025

Signature of Petitioner or Petitioner's Agent

Printed Name

Date



ERROR OF CLOSURE:
 FIELD: 25,000
 ANGULAR ERROR: 9 PER ANG. PT.
 ADJUSTED BY INSPECTION
 PLAT: 1/INFINITY
 EQUIPMENT:
 GLODIMETER 4400
 TOTAL STATION

PLAT OF LOT 7, THOMAS WARD, 2ND G.M.
 DISTRICT, SAVANAH, CHATHAM COUNTY, GEORGIA.

ALSO KNOWN AS: 161 EAST 34TH STREET

Surveyed For: **Richard A. Gourley, Jr. &**
S. Robert Crockett

Reference:
 CITY ATLAS MAP NO. 12
 D.B. 162-D PAGE 194



JOB# 2004-39 DATE: FEBRUARY 14, 2004
LANIER LAND SURVEYING, INC.

P.O. BOX 92
 RICHMOND HILL, GEORGIA
 tel: 912-756-4366
 fax: 912-756-4122

UTILITIES PROTECTION CENTER
 CALL-BEFORE-YOU-DIG
 1-800-282-2411



SCALE: 1" = 20'

EXHIBIT A
Legal Description

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF SAVANNAH, COUNTY OF CHATHAM, AND STATE OF GEORGIA AND KNOWN AND DESIGNATED ON THE MAP OR PLAN OF SAID CITY AS LOT NO. SEVEN (7), THOMAS WARD. SAID LOT BEING ON THE SOUTHEAST CORNER OF EAST 34TH STREET AND DRAYTON STREET, AND BEING BOUNDED ON THE NORTH BY EAST 34TH STREET, ON THE EAST BY LOT NO. EIGHT (8), SAID WARD, ON THE SOUTH BY A LANE AND ON THE WEST BY DRAYTON STREET, AND HAVING A FRONTAGE OF SIXTY-FEET (60), MORE OR LESS, ON EAST 34TH STREET, WITH ALL IMPROVEMENTS THEREON. SUBJECT TO ALL EASEMENTS, SURVEYS, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES OF RECORD, IF ANY.

Together with improvements thereon, more commonly known as 101 E 34th Street, Savannah, Georgia 31401, and bearing a Tax Parcel Number of 2006501001.

Subject, however, to all valid restrictive covenants, easements and rights of way of record.

DERIVATION:

This being the same property conveyed to by Warranty Deed of dated and recorded in , Chatham County, Georgia.

Type: WD
Kind: WARRANTY DEED
Recorded: 1/31/2025 12:47:00 PM
Fee Amt: \$1,375.00 Page 1 of 3
Transfer Tax: \$1,350.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 3581 PG 156 - 158

_____[SPACE ABOVE THIS LINE FOR RECORDING DATA]_____

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG &
SHAWE, LLP
Attn: Stuart R Halpern
14 East State Street
Savannah, GA 31401



LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHATHAM

THIS INDENTURE, made this 31st day of January, 2025, between VIRGINIA LOUISE BUCKINGHAM, as party or parties of the first part, hereinafter called Grantor, and 1000 TOWNE CENTER, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 31st day of January, 2025.

Signed, sealed and delivered in the presence of:

Diana Williams
Witness

Virginia Louise Buckingham SEAL
VIRGINIA LOUISE BUCKINGHAM

[Signature]
Notary Public
My Commission Expires: 11/15/2026

File No.: 25-00063-31

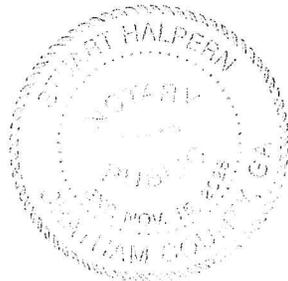


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Legal Description

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Together with improvements thereon, more commonly known as 101 E 34th Street, Savannah, Georgia 31401, and bearing a Tax Parcel Number of 2006501001.

Subject, however, to all valid restrictive covenants, easements and rights of way of record.

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

1000 Towne Center, LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **02/12/2020** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **02/19/2020**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 2/12/2020 8:36:31 AM

BUSINESS INFORMATION

CONTROL NUMBER 20023886
BUSINESS NAME 1000 Towne Center, LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 02/12/2020

PRINCIPAL OFFICE ADDRESS

ADDRESS 326 Bull Street, Savannah, GA, 31401, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Steve Paschall	326 Bull Street, Savannah, GA, 31401, USA	Chatham

ORGANIZER(S)

NAME	TITLE	ADDRESS
Stuart Halpern	ORGANIZER	14 E. State Street, Savannah, GA, 31401, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Stuart Halpern
AUTHORIZER TITLE Organizer

OPERATING AGREEMENT OF 1000 TOWNE CENTER, LLC

THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT is made and entered into this 26th day of February, 2020, by the undersigned, who are all of the initial Member(s) and Manager(s) of the Company.

WITNESSETH:

In consideration of the mutual covenants and agreements hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

ARTICLE I FORMATION OF COMPANY AND INVESTMENT REPRESENTATIONS

- 1.01 **Formation.** On the 12th day of February, 2020, the Company was formed as a Georgia Limited Liability Company by executing and delivering the Articles of Organization to the Secretary of State of Georgia in accordance with the provisions of the Georgia Act.
- 1.02 **Name.** The name of the Company is 1000 Towne Center, LLC.
- 1.03 **Principal Place of Business.** The principal place of business of the Company within the State of Georgia is 326 Bull Street, Savannah, GA, 31401. The Company may locate its place(s) of business and registered office at any other place or places as the Manager may from time to time deem advisable.
- 1.04 **Registered Office and Registered Agent.** The Company's initial registered office shall be at the office of its initial registered agent, Steve Paschall, 326 Bull Street, Savannah, GA, 31401, and he can be served at that address. The registered office and registered agent may be changed from time to time by filing the address of the new registered office and/or the name of the new registered agent with the Secretary of State of Georgia pursuant to the Georgia Act.
- 1.05 **Term.** The term of the Company shall be perpetual and shall continue until dissolved in accordance with the provisions of this Operating Agreement or the Georgia Act.
- 1.06 **Investment Purpose.** Each Member acknowledges that the interests in the Company, including each Member's Membership Interests, have not been registered under the Georgia Securities Act of 1973, as amended ("Georgia Securities Act"), or any other state securities or blue sky laws (collectively, the "State Acts") or the Securities Act of 1933, as amended ("Federal Act"). To the extent the interests are deemed to constitute a "security", such interests have been issued in reliance on Paragraph (13) of Section 10-5-9 of the Georgia Securities Act, the statutory exemptions under the Federal Act relating to transactions not involving a public offering (Section 4(2) of the Federal Act), and certain exemptions under all other relevant State Acts, and each Member acknowledges that reliance on such exemptions is based in part on the representations made by such Member in this Section 1.06. The interests in the Company may not be sold or transferred except in a transaction which is exempt under the Georgia Securities Act, the Federal Act, and all applicable State Acts, or pursuant to an effective registration under the Georgia Securities Act, the Federal Act and any other applicable State Acts. Each Member hereby represents and warrants that his or its, as the case may be, interest in the Company is being acquired

Without limiting the generality of the foregoing, the Managers, acting alone or together, shall have full and complete power, authority and discretion:

- (a) to cause the Company to sell, convey, exchange, transfer or otherwise dispose of all or substantially all of the assets of the Company other than in the course of the liquidation of the Company under Section 12.03 hereof;
- (b) to release, compromise, assign or transfer any claims, rights or benefits of the Company other than in the normal course of business;
- (c) to distribute any cash or other assets of the Company other than as provided in this Agreement, or establish any reserve other than for the reasonable needs of the Company's business;
- (d) to acquire, hold for investment, manage, improve, operate, maintain, sell, mortgage, exchange, lease or otherwise, dispose of real or personal property or other assets from time to time;
- (e) to borrow money for and on behalf of the Company and to secure the payment of any obligation of the Company by mortgage, hypothecation, pledge or other security, assignment or arrangement, covering all or any part of the assets of the Company;
- (f) to acquire interests in partnerships, joint ventures, corporations or other entities;
- (g) to make application for all governmental licenses and permits required in connection with the Company's business and the acquisition, operation, rental and sale of all or any portion of the assets of the Company;
- (h) to perform all acts and duties relating to the payment of all indebtedness, taxes and assessments due or to become due with regard to the assets or business of the Company;
- (i) to make application and to maintain in force all insurance which is necessary or advisable to protect the business or assets of the Company;
- (j) to collect all monies due to the Company and to disburse Company funds for Company purposes to those persons entitled to receive them as set forth in this Agreement;
- (k) to establish, maintain and supervise the deposits and withdrawals of funds into bank accounts of the Company;
- (l) to employ accountants, attorneys and other persons to provide services which are necessary or advisable in connection with the purposes for which the Company is organized;
- (m) to conduct the affairs of the Company with the general objective of financial gain;
- (n) to prosecute, defend and appeal such actions at law or in equity as may be necessary to enforce or protect the interests of the Company in any matter and to

EXHIBIT "B"

**Initial Capital Contributions
and Ownership Percentages of Members**

Member	Initial Capital Contributions	Ownership Percentages
Steven M. Paschall	\$500.00	50%
Mary E. Paschall	\$500.00	50%
Totals	\$1,000.00	100%

for investment purposes only and without the intent of participating directly or indirectly in a distribution thereof.

- 1.07 **Definitions.** Capitalized words and phrases used in this Operating Agreement have the meanings set forth in Exhibit "A" attached hereto and incorporated by reference herein.

ARTICLE II BUSINESS OF COMPANY

- 2.01 **Permitted Businesses.** The business of the Company shall be
- (a) To accomplish any lawful business whatsoever or which shall at any time appear conducive to or expedient for the protection or benefit of the Company and its assets.
 - (b) To exercise all powers necessary to or reasonably connected with the Company's business and which may be legally exercised by limited liability companies under the Georgia Act.
 - (c) To engage in all activities necessary, convenient or incident to any of the foregoing.

ARTICLE III NAMES AND ADDRESSES OF MEMBERS; OWNERSHIP PERCENTAGES

The names, addresses and Ownership Percentages of the Members are as follows:

Steven M. Paschall
326 Bull Street
Savannah, GA, 31401
Ownership Percentage: 50%

Mary E. Paschall
326 Bull Street
Savannah, GA, 31401
Ownership Percentage: 50%

ARTICLE IV MANAGEMENT OF THE COMPANY

- 4.01 **Management.** The business and affairs of the Company shall be managed by its Managers. The Managers, acting alone or together, shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business. The Managers, acting alone or together, are authorized and empowered to act in the name and on behalf of the Company in connection with any business of the Company of whatever nature, whether now existing or hereafter undertaken, and any such action of either of said Managers shall represent the actions of the Company in connection with an and all business of the Company.