



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

26-000154-ZBA



DEC 19 2023



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

Zoning Board of Appeals Application

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications shall 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 AND SUPPLEMENTAL DOCUMENTATION TO PLANNING@SAVANNAHGA.GOV.** Applicants shall contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 21 Brady Street Savannah, Ga. 31401
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.): 20066 39005
Total acreage or SF of the subject property: .062
Zoning District(s): TN-2 Streetcar Hist. Dist.
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): _____

II. Reason for Variance (Check all that apply and attach a response and supporting documentation for each item checked).

- ☐ **A. REQUEST A VARIANCE (Sec. 3.21).** The application must be submitted to provide an opportunity for the ZBA to grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; and variable standards in Article 10.0, Natural Resource Standards. Refer to Page 6 for plot plan criteria and explain specifics of request (e.g., To request a 5 foot reduction of the 25 foot rear yard setback). **Describe the variance requested:** Request a variance to reduce rear yard setback to 3 feet to match adjacent structures. Request variance of minimum lot size from 3000 sq. ft. to 2700 sq. ft.
- ☐ **B. APPEALS (Sec. 3.23).** An appeal by any aggrieved party may be taken to the ZBA when an alleged error in a final written decision of any administrator, commission or board authorized to make a final written decision occurs. An application must be filed within thirty (30) working days of a final written decision. It will be considered filed when a complete notice of appeal is submitted to planning@savannahga.gov. **Provide an explanation specifying the grounds for the appeal with the ZBA and the administrator, commission or board whose decision is being appealed:** _____
- ☐ **C. RELIEF FOR NONCONFORMING USES AND STRUCTURES (Sec. 3.24).** An application must be submitted to request a re-establishment, expansion, or reconstruction of a nonconforming use. **Indicate the type of non-conformity and relief sought.** _____
- ☐ **D. REQUEST AN EXTENSION OF A ZBA APPROVAL.** If a ZBA decision needs to be extended, an application must be submitted. Date of ZBA Approval: _____ File No.: _____

III. Application History.

- Have any previous applications been made regarding the subject property?
☐ Yes ☒ No If yes, please provide the file number(s): _____
- Is this request related to another review, such as a Certificate of Appropriateness (COA), Subdivision, Site Development Permit or Plan, Master Plan, Business Location Approval, Rezoning, or Text Amendment? If so, please provide the Plan/Permit # _____ and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): 312 West 37th LLC

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 1 Vincent Street

City, State, Zip: Nanuet N.Y. 10954

Telephone: _____ Fax: _____

E-mail address: _____

V. Petitioner Information, if different from Property Owner (Note: 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): Samuel Kopelman

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

Address: Same as above

City, State, Zip: _____

Telephone: Same as above Fax: _____

E-mail address: Same as above

VI. Agent, if different from Petitioner or Property Owner (Note: A signed, notarized Letter 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. Please refer to VIII. Letter of Authorization.)

Name(s): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail address: _____

VII. 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.

- ☒ Residential: \$620.00
☐ Non-residential: \$1,300.00

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

State of Georgia

County of _____

Signed or attested before me on _____ by _____,

Date

(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. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each 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. Reason for Variance
- ☒ Part III. Application History
- ☒ Part IV. Property Owner Information
- ☒ ☐ Part V. Petitioner Information
- ☐ ☒ Part VI. Agent
- ☒ Part VII. Application Fee
- ☐ ☒ Part VIII. Letter of Authorization
- ☒ Part IX. Complete Application Checklist
- ☒ Part X. Certified Application (Signed application)
- ☒ ☐ A scaled dimensioned map, plat or sketch of the subject property referred to in the application
- ☐ ☒ Concept Plan of the proposed development if applicable

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

X. 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.

Applicant Name: Samuel Kopelman
Print



Signature

12/18/25
Date

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)
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

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Instructions

1. Applicants shall contact the Secretary to the Zoning Board of Appeals (ZBA) at the MPC, 110 E State St, prior to submitting an application. Call the MPC at 912.651.1440.
2. The application form must be complete according to [Sec. 3.1.4](#) including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. Failure to submit a completed application will delay placement on an agenda. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
3. All applications must be submitted electronically to planning@savannahga.gov. If the document size is larger than 20 MB, please contact 912-525-2783.
4. A plot plan must be provided when a dimensional variance or use permit is requested. Plot plan criteria are listed below.
5. Supporting documents, such as the written decision that is being appealed (and specifics on why the decision is in error), or the associated COA Staff Report/Decision, Subdivision Staff Report/Decision, Site Permit Staff Report, and City Manager Decision must be provided. If Property Owner/Petitioner is not an individual, provide the Georgia Annual Registration.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meetings dates are part of this application.

Zoning Board of Appeals Process (After the Application is Submitted)

1. Once an application submittal is determined to be complete according to [Sec. 3.1.4](#), the MPC will schedule the petition for the next posted ZBA hearing date.
2. The MPC will notify the Petitioner of the public hearing date and time as well as publish a public notification in the newspaper.
3. The Petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning & Urban Design Office located at 20 Interchange Drive, Administration Building. The Petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE ZBA MEETING** according to [Sec. 3.2.6](#). If the signs are not posted at least 15 days prior to the meeting, the petition shall be rescheduled.
4. The Petitioner is responsible for removing the sign(s) within 10 days of the ZBA decision.
5. The ZBA agenda, which includes the staff report, will be posted on www.thempc.org no later than 48 hours before the scheduled meeting.
6. The ZBA hearing will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
7. Digital presentations must be provided to the Secretary to the ZBA at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioner shall provide a sufficient number of copies for the Board and Board secretary.
8. Requests to withdraw, defer or continue a petition is outlined in [Sec. 3.1.7.b](#).
9. A written notice of the ZBA decision will be sent to the Petitioner by the MPC following the meeting.
10. Building permits and approvals will be released upon receipt by the City of the ZBA decision.
11. A variance requiring a building permit shall expire after twelve (12) months from the date of approval if no building permit is issued. If a building permit is issued and expires under the terms of this Ordinance, the variance requiring the building permit shall also become null and void at the same time the building permit expires.
12. An appeal of the final written decision of the ZBA may be taken by filing a petition for certiorari with the Chatham County Superior Court within 30 days of the final action.

Plot Plan Criteria (If you are applying for a dimensional variance or special use approval, a plot plan of the subject property must be submitted with this application. The plot plan must include the below information.)

- North arrow and scale
- Street name(s)
- Dimensions of lot(s)
- Existing and proposed structures on lot (identify each structure - e.g., house, shed, pool)
- Dimensions between all structures and property lines and/or fences
- Location and dimensions of and proposed construction
- Types of fence (for example, chain link, wood, masonry, etc.)
- Proposed landscaping
- Project status (proposed or existing)

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 ZONING BOARD OF APPEALS MEETING.

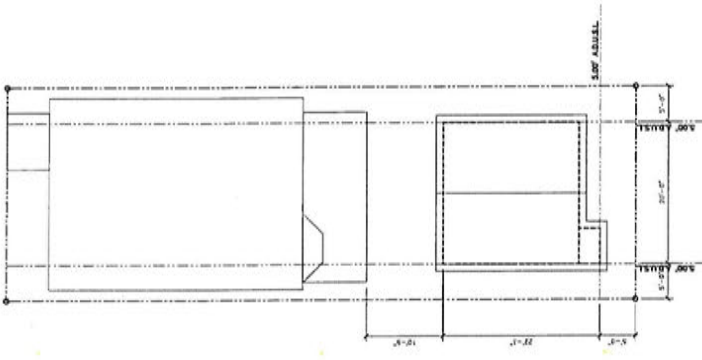
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2025 Application Submittal Deadlines And Meeting Dates for Zoning Board of Appeals

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submit Electronically to: planning@savananhga.gov	Zoning Board of Appeals Meeting Dates <i>(All meetings are scheduled for every three weeks on Thursdays unless otherwise noted.)</i> Meeting Time: 10:00 a.m. Meeting Location: MPC, 112 E State St, Arthur A. Mendonsa Hearing Room.
DEC 13	JAN 23
JAN 31	FEB 27
FEB 21	MAR 27
MAR 28	APR 24
APR 25	MAY 22
MAY 23	JUN 26
JUN 27	JUL 24
AUG 1	AUG 28
AUG 22	SEP 25
SEP 26	OCT 23
OCT 24	NOV 20 **3 rd Thursday**
NOV 21	DEC 18 **3 RD Thursday**
DEC 19	JAN 22, 2026

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

BRADY STREET 60' R/W



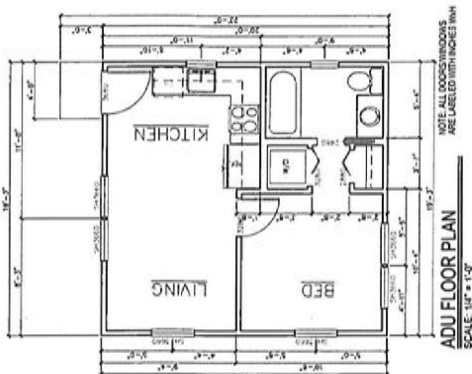
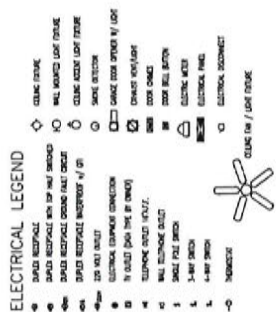
EAST 35TH STREET 60' R/W

SITE PLAN
 SCALE 1/8" = 1'-0"

21 BRADY STREET

ASBL LOTS	TH-1 ZONING
LOT AREA	2,700 SF .062 ACRES
TOTAL EXISTING FOOTPRINT SF	1,236 SF
ADU HEATED SF	385 SF
ADU UNHEATED COVER	115 SF
ADU TOTAL SF	500 SF
TOTAL LOT COVERAGE SF	1,636 SF 60.00 %

20'x36' SHEET SIZE



ADU FLOOR PLAN

NEW ADU FOR:
21 BRADY STREET
SAVANNAH, GEORGIA



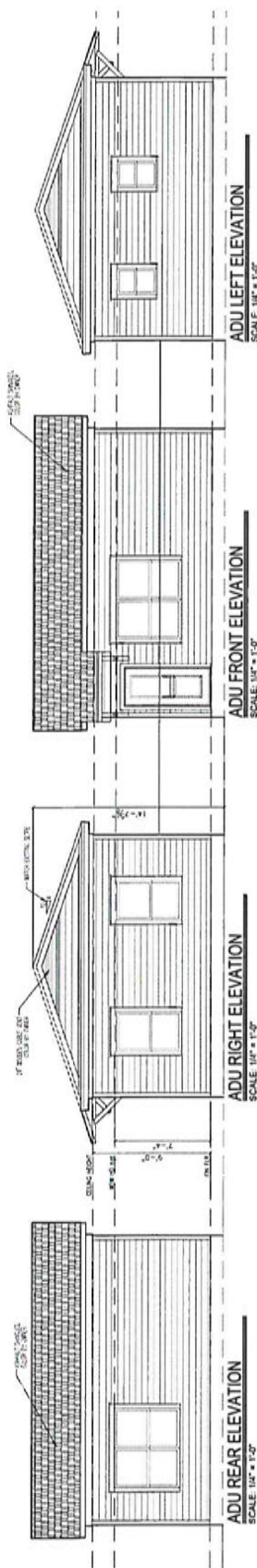
**DEMETRIUS
HUDDLESTON**
Architect

SAN ANTONIO, TEXAS
912.667.2830
info@demetrius-huddleston.com

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Language	Group	Year	Sample Size	Scale
English	Grade 5	1991	1,000	100
Spanish	Grade 5	1991	1,000	100
French	Grade 5	1991	1,000	100
German	Grade 5	1991	1,000	100
Italian	Grade 5	1991	1,000	100
Portuguese	Grade 5	1991	1,000	100
Russian	Grade 5	1991	1,000	100
Chinese	Grade 5	1991	1,000	100
Japanese	Grade 5	1991	1,000	100
Arabic	Grade 5	1991	1,000	100
Hindi	Grade 5	1991	1,000	100
Urdu	Grade 5	1991	1,000	100
Bengali	Grade 5	1991	1,000	100
Punjabi	Grade 5	1991	1,000	100
Tamil	Grade 5	1991	1,000	100
Malayalam	Grade 5	1991	1,000	100
Kannada	Grade 5	1991	1,000	100
Marathi	Grade 5	1991	1,000	100
Gujarati	Grade 5	1991	1,000	100
Odia	Grade 5	1991	1,000	100
Assamese	Grade 5	1991	1,000	100
Nepali	Grade 5	1991	1,000	100
Sinhala	Grade 5	1991	1,000	100
Telugu	Grade 5	1991	1,000	100
Malay	Grade 5	1991	1,000	100
Indonesian	Grade 5	1991	1,000	100
Vietnamese	Grade 5	1991	1,000	100
Thai	Grade 5	1991	1,000	100
Khmer	Grade 5	1991	1,000	100
Laotian	Grade 5	1991	1,000	100
Burmese	Grade 5	1991	1,000	100
Sinhala	Grade 5	1991	1,000	100
Tamil	Grade 5	1991	1,000	100
Malayalam	Grade 5	1991	1,000	100
Kannada	Grade 5	1991	1,000	100
Marathi	Grade 5	1991	1,000	100
Gujarati	Grade 5	1991	1,000	100
Odia	Grade 5	1991	1,000	100
Assamese	Grade 5	1991	1,000	100
Nepali	Grade 5	1991	1,000	100
Sinhala	Grade 5	1991	1,000	100
Telugu	Grade 5	1991	1,000	100
Malay	Grade 5	1991	1,000	100
Indonesian	Grade 5	1991	1,000	100
Vietnamese	Grade 5	1991	1,000	100
Thai	Grade 5	1991	1,000	100
Khmer	Grade 5	1991	1,000	100
Laotian	Grade 5	1991	1,000	100
Burmese	Grade 5	1991	1,000	100

A-2
SHEET



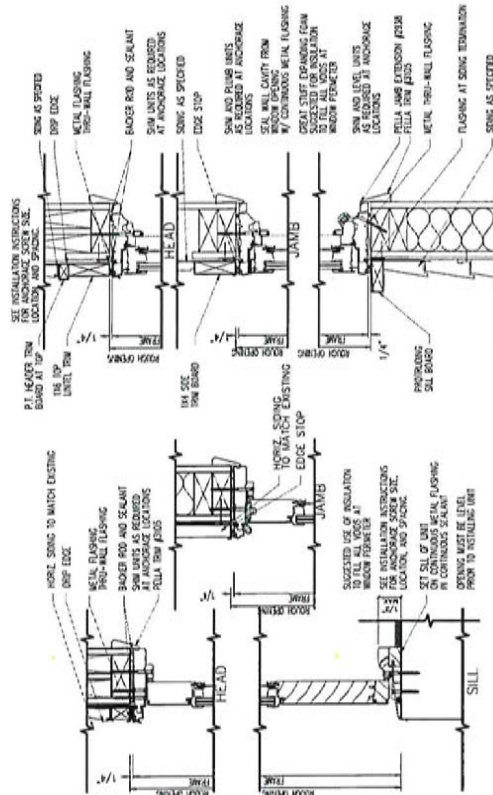


SAVANNAH, GEORGIA

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Cellular
Growth
Rate

A-3
SHEET



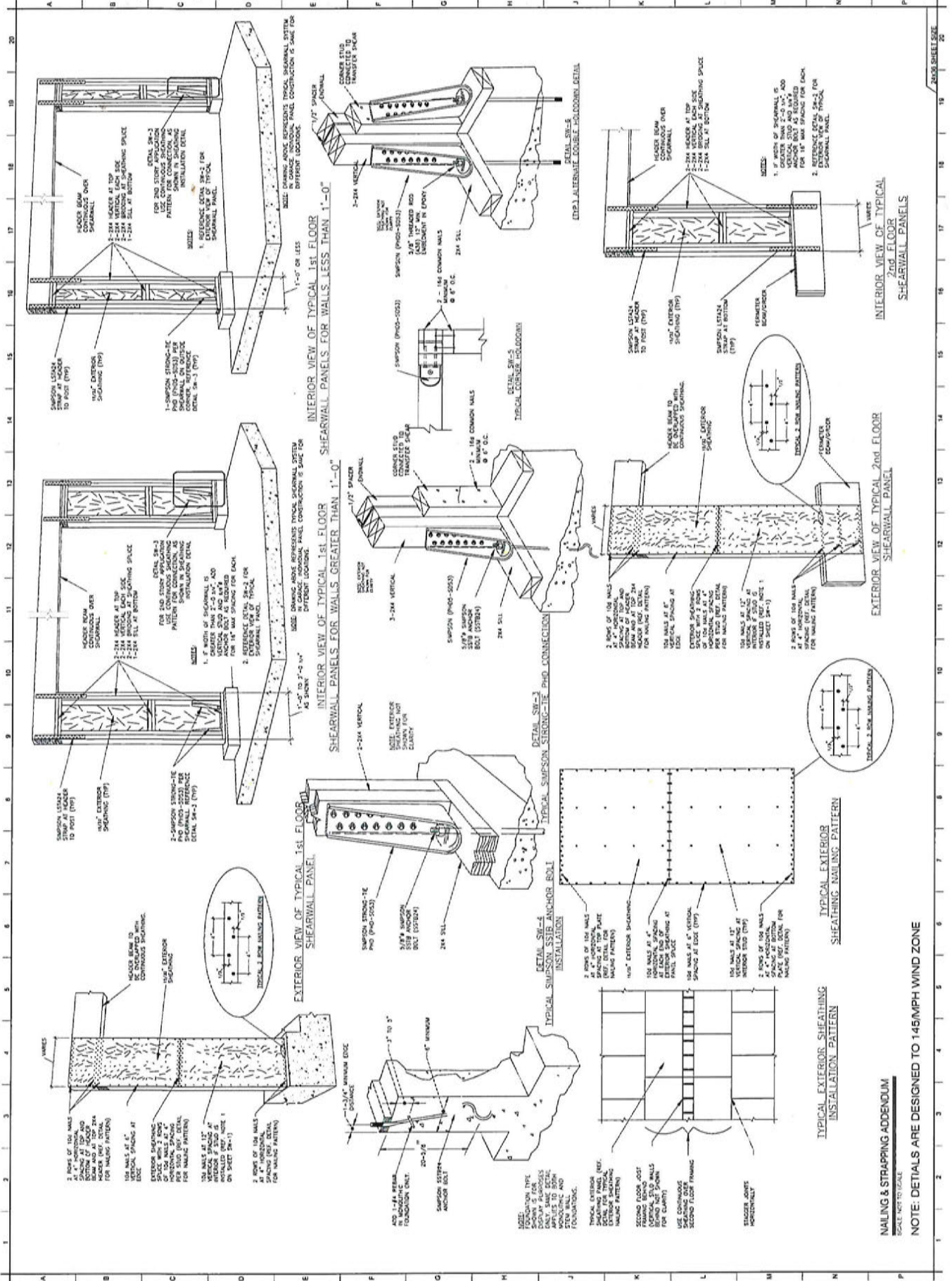
SILL TYPICAL WINDOW INSTALLATION

TYPICAL EXTERIOR DOOR INSTALLATION

LEDGER PLATE DETAIL

TYPICAL EXTERIOR STAIR/HANDRAIL CONSTRUCTION

WOODEN STAIR POST DETAIL



NAILING & STRAPPING ADDENDUM

NOTE: DETAILS ARE DESIGNED TO 145/MPH WIND ZONE

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF AUTHORITY

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

312 W 37TH LLC

a Foreign Limited Liability Company

has been duly formed under the laws of **New York** and has filed an application meeting the requirements of Georgia law to transact business as a **Foreign Limited Liability Company** in this state.

WHEREFORE, by the authority vested in me as Secretary of State, the above **Foreign Limited Liability Company** is hereby granted, on **06/16/2025**, a certificate of authority to transact business in the State of Georgia as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said application.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/18/2025**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

APPLICATION FOR CERTIFICATE OF AUTHORITY

Electronically Filed

Secretary of State

Filing Date: 6/16/2025 5:23:59 PM

BUSINESS INFORMATION

CONTROL NUMBER	25119623
BUSINESS NAME	312 W 37TH LLC
BUSINESS TYPE	Foreign Limited Liability Company
EFFECTIVE DATE	06/16/2025
HOME JURISDICTION	New York
DURATION	Perpetual
NAME IN HOME STATE	312 W 37TH LLC
DATE OF FORMATION IN HOME JURISDICTION	02/23/2023
COMMENCEMENT DATE IN GEORGIA	06/16/2025

PRINCIPAL OFFICE ADDRESS

ADDRESS	1 Vincent Street, Nanuet, NY, 10954, USA
----------------	--

RECORDS ADDRESS

ADDRESS	1 Vincent Street, Nanuet, NY, 10954, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Samuel Kopelman	312 W 37th Street, Savannah, GA, 31401, USA	Chatham

MANAGER(S)

NAME	TITLE	ADDRESS
Samuel Kopelman	MANAGER	1 Vincent Street, Nanuet, NY, 10954, USA

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Moses Spitzer
AUTHORIZER TITLE	Authorized Person

The foreign limited liability company undertakes to keep its records at the address shown above until its registration in Georgia is canceled or withdrawn. The foreign limited liability company, in accordance with Title 14 of the Official Code of Georgia Annotated, appoints the Secretary of State as agent for service of process if no agent has been appointed in Georgia or, if appointed, the agent's authority has been revoked or the agent cannot be found or served by the exercise of reasonable diligence.



Return To:
Elizabeth F. Thompson
Rubnitz Thompson Ziblut, LLC
617 Stephenson Avenue Suite 202
Savannah, GA 31405
File 251592

Type: WD
Kind: WARRANTY DEED
Recorded: 12/12/2025 8:55:00 AM
Fee Amt: \$375.00 Page 1 of 3
Transfer Tax: \$350.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 3854 PG 716 - 718

STATE OF GEORGIA

COUNTY OF CHATHAM

LIMITED WARRANTY DEED

THIS INDENTURE is made this **9th day of December, 2025**, by and between **BEVERLY TILLMAN**, ("Grantor") and **312 W 37TH LLC** ("Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and/or assigns where the context requires or permits),

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described Property (the "Property") to wit:

ALL THAT CERTAIN lot, tract or parcel of land situate, lying and being in the City of Savannah, Chatham County, Georgia, and known upon the map and in the plan of said City as LOT THIRTY (30), ESTILL WARD, said lot having a frontage of 30 feet, more or less, on Brady Street, and a rectangular depth of 88.6 feet, more or less, to 35th Street, and being bounded as follows: on the North by Brady Street; on the East by Lot 31, said Ward; on the South by 35th Street; and on the West by Lot 29, said Ward.

Said property having an address of 21 Brady Street, Savannah, GA 31401, and a property tax number of 20066 39005.

This being the same property conveyed to Beverly Tillman by Deed of Gift from Helen Brown, dated September 7, 1988, and recorded in Deed Book 139-P, Page 74, Chatham County records.

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

TO HAVE AND TO HOLD the Property together 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 Grantee, forever in Fee Simple.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed, or has caused its duly authorized representative to execute, this Limited Warranty Deed under seal, and deliver this Limited Warranty Deed, all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

**

Herbert Scott
Witness HERBERT SCOTT

See attached certificate

Notary Public

My Commission Expires: _____

[notarial seal]

✓ Cheryl Scott, as Attorney in
Fact for Beverly Tillman
Cheryl Scott, as Attorney in Fact for Beverly
Tillman
(seal)

Attached to and made a part of: Limited Warranty Deed

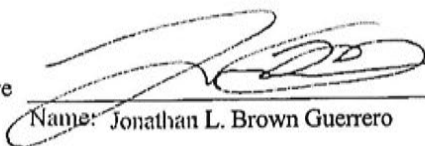
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of North Carolina)
County of Cumberland)

On November 24, 20 25 before me, Jonathan L. Brown Guerrero, Notary Public, personally appeared Cheryl Scott, as Attorney in Fact for Beverly Tillman who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of North Carolina that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature



(Seal)

Name: Jonathan L. Brown Guerrero

