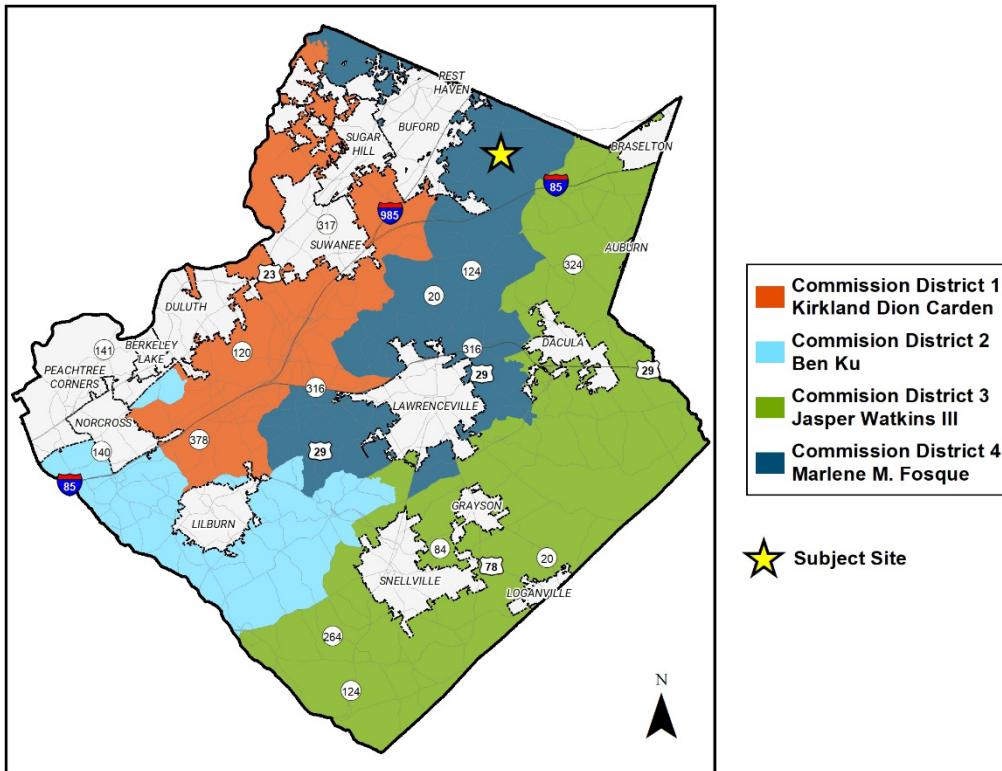




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZR2022-00021
Current Zoning:	C-2 (General Business District)
Overlay District:	GA Highway 124/324/Hamilton Mill
Request:	Rezoning to R-100 (Single-Family Residence District)
Address:	3185 South Puckett Road
Map Number:	R7182 083
Site Area:	1.12 acres
Lot:	1
Existing Development:	Single-Family Residence
Commission District:	District 4 – Commissioner Fosque
Character Area:	Emerging Suburban
Staff Recommendation:	APPROVAL



Applicant: Michael J. Curry and Peggy D. Curry
3185 South Puckett Road
Buford, GA 30519

Owner: Michael J. Curry and Peggy D. Curry
3185 South Puckett Road
Buford, GA 30519

Contact: Michael Curry

Contact Phone: 678.628.5035

Zoning History

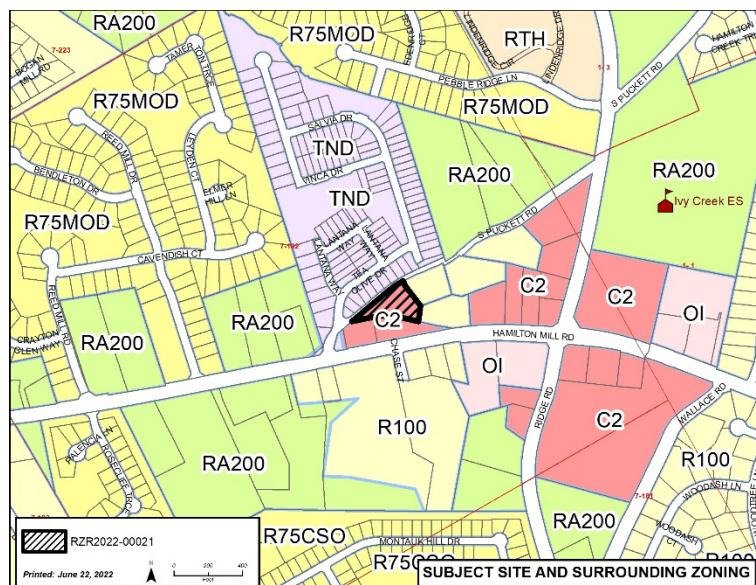
The subject property has been zoned C-2 (General Business District) since 2006, pursuant to RZC2006-00044, as part of a larger land assemblage for a 66,900 square foot commercial development. The development was never constructed. Prior to the rezoning, the site was zoned R-100 (Single-Family Residence District). The subject site is in the GA Highway 124/324/Hamilton Mill Overlay District.

Existing Site Condition

The subject property is a 1.12-acre parcel located along South Puckett Road, west of Ridge Road and north of Hamilton Mill Road. The subject site contains a 3,061 square-foot single-family residence, constructed in 1989. A small accessory structure and pool are located on the site. Mature landscaping is located along the perimeter of the property, with clearings in the front and side yards. Access to the site is provided by a driveway on South Puckett Road. There are existing power lines located along the frontage of the property, with no sidewalks along South Puckett Road. The nearest Gwinnett County Transit stop is 4.8 miles from the subject property.

Surrounding Use and Zoning

The subject site is surrounded primarily by existing single-family residences and subdivisions. Office and commercial uses, as well as Ivy Creek Elementary School are located along Ridge Road, east of the site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Single-Family Residential	R-100	0.89 units per acre
North	Single-Family Residential	TND	3.9 units per acre
East	Single-Family Residential	R-100	0.97 units per acre
South	Single-Family Residential	C-2	1.27 units per acre
West	Single-Family Residential	TND	3.9 units per acre

Project Summary

The applicant requests rezoning of a 1.12-acre property zoned C-2 to R-100 for an existing single-family residence, including:

- Retention of an existing single-family residence and accessory structures. No additions or modifications to the existing structures are proposed at this time.
- The applicants' letter of intent indicates that by rezoning the subject property back to a single-family residential zoning classification, they would be able to refinance their home, sell their property for residential purposes, and lower their property taxes.
- Adjacent parcels have been rezoned in a similar manner.

Zoning and Development Standards

The applicant is requesting a rezoning to R-100, Single-Family Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 35'	>35'	YES
Side Yard Setback	Minimum 10' one yard 25' two yards	>10' one yard >25' two yards	YES
Rear Yard Setback	Minimum 40'	>40'	YES
Lot Width	Minimum 100'	>100'	YES

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. External agency review comments are attached (Exhibit D). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined

in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed zoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The site is surrounded by residential homes zoned C-2 and R-100. The proposed rezoning is suitable given the surrounding single-family residential uses.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

The existing use and usability of adjacent or nearby properties would not be adversely impacted by the zoning change. The subject property has remained a single-family residence since rezoning to C-2 in 2006. Similarly, other residences included in the C-2 rezoning have also remained residential. Rezoning the properties back to a residential zoning classification is consistent with the use of adjacent and nearby properties.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

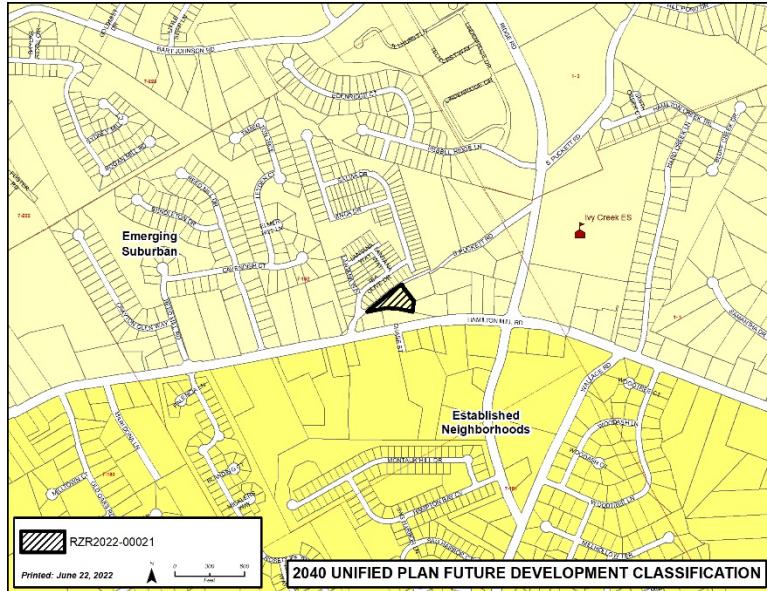
The property has a reasonable economic use as currently zoned.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit D).

E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Emerging Suburban Character Area. This designation is intended for areas that are currently mainly residential but have not yet matured into established communities due to relatively large amounts of remaining, undeveloped land. Since the property is located within the Emerging Suburban Character Area and is surrounded by residential uses, the rezoning would be appropriate.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

In 2015, the property located at 3235 South Puckett Road, just northeast of the subject parcels was rezoned from C-2 to R-100, pursuant to RZR2015-0006. Additionally, in June of 2021, the property to the south, 3383 Hamilton Mill Road, was also rezoned from C-2 to R-100, pursuant to RZR2021-00016. Both properties were a part of the original commercial assemblage and requested the rezoning for similar reasons. The Board's approval of these similar requests provides supporting grounds for this rezoning to residential.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL** of the rezoning request.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. Maps

Exhibit A: Site Visit Photos



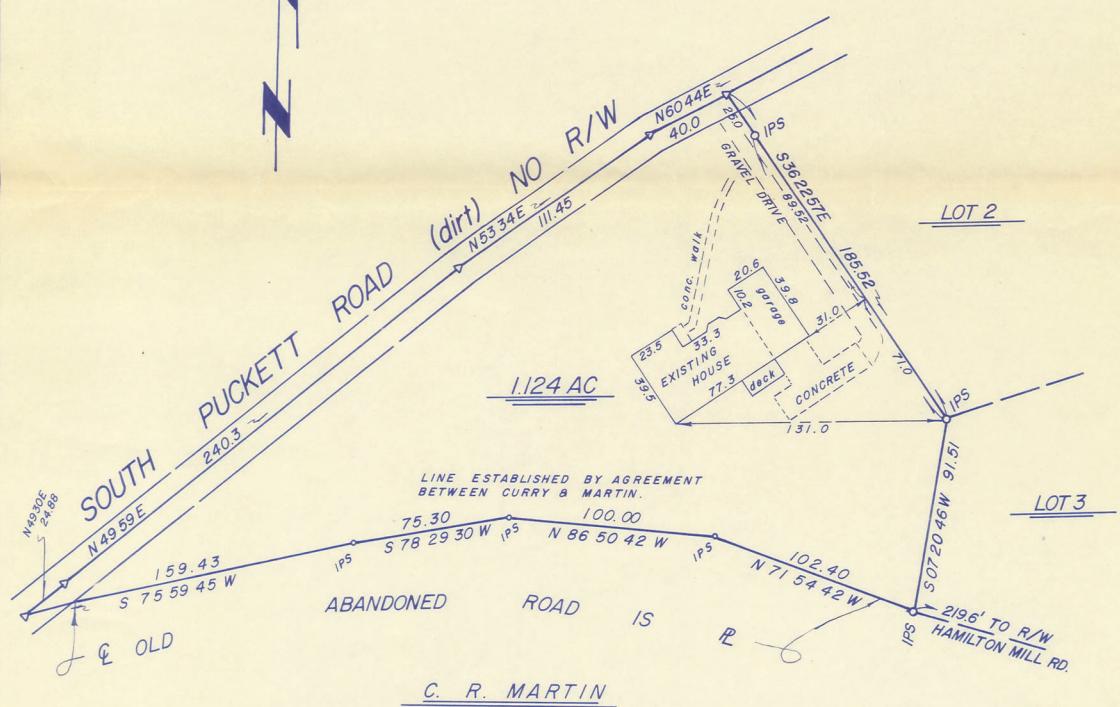
View of the subject property



View of the subject property and single-family home on adjacent property

Exhibit B: Site Plan

[attached]



In my opinion, this is a correct representation
of the land plotted and has been prepared in
conformity with the minimum standards and
requirements of law.

W. T. Dunahoo
Georgia Registered Surveyor No. 1577
Member of Surveying and Mapping
Society of Georgia

BEING LOT 1 OF TRACT 9, SUBDIVIDED, OF OUR PRELIMINARY FOR RANELLE BUREL
TURNER, DATED 5/10/77,
DWELLING NOT LOCATED IN A FLOOD HAZARD AREA.

CLOSING PLAT FOR STATE OF GEORGIA

**MICHAEL J. CURRY &
PEGGY D. CURRY**

LAND LOT 182-7th DIST.

CITY	GMD	COUNTY	SCALE	DATE
		GWINNETT	1"=60'	8-16-88

Page 9 W. T. DUNAHOO AND ASSOCIATES, INC.
ATLANTA HWY. PH-867-3911 SA
WINDER, GEORGIA

Exhibit C: Letter of Intent and Applicant's Response to Standards

[attached]

Gwinnett County Planning Commission
446 W. Crogan Street, St 250
Lawrenceville, GA 30046

Re: Letter of Intent
3185 S. Puckett Rd
Buford, GA 30519

The reason for request from zoning C2 back to residential, is so that it would be possible to refinance if needed. Also all surrounding neighbors have also changed back to residential.

The property will remain a single family residence, with no plans to change.

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

All surrounding is single family homes

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

All surrounding is single Family homes

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

all surrounding homes have rezoned back to residential, and therefore No need for us to stay C-2

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No change from current, as we are residential use only now.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

This land has only been used as residential

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

The property has only had residential use and therefore should reverse back to residential vs C-2 that it's currently Zoned.

Exhibit D: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date: 7.13.22	
Department/Agency Name: Transportation	
Reviewer Name: Brent Hodges	
Reviewer Title: Construction Manager 1	
Reviewer Email Address: Brent.Hodges@gwinnettcounty.com	
Case Number: RZR2022-00021	
Case Address: 3185 South Puckett Road	
Comments: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	South Puckett Road is a local street. No ADT is listed.
2	4.8 miles to nearest transit facility (#2334754) Buford/SR 20 Park and Ride.
3	
4	
5	
6	
7	
Recommended Zoning Conditions: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
3	
4	
5	
6	
7	

Note: Attach additional pages, if needed

Revised 7/26/2021

Exhibit E: Maps

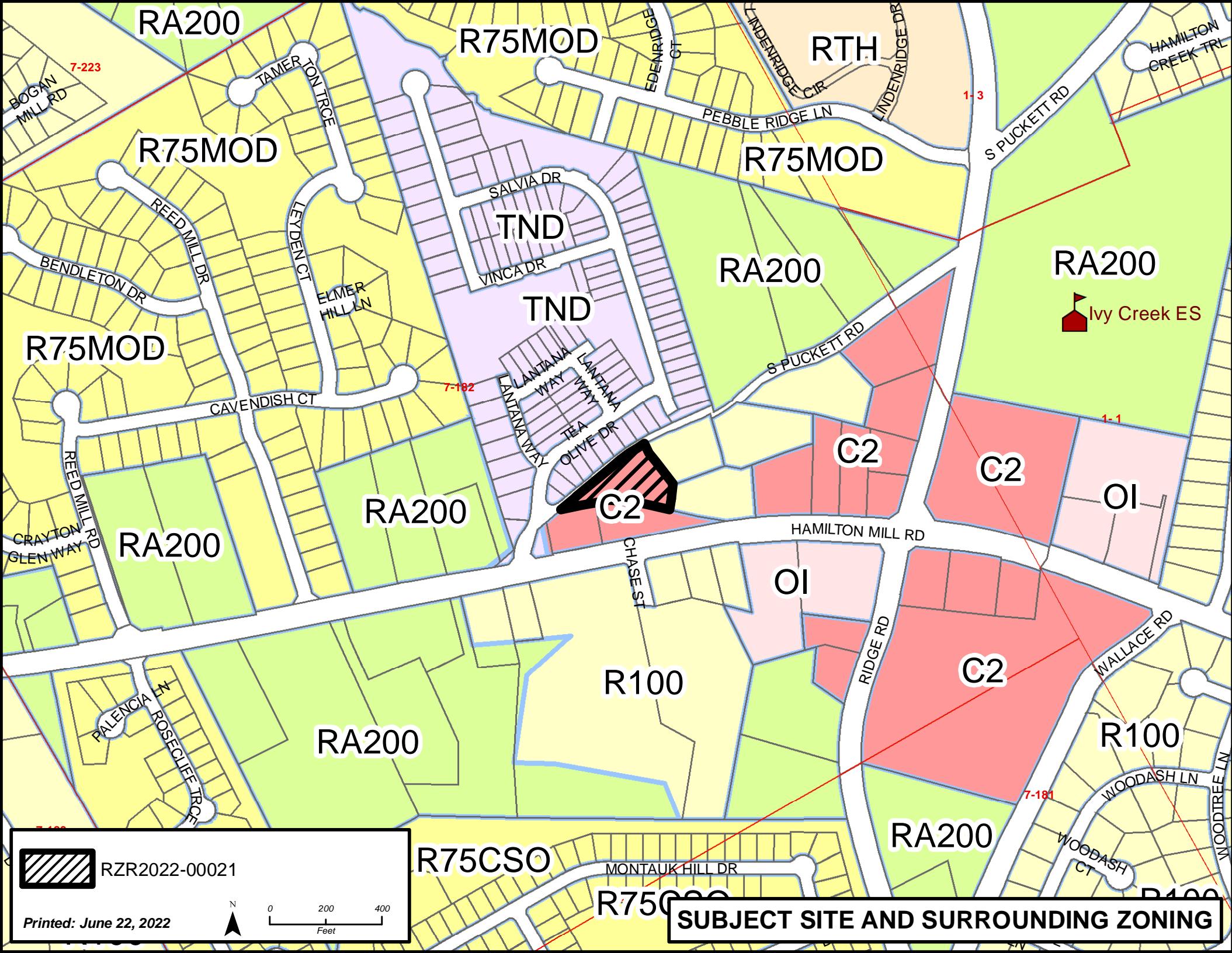
[attached]



 RZR2022-00021



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Feet

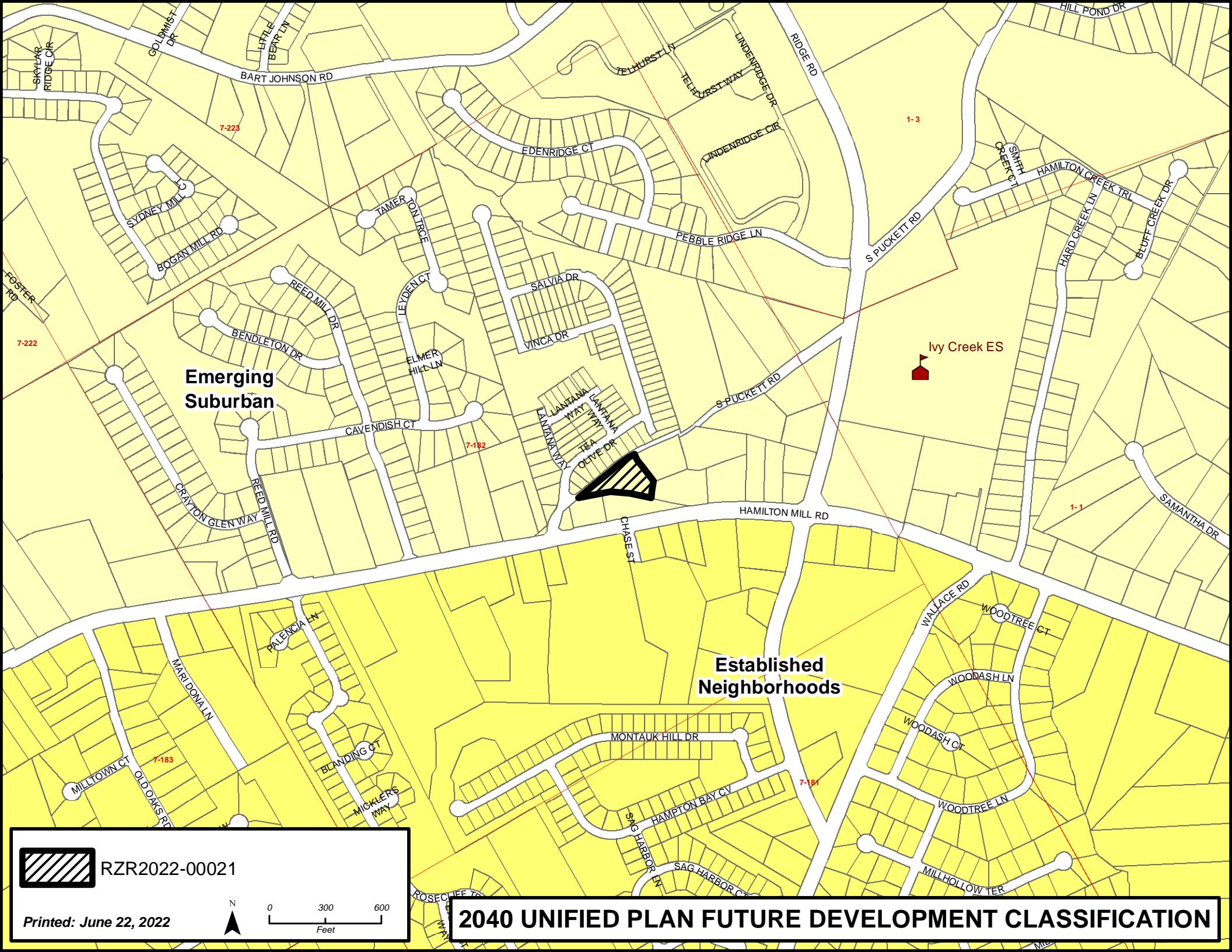


RZR2022-00021

N

Printed: June 22, 2022

SUBJECT SITE AND SURROUNDING ZONING



Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Michael J Curry Peggy J Curry ADDRESS: 3185 S. Ruckett Rd CITY: Buford STATE: GA ZIP: 30519 PHONE: 678-628-5035	NAME: Reagan Curry Michael J Curry ADDRESS: 3185 S. Ruckett Rd CITY: Buford STATE: GA ZIP: 30519 PHONE: 678-628-5035
CONTACT PERSON: Michael "Jack" Curry CONTACT'S E-MAIL: pdhcurry@gmail.com	
APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): C-2	REQUESTED ZONING DISTRICT: R100
PARCEL NUMBER(S): 7182 083	ACREAGE: 1.12
ADDRESS OF PROPERTY: 3185 S. Ruckett Rd, Buford GA	
PROPOSED DEVELOPMENT: Single Family housing	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: 1	No. of Buildings/Lots:
Dwelling Unit Size (Sq. Ft.): 3061	Total Building Sq. Ft.:
Gross Density:	Density:
Net Density:	

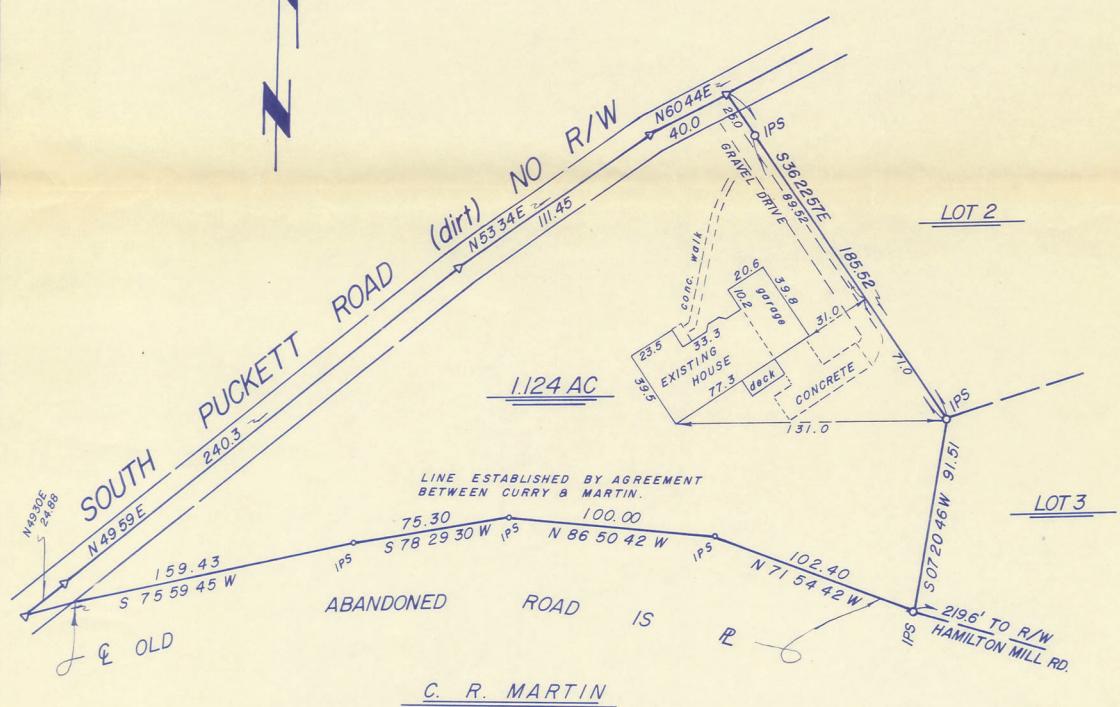
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Gwinnett County Planning Commission
446 W. Crogan Street, St 250
Lawrenceville, GA 30046

Re: Letter of Intent
3185 S. Puckett Rd
Buford, GA 30519

The reason for request from zoning C2 back to residential, is so that it would be possible to refinance if needed. Also all surrounding neighbors have also changed back to residential.

The property will remain a single family residence, with no plans to change.



In my opinion, this is a correct representation
of the land plotted and has been prepared in
conformity with the minimum standards and
requirements of law.

W. T. Dunahoo
Georgia Registered Surveyor No. 1577
Member of Surveying and Mapping
Society of Georgia

BEING LOT 1 OF TRACT 9, SUBDIVIDED, OF OUR PRELIMINARY FOR RANELLE BUREL
TURNER, DATED 5/10/77.
DWELLING NOT LOCATED IN A FLOOD HAZARD AREA.

CLOSING PLAT FOR					STATE OF GEORGIA
MICHAEL J. CURRY &					
PEGGY D. CURRY					LAND LOT 182-7th DIST.
CITY	GMD	COUNTY	SCALE	DATE	
		GWINNETT	1"=60'	8-16-88	
W. T. DUNAHOO AND ASSOCIATES, INC.					
ATLANTA HWY.					PH-867-3911
					WINDER, GEORGIA

State of Georgia

BOOK 5098 PAGE 246

Security Deed

FMA Case No.

101-4866522

This Indenture, made and entered into this 30th day of August, 19 88, by and between MICHAEL J. CURRY and PEGGY D. CURRY

hereinafter, with their heirs, executors, administrators and assigns, called the Grantor, and THE FIRST NATIONAL BANK OF GAINESVILLE D.B.A. THE MORTGAGE SOURCE, a corporation organized and existing under the laws of the United States of America, hereinafter, with its successors and assigns, called the Grantee;

Witnesseth, that in and for the consideration hereinafter mentioned, receipt whereof is hereby acknowledged, the Grantor does hereby bargain, sell, grant and convey unto the Grantee, all that real estate situated and being in

All that tract or parcel of land lying and being in Land Lot 182 of the 7th Land District, Gwinnett County, Georgia, as shown and delineated as 1.124 acres, more or less, on plat of survey for Michael J. Curry and Peggy D. Curry by W. T. Dunahoo and Associates, Inc. dated August 16, 1988. This is the same property shown on plat by W. T. Dunahoo and Associates, Inc. dated April 12, 1988, which plat is recorded in Gwinnett County, Georgia Plat Records at Plat Book 44, Page 276A, which plat is incorporated herein by reference for a more complete description.

GEORGIA INTANGIBLE TAX PAID

\$ 243.00
9/12 1988

K. L. Sherrington

Tax Commissioner
Gwinnett County

including all buildings and improvements thereon (or that may hereafter be erected thereon); together with the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise now or hereafter appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all plumbing, heating, and lighting fixtures, and equipment now or hereafter attached to or used in connection with said premises.

To Have and to Hold the same unto the Grantee and the successors in interest of the Grantee forever in fee simple.

And the Grantor covenants that he is lawfully seized and possessed of said premises; that he has good right to sell and convey said premises; that the same are free from all encumbrances; and that he hereby binds himself and his successors in interest to Warrant and Defend the title thereto and every part thereof against the lawful claims of all persons whosoever.

This conveyance is to be construed under the existing laws of the State of Georgia as a deed passing title, and not as a mortgage, and is intended to secure the payment of a debt in the principal sum of EIGHTY THOUSAND EIGHT HUNDRED FIFTY

AND NO/100----- Dollars (\$ 80,850.00), together with interest thereon from date at the rate of ten & one-half per centum (10.50 %) per annum on the unpaid balance until paid, for money lent, as evidenced by a promissory note of even date herewith, the terms of which are hereby incorporated in this instrument by reference, executed by the Grantor to the order of the Grantee, principal and interest being payable at the office of The First National Bank of Gainesville D.B.A. The Mortgage Source

in Gainesville, Georgia

or at such other place as the holder of the note may designate in writing, in equal monthly installments of SEVEN HUNDRED

THIRTY NINE AND 57/100----- Dollars (\$ 739.57), commencing on the first day of October, 19 88, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of the entire indebtedness evidenced by said note, if not sooner paid, shall be due and payable on the first day of September, 20 18 ..

This form is used with security deeds insured under the one-to-four family programs of the National Housing Act which require a One-Time Mortgage Insurance Premium payment (including sections 203(b) and (i)) in accordance with the regulations for those programs.

Previous Edition Obsolete.

Page 1 of 4 pages

Form HUD-92112.M.1 (9/87 Edition)

24 CFR 203.17(a)

VMP - 4A(GA) 2008

VMP MORTGAGE FORMS • (313)293-8100 • (800)521-7250

55753 GARNER & KILGORE

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

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All surrounding is single family homes

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

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(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

all surrounding homes have rezoned back to residential, and therefore No need for us to stay C-2

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

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The property has only had residential use and therefore should reverse back to residential vs C-2 that it's currently Zoned.

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Michael J. Curry
Signature of Applicant

5-18-22

Date

Michael J. Curry
Type or Print Name and Title

5-18-22

Margaret J. Wilson
Signature of Notary Public

5/18/22
Date

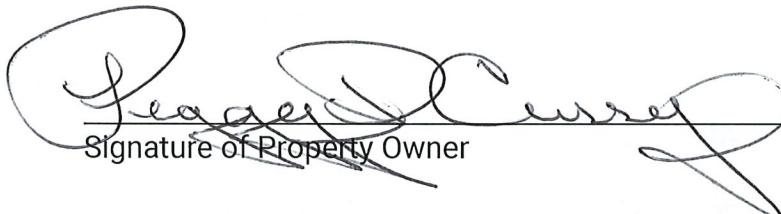
Notary Seal



Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO
APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED
UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF
COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE
SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6)
MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.


Signature of Property Owner

5-18-22
Date


Type or Print Name and Title

5-18-22


Signature of Notary Public

5/18/22
Date



Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

CONFFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Michael J. Curry 6-1-2022 Michael J. Curry
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

NA
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

Ashley Page 6/1/22
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES

NO

Pray Curry / Michael J. Curry
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2020

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

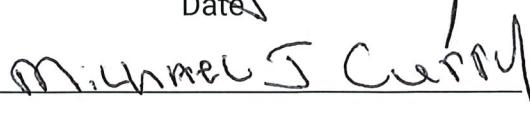
PARCEL I.D. NUMBER:
(Map Reference Number)

— District — Land Lot — **7182 083** — Parcel


Signature of Applicant


Date

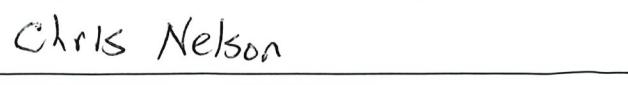

Type or Print Name and Title


Name

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)


Chris Nelson

NAME


Senior Tax Services Associate

TITLE


May 26, 2022

DATE