



CITY OF PORT WENTWORTH

PLANNING COMMISSION

NOVEMBER 13, 2023

Council Meeting Room

Regular Meeting

3:30 PM

**7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407**

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Sep 11, 2023 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Steven & Janet Hester for PIN # 70978 05016 (440 Meinhard Rd) to Rezone from R-1 (Single-Family Residential) to C-2 (Community Business) Zoning District

- Public Hearing
- Action

B. Zoning Map Amendment Application submitted by Hannah Hester for PIN #'s 7-0977-01-002A, 004, 008, 010, 011, 012, 013, 014, 015, 016 / 7-0977A-01-001, 002, 003, 004, 005 / 7-0979-01-011, 015, 014 (110 & 134 Ferguson Rd., 240, 228, 230, 220, 216, 212, 208, 314, 306, 257, 269, 239 Monteith Rd., Body of Christ Church & Ministries Properties, Jessie Mae Beckett(Washington) Property & Jonathan Williams Property on Monteith Rd.) to Rezone from R-1 (Single-Family Residential) to I-1 (Industrial) Zoning District

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Special Use Permit Application submitted by TR Long Engineering, P.C., on behalf of Clifton Landfill Inc, for PIN # 7-0913-01-010 (Clifton Blvd.) for outside storage for the 5.01 acres site in a I-1 (Industrial) Zoning District

- Public Hearing
- Action

B. Site Plan Review Application submitted by Clifton Landfill Inc., for PIN # 70913 01010 (Clifton Blvd) for a General Development Site Plan to allow a outdoor storage area in a I-1 (Industrial) Zoning district.

9. NEW BUSINESS

10. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

SEPTEMBER 11, 2023

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Jason Stewart called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Register led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Lance Moore	Planning Commissioner	Present	
Omar Senati-Martinez	Planning Commissioner	Present	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Nishant Randerwala	Planning Commissioner	Present	
Charlene Middleton	Planning Commissioner	Absent	
Sean Register	Planning Commissioner	Present	

4. APPROVAL OF AGENDA

- Approval of Agenda

RESULT: ADOPTED [UNANIMOUS]
MOVER: Omar Senati-Martinez, Planning Commissioner
SECONDER: Sean Register, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Randerwala, Register
ABSENT: Gray, Middleton

5. ADOPTION OF MINUTES

- Planning Commission - Regular Meeting - Aug 14, 2023 3:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Nishant Randerwala, Planning Commissioner
SECONDER: Omar Senati-Martinez, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Randerwala, Register
ABSENT: Gray, Middleton

6. ZONING MAP AMENDMENTS (REZONING)

Minutes Acceptance: Minutes of Sep 11, 2023 6:30 PM (ADOPTION OF MINUTES)

- A. Zoning Map Amendment Application submitted by Steve Davis, on behalf of the City of Port Wentworth, for a portion of PIN # 7-0978-05-013 (Meinhard Rd., Port Wentworth, GA) to Rezone from R-4 (Mixed Residential) to C-2 (General Commercial) Zoning District for a parcel to be developed as a private recreational facility within the limits of the planned City of Port Wentworth Park.

Mr. Davis gave a overview of the project.

Public Hearing

- Georgia Benton - 135 Saussy Rd - asked questions regarding ownership of the property.
- Avril Roy Smith - Roseberry Cir - Spoke in favor of the applicant

After the public hearing was closed, Commissioner Brown made a motion to approve. Commissioner Register seconded the motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Abby Brown, Planning Commissioner
SECONDER:	Sean Register, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Randerwala, Register
ABSENT:	Gray, Middleton

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

9. NEW BUSINESS

10. ADJOURNMENT

- A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Randerwala, Register
ABSENT:	Gray, Middleton

Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2023.

Secretary

Minutes Acceptance: Minutes of Sep 11, 2023 6:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 11/13/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SCHEDULED

AGENDA ITEM (ID # 2893)

DOC ID: 2893

Zoning Map Amendment Application submitted by Steven & Janet Hester for PIN # 70978 05016 (440 Meinhard Rd) to Rezone from R-1 (Single-Family Residential) to C-2 (Community Business) Zoning District

Issue/Item: Zoning Map Amendment Application submitted by Steven & Janet Hester for PIN # 70978 05016 (440 Meinhard Rd) to Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial) Zoning District.

Background: This parcel is currently being used as a single family home residence. There are several buildings on the subject property.

Facts and Findings: The total amount of property to be rezoned is 12.27 acres. The applicant is requesting to rezone the property from R-1 (Single-Family Residential) to C-2 (General Commercial). The applicant submitted a concept of uses such as a Luxury Hotel & Convention Center and Institutional Development. Access will be off of Meinhard Road. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area. This project is located in City Council District 3.

Funding: N/A

Recommendation: The Planning Commission will hear this application on November 13, 2023 at 3:30 P.M.

ATTACHMENTS:

- ZMA Hester Farms 440 Meinhard 2023 - Application (PDF)
- ZMA Hester Farms 440 Meinhard 2023 - Plat Map & Basic Concept Plan (PDF)
- Meinhard - Letter of Invite to Neighborhood Rezoning Meeting (PDF)
- Meinhard Neighborhood Meeting Report, Oct 2 (PDF)
- ZMA Hester Farms 440 Meinhard 2023 - Timeline (DOCX)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Steven M Janet N Hester Phone # 912.655.25 3
 Mailing Address: 440 Meinhard Road PW, GA 31407
 Property Owner: Steven M, Janet N Hester Phone # 912655914
Use back if more than one owner
 Owner Address: 440 Meinhard Road, PW, GA 31407
 PIN #(s): 70978 05016 # of Acres 12.27

Zoning Classification: Present RA Requested C2
 Use of Property: Present Residential Requested General Commercial

X If the requested changed is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.
 _____ If the requested changed is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$356.00 + \$50.00 per acre + \$50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 45 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 15 day of September, 2023

[Signature]
Notary Public



[Signature]
Signature of Applicant
[Signature]

Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

Withing the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

N/A

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Applicant

Notary Public

Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

- Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership
- Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more
- Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust
- Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Official

Notary Public

Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

Exhibit " "

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.I District, Chatham County, Georgia, being known as Parcel "A", Norris Subdivision, containing 12.27 acres, more or less, as shown and more particularly described on that certain map or plat made by Michael A. Hussey, R.L.S. #2509, recorded in Plat Record Book 45-P, page 13, in the records of Clerk of Superior Court of Chatham County, Georgia, for a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Steve & Janet Hester
440 Meinhard Rd
70978 05016

Buyer Initials _____/_____

Seller Initials _____/_____

Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

Type: SD
Kind: SECURITY DEED
Recorded: 8/5/2020
Fee Amt: \$592.00 Page 1 of 15
Intangible Tax: \$567.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 1663542869,
0848497841

BK 2013 PG 551 - 565

When recorded, return to:
Southern First Bank
190 Knox Abbott Drive
Cayce, SC 29033
877-679-9646

CAMPBELL & BRANNON, LLC.
ATTORNEYS AT LAW
3060 PEACHTREE RD., N.W.
ONE BUCKHEAD PLAZE, STE. 1735
ATLANTA, GEORGIA 30305
B201961R

LOAN #: 2011543

[Space Above This Line For Recording Data]

SECURITY DEED

MIN: 1011981-0000011545-7
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated July 27, 2020, together with all Riders to this document.
- (B) "Borrower" is STEVEN MILES HESTER AND JANET N HESTER.

Borrower is the grantor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the grantee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is Southern First Bank.

Lender is a Banking Corporation, organized and existing under the laws of South Carolina.
Lender's address is 190 Knox Abbott Drive, Cayce, SC 29033.

(E) "Note" means the promissory note signed by Borrower and dated July 27, 2020. The Note states that Borrower owes Lender ONE HUNDRED EIGHTY NINE THOUSAND AND NO/100 ***** Dollars (U.S. \$189,000.00)



Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

LOAN #: 2011543

plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **August 1, 2050.**

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- Biweekly Payment Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- V.A. Rider
- Second Home Rider
- 1-4 Family Rider

Waiver of Borrower's Rights and Closing Attorney's Affidavit

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS, with power of sale, the following described property located in the **County**

of **Chatham**
[Name of Recording Jurisdiction]

See attached Exhibit "A"



Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

LOAN #: 2011543

which currently has the address of 440 Meinhard Rd, Port Wentworth,

[Street] [City]

Georgia 31407 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD this property unto MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds.

Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items.

Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage



Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

LOAN #: 2011543

Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the



Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

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payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property, if it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.



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9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property (as set forth below). Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, making repairs, replacing doors and windows, draining water from pipes, and eliminating building or other code violations or dangerous conditions. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has – if any – with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.



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11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.



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14. **Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. **Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. **Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. **Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

18. **Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. **Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check



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is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale granted by Borrower and any other remedies permitted by Applicable Law. Borrower appoints Lender the agent and attorney-in-fact for Borrower to exercise the power of sale. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.



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If Lender invokes the power of sale, Lender shall give a copy of a notice of sale by public advertisement for the time and in the manner prescribed by Applicable Law. Lender, without further demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Lender determines. Lender or its designee may purchase the Property at any sale.

Lender shall convey to the purchaser indefeasible title to the Property, and Borrower hereby appoints Lender Borrower's agent and attorney-in-fact to make such conveyance. The recitals in the Lender's deed shall be prima facie evidence of the truth of the statements made therein. Borrower covenants and agrees that Lender shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it. The power and agency granted are coupled with an interest, are irrevocable by death or otherwise and are cumulative to the remedies for collection of debt as provided by Applicable Law.

If the Property is sold pursuant to this Section 22, Borrower, or any person holding possession of the Property through Borrower, shall immediately surrender possession of the Property to the purchaser at the sale. If possession is not surrendered, Borrower or such person shall be a tenant holding over and may be dispossessed in accordance with Applicable Law.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall cancel this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Waiver of Homestead. Borrower waives all rights of homestead exemption in the Property.

25. Assumption Not a Novation. Lender's acceptance of an assumption of the obligations of this Security Instrument and the Note, and any release of Borrower in connection therewith, shall not constitute a novation.

26. Security Deed. 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 all sums secured hereby.

BORROWER ACCEPTS AND AGREES to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

IN WITNESS WHEREOF, Borrower has signed and sealed this Security Instrument.

Signed, sealed and delivered in the presence of:

[Signature] 7-27-20²⁰ (Seal)
STEVEN HESTER DATE

[Signature] 7-27-20²⁰ (Seal)
JANET N HESTER DATE

[Signature]
Unofficial Witness

[Signature]
Notary Public,
Fulton County, GA



Lender: Southern First Bank
NMLS ID: 754127
Loan Originator: Anna Park
NMLS ID: 658885



Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

EXHIBIT A

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District, Chatham County, Georgia, being known as Parcel "A", Norris Subdivision, containing 12.27 acres, more or less, as shown and more particularly described on that certain map or plat made by Michael A. Hussey, R.L.S. #2509, recorded in Plat Record Book 45-P, page 13, in the records of the Clerk of Superior Court of Chatham County, Georgia, for a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

Steve Hester

440 Meinhard Road, Port Wentworth, GA 31407
912.655.2513
hestersj@gmail.com

List of Property Owners within 300 ft

Property Owner 1:

City of Port Wentworth
468 Monteith Road
Port Wentworth, GA 31407
PIN 70978 05002
Mailing Address :
7224 Georgia Highway 21

Property Owner 2:

Virgil Hester
PIN 70978 07005
435 Monteith Rd
Port Wentworth, GA 31407
Mailing Address :
13 Pine Island Rd
Bluffton, SC 29910

Property Owner 3:

Robert L Hester

420 Meinhard Road

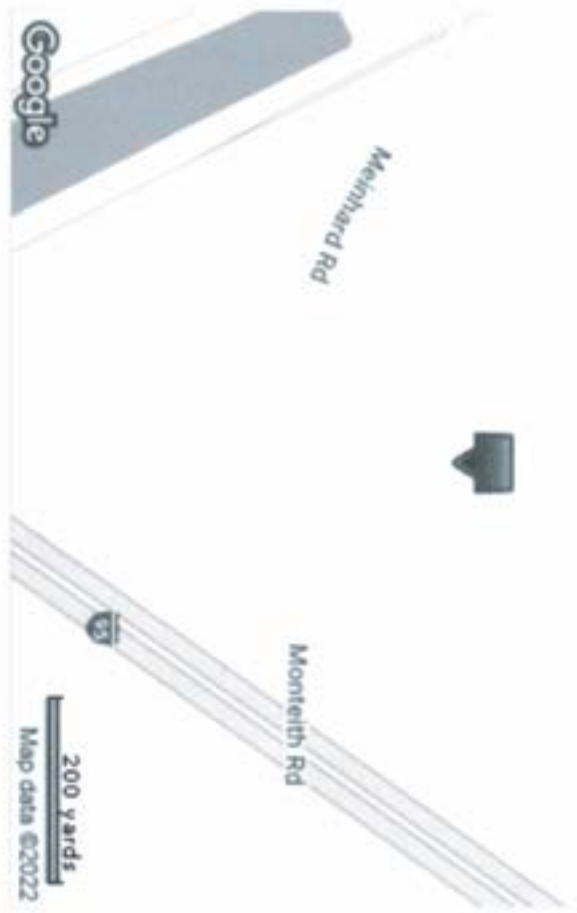
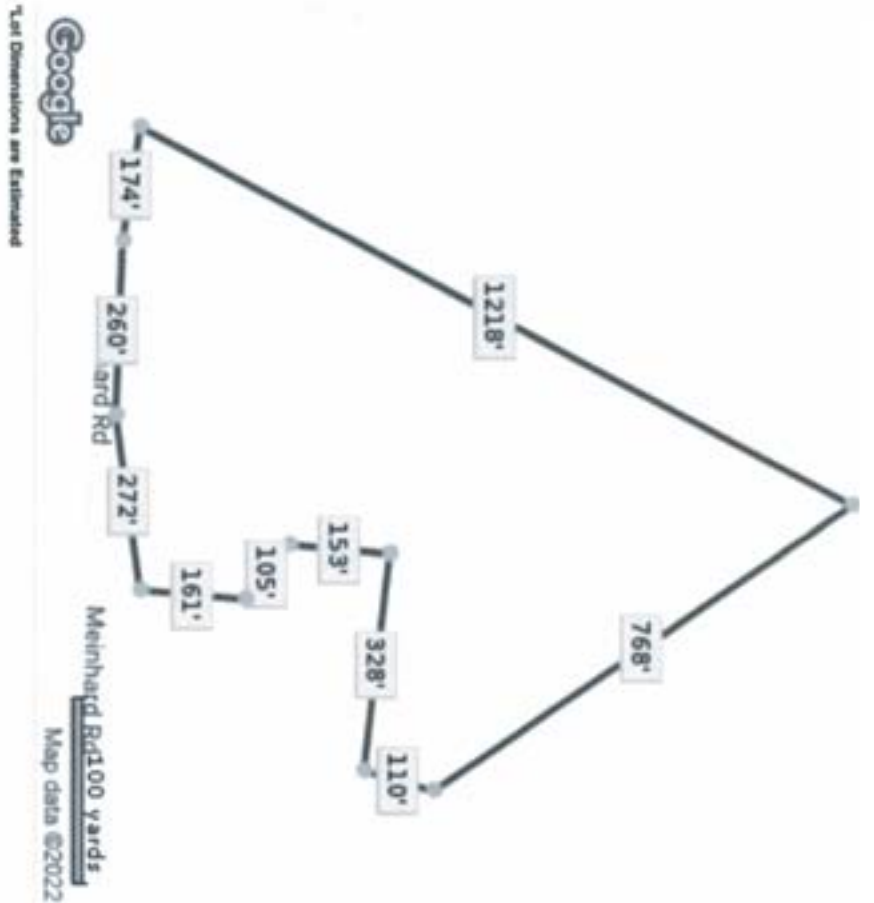
Port Wentworth, GA 31407

PIN 70978 05017

Mailing Address :

P.O. Box 4

Bluffton, SC 29910



Steve & Janet Hester
 440 Meinhard Rd
 70978 05016



230250



CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00408953 7/18/2023 2:51 PM
OPER: KS TERM: 055
REF#: 125

TRAN: 112.0000 BLDG PERMIT
230250 1,020.00CR
HESTER, STEVEN & JANET
440 MEINHARD RD.
DEV-ZMA 1,020.00CR

TENDERED: 1,020.00 CHECK
APPLIED: 1,020.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: ZMA Hester Farms 440 Meinhard 2023 - Application (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

Perimeter 3,621 ft

Area 12.27 ac

Start new

PROPOSED REZONING OF STEVEN & JANET HESTER PROPERTY FROM RURAL AGRICULTURAL (R-A) TO C-2 COMMERCIAL ZONING CLASSIFICATION

PROPOSED HESTER FARMS BLVD

CITY OF PORT WENTWORTH
REGIONAL PARK COMPLEX
& SAVANNAH GHOST PIRATES
TRAINING FACILITY

PROPOSED HESTER FARMS BLVD

PROPOSED REZONING OF STEVEN & JANET HESTER
PROPERTY FROM RURAL AGRICULTURAL (RA) TO C-2
COMMERCIAL ZONING CLASSIFICATION

LUXURY HOTEL &
CONVENTION CENTER
5.5 AC PAD

INSTITUTIONAL
DEVELOPMENT
SITE 3 AC PAD

1.5 AC
PAD

0.75 AC
PAD

1 AC
PAD

0.75 AC
PAD

6.A.b

Perimeter 3,621 ft

Area 12.27 ac

Start new

Attachment: ZMA Hester Farms 440 Meinhard 2023 - Plat Map & Basic Concept Plan (2893)

Steve Hester

440 Meinhard Road, Port Wentworth, GA 31407
912.655.2513
hestersj@gmail.com

September 19, 2023

[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir/Madam,

Please be advised that you are invited to attend a neighborhood meeting on Monday, October 2, 2023 regarding an upcoming rezoning request of my property located at 440 Meinhard Road, Port Wentworth, GA at 7:00 pm

This meeting is a requirement of the City of Port Wentworth rezoning process and must be held in the evening.

My property is currently zoned RA. We are requesting a zoning of C-2 so as to be more in line with the city's development plans.

Sincerely yours,

Steve Hester

Attachment: Meinhard - Letter of Invite to Neighborhood Rezoning Meeting (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)

Meinhard/Hester Farms Neighborhood Meeting

Held at:

7 pm on October 2, 2023 at Hester Farms/440 Meinhard Road Port Wentworth, GA 31407

Invitees:

Robert Lee Hester
Virgil Hester
City of Port Wentworth

Attendees:

Thomas Barbee
Rufus Bright
Mark Stephens
Artlise Alston-Cone
Avril Roy-Smith
Dominique Lavoisier
Janet Hester, Applicant
Steven Hester, Applicant
Hannah Hester, Presenter

Comments:

Presentation of Basic Concept Plan for C-2 Zoning at site currently known as Hester Farms/440 Meinhard Road Port Wentworth, GA 31407

Discussion on the 2020 rezoning of the Hendley Rd 100 acre tract to Industrial where 3 warehouses are now in the final stages of construction and it has impacted the Hester Family's decision to request this rezoning with a goal of a sale and relocation.

Barbee asked what timeline this concept plan would be publicly heard as it is currently election season and election day is November 7, 2023. Hannah indicated the schedule was Planning Commission on Oct 9, 1st council reading on Oct 26, and second reading on Nov 30 but notice had just been received the Friday prior that the October PC meeting was cancelled due to lack of quorum but the applicants would be requesting a special/rescheduled hearing.

Barbee asked if land adjacent to Hester Farms now a part of the under construction city park was purchased (December 2022) from other Hester family members and Steve confirmed, yes, the prior owners are his first cousins.

Hannah requested comments from attendees noting those as main purpose of meeting and for input on what they would like to see on any part of the site not already designated, Avril commented that at least 4 people there were neighbors of the subject property as well as Lake Shore, Newport and though most attendees were current councilman and/or candidates running for council, they should also speak as neighbors and residents as it will impact them in those roles as well. She continued that Hester Farms

being C-2 under the more restrictive new ordinances might balance the C-1 zoned properties along Benton Blvd, the new city park in the middle, and it will make a nice balance to be around especially if something “good” is developed on Benton.

Mark stated to Avril’s comments, the key is what gets developed on sites. And in response to Hannah’s mention that more input from families with small children would be impactful for what to place in any revised/future concept plan, Mark commented that businesses and services that reaches people in their early/mid-30’s.

Barbee stated that the 28th location in Port Wentworth where someone can buy liquor was about to open. It was later clarified that the number included restaurants such as the one mentioned opening on Hwy 21 where the Sweet Tea restaurant was previously located.

Mark asked how the traffic created by the proposed development would be handled on Meinhard and Monteith Roads. Hannah answered stating it could be a joint effort by whomever develops Hester Farms and the acreage across Meinhard but a possible solution would be a traffic circle at the base of the Meinhard overpass, the proposed Hester Farms Boulevard on the site plan. Hannah suggested good ingress/egress from the park, creating connections between the Hester Farms site and the park and its roads as well as ingress/egress from the site as directly to Meinhard but that would need to be planned for the site plan in conjunction with the city staff. Hester Farms Boulevard could also connect to the park and it’s roads at the amphitheater parking lot site.

Hannah suggested the faster the Hester Farms site can get to development phase, the more likely the city can work with the developer to upgrade the roads and infrastructure together at one time.

Mark agreed stating “upgrade at once” and plan accordingly to incorporate the Hester Farms development in with the city’s park development.

Mark suggested from the current site plan, it might be better for the hotel to be in the back of the site (further off the proposed Blvd) and medical sites closer.

Hannah agreed and confirmed the hotel could move back and keep any uses that need road frontage such as a bank, restaurant or mixed-use would be best there, facing the park. Medical could also be further off the road frontage as it is a destination people go to.

Avril commented that the proposed uses, and the additional ones suggested, are all low traffic developments and traffic shouldn’t be impacted much, if at all. Janet added even less impact with the city’s new road through the park connecting Meinhard to Hwy 30.

Avril stated her home of everyone there was likely most impacted and truck traffic is already an issue but increased patrols could result in more ticketing. Janet concurred and reiterated that the additional city park road plus any potential others could help alleviate the growing traffic concerns in general since given Avril’s opinion that any Hester Farms proposed development would not have much additional traffic impact.

230250 ZMA Hester Farms 440 Meinhard 2023

Project Timeline

Project Number: 230250

Project Name: ZMA Hester Farms 440 Meinhard 2023

Applicant: Steven & Janet Hester

Owner: Steven & Janet Hester

Planning Commission Date:

Council Date:

- 07.17.2023 – Application received incomplete (SC)
- 07/20/2023 – Meeting with Att. Scott to discuss application
- 07/21/2023 – Emailed & mailed letter addressing missing information
- 07/23/2023 – Response from Hannah addressing missing information
- 07.28.2023 - Letter stating Legal Description/Deed Book was received
- 08.14.2023 – Letter mailed & emailed requesting the need for a DRI
- 08.15.2023 – Received DRI (SC)
- 10/25/2023 – Public Hearing Notice Letters mailed out to APO's
- 10/25/2023 – Public Hearing notice sent to newspaper to be ran on Monday, Oct. 30, 2023
- 10/26/2023 – Public hearing signs posted on property.

Attachment: ZMA Hester Farms 440 Meinhard 2023 - Timeline (2893 : ZMA 70978 05016 440 Meinhard Rd NOV 2023)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 11/13/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SCHEDULED

AGENDA ITEM (ID # 2897)

DOC ID: 2897

Zoning Map Amendment Application submitted by Hannah Hester for PIN #'s 7-0977-01-002A, 004, 008, 010, 011, 012, 013, 014, 015, 016 / 7-0977A-01-001, 002, 003, 004, 005 / 7-0979-01-011, 015, 014 (110 & 134 Ferguson Rd., 240, 228, 230, 220, 216, 212, 208, 314, 306, 257, 269, 239 Monteith Rd., Body of Christ Church & Ministries Properties, Jessie Mae Beckett(Washington) Property & Jonathan Williams Property on Monteith Rd.) to Rezone from R-1 (Single-Family Residential) to I-1 (Industrial) Zoning District

Issue/Item: Zoning Map Amendment Application submitted by Hannah Hester for PIN #'s 7-0977-01-002A, 004, 008, 010, 011, 012, 013, 014, 015, 016 / 7-0977A-01-001, 002, 003, 004, 005 / 7-0979-01-011, 015, 014 (110 & 134 Ferguson Rd., 240, 228, 230, 220, 216, 212, 208, 314, 306, 257, 269, 239 Monteith Rd., Body of Christ Church & Ministries Properties, Jessie Mae Beckett(Washington) Property & Jonathan Williams Property on Monteith Rd.) to Rezone from R-1 (Single-Family Residential) to I-1 (Industrial) Zoning District.

Background: The subject parcels are currently being used as single family home residences. There are several buildings on the subject properties.

Facts and Findings: The total amount of property to be rezoned is 58.23 acres. The applicant is requesting to rezone the property from R-1 (Single-Family Residential) to I-1 (Industrial). The applicant submitted a concept of uses such as a Logistics Warehouses and Operations Training Complex. Access will be off of Monteith Road. According to the 2021 City of Port Wentworth Comprehensive Plan the properties are under the Rural Neighborhood Character Area. This project is located in City Council District 2 & 3.

Funding: N/A

Recommendation: The Planning Commission will hear this application on November 13, 2023 at 3:30 P.M.

ATTACHMENTS:

- 3rd Submittal for Multi Family Meinhard Dr-App (PDF)
- Monteith - Neighborhood Meeting (PDF)
- 3rd Submittal for Multi Family Meinhard Dr-Authorization (PDF)
- Multi Family ZMA Monteith-Hester 2023-134 Ferguson Rd. Removal Ltr (PDF)

JULY 17 2023

6.B.a

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Hannah Hester Phone # 912-659-1827
 Mailing Address: 440 Meinhard Rd Port Wentworth, GA 31407
 Property Owner: Multiple See Attached Sheet Phone # _____
Use back if more than one owner
 Owner Address: Multiple - See Attached Sheet
 PIN #'s: _____ # of Acres _____

Zoning Classification: Present RA or R1 Requested I (Industrial)
 Use of Property: Present RA or R1 Requested I (Industrial)

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The owners on this application are in a land locked zone which is surrounded by Industrial Zoned Properties, most currently in use as Industrial. Due to current & future development, the properties are no longer suited for residential use, nor commercial uses due to its location. Properties have lost growth in value & suffered severe loss of marketability use as currently zoned & therefore are requesting an I zone to be brought in line with surrounding use.

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$356.00 + \$50.00 per acre + \$50.00 Administrative Fee, payable to the City of Port Wentworth.

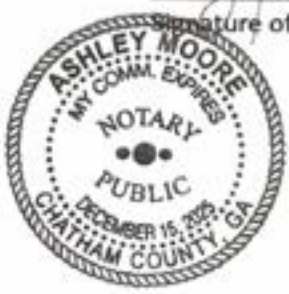
APPLICATION MUST BE FILED 45 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 17 day of July, 2023.

Ashley Moore
Notary Public

Hannah Hester
Signature of Applicant



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Parcel ID	Mail Owner Name	Property Address	Port Wentworth, GA 31407	# of Acres	Tax Billing Address	Tax Billing City & State	Tax Billing Zip	Alt APN
70977 01002A	LEROY CAROLYN & LARRY WHITE	110 Ferguson Rd	Port Wentworth, GA 31407	1.78	110 FERGUSON RD	Port Wentworth, GA	31407	PWT-0977-01-002A
70977 01004	FLOSSIE MAE WHITE	134 Ferguson Rd	Port Wentworth, GA 31407	0.48	134 FERGUSON RD	Port Wentworth, GA	31407	PWT-0977-01-004
70977 01008	MT MORIAH BAPTIST CHURCH	240 Monteith Rd	Port Wentworth, GA 31407	9.26	240 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-008
70977 01010	BODY OF CHRIST CHURCH & MINISTRIES	Monteith Rd	Port Wentworth, GA 31407	0.69	201 BIRCH DR	Rincon, GA	31326	PWT-0977-01-010
70977 01011	MOUNT MARIA BAPTIST CHURCH	228 Monteith Rd	Port Wentworth, GA 31407	1.37	228 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-011
70977 01012	ROBIN RUTH STEWART & MARION STEWART	230 Monteith Rd	Port Wentworth, GA 31407	0.74	230 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-012
70977 01013	MATTIE HURST	220 Monteith Rd	Port Wentworth, GA 31407	0.74	220 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-013
70977 01014	COTEA D. BRYANT	216 Monteith Rd	Port Wentworth, GA 31407	0.74	216 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-014
70977 01015	THOMAS BROWN	212 Monteith Rd	Port Wentworth, GA 31407	0.75	212 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-015
70977 01016	MABLE THOMAS	208 Monteith Rd	Port Wentworth, GA 31407	0.76	208 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-016
70977A01001	JESSIE MAE BECKETT nee WASHINGTON	Monteith Rd	Port Wentworth, GA 31407	0.88	380 CAMELOT DR	Fayetteville, GA	30214	PWT-0977A-01-001
70977A01002	BODY OF CHRIST CHURCH & MINISTRIES	Monteith Rd	Port Wentworth, GA 31407	0.62	201 BIRCH DR	Rincon, GA	31326	PWT-0977A-01-002
70977A01003	JONATHAN WILLIAMS	Montieth Rd	Port Wentworth, GA 31407	0.58	1314 E 69TH ST #A	Savannah, GA	31404	PWT-0977A-01-003
70977A01004	JAMES WILLIAMS	314 Monteith Rd	Port Wentworth, GA 31407	0.85	10 WILLIAMS RD	Port Wentworth, GA	31407	PWT-0977A-01-004
70977A01005	JOHN L & JESSIE MAE BECKETT	306 Monteith Rd	Port Wentworth, GA 31407	1.52	380 CAMELOT DR	Fayetteville, GA	30214	PWT-0977A-01-005
70979 01011	WILLIE JOHNSON & ROBERT L JOHNSON	257 Monteith Rd	Port Wentworth, GA 31407	29.45	250 MONTEITH RD	Port Wentworth, GA	31407	PWT-0979-01-011
70979 01015	WILLIE JAMES & ROBERT L JOHNSON	269 Monteith Rd	Port Wentworth, GA 31407	4.99	250 MONTEITH RD	Port Wentworth, GA	31407	PWT-0979-01-015
70979 01014	CAROLYN D JOHNSON MUTCHERSON	239 Monteith Rd	Port Wentworth, GA 31407	2.03	PO BOX 351	Rincon, GA	31326	PWT-0979-01-014
			TOTAL ACERAGE	58.23				

Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV

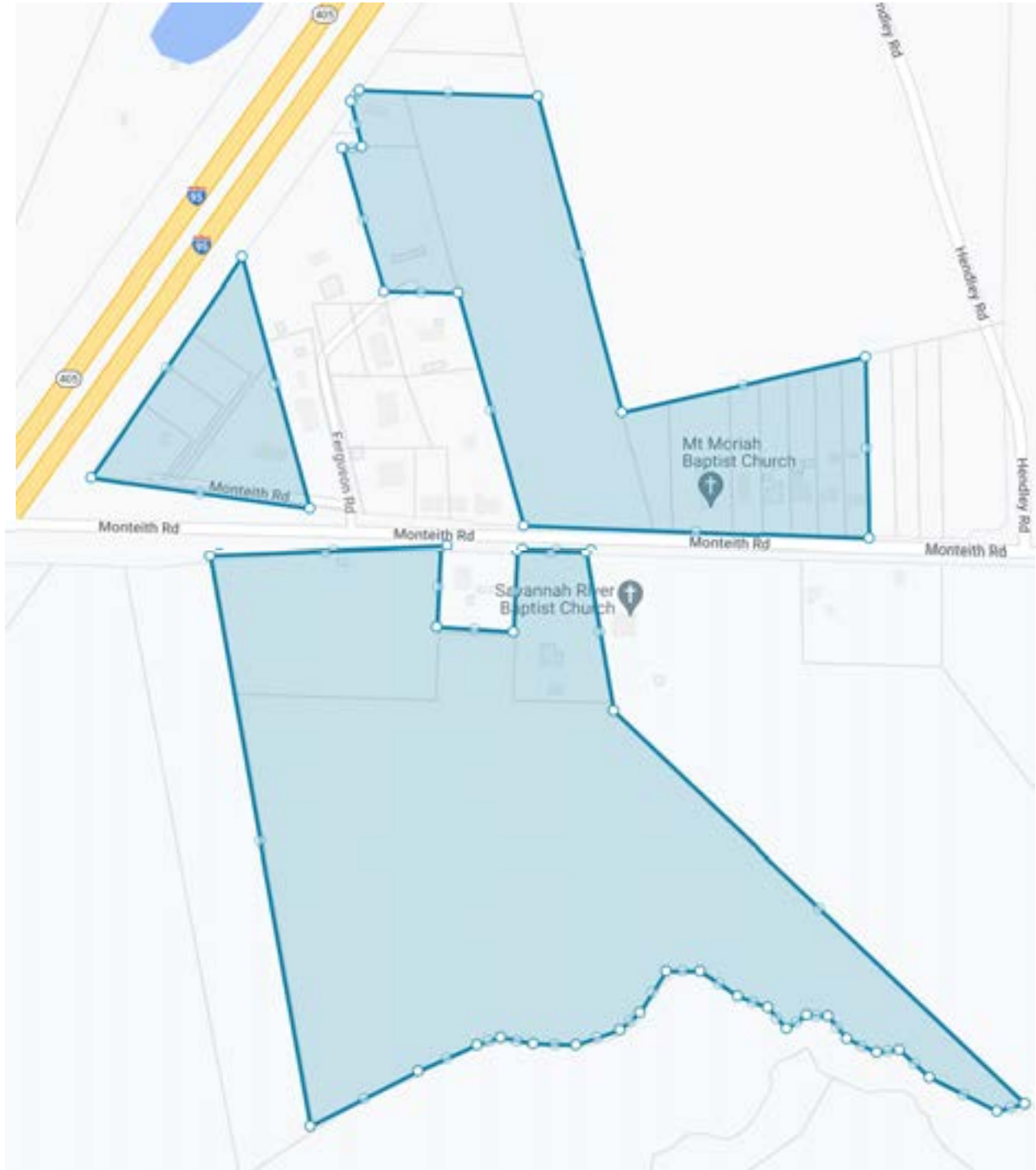
MONTEITH SITES – OVERVIEW MAP

Site Names:

Williams Site (North of Monteith, Left)

Mt Moriah Site (North of Monteith, Right)

Promised Land Site (South of Monteith)



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

MONTEITH OVERVIEW MAP

Numbered Parcels

Williams Site: 1, 2, 3, 4, 5

Mt Moriah Site: 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

Promised Land Site: 16, 17, 18



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PROPERTY 1

70977A01005 JOHN L & JESSIE MAE BECKETT

306 Monteith Rd

Property Map



PROPERTY 2

70977A01004 JESSIE WILLIAMS

314 Monteith Rd

Property Map



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PROPERTY 3

70977A01003 JONATHAN WILLIAMS

Montieth Rd

Property Map

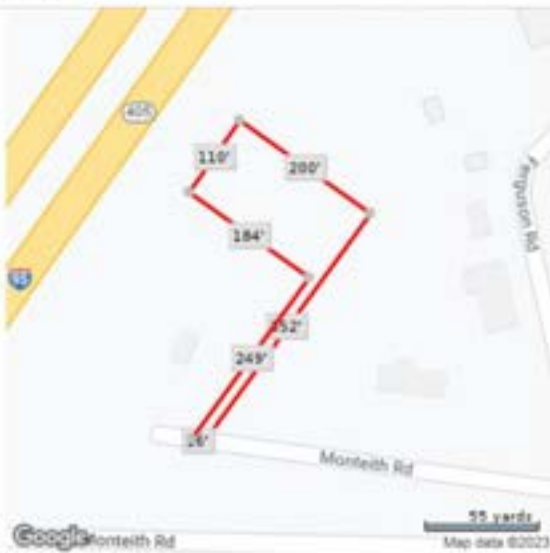


PROPERTY 4

70977A01002 BODY OF CHRIST CHURCH & MINISTRIES

Monteith Rd

Property Map



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PROPERTY 5

70977A01001

JESSIE MAE BECKETT nee WASHINGTON

Monteith Rd

Property Map



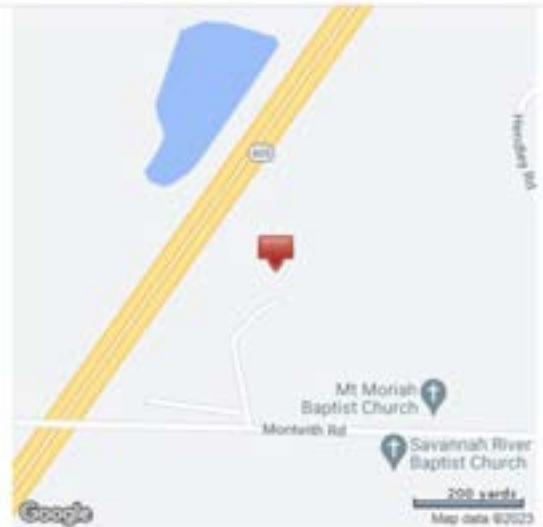
PROPERTY 6

70977 01002A

LEROY, CAROLYN & LARRY WHITE

110 Ferguson Rd

Property Map



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PROPERTY 7

70977 01004 FLOSSIE MAE WHITE

134 Ferguson Rd

Property Map



PROPERTY 8

70977 01008 MT MORIAH BAPTIST CHURCH

240 Monteith Rd

Property Map



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PROPERTY 9

70977 01010

BODY OF CHRIST CHURCH & MINISTRIES

Monteith Rd

Property Map



PROPERTY 10

70977 01011

MOUNT MARIA BAPTIST CHURCH

228 MONTEITH RD

Property Map



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PROPERTY 11

70977 01012 ROBIN RUTH SHUBERT & MARION STEWART 230 Monteith Rd

Property Map



PROPERTY 12

70977 01013 MATTIE HURST 220 Monteith Rd

Property Map



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PROPERTY 13

70977 01014 COTEA D. BRYANT

216 Monteith Rd

Property Map



PROPERTY 14

70977 01015 THOMAS BROWN

212 Monteith Rd

Property Map



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PROPERTY 15

70977 01016 MABLE THOMAS

208 Monteith Rd

Property Map



PROPERTY 16

70979 01014 CAROLYN D JOHNSON MUTCHERSON

239 Monteith Rd

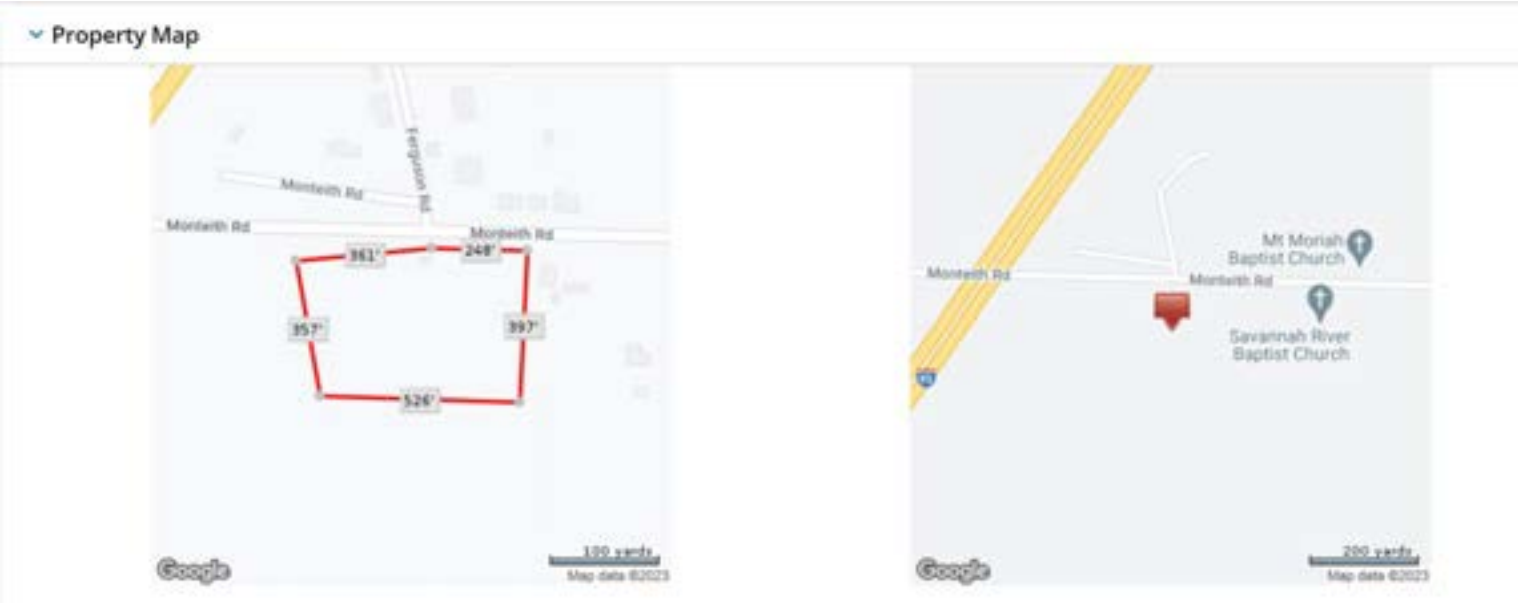
Property Map



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

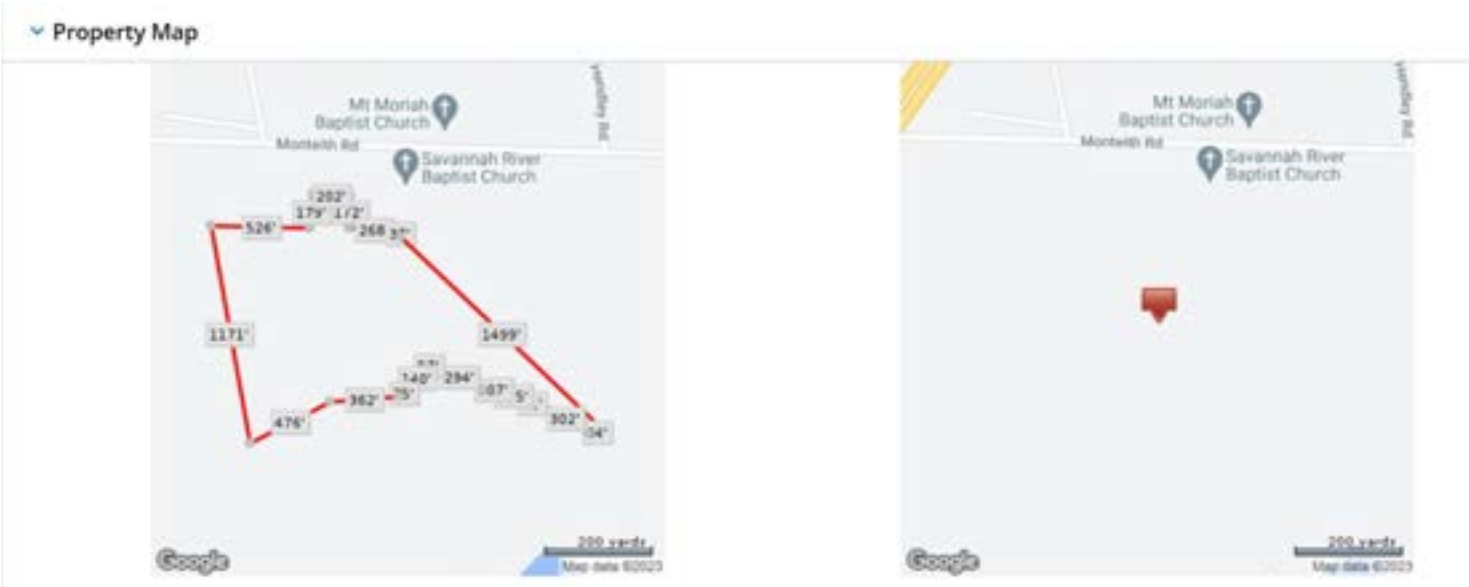
PROPERTY 17 – PROMISED LAND SMALLER TRACT

70979 01015 WILLIE JOHNSON & ROBERT L JOHNSON 269 Monteith Rd



PROPERTY 18 – PROMISED LAND LARGER TRACT

70979 01011 WILLIE JAMES & ROBERT L JOHNSON 257 Monteith Rd



Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Notification List

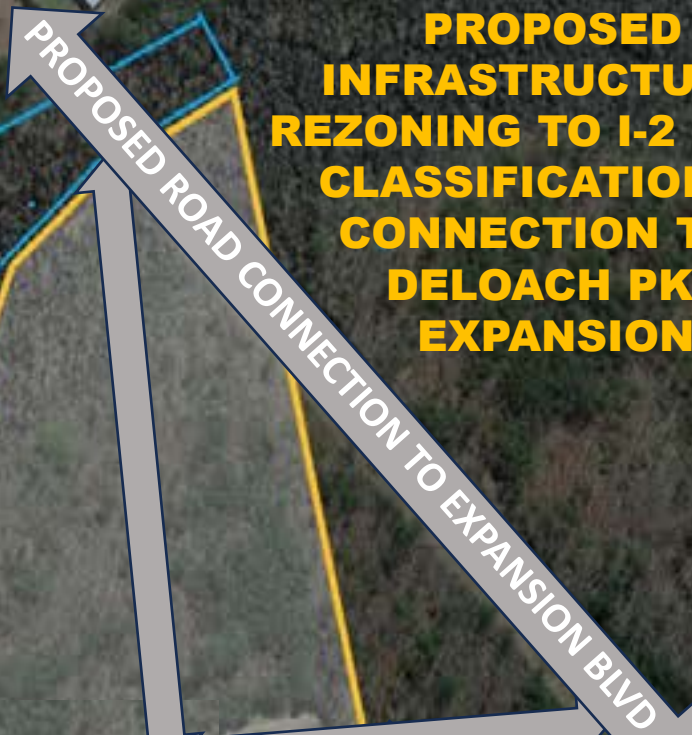
Parcel ID	Mail Owner Name	Property Address	Port Wentworth, GA 31407	Tax Billing Address	Tax Billing City & State	Tax Billing Zip
70039 01028	DUKE REALTY LIMITED PARTNERSHIP	605 Expansion Blvd	Port Wentworth, GA 31407	PO BOX 40509	Indianapolis, IN	46240
70039 01037	SAVANNAH INDUSTRIAL LLC	Expansion Blvd	Port Wentworth, GA 31407	1007 N PATTERSON ST	Valdosta, GA	31601
70039 01039	SAVANNAH INDUSTRIAL LLC	Expansion Blvd	Port Wentworth, GA 31407	1007 N PATTERSON ST	Valdosta, GA	31601
70977 01002A	LEROY CAROLYN & LARRY WHITE	110 Ferguson Rd	Port Wentworth, GA 31407	110 FERGUSON RD	Port Wentworth, GA	31407
70977 01002B	ROSELLA & CHARLES HUNTER	Ferguson Rd	Port Wentworth, GA 31407	7229 GA HIGHWAY 21	Port Wentworth, GA	31407
70977 01002C	CARRIE & JAMES SMART	109 Ferguson Rd	Port Wentworth, GA 31407	109 FERGUSON RD	Port Wentworth, GA	31407
70977 01002E	WALTER FERGUSON	113 Ferguson Rd	Port Wentworth, GA 31407	113 FERGUSON RD	Port Wentworth, GA	31407
70977 01003	DANIEL M COSSEY	Montieth Rd	Port Wentworth, GA 31407	1613 DELANO ST	Savannah, GA	31415
70977 01004	FLOSSIE MAE WHITE	134 Ferguson Rd	Port Wentworth, GA 31407	134 FERGUSON RD	Port Wentworth, GA	31407
70977 01005	THELMA & MATHEW STEWART	248 Monteith Rd	Port Wentworth, GA 31407	248 MONTEITH RD	Port Wentworth, GA	31407
70977 01006	LOUISE & WILLIE JOHNSON	250 Monteith Rd	Port Wentworth, GA 31407	250 MONTEITH RD	Port Wentworth, GA	31407
70977 01008	MT MORIAH BAPTIST CHURCH	240 Monteith Rd	Port Wentworth, GA 31407	240 MONTEITH RD	Port Wentworth, GA	31407
70977 01010	BODY OF CHRIST CHURCH & MINISTRIES	Monteith Rd	Port Wentworth, GA 31407	201 BIRCH DR	Rincon, GA	31326
70977 01011	MOUNT MARIA BAPTIST CHURCH	228 Monteith Rd	Port Wentworth, GA 31407	228 MONTEITH RD	Port Wentworth, GA	31407
70977 01012	ROBIN RUTH STEWART & MARION STEWART	230 Monteith Rd	Port Wentworth, GA 31407	230 MONTEITH RD	Port Wentworth, GA	31407
70977 01013	MADDIE HURST	220 Monteith Rd	Port Wentworth, GA 31407	220 MONTEITH RD	Port Wentworth, GA	31407
70977 01014	COTEA D BRYANT	216 Monteith Rd	Port Wentworth, GA 31407	216 MONTEITH RD	Port Wentworth, GA	31407
70977 01015	MAE FRANCES BRYANT	212 Monteith Rd	Port Wentworth, GA 31407	212 MONTEITH RD	Port Wentworth, GA	31407
70977 01016	MABLE THOMAS	208 Monteith Rd	Port Wentworth, GA 31407	208 MONTEITH RD	Port Wentworth, GA	31407
70977 01017	GEORGIA POWER COMPANY	Monteith Rd	Port Wentworth, GA 31407	241 RALPH MCGILL BLVD NE	Atlanta, GA	30308
70977 01018	GEORGIA POWER COMPANY	Monteith Rd	Port Wentworth, GA 31407	241 RALPH MCGILL BLVD NE	Atlanta, GA	30308
70977 01019	GEORGIA POWER COMPANY	Monteith Rd	Port Wentworth, GA 31407	241 RALPH MCGILL BLVD NE	Atlanta, GA	30308
70977 01020	JDNJD2 ENTS LLC	Monteith Rd	Port Wentworth, GA 31407	120 S CENTRAL AVE #500	Saint Louis, MO	63105
70977 01023	SHIRLEY FERGUSON	102 Ferguson Rd	Port Wentworth, GA 31407	102 FERGUSON RD	Port Wentworth, GA	31407
70977 01024	WALTER M CZURA	135 Ferguson Rd	Port Wentworth, GA 31407	PO BOX 6567	Hilton Head Island, SC	29938
70977 01025	WALTER M CZURA	Ferguson Rd	Port Wentworth, GA 31407	PO BOX 6567	Hilton Head Island, SC	29938
70977 01026	RENEE CRAFTON & KIM SMART	105 Ferguson Rd	Port Wentworth, GA 31407	400 WALLACE CIR	Bloomington, GA	31302
70977 01028	LINEAGE GA PORT WENTWORTH RE L	Hendley Dr	Port Wentworth, GA 31407	46500 HUMBOLDT DR	Novi, MI	48377
70977 01029	ELIZABETH HURST	244 Monteith Rd	Port Wentworth, GA 31407	244 MONTEITH RD	Port Wentworth, GA	31407
70977 01030	CHRISTOPHER & PATRICIA A GRAY	246 Monteith Rd	Port Wentworth, GA 31407	108 FERGUSON RD	Port Wentworth, GA	31407
70977A01001	JESSIE M WASHINGTON a/k/a JESSIE MAE BE	Monteith Rd	Port Wentworth, GA 31407	380 CAMELOT DR	Fayetteville, GA	30214
70977A01002	BODY OF CHRIST CHURCH & MINISTRIES	Monteith Rd	Port Wentworth, GA 31407	201 BIRCH DR	Rincon, GA	31326
70977A01003	JONATHAN WILLIAMS	Montieth Rd	Port Wentworth, GA 31407	1314 E 69TH ST #A	Savannah, GA	31404

Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

70977A01004	JAMES WILLIAMS	314 Monteith Rd	Port Wentworth, GA 31407	10 WILLIAMS RD	Port Wentworth, GA	31407
70977A01005	JOHN L & JESSIE MAE BECKETT	306 Monteith Rd	Port Wentworth, GA 31407	380 CAMELOT DR	Fayetteville, GA	30214
70978 07006	ROBERT J HESTER	Montieth Rd	Port Wentworth, GA 31407	8 PALMETTO BEACH DR	Bluffton, SC	29910
70979 01008	LONG LEAF PINE INVESTMENTS LLC & POOLE	155 Monteith Rd	Port Wentworth, GA 31407	PO BOX 16134	Savannah, GA	31416
70979 01009	ETHEL LEE BARGERON & SHIRLEY PALMER	217 Monteith Rd	Port Wentworth, GA 31407	217 MONTEITH RD	Port Wentworth, GA	31407
70979 01010	SAVANNAH RIVER BAPTIST CHURCH INC	237 Monteith Rd	Port Wentworth, GA 31407	237 MONTEITH RD	Port Wentworth, GA	31407
70979 01011	WILLIE JOHNSON & ROBERT L JOHNSON	257 Monteith Rd	Port Wentworth, GA 31407	250 MONTEITH RD	Port Wentworth, GA	31407
70979 01012	GERTRUDE HA BETTY EA JENNINGS JERNELL	Monteith Rd	Port Wentworth, GA 31407	127 BURBANK BLVD	Savannah, GA	31419
70979 01013	MICHEL MACHIN YUDENIA PINO	257 Monteith Rd	Port Wentworth, GA 31407	257 MONTEITH RD	Port Wentworth, GA	31407
70979 01014	CAROLYN D JOHNSON MUTCHERSON	239 Monteith Rd	Port Wentworth, GA 31407	PO BOX 351	Rincon, GA	31326
70979 01015	WILLIE JAMES & ROBERT L JOHNSON	269 Monteith Rd	Port Wentworth, GA 31407	250 MONTEITH RD	Port Wentworth, GA	31407
70978 05018	ROBERT LEE HESTER	Montieth Rd	Port Wentworth, GA 31407	8 NANNY COVE CT	Bluffton, SC	29910

Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PROPOSED ROAD INFRASTRUCTURE AFTER REZONING TO I-2 INDUSTRIAL CLASSIFICATION W/ ROAD CONNECTION TO JIMMY DELOACH PKWY VIA EXPANSION BLVD



Wetlands & Stormwater

NO TRUCKS BEYOND HERE
AUTOMOBILES ONLY

PROPOSED I-95 EXIT ENTRANCE

6.B.a

Perimeter 5,943 ft

Area 36.19 ac

Start new

Attachment: 3rd Submittal for Multi Family Meinhard Dr-App (2897 : ZMA Monteith Rd R-1





**LOGISTICS
WAREHOUSES &
OPERATIONS
TRAINING COMPLEX**

**PROPOSED REZONING OF MT MORIAH
BAPTIST CHURCH AND OTHER ADJACENT
PROPERTIES FROM RURAL AGRICULTURAL (RA)
TO I-2 INDUSTRIAL ZONING CLASSIFICATION**

PARKING

PARKING

Perimeter  4,984 ft 

Area 16.79 ac 

 Start new

Mt Moriah Baptist Church

Savannah River Baptist Church

White Oak Baptist Church

Perimeter  2,359 ft 

Area 5.91 ac 

 Start new

**PROPOSED REZONING OF PROPERTIES FROM
RURAL AGRICULTURE L (RA)
TO I-2 INDUSTRIAL ZONING CLASSIFICATION**

**LOGISTICS &
OPERATIONS
TRAINING COMPLEX**

Mt Moriah Baptist Church

Savannah River Baptist Church

October 2, 2023

To Whom It May Concern,

Please be advised that you are invited to attend a neighborhood meeting on Thursday, October 5, 2023 at Mt. Moriah Baptist Church (228 Monteith Rd Port Wentworth, GA 31407) at 6:00 pm regarding an upcoming rezoning request of multiple properties, one or more of which are within 350 feet of your property.

This meeting is a requirement of the City of Port Wentworth rezoning process and must be held in the evening.

The list of parcel IDs seeking rezoning are below. They are all zoned RA (or R1 under new ordinances) and are requesting a zoning of I (Industrial) to be in line with the adjacent/nearby/surrounding properties already zoned and/or in use as Industrial properties.

Parcel IDs Included in Application: 70977 01002A, 70977 01004, 70977 01008, 70977 01010, 70977 01011, 70977 01012, 70977 01013, 70977 01014, 70977 01015, 70977 01016, 70977A01001, 70977A01002, 70977A01003, 70977A01004, 70977A01005, 70979 01011, 70979 01015, 70979 01014

Sincerely,

Hannah Hester, Community Organizer/Named Applicant

Parcel ID	Mail Owner Name	Property Address	Port Wentworth, GA 31407	Tax Billing Address	Tax Billing City & State	Tax Billing Zip	Alt APN
70039 01028	DUKE REALTY LIMITED PARTNERSHIP	605 Expansion Blvd	Port Wentworth, GA 31407	PO BOX 40509	Indianapolis, IN	46240	PWT-0039-01-028
70039 01037	SAVANNAH INDUSTRIAL LLC	Expansion Blvd	Port Wentworth, GA 31407	1007 N PATTERSON ST	Valdosta, GA	31601	PWT-0039-01-037
70039 01039	SAVANNAH INDUSTRIAL LLC	Expansion Blvd	Port Wentworth, GA 31407	1007 N PATTERSON ST	Valdosta, GA	31601	PWT-0039-01-039
70977 01002A	LEROY CAROLYN & LARRY WHITE	110 Ferguson Rd	Port Wentworth, GA 31407	110 FERGUSON RD	Port Wentworth, GA	31407	PWT-0977-01-002A
70977 01002B	ROSELLA & CHARLES HUNTER	Ferguson Rd	Port Wentworth, GA 31407	7229 GA HIGHWAY 21	Port Wentworth, GA	31407	PWT-0977-01-002B
70977 01002C	CARRIE & JAMES SMART	109 Ferguson Rd	Port Wentworth, GA 31407	109 FERGUSON RD	Port Wentworth, GA	31407	PWT-0977-01-002C
70977 01002E	WALTER FERGUSON	113 Ferguson Rd	Port Wentworth, GA 31407	113 FERGUSON RD	Port Wentworth, GA	31407	PWT-0977-01-002E
70977 01003	DANIEL M COSSEY	Montieth Rd	Port Wentworth, GA 31407	1613 DELANO ST	Savannah, GA	31415	PWT-0977-01-003
70977 01004	FLOSSIE MAE WHITE	134 Ferguson Rd	Port Wentworth, GA 31407	134 FERGUSON RD	Port Wentworth, GA	31407	PWT-0977-01-004
70977 01005	THELMA & MATHEW STEWART	248 Monteith Rd	Port Wentworth, GA 31407	248 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-005
70977 01006	LOUISE & WILLIE JOHNSON	250 Monteith Rd	Port Wentworth, GA 31407	250 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-006
70977 01008	MT MORIAH BAPTIST CHURCH	240 Monteith Rd	Port Wentworth, GA 31407	240 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-008
70977 01010	BODY OF CHRIST CHURCH & MINISTRIES	Monteith Rd	Port Wentworth, GA 31407	201 BIRCH DR	Rincon, GA	31326	PWT-0977-01-010
70977 01011	MOUNT MARIA BAPTIST CHURCH	228 Monteith Rd	Port Wentworth, GA 31407	228 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-011
70977 01012	ROBIN RUTH STEWART & MARION STEWART	230 Monteith Rd	Port Wentworth, GA 31407	230 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-012
70977 01013	MADDIE HURST	220 Monteith Rd	Port Wentworth, GA 31407	220 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-013
70977 01014	COTEA D BRYANT	216 Monteith Rd	Port Wentworth, GA 31407	216 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-014
70977 01015	MAE FRANCES BRYANT	212 Monteith Rd	Port Wentworth, GA 31407	212 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-015
70977 01016	MABLE THOMAS	208 Monteith Rd	Port Wentworth, GA 31407	208 MONTEITH RD	Port Wentworth, GA	31407	PWT-0977-01-016
70977 01017	GEORGIA POWER COMPANY	Monteith Rd	Port Wentworth, GA 31407	241 RALPH MCGILL BLVD NE	Atlanta, GA	30308	PWT-0977-01-017
70977 01018	GEORGIA POWER COMPANY	Monteith Rd	Port Wentworth, GA 31407	241 RALPH MCGILL BLVD NE	Atlanta, GA	30308	PWT-0977-01-018
70977 01019	GEORGIA POWER COMPANY	Monteith Rd	Port Wentworth, GA 31407	241 RALPH MCGILL BLVD NE	Atlanta, GA	30308	PWT-0977-01-019
70977 01020	JDNJD2 ENTS LLC	Monteith Rd	Port Wentworth, GA 31407	120 S CENTRAL AVE #500	Saint Louis, MO	63105	PWT-0977-01-020
70977 01023	SHIRLEY FERGUSON	102 Ferguson Rd	Port Wentworth, GA 31407	102 FERGUSON RD	Port Wentworth, GA	31407	PWT-0977-01-023
70977 01024	WALTER M CZURA	135 Ferguson Rd	Port Wentworth, GA 31407	PO BOX 6567	Hilton Head Island, SC	29938	PWT-0977-01-024
70977 01025	WALTER M CZURA	Ferguson Rd	Port Wentworth, GA 31407	PO BOX 6567	Hilton Head Island, SC	29938	PWT-0977-01-025
70977 01026	RENEE CRAFTON & KIM SMART	105 Ferguson Rd	Port Wentworth, GA 31407	400 WALLACE CIR	Bloomington, GA	31302	PWT-0977-01-026
70977 01028	LINEAGE GA PORT WENTWORTH RE L	Hendley Dr	Port Wentworth, GA 31407	46500 HUMBOLDT DR	Novi, MI	48377	PWT-0977-01-028
70977 01029	ELIZABETH HURST	244 Monteith Rd	Port Wentworth, GA 31407	244 MONTEITH RD	Port Wentworth, GA	31407	
70977 01030	CHRISTOPHER & PATRICIA A GRAY	246 Monteith Rd	Port Wentworth, GA 31407	108 FERGUSON RD	Port Wentworth, GA	31407	
70977A01001	JESSIE M WASHINGTON a/k/a JESSIE MAE BECKETT	Monteith Rd	Port Wentworth, GA 31407	380 CAMELOT DR	Fayetteville, GA	30214	PWT-0977A-01-001
70977A01002	BODY OF CHRIST CHURCH & MINISTRIES	Monteith Rd	Port Wentworth, GA 31407	201 BIRCH DR	Rincon, GA	31326	PWT-0977A-01-002
70977A01003	JONATHAN WILLIAMS	Montieth Rd	Port Wentworth, GA 31407	1314 E 69TH ST #A	Savannah, GA	31404	PWT-0977A-01-003
70977A01004	JAMES WILLIAMS	314 Monteith Rd	Port Wentworth, GA 31407	10 WILLIAMS RD	Port Wentworth, GA	31407	PWT-0977A-01-004
70977A01005	JOHN L & JESSIE MAE BECKETT	306 Monteith Rd	Port Wentworth, GA 31407	380 CAMELOT DR	Fayetteville, GA	30214	PWT-0977A-01-005
70978 07006	ROBERT J HESTER	Montieth Rd	Port Wentworth, GA 31407	8 PALMETTO BEACH DR	Bluffton, SC	29910	
70979 01008	LONG LEAF PINE INVESTMENTS LLC & POOLER BOUN	155 Monteith Rd	Port Wentworth, GA 31407	PO BOX 16134	Savannah, GA	31416	PWT-0979-01-008
70979 01009	ETHEL LEE BARGERON & SHIRLEY PALMER	217 Monteith Rd	Port Wentworth, GA 31407	217 MONTEITH RD	Port Wentworth, GA	31407	PWT-0979-01-009
70979 01010	SAVANNAH RIVER BAPTIST CHURCH INC	237 Monteith Rd	Port Wentworth, GA 31407	237 MONTEITH RD	Port Wentworth, GA	31407	PWT-0979-01-010
70979 01011	WILLIE JOHNSON & ROBERT L JOHNSON	257 Monteith Rd	Port Wentworth, GA 31407	250 MONTEITH RD	Port Wentworth, GA	31407	PWT-0979-01-011
70979 01012	GERTRUDE HA BETTY EA JENNINGS JERNELL	Monteith Rd	Port Wentworth, GA 31407	127 BURBANK BLVD	Savannah, GA	31419	PWT-0979-01-012
70979 01013	MICHEL MACHIN YUDENIA PINO	257 Monteith Rd	Port Wentworth, GA 31407	257 MONTEITH RD	Port Wentworth, GA	31407	PWT-0979-01-013
70979 01014	CAROLYN D JOHNSON MUTCHERSON	239 Monteith Rd	Port Wentworth, GA 31407	PO BOX 351	Rincon, GA	31326	PWT-0979-01-014
70979 01015	WILLIE JAMES & ROBERT L JOHNSON	269 Monteith Rd	Port Wentworth, GA 31407	250 MONTEITH RD	Port Wentworth, GA	31407	PWT-0979-01-015
70978 05018	ROBERT LEE HESTER	Montieth Rd	Port Wentworth, GA 31407	8 NANNY COVE CT	Bluffton, SC	29910	

Attachment: Monteith - Neighborhood Meeting (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Monteith Neighborhood Meeting

Held at:

6 pm on October 5, 2023 at Mt. Moriah Baptist Church, 228 Monteith Road Port Wentworth, GA 31407

Invitees:

See Attached Spreadsheet

Attendees:

Hannah Hester, Presenter

Shirley Stewart Palmer

Daniel Cossey

Flosie White*

Vincent Thomas

Rev. Hercules Hicks for Body of Christ Ministries*

Kathy Hicks

Sam Hicks

Fredric Ferguson

John Williams*

James Williams*

Jonathan Williams*

Yolanda Owens

LaShonda Johnson

Patricia Gray

Mattie Hurst*

Pastor Roberts*

Minister Deborah Roberts*

Mabel Thomas*

Willie Taylor*

Eloise Taylor*

Henry Hayes*

Deacon Anthony Beckett*

Tony Johnson

*Applicants, Mt. Moriah Members, or Immediate Family Members of Applicants as Representatives on the Monteith Zoning Application.

Comments:

Site Plan Print Outs were circulated.

Hannah

Shirley Palmer asked the purpose of the proposed new road connection to Expansion Blvd on the Promised Land concept plan. Hannah answered that it would encourage trucks with a faster path to Jimmy Deloach Pkwy and interstates routing traffic away from Hwy 21 (where existing warehouse

development traffic is concentrated), away from Monteith faster, out of Meinhard, and increase project value which could translate to seller value.

Hannah added that the rezoning was not an automatic trigger for sales. Its purpose is to allow landowners to increase their land value, decrease their risk profile for any developer/buyer's financial underwriting, and vastly increase appeal for developers in order for landowners to command their highest possible sales prices and more beneficial sales terms crucial for their desired ability to relocate in light of existing, adjoining warehouses and construction.

Carrie Smart asked if Hannah had been contacted by any developers contacted her about purchase for any parcels she has listed in her role as a realtor, separate from this application. Hannah stated that the 3 properties on the application are owned by clients and all are under contract with a developer in a mid-stage to closing part of the process.

Shirley Palmer asked if sites would be all warehouses. Hannah explained they could be and that would be a reasonable assumption but highly dependent on how the parcels ultimately sold. The hope would be that future developers would work with the city to bring alternative industrial uses. But she could confirm, from her separate role as a realtor, that on the Promised Land site a business agreement had been reached to build a sizable logistics company headquarters but only that site was progressed through the sales process enough to have some development agreement in place and it would not be until Spring 2024 at the earliest when a site plan for that development would come before the people.

Minister Deborah Roberts asked if any medical offices were in any plans. Hannah answered that in Monteith, they were not. Those were proposed and in discussion for Meinhard properties. Pastor Roberts asked if there would be any warehouses on the other side of I-95 (aka Meinhard) and Hannah answered that there would not be as the city is building its municipal park there so only neighborhood commercial and residential developments would be allowed, no industrial.

Fred Ferguson asked if all the concept plans are "ideas" and Hannah confirmed they are conceptual and all site plans would have to come back through the approval process including public hearings and meetings.

Flosie White asked how many warehouses Hannah thought would be coming. Hannah answered with "no idea" as the sites were open to selling in different configurations than what was most simply presented based on application properties (plus properties adjacent and listed for sale targeting warehouse development but not on the application) so exact assemblage lot and size would dictate the actual developments which would be brought through the entire approval process when determined in the future.

Eloise Taylor followed up asking if that was the purpose of the rezoning. Hannah confirmed that it was to give landowners the best position to negotiate their sales by increasing their land value for development, lowering their financial underwriting risk profile, and being as broadly appealing to developers as possible to result in highest value for sales prices and/or most beneficial terms as decided by each landowner.

Fred Ferguson asked how long she would anticipate developers making an offer. Hannah answered stating calls were already happening regularly and received a call just that day from a city staff member regarding Hester Farms for a potential developer/buyer based on the knowledge of Hester Farms' own sale and separate rezoning. The more determinant factor was how fast a minimum 10 acre contiguous land parcel could be agreed to by connected landowners (a general market guideline) with a common developer/buyer. Developers are inquiring regularly and will pursue a sale when/if landowners are ready, in her professional opinion.

Fred Ferguson & Carrie Smart together raised concern about property taxes being raised on elderly residents if rezoned. Hannah was advised by multiple professionals that property taxes are weighed considering use. Carrie & Fred had received different information from the Chatham County Commissioners Office. Discussed various professional advice received, recent property tax processes by individuals (Sam Hicks), property tax sources and dispersion, specific tax bills for the parcels zoned industrial on Hendley Rd but not yet in use as industrial and still taxed as commercial property. Conclusion was Hannah would re-confirm impacts with Chatham County Tax Assessors office and disperse their sources and responses to Yolanda Owens with Keller Williams and directly to unrepresented applicants prior to appearing before Planning Commission on Nov 13, 2023 as scheduled at the time of the meeting.

- Hannah connected with the Chatham County Board of Assessors Assistant Deputy Chief Appraiser for Residential, Julie Marine on October 9, 2023 via phone call and was advised that the Stephens-Day Homestead protections locked property values and they could not be raised for any reason, zoning or otherwise, aside from additional physical improvements/additions should an owner do any. The only other increase would be to the school tax portion of a property tax bill which is governed/capped by CPI. Therefore, Homesteaded residents have zero risk of increased property taxes.
- This information and more plus the links below were provided to Yolanda Owens with Keller Williams via email on October 13, 2023 as Hannah stated she would during the meeting.
- Yolanda Owens is the listing agent for Carrie Smart's property (109 Ferguson Rd), Fred Ferguson's parents' property (113 Ferguson Rd), along with 7 other properties on Ferguson and Monteith Rd, 3 of which are also on the rezoning application.
- Other applicants have been contacted in writing or via phone with the same information.
- Link here for the Chatham Co Board of Assessors website on Homestead/Stephens-Day Exemption:
<https://boa.chathamcountyga.gov/Exemptions>
- Georgia DOR Website noting counties with property tax freezes/additional legislation of such:
<https://dor.georgia.gov/property-tax-homestead-exemptions>
- Chatham Co Board of Assessors Staff Info Page with Julie Marine's Title & Contact Info:
<https://boa.chathamcountyga.gov/AboutUs>

Shirley Palmer stated that even on her property in Effingham, in addition to her family property in Monteith, they were getting calls daily from people wanting to buy up property in the immediate and greater area. Hannah commented that this was one of the busiest areas in the greater economy for

industrial at the moment and finding interested parties has been a common experience for each landowner but finding the right buyer would be priority for anyone wanting to sell and the rezoning proposed was to allow landowners their best negotiating position for any such sale.

Rev. Hercules Hicks asked about details on the “logistics and operations training complex” on the Williams Site. Hannah explained it was a smaller site and that use is a possibility but could also become a warehouse. It was a suggestion of something besides warehouses or a lay down yard that could support any surrounding industrial uses but be strictly office and/or training spaces (such as the logistics HQ in process for the Promised Land site) and/or receive advertising with the I-95 frontage the Williams site provides.

Sam Hicks asked about a conversation between developers he overheard discussing building an apartment subdivision. Hannah answered having heard the same idea but as a low income development to her own disappointment as well as others in attendance. Hannah explained the 3 categories of development and highest and best use starting with residential which was unfeasible due to the existing warehouses and surrounding industrial properties and the lower value which would not support small landowner’s ability to sell. Commercial as a next option was limited to more industry commercial due to being an isolated corridor without enough thoroughfare and lack of ability to add such traffic and would not be neighborhood commercial with services such as dry cleaners, salons, etc to support a residential neighborhood. The final category being industrial as the only and highest and best use from a real estate analysis.

Pastor Roberts asked if any houses could be put in an industrial zone. Hannah answered that would require another rezoning. Pastor Roberts asked if warehouses were the only use. Hannah answered that it was the most common but there were many, many other uses including contact had earlier that day with a possible film oriented development which she and city staff were pursuing as a new industry.

Fred Ferguson asked if a property’s zone could be changed to something else besides industrial. Hannah answered yes and used the active listing of Savannah River Baptist being a larger site which could be subdivided and sold off or developed for end users in smaller parcels which could end up as different zones as an example.

Carrie Smart suggested that residents requesting rezoning were doing the “work for the developer” and was that because they were told it would result in a more money for a sale since it was the “same land” regardless of zoning. Hannah answered that she was doing that work, if any, that could be considered on behalf of the developer as something she was able to do on behalf of the residents on the application as a volunteer.

Carrie followed up with concern over when any sale transactions would happen and reiterated property tax concerns for any rezoned properties. Hannah responded to reconfirm facts for property tax implications and sales timelines would be a result of which people wanted to sell and in what geographical combination then came to any agreement which is up to the residents to accomplish from their position post-rezoning.

Minister Deborah asked if this effort by Hannah would be done by her regardless as a part of the sales process for 3 properties on the application as a professional which Hannah confirmed was likely in any case and yes for the benefit of any residents seeking a sale. Minister Deborah continued asking if she was correct saying the different residents and different timeline options was up to them and that sooner sales and large land owner sales would be factors in what individuals were able to sell for but that it was up to them and that is what the rezoning effort was for those who have applied. Hannah confirmed that is correct, this is meant to allow the rezoned residents their best opportunity to sell with more autonomy, authority, and value but it was up to them, not Hannah as the applicant/community organizer. She continued that there is ongoing development right now changing the area and bringing traffic, in addition to economic drivers from the Georgia Port and state government creating a substantial force to continue these developments in earnest. And especially with smaller landowners subject to some future assemblage, every advantage was important in any sales negotiations.

Sam Hicks asked if “massive” land would be needed for sales including “all the land in certain areas.” Hannah asked what “massive” was but no to all the land in any certain area. Sam suggested 30 acres as a minimum to build anything. Hannah confirmed only 5 acres contiguous was needed for rezoning per Port Wentworth ordinances and unless a developer only built especially large warehouses using 1 million SF as an example, would “massive” land be needed. Developers often want as much acreage as possible but plenty of developers and developments were based on much smaller land parcels. 10 acres for example was a very sellable site size.

Rev. Hercules Hicks commented that his church owned 2 parcels and their choices were based on church decisions and the advice of their realtor, which Hannah communicates with for this application. He stated the church received an as is offer already. And if advised, he would bring it to the church and sign it if approved. He suggested the Promised Land could be used as a parking lot for wrecked cars or car storage as a commercial use. He also suggested a truck stop on the Williams site as another commercial use. He concluded by suggesting anyone making a decision do so with prayer.

Pastor Roberts commented next that he saw people on Grange Rd that did not receive offers or didn't take offers and weren't paid enough to buy a new home. They also did not have meetings to discuss like this meeting and the Georgia Ports, Port Wentworth, etc “sold Grange Rd downhill” and “did what they wanted to” (as others commented with their own knowledge, experience or confirmation) so everyone should be careful now and plan or take action.

Sam Hicks recounted some Port Wentworth history, annexation, and community efforts thus far.

Pastor Roberts stated a wise person must pray, get understanding, and make plans for the future offering thanks for the meeting and a chance to communicate. And together, making this effort and others, they would not end up like owners on Grange Rd getting what someone else wants instead of what they want/decide.

Mabel Thomas mentioned the risk of being older and ending up in debt without an opportunity to sell for top dollar.

Rev. Hicks cited an example of someone that lived on Grange Rd but was never offered enough to buy a new house.

Hannah stated that a developer must be able to pay an amount that a resident seller can use for a new home (which will be enabled greatly by an industrial rezoning for both developer and seller). Hannah then reiterated that the commercial uses he suggested and were suited for the area were not neighborhood commercial (such as medical offices) and were similar to industrial uses but the price difference was around \$150,000/acre less in sales price. Those uses weren't "better" and at a lower price point, they are prohibitive for smaller resident owners. Mabel responded with agreement and cited being unable to sell at a commercial per acre price point and would then be stuck like another current, longtime Port Wentworth resident/homeowner on Highway 21 nearby who didn't/was not able to sell and resides surrounded by a car lot and under construction industrial sites.

Carrie Smart stated the area was prime property for development mentioned "no rush" for sales as developers were not considering the Monteith area. Hannah stated that they are active in the area (see above comments regarding properties under contract and Shirley Palmer's comments about daily calls from developers) and landowners, in this prime area, should command a suitable price.

Pastor Roberts added that a sense of urgency was being boxed in by existing warehouses on Hendley Rd that are about to be operational and that developers were in the process of moving in but everyone had opportunity now to make decisions. Homeowners in particular needed to be considered, protected, and compensated in light of the changes existing and expected. Cited that Grange Rd did not have this opportunity and they were pushed out.

Discussion about community, church being of one accord, some division suggested by Fred Ferguson. Hannah stated that all properties in Monteith from Hendley Rd to I-95, less 3, were either listed publicly for sale, on the rezoning application, and/or in pursuit of sale for warehouse developers. After the meeting, Fred and Hannah were able to review the map of Monteith to confirm all properties' status.

Minister Deborah stated that there will be division despite the community-wide fight to keep warehouses from coming to the community and given that, one has to decide now for their best interest what they are going to do as development has come and will be continuing and whatever decision each person and whatever path someone takes is fine but no action might risk behind left surrounded by development. Fred responded that if left to live there, it would be from another broken promise by the city of Port Wentworth which he was used to after 20 years.

Rev. Hicks stated that where one of his parcels is located, in the Williams site, with the other 4 landowners being the Williams family, he would be in one accord with them and whatever they decided.

Pastor Roberts concluded the meeting with prayer at approximately 8:15 pm.

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Larry White
Signature of Owner

Personally appeared before me

Larry White

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]

Notary Public

07-14-2023

Date



Co-owner
110 Ferguson Rd
70977 07002A

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

[Handwritten Signature]
Signature of Owner

Personally appeared before me
[Handwritten Signature]

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Handwritten Signature]
Notary Public
07-14-2023
Date



Co-Owner
110 Ferguson
70977 0100

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Carolyn White Stewart

Signature of Owner

Personally appeared before me

Carolyn White Stewart

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]

Notary Public



Date

07-14-2023

*Co-Owner
110 Ferguson Rd
70977 01002*

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

92 STATE OF GEORGIA
CHATHAM COUNTY

Warranty Deed

This Indenture, made this 22 day of July 1974, between
HENRY WILLIAMS, as party
of the first part, and
LEROY WHITE, JR., as party
of the second part,

Witnesseth:

First party, for and in consideration of the sum of TEN AND NO/100-----
(\$0.00) DOLLARS
and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto second party, his heirs, successors and assigns, the following described property, to-wit:

ALL that certain one-half (1/2) acre of land in the North-east corner of that certain five (5) acre tract of land in Chatham County, Georgia, about ten and a half (10-1/2) miles from the City of Savannah and located on the Montieth Road; the one-half (1/2) acres of land hereby conveyed being square in shape, and being bounded on the North by the lands of Abram Gaskins, on the East by the lands of Fred Gillison, and on the South and West by the remaining portions of said five (5) acre tract of land, which said five (5) acre lot was conveyed by Charlotte Mack to Charlton Ferguson by deed dated January 7, 1916, and recorded in the Land Records of Chatham County, Georgia, in Book of Deeds' 12 O's, Folio 363. This being the same property conveyed to Henry Williams by Mount Moria Baptist Church by deed dated August 2, 1971, recorded in Deed Book 99-K, Folio 927, of the records of Chatham County, Georgia.

TITLE NOT EXAMINED

Filed For Record At 9:46 O'Clock A.M. On The
23 Day of July 1974
Recorded in Record Book 104-B Folio 92
On The 23 Day of July 1974

Chatham County, Georgia
Real Estate Transfer Tax
Paid \$ 1.00 Date 7/23/74
Alma H. Hawks
For Clerk of Sup. Court

CLERK, SUPERIOR COURT, CHATHAM CO., GA

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto second party, his heirs, successors and assigns, FOREVER IN FEE SIMPLE.

Said first party, his heirs, executor, administrators, successors and assigns, warrant a good and marketable title to said property with a full general warranty of title to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first party has hereunto set his hand and seal

the day and year first above written,

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:-

William H. Hance

John Brauman

Notary Public, Chatham County, Georgia

Henry Williams
HENRY WILLIAMS (LS)

(LS)

(LS)

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

92 STATE OF GEORGIA
CHATHAM COUNTY

Warranty Deed

This Indenture, made this 21 day of July 1974, between
HENRY WILLIAMS, as party
of the first part, and
LEROY WHITE, JR., as party
of the second part,

Witnesseth:

First party, for and in consideration of the sum of TEN AND NO/100-----
(\$10.00) DOLLARS
and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto second party his heirs, successors and assigns, the following described property, to-wit:

ALL that certain one-half (1/2) acre of land in the North-east corner of that certain five (5) acre tract of land in Chatham County, Georgia, about ten and a half (10-1/2) miles from the City of Savannah and located on the Montieth Road; the one-half (1/2) acres of land hereby conveyed being square in shape, and being bounded on the North by the lands of Abram Gaskins, on the East by the lands of Fred Gillison, and on the South and West by the remaining portions of said five (5) acre tract of land, which said five (5) acre lot was conveyed by Charlotte Mack to Charlton Ferguson by deed dated January 7, 1916, and recorded in the Land Records of Chatham County, Georgia, in Book of Deeds' 12 O's, Folio 363. This being the same property conveyed to Henry Williams by Mount Moria Baptist Church by deed dated August 2, 1971, recorded in Deed Book 99-K, Folio 927, of the records of Chatham County, Georgia.

TITLE NOT EXAMINED

Filed For Record At 9:46 AM On The 23 day of July 1974
Recorded in Record Book 104-B, Folio 92
On The 23 day of July 1974

Chatham County, Georgia
Real Estate Transfer Tax
Paid \$ 1.00 Date 7/23/74
Alma H. Hawks
Fert. Clerk of Sup. Court

CLERK, SUPERIOR COURT, CHATHAM CO., GA

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto second party his heirs, successors and assigns, FOREVER IN FEE SIMPLE.
Said first party his heirs, executor, administrators, successors and assigns, warrant a good and marketable title to said property with a full general warranty of title to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first party has hereunto set his hand and seal

the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:-

Henry Williams (S)
HENRY WILLIAMS
Walter H. Jones (S)
Leroy White, Jr. (S)
Notary Public, Chatham County, Georgia (S)

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:

Leroy White, Larry White, Carolyn White Stewart

Address:

110 Ferguson Rd

Parcel ID:

70977 01002A

Deed Book & Page:

104B-92

ALL that certain one-half (1/2) acre of land in the North-east corner of that certain five (5) acre tract of land in Chatham County, Georgia, about ten and a half (10-1/2) miles from the City of Savannah and located on the Montieth Road; the one-half (1/2) acres of land hereby conveyed being square in shape, and being bounded on the North by the lands of Abram Gaskins, on the East by the lands of Fred Gillison, and on the South and West by the remaining portions of said five (5) acre tract of land, which said five (5) acre lot was conveyed by Charlotte Mack to Charlton Ferguson by deed dated January 7, 1916, and recorded in the Land Records of Chatham County, Georgia, in Book of Deeds' 12 O's, Folio 363. This being the same property conveyed to Henry Williams by Mount Moria Baptist Church by deed dated August 2, 1971, recorded in Deed Book 99-K, Folio 927, of the records of Chatham County, Georgia.

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827


Signature of Owner

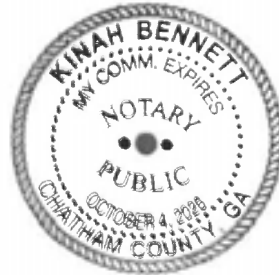
Personally appeared before me

Flosie Mae White

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.


Notary Public

July 14, 2023
Date



134 Ferguson Rd
70977 01004

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

TO HAVE AND TO HOLD the said bargained real estate, 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 said Party of the Second Part, her heirs and assigns, so that neither the said Party of the First Part, nor his heirs, nor any other person or persons claiming under him shall, at any time, or by any ways or means, have, claim, or demand any right or title to the aforesaid property or its appurtenances or any right thereof.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and affixed his seal on the day and year first above written as the date hereof.

Leroy White, Jr. (L.S.)
LEROY WHITE, JR.

Signed, sealed, executed and delivered
this 13 day of April, 1994,
in the presence of:

Yvonne Nancy
Christine MacLikers
Witness
Notary Public

TITLE NOT EXAMINED OR CERTIFIED BY PREPARING ATTORNEY.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Flosie Mae White

Address:
134 Ferguson Rd

Parcel ID:
70977 01004

Deed Book & Page:
167S-380

All those certain lots, tract or parcel of land, situate, lying and being in Chatham County, Georgia, approximately ten and one-half (10 1/2) miles from the City of Savannah, and located on the Montieth Road. The property herein described comprises one-half (1/2) acre, and is in the northeast corner on a certain five (5) acre tract, conveyed to Charlton Ferguson by deed dated January 7, 1916, and recorded in Deed Book 12-0, Page 363, in the office of the Clerk of Superior Court of Chatham County, Georgia. The property herein described is bounded on the north by lands of Abram Gaskins; on the east by lands of Fred Gillison, and on the south and west by the remaining portion of said five (5) acre tract. The property herein conveyed is the same property as that conveyed to LeRoy White, Jr., by Warranty Deed from Henry Williams, dated July 22, 1974, and recorded in Deed Book 104-B, Page 92, of aforesaid records.

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester
Address: 440 Meinhard Road
Port Wentworth, GA 31407
Telephone Number: 912-659-1827

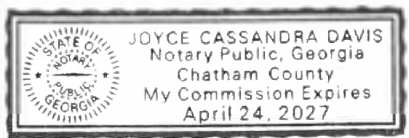
Mable S Thomas
Signature of Owner

Personally appeared before me
Mable S. Thomas

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 16, 2023
Date



Widow/Owner
208 Monteith Rd
70977 07026

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

GEORGIA DEATH CERTIFICATE

State File Number 2017GA0000

6.B.c

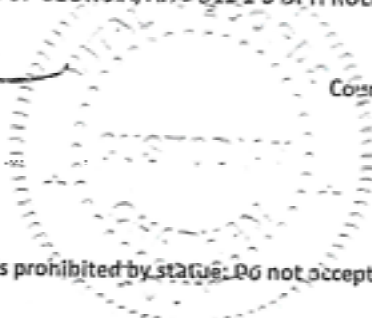
1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) LEON THOMAS		1a. IF FEMALE, ENTER LAST NAME AT BIRTH		2. SEX MALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 06/19/2017	
3. SOCIAL SECURITY NUMBER 255-64-5443		4a. AGE (Years) 76		4b. UNDER 1 YEAR Mos. Days Hours Mins.		5. DATE OF BIRTH (Mo., Day, Year) 12/30/1940
6. BIRTHPLACE GEORGIA		7a. RESIDENCE - STATE GEORGIA		7b. COUNTY CHATHAM		7c. CITY, TOWN SAVANNAH
7d. STREET AND NUMBER 208 MONTEITH ROAD		7e. ZIP CODE 31407		7f. INSIDE CITY LIMITS? YES		8. ARMED FORCES? NO
8a. USUAL OCCUPATION TRUCK DRIVER		8b. KIND OF INDUSTRY OR BUSINESS WASTE COMPANY				
9. MARITAL STATUS MARRIED		10. SPOUSE NAME MABLE STEWART			11. FATHER'S FULL NAME (First, Middle, Last) CLAUDE THOMAS	
12. MOTHER'S MAIDEN NAME (First, Middle, Last) LOTTIE BELL JOHNSON		13a. INFORMANT'S NAME (First, Middle, Last) MABLE THOMAS			13b. RELATIONSHIP TO DECEDENT WIFE	
13c. MAILING ADDRESS 208 MONTEITH ROAD PORT WENTWORTH GEORGIA 31407				14. DECEDENT'S EDUCATION 7TH GRADE COMPLETED		
15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO		16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) BLACK OR AFRICAN-AMERICAN				
17a. IF DEATH OCCURRED IN HOSPITAL INPATIENT		17b. IF DEATH OCCURRED OTHER THAN IN HOSPITAL (Specify)				
18. HOSPITAL OR OTHER INSTITUTION NAME (if not in either give street and no.) DOCTORS HOSPITAL AUGUSTA			19. CITY, TOWN or LOCATION OF DEATH AUGUSTA		20. COUNTY OF DEATH RICHMOND	
21. METHOD OF DISPOSITION (specify) BURIAL		22. PLACE OF DISPOSITION CHEROKEE HILL CEMETERY 1 BONNYBRIDGE ROAD SAVANNAH GEORGIA 31407			23. DISPOSITION DATE (Mo., Day, Year) 06/27/2017	
24a. EMBALMER'S NAME DAVID L. CAMPBELL SR.		24b. EMBALMER LICENSE NO. 2957		25. FUNERAL HOME NAME SIDNEY A JONES AND CAMPBELL FS		
25a. FUNERAL HOME ADDRESS 124 W PARK AVENUE SAVANNAH GEORGIA 31401						
26a. SIGNATURE OF FUNERAL DIRECTOR DAVID L CAMPBELL SR				26b. FUN. DIR. LICENSE NO 3410		AMENDMENTS
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 06/19/2017		28. HOUR PRONOUNCED DEAD 06:47 AM				
29a. PRONOUNCER'S NAME MICHAEL W QUINN		29b. LICENSE NUMBER 61325		29c. DATE SIGNED 06/19/2017		
30. TIME OF DEATH 06:47 AM		31. WAS CASE REFERRED TO MEDICAL EXAMINER NO				
32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.						Approximate interval between onset and death
IMMEDIATE CAUSE (Final disease or condition resulting in death)						
A. MULTI-ORGAN SYSTEM FAILURE						MINUTES
Due to, or as a consequence of						
B. CARDIAC ARREST						24 HRS
Due to, or as a consequence of						
C. SEPSIS, SYSTEMIC INFLAMMATORY RESPONSE, MUCOR INFECTION						1 WEEK
Due to, or as a consequence of						
D. 12 PERCENT TOTAL BODY SURFACE FULL-THICKNESS BURN						1 MONTH
Part III. Enter significant conditions contributing to death but not related to cause given in Part I A. If female, indicate if pregnant or birth occurred within 90 days of death. DEMENTIA, HYPERTENSION, DIABETES MELLITUS UNCONTROLLED, HISTORY OF ASPIRATION, PNEUMONIA, LACTIC ACIDOSIS, MALNUTRITION, RESPIRATORY FAILURE, KIDNEY FAILURE				33. WAS AUTOPSY PERFORMED? NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?
35. TOBACCO USE CONTRIBUTED TO DEATH UNKNOWN		36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE			37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL	
38. DATE OF INJURY (Mo., Day, Year)		39. TIME OF INJURY		40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County):						
43. DESCRIBE HOW INJURY OCCURRED						43. IF TRANSPORTATION INJURY
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) SHAWN PATRICK FAGAN, MD, 073150				45. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)		
45a. DATE SIGNED (Mo., Day, Year) 07/07/2017		45b. HOUR OF DEATH 06:47 AM		46a. DATE SIGNED (Mo., Day, Year)		46b. HOUR OF DEATH
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH SHAWN PATRICK FAGAN 3675 J DEWEY GRAY CIRCLE STE 300 AUGUSTA GEORGIA 30909						
48. REGISTRAR (Signature) /s/ DONNA L. MOORE				49. DATE FILED - REGISTRAR (Mo., Day, Year) 07/12/2017		

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

THIS IS TO CERTIFY THAT THIS IS A TRUE REPRODUCTION OF THE ORIGINAL RECORD ON FILE WITH THE STATE OFFICE OF VITAL RECORDS, GEORGIA DEPARTMENT OF PUBLIC HEALTH. THIS CERTIFIED COPY IS ISSUED UNDER THE AUTHORITY OF CHAPTER 31-10, CODE OF GEORGIA, AND 511-1-3 DPH RULES AND REGULATIONS.

David J. Moore

STATE REGISTRAR AND CUSTODIAN
GEORGIA STATE OFFICE OF VITAL RECORDS



County Custodian: *Rebecca D Sanders*
Issued by: *Rebecca Sanders*
Date Issued: JUL 21 2017

Any reproduction of this document is prohibited by statute. Do not accept unless embossed with a raised seal.

VOID IF ALTERED OR COPIED

STATE OF GEORGIA)
CHATHAM COUNTY)

WARRANTY DEED

363

This Indenture, made this 30th day of October 1973, between
LEE J. KUHR, of Chatham County, Georgia, as party
of the first part, and
LEON THOMAS, of Chatham County, Georgia, as party
of the second part,

WITNESSETH:

First part y, for and in consideration of the sum of-----
TEN AND 00/100 (\$ 10.00) DOLLARS
and other valuable considerations, receipt whereof is hereby acknowledged, do es hereby
grant, bargain, sell and convey unto second party, his heirs, successors and assigns,
the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being
in the 8th G. M. District, Chatham County, Georgia, known as Lot
Number Four (4) of the Subdivision known as the G. A. Keller Subdivision,
as shown on a plat of said subdivision recorded in the Office of the Clerk
of Superior Court, Chatham County, Georgia, in Deed Book 9-W, Folio
427 (FMB 4, Folio 172), said lot hereby conveyed being more particularly
described on a plat of said lot made by Paul D. Wilder, Registered Land
Surveyor on April 14, 1973 and recorded in the Office of the Clerk of
Superior Court, Chatham County, Georgia, in Plat Record Book X, Folio
66, said plat being incorporated herein and made a part hereof by special
reference thereto.

This is the same property as that conveyed to Lee J. Kuhr by Leon Thomas
by Warranty Deed dated May 4, 1973 and recorded in the Office of the
Clerk of Superior Court, Chatham County, Georgia, in Record Book 102-F,
Folio 389.

Checked Colene Smith
Paid State Taxed Fee
Paid \$ 11.50 Date 10/31/73
Thomas H. Hawks
Fen Clerk of Sup. Court

TO HAVE AND TO HOLD said property, together with all and singular the rights, mem-
bers, hereditaments, improvements, easements, and appurtenances thereunto belonging or
in any wise appertaining unto second party, his heirs, successors and assigns, FOR-
EVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims
of all persons whomsoever.

IN WITNESS WHEREOF, first part y has hereunto set his hand and seal on

the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lee J. Kuhr (LS)
LEE J. KUHR

Karl
Bluck
NOTARY PUBLIC, CHATHAM COUNTY,
GEORGIA

Filed For Record At 3:37 O'Clock P. M. On The 31 (LS)
Day Of October 73
Recorded in Record Book 102-F Folio 363
On The 31 Day Of October 1973 (LS)

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Mable Thomas
(Widow of Leon Thomas)

Address:
208 Monteith Rd

Parcel ID:
70977 01016

Deed Book & Page:
102Z-363

ALL that certain lot, tract or parcel of land situate, lying and being in the 8th G. M. District, Chatham County, Georgia, known as Lot Number Four (4) of the Subdivision known as the G. A. Keller Subdivision, as shown on a plat of said subdivision recorded in the Office of the Clerk of Superior Court, Chatham County, Georgia, in Deed Book 9-W, Folio 427 (HMB 4, Folio 172), said lot hereby conveyed being more particularly described on a plat of said lot made by Paul D. Wilder, Registered Land Surveyor on April 14, 1973 and recorded in the Office of the Clerk of Superior Court, Chatham County, Georgia, in Plat Record Book X, Folio 65, said plat being incorporated herein and made a part hereof by special reference thereto.

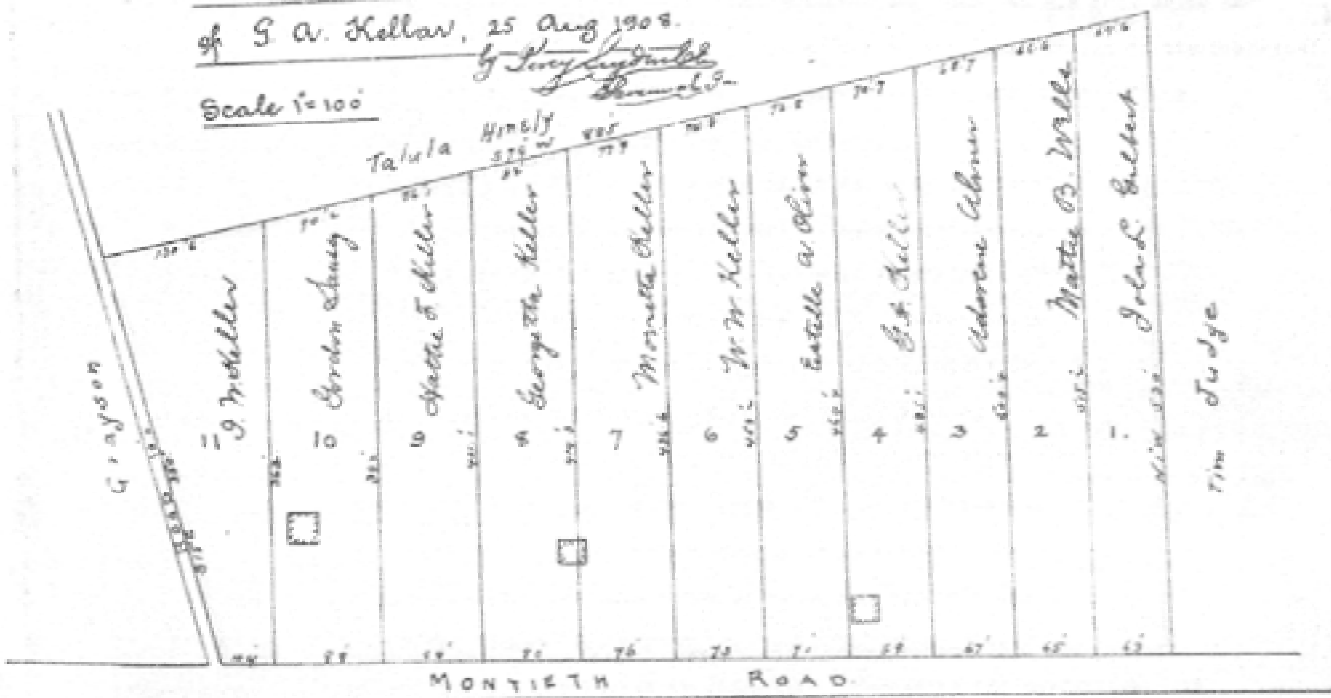
State of Georgia,
Chatham County,

Whereas by virtue of the last will of George A. Keller, late of said County and State, deceased, said will being of record in the files of the Ordinary's office of the County and State aforesaid, all that certain tract of land containing eight and one quarter (8-1/4) acres situate lying and being in the eighth (8th) Georgia Militia District of said County and State, known as the extreme western part of Drake's Plantation and bounded on the North by lands of Tallulah Himsley, on the East by lands of Tim Judge, on the South by the Monteith Public Road, and on the West by the land of Richard Grayson is owned and possessed, share and share alike, by Georgetta W. Keller, George A. Keller, Adarene Ulmer, Estella A. Oliver,

Plat of 8 1/4 acres of the extreme west portion
of Drake's Plantation near Monteith, Chatham
County, Ga.

Sub-divided for division amongst the heirs
of G. A. Keller, 25 Aug 1908.

Scale 1" = 100'
by Lucy H. Hensley
Surveyor



Signed, sealed and delivered in
presence of us:
Julian Dancy,
Edward J. Costello,
N. P. C. C. Ga.

Miss Georgetta Keller, L. S.
G. A. Keller, L. S.
Adarene Ulmer, L. S.
Estella A. Oliver, L. S.
Rattie P. Keller, L. S.
W. W. Keller, L. S.,
Mattie B. Wells, L. S.
Marietta Keller, L. S.,

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Signed, sealed and delivered

F. Schmitt, (L.S.)

in the presence of

Laura S. Schmitt, (L.S.)

Robt. H. Tatem,

Isaac Beckett,

Not. Pub. S.C. Ga.

Received for record June 8, 1909. Recorded July 26, 1909.

Georgia,

Chatham County.

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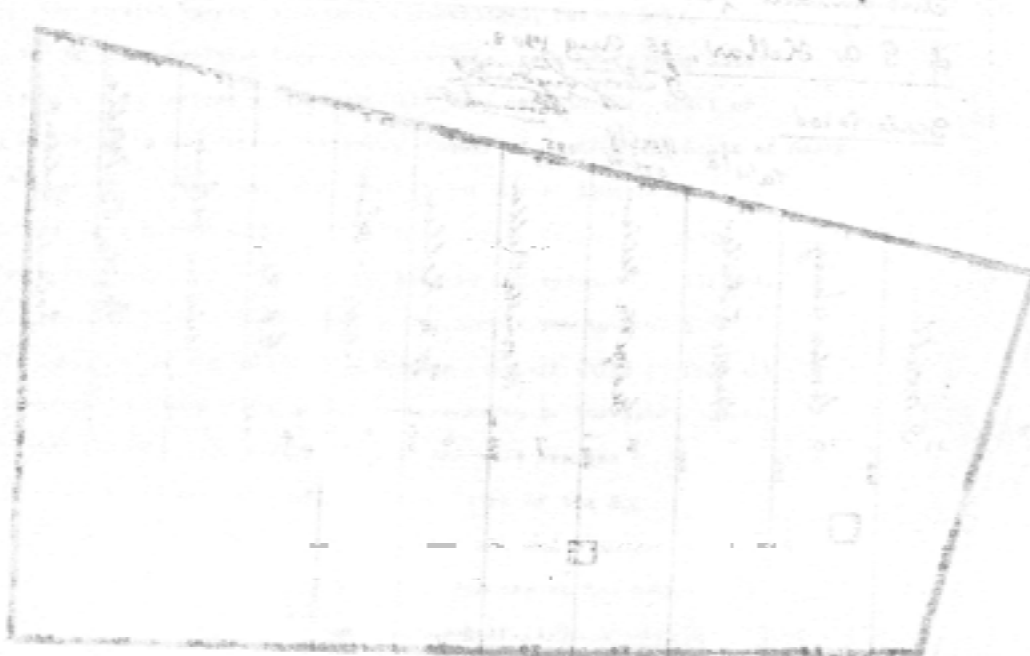
ing or

twenty-

said pa

said pa

heredit



against himself and the said party of the first part and his heirs and against the claims of all persons whomsoever shall and will warrant and forever defend by these presents. In witness whereof, the said Charles M. Cregar has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered

Chas. M. Cregar, (L.S)

in presence of

Received for record June 8th, 1909,

James M. Rogers,

Recorded July 26th, 1909.

C. D. Rogers,

(SEAL) Notary Public Chatham County, Ga.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

7064

✓ Track Your Expenses...

- Auto/Travel
- Business
- Charities
- Clothing
- Dependent Care
- Education
- Entertainment
- Food
- Home
- Insurance
- Medical/Dental
- Savings
- Taxes
- Utilities
- Other

Christina ...

Duplicate is produced using soy-based materials. Images may appear light.

TAX DEDUCTIBLE ITEM

Memo

5-4-2023				
BAL. FOR'D				
ITEM AMOUNT		116.71		
BALANCE				
DEPOSIT				
FOR'D				TA X

NOT NEGOTIABLE

For enhanced security your account number will not be printed on this copy

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Marcus Braun Jr.

Signature of Owner

Personally appeared before me

Mary Boothe

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]

Notary Public

8/14/23

Date



Address:
212 Monteith Rd

Parcel ID:
70977 01015

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Thomas Brown

Address:
212 Monteith Rd

Parcel ID:
70977 01015

Deed Book & Page:
440-160

ALL that certain lot, tract or parcel of land situate, lying and being in Port Wentworth, Chatham County, Georgia and being known on a map or plan of said City as Lot Five (5) in W Pt Drake Plantin & Mobile Home, Port Wentworth, Georgia with improvements thereon known as 212 Monteith Road, Port Wentworth, Georgia. PIN: 7-0977-01-015

State of Georgia,
Chatham County,

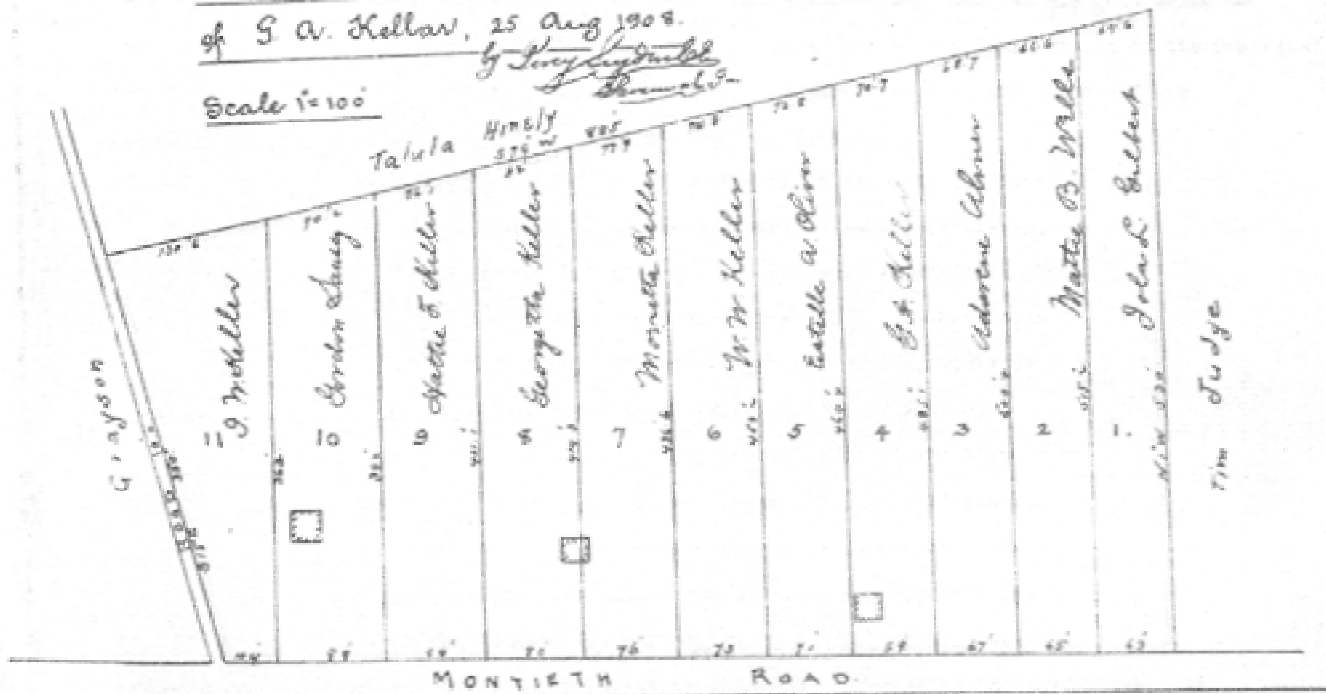
Whereas by virtue of the last will of George A. Keller, late of said County and State, deceased, said will being of record in the files of the Ordinary's office of the County and State aforesaid, all that certain tract of land containing eight and one quarter (8-1/4) acres situate lying and being in the eighth (8th) Georgia Militia District of said County and State, known as the extreme western part of Drake's Plantation and bounded on the North by lands of Tallulah Himsley, on the East by lands of Tim Judge, on the South by the Monteith Public Road, and on the West by the land of Richard Grayson is owned and possessed, share and share alike, by Georgetta W. Keller, George A. Keller, Adarene Ulmer, Estella A. Oliver,

Plat of 8 1/4 acres of the extreme west portion
of Drake's Plantation near Monteith, Chatham
County, Ga.

Sub-divided for division amongst the heirs
of G. A. Keller, 25 Aug 1908.

Scale 1"=100'

by *Longfellow*
Shenck



Signed, sealed and delivered in
presence of us:
Julian Dancy,
Edward J. Costello,
N. P. C. C. Ga.

Miss Georgetta Keller, L. S.
G. A. Keller, L. S.
Adarene Ulmer, L. S.
Estella A. Oliver, L. S.
Rattie P. Keller, L. S.
W. W. Keller, L. S.,
Mattie B. Wells, L. S.
Marietta Keller, L. S.,

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Signed, sealed and delivered

F. Schmitt, (L.S.)

in the presence of

Laura G. Schmitt, (L.S.)

Robt. H. Tatem,

Isaac Beckett,

Not. Pub. S.C. Ga.

Received for record June 8, 1909. Recorded July 26, 1909.

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Chatham County.

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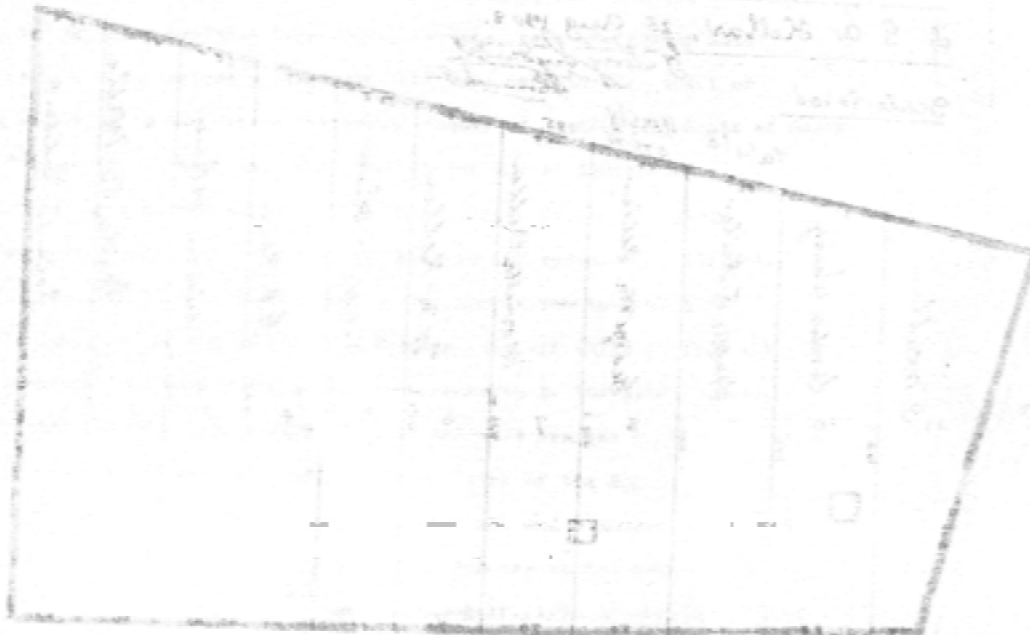
twenty-

said pa

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against himself and the said party of the first part and his heirs and against the claims of all persons whomsoever shall and will warrant and forever defend by these presents. In witness whereof, the said Charles M. Cregar has hereunto set his hand and seal the day and year first above written.



Signed, sealed and delivered

Chas. M. Cregar, (L.S)

in presence of

Received for record June 8th, 1909,

James M. Rogers,

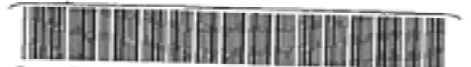
Recorded July 26th, 1909.

C. D. Rogers,

(SEAL) Notary Public Chatham County, Ga.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

My Commission Expires _____



Doc ID: 028589670001 Type: CERT
Recorded: 01/09/2015 at 02:56:49 PM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Daniel Massey Clerk Superior Court

BK **440** Pg **160**

**IN THE PROBATE COURT
COUNTY OF {COUNTY}
STATE OF GEORGIA**

IN RE: ESTATE OF _____)
EDWARD BRYANT _____) ESTATE NO. B-01742
DECEASED)

**CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to O.C.G.A. §53-3-11)**

DATE ORDER GRANTED: NOVEMBER 20TH, 2014

GRANTOR: {EDWARD BRYANT}

GRANTEE: (FULL NAME OF EACH PERSON AWARDED YEAR'S SUPPORT. The surviving spouse and/or minor children)

MAE FRANCES BRYANT

ADDRESS OF GRANTEE:
212 MONTEITH ROAD, PORT WENTWORTH, GEORGIA 31407

LEGAL DESCRIPTION OF REAL PROPERTY AND INTEREST THEREIN:

ALL that certain lot, tract or parcel of land situate, lying and being in Port Wentworth, Chatham County, Georgia and being known on a map or plan of said City as Lot Five (5) in W Pt Drakie Plantin & Mobile Home, Port Wentworth, Georgia with improvements thereon known as 212 Montcith Road, Port Wentworth, Georgia. PIN: 7-0977-01-015

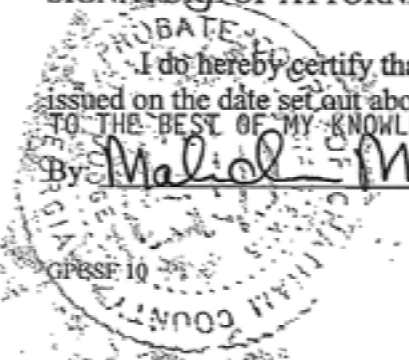
Also land in _____ County(ies).

Original Certificate delivered or mailed to Clerk of Superior Court of _____ County on _____, 20__.

Certificate prepared by: _____ State Bar # 597275
SIGNATURE OF ATTORNEY

I do hereby certify that the above information is based on the order of the Probate Court issued on the date set out above and that the above information is true and correct.
TO THE BEST OF MY KNOWLEDGE.

By Malcolm Mall



PROBATE COURT OF
CHATHAM COUNTY
P.O. BOX 8344
SAVANNAH, GA 31412
Eff. July 2014

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

ITEM FOUR

I hereby give, devise and bequeath any automobile or any replacement automobile that I may own at the time of my death to my grandson, THOMAS BROWN, JR., to be his in fee simple forever.

ITEM FIVE

I hereby give, devise and bequeath the rest, residue and remainder of my property, whether real, personal or mixed, and wherever situated or located, including any lapsed or void legacies, my grandson, THOMAS BROWN, JR., to be his in fee simple forever.

* ITEM SIX

I hereby nominate, constitute and appoint my grandson, THOMAS BROWN, JR., as Executor of this my Last Will and Testament. I hereby expressly confer upon him power as such to administer my estate, excusing him from having to give any bond, from making any returns to the Probate Court or any other Court, or filing inventory or appraisal and I expressly confer upon him the full power and authority to sell any part of my estate, at public or private sale, with or without notice, as he may deem best, and without any order of Court, making good and sufficient conveyance to the Purchaser.

ITEM SEVEN

If for any reason the said THOMAS BROWN, JR., is unable or unwilling to serve as Executor of this my Last Will and Testament, then I hereby nominate, constitute and appoint my niece, COTEA D. JONES, to serve as Alternate Executrix with the same powers as herein above stated.

* ITEM EIGHT

In the management, care and disposition of my estate, I confer upon the Executor of this Will, and upon any successor or successors thereto, the power to do all things and execute such instruments as may be deemed necessary and proper, including all of those powers enumerated in O.C.G.A. Section 53-12-261 et. Seq., (Ga. L. 2010, p. 579, Section 1/SB, entitled "Incorporation By Reference Of Powers In Wills or Trust Agreement, etc.,") which powers are

Mae Frances Bryant
MAE FRANCES BRYANT

LAST WILL AND TESTAMENT OF

MAE FRANCES BRYANT

I, MAE FRANCES BRYANT, a domiciliary of Chatham County Georgia, being of disposing mind and memory do hereby make, publish and declare this instrument to be my Last Will and Testament, revoking and annulling all wills and codicils heretofore made by me.

ITEM ONE

I am married. I do not have any children, my only child, THOMAS BROWN, predeceased me. My husband's name is EDWARD BRYANT. This Will is made in contemplation of any potential birth or adoption of children by me and shall not be revoked by such event.

ITEM TWO

I direct my Executor to pay out of the residue of my estate, as soon after my death as my Executor deems feasible, all of my debts, including charitable pledges, whether or not enforceable; the expenses of my last illness, funeral and burial; debts and claims duly allowed against my estate; expenses of administration of my estate; and all estate, inheritance, succession, transfer, legacy and death taxes assessed or imposed with respect to my estate, or any part thereof, whether or not passing under this Will.

* ITEM THREE

I hereby give, devise and bequeath to my husband, EDWARD BRYANT, a Life Estate in my real property located at 212 Monteith Road, Port Wentworth, Georgia, along with a household furniture, furnishings, fixtures, appliances and electronics located therein for and during his natural lifetime on the conditions hereinafter outlined, with remainder over, after his death, to my grandson, THOMAS BROWN, JR., to be his in fee simple forever.

In the event the said THOMAS BROWN, JR., should predecease me, then the remainder over to my niece, COTEA D. JONES, to be hers in fee simple, forever.

All bequests hereunder are being given to my husband in lieu of a year's support.

Mae Frances Bryant
MAE FRANCES BRYANT

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

GEORGIA DEATH CERTIFICATE

State File Number 2019GA000035054

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) MAE FRANCES BRYANT		1a. IF FEMALE, ENTER LAST NAME AT BIRTH HURST		2. SEX FEMALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 06/01/2019	
3. SOCIAL SECURITY NUMBER 256-70-7798	4a. AGE (Years) 83	4b. UNDER 1 YEAR Mos. Days	4c. UNDER 1 DAY Hours Mins.		5. DATE OF BIRTH (Mo., Day, Year) 07/08/1935	
6. BIRTHPLACE GEORGIA	7a. RESIDENCE - STATE GEORGIA	7b. COUNTY CHATHAM		7c. CITY, TOWN PORT WENTWORTH		
7d. STREET AND NUMBER 212 MONTEITH ROAD		7e. ZIP CODE 31407	7f. INSIDE CITY LIMITS? YES	8. ARMED FORCES? NO		
8a. USUAL OCCUPATION HOUSE KEEPING		8b. KIND OF INDUSTRY OR BUSINESS				
9. MARITAL STATUS WIDOWED	10. SPOUSE NAME EDWARD BRYANT		11. FATHER'S FULL NAME (First, Middle, Last) BO HURST			
12. MOTHER'S MAIDEN NAME (First, Middle, Last) LILLIE MAE WASHINGTON		13a. INFORMANT'S NAME (First, Middle, Last) THOMAS BROWN		13b. RELATIONSHIP TO DECEDENT GRANDSON		
13c. MAILING ADDRESS 216 MONTEITH ROAD PORT WENTWORTH GEORGIA 31407				14. DECEDENT'S EDUCATION UNKNOWN		
15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO		16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) BLACK OR AFRICAN-AMERICAN				
17a. IF DEATH OCCURRED IN HOSPITAL INPATIENT		17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify)				
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) ST. JOSPEH'S HOSPITAL			19. CITY, TOWN or LOCATION OF DEATH SAVANNAH		20. COUNTY OF DEATH CHATHAM	
21. METHOD OF DISPOSITION (specify) BURIAL		22. PLACE OF DISPOSITION CHEROKEE HILL CEMETERY 1 BONNYBRIDGE ROAD GEORGIA 31407			23. DISPOSITION DATE (Mo., Day, Year) 06/08/2019	
24a. EMBALMER'S NAME CHAD J FLOWERS	24b. EMBALMER LICENSE NO 5054	25. FUNERAL HOME NAME SYLVANIA FH OF SAVANNAH				
25a. FUNERAL HOME ADDRESS 102 OWENS INDUSTRIAL BLVD SAVANNAH GEORGIA 31415						
26a. SIGNATURE OF FUNERAL DIRECTOR LISA COOPER FLOWERS		26b. FUN. DIR. LICENSE NO 5455	AMENDMENTS			
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 06/01/2019		28. HOUR PRONOUNCED DEAD 10:22 AM				
29a. PRONOUNCER'S NAME MICHAEL ERRICO		29b. LICENSE NUMBER 074181	29c. DATE SIGNED 06/01/2019			
30. TIME OF DEATH 10:22 AM		31. WAS CASE REFERRED TO MEDICAL EXAMINER NO				
32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.						Approximate interval between onset and death
IMMEDIATE CAUSE (Final disease or condition resulting in death)						
A. SEPTIC SHOCK						1 DAY
Due to, or as a consequence of						
B. MULTI-SYSTEM ORGAN FAILURE						1 DAY
Due to, or as a consequence of						
C. LACTIC ACIDOSIS						1DAY
Due to, or as a consequence of						
D. ACUTE RESPIRATORY FAILURE						1 DAY
Part II. Enter significant conditions contributing to death but not related to cause given in Part I A. If female, indicate if pregnant or birth occurred within 90 days of death.				33. WAS AUTOPSY PERFORMED? NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?
35. TOBACCO USE CONTRIBUTED TO DEATH UNKNOWN		36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE		37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL		
38. DATE OF INJURY (Mo., Day, Year)		39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)	
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)						
43. DESCRIBE HOW INJURY OCCURRED				44. IF TRANSPORTATION INJURY		
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) MICHAEL ERRICO, MD, 074181				46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)		
45a. DATE SIGNED (Mo., Day, Year) 06/11/2019		45b. HOUR OF DEATH 10:22 AM		46a. DATE SIGNED (Mo., Day, Year)		46b. HOUR OF DEATH
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH MICHAEL ERRICO 11700 MERCY BLVD. BOULEVARD SAVANNAH GEORGIA 31419						
48. REGISTRAR (Signature) /S/ CHRISTOPHER JP HARRISON				49. DATE FILED - REGISTRAR (Mo., Day, Year) 06/12/2019		

THIS IS TO CERTIFY THAT THIS IS A TRUE REPRODUCTION OF THE ORIGINAL RECORD ON FILE WITH THE STATE OFFICE OF VITAL RECORDS, GEORGIA DEPARTMENT OF PUBLIC HEALTH. THIS CERTIFIED COPY IS ISSUED UNDER THE AUTHORITY OF CHAPTER 31-10, CODE OF GEORGIA AND 511-1-3 DPH RULES AND REGULATIONS.

Swendolyn Duffin

DEPUTY STATE REGISTRAR AND CUSTODIAN
GEORGIA STATE OFFICE OF VITAL RECORDS

COUNTY CUSTODIAN: *Richard D. Smedley*

ISSUED BY: *Richard D. Smedley*

DATE ISSUED: JUN 13 2019

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VOID IF ALTERED OR COPIED

GEORGIA DEATH CERTIFICATE

State File Number 2014GA00003

6.B.c

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) EDWARD BRYANT		1a. IF FEMALE, ENTER LAST NAME AT BIRTH		2. SEX MALE		2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 07/10/2014	
3. SOCIAL SECURITY NUMBER 252-48-2886		4a. AGE (Years) 81		4b. UNDER 1 YEAR Mos. Days Hours Mins		4c. UNDER 1 DAY	
5. DATE OF BIRTH (Mo., Day, Year) 02/07/1933		6. BIRTHPLACE GEORGIA		7a. RESIDENCE - STATE GEORGIA		7b. COUNTY CHATHAM	
7c. CITY, TOWN PORT WENTWORTH		7d. STREET AND NUMBER 212 MONTIETH ROUTE 1 BOX 212 ROAD		7e. ZIP CODE 31408		7f. INSIDE CITY LIMITS? YES	
8a. USUAL OCCUPATION FORKLIFT OPERATOR		8b. KIND OF INDUSTRY OR BUSINESS SHIPPING		8. ARMED FORCES? NO			
9. MARITAL STATUS MARRIED		10. SPOUSE NAME MAE FRANCES HEARSE		11. FATHER'S FULL NAME (First, Middle, Last) JAMES BRYANT			
12. MOTHER'S MAIDEN NAME (First, Middle, Last) LUCILLE WILLIAMS		13a. INFORMANT'S NAME (First, Middle, Last) MAE FRANCES BRYANT		13b. RELATIONSHIP TO DECEDENT WIFE			
13c. MAILING ADDRESS 212 MONTIETH ROUTE 1 BOX 212 ROAD PORT WENTWORTH GEORGIA 31408				14. DECEDENT'S EDUCATION HIGH SCHOOL GRADUATE OR GED COMPLETED			
15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO		16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) BLACK OR AFRICAN-AMERICAN					
17a. IF DEATH OCCURRED IN HOSPITAL		17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify) HOSPICE FACILITY					
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) HOSPICE SAVANNAH				19. CITY, TOWN or LOCATION OF DEATH SAVANNAH		20. COUNTY OF DEATH CHATHAM	
21. METHOD OF DISPOSITION (specify) BURIAL		22. PLACE OF DISPOSITION CHEROKEE HILL CEMETERY GULFSTREAM ROAD SAVANNAH GEORGIA 31408				23. DISPOSITION DATE (Mo., Day, Year) 07/18/2014	
24a. EMBALMER'S NAME PAMELA HOWARD OGLESBY		24b. EMBALMER LICENSE NO. 2725		25. FUNERAL HOME NAME SYLVANIA FH OF SAVANNAH			
25a. FUNERAL HOME ADDRESS 102 OWENS INDUSTRIAL BLVD SAVANNAH GEORGIA 31415							
26a. SIGNATURE OF FUNERAL DIRECTOR PAMELA HOWARD				26b. FUN. DIR. LICENSE NO. 3201		AMENDMENTS	
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 07/10/2014		28. HOUR PRONOUNCED DEAD 02:50 AM					
29a. PRONOUNCER'S NAME CAROLE B MCNEAL				29b. LICENSE NUMBER 102157		29c. DATE SIGNED 07/10/2014	
30. TIME OF DEATH 02:50 AM				31. WAS CASE REFERRED TO MEDICAL EXAMINER NO			
32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.						Approximate interval between onset and death	
IMMEDIATE CAUSE (Final disease or condition resulting in death)						UNKNOWN	
A. SEPSIS Due to, or as a consequence of						UNKNOWN	
B. GANGRENE Due to, or as a consequence of						UNKNOWN	
C. Due to, or as a consequence of							
D. Due to, or as a consequence of							
Part II. Enter significant conditions contributing to death but not related to cause given in Part I A. If female, indicate if pregnant or birth occurred within 90 days of death.				33. WAS AUTOPSY PERFORMED? NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?	
35. TOBACCO USE CONTRIBUTED TO DEATH UNKNOWN		36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE		37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL			
38. DATE OF INJURY (Mo., Day, Year)		39. TIME OF INJURY		40. PLACES OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)	
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)							
43. DESCRIBE HOW INJURY OCCURRED						44. IF TRANSPORTATION INJURY	
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) JULIA F JOHNSON, MD, 56721				46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)			
45a. DATE SIGNED (Mo., Day, Year) 07/23/2014		45b. HOUR OF DEATH 02:50 AM		46a. DATE SIGNED (Mo., Day, Year)		46b. HOUR OF DEATH	
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH JULIA F JOHNSON 1352 EISENHOWER DRIVE SAVANNAH GA 31406 SAVANNAH GEORGIA							
48. REGISTRAR (Signature) /S/ DEBORAH C. ADERHOLD				49. DATE FILED - REGISTRAR (Mo., Day, Year) 07/29/2014			

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

THIS IS TO CERTIFY THAT THIS IS A TRUE REPRODUCTION OF THE ORIGINAL RECORD ON FILE WITH THE STATE OFFICE OF VITAL RECORDS, GEORGIA DEPARTMENT OF COMMUNITY HEALTH. THIS CERTIFIED COPY IS ISSUED UNDER THE AUTHORITY OF CHAPTER 31-10, CODE OF GEORGIA, AND 290-1-3 DPH RULES AND REGULATIONS.

Patrick C. Jankhold

STATE REGISTRAR AND CUSTODIAN
GEORGIA STATE OFFICE OF VITAL RECORDS

County Custodian: *Debecca D Sanders*
Issued by: *Crystal Hill*

Date issued: JUL 20 2014

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VOID IF ALTERED OR COPIED

Mae Frances Hurst Bryant

<https://www.sylvaniafuneralhomes.com/obituary/6339378>

Mae Frances Hurst Bryant of Savannah, Georgia | 1935 - 2019 | Obituary

Mae Frances Hurst Bryant
July 8, 1935 - June 1, 2019

View Sign Guestbook | Send Sympathy Card

Savannah - Ms. Mae Frances Hurst Bryant, 83, entered eternal rest Saturday, June 1, 2019.

Ms. Bryant leaves to cherish her memories, her brothers, Willard Hurst (Mattie), Isral Hurst (Betty), sisters, Mattie Childs, Eunice Stokes, 5 grandchildren and 10 great grandchildren.

Public Viewing: 12:00 noon - 6:00 p.m., Friday, June 7, 2019 at Sylvania Funeral Home of Savannah, Inc.

Funeral service for Ms. Mae Frances Hurst Bryant will be held 2:30 p.m., Saturday, June 8, 2019 at White Oak Baptist Church, 135 Monteith Rd, Port Wentworth, GA 31407.

Ms. Bryant will repose at the church Saturday, June 8, 2019 at 1:30 p.m. until the hour of service.

Interment: Cherokee Hill Cemetery

To send a flower arrangement or to plant trees in memory of **Mae Frances Hurst Bryant**, please click here to visit our Sympathy Store.

SEND FLOWERS
Order Flowers for the Family

SEND A CARD
Send your Sympathy to the Family

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

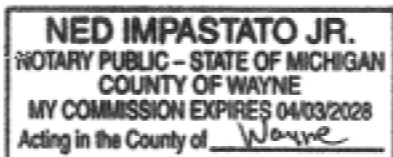
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road Port Wentworth, GA 31407

Telephone Number: 912-659-1827



Cateca D Jones
Signature of Owner

Personally appeared before me

Cateca D Jones

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]

Notary Public

8/4/23

Date

- * Parcel Number
70977 - 01014
- * Property Owner
Cateca D Jones
- * Address
216 Monteith Rd
Port Wentworth, GA



Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

1

THIS INDENTURE made and entered into this 16 day of September, 1971, between HARRIET ELFE KELLER WILSON, FRANCES V. K. HODGES, ALICE B. K. CHRISTIANSON, EDWIN B. KELLER, JACK E. KELLER and PHILIP W. BECWITH and SAVANNAH BANK AND TRUST COMPANY OF SAVANNAH, as Executors and Trustees under the Last Will and Testament of H. R. KELLER, all of whom collectively are hereinafter called the parties of the first part and OPHELIA BRYANT, ROBERT LEE BRYANT, and COTEA BRYANT of Chatham County, Georgia, hereinafter called the parties of the second part,

THAT WHEREAS, WILLIAM W. KELLER, JR., late of Chatham County, Georgia, died on July 20, 1924 testate and his Will was probated in Common Form in the Court of Ordinary of Chatham County, Georgia on July 24, 1924 naming HAROLD KELLER, HENRY RUPERT KELLER and W. W. KELLER, JR., as Executors and Trustees, which Will provided that the income from the Trust was to be paid to GEORGIA VIRGINIA KELLER, the wife of the Testator, for life and after her death said property should go to the three persons named as Trustees, in fee simple, or to their children, if they were not in life.

AND WHEREAS, said GEORGIA VIRGINIA KELLER has departed this life, her Will having been filed in the Office of the Court of Ordinary of Chatham County, Georgia on March 23, 1955. HAROLD KELLER, who was not a resident of Chatham County, Georgia died prior to the death of GEORGIA VIRGINIA KELLER, and W. W. KELLER, JR., died on June 4, 1953 prior to the death of GEORGIA VIRGINIA KELLER.

AND WHEREAS, HENRY RUPERT KELLER died on October 4, 1956 testate and his Will was probated in Solemn Form in the Court of Ordinary of Chatham County, Georgia on October 10, 1956, in which PHILIP W. BECWITH and the SAVANNAH BANK AND TRUST COMPANY OF SAVANNAH were named as Executors and both of them qualified and are now acting as such.

2

AND WHEREAS on the ____ day of November, 1956, said parties of the first part executed a Power of Attorney to PHILIP W. BECKWITH, which Power of Attorney is recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Deed Book 65 Y's, page 69, which Power of Attorney authorized said PHILIP W. BECKWITH to execute a Warranty Deed to the property hereinafter described on behalf of said parties of the first part, after consulting with Edwin B. Keller.

AND WHEREAS, said PHILIP W. BECKWITH has consulted with EDWARD B. KELLER with regards to the execution of this instrument and has obtained his approval thereof.

NOW THEREFORE, said parties of the first part for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to them in hand paid by the parties of the second part at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns the following described property to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 8th Georgia Militia District of Chatham County, Georgia on the Monteith Public Road, known as Lot Number Six (6) of a Subdivision of 2 1/4 acres of land, formerly the property of the Estate of George Adams Keller, Sr., a map or plat of said Subdivision is recorded in the records of the Clerk of the Superior Court of Chatham County, Georgia in Historical Map Book 4, page 172, formerly recorded in said Clerk's Office in Deed Book 9'W's, page 427. Said lot hereby conveyed is bounded as follows: On the North by lands now or formerly of Talula Hinely on the East by Lot Number Five (5), said Subdivision, on the South by the Monteith Public Road and on the West by Lot Number Seven (7), said Subdivision. For a more detailed description of said property specific reference is made to said plat which is made a part of this description.

TOGETHER WITH ALL AND SINGULAR the rights, members appurtenances and hereditaments thereunto belonging or in anywise appertaining and all the estate, right, title, interest, claim or demand whatsoever at law or in equity of the parties of the first part, or, in or to the same or any part thereof.

3

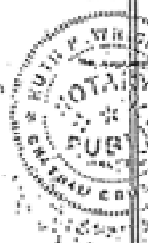
TO HAVE AND TO HOLD the above described property and premises unto the said parties of the second part, their heirs and assigns, in fee simple forever.

AND LASTLY said parties of the first part, except PHILLIP W. BECKWITH and the SAVANNAH BANK AND TRUST COMPANY OF SAVANNAH, as Executors under the Will of HENRY RUPERT KELLER; their executors, administrators, heirs and assigns, the above described and conveyed property and premises unto said parties of the second part, their executors, administrators, heirs and assigns, will Warrant and Forever Defend by Virtue of these presents.

IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands and affixed their seals on the day and year first above written as the date hereof.

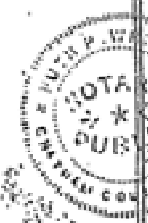
Sworn to and subscribed before me this 30 day of September, 1971

HARRIET ELFE KELLER WILSON
BY: Phillip W. Beckwith (L.S.)
Phillip W. Beckwith
Her Attorney in Fact



Sam Warner
Phillip W. Beckwith
Notary Public, Chatham County, Georgia

FRANCES V. K. HODGE
BY: Phillip W. Beckwith (L.S.)
Phillip W. Beckwith
Her Attorney in Fact



Sworn to and subscribed before me this 30 day of September, 1971.

Sam Warner
Phillip W. Beckwith
Notary Public, Chatham County, Georgia

ALICE B. K. CHRISTAINSON
BY: Phillip W. Beckwith (L.S.)
Phillip W. Beckwith
Her Attorney in Fact

Sworn to and subscribed before me this 30 day of September, 1971.

Sam Warner
Phillip W. Beckwith
Notary Public, Chatham County, Georgia

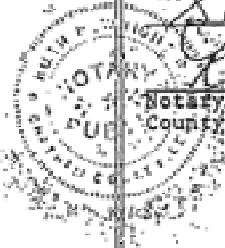
Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

4

EDWIN B. KELLER

BY: Phillip W. Beckwith (L.S.)
Phillip W. Beckwith
His Attorney in Fact

Sworn to and subscribed
before me this 30 day
of September, 1971.

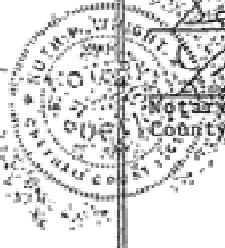


Sam Warren
Ruth P. Wright
Notary Public, Chatham
County, Georgia

JACK E. KELLER

BY: Phillip W. Beckwith (L.S.)
Phillip W. Beckwith
His Attorney in Fact

Sworn to and subscribed
before me this 30 day
of September, 1971.

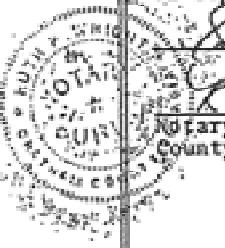


Sam Warren
Ruth P. Wright
Notary Public, Chatham
County, Georgia

PHILLIP W. BECKWITH AS EXECUTOR
AND TRUSTEE UNDER THE WILL OF
HENRY RUBERT KELLER

BY: Phillip W. Beckwith (L.S.)
Phillip W. Beckwith
His Attorney in Fact

Sworn to and subscribed
before me this 30 day
of September, 1971.



Sam Warren
Ruth P. Wright
Notary Public, Chatham
County, Georgia

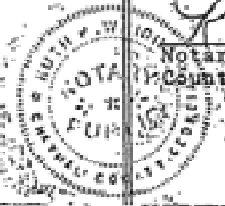
Chatham County, Georgia
Real Estate Transfer Tax
Paid \$ 1.00

Date: 10/6/71
Blanche C. Keller
207 Clerk of Superior Court

BLANCHE C. KELLER

BY: Phillip W. Beckwith (L.S.)
Phillip W. Beckwith
Her Attorney in Fact

Sworn to and subscribed
before me this 30 day
of September, 1971



Sam Warren
Ruth P. Wright
Notary Public, Chatham
County, Georgia

Filed For Record At 4:36 o'clock P. M. On The
6 Day Of October 71
Recorded by 99-5 Falls 1
On The 6 Day Of October 71

CLERK, SUPERIOR COURT, CHATHAM CO., GA.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Clock#: 1101972
FILED FOR RECORD
10/02/2008 10:33am
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

[Cotea D Jones]
= 112 Willow DR
Palmer PA 18045

L J

BOOK 3456
PAGE 602

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: October 2, 2008

Reference Number of Any Related Documents: _____

Grantor:
Name: Robert L Bryant
Street Address: 216 Mountieyth Rd
City/State/Zip: Port Wentworth GA 31407

Grantee:
Name: Robert L Bryant & Cotea D. Jones
Street Address: 216 Mountieyth Rd
City/State/Zip: Port Wentworth GA 31407

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Lot 6 of Subdivision of 8 1/4 acres, Mountieyth Rd

Assessor's Property Tax Parcel/Account Number(s): _____

THIS QUITCLAIM DEED, executed this 2nd day of October, 2008, by first party, Grantor, Robert L Bryant, whose mailing address is 216 Mountieyth Rd, Port Wentworth GA 31407 to second party, Grantee, Robert L Bryant & Cotea D. Jones, whose mailing address is 216 Mountieyth Rd, Port Wentworth GA 31407

WITNESSETH that the said first party, for good consideration and for the sum of 0 Dollars (\$ 0) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Chatham State of Georgia
to wit: Lot 6 Keller Subdivision 8th G.M. District.
PIN 7-0977-01-014

BOOK 3456
PAGE 603

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness Cynthia Harris
Print Name of Witness CYNTHIA HARRIS

Signature of Witness _____
Print Name of Witness _____

Signature of Grantor ROBERT L BRYANT
Print Name of Grantor ROBERT L BRYANT

State of Georgia
County of Chatham

On Oct. 2, 2008 before me, RAYMOND F. TINDAL
appeared ROBERT BRYANT, personally known to me (or 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.

WITNESS my hand and official seal.
Raymond F. Tindal
Signature of Notary

Affiant Known Produced ID
Type of ID Driver's License
(Seal)



Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, the undersigned, ROBERT L. BRYANT, a resident of CHATHAM COUNTY, GEORGIA, being of sound mind and desirous of arranging for the management of my person and property and the transaction of my business through an attorney-in -fact, do hereby make, constitute and appoint my daughter, COTEA D. JONES, a resident of 112 Willow Drive, Palmer, Pennsylvania, my true and lawful attorney-in-fact to act in, manage, and conduct all of my estate and all my affairs, and for that purpose for me and in my name, place and stead, and for my use and benefits, and as my act and deed, to do and execute, or concur with persons jointly interested with myself therein in the doing or executing of, all or any of the following acts, deeds, and things that is to say:

1.

To buy, receive, lease, accept or otherwise acquire, to sell, convey, mortgage, hypothecate, quit claim, or otherwise encumber or dispose of, or to contract or agree for the acquisition, disposal, sell, exchange or encumbrance of any kind or type of my property whatsoever or any custody, possession, interest, or right therein, upon such terms, consideration and conditions as my attorney shall think proper;

2.

To take, hold, possess, invest, lease, or let, or otherwise manage any or all of my property or any or all of my property or any interest therein, including the right to sell any of my real property; to eject, remove, or relieve tenants or other persons from, and recover possession of, such property by all lawful means; and to maintain, protect, preserve, insure, remove, store, transport, repair, build on, raze, rebuild, alter, modify or improve the same or any part thereof;

3.

To make, do, and transact all and every kind of business of what nature or kind whatsoever, including the receipt, recovery, collection, payment, compromise, settlement, and adjustment of all accounts, legacies, bequests, interest, dividends, annuities, demands, debts, taxes, and obligations or any rebate, refund or discount thereon, which may now or hereafter be due, owing or payable by me or to me;

RLB

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

shall not be diminished or revoked by the passage of time from the date of its execution, it being my intent that it remain in full force and effect until revoked by me in writing regardless of how much time has elapsed since the date of its execution.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 17th day of July, 2006.

Quelby D. Mitchell
Witness
Bonzo C. Reddick
Notary Public

ROBERT L. BRYANT (SEAL)
ROBERT L. BRYANT

BONZO C. REDDICK
Notary Public, Chatham County, GA
My Commission Expires October 20, 2007

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

CERTIFICATE OF DEATH/STATE OF GEORGIA

TYPE OR PRINT IN PERMANENT BLACK OR BLUE-BLACK INK
5
DECEASED
Usual Residence where Deceased Lived, if Death Occurred in Institution, See Handbook Regarding Completion of Residence Items.

DECEDENT'S NAME (First, Middle, Last) 1a. Ophelia H. Bryant		IF DECEDENT IS FEMALE, ENTER MAIDEN LAST NAME 1b. Hurst		SEX Female	DATE OF DEATH (Mo., Day, Year) September 12, 2008
RACE (White, Black, Amer. Indian, etc.) (Specify) 4. Black	ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) 5. American	DATE OF BIRTH (Mo., Day, Year) 6. Nov. 24, 1937	AGE - Last Birthday (Years) 7a. 70	UNDER 1 YEAR 7b. 70	UNDER 1 DAY 7c. 70
CITY, TOWN or LOCATION OF DEATH 8a. Savannah		HOSPITAL OR OTHER INSTITUTION NAME (If not in either, give street and No.) 8b. St. Joseph's Hospital		IF HOSPITAL OR INST. (Indicate DOA, OPERM, Res. Institution) (Specify) 8c. Inpatient	
STATE AND COUNTY OF BIRTH (If not in USA, name Country) 9a. GA/Screven	CITIZEN OF WHAT COUNTRY? 10a. U.S.A.	MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) 11. Married	SPOUSE (If married or widowed, give spouse's name & maiden name) 12. Robert L. Bryant		HAD DECEDENT EVER IN U.S. ARMED FORCES (Yes or No) 13. No
SOCIAL SECURITY NUMBER 14. 255-64-5338	USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) 15a. Custodian	KIND OF INDUSTRY OR BUSINESS 15b. U.S. Army			
RESIDENCE - STATE Georgia	COUNTY Chatham	CITY, TOWN or LOCATION Savannah	STREET AND NUMBER AND ZIP CODE 216 Monteith Rd. 31407		INSIDE CITY LIMITS? (Yes or No) No

PARENTS

FATHER'S NAME First Middle Last 17. Issac Hurst	MOTHER'S MAIDEN NAME First Middle Last 18. Lillie Mae Washington
---	--

INFORMANT

INFORMANT'S NAME First Middle Last 19a. Cotea D. Jones	MAILING ADDRESS (Street, R.F.D. No., City or Town, State, Zip) 19b. 112 Willow Dr., Palmer, PA 18045	RELATIONSHIP 19c. Daughter
--	--	--------------------------------------

DISPOSITION

20a. Burial	DISPOSITION DATE (Mo., Day, Year) 09/20/08	CEMETERY OR CREMATORY NAME Cherokee Hill Cemetery	LOCATION (City or Town, State, Zip, County) Garden City, GA 31408 Chatham
--------------------	--	---	---

FUNERAL DIRECTOR (Signature)
21a. *[Signature]*
21b. *[Signature]*

FUN. DIR. LICENSE NO. 4384	NAME AND ADDRESS OF FACILITY (Street, R.F.D. No., City or Town, State, Zip) Smart and Son Funeral Home 102 Owens Industrial Dr. Savannah, Georgia 31405	EST. LICENSE NO. 001625
--------------------------------------	---	-----------------------------------

Conditions, if Any, which Gave Rise to Immediate Cause Stating the Underlying Cause Last.
PART I

IMMEDIATE CAUSE (Enter only one cause per line for A, B, and C) A. Metastatic lung cancer		Approximate interval between onset and death 11 mths
B. Cardiopulmonary arrest		Approximate interval between onset and death minutes
C.		Approximate interval between onset and death

CAUSE OF DEATH

24. OTHER SIGNIFICANT CONDITIONS - conditions contributing to death but not related to cause given in Part 1A, (If female, indicate if pregnant or birth occurred within 90 days of death.)	AUTOPSY (Yes or No) No	IF YES, WERE FINDINGS CONSIDERED IN DETERMINING CAUSE OF DEATH? (Yes or No)
---	----------------------------------	---

If Infant Death, Indicate Birth Certificate No. of Mother.

25a. WAS OPERATION PERFORMED (Yes or No) No	DATE OF OPERATION (Mo., Day, Year) 25b.	CONDITIONS FOR WHICH OPERATION WAS PERFORMED (Specify) 25c.
---	--	--

ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify)

27. DATE OF INJURY (Mo., Day, Year) 28a.	DESCRIBE HOW INJURY OCCURRED 28b.	HOUR OF INJURY 28c. M
---	--------------------------------------	---------------------------------

INJURY AT WORK? (Yes or No)

29a. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)	LOCATION (Street, R.F.D. No., City or Town, State, Zip, County)
--	---

CERTIFIER

29a. To be Completed by CERTIFYING PHYSICIAN ONLY DATE SIGNED (Mo., Day, Year) 9/29/08	HOUR OF DEATH 29c. 18:30R M	29d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER	30a. To be Completed by MEDICAL EXAMINER OR CORONER ONLY DATE SIGNED (Mo., Day, Year)	HOUR OF DEATH 30c.
---	---------------------------------------	--	--	-----------------------

NAME, TITLE, AND LICENSE NO. OF CERTIFIER (Physician, Medical Examiner, or Coroner)

31a. DR. Gregg Negrea LIC. NO. 157342	ADDRESS OF CERTIFIER (Street, R.F.D. No., City or Town, State, Zip) 225 Broadview Savannah GA
---	---

REGISTRAR

REGISTRAR (Signature) Shelma W. Campbell	DATE RECEIVED BY REGISTRAR (Mo., Day, Year) SEP 30 2008
--	---

CERTIFICATE OF RECORD

This is the exact copy of the Death Certificate received for filing in Chatham County, Georgia.

Local Custodian
Shelma W. Campbell

Signed by
J. Veasey
County of Chatham

Date **SEP 30 2008**

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

GEORGIA DEATH CERTIFICATE

State File Number 2014GA000053799

1 DECEDENT'S LEGAL FULL NAME (First, Middle, Last) ROBERT LEE BRYANT		1a IF FEMALE, ENTER LAST NAME AT BIRTH		2 SEX MALE		2a DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 10/03/2014	
3 SOCIAL SECURITY NUMBER 256-48-4775		4a AGE (Years) 78		4b UNDER 1 YEAR Mos Days		4c UNDER 1 DAY Hours Mins	
6 BIRTHPLACE GEORGIA		7a RESIDENCE - STATE GEORGIA		7b COUNTY CHATHAM		7c CITY, TOWN SAVANNAH	
7d STREET AND NUMBER 216 MONTEITH ROAD		7e ZIP CODE 31407		7f INSIDE CITY LIMITS? YES		8 ARMED FORCES? NO	
5a USUAL OCCUPATION MAINTENANCE		8b KIND OF INDUSTRY OR BUSINESS GAS AND PIPELINES COMPANY		5 DATE OF BIRTH (Mo., Day, Year) 11/13/1935			
9 MARITAL STATUS WIDOWED		10 SPOUSE NAME OPHELIA HURST		11 FATHER'S FULL NAME (First, Middle, Last) JIM BRYANT			
12 MOTHER'S MAIDEN NAME (First, Middle, Last) LUCILLE WILLIAMS		13a INFORMANT'S NAME (First, Middle, Last) COTEA JONES		13b RELATIONSHIP TO DECEDENT DAUGHTER			
13c MAILING ADDRESS 216 MONTEITH ROAD SAVANNAH GEORGIA 31407		14 DECEDENT'S EDUCATION 4TH GRADE COMPLETED		15 DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) BLACK OR AFRICAN-AMERICAN			
15 ORIGIN OF DECEDENT (Italian, Mex, French, English, etc.) NO, NOT SPANISH/SPANIC/LATINO		17a IF DEATH OCCURRED IN HOSPITAL		17b IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify) DECEDENT'S HOME			
18 HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) 216 MONTEITH ROAD		19 CITY, TOWN or LOCATION OF DEATH SAVANNAH		20 COUNTY OF DEATH CHATHAM			
21 METHOD OF DISPOSITION (specify) BURIAL		22 PLACE OF DISPOSITION CHEROKEE HILL CEMETERY 1 BONNYBRIDGE ROAD SAVANNAH GEORGIA 31407		23 DISPOSITION DATE (Mo., Day, Year) 10/11/2014			
24a EMBALMER'S NAME TROY L LAWTON		24b EMBALMER LICENSE NO 4455		25 FUNERAL HOME NAME SMALLS FUNERAL HOME			
25a FUNERAL HOME ADDRESS 203 SAMUEL SMALLS SR. AVE P O BOX 26 GUYTON GEORGIA 31312		26a SIGNATURE OF FUNERAL DIRECTOR TROY L LAWTON		26b FUN DIR LICENSE NO 4486		AMENDMENTS	
27 DATE PRONOUNCED DEAD (Mo., Day, Year) 10/03/2014		28 HOUR PRONOUNCED DEAD 23:45 MILITARY		29a LICENSE NUMBER 61648		29c DATE SIGNED 10/03/2014	
29a PRONOUNCER'S NAME JOSEPH ROARTY		30 TIME OF DEATH 23:45 MILITARY		31 WAS CASE REFERRED TO MEDICAL EXAMINER YES			
32 Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.						Approximate interval between onset and death	
IMMEDIATE CAUSE (Final disease or condition resulting in death)						MINUTES	
A. ACUTE MYOCARDIAL INFARCTION							
Due to, or as a consequence of							
B.							
Due to, or as a consequence of							
C.							
Due to, or as a consequence of							
D.							
Part II. Enter significant conditions contributing to death but not related to cause given in Part IA. If female, indicate if pregnant or birth occurred within 90 days of death.						33 WAS AUTOPSY PERFORMED? NO	
35 TOBACCO USE CONTRIBUTED TO DEATH YES		36 IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE		37 ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL			
38 DATE OF INJURY (Mo., Day, Year)		39 TIME OF INJURY		40 PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41 INJURY AT WORK? (Yes or No)	
42 LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)							
43 DESCRIBE HOW INJURY OCCURRED				44 IF TRANSPORTATION INJURY			
45 To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.)				46 On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.) /S/ WILLIAM N WESSINGER 3			
45a DATE SIGNED (Mo., Day, Year)		45b HOUR OF DEATH		46a DATE SIGNED (Mo., Day, Year)		46b HOUR OF DEATH	
				10/07/2014		23:45 MILITARY	
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH WILLIAM N WESSINGER 602 E 67TH STREET SAVANNAH GEORGIA 31401							
48 REGISTRAR (Signature) /S/ DONNA L. MOORE				49. DATE FILED - REGISTRAR (Mo., Day, Year) 10/07/2014			

Owner:
Cotea Bryant

Address:
216 Monteith Rd

Parcel ID:
70977 01014

Deed Book & Page:
345G-602 (Quitclaim Deed for Ownership)
99S-1 (Deed Containing Full Legal Description Below)

ALL that certain lot, tract or parcel of land situated lying and being in the 8th Georgia Militia District of Chatham County, Georgia on the Monteith Public Road, known as Lot Number Six (6) of a Subdivision of 8 $\frac{1}{4}$ acres of land, formerly the property of the Estate of George Adams Keller, Sr., a map or plat of said Subdivision is recorded in the records of the Clerk of the Superior Court of Chatham County, Georgia in Historical Map Book 4, page 172, formerly recorded in said Clerk's Office in Deed Book 9'W's, page 427. Said lot hereby conveyed is bounded as follows: On the North by lands now or formerly of Talula Hinely on the East by Lot Number Five (5), said Subdivision, on the South by the Monteith Public Road and on the West by Lot Number Seven (7), said Subdivision. For a more detailed description of said property specific reference is made to said plat which is made a part of this description.

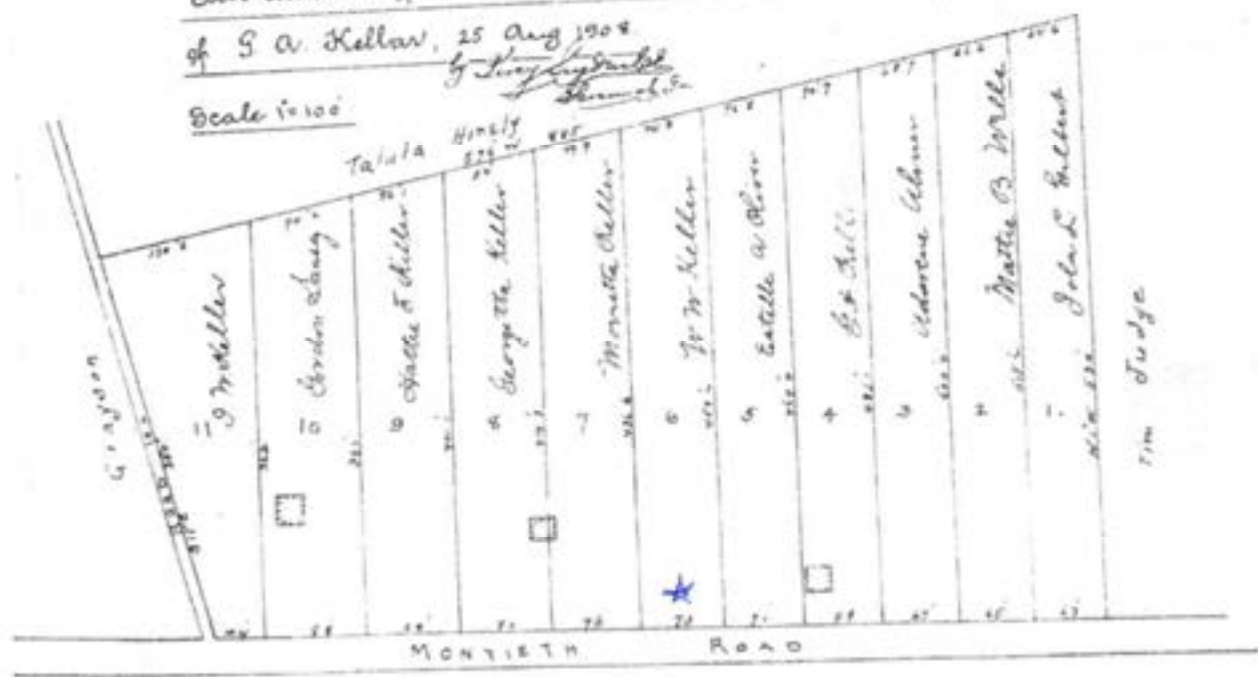
State of Georgia,
Chatham County,

Whereas by virtue of the last will of George A. Keller, late of said County and State, deceased, said will being of record in the files of the Ordinary's office of the County and State aforesaid, all that certain tract of land containing eight and one quarter (8-1/4) acres situate lying and being in the eighth (8th) Georgia Militia District of said County and State, known as the extreme western part of Drake's Plantation and bounded on the North by lands of Tallulah Himsley, on the East by lands of Tim Judge, on the South by the Monteith Public Road, and on the West by the land of Richard Grayson is owned and possessed, share and share alike, by Georgetta W. Keller, George A. Keller, Adarens Ulmer, Estella A. Oliver,

Plat of 8 1/4 acres of the extreme west portion
of Drake's Plantation near Monteith, Chatham
County, Ga.

Subdivided for division amongst the heirs
of G. A. Keller, 25 Aug 1908
by ~~Livingston~~ ~~Shumaker~~

Scale 1:100



Signed, sealed and delivered in
presence of us:
Julian Dancy,
Edward J. Costello,
N. P. C. J. Ga.

Miss Georgetta Keller, L. S.
G. A. Keller, L. S.
Adarens Ulmer, L. S.
Estella A. Oliver, L. S.
Mattie P. Keller, L. S.
W. W. Keller, L. S.,
Mattie B. Wells, L. S.
Marietta Keller, L. S.,

216 Monteith Lot 6
70977-01014
Cotea Bryant

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Mattie B. Hurst
Signature of Owner

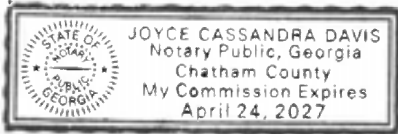
Personally appeared before me

Mattie B. Hurst

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 16, 2023
Date



Widow/Owner
220 Monteith Rd
70977 01013

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

GEORGIA DEATH CERTIFICATE

State File Number 2022GA0000

6.B.c

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) WILBERT HURST SR		1a. IF FEMALE, ENTER LAST NAME AT BIRTH		2. SEX MALE		2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 06/31/2022	
3. SOCIAL SECURITY NUMBER 255-64-7366		4a. AGE (Years) 82		4b. UNDER 1 YEAR Mo. Days Hours Mins.		5. DATE OF BIRTH (Mo., Day, Year) 11/25/1939	
6. BIRTHPLACE GEORGIA		7a. RESIDENCE - STATE GEORGIA		7b. COUNTY CHATHAM		7c. CITY, TOWN SAVANNAH	
7d. STREET AND NUMBER 220 MONTIETH ROAD			7e. ZIP CODE 31407		7f. INSIDE CITY LIMITS? YES		8. ARMED FORCES? NO
8a. USUAL OCCUPATION FORKLIFT OPERATOR			8b. KIND OF INDUSTRY OR BUSINESS CARGO				
9. MARITAL STATUS MARRIED		10. SPOUSE NAME MATTIE SINGLETON			11. FATHER'S FULL NAME (First, Middle, Last) JIMMY HURST		
12. MOTHER'S MAIDEN NAME (First, Middle, Last) ESSIE MAE BURTON		13a. INFORMANT'S NAME (First, Middle, Last) MATTIE B. HURST			13b. RELATIONSHIP TO DECEDENT WIFE		
13c. MAILING ADDRESS 220 MONTIETH ROAD SAVANNAH GEORGIA 31407				14. DECEDENT'S EDUCATION HIGH SCHOOL GRADUATE OR GED COMPLETED			
15. ORIGIN OF DECEDENT (Spanish/Hispanic/Latino) NO, NOT SPANISH/HISPANIC/LATINO			16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) BLACK OR AFRICAN-AMERICAN				
17a. IF DEATH OCCURRED IN HOSPITAL			17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify) DECEDENT'S HOME				
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) 220 MONTIETH ROAD			19. CITY, TOWN or LOCATION OF DEATH SAVANNAH			20. COUNTY OF DEATH CHATHAM	
21. METHOD OF DISPOSITION (specify) BURIAL		22. PLACE OF DISPOSITION PARKER CEMETERY-SC SHAD RD LEVY SOUTH CAROLINA 29927			23. DISPOSITION DATE (Mo., Day, Year) 06/08/2022		
24a. EMBALMER'S NAME CHAD J FLOWERS		24b. EMBALMER LICENSE NO. 6054		25. FUNERAL HOME NAME SYLVANIA FH OF SAVANNAH			
25a. FUNERAL HOME ADDRESS 162 OWENS INDUSTRIAL BLVD SAVANNAH GEORGIA 31415							
26a. SIGNATURE OF FUNERAL DIRECTOR CHAD JAYLAN FLOWERS				26b. FUN. DIR. LICENSE NO 5456		AMENDMENTS	
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 05/31/2022		28. HOUR PRONOUNCED DEAD 10:59 AM					
29a. PRONOUNCER'S NAME WENDY L WALKER			29b. LICENSE NUMBER 234812		29c. DATE SIGNED 05/31/2022		
30. TIME OF DEATH 10:59 AM			31. WAS CASE REFERRED TO MEDICAL EXAMINER NO				
32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.						Approximate interval between onset and death	
IMMEDIATE CAUSE (Final disease or condition resulting in death) A. ALZHEIMERS DISEASE Due to, or as a consequence of						UNKNOWN	
B. Due to, or as a consequence of							
C. Due to, or as a consequence of							
D. Due to, or as a consequence of							
Part II. Enter significant conditions contributing to death but not related to cause given in Part I A, if female, indicate if pregnant or birth occurred within 90 days of death. TYPE 2 (DIABETES MELLITUS, ESSENTIAL HYPERTENSION, PERIPHERAL VASCULAR DISEASE				33. WAS AUTOPSY PERFORMED? NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?	
35. TOBACCO USE CONTRIBUTED TO DEATH NO		36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE			37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL		
38. DATE OF INJURY (Mo., Day, Year)		39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)			41. INJURY AT WORK? (Yes or No)	
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)							
43. DESCRIBE HOW INJURY OCCURRED						44. IF TRANSPORTATION INJURY	
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) ELIZABETH F CORNELL, DO, 89713				46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)			
45a. DATE SIGNED (Mo., Day, Year) 06/09/2022		45b. HOUR OF DEATH 10:59 AM		46a. DATE SIGNED (Mo., Day, Year)		46b. HOUR OF DEATH	
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH ELIZABETH F CORNELL 4700 WATERS AVENUE SAVANNAH GEORGIA 31404							
48. REGISTRAR (Signature) JS/ CHRISTOPHER JP HARRISON				49. DATE FILED - REGISTRAR (Mo., Day, Year) 06/10/2022			

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

THIS IS TO CERTIFY THAT THIS IS A TRUE REPRODUCTION OF THE ORIGINAL RECORD ON FILE WITH THE STATE OFFICE OF VITAL RECORDS, GEORGIA DEPARTMENT OF PUBLIC HEALTH. THIS CERTIFIED COPY IS ISSUED UNDER THE AUTHORITY OF CHAPTER 31-10, CODE OF GEORGIA AND 511-3-3 DPH RULES AND REGULATIONS.

Swendolyn Duffin

COUNTY CUSTODIAN:

Crystal Hall

ISSUED BY:

Crystal Hall

DEPUTY STATE REGISTRAR AND CUSTODIAN
GEORGIA STATE OFFICE OF VITAL RECORDS

DATE ISSUED:

JUN 13 2022

Any reproduction of this document is prohibited by statute. Do not accept unless embossed with a raised seal.
VOID IF ALTERED OR COPIED

Wilbert Hurst

<https://www.sylvaniafuneralhomes.com/obituary/wilbert-hurst-sr>

Wilbert Hurst, Sr. of Savannah, Georgia | 1939 - 2022 | Obituary

Wilbert Hurst, Sr.
November 25, 1939 - May 31, 2022

Savannah - Mr. Wilbert Hurst, Sr., entered eternal rest Tuesday, May 31, 2022.

Mr. Hurst leaves to cherish his memories, a loving wife, Mrs. Mattie B. Hurst; sons, Wilbert Hurst, Jr. (Linda), Michael Hurst, Ronald Hurst (Shameka); daughter, Ann Crawford (Tony); brothers, Isaac Hurst (Betty), Earnest Preston, Calvin Burton, Wilson Williams (Nicole), Bernard Hurst, Norman Hurst; sisters, Alice Burton, Julia Barnes (Chuck), Arnie Hobensham (Wayne); 11 grandchildren, 8 great grandchildren, 2 great-great grandchildren.

Public Viewing: 4:00 p.m. - 6:00 p.m., Tuesday, June 7, 2022 at Sylvania Funeral Home of Savannah, Inc.

Funeral service will be held 11:00 a.m., Wednesday, June 8, 2022 at Mt. Moriah Baptist Church, 319 Monteith Rd, Port Wentworth, GA 31407.

Interment: Parker Cemetery, Lenoir, SC

To send a flower arrangement or to plant trees in memory of **Wilbert Hurst, Sr.**, please click here to visit our Sympathy Store.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

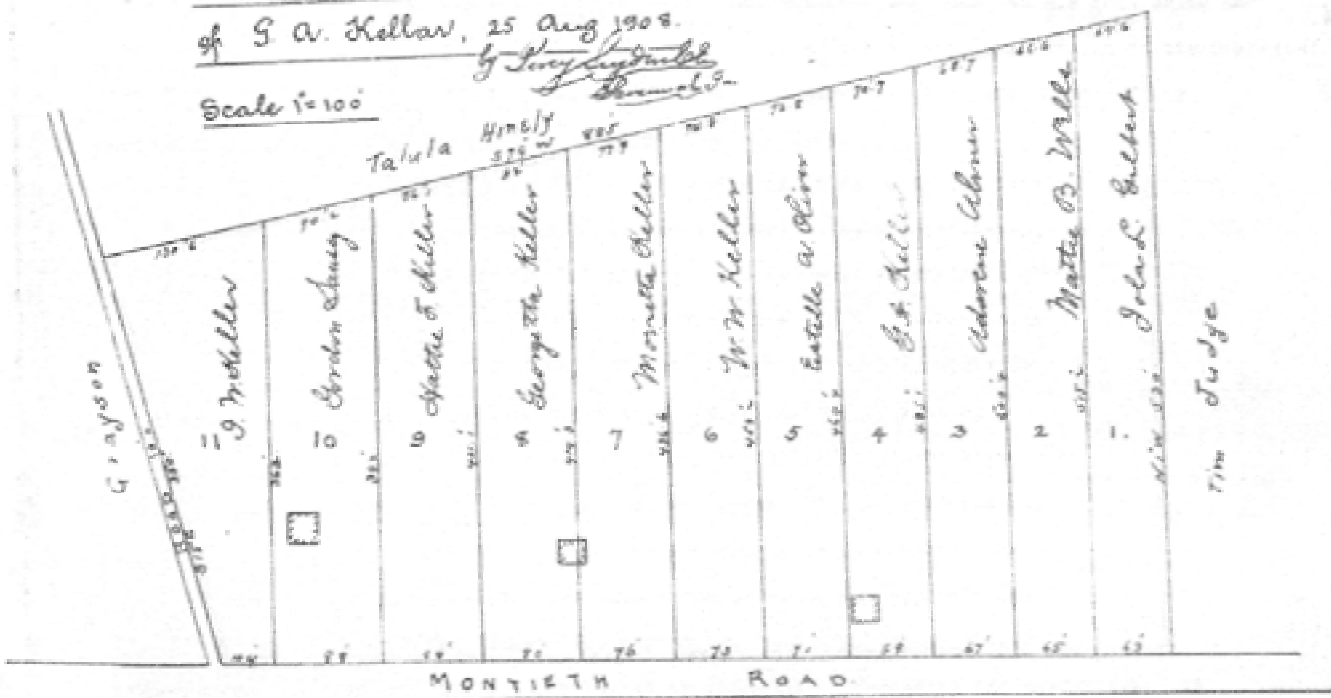
State of Georgia,
Chatham County,

Whereas by virtue of the last will of George A. Keller, late of said County and State, deceased, said will being of record in the files of the Ordinary's office of the County and State aforesaid, all that certain tract of land containing eight and one quarter (8-1/4) acres situate lying and being in the eighth (8th) Georgia Militia District of said County and State, known as the extreme western part of Drake's Plantation and bounded on the North by lands of Tallulah Himsley, on the East by lands of Tim Judge, on the South by the Monteith Public Road, and on the West by the land of Richard Grayson is owned and possessed, share and share alike, by Georgetta W. Keller, George A. Keller, Adarene Ulmer, Estella A. Oliver,

Plat of 8 1/4 acres of the extreme west portion
of Drake's Plantation near Monteith, Chatham
County, Ga.

Sub-divided for division amongst the heirs
of G. A. Keller, 25 Aug 1908.

by Long & Smith
Surveyors
Scale 1" = 100'



Signed, sealed and delivered in
presence of us:
Julian Dancy,
Edward J. Costello,
N. P. C. C. Ga.

Miss Georgetta Keller, L. S.
G. A. Keller, L. S.
Adarene Ulmer, L. S.
Estella A. Oliver, L. S.
Mattie B. Wells, L. S.
W. W. Keller, L. S.,
Marratta Keller, L. S.,

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Signed, sealed and delivered

F. Schmitt, (L.S.)

in the presence of

Laura G. Schmitt, (L.S.)

Robt. H. Tatem,

Isaac Beckett,

Not. Pub. S.C. Ga.

Received for record June 8, 1909. Recorded July 26, 1909.

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Chatham County.

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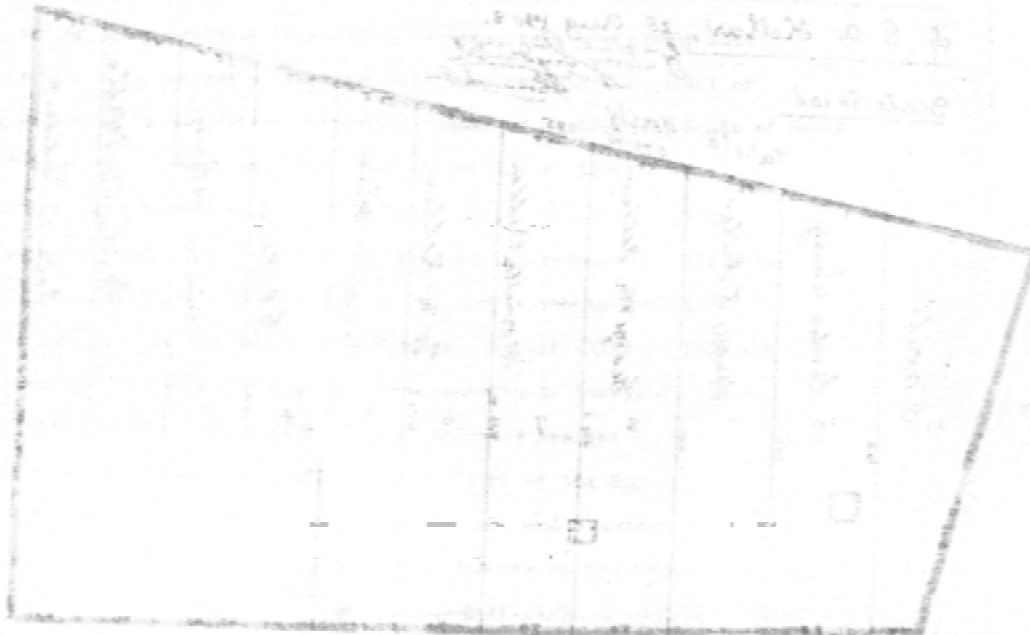
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against himself and the said party of the first part and his heirs and against the claims of all persons whomsoever shall and will warrant and forever defend by these presents. In witness whereof, the said Charles M. Cregar has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered

Chas. M. Cregar, (L.S)

in presence of

Received for record June 8th, 1909,

James M. Rogers,

Recorded July 26th, 1909.

C. D. Rogers,

(SEAL) Notary Public Chatham County, Ga.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

332 STATE OF GEORGIA, CHATHAM COUNTY

This Indenture made this 3 day of September 1967 in the year of our Lord one thousand nine hundred and sixty nine between F. M. Phillips, Sr. of the State of Georgia and County of Chatham and WILBERT HURST of the State of Georgia and County of Chatham

WITNESSETH, that the said party of the first part for and in consideration of the sum of One (\$1) Dollars and other good and valuable consideration, to be in hand paid by the said party of the second part, at or before the enrolling and delivery of these presents, the record whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and by these presents does grant, convey, sell and convey unto the said party of the second part, his heirs and assigns forever the following described property, to-wit:

All that certain lot, tract, or parcel of land situate in the County of Chatham, State of Georgia, on the Monteith Public Road known as Lot Number Seven (7) of a subdivision of Eight and One-fourth (8 1/4) acres of land, formerly the property of the Estate of George Adam Keller, Sr., a map or plat of said subdivision as aforesaid being recorded in Deed Book 9-W's, page 427, and being bounded as follows: On the North by lands now or formerly of Talula Hinely, on the East by Lot Number Six (6), said subdivision, on the South by the Monteith Public Road and on the West by Lot Number Eight (8), said subdivision.

For a more detailed description of said property specific reference is made to said plat which is made a part of this description.

Chatham County, Georgia Real Estate Transfer Tax Paid \$11.54 Due \$11.54 Signed W. H. Hurst For Clerk of Superior Court

Filed For Record At 11:00 AM On The 3 day of September 29 1967 Recorded in Record Book 9-W's, page 332 On The 3 day of September 29 1967

To have and to hold the said above described property together with all rights and appurtenances thereto, unto the said party of the second part, his heirs and assigns forever.

And the said party of the first part, his heirs, executors and administrators afore granted premises, unto said party of the second part, his heirs and assigns, shall and will warrant and forever defend, against the claims of all persons whatsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, Sealed and Delivered in Presence of Notary Public, Chatham County, Georgia. Includes signatures of F. M. Phillips, Sr. and W. H. Hurst, and a circular notary seal.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Maddie Hurst
(Widow, Wilburt Hurst)

Address:
220 Monteith Rd

Parcel ID:
70977 01013

Deed Book & Page:
96J-332

All that certain lot, tract, or parcel of land situate, lying and being in the Eighth (8) Georgia Militia District of Chatham County, State of Georgia, on the Monteith Public Road, known as Lot Number Seven (7) of a subdivision of Eight and One-fourth (8 1/4) acres of land, formerly the property of the Estate of George Adam Keller, Sr., a map or plat of said Subdivision as aforesaid being recorded in Deed Book 9-W's, page 427, and being bounded as follows: On the North by lands now or formerly of Talula Hinely, on the East by Lot Number Six (6), said Subdivision, on the South by the Monteith Public Road and on the West by Lot Number Eight (8), said subdivision.

For a more detailed description of said property specific reference is made to said plat which is made a part of this description.

Chatham County, Georgia
Real Estate Transfer Tax
Paid \$.50
Date 9/13/69
Anna H. Rawls
701 Clerk of Superior Court

Filed For Record At 12:09 PM On 3 Day Of September 69
Recorded In Record Book 96-11 Folio 33
On The 3 Day Of September 1969

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

James K. Roberts, Jr.
Signature of Owner

Personally appeared before me

James K. Roberts, Jr.

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Phonda S. Payer
Notary Public

7/17/2023⁴³⁸
Date



Pastor - Mt Moriah Bq
70977 01008 | 70977 01011
240 Monteith Rd | 228 Monteith Rd

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)



Mt. Moriah M. B. Church

6.B.c

Pastor James K. Roberts, Jr., Sr. Pastor & Lady DeBorah D. Roberts
228 Monteith Road &
Port Wentworth, GA 31407

DATE: July 29, 2023

Reference: Official Letter Of Authorization

To :

The individuals listed below are authorized to speak and sign for all matters relating to the Mount Moriah Baptist Church. Security requirements deemed it necessary for the compliance applicable to our organization.

Pastor James K. Roberts Jr
Chairman Deacon Anthony Beckett
Co-Chairman Deacon Joseph Johnson
Deacon Lavin Hilliard

Printed Name: Lavin Hilliard
Signature: [Handwritten Signature]
Title: Deacon

Printed Name: James K. Roberts, Jr
Signature: [Handwritten Signature]
Title: PASTOR

Printed Name: ANTHONY BECKETT
Signature: [Handwritten Signature]
Title: DEACON

Printed Name: _____
Signature: _____
Title: _____

Letter devised by the secretary of the Mount Moriah Baptist Church and a copy of record will be retained in the records.

Printed Name: Juvenile Williams
Signature: [Handwritten Signature]
Title: Secretary

Genesis 22:14

And Abraham called the name of that place Jehovah-Jireh (that is, The Lord will provide); as it is said to this day, "In the mount of the Lord it shall be seen."

Chairman
Deacon Anthony Beckett
(912) 224-6924

Secretary
Sister Juvenile Williams
(912) 323-0758

Email
mountmoriah1895@gmail.com

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Mt Moriah Baptist Church (Church Site)

Address:
228 Monteith Rd

Parcel ID:
70977 01011

Deed Book & Page:
220L-358

ALL that certain lot of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, and known and designated upon the survey and subdivision of Eight and one-fourth (8 1/4) acres, being the extreme Western part of Drake Plantation, made by Percy Sugden on August 25, 1908, and being attached to and made a part of a deed of partition recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Book 9 W's, Page 427, as Lot Nine (9); said Lot Nine (9) hereby conveyed having a Southern frontage on Monteith Highway of Eighty-four (84') Feet, and being bounded as follows: On the North by land of W.E. Sickel; on the East by Lot Number Eight (8) of said subdivision; on the South by the said Monteith Highway; on the West by Lot Number Ten (10) of said subdivision, a resurvey of said Lots Nine (9) and Ten (10) having been made for the said parties of the second part on December 10, 1960, by Paul Weitman, County Surveyor of Effingham County, the map of the same being recorded in Chatham County Records.

Subject, however, to all restrictions and easements of record.

220 L 358

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

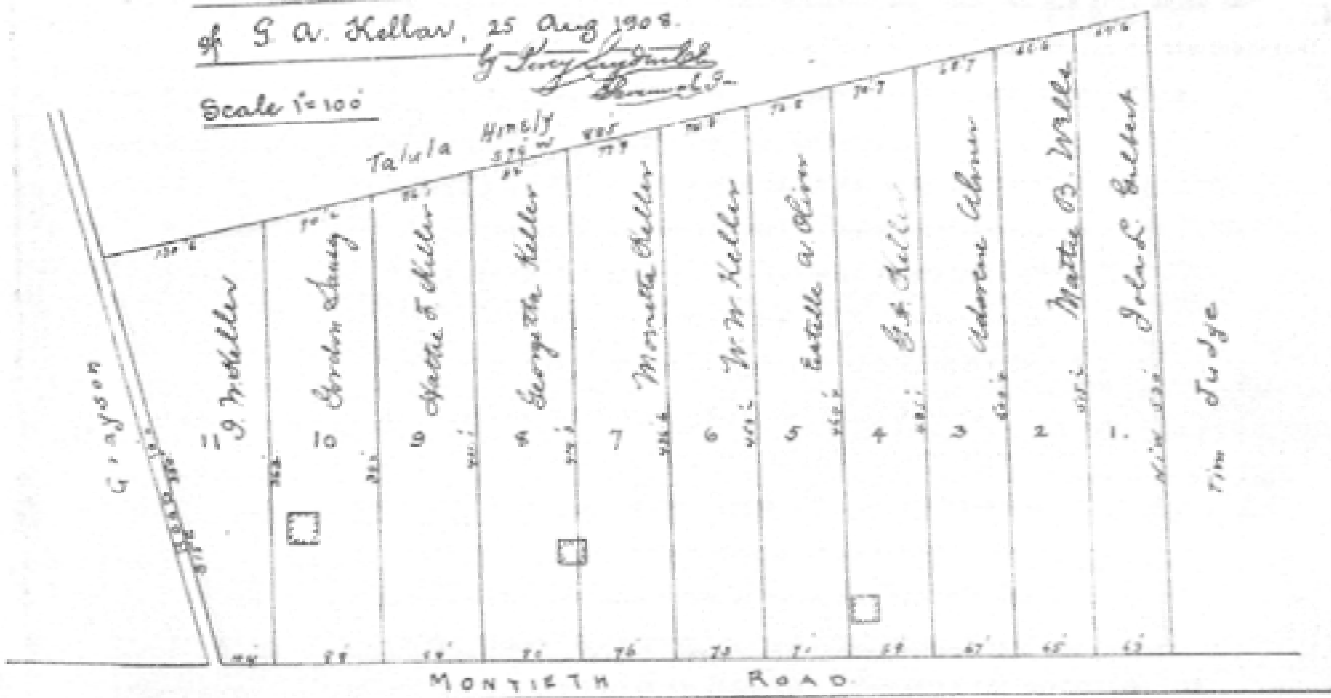
State of Georgia,
Chatham County,

Whereas by virtue of the last will of George A. Keller, late of said County and State, deceased, said will being of record in the files of the Ordinary's office of the County and State aforesaid, all that certain tract of land containing eight and one quarter (8-1/4) acres situate lying and being in the eighth (8th) Georgia Militia District of said County and State, known as the extreme western part of Drake's Plantation and bounded on the North by lands of Tallulah Himsley, on the East by lands of Tim Judge, on the South by the Monteith Public Road, and on the West by the land of Richard Grayson is owned and possessed, share and share alike, by Georgetta W. Keller, George A. Keller, Adarene Ulmer, Estella A. Oliver,

Plat of 8 1/4 acres of the extreme west portion
of Drake's Plantation near Monteith, Chatham
County, Ga.

Sub-divided for division amongst the heirs
of G. A. Keller, 25 Aug 1908.

Scale 1" = 100'
by *Longfellow*
Branch



Signed, sealed and delivered in
presence of us:
Julian Dancy,
Edward J. Costello,
N. P. C. C. Ga.

Miss Georgetta Keller, L. S.
G. A. Keller, L. S.
Adarene Ulmer, L. S.
Estella A. Oliver, L. S.
Rattie P. Keller, L. S.
W. W. Keller, L. S.,
Mattie B. Wells, L. S.
Marietta Keller, L. S.,

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Signed, sealed and delivered

F. Schmitt, (L.S.)

in the presence of

Laura G. Schmitt, (L.S.)

Robt. H. Tatem,

Isaac Beckett,

Not. Pub. S.C. Ga.

Received for record June 8, 1909. Recorded July 26, 1909.

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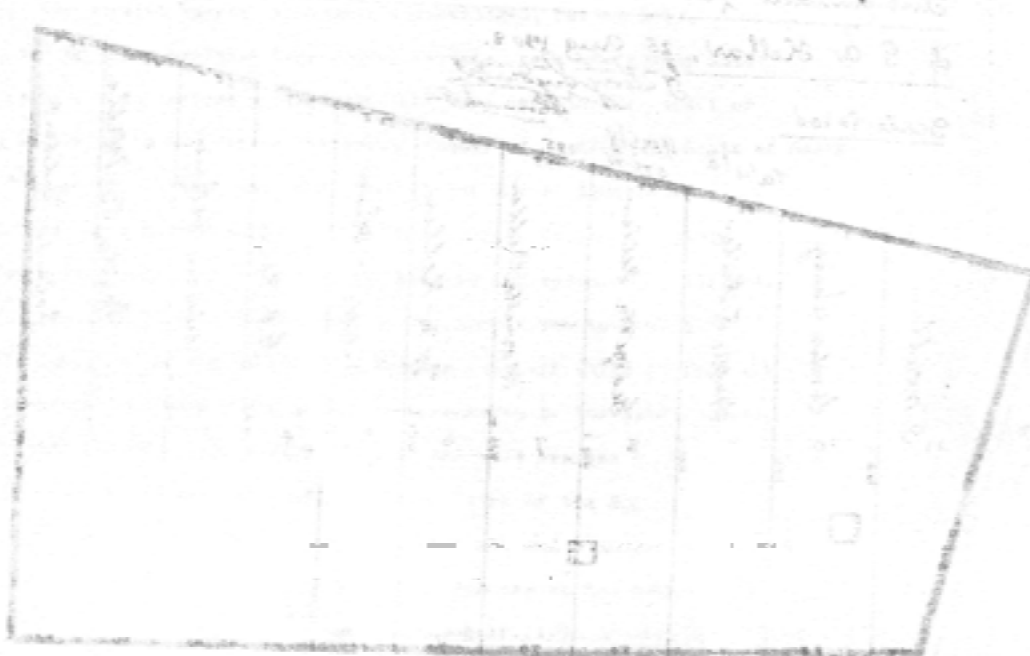
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against himself and the said party of the first part and his heirs and against the claims of all persons whomsoever shall and will warrant and forever defend by these presents. In witness whereof, the said Charles M. Cregar has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered

Chas. M. Cregar, (L.S)

in presence of

Received for record June 8th, 1909,

James M. Rogers,

Recorded July 26th, 1909.

C. D. Rogers,

(SEAL) Notary Public Chatham County, Ga.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

EXHIBIT "A"
[Attach Legal Description]

ALL that certain lot of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, and known and designated upon the survey and subdivision of Eight and one-fourth (8 1/4) acres, being the extreme Western part of Drake Plantation, made by Percy Sugden on August 25, 1908, and being attached to and made a part of a deed of partition recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Book 9 W's, Page 427, as Lot Nine (9); said Lot Nine (9) hereby conveyed having a Southern frontage on Monteith Highway of Eighty-four (84') Feet, and being bounded as follows: On the North by land of W.E. Sickel; on the East by Lot Number Eight (8) of said subdivision; on the South by the said Monteith Highway; on the West by Lot Number Ten (10) of said subdivision, a resurvey of said Lots Nine (9) and Ten (10) having been made for the said parties of the second part on December 10, 1960, by Paul Weitman, County Surveyor of Effingham County, the map of the same being recorded in Chatham County Records.

BOOK
220 L
PAGE
358

Subject, however, to all restrictions and easements of record.



Clock# 140399
FILED FOR RECORD
4/03/2001 03:52pm
PAID: 30.00

Susan B. Prouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia

NE TAX DUE *KH*

BOOK
220 L
PAGE
352

Prepared by and return to:
THOMAS L. COLE
ATTORNEY AT LAW
P.O. BOX 3512
SAVANNAH, GA 31412

GEORGIA SECURITY DEED AND SECURITY AGREEMENT
(Collateral is or Includes Fixtures)

THIS SECURITY DEED AND SECURITY AGREEMENT ("Security Deed") is made as of this 1st
day of March, 2001 by and between:

<p>GRANTOR (Include Address)</p> <p><u>Mount Moriah Baptist Church</u> <u>a/k/a Mount Maria Baptist Church</u></p>	<p>GRANTEE</p> <p>BRANCH BANKING AND TRUST COMPANY, a North Carolina state banking corporation 200 West Second Street, Third Floor Winston-Salem, North Carolina 27102-1255</p>
--	---

IF BOX CHECKED, THIS SECURITY DEED SECURES AN OBLIGATION INCURRED FOR THE CONSTRUCTION OF AN IMPROVEMENT ON LAND.

THE FOLLOWING INFORMATION APPLIES TO THIS SECURITY DEED:

- The original principal amount of the Debt (defined below), secured by this Security Deed is ~~Fifty thousand dollars and no/100~~ (\$ 50,000.00) Dollars, plus any present and future advances.
- The Debt, on the date hereof, is evidenced by a Note and/or other Document described by name, parties, dollar amount, and date as follows: Note dated March 1, 2001 in the amount of \$50,000.00 executed by Mount Moriah Baptist Church and may be evidenced by and shall be at all times deemed to include, any and all other notes or other documents now or hereafter evidencing any debt whatsoever incurred by Grantor and payable to Grantee, the terms of which are incorporated herein by reference.
- Pursuant to the provisions of O.C.G.A. § 44-14-1, et seq., this Security Deed secures the payment of the Debt, including present and future advances.
- The current principal amount of the Debt advanced on the date hereof (including any outstanding amounts advanced previously) by Grantee is \$50,000.00 (if none, so state), having a maturity date of Feb. 5, 2004.
- Any future advances shall be evidenced by a promissory note or modification agreement and shall be secured by this Security Deed.
- The real property which is the subject of this Security Deed is located in or near the City of Port Wentworth, in the County of Chatham, in the State of Georgia, and the legal description is set forth as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Intangibles Tax

Note to Clerk: Intangibles tax due in the amount of \$ _____, inasmuch as maturity date is beyond three (3) years-long term note _____ or
Note to Clerk: No intangibles tax due, maturity date less than three (3) years - short term note

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

STATEMENT OF PURPOSE: In this Security Deed reference shall be made simply to the "Note or other Document", and such a reference is deemed to apply to all of the instruments which evidence or describe the Debt, or which secure its payment, and to all renewals, extensions and modifications thereof, whether heretofore or hereafter executed, and includes without limitation all writings described generally and specifically on the first page of this Security Deed in numbered paragraph 2. This Security Deed shall secure the performance of all obligations of Grantor and of any third party to Grantee which are described in this Security Deed, in the Note or other Document, and such performance includes the payment of the Debt. In this Security Deed the definition of "Debt" includes: (i) the principal; (ii) all accrued interest including possible fluctuations of the interest rate if so provided in the Note or other Document; (iii) all renewals, modification, additional advances, or extension of any obligation under the Note or other Document (even if such renewals, modifications, additional advances, or extensions are evidenced by new notes or other documents); (iv) all other obligations of Grantor to Grantee which are described in this Security Deed, or in the Note or other Document, (for example, payment of the reasonable attorneys fees of the Grantee, insurance premiums and ad valorem taxes); and (v) any and all other indebtedness, whether direct or indirect, owing or to be owed by Grantor to Grantee.

NOW, THEREFORE, for the purposes and under the conditions described in the Security Deed and in consideration of the Debt and the mutual promises of Grantor and Grantee, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Grantor hereby sells, bargains, assigns and conveys to Grantee, with power of sale, the real property described in the Security Deed, together with any improvements, equipment and fixtures existing or hereafter placed on or attached to this real property, all proceeds thereof and all other appurtenant rights and privileges. The term "the Property" shall include this real property, any such improvements, fixtures, and also all appurtenant rights and privileges. This instrument also evidences the conveyance, pledge and grant of all personal or other personal property owned by Grantor and located on, or used in connection with the Property as described on Exhibit "B" attached hereto and incorporated herein by this reference.

This Security Deed is intended to constitute a security agreement as required under the Uniform Commercial Code of the State of Georgia and is further intended to operate and be construed as a deed passing title to the property to Grantee under the provisions of the laws of the State of Georgia relating to deeds to secure debt and not as a mortgage, including, without limitation, Chapter 44-14 of the Official Code of Georgia Annotated and those items on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, to Grantee, its successors and assigns, under the terms and conditions of this Security Deed, to which Grantor and Grantee hereby agree:

1. PERFORMANCE BY GRANTOR. Grantor shall fulfill all of Grantor's obligations as specified in this Security Deed, the Note or other Document.

2. TAXES, ASSESSMENTS, OTHER ENCUMBRANCES. Grantor shall make timely payment of all ad valorem taxes, assessments or other charges or encumbrances which may constitute a lien upon the Property. Grantor shall timely pay and perform any obligation, covenant or warranty contained in any other Security Deed or writing (herein Other Security Deed) which gives rise to any or which may constitute a lien upon any of the Property. Grantor shall upon request of Grantee promptly furnish satisfactory evidence of such payment or performance. Notwithstanding the foregoing, Grantor may contest the validity and/or the amount of any such taxes, assessments or other charges referred to in this paragraph at Grantor's sole cost and expense and shall not be required to pay or discharge any such obligation imposed upon Grantor in any of this section so long as (i) Grantor shall in good faith contest the same by appropriate legal proceedings which shall operate to prevent the collection thereof or other realization thereon and the sale, levy, or forfeiture of or upon all or any part of the Property to satisfy the same; (ii) at Grantee's request, grantor shall deposit in escrow with a title insurance company acceptable to Grantee or provide other security reasonably satisfactory to Grantee an amount equal to the amount being contested, plus a reasonable additional sum to cover possible costs, interests and penalties. Grantor shall not enter into, terminate, cancel or amend any lease affecting the Property or any part thereof without the prior written consent of Grantee. Grantor shall timely pay and perform all terms of any lease or sublease of the Property or any part thereof. Grantor shall promptly deliver to Grantee receipts showing payment in full of all of the above items. Any official receipt therefor shall be conclusive evidence of such payment and of the validity of such charges.

3. INSURANCE. Grantor shall keep insured all improvements which are now existing and which might hereafter become part of the Property, against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required from time to time by Grantee, and Grantor shall pay promptly, when due, any premiums on the insurance. All insurance shall be carried with companies approved by Grantee, and Grantor shall cause all policies and renewals thereof to be delivered to Grantee, and the policies shall contain mortgage loss payable clauses in favor of and in form acceptable to Grantee, and shall include a "New York" mortgage clause. In the event of loss, Grantor shall give immediate notice to Grantee, and Grantee may make proof of loss if such is not made promptly by Grantor. Any insurer is hereby expressly authorized and directed to make payment for the loss directly and solely to Grantee. Further, Grantee may apply the insurance proceeds, or any part thereof, in its sole discretion and at its option, either to the reduction of the Debt or to the restoration or repair of any portions of the Property damaged, or for any other purpose of object satisfactory the Grantee, but Grantee shall not be obligated to see to the proper application of any amount paid over to Grantee.

4. ESCROW DEPOSITS. Upon demand of Grantee, Grantor shall add to each payment required under the Note or other Document the amount estimated by Grantee to be sufficient to enable Grantee to pay as they become due all taxes, charges, assessments, and insurance premiums which Grantor is required to pay. Further, any deficiency occasioned by an insufficiency of such additional payments shall be deposited by Grantor with Grantee upon demand.

5. PRESERVATION AND MAINTENANCE OF THE PROPERTY. Grantor shall keep the Property in as good order and repair as it now is (reasonable wear and tear excepted) and shall neither commit nor permit any waste or any other occurrence or use which might impair the value of the Property. Grantor shall not initiate or acquiesce in a change in the zoning classification of the Property or make or permit any structural alteration thereof without Grantee's prior written consent. In addition, Grantor shall submit to Grantee's approval (which approval shall not be unreasonably withheld) prior to the execution thereof by Grantor all proposed easements, declarations, licenses and other instruments which would or might affect title to the Property, accompanied in the case of easements by a survey showing the exact proposed location thereof and such other information as Grantee shall require, provided, however, that customary easements in standard form for public utilities (i.e., water, sewer, gas, electric and telephone) serving only the Property shall not require Grantee's approval. Grantor shall not subject the Property or any part thereof to any restrictive covenant with the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantor shall comply with all restrictive covenants and easements currently affecting the Property or hereafter placed upon the Property in accordance with the terms hereof.

6. COMPLIANCE WITH LAWS. Grantor shall regularly and promptly comply with any applicable legal requirements of the United States, the State of Georgia or other governmental entity, agency or instrumentality relating to the use or condition of the Property.

7. CONDEMNATION AWARD. Any award for the taking of, or damages to, all or any part of the Property or any interest therein upon the lawful exercise of the power of eminent domain shall be payable solely to Grantee, which may apply the sums so received to payment of the Debt.

8. PAYMENT BY GRANTEE. If Grantor shall be in default in the timely payment or performance of any of Grantor's obligations, the Note or other Document, under this Security Deed or Other Security Deed, Grantee may, but is not obligated to, expend for the account of Grantor any sums, expenses and fees which Grantee believes appropriate for the protection of the Property and the maintenance and execution of this Security Deed. Any amounts so expended shall be deemed principal advances fully secured by this Security Deed, shall bear interest from the time expended until paid at the rate of interest accruing on the Debt, and shall be due and payable on demand.

9. RENTS AND PROFITS. Grantor hereby assigns to Grantee all future rents and profits from the Property as additional security for the payment of the Debt and for the performance of all obligations secured by this Security Deed. Grantor hereby appoints Grantee as Grantor's attorney-in-fact, to collect any rents and profits, with or without suit, and to apply the same, less expenses of collection, to the Debt or to any obligations secured by this Security Deed in any manner as Grantee may desire. However, until default under the Note or other Document or under this Security Deed, Grantee may continue to collect and retain the rents and profits without any accountability to Grantee. Grantee's election to pursue the collection of the rents or profits shall be in addition to all other remedies which Grantee might have and may be put into effect independently of or concurrently with any other remedy.

10. SECURITY INTEREST. All the fixtures and equipment which comprise a part of the Property shall, as far as permitted by law, be deemed to be affixed to the aforesaid land and conveyed therewith. As to the balance of the fixtures, this Security Deed shall be considered to be a security agreement which creates a security interest in such fixtures for the benefit of Grantee. In that regard, Grantor grants to Grantee all of the rights and remedies of a secured party under the Georgia Uniform Commercial Code. Grantor agrees to execute and deliver to Grantee, concurrently with the execution of this Security Deed and upon the request of Grantee from time to time hereafter, all financing statements and other documents reasonably required to perfect and maintain the security interest created hereby. Grantor hereby irrevocably (as long as the Debt remains unpaid) makes, constitutes and appoints Grantee as the true and lawful attorney of Borrower, which power is coupled with an interest to sign the name of Grantor on any financing statement, continuation of financing statement or similar document required to perfect or continue such security interests. However, to the extent allowed by law, this Security Deed shall be a financing statement sufficient to perfect and maintain any security interest created hereby in the Property and its Proceeds. In addition, Grantor agrees to execute a UCC-2 Notice of

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Fixture Filing and to cause same to be filed in the real estate records of the county in which the real property is located to additionally evidence the security interest granted in and to said fixtures. Any reproduction of this instrument or of any other security agreement or financing statement shall be sufficient as a financing statement for purposes of equipment and personal property. Upon Grantor's breach of any covenant or agreement of Grantor contained in this instrument, including the covenant to pay when due all sums secured by this instrument, Grantee shall have the remedies of a Secured Party under the Uniform Commercial Code of Georgia. In exercising any of said remedies, Grantee may proceed against the items of real property and any items of personal property specified above as part of the Property separately or together and in any order whatsoever, without in any way affecting the availability of Grantee's remedies under the Uniform Commercial Code as promulgated by the State of Georgia or the other remedies set forth in paragraph 20 of this instrument. Grantor and Grantee agree that the filing of any such financing statement or statements in the records normally having to do with personal property shall not in any way affect the agreement of Grantor and Grantee that everything used in connection with the production of income from the Property or adapted for use therein which is described or reflected in this Security Deed, is, and at all times and for all purposes and in all proceedings, both legal or equitable, shall be regarded as part of the real estate conveyed hereby regardless of whether (i) any such item is physically attached to the improvements; (ii) serial numbers are used for the better identification of certain items capable of being thus identified in an exhibit to this Security Deed; or (iii) any such item as referred to reflected in any such financing statement or statements so filed at any time. Similarly, the mention in any such financing statement or statements of the rights in and to (i) the proceeds of any fire and/or hazard insurance policy, or (ii) any award in eminent domain proceedings for a taking or for loss of value, or (iii) Grantee's interest as lessor in any present or future lease or rights to income growing out of the use and/or occupancy of the Property, whether pursuant to lease or otherwise, shall not in any way alter any of the rights of Grantee as determined by this Security Deed or affect the priority of Grantee's security interest and granted hereby or by any other recorded document, if being understood and agreed that such mention in such financing statement or statements is solely for the protection of Grantee in the event any court shall at any time hereafter with respect to the foregoing clause (i), (ii) or (iii) of this sentence, that notice of Grantee's priority of interest, to be effective against a particular class of persons, must be filed in the appropriate Uniform Commercial Code records. Grantor warrants that the location of collateral is or will be upon the Property (excepting materials intended to be located thereon and stored temporarily off site). Grantor covenants and agrees with Grantee that Grantee will furnish Grantee with notice of any change in the principal place of business of Grantor within thirty (30) calendar days of the effective date of any change and Grantor will promptly execute any financing statements or other instruments deemed necessary by Grantee to prevent any filed financing statement from becoming misleading or losing its priority status.

11. GRANTOR'S CONTINUING OBLIGATION. This Security Deed shall remain as security for full payment of the Debt and for performance of any obligation evidenced by the Note or other Document, notwithstanding any of the following: (a) the sale or release of all or any part of the Property; (b) the assumption by another party of Grantor's obligations under this Security Deed, the Note or other Document; (c) the forbearance or extension of time for payment of the Debt or for performance of any obligations under the Security Deed, the Note or other Document, whether granted to Grantor or to a subsequent owner of the Property; or (d) the release of any party who has assumed payment of the Debt or who assumed any other obligations under this Security Deed, the Note or other Document. None of the foregoing shall, in any way, affect the full force and effect of the lien of this Security Deed or impair Grantee's right to a deficiency judgement in the event of foreclosure against Grantor or any party who has assumed payment of the Debt or who assumed any other obligations the performance of which is secured by this Security Deed. Grantor shall execute and deliver (and pay for the costs of preparation and recording) to Grantee and to any subsequent holder from time to time, upon demand, any further instrument or instruments, including, but not limited to, security deeds, security agreements, financing statements, assignments and renewal and substitution notes, so as to reaffirm, to correct and to perfect the evidence of the obligation hereby secured and the legal security title of Grantee to all or any part of the Property intended to be hereby conveyed, whether now conveyed, later substituted for, or acquired subsequent to the date of this Security Deed and extensions or modifications thereof. Grantor, upon request, made either personally or by mail, shall certify by a writing, duly acknowledged, to Grantee or to any proposed Assignee of this Security Deed, the amount of principal and interest then owing on the Debt and whether or not any offset or defenses exist against the Debt, with six (6) days in case the request is made personally, or within ten (10) days after the mailing of such request in the case the request is made by mail.

12. This paragraph intentionally deleted.

13. INDEMNIFICATION IN EVENT OF ADVERSE CLAIMS. In the event that Grantee voluntarily or otherwise shall become parties to any suit or legal proceeding involving the Property, they shall be saved harmless and shall be reimbursed by Grantor for any amounts paid, including all costs, charges and reasonable attorney's fees incurred in any such suit or proceeding, and the same shall be secured by this Security Deed and payable upon demand.

14. INSPECTION. Grantee may at any reasonable time and from time to time make or cause to be made reasonable entries upon investigations, and inspection of the Property, including without limitation any inspections or investigations such as sampling and testing which may be necessary or desirable to review compliance with Environmental Laws.

15. WARRANTIES. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title to the Property is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject only to any declarations, statements, restriction or encumbrances listed in the title option or title insurance policy which Grantee obtained in the transaction in which Grantee obtained this Security Deed.

16. ATTORNEYS' FEES. In the event that Grantor shall default in its obligations under this Security Deed, the Note or other Document, and Grantor employs and attorney to assist in the collection of the Debt or to enforce compliance of Grantor with any of the provisions of this Security Deed, the Note or other Documents or in the event Grantor or Grantee shall become parties to any suit or legal proceeding (including any proceeding conducted before any United States Bankruptcy Court) concerning the Property, concerning the lien of this Security Deed, concerning collection of the Debt or concerning compliance by Grantor with any of the provisions of this Security Deed, the Note or other Document, Grantor shall pay Grantee's reasonable attorneys' fees and all of the costs that may be incurred, and such fees and costs shall be secured by this Security Deed and its payment enforced as if it were a part of the Debt. Grantor shall be liable for such attorneys' fees and costs whether or not any suit or proceeding is commenced.

17. ANTI-MARSHALLING PROVISIONS. Grantee may grant releases at any time and from time to time of all or any portion of the Property (whether or not such releases are required by agreement among the parties) agreeable to Grantee without notice to or the consent, approval or agreement of other parties and interests, including junior lienors and purchasers subject to the lien of this Security Deed, and such releases shall not impair in any manner the validity of or priority of this Security Deed, nor shall such releases subject to the Security Deed, nor release Grantor from personal liability for the Debt. Notwithstanding the existence of any other releases or interests in the Property held by Grantee or by any other party, Grantee shall have the right to determine the order in which any or all of the Property shall be subjected to the remedies available to Grantee, and Grantee shall further have the right to determine the order in which any or all portions of the Debt are satisfied from the proceeds realized upon the exercise of any remedy it has. Grantor, or any party who consents to this, or any party who has actual or constructive notice hereof, hereby waives any and all rights to require the marshalling of assets in connection with the exercise of any of the remedies permitted by applicable law or provided herein.

18. ENVIRONMENTAL ISSUES. Grantor for itself, its successors and assigns represents, warrants and agrees that (a) neither Grantor nor any other person has used or installed any Hazardous Material (as hereinafter defined) on the Property or received any notice from any governmental agency, entity or other person with regard to Hazardous Materials on, from or affecting the Property; (b) neither Grantor or any other person has violated any applicable Environmental Laws (as hereinafter defined) relating to or affecting the Property; (c) the Property is presently in compliance with all Environmental Laws; there are no circumstances presently existing upon or under the Property, or relating to the Property which may violate any applicable Environmental Laws, and there is not now pending, or threatened, any action, suit, investigation or proceeding against Grantor relating to the Property (or against any other party relating to the Property) seeking to enforce any right or remedy under any of the Environmental Laws; (d) the Property shall be kept free of Hazardous Materials, and shall not be used to generate, manufacture, transport, treat, store, handle, dispose, or process Hazardous Materials; (e) Grantor shall not cause nor permit the installation of Hazardous Materials in the Property nor a release of Hazardous Materials on the Property; (f) Grantor shall at all times comply with and ensure compliance by all other parties with all applicable Environmental Laws relating to or affecting the Property and shall keep the Property free and clear of any liens imposed pursuant to any applicable Environmental Laws; (g) the Grantor has obtained and will at all times continue to obtain and/or maintain all licenses, permits, and/or other governmental or regulatory actions necessary to comply with Environmental Laws (the "Permits") and the Grantor is in full compliance with the terms and provisions of the Permits and will continue to comply with the terms and provisions of the Permits; (h) Grantor shall immediately give the Grantee oral and written notice in the event that Grantor receives any notice from any governmental agency, entity, or any other party with regard to Hazardous Materials on, from or affecting the Property and shall conduct and complete all investigations, sampling, and testing, and all remedial, removal, and other actions necessary to clean up and remove all Hazardous Materials on, from or affecting the Property in accordance with all applicable Environmental Laws. The Grantor hereby agrees to indemnify the Grantee and hold the Grantee harmless from and against any and all losses, liabilities, damages, injuries (including, without limitation, reasonable attorneys' fees and costs of collection) and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against Grantor for, with respect to, or as a direct or indirect result of (a) the presence on, or under, or the escape, spillage, emission or release from the Property of any Hazardous Material regardless of whether or not caused by or within the control of Grantor, (b) the violation of any Environmental Laws relating to or affecting the Property, whether or not caused by or within the control of Grantor, (c) the failure by Grantor to comply fully with the terms and provisions of this paragraph, or (d) any warranty or representation made by Grantor in this paragraph being false or untrue in any material respect. For purposes of this Security Deed, "Hazardous Material" means and includes petroleum products, any flammable explosives, radioactive materials, asbestos or any material containing asbestos, and/or any hazardous, toxic or dangerous waste, substance or material defined as such in (or for the purpose of) the Environmental Laws. For the purposes of this Security

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Deed, "Environmental Laws" means the Comprehensive Environmental Response, Compensation and Liability Act, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, any "Super Fund" or Super Lien" law, or any other federal, state, or local law, regulation or decree regulating, relating to or imposing liability or standards of conduct concerning any petroleum products, any flammable explosives, radioactive materials, asbestos or any material containing asbestos, and/or hazardous, toxic or dangerous waste, substance or material, as may now or at any time hereafter be in effect. The obligations and liabilities of Grantor under this paragraph shall survive the foreclosure of the Security Deed, the delivery of a deed in lieu of foreclosure, the cancellation of the Note; or if otherwise expressly permitted in writing by the Grantor, the sale or alienation of any part of the Property.

19. EVENTS OF DEFAULT. Grantor shall be in default under this Security Deed upon the occurrence of any of the following:

- (a) Default in the payment or performance of any of the obligations, or of any covenant or warranty, in this Security Deed, in the Note or other Document, or in any other note of Grantor to Grantee or any contract between Grantor and Grantee, or in any contract between any third party and Grantee made for the benefit of Grantor; or
- (b) Any warranty, representation or statement made or furnished to Grantee by or on behalf of Grantor in connection with this transaction proving to have been false in any material respect when made or furnished; or
- (c) Loss, theft, substantial damage, destruction to or of the Property, or the assertion or making of any levy, seizure, mechanic's lien or attachment thereof or thereon; or
- (d) Death, dissolution, termination of existence, insolvency, business failure, appointment of a Receiver for any part of the property of, assignment for the benefit of creditors by, or the inability to pay debts in the ordinary course of business of the Grantor or any co-maker, endorser, guarantor or surety for Grantor; or
- (e) Failure of a Grantor or any co-maker, endorser, guarantor or surety for Grantor to maintain its existence as a corporation, partnership or limited partnership, or limited liability company, as applicable, in good standing; or
- (f) Upon the entry of any monetary judgment or the assessment or filing of any tax lien against Grantor; or upon the issuance of any writ of garnishment or attachment against any property of debts due or rights of Grantor; or
- (g) The sale (including sale by land contract upon delivery of possession), transfer or encumbrance of all or any part of the Property or any interest therein, or any change in the ownership or control of any Grantor which is a corporation, partnership, or limited partnership, or limited liability company, without Grantee's prior written consent; or
- (h) If Grantee should otherwise in good faith deem itself, its security interests, the Property or the Debt unsafe or insecure; or should Grantee otherwise believe in good faith that the prospect of payment or other performance is impaired.

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20. REMEDIES OF GRANTEE UPON DEFAULT. Upon Grantor's breach of any covenant in this Instrument or any other document, including, but not limited to the Note, Grantee may at Grantee's option declare all of the sums secured by this Instrument to be immediately due and payable without further demand, and may invoke the power of sale herein granted (and Grantor appoints Grantee its agent and attorney in fact to exercise said power of sale) and any other remedies permitted by applicable law or as provided herein. Grantor acknowledges that the power of sale herein granted may be exercised by Grantee without prior judicial hearing. Grantor has the right to bring an action to assert the non-existence of a breach or any other defense of Grantor to acceleration or sale. If Grantee invokes the Power of Sale, Grantee shall mail to Grantor a copy of the Notice of Sale in the manner prescribed by applicable law. Grantee shall sell the Property according to the laws of the State of Georgia at the time and place and under the terms designated in the Notice of Sale in one or more parcels and in such order as Grantee may determine. Grantee or Grantor's designee may purchase the Property at any sale. If Grantee exercises its nonjudicial foreclosure remedies, then Grantee shall cause advertisement of the time, place and terms of the sale once a week for four (4) consecutive weeks immediately preceding such sale (but without regard to the number of days) in the newspaper in which Sheriff's Sales are advertised in the county of the real property. The advertisement so published shall be sufficient notice to Grantor, and Grantor hereby waives rights to any and all notices. Grantee's conveyance, at Grantee's option, as to any public sale, may be in fee simple with either warranties of title or without warranties if Grantee shall so elect, and to this end, Grantor hereby constitutes and appoints Grantee, its agent and attorney-in-fact to make such conveyance and to thereby divest Grantor of all rights, title, interest, equity and equity of redemption that Grantor may have in and to the Property and to vest the same in the purchaser or purchasers at such sale or sales, and all of the acts and doing of said agent and attorney in fact are hereby ratified and confirmed and any recitals in said conveyance or conveyances as to facts essential to a valid sale shall be binding upon Grantor. The aforesaid power of sale, conveyance, and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, are granted as cumulative of the other remedies provided hereby or by law for collection of the indebtedness secured hereby and shall not be exhausted by one exercise thereof but may be exercised until full payment of all indebtedness secured hereby is paid in full.

In the event of any such foreclosure sale by Grantee, Grantor shall be deemed a tenant holding over and shall forthwith deliver possession to the purchaser or purchasers at such sale or sales or be summarily dispossessed as a tenant at sufferance according to the provisions of law applicable to tenants holding over.

Grantee may adjourn from time to time any sale by it to be made under or by virtue of this Security Deed by announcement at the time and place appointed for such sale for such sale, and except as otherwise provided by any applicable law, Grantee, without further notice of publication and may make such sale at the time and place to which the same shall be so adjourned. In the event of any sale of the Property or any part thereof, the proceeds of said sale shall be applied first to the expenses of such sale and all proceedings in connection therewith including reasonable attorneys' fees and costs of collection, then to taxes and insurance and other items advanced by Grantee to preserve its interest in the Property, then to the payment of late charges and other charges, then to the payment of accrued and unpaid interest, then to the payment of any outstanding principal balance to the Note, with the balance of the secured indebtedness, if any, to Grantor or other creditors if required by applicable law. Grantee at Grantee's option is authorized to foreclose this deed subject to the rights of any tenants of the Property, and the failure to make any such tenants parties to such foreclosure proceedings and to foreclose their rights will not be, nor be asserted to be by Grantor, a defense to any proceedings instituted by Grantee to collect the secured indebtedness.

Further, if a default shall have occurred and be continuing, Grantee may, in addition to the other rights and remedies provided in this Instrument, either with or without entry of taking possession as provided herein or otherwise, proceed by a suit or suits in law or in equity or by any other appropriate proceeding or remedy (i) to enforce payment of the Note or the performance of any term, covenant, condition or agreement of this Security Deed or other loan documents, or any other rights and (ii) to pursue any other remedies available to it, all as Grantee shall determine most effectual for such purposes, including, but not limited to, the exercise of all rights and remedies available to Grantee as a secured party under the Uniform Commercial Code as enacted in the State of Georgia and to exercise all rights and remedies provided to Grantee under the Assignment of Leases conveyed to Grantee in connection with this Loan. In case Grantee shall have proceeded to enforce any right, power or remedy under this Security Deed by foreclosure, entry or otherwise, and such proceeding shall have been discontinued or abandoned for any reason, or shall have been determined adversely to Lender, then and in every such case, Grantor and Grantee shall be restored to their former positions and rights hereunder, and all rights, powers and remedies of Grantee shall continue as if no such proceeding had taken place. Grantee shall have the power (i) to institute and maintain any suits and proceedings as Grantee may deem expedient to prevent any impairment of the Property by acts which may be unlawful or any violation of the Security Deed, (ii) to preserve or protect its interest in the Property and in the rents, issues, profits and revenues arising therefrom; and (iii) to restrain the enforcement of or compliance with any legislation or other governmental enactment, rule or order that may be unconstitutional or otherwise invalid, if the enforcement of or compliance with such enactment, rule or order would impair the security hereunder or be prejudicial to the interests of Grantee. In the case of any receivership, insolvency, bankruptcy, reorganization, arrangement, adjustment, composition or other proceedings affecting Grantor or the creditors or property of Grantor, Grantee, to the extent permitted by law, shall be entitled to file such proofs of claim and other documents as may be necessary or advisable in order to have the claims of Grantee allowed in such proceedings for the entire amount of the indebtedness at the date of the institution of such proceedings and for any additional portion of the indebtedness accruing after such date.

In addition, if a default shall have occurred and be continuing, Grantee, upon application to a court of competent jurisdiction, shall be entitled as a matter of right without notice and without regard to the occupancy or value of any security for the indebtedness or the solvency of any party bound for its payment, to the appointment of a receiver to take possession of and operate the Property and collect and apply the revenues. The receiver shall have all of the rights and powers permitted under the laws of the State of Georgia. Grantor will pay to Grantee upon demand, all expenses, including receivers' fees, reasonable attorneys' fees, costs and agent's compensation, all incurred pursuant to such receiver appointment and all such expenses could be considered a portion of the indebtedness secured hereby.

21. RELEASE AND CANCELLATION. Upon fulfillment of all of obligations, the performance of which is secured by this Security Deed, and upon payment of the Debt, this Security Deed and the Note or other Document shall be marked "Satisfied" and returned to Grantor, and this conveyance shall be null and void and may be cancelled of record at the request and cost of Grantor, and title to the Property shall revert as provided by law.

22. MISCELLANEOUS. The captions and headings of the paragraphs of this Security Deed are for convenience only and shall not be used to interpret or define any provisions. All remedies provided herein are distinct and cumulative to any other right or remedy under this Security Deed or afforded by law or equity, and may be exercised concurrently, independently or successively. All covenants contained herein shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors or assigns of the parties to this Security Deed, and the designated "Grantor" and "Grantee" include the parties, their heirs, executors, administrators, successors and assigns. Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders. This Security Deed shall be governed by and construed under Georgia law. Any forbearance by Grantee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other fees or charges by Grantee shall not be a waiver of Grantee's right to accelerate the maturity of the Debt. Time is of the essence in the payment or performance of any of the obligations, or of any covenant or warranty contained in this Security Deed or in the Note, or other Document. Any Riders, Exhibits or Addenda attached hereto shall be incorporated herein by this reference.

23. NOTICE. All notices, requests, demands, waivers, and other communications given as provided in this Agreement will be in writing, and unless otherwise specifically provided in this Agreement, will be deemed to have been given: (i) if delivered in person, upon delivery, or (ii) if mailed by certified or registered mail, postage prepaid, return receipt requested, and addressed to either Grantor or Grantee at the addresses provided below on the second business day after deposit in the United States Mail if addressed to an address located in the same State in which the notice is being mailed or on the third business day after deposit in the United States Mail if addressed to an address located within a State other than the State in which the notice is being mailed, or (iii) if sent by overnight express delivery service, enclosed in a prepaid envelope and addressed to Grantor or Grantee at the address provided below, on the first business day after deposit with the service, or (iv) if sent by telex, telegram, telecopy, facsimile, or other form of rapid transmission confirmed by mailing (as provided in this section), at substantially the same time as the rapid transmission. Either Grantor or Grantee may change its respective address as provided in this section by giving written notice of the change as provided in this section. The addresses for notice are:

Notice to Grantor: Mount Moriah Baptist Church
228 Monteith Road
Port Wentworth, GA 31407-9774

With a copy to: _____

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Notice to Grantee: Branch Banking and Trust Company
200 West Second Street
Winston-Salem, North Carolina 27101

With a copy to: _____

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24. Waiver of Grantor's Rights. By execution of this Security Deed and by initialing this section, Grantor expressly

- (a) acknowledges the right to accelerate the indebtedness evidenced by the Note and power of attorney given herein to Grantee to sell the Property by nonjudicial foreclosure upon default by Grantor without any judicial hearing and without any notice;
- (b) waives any and all rights which Grantor may have under the Constitution of the United States (including the 5th and 14th Amendments thereof), the various provisions of the Constitution of the State of Georgia or any other applicable State, or by reason of any other applicable law, to notice and to judicial hearing prior to the exercise by Grantee of any right or remedy herein provided to Grantee;
- (c) acknowledges that Grantor has read this Security Deed, and its provisions have been fully explained to Grantor, and Grantor has consulted with counsel of Grantor's choice if Grantor so desires, prior to executing this Security Deed; and
- (d) acknowledges that all waivers of the aforesaid rights of Grantor have been made knowingly, intentionally and willingly by Grantor as part of a bargained-for loan transaction.
- (e) acknowledges that Grantor's Rights to Notice shall be limited to those rights to notice provided in this Security Deed and no other; and
- (f) agrees that the provisions hereof are incorporated into and made a part of the Security Deed.



Initial by Grantor

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

IN TESTIMONY WHEREOF, the above Grantor has caused this instrument to be executed in its corporate name by its _____ President, attested by its _____ Secretary, and its corporate seal to be hereto affixed all by the lawful order of its Board of Directors first duly given, with this sealed instrument being delivered on the date first above written.

Mount Moriah Baptist Church
(CORPORATE NAME)

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

IN TESTIMONY WHEREOF, each individual Grantor has heretofore set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Grantor: _____ (SEAL)

Grantor: _____ (SEAL)

Grantor: _____ (SEAL)

Grantor: By: Charles Hunter as Trustee for the Mount Moriah Baptist Church a/k/a Mount Maria Baptist Church (SEAL)

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IN TESTIMONY WHEREOF, the above Partnership, Limited Liability Company, Limited Liability Limited Partnership, or Limited Liability Partnership Grantor has caused this instrument to be executed in the appropriate company or partnership name by duly authorized general partner(s) or managers, and has adopted as its seal the word "SEAL" appearing beside its name, this sealed instrument being executed and delivered on the date first above written.

(NAME OF PARTNERSHIP, LLC, LLLP OR LLP) (SEAL) By: _____ (SEAL)

By: _____ (SEAL) Title: _____ (SEAL)

Title: _____ (SEAL) Title: _____ (SEAL)

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

[NOTARIAL SEAL]

Commission Expiration Date: _____

IN TESTIMONY WHEREOF, the above Church Grantor has caused this instrument to be executed in the appropriate name by the duly authorized Trustee, and has adopted as its seal the word "SEAL" appearing beside its name, this sealed instrument being executed and delivered on the date first above written.

Mount Moriah Baptist Church
a/k/a Mount Maria Baptist Church

Charles Hunter (SEAL)
By: Charles Hunter as Trustee for the
Mount Moriah Baptist Church

Signed Sealed and delivered in the presence of:

Denise M. Robertson
Unofficial Witness

Denise M. Robertson
Notary Public, Bryan County, GA
My Commission Expires July 26, 2023

EXHIBIT "A"
[Attach Legal Description]

ALL that certain lot of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, and known and designated upon the survey and subdivision of Eight and one-fourth (8 1/4) acres, being the extreme Western part of Drakie Plantation, made by Percy Sugden on August 25, 1908, and being attached to and made a part of a deed of partition recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Book 9 W's, Page 427, as Lot Nine (9); said Lot Nine (9) hereby conveyed having a Southern frontage on Monteith Highway of Eighty-four (84') Feet, and being bounded as follows: On the North by land of W.E. Sickel; on the East by Lot Number Eight (8) of said subdivision; on the South by the said Monteith Highway; on the West by Lot Number Ten (10) of said subdivision, a resurvey of said Lots Nine (9) and Ten (10) having been made for the said parties of the second part on December 10, 1960, by Paul Weitman, County Surveyor of Effingham County, the map of the same being recorded in Chatham County Records.

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Subject, however, to all restrictions and easements of record.



EXHIBIT "B"

DEBTOR:

SECURED PARTY:

Branch Banking and Trust Company
200 West Second Street, Third Floor
Winston-Salem, North Carolina 27101

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- (a) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, machinery, equipment, building materials, appliances and goods of every nature now or hereafter located on or upon, or intended to be used in connection with, the Land or the improvements thereon, including, but not by way of limitation, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators and related machinery and equipment; all plumbing; and all personal property and fixtures of every kind and character now or at any time hereafter located in or upon the Land or the improvements thereon, or which may now or hereafter be used or obtained in connection therewith, including, without limitation, fixtures, machinery, equipment, appliances, building supplies and materials, books and records, contract rights, chattels, general intangibles and personal property of every kind and nature whatsoever now or hereafter owned by Debtor and located in, on or about, or used or intended to be used with or in connection with the use, operation or enjoyment of the Land or any improvements thereon, including all extensions, additions, improvements, betterments, after-acquired property, renewals, replacements and substitutions, or proceeds from a permitted sale of any of the foregoing, and all the right, title and interest of Debtor in any such fixtures, machinery, equipment, appliances, and personal property subject to or covered by any prior security agreement, conditional sales contract, chattel mortgage or similar lien or claim, together with the benefit of any deposits or payments now or hereafter made by Debtor or on behalf of Debtor, all trade names, trademarks, service marks, logos, patents and goodwill related thereto which in any way now or hereafter belong, relate or appertain to the Land or any improvements thereon or any part thereof or are now or hereafter acquired by Debtor, and all accounts, chattel paper, contract rights, documents, equipment, fixtures, and general intangibles constituting proceeds acquired with cash proceeds of any of the property described herein, and all other interests of every kind and character in all of the real, personal, intangible and mixed properties described herein, which Debtor may now own or at any time hereafter acquire, all of which are hereby declared and shall be deemed to be the property of the Secured Party, and the Land and any part of the Land as between the parties hereto and all persons claiming by, through or under them.
- (b) All of the interest of Debtor in all easements, rights-of-way, licenses, operating agreements, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, oil and gas and other minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversion and reversions, remainder and remainders, whatsoever, in any way belonging, relating or appertaining to the Land or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Debtor.
- (c) All income (including but not limited to, all revenues, pledges, income, gifts, donations and offerings from whatever source owned by Debtor), rents, issues, royalties, profits, revenues and other benefits of the Land from time to time accruing, all payments under leases or tenancies, proceeds of insurance, condemnation awards and payments and all payments on account of oil and gas and other mineral leases, working interests, production payments, royalties, overriding royalties, rents, delay rents, operating interests, participating interests and other such emblements, and all the estate, right title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of Debtor of, in and to the same (hereinafter collectively referred to as the "Revenues"); reserving only the right to Debtor to collect the Revenues as provided in the Deed And Agreement executed by Debtor in favor of Secured Party.
- (d) All construction or development contracts, subcontracts, architectural agreements, labor, material and payment bonds, and plans and specifications relating to the construction of improvements on the Land including, without limitation (i) any engineering or architectural agreements entered into with respect to the design and other engineering or architectural services; (ii) the plans and specifications for the construction of said improvements prepared by any engineer or architect; and (iii) any agreements entered into with contractor, suppliers, materialmen or laborers with respect to construction of improvements on the Land.
- (e) Any and all management contracts, agreements, or other correspondence entered into by and between Debtor and third parties for the management of the collateral secured hereby.
- (f) All of Debtor's computer equipment, including, but not limited to, operating manuals and tools, computers, printers, monitors and all accessories thereto and all hardware and software installed therein, all customer lists, corporate books and records, service and operating manuals, all computer records, including floppy disks and internal hard drives, tax refunds, licenses, equipment leases and rights under manufacturers' warranties, and all proceeds therefrom, whether cash, insurance or otherwise.
- (g) All equipment, including goods, of every kind and character now or hereafter owned by Debtor including fixtures, machinery, equipment, appliances, vehicles and other like personal property, conditional sales contracts, chattel mortgages or other similar liens or claims, together with the benefit of any deposits or payments now or hereafter made by Debtor or on behalf of Debtor, all trade fixtures, plumbing, elevators, related machinery and equipment, appliances, building supplies and materials together with any and all accessories, parts, attachments, tools, operating manuals and all replacements thereof, as well as any contract rights, choses in action, and general intangibles all considered equipment, as well as products and proceeds therefrom, whether by cash, insurance or otherwise, which Debtor may now own or hereafter at any time acquire.
- (h) All inventory now or hereafter acquired by Debtor, together with all related contract rights, instruments, conditional sales contracts, or other similar liens or claims, together with the benefit of any deposit or payment now or hereafter made by Debtor or on behalf of Debtor, chattel paper, documents, general intangibles, goods, related building supplies and materials, parts, accessories, attachments, operating manuals and all replacements thereof which comprise Debtor's inventory, and vehicles which are Debtor's inventory, and all other interests of every kind and character which Debtor may now own or hereafter at any time acquire, together with proceeds and products acquired with cash, insurance or other proceeds of the inventory described herein.
- (i) All accounts including, but not limited to, accounts receivable, books and records, contract rights, documents, checks, notes, drafts, conditional sales contracts, chattel paper or other similar liens or claims, together with the benefit of any deposits or payments now or hereafter made by Debtor or on behalf of Debtor, acceptances and other forms of obligations and receivables, general intangibles, income, profits and other monies generated from said accounts, and instruments, as well as proceeds acquired with cash, insurance, or other proceeds of any of the property described herein and all other interests of every kind or character and all of the above-referenced accounts described herein which Debtor may now own or at any time hereafter acquire, including proceeds and products therefrom.
- (j) Other types of collateral including farm products, vehicles (excluding Debtor's personal vehicles, if any), books and records, consumer goods, any other tradenames, trademarks, servicemarks, logos, patents and goodwill which in any way now or hereafter belong, relate or pertain to Debtor or Debtor's business.

Note: Please check all applicable paragraphs.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

LENDER: Branch Banking & Trust Company
PROPERTY DESCRIPTION: 228 Monteith Road, Port Wentworth GA
DATE OF SECURITY DEED: March 1, 2001

WAIVER OF BORROWER'S RIGHTS


By execution of this paragraph, Grantor expressly: 1) acknowledges the right to accelerate the debt and the power of attorney given herein to Lender to sell the premises by nonjudicial foreclosure upon default by Grantor without any judicial hearing and without any notice other than such notice as is required to be given under the provisions of paragraph 13 hereof; 2) waives any and all rights which Grantor may have under fifth and Fourteenth amendments to the Constitution of the United States, the various provision of the Constitution for the several states, or by reason of any other applicable law to notice and to judicial hearing prior to the exercise by Lender of any right or remedy herein provided to Lender, except such notice as is specifically required to be provided in paragraph 13 hereof; 3) acknowledges that Grantor has read this deed and specifically this paragraph and paragraph 13 of this deed and any and all question regarding this legal effect of said deed and its provision have been explained fully to Grantor and Grantor has been afforded an opportunity to consult with counsel of Grantor's choice prior to executing this deed; 4) acknowledges that all waivers of the aforesaid rights of Grantor have been made knowingly, intentionally and willingly by Grantor as part of a bargained for loan transaction; and 28th that the provisions hereof are incorporated into and made a part of the security deed.

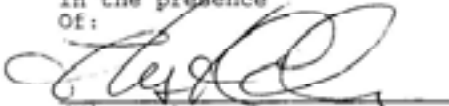
BOOK PAGE
220 L 360

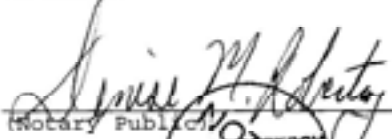
Further, O.C.G.A. Section 7-1-1014(3) requires that we inform you that if you fail to meet any condition or term of the documents that you sign in connection with obtaining a mortgage loan, you may lose the property that serves as collateral for the mortgage loan through foreclosure.

READ AND AGREED BY GRANTOR:

Signed, Sealed and delivered in the presence Of:


Charles Hunter as Trustee for the Mount Moriah Baptist Church a/k/a Mount Maria Baptist Church


(Witness)


(Notary Public)
DENISE M. ROBERTSON
Notary Public, Chatham County, GA
My Commission Expires July 28, 2003

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

EXHIBIT "A"

ALL that certain lot of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, and known and designated upon the survey and subdivision of Eight and one-fourth (8 1/4) acres, being the extreme Western part of Drake Plantation, made by Percy Sugden on August 25, 1908, and being attached to and made a part of a deed of partition recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Book 9 W's, Page 427, as Lot Nine (9); said Lot Nine (9) hereby conveyed having a Southern frontage on Monteith Highway of Eighty-four (84') Feet, and being bounded as follows: On the North by land of W.E. Sickel; on the East by Lot Number Eight (8) of said subdivision; on the South by the said Monteith Highway; on the West by Lot Number Ten (10) of said subdivision, a resurvey of said Lots Nine (9) and Ten (10) having been made for the said parties of the second part on December 10, 1960, by Paul Weitman, County Surveyor of Effingham County, the map of the same being recorded in Chatham County Records.

Subject, however, to all restrictions and easements of record.

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Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

CHURCH RESOLUTION

BE IT RESOLVED that the Trustees of this Church are hereby authorized to borrow the sum of Fifty Thousand Dollars (\$50,000.00) from BB&T, 18 West Bryan Street, Savannah, Georgia for the purpose of construction and upon such terms and conditions as they deem advantageous to this church. Said Trustees are further authorized to designate Charles Hunter, one of their members, and have so designated Charles Hunter, to execute any and all instruments as may be necessary or proper to consummate said transaction and that such actions are hereby ratified by the Church.

NAME OF CHURCH: Mount Moriah Baptist Church a/k/a Mount Maria Baptist Church, 228 Monteith Road, Port Wentworth, Georgia
DENOMINATION: Baptist
Name of Trustee designated To sign on behalf of the Church: Charles Hunter
Purpose of Transaction: Construction
PROPERTY CONVEYED: 228 Monteith Road, Port Wentworth, Georgia

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Adopted the 22 day of February, 2001.

James Robert
James Robert, Pastor
and Presiding Officer

CERTIFICATE

I certify that the foregoing Resolution was duly adopted at the time and place therein set forth and that the names of the Trustee authorized to act on behalf of said Church in the above referenced transaction is correctly set forth therein. I further certify that ___ days notice of said meeting was duly given from the pulpit of said Church, and that the authorization for said transaction hereby therein authorized fully complies with the rules and discipline of the denomination.

Sworn to and subscribed before me
This 2nd day of March, 2001.

Julene Williams
Clerk/Secretary

Unofficial Witness
[Signature]
Notary Public
PAUL HUGGINS
My Public Commission Expires March 7, 2003



Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

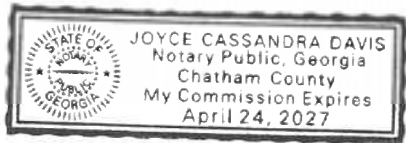
Robin R. Shubert
Signature of Owner

Personally appeared before me
Robin R. Shubert

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 16, 2023
Date



Co-owner
230 Monteith Rd
70977 02012

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester
Address: 440 Meinhard Road
Port Wentworth, GA 31407
Telephone Number: 912-659-1827

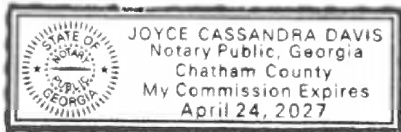
Marion Stewart
Signature of Owner

Personally appeared before me
Marion Stewart

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 16, 2023
Date



Co-Owner
230 Monteith Rd
70977 07012

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Robin Shubert & Marion Stewart

Address:
230 Monteith Rd


Parcel ID:
70977 01012

Deed Book & Page:
3151 313-316

ALL that certain lot or tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham, State of Georgia, and being known and designated on the maps and plans of Chatham County as Lot 8, Drake Part, Monteith, in the 8th GMD, on Monteith Road.

PROPERTY ID: 70977 01012

After recording, return to:
C. Elisia Frazier
Frazier Law and Consulting LLC
114 Grand View Dr.
Pooler, GA 31322


Doc ID: 034551080004 Type: ESTD
Recorded: 07/25/2023 at 01:48:37 PM
Fee Amt: \$25.00 Page 1 of 4
Transfer Tax:
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK **3151** PG **613-616**

STATE OF GEORGIA
COUNTY OF CHATHAM

EXECUTOR'S DEED

THIS INDENTURE, made this 17th day of June, 2023, between **ROBIN R. SHUBERT**, as Executor of the Last Will and Testament of **THELMA STEWART** (the "Decedent"), of Port Wentworth, Georgia, Decedent, ("Grantor"), and **MARION STEWART AND ROBIN R. SHUBERT** in her individual capacity as **Joint Tenants with Rights of Survivorship**, ("Grantees").

WITNESSETH:

THAT WHEREAS, Grantor is the duly appointed, qualified and acting Executor of the Last Will and Testament (the "Executor") of the Decedent, whose said Last Will and Testament (the "Will") has been duly probated in Solemn Form and admitted to record in the Probate Court of Chatham County, Georgia and contains the power of sale without any order of the Court; and

WHEREAS, all debts and taxes, including federal and state estate taxes, with respect to said estate have been fully paid; and

WHEREAS, the Decedent's Will states that any interest in real property owned by her should be equally distributed to her children in the event her husband predeceases her;

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

and

WHEREAS, Decedent owned the property described on Exhibit A ("Property") as tenants-in-common with the Grantees; and

WHEREAS, Decedent's heirs agreed by Agreement dated June 17, 2023 that the Grantees, shall receive Decedent's interest in the Property; and

WHEREAS, The heirs further agreed that Robin R. Shubert shall own two-thirds (2/3) interest in the Property and Marion Stewart shall own one-third (1/3) interest in the Property.

NOW, THEREFORE, in consideration of these premises and for the purpose of carrying out the terms of the Will, the Grantor, in her representative capacity, does hereby releases, conveys, and confirms to Grantees all of Grantor's interest in and to the parcel of land, and all improvements thereon, described on Exhibit "A" attached hereto and incorporated by reference.

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 and benefit of the Grantees forever in FEE SIMPLE absolute, with two-thirds (2/3) interest to Robin R. Shubert and one-third (1/3) interest to Marion Stewart.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Laura R Stewart
(Unofficial Witness)

C. Elisia Frazier
(Notary Public)

Grantor:

Robin R Shubert
ROBIN R. SHUBERT, as Executor of the Last Will and Testament of **THELMA STEWART**



WITHOUT EXAMINATION**EXHIBIT A**

ALL that certain lot or tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham, State of Georgia, and being known and designated on the maps and plans of Chatham County as Lot 8, Drake Part, Monteith, in the 8th GMD, on Monteith Road.

PT-61 (Rev. 3/18)

To be filed in **CHATHAM COUNTY**

PT-61 025-2023-005878

SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Shubert	FIRST NAME Robin	MIDDLE R	Exempt Code if no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) 230 Monteith Road			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Port Wentworth, GA 31407 USA		DATE OF SALE 6/17/2023	1A. Estimated fair market value of Real and Personal property	\$10,000.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Shubert	FIRST NAME Robin	MIDDLE R.	3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 230 Monteith Road			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Port Wentworth, GA 31407 USA		Check Buyers Intended Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))				
HOUSE NUMBER & EXTENSION (ex 265A) 230	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Monteith Road			SUITE NUMBER
COUNTY CHATHAM	CITY (IF APPLICABLE) Port Wentworth	MAP & PARCEL NUMBER 70977 01012	ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT
				SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
Stewart, Marion

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

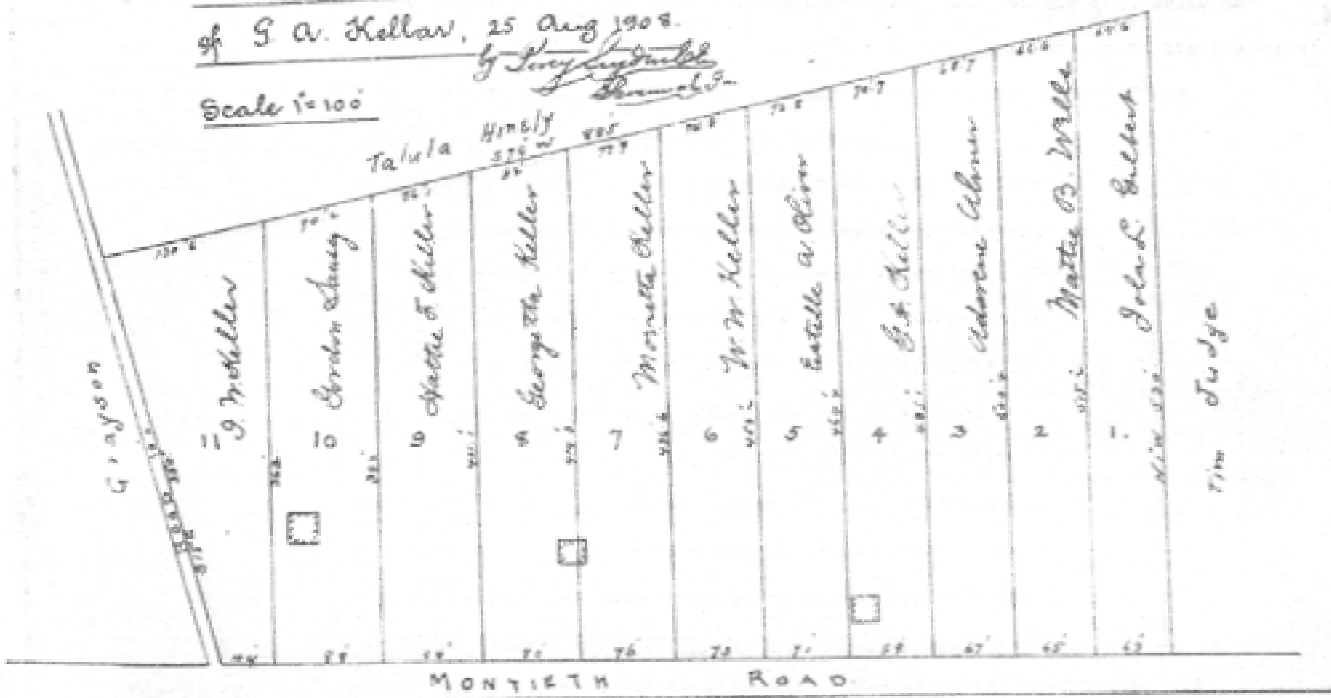
State of Georgia,
Chatham County,

Whereas by virtue of the last will of George A. Keller, late of said County and State, deceased, said will being of record in the files of the Ordinary's office of the County and State aforesaid, all that certain tract of land containing eight and one quarter (8-1/4) acres situate lying and being in the eighth (8th) Georgia Militia District of said County and State, known as the extreme western part of Drake's Plantation and bounded on the North by lands of Tallulah Himsley, on the East by lands of Tim Judge, on the South by the Monteith Public Road, and on the West by the land of Richard Grayson is owned and possessed, share and share alike, by Georgetta W. Keller, George A. Keller, Adarene Ulmer, Estella A. Oliver,

Plat of 8 1/4 acres of the extreme west portion
of Drake's Plantation near Monteith, Chatham
County, Ga.

Sub-divided for division amongst the heirs
of G. A. Keller, 25 Aug 1908.

Scale 1" = 100'
by [Signature]
[Signature]



Signed, sealed and delivered in
presence of us:
Julian Dancy,
Edward J. Costello,
N. P. C. C. Ga.

Miss Georgetta Keller, L. S.
G. A. Keller, L. S.
Adarene Ulmer, L. S.
Estella A. Oliver, L. S.
Rattie P. Keller, L. S.
W. W. Keller, L. S.,
Mattie B. Wells, L. S.
Marietta Keller, L. S.,

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Signed, sealed and delivered

F. Schmitt, (L.S.)

in the presence of

Laura G. Schmitt, (L.S.)

Robt. H. Tatem,

Isaac Beckett,

Not. Pub. S.C. Ga.

Received for record June 8, 1909. Recorded July 26, 1909.

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Chatham County.

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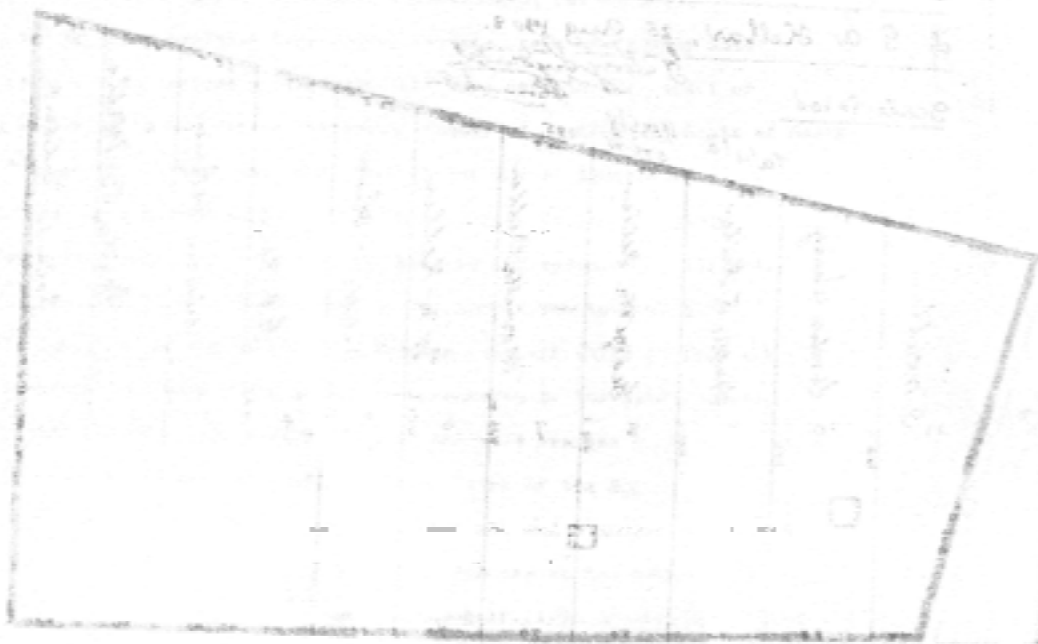
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said pa

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against himself and the said party of the first part and his heirs and against the claims of all persons whomsoever shall and will warrant and forever defend by these presents. In witness whereof, the said Charles M. Cregar has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered

Chas. M. Cregar, (L.S)

in presence of

Received for record June 8th, 1909,

James M. Rogers,

Recorded July 26th, 1909.

C. D. Rogers,

(SEAL) Notary Public Chatham County, Ga.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Carolyn Mutcherson
Signature of Owner

Personally appeared before me

Carolyn Mutcherson

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Brandy Williams
Notary Public

07/11/2023
Date




239 Monteith Rd
70979 01014

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Clock#: 825157
 FILED FOR RECORD
 7/10/2006 09:46am
 PAID: 14.00
 Daniel W. Massey, Clerk
 Superior Court of Chatham County
 Chatham County, Georgia

Clock#: 811070
 FILED FOR RECORD
 6/05/2006 09:53am
 PAID: 14.00
 Daniel W. Massey, Clerk
 Superior Court of Chatham County
 Chatham County, Georgia

Real Estate Transfer Tax
 PAID: \$450.00

 For Clerk of Superior Court

RETURN TO:
 REDDICK & EXLEY
 ATTORNEYS AT LAW
 P. O. BOX 385
 SPRINGFIELD, GA 31329

BOOK
 307 L
 PAGE
 561

STATE OF GEORGIA COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 2nd day of June, 2006, between WILLIE JAMES JOHNSON and ROBERT L. JOHNSON of the FIRST PART, and CAROLYN D. JOHNSON of the SECOND PART,

WITNESSETH: FIRST PARTIES, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto SECOND PARTY, her heirs and assigns, the following described property, to-wit:

ALL that certain lot or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, in the City of Port Wentworth, containing Two (2) acres, more or less, and being known and designated as Parcel B-2 as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the north by the Monteith Road, a distance of 183.56 feet; on the east by lands now or formerly of Richard Grayson Estate, a distance of 395.92 feet; on the south by lands of Johnson, a distance of 266.52 feet; and on the west by lands of Johnson, a distance of 169.33 feet and by Parcel "A", a distance of 217.80 feet.

BOOK
 309 J
 PAGE
 337

Express reference hereby made to the plat of said lands made by Carl R. Jackson, R.L.S. #2555, dated August 26, 2005 and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book 33-S, page 96, for better determining the metes and bounds of said lands herein conveyed.

Said plat showing a power line running across said parcel of land.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, her heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTIES have hereunto set their hands and affixed their seals and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Willie James Johnson (SEAL)
 WILLIE JAMES JOHNSON

Robert L. Johnson (SEAL)
 ROBERT L. JOHNSON

David M. Jackson
 Unofficial Witness

Robert L. Johnson
 Official Witness - Notary Public



SEE EXHIBIT "A" AND "B" ATTACHED HERETO.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

STATE OF GEORGIA
COUNTY OF EFFINGHAM

Personally appeared before the undersigned, ROBERT L. JOHNSON, who upon oath deposes and says that his full name is ROBERT LEE JOHNSON at that his address is 1002 West 40th Street, Savannah, GA 31415.

Deponent further says that his wife's name is MINNIE JOHNSON and is not MARY JOHNSON.

Deponent further says that he has never lived with or been married to a woman by the name of MARY JOHNSON.

Deponent further says that his Social Security Number is 254-80-5870.

Deponent further says that he does not and never has lived at 146 Marian Circle, Savannah, GA 31406.

Deponent further says that he has never lived at address 2235 Moaley Street, Savannah, GA 31404.

Deponent further says that he is never lived at address 20 Ben Kell Road, Savannah, GA 31419.

Deponent further says that he has never lived at the address 869 Staley Avenue, Savannah, GA 31405.

Deponent says that he makes this Affidavit freely, voluntarily and with the understanding that it is being used to rely upon the sale of 2 acres of land on Monteith Road in Port Wentworth, GA and for the purpose of conveying clear in fee simple title to said lands.


ROBERT L. JOHNSON (SEAL)

Sworn to and subscribed before me
this 2 day of June, 2006

EXHIBIT "A"


Notary Public



BOOK PAGE BOOK PAGE
307 L 562 309 J 338

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

STATE OF GEORGIA
COUNTY OF EFFINGHAM

Personally appeared before the undersigned, WILLIE JAMES JOHNSON, who upon oath deposes and says that his Social Security Number is 253-70-6709.

Deponent further says that his wife's name is LOUISE JOHNSON.

Deponent further says that he has never owned or operated a business known as JOHNSON MASONRY.

Deponent further says that he has never owned or operated a business known as W. JOHNSON, LP.

Deponent further says that his name is WILLIE JAMES JOHNSON and not WILLIAM JOHNSON and that he has never went by or gone by the name of WILLIAM JOHNSON.

Deponent further says that he is never lived at address 7235 Sallie Mood Drive, Savannah, GA 31412.

Deponent further says that he has never lived at address 30 Ben Kell Road, Savannah, GA 31419.

Deponent further says that he does not know a MARY JOHNSON and has never been married to or lived with a person by the name of MARY JOHNSON.

Deponent further says that he has never lived at the address 821 1/2 East 37th Street, Savannah, GA.

Deponent further says that he has never lived at the address of 19 Harley Drive, Savannah, GA 31408.

Deponent says that he makes this Affidavit freely, voluntarily and with the understanding that it is being used to rely upon the sale of 2 acres of land on Monteith Road in Port Wentworth, GA and for the purpose of conveying clear in fee simple title to said lands.

BOOK
307 L

PAGE
563

BOOK
309 J

PAGE
339

Willie James Johnson (SEAL)
WILLIE JAMES JOHNSON

Sworn to and subscribed before me
this 2 day of June, 2006

R. Edward Reddick, Jr.
Notary Public



EXHIBIT "B"

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Carolyn Mutcherson

Address:
239 Monteith Rd

Parcel ID:
70979 01014

Deed Book & Page:
309J-337

ALL that certain lot or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, in the City of Port Wentworth, containing Two (2) acres, more or less, and being known and designated as Parcel B-2 as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the north by the Monteith Road, a distance of 183.56 feet; on the east by lands now or formerly of Richard Grayson Estate, a distance of 395.92 feet; on the south by lands of Johnson, a distance of 266.52 feet; and on the west by lands of Johnson, a distance of 169.33 feet and by Parcel "A", a distance of 217.80 feet.

Express reference hereby made to the plat of said lands made by Carl R. Jackson, R.L.S. #2555, dated August 26, 2005 and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Book 33-S, page 96, for better determining the metes and bounds of said lands herein conveyed.

Said plat showing a power line running across said parcel of land.

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

James K. Roberts, Jr.
Signature of Owner

Personally appeared before me

James K. Roberts, Jr.

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Phonda S. Preyer
Notary Public

7/17/2023
Date



Pastor - Mt Moriah Bq
70977 01008 | 70977 01011
240 Monteith Rd | 228 Monteith Rd

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)



Mt. Moriah M. B. Church

6.B.c

Pastor James K. Roberts, Jr., Sr. Pastor & Lady DeBorah D. Roberts
228 Monteith Road &
Port Wentworth, GA 31407

DATE: July 29, 2023

Reference: Official Letter Of Authorization

To :

The individuals listed below are authorized to speak and sign for all matters relating to the Mount Moriah Baptist Church. Security requirements deemed it necessary for the compliance applicable to our organization.

Pastor James K. Roberts Jr
Chairman Deacon Anthony Beckett
Co-Chairman Deacon Joseph Johnson
Deacon Lavin Hilliard

Printed Name: Lavin Hilliard
Signature: [Handwritten Signature]
Title: Deacon

Printed Name: James K. Roberts, Jr
Signature: [Handwritten Signature]
Title: PASTOR

Printed Name: ANTHONY BECKETT
Signature: [Handwritten Signature]
Title: DEACON

Printed Name: _____
Signature: _____
Title: _____

Letter devised by the secretary of the Mount Moriah Baptist Church and a copy of record will be retained in the records.

Printed Name: Juvenile Williams
Signature: [Handwritten Signature]
Title: Secretary

Genesis 22:14

And Abraham called the name of that place Jehovah-Jireh (that is, The Lord will provide); as it is said to this day, "In the mount of the Lord it shall be seen."

Chairman
Deacon Anthony Beckett
(912) 224-6924

Secretary
Sister Juvenile Williams
(912) 323-0758

Email
mountmoriah1895@gmail.com

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

SUBJECT to that certain Storm Water Drainage Easement Agreement dated December 30th, 2020, between Greenland Developers, Inc. and CH Realty IX-Sansone I Savannah 21-95, L.P., recorded in Deed Book 2193, pages 40-49, Chatham County Records.

SUBJECT to any and all matters pertaining to road.

SUBJECT to all rights-of-way, covenants, easements, restrictions of record, and other matters of title.

TO HAVE AND TO HOLD the said described property, with all and singular its rights, members and appurtenances, thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEES, their heirs and assigns, in FEE SIMPLE FOREVER.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal on the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

GREENLAND DEVELOPERS, INC.

Signed, sealed and delivered this 28th day of December, 2021, in the presence of:

[Handwritten Signature]
WITNESS

Catherine J. Jones
NOTARY PUBLIC



By: *[Handwritten Signature]* CEO
Wilson H. Burns, CEO



Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

PT-61 (Rev. 3/18)

To be filed in **CHATHAM COUNTY****PT-61 025-2021-016859**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Greenland Developers, Inc.				Exempt Code If no exempt code enter NONE	Deed of Gift
MAILING ADDRESS (STREET & NUMBER) P. O. Box 1628				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Springfield, GA 31329 USA		DATE OF SALE 12/28/2021		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Mt. Moriah Baptist Church				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 310 Monteith Road				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Port Wentworth, GA 31407 USA		Check Buyers Intended Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHATHAM		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 70977-01008	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Mt. Moriah Baptist Church (Land Parcel)

Address:
240 Monteith Rd

Parcel ID:
70977 01008

Deed Book & Page:
2664-65

ALL that certain tract or parcel of land lying and being in the 8th G.M. District, City of Port Wentworth, Chatham County, Georgia, and being more particularly described as follows: Commencing at the intersection of the Eastern right of way of Interstate 95 and the Northern Right of Way of Monteith Road, proceed along said Northern Right of Way line in an Easterly direction approximately 1,200' to a concrete monument. Said concrete monument being the point of beginning; thence leave said Northern Right of Way Line and proceed N15 05' 44"W a distance of 1208.89' to a concrete monument; thence S87 56' 52"E a distance of 357.11' to a concrete monument; thence S1 46' 10"E a distance of 1206.96' to a concrete monument on said Northern Right of Way Line in Monteith Road; thence along said Northern Right of Way Line N87 55' 19"W a distance of 349.97' to the point of beginning, said tract or parcel of land having an area of 9.38 acres, more or less, more commonly known as 240 Monteith Road, Port Wentworth, Georgia, 31407.

This being the same property conveyed by Uttermost Savannah I, LLC to Long Leaf Pine Investments, LLC and Pooler Bound, LLC as evidenced by that certain Quitclaim Deed date December 28, 2018 recorded in Deed Book 1523, pages 526-527, Chatham County, Georgia records.

Said property has a current property tax identification number of 70977-01008.

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester
Address: 440 Meinhard Road
Port Wentworth, GA 31407
Telephone Number: 912-659-1827

Robert Lee Johnson
Signature of Owner

Personally appeared before me
Robert Lee Johnson

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Yusuf Buleet
Notary Public

July 14, 2023
Date



Co-Owner
Promised Land w/ 2 Parcels
70979 01011 | 70979 01015
57 Monteith Rd | 269 Monteith Rd

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

W. J. JOHNSON
Signature of Owner

Personally appeared before me

W. J. Johnson

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Lucretia Burgess

Lucretia Burgess
Notary Public, State of South Carolina
My Commission Expires 11/02/2030

Notary Public

7-16-23
Date

Co-owner
Promised Land w/ 2 Parcel
70979 01011 | 70979 01015
257 Monteith Rd | 269 Monteith Rd

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:

Willie James & Robert Lee Johnson

Address:

257 Monteith Rd

Parcel ID:

70979 01011

Deed Book & Page:

213S-682

All that certain lot, tract or parcel of land, constituting thirty-three (33) acres shown and designated as Parcel B upon a survey of Roderick Steele Estate recorded Subdivision Map Book 18-S, Page 14, Chatham County, Georgia records, to which plat or survey specific reference is hereby made for better determining the boundaries and dimensions of the property conveyed herein.

The within and foregoing property is a portion of that certain property which was conveyed to Willie Steele, Isaac Steele, and Clifford Steele, as Trustees in an instrument recorded in Deed Book 121-P, Page 685, Chatham County, Georgia records.

Clock# 64257
FILED FOR RECORD
7/18/2000 08:11am
PAID: 14.00
Susan D. Prouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia
Real Estate Transfer Tax
PAID \$466.00
Mary E. Hester
For Clerk of Superior Court

Return To: Mark T. Shawe
P.O. Box 10105
Savannah, Georgia 31412
File No. 00.440.7

STATE OF MICHIGAN)
COUNTY OF *Wayne*)

TRUSTEE'S DEED

213 S 681
BOOK PAGE

THIS INDENTURE, effective as of the 30th day of June, 2000 between CLIFFORD STEELE, CHADWICK STEELE and EARL STEELE as TRUSTEES under Trust Agreement recorded at Deed Book 121-P, Page 680, Chatham County, Georgia records, as Parties of the First Part and WILLIE JAMES JOHNSON, Party of the Second Part.

WITNESSETH

WHEREAS, by instrument recorded at Deed Book 121-P, Page 680, the then owners of the property hereinafter described created a trust for the management, sale, reinvestment and maintenance of the real property, its rents, profits and income as described in said instrument naming therein, Willie Steele, Isaac Steele, and Clifford Steele, as Trustees; and

WHEREAS, by instrument recorded at Deed Book 121-P, Page 685, said owners did convey title to the hereinafter described property to the aforesaid Trustees; and

WHEREAS, pursuant to the terms of trust agreement, the nominated Trustees and their successors have power to sell without order of any court, at public or private sale.

WHEREAS, in the event of the death or resignation of any Trustee, the Trustee shall appoint a successor, and Chadwick Steele and Earl Steele are successor Trustees for Isaac Steele and Willie Steele, deceased, respectively; and

WHEREAS, the three Trustees above-captioned have determined it is in the interest of the trust to sell and convey the hereinafter described property to the party of the second part for the sum of \$66,000.00.

NOW THEREFORE, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable consideration, the parties of the First Part as Trustees pursuant

Johnson
00-440-7

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

to the power of sale contained in the Trust Agreement as aforesaid does hereby sell, convey, bargain and grant unto the Party of the Second Part, his heirs, successors and assigns, the following described property, to wit:

All that certain lot, tract or parcel of land, constituting thirty-three (33) acres shown and designated as Parcel B upon a survey of Roderick Steele Estate recorded in Subdivision Map Book 18-S, Page 14, Chatham County, Georgia records, to which plat or survey specific reference is hereby made for better determining the boundaries and dimensions of the property conveyed herein.

The within and foregoing property is a portion of that certain property which was conveyed to Willie Steele, Isaac Steele, and Clifford Steele, as Trustees by instrument recorded in Deed Book 121-P, Page 685, Chatham County, Georgia records.

TO HAVE AND TO HOLD the same, together with the rights, members and appurtenances thereunto belonging, or in anywise appertaining to the said party of the Second Part, his heirs, successors and assigns, in fee simple absolute, and in the same manner as the same was possessed and enjoyed by the settlors of the aforesaid Trust.

IN WITNESS WHEREOF, the said Trustees have caused these presents to be executed on the day and year first above written as the date hereof.

Signed, sealed and delivered in the presence of:

James A. Kirkman
Witness

Clifford Steele
Clifford Steele, as Trustee

Emendolyn M. Adams
Notary Public

EMENDOLYN M. ADAMS
NOTARY PUBLIC - WAYNE COUNTY, MI
MY COMMISSION EXP: 07/23/2021

ADDITIONAL SIGNATURES ON CONTINUATION SHEET ATTACHED

BOOK PAGE
213 S 682

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

CONTINUATION PAGE FOR SIGNATURES TO
THAT CERTAIN TRUSTEE'S DEED BETWEEN
CLIFFORD STEELE, CHADWICK STEELE AND EARL STEELE

Signed, sealed and delivered
in the presence of:

Beth M. Bayne
Witness *BETH M. BAYNE*

Gwendolyn Adams
Notary Public *7/10/09*

Chadwick Steele
Chadwick Steele, as Trustee

GWENDOLYN M. ADAMS
NOTARY PUBLIC - WAYNE COUNTY, MI
MY COMMISSION EXPIRES 07/28/2011



213 S 683
DUUM PAGE

Signed, sealed and delivered
in the presence of:

Beth M. Bayne
Witness *BETH M. BAYNE*

Gwendolyn Adams
Notary Public *7/10/09*

Earl Steele
Earl Steele, as Trustee

GWENDOLYN M. ADAMS
NOTARY PUBLIC - WAYNE COUNTY, MI
MY COMMISSION EXPIRES 07/28/2011



S:\3rd Floor\MTS\MISC\SteeleTrusteesDeed.vpd

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

W. J. JOHNSON
Signature of Owner

Personally appeared before me

W. J. Johnson

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Lucretia Burgess
Notary Public, State of South Carolina
My Commission Expires 11/02/2030
Notary Public

7-16-23
Date

Co-owner
Promised Land w/ 2 Parcel
70979 01011 | 70979 01015
257 Monteith Rd | 269 Monteith Rd

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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Name of Applicant: Hannah Hester
Address: 440 Meinhard Road
Port Wentworth, GA 31407
Telephone Number: 912-659-1827

Robert Lee Johnson
Signature of Owner

Personally appeared before me
Robert Lee Johnson

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Yas Buel
Notary Public

July 14, 2023
Date



Co-Owner
Promised Land w/ 2 Parcels
70979 01011 | 70979 01015
57 Monteith Rd | 269 Monteith Rd

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Willie James & Robert Lee Johnson

Address:
269 Monteith Rd

Parcel ID:
70979 01015

Deed Book & Page:
339A-784


ALL that certain tract or parcel of land situate, lying and being in the City of Port Wentworth, 8th G.M. District of Chatham County, Georgia, containing Five (5) acres, more or less, and being bounded on the north by the Monteith Road, also known as Old Highway 30; on the east by lands of Hernandez, formerly Johnson and by lands of Johnson; on the south by lands of Johnson; and on the west by lands of Irving Jenkins.

Express reference hereby made to the plat of said lands made by Michael E. Stone, R.L.S. #2747, dated January 15, 2008, recorded in the office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 39-P, page 45, for better determining the metes and bounds of said lands herein conveyed.

SUBJECT, HOWEVER, to the 60-foot wide access easement shown on said plat running across the easterly boundary line.

SUBJECT ALSO to the dirt drive shown on said plat running through the center of said tract of land.

Return to: Teresa Rakestraw
Renasant Bank
P O Box 709
Tupelo MS 38802


Doc ID: 029745990001 Type: CANG
Recorded: 06/20/2016 at 10:41:16 AM
Fee Amt: \$12.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Daniel Massey Clerk Superior Court
BK **824** PG **129**

STATE OF GEORGIA
CHATHAM COUNTY

CANCELLATION

WHEREAS, by virtue of a merger, consummated on July 1, 2015, Renasant Bank is the successor-in-interest to HeritageBank of the South;

NOW, THEREFORE, Renasant Bank, as the above stated successor-in-interest, being the present holder and owner of the hereafter identified Deed to Secure Debt, does hereby authorize and direct the Clerk of the Superior Court identified below to cancel of record such Deed to Secure Debt, to-wit:

From: WILLIE JAMES JOHNSON AND ROBERT L. JOHNSON

To: HeritageBank of the South

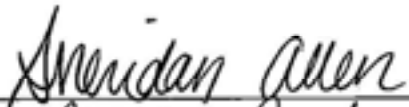
Dated: 3/20/2008 and being recorded in Deed Book 339A Page 784 in the office of the Clerk of the Superior Court of CHATHAM County, Georgia.


Together with any and all amendments, modifications, renewals and extensions of the Deed to Secure Debt identified above.



Renasant Bank, as the above stated
Successor-In-Interest

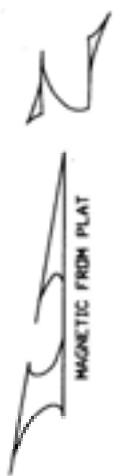
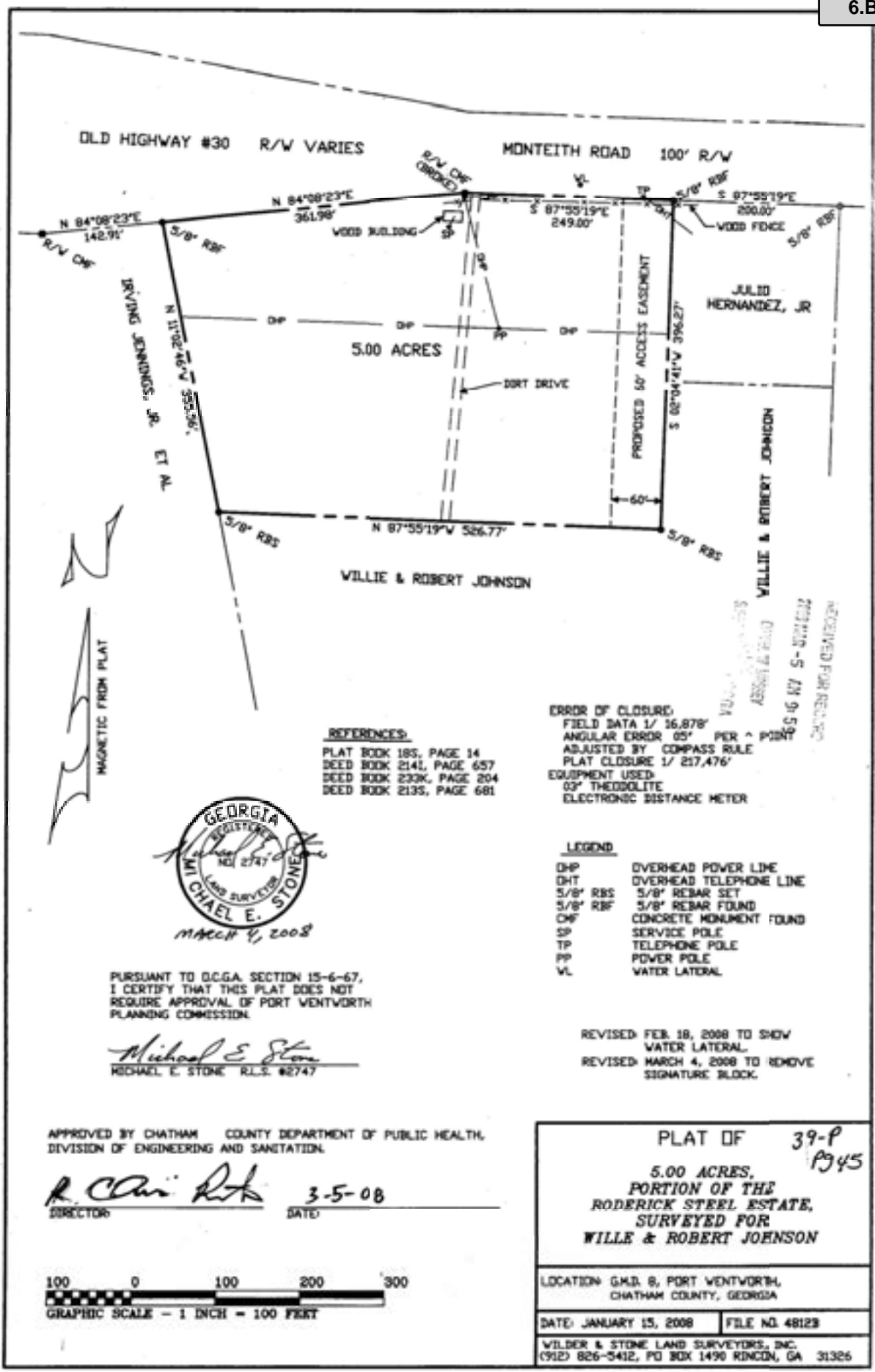
BY: 
Name: Martha Robinson
Document Control Manager


Unofficial Witness


Notary Public
[Notary Seal]



Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)



REFERENCES:
 PLAT BOOK 185, PAGE 14
 DEED BOOK 214L, PAGE 657
 DEED BOOK 230K, PAGE 204
 DEED BOOK 213S, PAGE 681

ERROR OF CLOSURE:
 FIELD DATA 1/ 16,878'
 ANGULAR ERROR 05" PER °
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/ 217,476'
EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER

LEGEND
 OHP OVERHEAD POWER LINE
 OHT OVERHEAD TELEPHONE LINE
 5/8" RBS 5/8" REBAR SET
 5/8" RBF 5/8" REBAR FOUND
 CMF CONCRETE MONUMENT FOUND
 SP SERVICE POLE
 TP TELEPHONE POLE
 PP POWER POLE
 VL WATER LATERAL

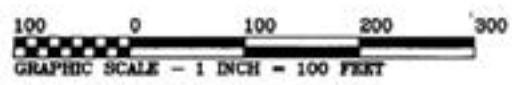
PURSUANT TO O.C.G.A. SECTION 15-6-67,
 I CERTIFY THAT THIS PLAT DOES NOT
 REQUIRE APPROVAL OF PORT WENTWORTH
 PLANNING COMMISSION.

Michael E. Stone
 MICHAEL E. STONE R.L.S. #2747

REVISED FEB. 18, 2008 TO SHOW
 WATER LATERAL.
 REVISED MARCH 4, 2008 TO REMOVE
 SIGNATURE BLOCK.

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH,
 DIVISION OF ENGINEERING AND SANITATION.

R. Chris Rutz 3-5-08
 DIRECTOR DATE



PLAT OF 39-P Pg 45	
5.00 ACRES, PORTION OF THE RODERICK STEEL ESTATE, SURVEYED FOR WILLE & ROBERT JOHNSON	
LOCATION G.M.D. 8, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA	
DATE: JANUARY 15, 2008	FILE NO. 48129
WILDER & STONE LAND SURVEYORS, INC. (912) 826-5412, PO BOX 1490 RINCON, GA 31326	

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Clock#: 1045767
FILED FOR RECORD
3/27/2008 10:48am
PRID: 18.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK 339 A
PAGE 784

RETURN TO: REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GEORGIA 31329

DEED TO SECURE DEBT

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, made this **20th day of March, 2008**, between **WILLIE JAMES JOHNSON and ROBERT L. JOHNSON** of the State of Georgia and County of Effingham, Grantor, and **CITIZENS BANK OF EFFINGHAM, P.O. BOX 379, Springfield, Georgia, 31329**, of the State of Georgia and County of Effingham, Grantee,

WITNESSETH: That, whereas, Grantor is justly indebted to Grantee in the sum of **Forty-One Thousand One Hundred Forty-Three and 50/100 Dollars (\$41,143.50)**, in lawful money of the United States and has agreed to pay the same, with interest thereon, according to the terms of a certain note (the "Note") given by **ELVIN BROWN** to Grantee, bearing even date herewith, with final payment being due on **March 20, 2009**, the Note, by reference, being made a part hereof;

NOW, Therefore, in consideration of the premises and of the sum hereinabove set forth, Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee the following property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the City of Port Wentworth, 8th G.M. District of Chatham County, Georgia, containing Five (5) acres, more or less, and being bounded on the north by the Monteith Road, also known as Old Highway 30; on the east by lands of Hernandez, formerly Johnson and by lands of Johnson; on the south by lands of Johnson; and on the west by lands of Irving Jenkins.

Express reference hereby made to the plat of said lands made by Michael E. Stone, R.L.S. #2747, dated January 15, 2008, recorded in the office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 39-P, page 45, for better determining the metes and bounds of said lands herein conveyed.

SUBJECT, HOWEVER, to the 60-foot wide access easement shown on said plat running across the easterly boundary line.

SUBJECT ALSO to the dirt drive shown on said plat running through the center of said tract of land.

*SEE PERPETUAL SECURITY INTEREST AGREEMENT ATTACHED HERETO.
*FOR THIRD PARTY PLEDGE SEE EXHIBIT "B" ATTACHED HERETO.

TOGETHER, with all buildings, structures and other improvements now or hereafter located on the property hereinbefore described, or any part and parcel thereof; and
TOGETHER with all rights, title and interest of Grantor in and to the minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter on said property or under of above the same or any part or parcel thereof; and
TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, claim and demand whatsoever of Grantor of, in and to the same and of, in and to every part and parcel thereof; and
TOGETHER with all machinery, apparatus, equipment, fittings and fixtures, whether actually or constructively attached to said property and including all trade, domestic and ornamental fixtures, now or hereafter located in, upon or under said property or any part thereof and used or useable in connection with any present or future operation or enjoyment of said property and now owned or hereafter acquired by Grantor; and

W J RA

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

TOGETHER with any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the premises, to the extent of all amounts which may be secured by this deed at the date of receipt of any such award or payment by Grantee and of the reasonable attorney's fees, costs and disbursements incurred by Grantee in connection with the collection of such award or payment.

TO HAVE AND TO HOLD the said premises hereby granted (all of which are collectively referred to herein as the "Premises") to the use, benefit and behoof of the Grantee, forever, in FREE SIMPLE.

Grantor warrants that Grantor has good title to the Premises, and is lawfully seized and possessed of the Premises and every part thereof and has the right to convey same; that the Premises are unencumbered except as may be herein expressly provided; and that Grantor will forever warrant and defend the title to the Premises unto Grantee against the claims of all persons whomsoever.

This instrument is a deed passing legal title pursuant to the laws of the State of Georgia governing loan or security deeds and is not a mortgage, and is made and intended to secure the payment of the indebtedness of Grantor to Grantee evidenced by the Note in accordance with the terms thereof, together with any and all other indebtedness now owing or which may hereafter be owing by Grantor to Grantee, however incurred, and all renewal or renewals, extensions or extensions, and consolidation or consolidations of the Note or other indebtedness, either in whole or in part (all of which are collectively referred to herein as the "Secured Indebtedness").

AND GRANTOR FURTHER COVENANTS AND AGREES WITH GRANTEE as follows:

1. Grantor shall pay to Grantee the Secured Indebtedness with interest thereon as in the Note and this deed provided.
2. Grantor shall pay, when due and payable, (a) all taxes, assessments, general or special, and other charges levied on, or assessed, placed or made against the Premises, this instrument or the Secured Indebtedness or any interest of the Grantee in the Premises or the obligations secured hereby; (b) premiums on policies of fire and other hazard insurance covering the Premises, as required in Article 3 herein; (c) premiums on all collateral pledged life insurance policies, if any; (d) premiums for mortgage insurance, if this deed and the Note are so insured; and (e) ground rents or other lease rentals, if any, payable by Grantor. Grantor shall promptly deliver to Grantee receipts showing payment in full of all of the above items. Upon notification from Grantee, Grantor shall pay to Grantee, together with and in addition to the payments of principal and interest payable under the terms of the Note secured hereby, on the installment-due dates of the Note, until said Note is fully paid or until notification from Grantee to the contrary, an amount reasonably sufficient (as estimated by Grantee) to provide Grantee with funds to pay said taxes, assessments, insurance premiums, rents and other charges next due so that Grantee will have sufficient funds on hand to pay same thirty (30) days prior to the due date thereof. In no event shall Grantee be liable for any interest on any amount paid to it as herein required, and the money so received may be held and commingled with its own funds, pending payment or application thereof as herein provided. Grantor shall furnish to Grantee, at least thirty (30) days before the date on which the same will become past due, an official statement of the amount of said taxes, assessments, insurance premiums and rents next due, and Grantee shall pay said charges to the amount of the then unused credit thereon as and when they become severally due and payable. An official receipt therefor shall be conclusive evidence of such payment and of the validity of such charges. Grantee may, at its option, pay any of these charges when payable, either before or after they become past due, without notice, or make advances therefor in excess of the then amount of credit for said charges. The excess amount advanced shall be immediately due and payable to Grantee and shall become a part of the Secured Indebtedness and bear interest at the rate of interest stated in the Note from date of advancement. Grantee may apply credits held by it for the above charges, or any part thereof, on account of any delinquent installments of principal or interest or any other payments maturing or due under this instrument, and the amount of credit existing at any time shall be reduced by the amount thereof paid or applied as herein provided. The amount of the existing credit hereunder at the time of any transfer of the Premises shall, without assignment thereof, inure to the benefit of the successor-owner of the Premises and shall be applied under and subject to all of the provisions hereof. Upon payment in full of the Secured Indebtedness, the amount of any unused credit shall be paid over to the person entitled to receive it. In the event of the passage, after the date of this instrument, of any law or ordinance of the United States, the State or any political subdivision thereof, wherein the Premises are situated, or any decision by a court or competent jurisdiction, creating or providing for any tax, assessment or charge against the Premises, this instrument or the Secured Indebtedness or any interest of the Grantee in the Premises or the obligations secured hereby, that is to be paid by Grantee, the Secured Indebtedness shall, at the option of the Grantee, become immediately due and payable and, in the event payment thereof is not made forthwith, Grantee may take, or cause to be taken, such action or proceeding as may be taken hereunder in the case of any other default in the payment of the indebtedness.

3. (a) Grantor shall keep the Premises insured for the benefit of Grantee against loss or damage by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles and smoke and such other hazards as Grantee may from time to time require, all in amounts approved by Grantee not exceeding 100% of full insurable value, (in no event shall the amounts of insurance be less than the amount of the Secured Indebtedness); all insurance herein provided for shall be in form and companies approved by Grantee; and, regardless of the type or amounts of insurance required and approved by Grantee, Grantee shall retain and control all policies of insurance and further security for the payment of the Secured Indebtedness. All policies of insurance shall insure against any loss or damage to the Premises, with loss payable to Grantee, without contribution by Grantee, pursuant to the New York Standard or other mortgage clause satisfactory to Grantee. If Grantee, by reason of such insurance, receives any money for loss or damage, such amount may, at the option of Grantee, be retained and applied by Grantee toward payment of the Secured Indebtedness, or be paid over, wholly or in part, to Grantor for the repair or replacement of the Premises or any part thereof, or for any other purpose or object satisfactory to Grantee, but Grantee shall not be obligated to see to the proper application of any amount paid over to Grantor.

(b) Not less than 30 days prior to the expiration date of each policy of insurance required of Grantor pursuant to this article, and of each policy of insurance held as additional collateral to secure Secured Indebtedness, Grantor shall deliver to Grantee a renewal policy or policies marked "premium paid" or accompanied by other evidence of payment satisfactory to Grantee.

(c) In the event of a foreclosure of this deed, the purchaser of the Premises shall succeed to all rights of Grantor, including any right to unearned premiums, in and to all policies of insurance assigned and delivered to Grantee, with respect to all property conveyed and to be conveyed by this deed, pursuant to the provisions of this Article.

4. Grantor shall maintain the Premises in good condition and repair, shall not commit or suffer any waste to the Premises, and shall comply with, or cause to be complied with, all statutes, ordinances and requirements of any governmental authority relating to the Premises or any part thereof. Grantor shall promptly repair, restore, replace or rebuild any part of the Premises, now or hereafter encumbered by this deed, which may be affected by any proceeding of the character referred to in Article 6 herein. No part of the Premises, including, but not limited to, any building, structure, parking lot, driveway, landscape scheme, timber or other ground improvement, or other property, now or hereafter conveyed as security by or pursuant to this deed, shall be removed, demolished or materially altered without the prior written consent of Grantee. Grantor shall complete, within a reasonable time, and pay for any building, structure or other improvement at any time in the process of construction on the property herein conveyed. Grantor shall not initiate, join in or consent to any change in any private restrictive covenant, zoning ordinance or other public or private restrictions limiting or defining the uses, which may be made of the Premises or any part thereof, or any person authorized by Grantee shall have the right to enter and inspect the Premises at all reasonable times and on reasonable notice to be granted by Grantor.

5. Grantor shall execute and deliver (and pay the costs of preparation and recording thereof) to Grantee and to any subsequent holder from time to time, upon demand, any further instrument or instruments, including, but not limited to, security deeds, security agreements, financing statements, assignments and renewals and substitution notes, so as to reaffirm, to correct and to perfect the evidence of the obligation hereby secured and the legal security title of Grantee to all or any part of the Premises intended to be hereby conveyed, whether now conveyed, later substituted for, or acquired subsequent to the date of this deed and extensions or modifications thereof. Grantor, upon request, made either personally or by mail, shall certify by a writing, duly acknowledged, to Grantee or to any proposed assignee of this deed, the amount of principal and interest then owing on the Secured Indebtedness and whether or not any claims or defenses exist against the Secured Indebtedness, within 6 days in case the request is made personally, or within 10 days after the mailing of such request in case the request is made by mail.

6. Grantee shall be subrogated to all right, title, lien, or equity of all persons to whom it may have paid moneys in settlement of liens, charges, or in acquisition of title of or for its benefit hereunder, or for the benefit and account of Grantor at the time of making the loan evidenced by this security deed, or subsequently under any of the provisions herein.

7. Notwithstanding any taking of any property, herein conveyed and agreed to be conveyed, by eminent domain, alteration of the grade of any street or other injury to, or decrease in value of, the Premises by any public or quasi-public authority or corporation, Grantor shall continue to pay principal and interest on the Secured Indebtedness, and any reduction in the Secured Indebtedness resulting from the application by Grantor of any award or payment for such taking, alteration, injury or decrease in value of the Premises as hereinafter set forth, shall be deemed to take effect only on the date of such receipt, and said award or payment may, at the option of Grantee, be retained and applied by Grantee toward payment of the Secured Indebtedness, or be paid over, wholly or in part, to Grantor for the purpose of altering, restoring or rebuilding any part of the Premises which may have been altered, damaged or destroyed as a result of any such taking, alteration of grade, or other injury to the Premises, or for any other purpose or object satisfactory to Grantee, but Grantee shall not be obligated to see to the application of any amount paid over to Grantor. If, prior to the receipt by Grantee of such award or payment, the Premises shall have been sold on foreclosure of this deed, Grantee shall have the right to receive said award or payment to the extent of any deficiency found to be due upon such sale, with interest thereon at the rate stated in the Note, whether or not a deficiency judgment on this deed shall have been sought or recovered or deemed, and 15% of the aggregate amount due, as attorney's fees, plus costs and disbursements incurred by Grantee in connection with the collection of such award or payment.

8. Upon the occurrence of any one of the following events (herein called an "event of default"):

- (a) should Grantor fail to pay the Secured Indebtedness, or any part thereof, when and as the same shall become due and payable;
- (b) should any warranty of Grantor herein contained, or contained in any instrument, transfer, conveyance, assignment or loan agreement given with respect to the Secured Indebtedness, prove untrue or misleading in any material aspect;
- (c) should the Premises be subject to actual or threatened waste, or any part thereof be removed, demolished or materially altered to that the value of the Premises be diminished except as provided for in Article 7 herein;
- (d) should any federal tax lien or claim of lien for labor or material be filed of record against Grantor or the Premises and not be removed by payment or bond within 30 days from date of recording;
- (e) should any claim or priority to this deed by title, lien or otherwise be asserted in any legal or equitable proceeding;
- (f) should Grantor file or have filed against Grantor a petition for relief under any chapter of the Bankruptcy Code or make any assignment for the benefit of creditors, or should a receiver, liquidator or trustee of Grantor or of any of Grantor's property be appointed, or should Grantor, if a corporation, be liquidated or dissolved or its charter expire or be revoked, or, if a partnership or business association, be dissolved or partitioned, or, if a trust, be terminated or expire;

BOOK PAGE

WJ R 9

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

(g) should Grantor fail to keep, observe, perform, carry out and execute in every particular the covenants, agreements, obligations and conditions set out in this deed, or in the Note, or in any instrument, transfer, conveyance, assignment or loan agreement given with respect to the Secured Indebtedness; or

(h) should any event occur under any instrument, deed or agreement, given or made by Grantor to or with any third party, which would then and thereupon Grantee may do any one or more of the following:

(1) enter upon and take possession of the premises without appointment of a receiver, or an application therefore, employ a managing agent of the Premises and let the same, either in its own name, or in the name of Grantor, and receive the rents, issues, issues and profits of the Premises and apply the same, after payment of all necessary charges and expenses, on account of the Secured Indebtedness, and Grantor will transfer and assign to Grantee, in form satisfactory to Grantee, Grantor's lesser interest in any lease now or hereafter affecting the whole or any part of the Premises.

(2) pay any sums in any form or manner deemed expedient by Grantor to protect the security of this instrument or to cure any event of default other than payment of interest or principal of Secured Indebtedness; make any payment hereby authorized to be made according to any bill, statement or estimate furnished or procured from the appropriate public officer or the party claiming payment without inquiry into the accuracy or validity thereof, and the receipt of any such public officer or party in the hands of Grantee shall be conclusive evidence of the validity and amount of items so paid, in which event the amounts so paid, with interest thereon from the date of such payment at the rate of interest stated in the Note, shall be added to and become a part of the Secured Indebtedness and be immediately due and payable to Grantee; and Grantee shall be subrogated to any encumbrance, lien, claim or demand, and to all the rights and securities for the payment thereof, paid or discharged with the principal sum secured hereby or by Grantee under the provisions hereof and any such subrogation rights shall be additional and cumulative security to this instrument;

(3) declare the entire Secured Indebtedness immediately due, payable and collectible, without notice to Grantor, regardless of maturity, and, in that event, the entire Secured Indebtedness shall become immediately due, payable and collectible; and thereupon, Grantee may sell and dispose of the Premises at public auction, at the usual place for conducting sales at the courthouse in the county where the Premises or any part thereof may be, to the highest bidder for cash, first advertising the time, terms and place of such sale by publishing a notice thereof once a week for four consecutive weeks in a newspaper in which sheriff's advertisements are published in said county and giving such other notice required by law, and Grantee may thereupon execute and deliver to the purchaser at said sale a sufficient conveyance of the Premises in fee simple, which conveyance may contain recitals as to the happening of the default upon which the execution of the power of sale, herein granted, depends, and said recitals shall be presumptive evidence that all preliminary acts prerequisite to said sale and deed were in all things fully complied with; and Grantee, its agents, representative, successors or assigns, may bid and purchase at such sale; and Grantor hereby constitutes and appoints Grantee or its assigns agent and attorney in fact to make such recitals, sale and conveyance, and all of the acts of such attorney in fact are hereby ratified, and Grantor agrees that such recitals shall be binding and conclusive upon Grantor and that the conveyance be made by Grantee, or its assigns, (and in the event of a deed in lieu of foreclosure, then as to such conveyance) shall be effectual to bar all right, title and interest, equity of redemption, including all statutory redemption, homestead, dower, curtesy and all other exceptions of Grantor, or its successors in interest, in and to said Premises; and Grantee, or its assigns, shall collect the proceeds of such sale, reserving therefrom all unpaid Secured Indebtedness with interest then due thereon, and all amounts advanced by Grantee for taxes, assessments, fire insurance premiums and other charges, with interest at the rate stated in the Note per annum thereon from the date of payment, together with all costs and charges for advertising, and commissions for selling the Premises, and 15% of the aggregate amount due, as attorney's fees, and pay over any surplus to Grantor (in the event of deficiency Grantor shall immediately on demand from Grantee pay over to Grantee, or its nominee, such deficiency); and Grantor agrees that possession of the Premises during the existence of the Secured Indebtedness by Grantee, or any person claiming under Grantor, shall be that of tenant under Grantee, or its assigns, and, in case of a sale, as herein provided, Grantor or any person in possession under Grantor shall then become and be tenants holding over, and shall forthwith deliver possession to the purchaser at such sale, or be summarily dispossessed in accordance with the provisions of law applicable to tenants holding over; the power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are in addition to any and all other remedies which Grantor may have at law or in equity. Notwithstanding the foregoing, in connection with any retail installment contract pertaining to or consumer loan secured by a manufactured home, Grantee will take no action to repossess or foreclose or to accelerate a payment of the Secured Indebtedness until Grantor has been accorded such notice of and right to cure default as may be required by OCGA §7-4-3 or other applicable state or federal law or regulation.

Grantee, in any action to foreclose this deed, or upon any event of default, shall be at liberty to apply for the appointment of a receiver of the rents and profits or of the Premises or both without notice, and shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Premises as security for the amounts due the Grantee, or the solvency of any person or corporation liable for the payment of such amounts.

In case of any sale under this deed by virtue of the exercise of the power herein granted, or pursuant to any order in any judicial proceedings or otherwise, the Premises or any part thereof may be sold in one parcel and as entirety, or in such parcels, manner or order as Grantee in its sole discretion may elect, and one or more exercises of the powers herein granted shall not extinguish or exhaust the power unless the entire Premises are sold or the Secured Indebtedness paid in full.

9. If all or any part of the Premises is sold, conveyed or otherwise transferred without obtaining the prior written consent of Grantor, Grantee may declare the entire Secured Indebtedness immediately due and payable except as prohibited by law. Grantee may, in its sole discretion, consent to such sale or transfer. Should Grantee decide to consent to such sale or transfer it will be deemed to have waived its right to accelerate the Secured Indebtedness only if prior to such sale or transfer (a) Grantee determines that the credit of any purchaser or transferee is satisfactory; (b) the purchaser or transferee agrees to pay interest on the amount owed to Grantee under the Note and under this Deed to Secure Debt at whatever rate Grantee requires; (c) the purchaser or transferee executes an assumption agreement that is acceptable to Grantee and that obligates the purchaser or transferee to keep all of the premises and agreements made in the Note and in this Deed to Secure Debt, whether according to their original terms or as amended pursuant to the assumption agreement; and (d) the purchaser or transferee pays the transfer fee required by Grantee. The foregoing provisions will apply to each and every sale and transfer whether or not the Grantee has consented to any previous sale or transfer.

10. Grantor, for himself and family, hereby waives and renounces all homestead and exemption rights provided for by the Constitution and Laws of the United States or the State of Georgia, in and to the Premises as against the collection of the Secured Indebtedness, or any part thereof; and Grantor agrees that where, by the terms of the conveyance of the Note secured hereby, a day is named or a time fixed for the payment of any sum of money or the performance of any agreement, the time stated enters into the consideration and is of the essence of the whole contract.

11. Grantee shall have the right from time to time to sue for any sums, whether interest, principal or any installment or either or both, taxes, penalties, or any other sums required to be paid under the terms of this deed, as the same become due, without regard to whether or not all of the Secured Indebtedness shall be due on demand, and without prejudice to the right of Grantee thereafter to enforce any appropriate remedy against the Grantor, including an action of foreclosure, or any other action, for a default or defaults by Grantor existing at the time such earlier action was commenced.

12. The rights of Grantee, granted and arising under the clauses and covenants contained in this deed and the Note, shall be separate, distinct and cumulative of other powers and rights herein granted and all other rights which Grantee may have in law or equity, and none of them shall be in exclusion of the others; and all of them are cumulative to the remedies for collection of indebtedness, enforcement of rights under security deeds, and preservation of security as provided at law. No act of Grantee shall be construed as an election to proceed under any one provision herein or under the Note to the exclusion of any other provision, or an election of remedies to the bar of any remedy allowed at law or in equity, anything herein or otherwise to the contrary notwithstanding.

13. Every provision for notice and demand or request shall be deemed fulfilled by written notice and demand or request personally served on one or more of the persons who shall at the time said the record title to the Premises, or on their heirs or successors, or mailed by depositing it in any post office station or letter box, enclosed in a postpaid envelope (a) addressed to such person or persons, or their heirs or successors, at his, their or its address last known to Grantee or (b) addressed to the street address of the Premises hereby conveyed.

14. Any indulgence or departure at any time by the Grantee from any of the provisions hereof, or of any obligation hereby secured, shall not modify the same or relate to the future or waive future compliance therewith by the Grantor. If more than one party shall execute this deed, the term "Grantor" shall mean all parties signing and each of them, and each agreement, obligation and Secured Indebtedness of the Grantor shall be and mean the several as well as joint undertaking of each of them.

15. The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations (and if a corporation, its officers, employees, agents or attorneys) and any and all other persons or entities, and 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 word "Note" shall include one or more notes and the grammatical construction of sentences shall conform thereto.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

WILLIE JAMES JOHNSON (SEAL)
WILLIE JAMES JOHNSON

R. EDWARD REDDICK, JR.

Notary Public, Effingham County, Georgia

ROBERT L. JOHNSON (SEAL)
ROBERT L. JOHNSON

Notary Public

339A
786
BOOK PAGE

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

***PERPETUAL SECURITY INTEREST CREATED:**

It is the affirmative intention of the Borrower and Lender to create and establish a perpetual or indefinite security interest in favor of the Lender in the real property conveyed hereby, pursuant to O.C.G.A. Sec. 44-14-80 (a) and specifically to agree that title to the real property conveyed hereby shall not revert to Borrower for a period of the later of: (i) 20 years from the date of this conveyance or seven years from the maturity of the indebtedness secured hereby, or (ii) the date determined in accordance with O.C.G.A. Sec. 44-14-80 (b) or Sec. 44-14-80 (c), as applicable, if any portion or all of the indebtedness secured hereby is extended or renewed beyond the original maturity date thereof. In addition to all other covenants set forth herein, Borrower hereby agrees that the perpetual or indefinite security interest hereby established also secure all loans, wherever made in whatever form made, incident to the open end or other indebtedness provisions of this indenture.

BOOK PAGE
339A 787

Willie James Johnson (SEAL)
WILLIE JAMES JOHNSON

Robert L. Johnson (SEAL)
ROBERT L. JOHNSON

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

THIRD PARTY PLEDGE AGREEMENT

DATE: March 20, 2008

PLEDGOR	Willie James Johnson & Robert L. Johnson	SECURED PARTY	Citizens Bank of Effingham
BUSINESS OR RESIDENCE ADDRESS	250 Monteith Road	ADDRESS	802 South Laurel Street
CITY, STATE & ZIP CODE	Port Wentworth, GA 31407	CITY, STATE & ZIP CODE	Springfield, GA 31329

BOOK PAGE
339A 788

1. Security Interest and Collateral. To secure (check one):

the payment and performance of each and every debt, liability and obligation of every type and description which _____ ("Debtor") may now or at any time hereafter owe to Secured Party (whether such debt, liability or obligation now exists or is hereafter created or incurred, and whether it is or may be direct or indirect, due or to become due, absolute or contingent, primary or secondary, liquidated or unliquidated, or joint, several or joint and several; all such debts, liabilities and obligations being herein collectively referred to as the "Obligations").

the debt, liability or obligation of: Elin Brown (debtor) to Secured Party evidenced by or arising under the following: CRB Loan #22001862, and any extensions, renewals or replacements thereof (herein referred to as the "Obligations"). Pledgor hereby grants Secured Party a security interest (herein called the "Security Interest") in (check one):

all property of any kind now or at any time hereafter owned by Pledgor, or in which Pledgor may now or hereafter have an interest, which may now be or may at any time hereafter come into the possession or control of Secured Party or into the possession or control of Secured Party's agents or correspondents, whether such possession or control is given for collateral purposes or for safekeeping, together with all proceeds of and other rights in connection with such property (herein called the "Collateral").

The property owned by Pledgor and held by Secured Party that is described as follows: DSD DATED 3-20-08 together with all rights in connection with that property (herein called the "Collateral").

2. Representation, Warranties and Covenants. Pledgor represents, warrants and covenants that:

- (a) Pledgor will duly endorse, in blank, each and every instrument constituting Collateral by signing on said instrument or by signing a separate document of assignment or transfer, if required by Secured Party.
- (b) Pledgor is the owner of the Collateral free and clear of all liens, encumbrances, security interests and restrictions, except the Security Interest and any restrictive legend appearing on any instrument constituting Collateral.
- (c) Pledgor will keep the Collateral free and clear of all liens, encumbrances and security interests, except the Security Interest.
- (d) Pledgor will pay, when due, all taxes and other governmental charges levied or assessed upon or against any Collateral.
- (e) At any time, upon request by Secured Party, Pledgor will deliver to Secured Party all notices, financial statements, reports or other communications received by Pledgor as an owner or holder of the Collateral.
- (f) Pledgor will upon receipt deliver to Secured Party in pledge as additional Collateral all securities distributed on account of the Collateral such as stock dividends and securities resulting from stock splits, reorganizations and recapitalizations.

3. Rights of Secured Party. Pledgor agrees that Secured Party may at any time, whether before or after the occurrence of an Event of Default and without notice or demand of any kind, (i) notify the obligor on or issuer of any Collateral to make payment to Secured Party of any amounts due or distributable thereon, (ii) in Pledgor's name or Secured Party's name enforce collection of any Collateral by suit or otherwise, or surrender, release or exchange all or any part of it, or compromise, extend or renew for any period any obligation evidenced by the Collateral, (iii) receive all proceeds of the Collateral, and (iv) hold and increase or profits received from the Collateral as additional security for the Obligations, except that any money received from the Collateral shall, at Secured Party's option, be applied in reduction of the Obligations, in such order of application as Secured Party may determine, or be remitted to Debtor.

PLEDGOR'S NAME

By: Willie James Johnson
Willie James Johnson

Robert L. Johnson
Robert L. Johnson

EXHIBIT "B"

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

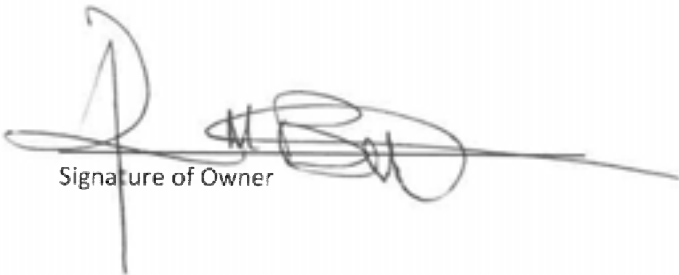
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road
Port Wentworth, GA 31407

Telephone Number: 912-659-1827



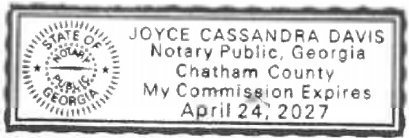
Signature of Owner

Personally appeared before me
Jessie M. Beckett

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
 Notary Public

July 17, 2023
 Date



Owner
 Monteith Rd
 70977 A02001

Co-Owner
 306 Monteith R
 70977 A02005

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

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Address: 440 Meinhard Road
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Telephone Number: 912-659-1827

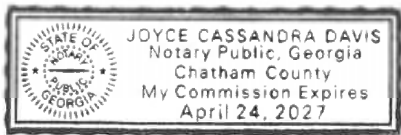
John L. Beckett Jr.
Signature of Owner

Personally appeared before me
John L. Beckett, Jr.

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 17, 2023
Date

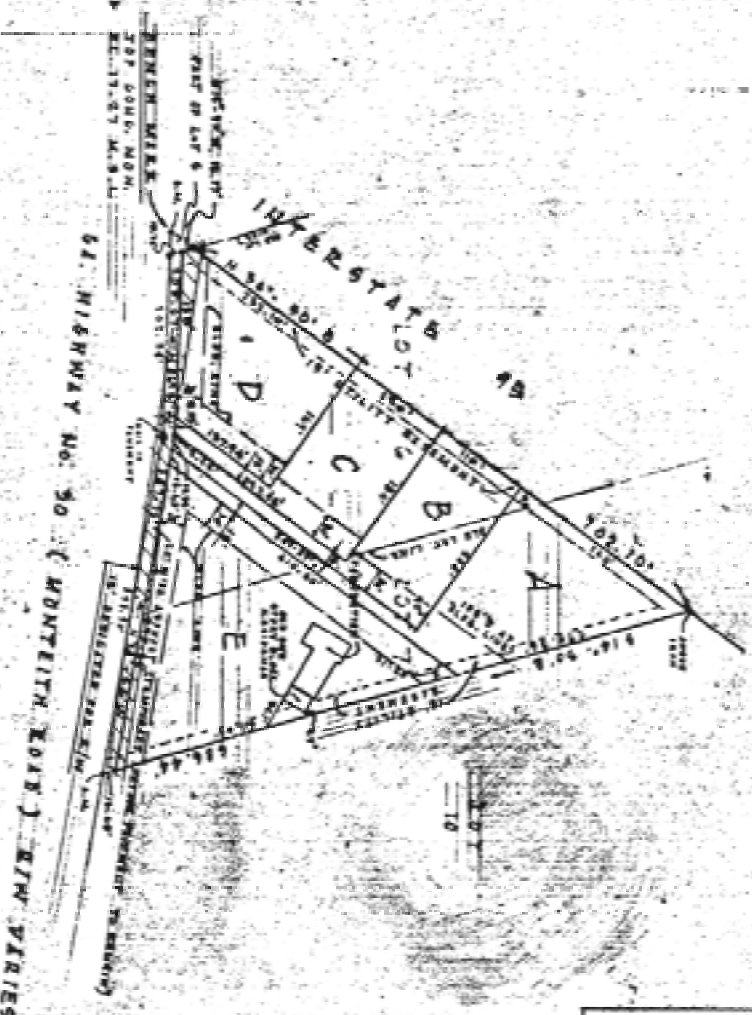


Co-owner
306 Monteith Rd
70977 A01005

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

July 2 1978
PLANNING COMMISSION

- GENERAL NOTES**
1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
 2. DRIVEWAY & WALKWAY EXCEPT GRILL BE FURNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER'S SUPERVISION. MINIMUM 9" X 12" X 4".
 3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
 4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 90 ARE NOT REQUIRED FOR THIS SUBDIVISION.



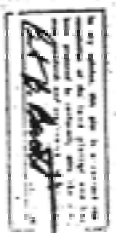
STATE OF GEORGIA
CHATHAM COUNTY

WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF 1976 6 & 7, WELLS SUBDIVISION

PREPARED BY **KEVIN WILLIAMS**
S.T., 516 310 A, SANDWICH, GEORGIA

SCALE: 1" = 100'
DATE: JUNE 26, 1978

BARRETT & EXLEY, INC.
SURVEYING & GRADING
SAVANNAH, GEORGIA



APPROVED BY CHATHAM COUNTY ENGINEER James G. [Signature] 1978
DIRECTOR

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING & SANITATION JAMES [Signature] 1978
DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION JAMES [Signature] 1978
DIRECTOR

APPROVED BY CHATHAM COUNTY James G. [Signature] 1978
SEAL

Owner:

John L. & Jessie Mae Beckett

Address:

306 Monteith Rd

Parcel ID:

70977 A01005

Deed Book & Page:

379U-784

All that certain lot, tract, or parcel of land situate, lying and being in Chatk
County, Georgia, being known upon a map or plan of said County as Lot Letter E, of
Williams Subdivision, Monteith; said Subdivision being a re-subdivision of L
Numbers Six (6), and Seven (7) of the Norris Subdivision and being shown upon
certain Map recorded in the Office of the Clerk of the Superior Court of Chatk
County, Georgia, in Subdivision Map Book D, Folio 29, for a more complete descrip
hereof.

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Jessie Williams
Signature of Owner

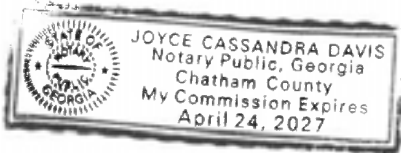
Personally appeared before me

Jessie Williams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 11, 2023
Date



Widow/Owner
314 Monteith Rd
10977 A02004

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

STATE OF GEORGIA)
CHATHAM COUNTY)

DEED OF GIFT

719

THIS INDENTURE made and entered into this 25th day of April, 1975, by and between HENRY WILLIAMS, as Party of the First Part, and JAMES WILLIAMS, as Party of the Second Part, both of Chatham County, Georgia;

W I T N E S S E T H

First Party, for and in consideration of the natural love and affection which he has for his son, the said Party of the Second Part, has given, granted and conveyed, and by these presents does hereby give, grant and convey unto the said Party of the Second Part, the said James Williams, his heirs and assigns, the following described property, to-wit:

ALL that certain lot or parcel of land situate, lying and being in Chatham County, Georgia, known as Lot Lettered "D" on a certain map or plat made by Barrett and Exley, Inc. for Henry Williams dated June 26, 1974, which is recorded in Subdivision Map Book K, Page 29, of the Chatham County Records to which reference is made for a more particular description of said lot and the metes and bounds thereof.

TO HAVE AND TO HOLD the said described property unto the said Party of the Second Part, his heirs and assigns, in FEE SIMPLE FOREVER.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal on the day and year first above written.

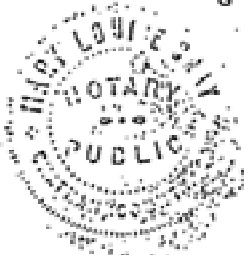
Henry Williams L.S.
HENRY WILLIAMS

Signed, Sealed and Delivered in the presence of:

David P. Benjamin
Mary Louise Gray
NOTARY PUBLIC, CHATHAM COUNTY,
GEORGIA

Filed For Record At 4:49 O'Clock P. M. On The 30 day of April 1975
Recorded in Map Book 105-B Folio 719
On The 30 day of April 1975

CLERK, SUPERIOR COURT, CHATHAM CO., GA.



Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

SAVANNAH REGIONAL OFFICE
6602 ABERCORN STREET
SUITE 203
SAVANNAH, GA 31405-5848
912-651-2180
WWW.GLSP.ORG



Georgia Legal Services Program

June 5, 2023

SUSAN P. COPPETT
EXECUTIVE DIRECTOR
TENNELL LOCKE
BOARD PRESIDENT
WILLIAM K. BROKER
MANAGING ATTORNEY
SAVANNAH REGIONAL OFFICE

Ms. Jessie L. Williams
2 Williams Road
Port Wentworth, Georgia 31407

Dear Ms. Williams:

Enclosed you will find a copy of the name affidavit which has been filed with the Clerk of Superior Court. You will also find a copy of the \$25.00 receipt indicating that the payment was made to the Clerk.

You should keep this for your records. The original document will be returned in the next few weeks, and I will forward that to you upon receipt. In the meantime, you should keep this for your records.

Sincerely,

William K. Broker
(912) 963-1683
bbroker@glsp.org

WKB/hb
Enclosures(2)
GLSP File No.: 23-0698041

Want to keep your Medicaid benefits? If you receive or have applied for Medicaid, be sure to update your address in your Georgia Gateway account at www.gateway.ga.gov or call 1-877-423-4746. Beginning in April, DFCS will send Medicaid redetermination notices that will require you to provide information to DFCS to keep your coverage.

If you are a Medicare recipient and need help to enroll or renew your Medicaid (or MSP), contact GLSP at 1-888-632-6332. If you do not receive Medicare and need help to keep your Medicaid or are no longer eligible for Medicaid and would like to learn about other options, call Georgia Enroll at 1-866-442-3676.

Georgia Legal Services Program is a 501(c)(3) nonprofit, EIN 58-1111590, whose mission is to provide civil legal services for persons with low incomes, creating equal access to justice and opportunities out of poverty.

GLSP is funded in part by the Legal Services Corporation (LSC) and, as a condition of the funding it receives from LSC, it is restricted from engaging in certain activities in all of its legal work -- including work supported by other funding sources. GLSP may not expend any funds for any activity prohibited by the Legal Services Corporation Act, 42 U.S.C.2996 et seq. or by Public Law 104-134. Public Law 104-134 § 504 (d) requires that notice of these restrictions be given to all funders of programs funded by the Legal Services Corporation.

LSC America's Partner
for Equal Justice
LEGAL SERVICES CORPORATION

Offices in Albany, Athens, Atlanta, Augusta, Brunswick, Columbus, Dalton,
Gainesville, Macon, Piedmont, Savannah, and Farmworker Rights Division
AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER M/F/H/V

Packet Pg. 176

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)



Return to:
 William K. Broker, State Bar No. 084275
 6602 Abercorn St., Suite 203
 Savannah, GA 31405
 912.963.1683

Doc ID: 034461380002 Type: AFF
 Recorded: 05/31/2023 at 04:07:02 PM
 Fee Amt: \$25.00 Page 1 of 2
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court
 BK **3104** PG **646-647**

STATE OF GEORGIA
 COUNTY OF CHATHAM

In Re: Property of Jessie L. Williams
 Deed Book 1678, Page 1-3
 Chatham County, Georgia
 Grantee: James Williams, Sr.
 Grantee: Jessie L. Williams

BEFORE ME, THE UNDERSIGNED attesting authority in and for said State and County, came the undersigned affiant, who being duly sworn, deposes and says on oath that this affidavit relates to the property of the owner designated in the caption hereof as the same is described in the deed book and page herein referred to. Affiant makes the following statement under oath as being relevant and material to the ownership of said property:

1. My name is Jessie L. Williams and I am the surviving spouse of the above-named James Williams, Sr.;
2. James Williams, Sr. passed away on March 7, 2018 possessed of the property referred to above;
3. Said property was transferred to James Williams on April 25, 1975. The deed evidencing the transfer was recorded at Deed Book 105-b, Page 719. Chatham County, Georgia;
4. Said property was transferred to Affiant, Jessie L. Williams, by Order of the Probate Court of Chatham County, Georgia, on July 15, 2019;
5. At the time the property was transferred to James Williams, James Williams was known by the name of "James Williams". At the time of his death, having had a son, James Williams, II, "James Williams" became known as "James Williams, Sr.";
6. At the time of his death, the owner of the subject property was known as "James Williams, Sr.";
7. The name "James Williams, Sr." appears on his death certificate and is the name used in the Petition for Years's Support filed on behalf of Affiant and granted by the Probate Court of Chatham County, Georgia;

- 8. With respect to the subject property "James Williams" is the same person as "James Williams, Sr."; and
- 9. This Affidavit is given for no fraudulent or deceptive purpose.
Further Affiant sayeth not.

This the 30th day of May 2023.

Jessie L. Williams

 Jessie L. Williams, Affiant
 78 Russell Avenue
 Garden City, GA 31408

Sworn to and subscribed before me this the 30th day of May 2023.

William K. Broker

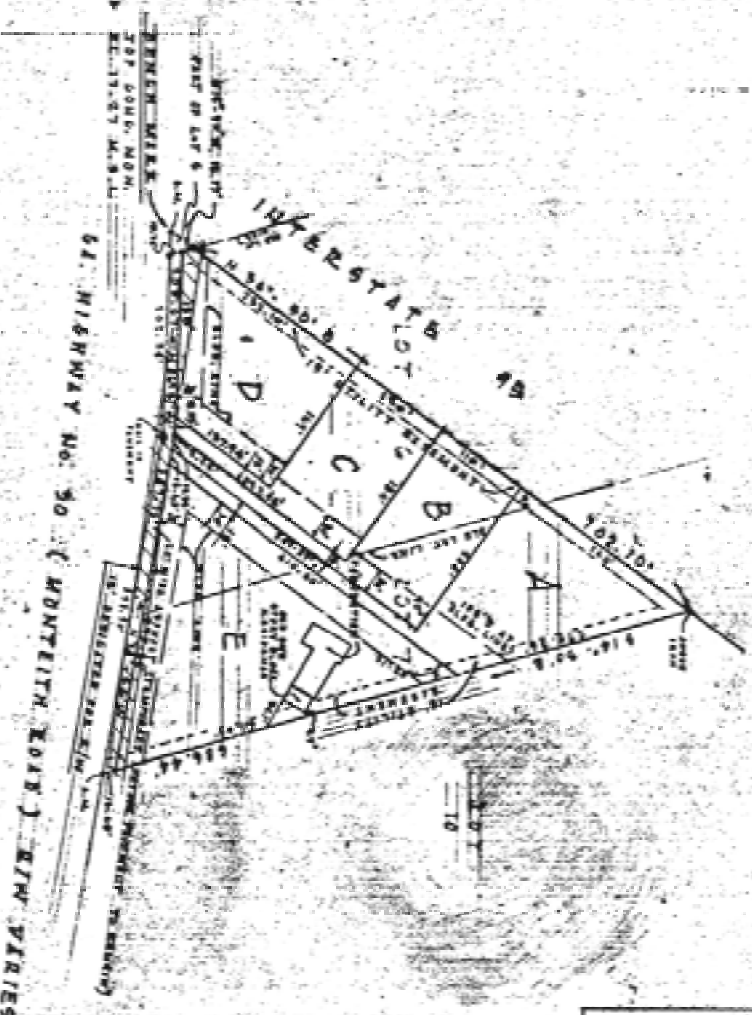
 William K. Broker, Notary Public
 My Commission Expires: 04.11.27



Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

July 2 1978
PLANNING COMMISSION

- GENERAL NOTES**
1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
 2. DRIVEWAY & WALKWAY EXCEPTS SHALL BE PAVED WITH ASPHALT. MINIMUM 12" WIDE.
 3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
 4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 90 ARE NOT REQUIRED FOR THIS SUBDIVISION.

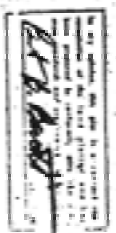


STATE OF GEORGIA
CHATHAM COUNTY
WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF 1976 6 & 7, WELLS SUBDIVISION

PREPARED BY **KEVIN WILLIAMS**
S.T., 216 310 A, SANDWICH, GEORGIA

SCALE: 1" = 100'
DATE: JUNE 26, 1978

BARRETT & EXLEY, INC.
SURVEYING & GRADING
SAVANNAH, GEORGIA



APPROVED BY CHATHAM COUNTY ENGINEER James H. Smith 1978
 APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
 DIVISION OF ENGINEERING & SANITATION James H. Smith 1978
 DIRECTOR
 APPROVED BY METROPOLITAN PLANNING COMMISSION James H. Smith 1978
 EXECUTIVE DIRECTOR
 APPROVED BY CHATHAM COUNTY James H. Smith 1978
 COUNTY ENGINEER

Owner:

Jessie Williams

(Widow of James Williams)

Address:

314 Monteith Rd

Parcel ID:

70977 A01004

Deed Book & Page:

3404 646-647 (2023 Deed Filing)

1678 1-3 (Probate Order Deed, 2019)

105B 719 (James Williams' Deed with Legal
Description)

ALL that certain lot or parcel of land situate,
lying and being in Chatham County, Georgia, known as Lot
Lettered "D" on a certain map or plat made by Barrett and
Exley, Inc. for Henry Williams dated June 26, 1974, which is
recorded in Subdivision Map Book K, Page 29, of the Chatham
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description of said lot and the metes and bounds thereof.

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

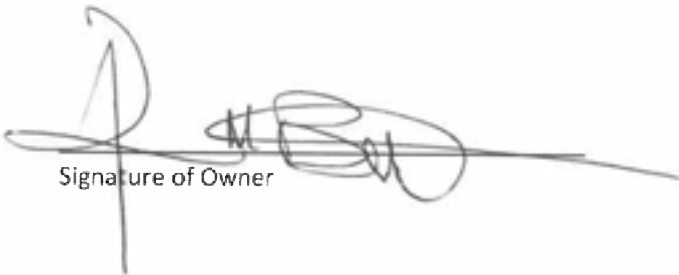
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Address: 440 Meinhard Road
Port Wentworth, GA 31407

Telephone Number: 912-659-1827



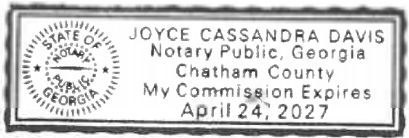
Signature of Owner

Personally appeared before me
Jessie M. Beckett

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
 Notary Public

July 17, 2023
 Date



Owner
 Monteith Rd
 70977 A02001

Co-Owner
 306 Monteith R
 70977 A02005

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

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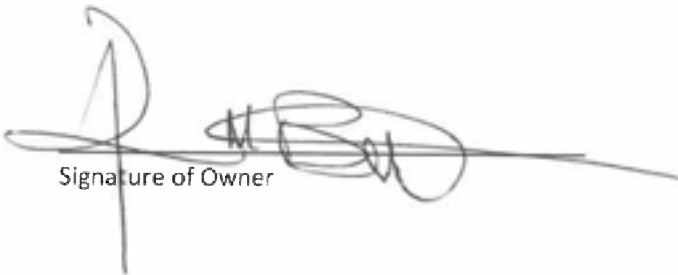
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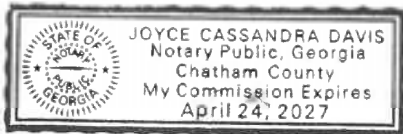
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Jessie M. Beckett

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July 17, 2023
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 70977 A02001

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 306 Monteith R
 70977 A02005

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Jessie Washington
P.O. Box 1501
Eglin AFB FLA
32542

Clock#: 113627
FILED FOR RECORD
1/02/2001 05:30PM
FEE: 10.00

Susan B. Prouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Real Estate Transfer Tax

NO TAX DUE
R. Jindal
For Clerk of Superior Court

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 2 day of January, 2001
by first party, Grantor, Emma Washington Williams
whose post office address is 306 Monticott Rd Savannah GA 31407
to second party, Grantee, Jessie M. Washington
whose post office address is P.O. Box 1501 Eglin AFB FL 32542

BOOK PAGE
217 X 106

WITNESSETH, That the said first party, for good consideration and for the sum of
Dollars (\$ 1.00) paid by the said second
party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim
unto the said second party forever, all the right, title, interest and claim which the said first party
has in and to the following described parcel of land, and improvements and appurtenances there-
to in the County of Chatham, State of Georgia to wit:

Williams Sub Division, Lot A, located Old Hwy 30
Monticott, Monticott Rd Plat Number 70977A01001

(1)
AJAA
© 1992-2000 F.Z. Legal Forms, Inc. Rev. 6/00
This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal
advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in this state.
If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:

Jessie M. Washington aka Jessie Mae Beckett

Address:

Monteith Rd

Parcel ID:

70977 A01001

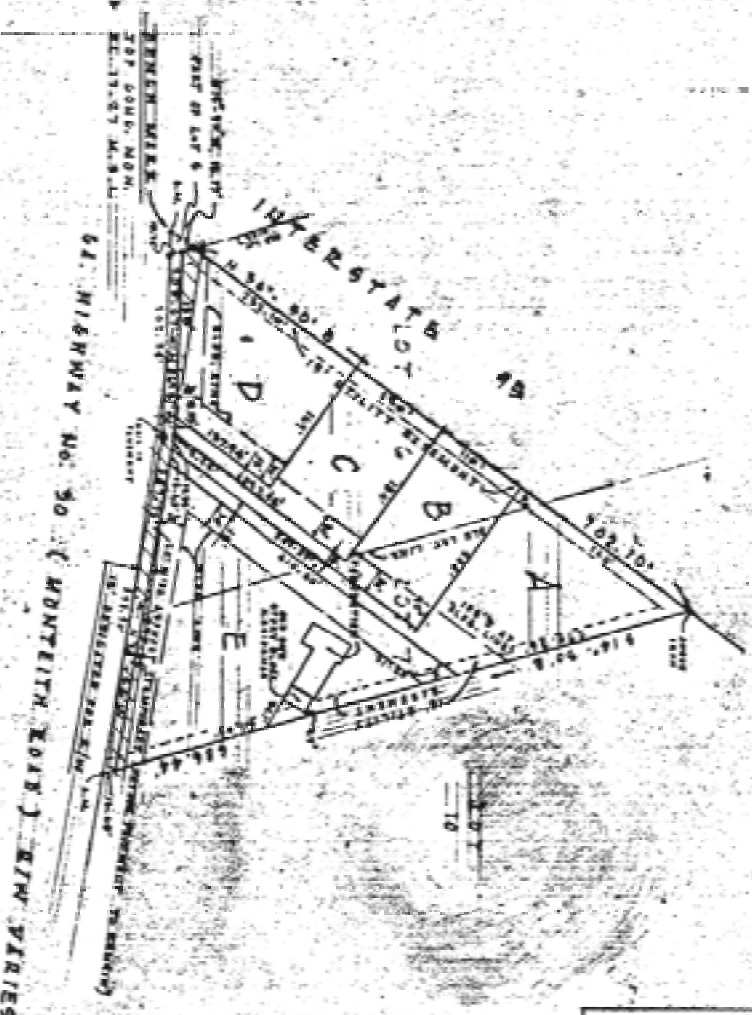
Deed Book & Page:

217X-106 (Quitclaim Deed for Ownership)

Williams Sub Division, Lot A, located old hwy 30
Monteith, Monteith Rd Parcel Number 70977A01001

July 2 1978
RECEIVED
COUNTY ENGINEER

- GENERAL NOTES**
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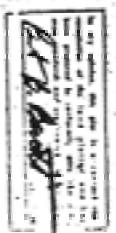
STATE OF GEORGIA
CHATHAM COUNTY

WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF 1976 6 & 7, WELLS SUBDIVISION

PREPARED BY **KEVIN WILLIAMS**
S.T., DIST. 310 A, SURVEYING ENGINEER

SCALE: 1" = 100'
DATE: JUNE 26, 1978

BARRETT & EXLEY, INC.
SURVEYING & GRADING
SAVANNAH, GEORGIA



APPROVED BY CHATHAM COUNTY ENGINEER *[Signature]* 2, 1978
DIRECTOR

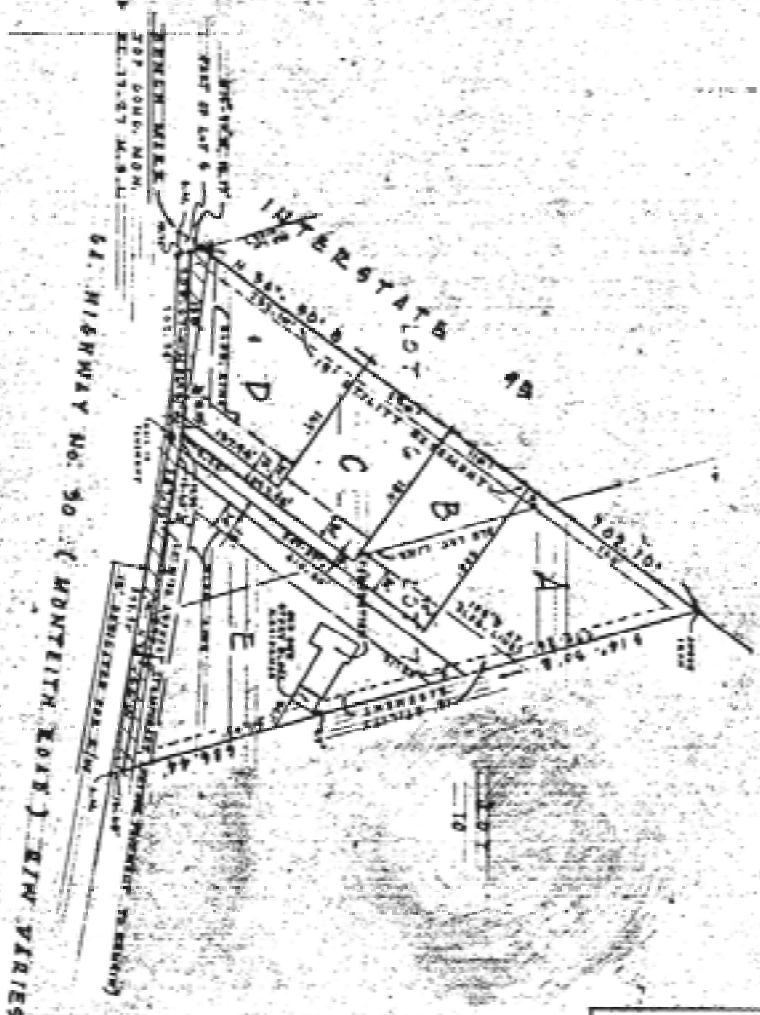
APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING & SANITATION *[Signature]* 1978
DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION *[Signature]* 1978
EXECUTIVE DIRECTOR

APPROVED BY CHATHAM COUNTY *[Signature]* 1978
SEAL

July 2 1978
PLANNING COMMISSION

- GENERAL NOTES**
1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
 2. DRIVEWAY & WALKWAY EXCEPT GRILL BE PAVED WITH ASPHALT UNDER ENGINEER'S SUPERVISION. MINIMUM 9" X 12" R.C.P.
 3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
 4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 50 ARE NOT REQUIRED FOR THIS SUBDIVISION.



STATE OF GEORGIA
CHATHAM COUNTY

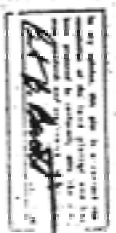
WILLIAMS SUBDIVISION-MONTEITH

BEING PORTIONS OF 1976 6 & 7, WELLS SUBDIVISION

PREPARED BY **KEVIN WILLIAMS**
S.T., 212 312 A, SANDWICH, GEORGIA

SCALE: 1" = 100'
DATE: JUNE 26, 1978

BARRETT & EXLEY, INC.
SURVEYING & GRADING
SAVANNAH, GEORGIA



APPROVED BY CHATHAM COUNTY ENGINEER James H. Smith 1978

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING & SANITATION James H. Smith 1978

APPROVED BY METROPOLITAN PLANNING COMMISSION James H. Smith 1978

APPROVED BY CHATHAM COUNTY PLANNING COMMISSION James H. Smith 1978

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Hannah Hester
Signature of Owner

Personally appeared before me

Valandra P. Sams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Valandra P. Sams
Notary Public

07/19/2023
Date



Pastor - Body of Christ
Church & Ministries

70977 01010 / 70977 A01002
Monteith Rd / Monteith Rd

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

April 11, 2023

We the Deacons and Members of The Body of Christ Church and Ministries, hereby give Reverend Hercules Hicks (Pastor) authority to sell land that the church own. And we hereby give Reverend Hercules Hicks authority to sign all Legal Documents on behalf of the church. And authorize Reverend Hercules Hicks to receive the payment for the sale of the land.

April 16, 2023

Signatures:

Deacon Alexander Wilkerson

Deacon Arvance Coleman

Mr. Andrew

Regis Maxwell Sampson

Maria Williams

Ana Williams
marisa.williams

Kamaria Mays

Jayden King

And Mrs
Latoya Coleman

Piccola Hicks
Rev. Smith

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Clock#: 1377040
FILED FOR RECORD
12/07/2011 12:51pm
PAID: 12.00

Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Real Estate Transfer Tax
PAID \$135.00
R. Stadel
For Clerk of Superior Court

BOOK PAGE
373 Y 295

After recording return to:
ABBOTT & ABBOTT
117 WEST OGLETHORPE AVENUE
SAVANNAH, GA 31401
(912) 233-4721

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHATHAM.

THIS INDENTURE, made the 7th day of DECEMBER, 2011, between

PETER GALE GARVIN

as party or parties of the first part, hereinafter called Grantor, and

BODY OF CHRIST CHURCH AND MINISTRIES

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M.D., CHATHAM COUNTY, GEORGIA, ON THE MONTEITH ROAD IN PORT WENTWORTH, AND KNOWN AS LOT ELEVEN (11), DRAKIE PARK. ALL AS SHOWN ON THAT CERTAIN MAP OR PLAN OF THE SUBDIVISION OF DRAKIE PARK MADE BY PERCY SUGDEN, CIVIL ENGINEER, AUGUST 25, 1908. REFERENCE IS HEREBY MADE TO SAID PLAT FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED. BEARING PROPERTY IDENTIFICATION NO. 7-977-1-10.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, 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 said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

BOOK PAGE
373 Y 296

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered in the presence of :

[Signature]
Official Witness

GRANTOR
[Signature]
PETER GALE GARVIN (SEAL)

Notary Public

My Commission Expires:

[Notary Seal]



Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Body of Christ Church & Ministries
(Between Mt Moriah Baptist's 2 Parcels)

Address:
Monteith Rd

Parcel ID:
70977 01010

Deed Book & Page:
373Y-295

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M.D., CHATHAM COUNTY, GEORGIA, ON THE MONTEITH ROAD IN PORT WENTWORTH, AND KNOWN AS LOT ELEVEN (11), DRAKIE PARK. ALL AS SHOWN ON THAT CERTAIN MAP OR PLAN OF THE SUBDIVISION OF DRAKIE PARK MADE BY PERCY SUGDEN, CIVIL ENGINEER, AUGUST 25, 1908. REFERENCE HEREBY MADE TO SAID PLAT FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED. BEARING PROPERTY IDENTIFICATION NO. 7-97 1-10.

State of Georgia,
Chatham County,

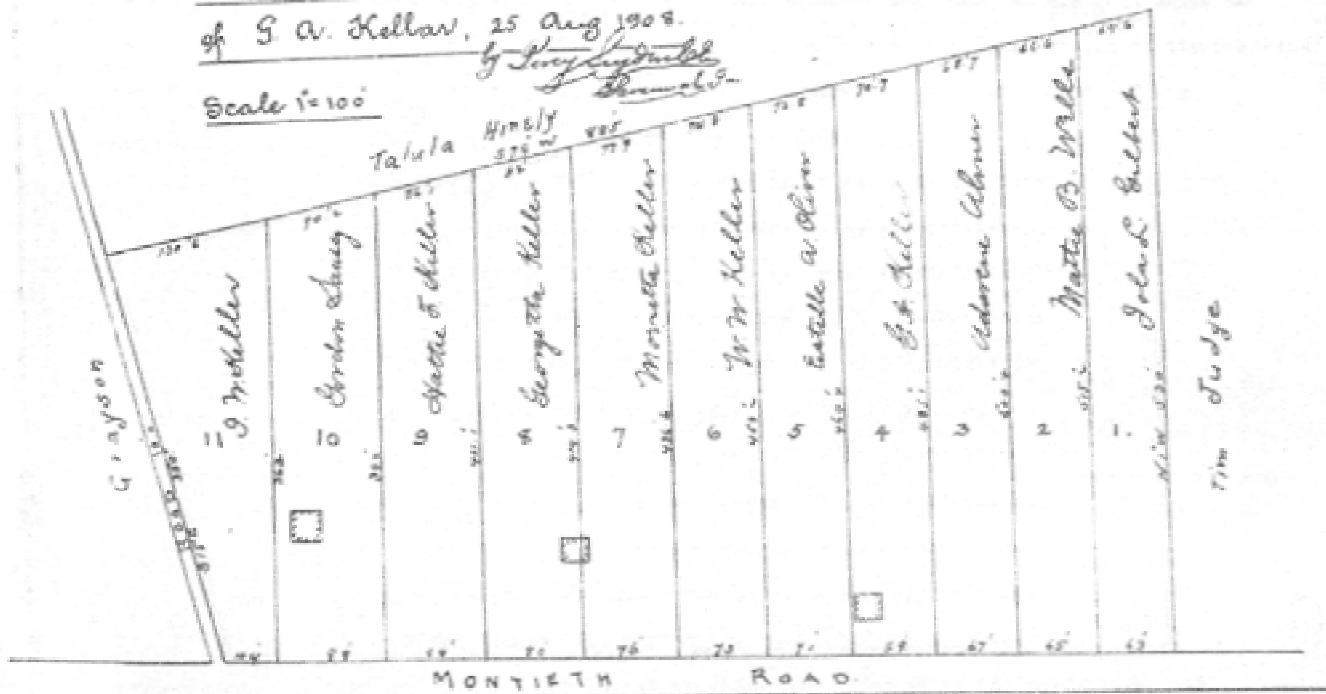
Whereas by virtue of the last will of George A. Keller, late of said County and State, deceased, said will being of record in the files of the Ordinary's office of the County and State aforesaid, all that certain tract of land containing eight and one quarter (8-1/4) acres situate lying and being in the eighth (8th) Georgia Militia District of said County and State, known as the extreme western part of Drake's Plantation and bounded on the North by lands of Tallulah Himsley, on the East by lands of Tim Judge, on the South by the Monteith Public Road, and on the West by the land of Richard Grayson is owned and possessed, share and share alike, by Georgetta W. Keller, George A. Keller, Adarene Ulmer, Estella A. Oliver,

Plat of 8 1/4 acres of the extreme west portion
of Drake's Plantation near Monteith, Chatham
County, Ga.

Sub-divided for division amongst the heirs
of G. A. Keller, 25 Aug 1908.

Scale 1"=100'

by Longfellow
Shenck



Signed, sealed and delivered in
presence of us:
Julian Dancy,
Edward J. Costello,
N. P. C. C. Ga.

Miss Georgetta Keller, L. S.
G. A. Keller, L. S.
Adarene Ulmer, L. S.
Estella A. Oliver, L. S.
Rattie P. Keller, L. S.
W. W. Keller, L. S.,
Mattie B. Wells, L. S.
Marietta Keller, L. S.,

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Signed, sealed and delivered

F. Schmitt, (L.S.)

in the presence of

Laura G. Schmitt, (L.S.)

Robt. H. Tatem,

Isaac Beckett,

Not. Pub. S.C. Ga.

Received for record June 8, 1909. Recorded July 26, 1909.

Georgia,

Chatham County.

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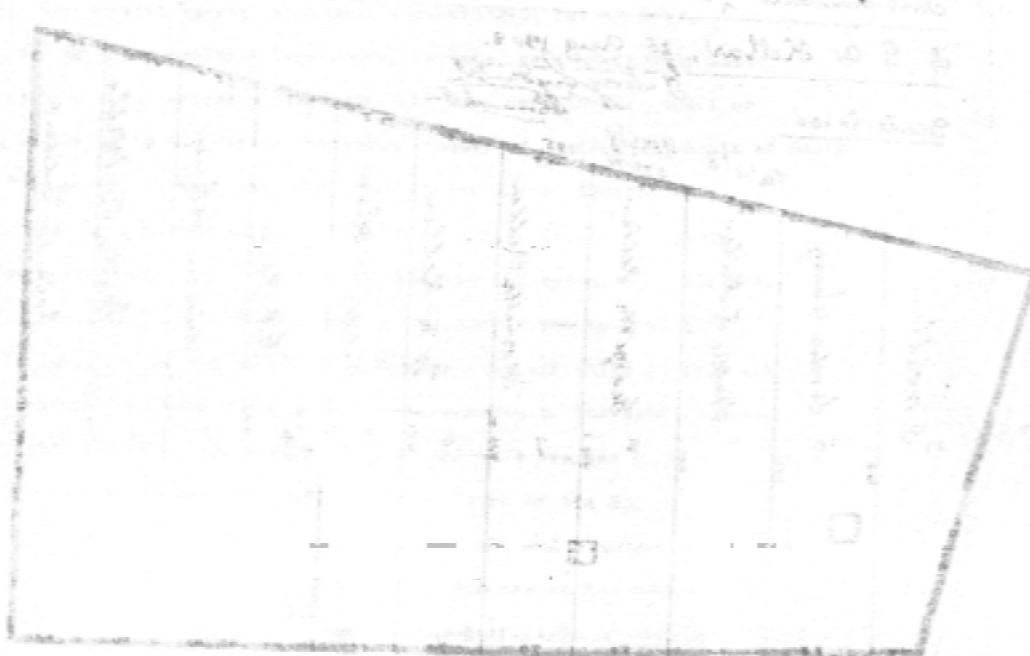
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said pa

said pa

heredit



against himself and the said party of the first part and his heirs and against the claims of all persons whomsoever shall and will warrant and forever defend by these presents. In witness whereof, the said Charles M. Cregar has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered

Chas. M. Cregar, (L.S)

in presence of

Received for record June 8th, 1909,

James M. Rogers,

Recorded July 26th, 1909.

C. D. Rogers,

(SEAL) Notary Public Chatham County, Ga.

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Hannah Hester
Signature of Owner

Personally appeared before me

Valandra P. Sams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Valandra P. Sams
Notary Public

07/19/2023
Date



Pastor - Body of Christ
Church & Ministries

70977 01010 / 70977 A01002
Monteith Rd / Monteith Rd

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

April 11, 2023

We the Deacons and Members of The Body of Christ Church and Ministries, hereby give Reverend Hercules Hicks (Pastor) authority to sell land that the church own. And we hereby give Reverend Hercules Hicks authority to sign all Legal Documents on behalf of the church. And authorize Reverend Hercules Hicks to receive the payment for the sale of the land.

April 16, 2023

Signatures:

Deacon Alexander Wilkerson

Deacon Arvance Coleman

Mr. Andrew

Regis Maxwell Sampson

Maria Williams

Ana Williams
marisa.williams

Kamaria Mays

Jayden King

And Mrs
Latoya Coleman

Piccola Hicks
Rev. Smith

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Doc ID: 001151890003 Type: WD
Recorded: 07/09/2018 at 02:53:47 PM
Fee Amt: \$26.00 Page 1 of 3
Transfer Tax: \$12.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 1395 PG 54-56

THOMAS J. MCNAMARA, ATTORNEY AT LAW
7370 HODGSON MEMORIAL DRIVE, STE B-11
SAVANNAH, GEORGIA 31406

STATE OF GEORGIA

LIMITED WARRANTY DEED

COUNTY OF CHATHAM

THIS INDENTURE, made this July 06, 2018, between
GALIN MORTGAGE LENDING, LLC, a Georgia Limited Liability Company

as party of the First part, and

BODY OF CHRIST CHURCH AND MINISTRIES, INC., a Georgia corporation

of the State of Georgia and County of Chatham
as party of the second part:

: WITNESSETH :

That the said party of the first part, for and consideration of the sum of \$ 12,000.00, in hand paid at the before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT, HOWEVER, to all valid easements, restrictions, and rights of way of record.

TO HAVE AND TO HOLD the said bargained premises, 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 said party of the First Part conveys to the second party, his heirs and assigns forever, in FEE SIMPLE.

And the party of the first part, for its heirs, executors and administrators will warrant forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons claiming by through or under the party of the first part.


Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year above set out.

GALIN MORTGAGE LENDING, LLC


By: DAVID GUGGENHEIM (L.S)
Title: ASST. MANAGING MEMBER

Signed, sealed and delivered
in the presence of


Witness


Notary Public



Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

SCHEDULE "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN CHATHAM COUNTY, GEORGIA, BEING KNOWN UPON A MAP OR PLAN OF SAID COUNTY AS LOT LETTER B OF WILLIAMS SUBDIVISION, MONTEITH; SAID SUBDIVISION BEING A RESUBDIVISION OF LOTS 6 AND 7, OF THE NORRIS SUBDIVISION AND BEING SHOWN UPON THAT CERTAIN MAP RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN SUBDIVISION MAP BOOK K, FOLIO 29. FOR A MORE COMPLETE DESCRIPTION HEREOF.

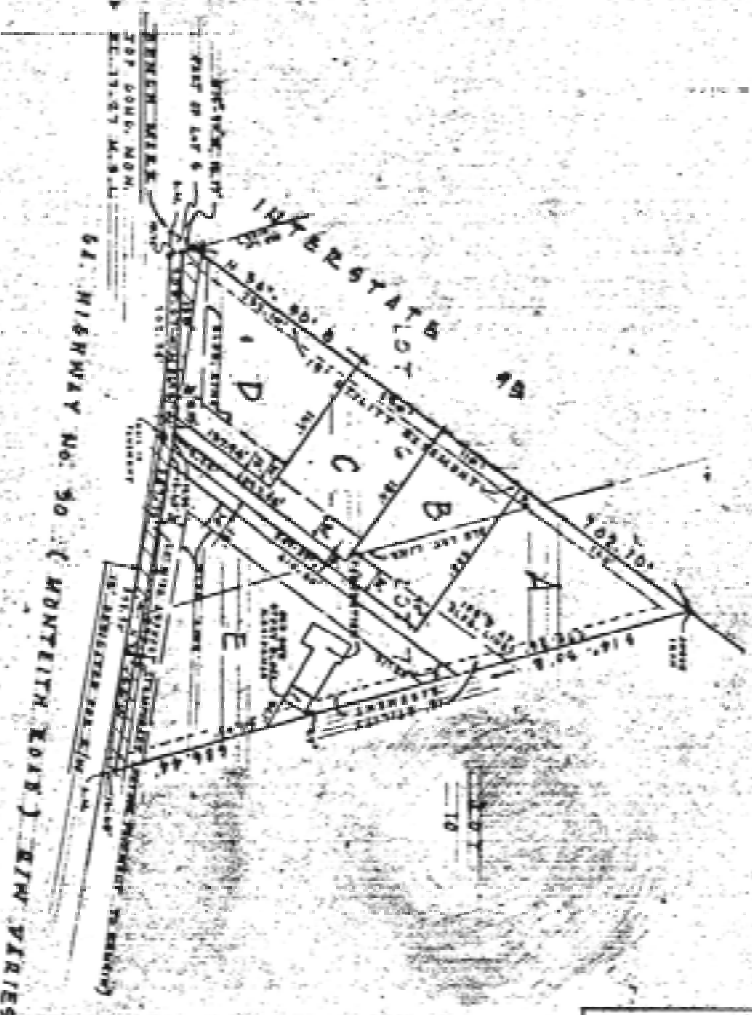
SUBJECT TO EASEMENTS RESTRICTIONS AND RESERVATIONS OF RECORD NOT COUPLED WITH A RIGHT OF REVERTER TAXES FOR THE CURRENT YEAR. PROPERTY KNOWN AS 0 MONTEITH ROAD, PORT WENTWORTH, GEORGIA 31407 AND BEING IDENTIFIED AS PARCEL NO. 70977A 01002.

18-587

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

July 2 1978
CIVIL ENGINEER
L.A. 11111

- GENERAL NOTES**
1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
 2. DRIVEWAY & WALKWAY EXCEPT GRILL BE FURNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER'S SUPERVISION. MINIMUM 9" X 12" X 4".
 3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
 4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 90 ARE NOT REQUIRED FOR THIS SUBDIVISION.



APPROVED BY CHATHAM COUNTY ENGINEER James H. Smith June 2, 1978

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING & SANITATION James H. Smith June 15, 1978

APPROVED BY METROPOLITAN PLANNING COMMISSION James H. Smith June 15, 1978

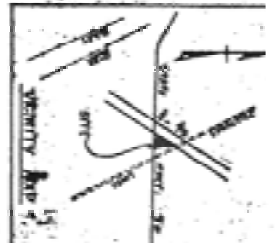
APPROVED BY CHATHAM COUNTY James H. Smith June 15, 1978

STATE OF GEORGIA
CHATHAM COUNTY
WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF 1976 & 1977 WELLS SUBDIVISION

PREPARED BY REV. NIKKI WILLIAMS
S.T., 216 310 A, SANDWICH, GEORGIA

SCALE: 1" = 100'
DATE: JUNE 26, 1978

BARRETT & EXLEY, INC.
SURVEYING & GRADING
SAVANNAH, GEORGIA



Owner:
Body of Christ Church & Ministries
(Bordering I-95)

Address:
Monteith Rd

Parcel ID:
70977 A01002

Deed Book & Page:
1395 54-56

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN CHATHAM COUNTY, GEORGIA, BEING KNOWN UPON A MAP OR PLAN OF SAID COUNTY AS LOT LETTER B OF WILLIAMS SUBDIVISION, MONTEITH; SAID SUBDIVISION BEING A RESUBDIVISION OF LOTS 6 AND 7, OF THE NORRIS SUBDIVISION AND BEING SHOWN UPON THAT CERTAIN MAP RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN SUBDIVISION MAP BOOK K, FOLIO 29, FOR A MORE COMPLETE DESCRIPTION HEREOF.

SUBJECT TO EASEMENTS RESTRICTIONS AND RESERVATIONS OF RECORD NOT COUPLED WITH A RIGHT OF REVERTER TAXES FOR THE CURRENT YEAR. PROPERTY KNOWN AS 0 MONTEITH ROAD, PORT WENTWORTH, GEORGIA 31407 AND BEING IDENTIFIED AS PARCEL NO. 70977A 01002.

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

[Handwritten Signature]
Signature of Owner

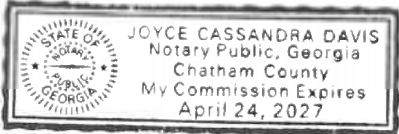
Personally appeared before me

Sonathan Williams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 16, 2023
Date

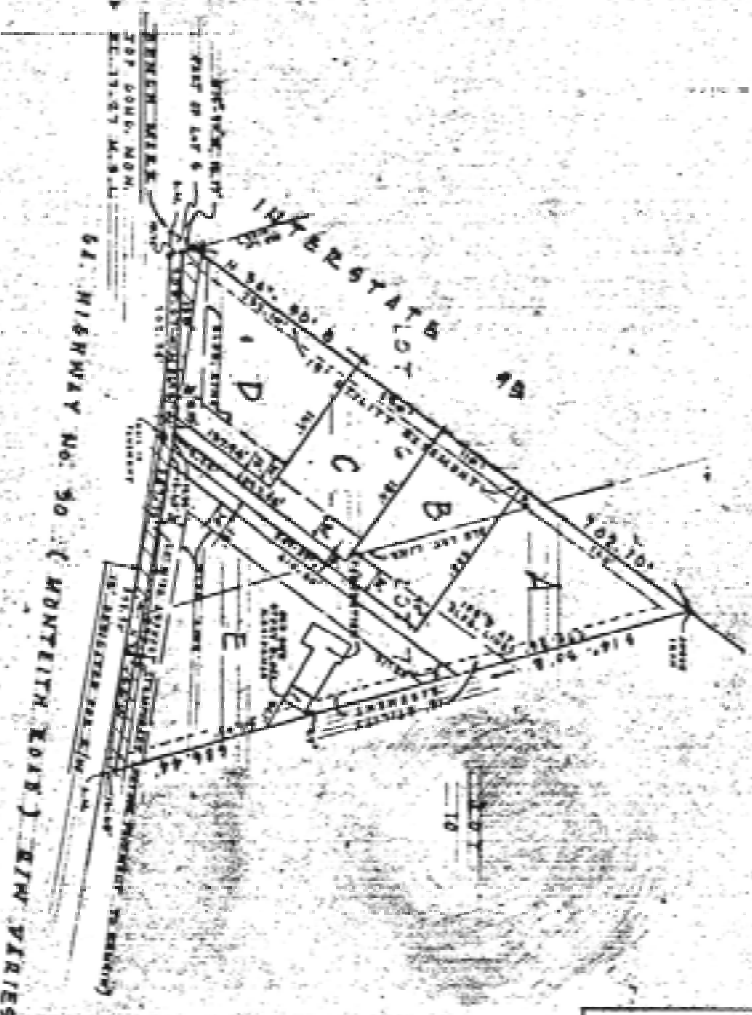


*Monteith Rd
70977 A01003*

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

July 2 1978
PLANNING COMMISSION

- GENERAL NOTES**
1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
 2. DRIVEWAY & WALKWAY EXCEPT GRILL BE PAVED WITH ASPHALT & REINFORCED CONCRETE. MINIMUM 9" CONC. & 4" ASPHALT.
 3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
 4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 90 ARE NOT REQUIRED FOR THIS SUBDIVISION.



STATE OF GEORGIA
CHATHAM COUNTY

WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF 1976 6 & 7, WELLS SUBDIVISION

PREPARED BY **KEVIN WILLIAMS**
S.T., DIST. 310 A, SURVEYING ENGINEER

SCALE: 1" = 100'
DATE: JUNE 26, 1978

BARRETT & EXLEY, INC.
SURVEYING & GRADING
SAVANNAH, GEORGIA



APPROVED BY CHATHAM COUNTY ENGINEER James G. [Signature] 1978
DIRECTOR

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING & SANITATION JAMES [Signature] 1978
DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION JAMES [Signature] 1978
DIRECTOR

APPROVED BY CHATHAM COUNTY James G. [Signature] 1978
SEAL

FILED FOR RECORD
29 AUG 25 AM 9:33
CLERK OF SUPERIOR COURT
CHATHAM COUNTY GEORGIA

CHATHAM COUNTY CLERK
Real Estate Transfer Tax
Paid \$ LE Date 8-25-98
Mary C. Helton
CLERK OF SUPERIOR COURT

This instrument prepared by:
Murray A. Galin
P. O. Box 9846
Savannah, GA 31412

STATE OF GEORGIA
CHATHAM COUNTY

Warranty Deed

This Indenture, Made this 25th day of August, 1998, between Emma Washington Williams of White Plains, New York, as party or parties of the first part, hereinafter called Grantor, and Joerline Williams, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

Witnesseth:

That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, 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, the following described property, to-wit:

All those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia, being known upon a map or plan of said County as Lots Letters B and C, of the Williams Subdivision, Monteith; said Subdivision being a re-subdivision of Lots Numbers Six (6) and Seven (7) of the Norris Subdivision and being shown upon that certain Map recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book D, Folio 29, for a more complete description hereof.

BOOK
Z
PAGE
696

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members 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 said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Murray A. Galin
Witness

Emma Washington Williams (Seal)
Emma Washington Williams

[Signature]
NOTARY PUBLIC

[Signature] (Seal)
HENRY J. [Signature] OF NEW YORK
NOTARY PUBLIC
1993
CHATHAM COUNTY
QUALIFIED IN [Signature]
TERM EXPIRES MARCH 29, 2000

My commission expires: 3/30/2000

5207A222 08/25/98TOTAL 10.00

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Clock#: 1286759
FILED FOR RECORD
11/01/2010 01:33pm
PRID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK 365B
PAGE 603

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 10-09-2010

Reference Number of Any Related Documents: _____

Grantor:

Name Joyce C. Davis
Street Address 3721 Radial Avenue
City/State/Zip Albany, Georgia 31705

Grantee:

Name Jonathan Williams
Street Address 3721 Radial Avenue
City/State/Zip Albany, Georgia 31705

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): LOT C Williams Subdivision 00 Monteith Rd

Assessor's Property Tax Parcel/Account Number(s): 7-0977A-01-003

THIS QUITCLAIM DEED, executed this 9 day of OCT 2010, by first party, Grantor, Joyce C. Davis, whose mailing address is 3721 Radial Avenue Albany, Georgia 31705, to second party, Grantee, Jonathan Williams, whose mailing address is 3721 Radial Avenue, Albany, Georgia 31705.

WITNESSETH that the said first party, for good consideration and for the sum of Ten Dollars Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

Owner:
Jonathan Williams

Address:
Monteith Rd

Parcel ID:
70977 A01003

Deed Book & Page:
365B-603 (Quitclaim Deed)
195Z-696 (Deed with Legal Description)

All those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia, being known upon a map or plan of said County as Lots Letters B and C, of the Williams Subdivision, Monteith; said Subdivision being a re-subdivision of Lots Numbers Six (6) and Seven (7) of the Norris Subdivision and being shown upon that certain map recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book D, Folio 29, for a more complete description hereof.

969 Z

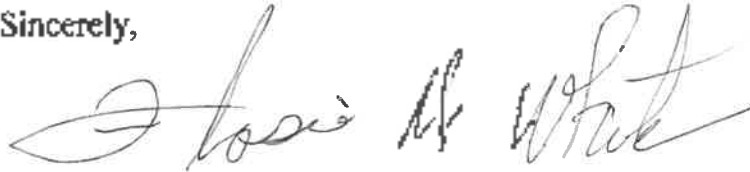
Attachment: 3rd Submittal for Multi Family Meinhard Dr-Authorization (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)

October 30, 2023

To Whom It May Concern:

I am the property owner for 134 Ferguson Rd Port Wentworth, GA 31407, parcel ID 70977 01004. I am providing this letter as notice to remove my previously authorized property from the Monteith Multi-Parcel Zoning Application.

Sincerely,



Flosie White
912-677-9583


Hannah Hester, Applicant

Attachment: Multi Family ZMA Monteith-Hester 2023-134 Ferguson Rd. Removal Ltr (2897 : ZMA Monteith Rd R-1 to I-1 NOV 2023)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 11/13/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SCHEDULED

AGENDA ITEM (ID # 2900)

DOC ID: 2900

Special Use Permit Application submitted by TR Long Engineering, P.C., on behalf of Clifton Landfill Inc, for PIN # 7-0913-01-010 (Clifton Blvd.) for outside storage for the 5.01 acres site in a I-1 (Industrial) Zoning District

Issue/Item: Special Use Permit Application submitted by TR Long Engineering, P.C., on behalf of Clifton Landfill Inc, for PIN # 7-0913-01-010 (Clifton Blvd.) for outside storage for the 5.01 acres site in a I-1 (Industrial) Zoning District

Background: Existing land use is truck parking and closed landfill.

Facts and Findings: Special use permit for outside storage for the 5.01 acre site.

Funding: N/A

Recommendation: The Planning Commission will hear this application on November 13, 2023 at 3:30 PM.

ATTACHMENTS:

- Clifton Blvd-Special Use Permit-Outdoor Stg 2023-Application (PDF)
- Clifton Blvd-Special Use Permit-Outdoor Stg 2023-AOPO(TR Long) (PDF)
- Clifton Blvd-Special Use Permit-Outdoor Stg 2023-AOPO(Graves) (PDF)
- Clifton Blvd-Special Use Permit-Outdoor Stg 2023-Property Plat (PDF)
- Clifton Blvd-Special Use Permit-Outdoor Stg 2023-Legal Description (PDF)
- Clifton Blvd-Special Use Permit-Outdoor Stg 2023-Concept (PDF)
- ZBOA Clifton Blvd-Setback Variance 2023-APO (PDF)

City of Port Wentworth Special Use Permit Application

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled for required hearings until deficiencies are corrected. Submit completed application and required documentation to the Development Services Department at 7306 Highway 21, Suite 301, Port Wentworth GA 31407. A Pre-Development Meeting with Development Services will be required prior to accepting the application. Application must be filed 20 business days prior to the Planning Commission meeting at which they are to be considered.

1. Subject Property

Street Address(es): Clifton BLVD

Property Identification Number(s) (PINS) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines:
70913 01010

Total acreage of subject property: 5.01 acres

Existing land use(s): Existing land use is truck parking and closed landfill

Zoning Classification: Industrial (I-1)

2. Application History

Have any previous applications been made for a special use permit? Yes No

If yes, please provide date of previous application: _____

3. Special Use Permit Review Criteria

Describe the purpose of the requested special use permit. Please refer to review standards in Sec 14.40 of the City of Port Wentworth Zoning Ordinance.

7.160 Outdoor Storage- We are requesting a special use permit for outside storage for the 5.01 acres site.

4. Property Owner Information

Name(s): CLIFTON LANDFILL INC Gina Mincey - President

Mailing Address: PO BOX 7003

City, State, Zip: SAVANNAH GA 31418-7003

Telephone: (912) 964-3181

E-Mail Address: GCMINC@AOL.COM

Attachment: Clifton Blvd-Special Use Permit-Outdoor Stg 2023-Application (2900 : S.U.P. 70913 01010 Clifton Blvd NOV 2023)

5. Applicant Information, if different from Property Owner (requires a Letter of Authorization Form)

Name(s): CLIFTON LANDFILL INC

Mailing Address: PO BOX 7003

City, State, Zip: SAVANNAH GA 31418-7003

Telephone: (912) 964-3181

E-Mail Address: GCMINC@AOL.COM

6. Items Require to be Submitted with this Application.

- A. Filing Fee. The non-refundable filing fee must be paid at time of submittal with either a Check, made payable to The City of Port Wentworth, or credit card. Fees are subject to change.
- B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property.
- C. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds.
- D. Disclosure of Campaign Contributions and Gifts form.
- E. If property owner and applicant are not the same, Authorization of Property Owners Form.
- F. Electronic copy (PDF) of entire submittal package on either a Flash Drive or digital download emailed to designated representative.

7. 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 submittal deadline. I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the subject property. I understand that the approval of an application for a Special Use Permit by the Mayor and Council does not constitute a waiver from any applicable local, state, or federal regulations.

Sworn to and subscribed before me this 12th day of October, 2023.

Cassandra Falk Casteel

Notary Public



[Handwritten Signature]

Signature of Applicant

Attachment: Clifton Blvd-Special Use Permit-Outdoor Stg 2023-Application (2900 : S.U.P. 70913 01010 Clifton Blvd NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Part Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Not Applicable

Address: _____

Telephone Number: _____

Kevin Clayton Mincey
Signature of Owner

Personally appeared before me

Gina Mincey

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Cassandra Falk Castiel

Notary Public

October 12, 2023

Date



Attachment: Clifton Blvd-Special Use Permit-Outdoor Stg 2023-Application (2900 : S.U.P. 70913 01010 Clifton Blvd NOV 2023)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on 12 November, 2023, for a Special Use Permit for the property described as follows:

5.01 Acres located on the lands of the Clifton Landfill, 8th GM District, Chatham County, Georgia.
Parcel Number 70913 01010

Withing the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

N/A gem

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sina Clifton Murray
Signature of Applicant

Sworn to and subscribed before me this 12th day of October, 2023

Cassandra Falk Casteel
Notary Public



Attachment: Clifton Blvd-Special Use Permit-Outdoor Stg 2023-Application (2900 : S.U.P. 70913 01010 Clifton Blvd NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

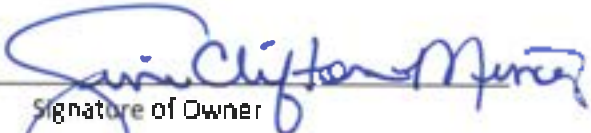
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.


I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: T.R. LONG ENGINEERING, P.C. (Trent Long)

Address: 1000 Towne Center Blvd, Suite 304; Pooler, Georgia 31322

Telephone Number: 912-335-1046


Signature of Owner

Personally appeared before me


who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.


Notary Public

October 12, 2023
Date



Attachment: Clifton Blvd-Special Use Permit-Outdoor Stg 2023-AOPO(TR Long) (2900 : S.U.P. 70913 01010 Clifton Blvd NOV 2023)

AUTHORIZATION OF PROPERTY OWNER

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Ross Graves

Address: 720 Amherst Road
Gypsum, CO 81637

Telephone Number: 970.445.7188

Ross Graves
Signature of Owner

Personally appeared before me

Gina Mircey

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Cassandra Falk Castiel

Notary Public

October 12, 2023

Date



Attachment: Clifton Blvd-Special Use Permit-Outdoor Stg 2023-AOPO(Graves) (2900 : S.U.P. 70913 01010 Clifton Blvd NOV 2023)

Type: PLAT
Recorded: 3/29/2023 8:11:00 AM
Fee Amt: \$10.00 Page: 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 2379815242

BK 53 PG 682

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

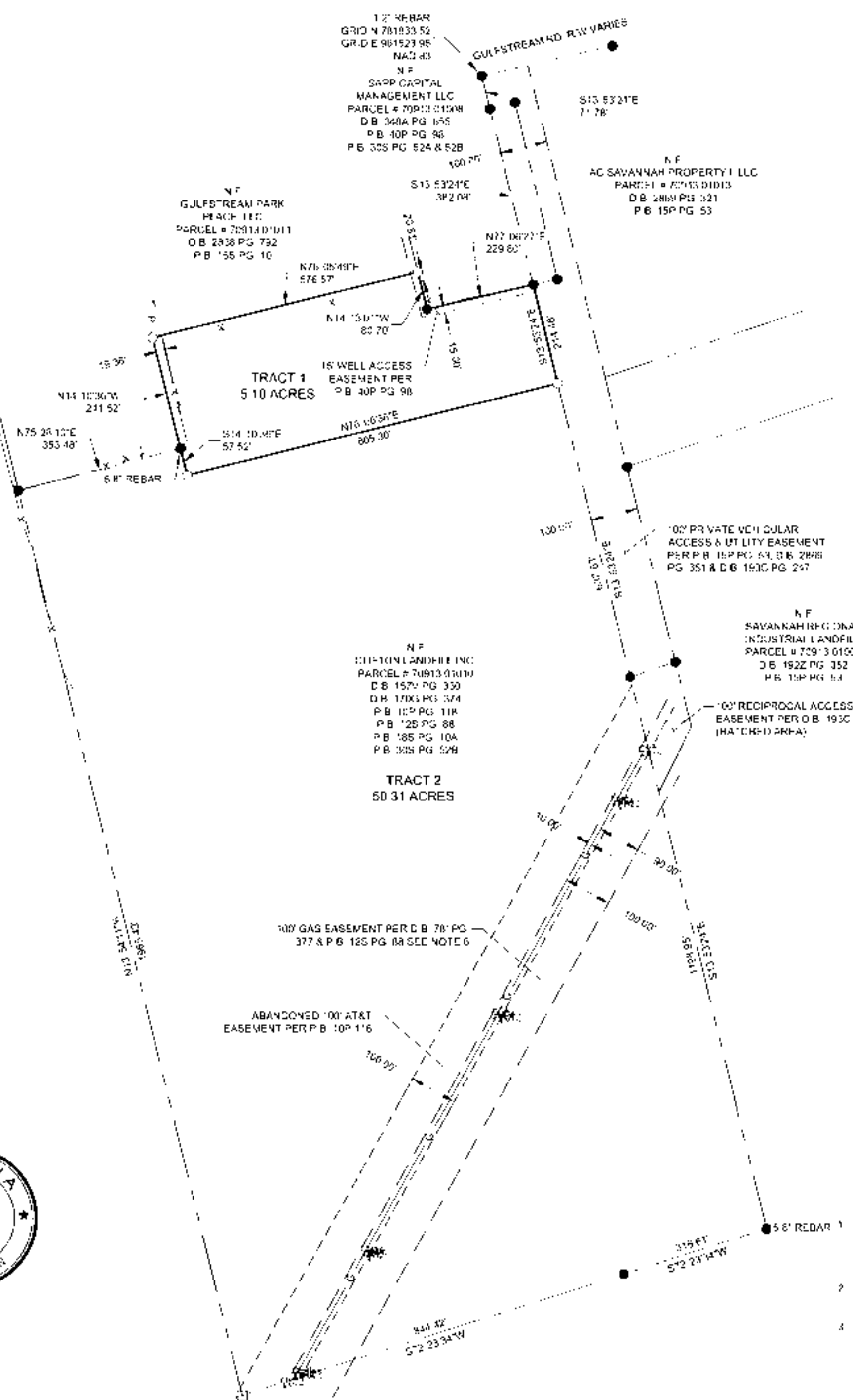
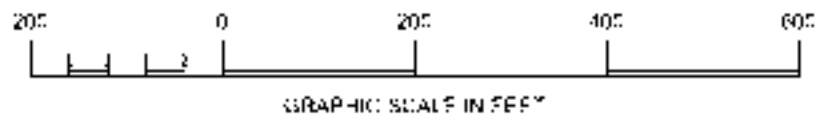
Shawn Mean, GARS#3331
COA #LSFC00949

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED):

PER AN EMAIL DATED 3-14-23 FROM J. BRIAN HARVEY, DIRECTOR OF DEVELOPMENT SERVICES FOR THE CITY OF PORT WENTWORTH, THIS PLAT IS EXEMPT FROM NEEDING APPROVAL.

LEGEND OF SYMBOLS

IRON PIN FOUND 1/2" REBAR UNLESS NOTED:	●
IRON PIN SET 1/2" REBAR W/ CAP:	○
CONCRETE MONUMENT FOUND:	□
PROPERTY LINE:	—
UTILITY POLE:	⊥
OVERHEAD POWER, TELEPHONE AND CATV:	P T TV
FENCE:	x
GAS LINE MARKER:	⊕ GAS
GAS LINE:	G



MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFICATED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-11-22.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON GPS RTK DUAL FREQUENCY RECEIVER FIELD WORK COMPLETED ON 1-23-23.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1 FROM TAX PARCEL # 70913 01007 AS SHOWN HEREON.
- P.B. 125 PG. 88 SHOWS THE GAS EASEMENT AS BEING 10' ON THE NORTHWESTERLY SIDE OF THE GAS LINE AND 9' ON THE SOUTHEASTERLY SIDE FOR A TOTAL WIDTH OF 19'. FOR THE PURPOSES OF THIS SURVEY A "BEST FIT" LINE WAS DRAWN HOLDING THE GAS LINE MARKERS FOR THE LOCATION OF THE GAS LINE. WITHOUT BENEFIT OF EXCAVATION THE SURVEYOR MAKES NO GUARANTEE TO THE PROXIMITY OF THE GAS LINE MARKERS TO THE ACTUAL PHYSICAL LOCATION OF THE GAS LINE.
- SEE O.B. 211 PG. 278 3/5 FOR BLANKET ACCESS EASEMENT FOR THE MONITORING OF WELLS THROUGHOUT THE CLIFTON LANDFILL PROPERTY AND SURROUNDING PROPERTIES.

No.	Date	Description

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC
2800 GULFSTREAM BLVD., SUITE 200
WYOMING, GEORGIA 30188
OFFICE: 404-597-1332
WWW.WELLSTONASSOCIATES.COM



SUBDIVISION SURVEY
LANDS OF
CLIFTON LANDFILL INC.

8TH G.M.D.
CHATHAM COUNTY PORT WENTWORTH GEORGIA

Project No	1002-023
Drawing No	SDV2
Drawn By	W.S.B.
Checked By	S.H.J.
R.L.S. No.	3331

Date	1-23-23
Scale	1"=200'

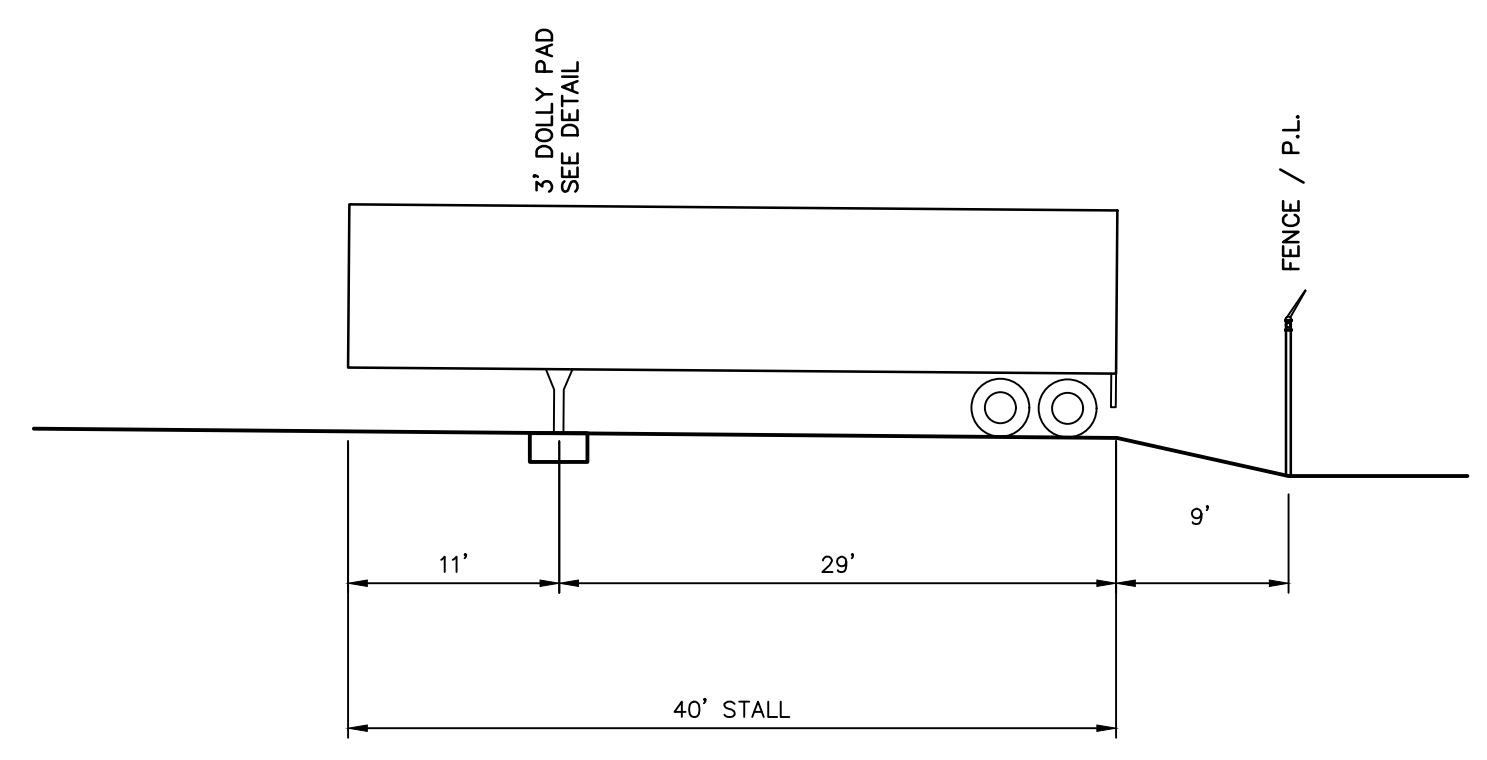
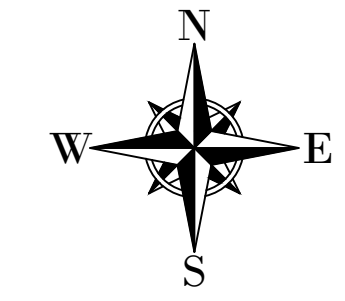
Sheet No.:
1 of 1

CLIFTON BOULEVARD

LEGAL DESCRIPTION

5.10 ACRES AND BEING CALLED TRACT 1 ALSO FORMERLY
BEING A PART OF LANDS OF CLIFTON LANDFILL INC. LOCATED IN 8TH G.M. DISTRICT,
CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA. THIS PARCEL IS FURTHER DESCRIBED IN
PLAT BY SHAWN BEAN, PLS 3331 AND RECORDED IN CHATHAM COUNTY IN PLAT BOOK 53 PAGE 682

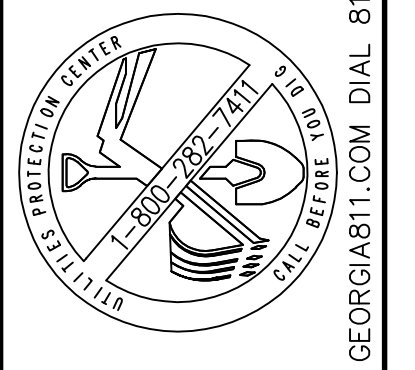
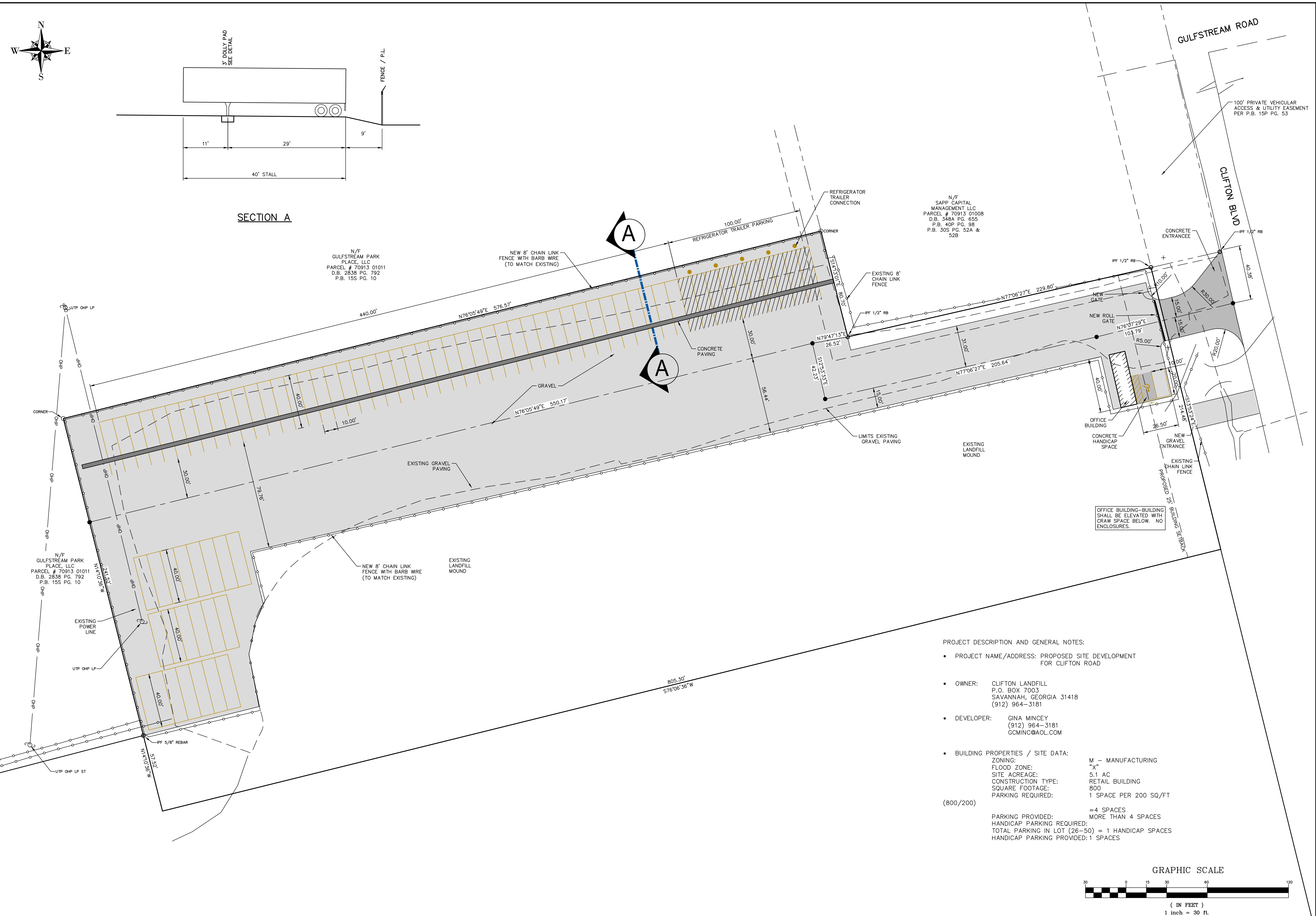
Attachment: Clifton Blvd-Special Use Permit-Outdoor Stg 2023-Legal Description (2900 : S.U.P. 70913 01010 Clifton Blvd NOV 2023)



SECTION A

N/F GULFSTREAM PARK PLACE, LLC PARCEL # 70913 01011 D.B. 2838 PG. 792 P.B. 155 PG. 10

N/F SAPP CAPITAL MANAGEMENT LLC PARCEL # 70913 01008 D.B. 348A PG. 655 P.B. 40P PG. 98 P.B. 30S PG. 52A & 52B



THIS DRAWING IS THE PROPERTY OF T. R. LONG ENGINEERING, P.C. AND MAY NOT BE REPRODUCED, EITHER IN PART OR WHOLLY, IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF T. R. LONG ENGINEERING, P.C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.

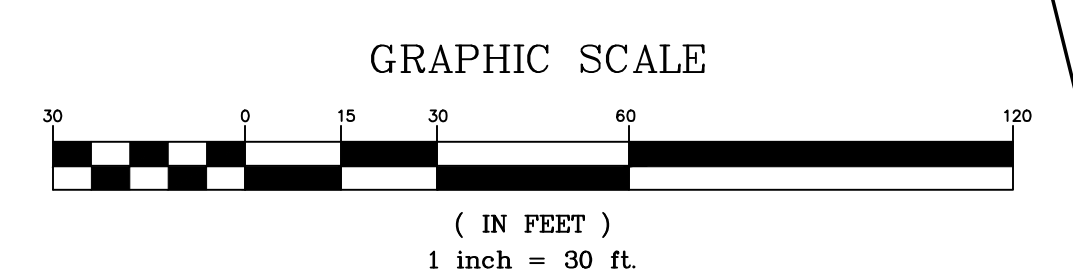
HINESVILLE: 114 North Commerce Street Hinesville, Georgia 31313 (912) 368-5664
POOLER: 1000 Towne Center Blvd Suite 304 Pooler, Georgia 31322 (912) 335-1046



PROPOSED SITE DEVELOPMENT FOR CLIFTON ROAD

- PROJECT DESCRIPTION AND GENERAL NOTES:
- PROJECT NAME/ADDRESS: PROPOSED SITE DEVELOPMENT FOR CLIFTON ROAD
 - OWNER: CLIFTON LANDFILL P.O. BOX 7003 SAVANNAH, GEORGIA 31418 (912) 964-3181
 - DEVELOPER: GINA MINCEY (912) 964-3181 GCMINC@AOL.COM
 - BUILDING PROPERTIES / SITE DATA:

ZONING:	M - MANUFACTURING
FLOOD ZONE:	"X"
SITE ACREAGE:	5.1 AC
CONSTRUCTION TYPE:	RETAIL BUILDING
SQUARE FOOTAGE:	800
PARKING REQUIRED:	1 SPACE PER 200 SQ/FT
- (800/200)
- PARKING PROVIDED: = 4 SPACES
 HANDICAP PARKING REQUIRED: MORE THAN 4 SPACES
 TOTAL PARKING IN LOT (26-50) = 1 HANDICAP SPACES
 HANDICAP PARKING PROVIDED: 1 SPACES



SHEET NAME: STAKING PLAN

REVISIONS:

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INITIAL DATE: 8/18/2023
DRAWN BY: CS
CHECKED BY: TRL
PROJECT #: 2022-194

SHEET NUMBER: C3.1

C:\ACTIVE_PROJECTS\2023-194_S - PROPOSED SITE DEVELOPMENT FOR CLIFTON ROAD\DRAWINGS\DWG\2023-194.DWG

Attachment: Clifton Blvd-Special Use Permit-Outdoor Sign Permit-Concept (2900 - S.U.P. - 70913 01010 Clifton Blvd NOV 2023)

Owner	Mailing Address	City	State	Zip
SAVANNAH REGIONAL INDUSTRIAL LANDFILL IN	PO BOX 29246	PHOENIX	AZ	85038
34 GULFSTREAM PROPERTY, LLC	2617 BISSONNET STREET SUITE 489	HOUSTON	TX	77005
GULFSTREAM PARK PLACE, LLC	528 EAST 45TH STREET	SAVANNAH	GA	31405
AC SAVANNAH PROPERTY I LLC	2617 BISSONNET STREET, SUITE 489	HOUSTON	TX	77005
GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE TAX DEPT. BIN 10120	ATLANTA	GA	30308
CLIFTON LANDFILL INC	PO BOX 7003	SAVANNAH	GA	31418
TR LONG ENGINEERING	114 NORTH COMMERCE STREET	HINESVILLE	GA	31313

Attachment: ZBOA Clifton Blvd-Setback Variance 2023-APO (2900 : S.U.P. 70913 01010 Clifton Blvd NOV 2023)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 11/13/23 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SCHEDULED

AGENDA ITEM (ID # 2901)

DOC ID: 2901

Site Plan Review Application submitted by Clifton Landfill Inc., for PIN # 70913 01010 (Clifton Blvd) for a General Development Site Plan to allow a outdoor storage area in a I-1 (Industrial) Zoning district.

Issue/Item: Site Plan Review Application submitted by Clifton Landfill Inc., for PIN # 70913 01010 (Clifton Blvd) for a General Development Site Plan to allow a outdoor storage area in a I-1 (Industrial) Zoning district.

Background: The subject property's existing use is truck parking and a closed landfill.

Facts and Findings: The applicant is proposing a gravel lot for chassis container parking/storage. The development will consist of approximately 75 spaces, and an office trailer. The project will be accessed from Clifton Blvd.

Funding: N/A

Recommendation: The Planning Commission will hear this application on November 13, 2023 at 3:30 PM.

ATTACHMENTS:

- Clifton Blvd-Concept Site Plan-Proposed Dev. 2023-Application (PDF)
- Clifton Blvd-Concept Site Plan-Proposed Dev. 2023-Concept Plan (PDF)
- Clifton Blvd-Concept Site Plan-Proposed Dev. 2023-Turn Lane (PDF)
- Clifton Blvd-Concept Site Plan 2023-Timeline (PDF)

City of Port Wentworth
*7224 Highway 21 * Port Wentworth * Georgia * 31407 * 912-999-2084

Site Plan Review Application

Site Plan Type (Check One): General / Concept Specific Development

Site Plan Address: Clifton Blvd

PIN #(s): 70913 01010

Zoning: Industrial (I-1) Estimated Cost of Construction: \$

Type of Construction: Gravel area for outside storage

Project Name: Proposed Development for Clifton Blvd

Applicant's Name: CLIFTON LANDFILL INC Gina Mincey - President

Mailing Address: PO BOX 7003
SAVANNAH GA 31418-7003

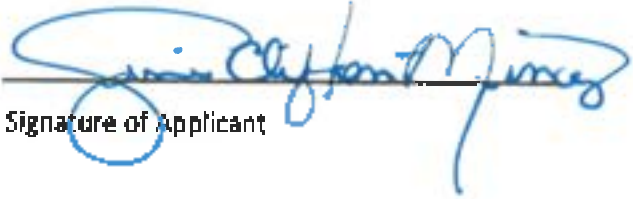
Phone #: (912) 964-3181 Email: GCMINC@AOL.COM

Owner's Name (if Different from Applicant): CLIFTON LANDFILL INC Gina Mincey - President

Mailing Address: PO BOX 7003
SAVANNAH GA 31418-7003

Phone #: (912) 964-3181 Email: GCMINC@AOL.COM

I hereby acknowledge that the above information is true and correct.


Signature of Applicant

10-12-2023
Date

Owner's Signature (if Different from Applicant)

Date

Please see page 2 for required submittal checklist

Attachment: Clifton Blvd-Concept Site Plan-Proposed Dev. 2023-Application (2901 : Site Plan Application (General) 70913 01010 Clifton Blvd

City of Port Wentworth
 • 7224 Highway 21 • Port Wentworth • Georgia • 31407 • 912-999-2084

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- Signed and Completed Application
- 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- 2 copies of hydrology reports (if applicable)
- Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- 1 8 1/2" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- Other Engineering details or reports may be required once submittal has been received.
- If property owner and applicant are not the same, Authorization of Property Owner form.
- Site plan review fee check
 - Concept / General - \$300.00 Site Plan Fee + \$75.00 Admin Fee = Total \$375.00
 - Specific - \$1000.00 Site Plan Fee + \$75.00 Admin Fee = Total \$1075.00

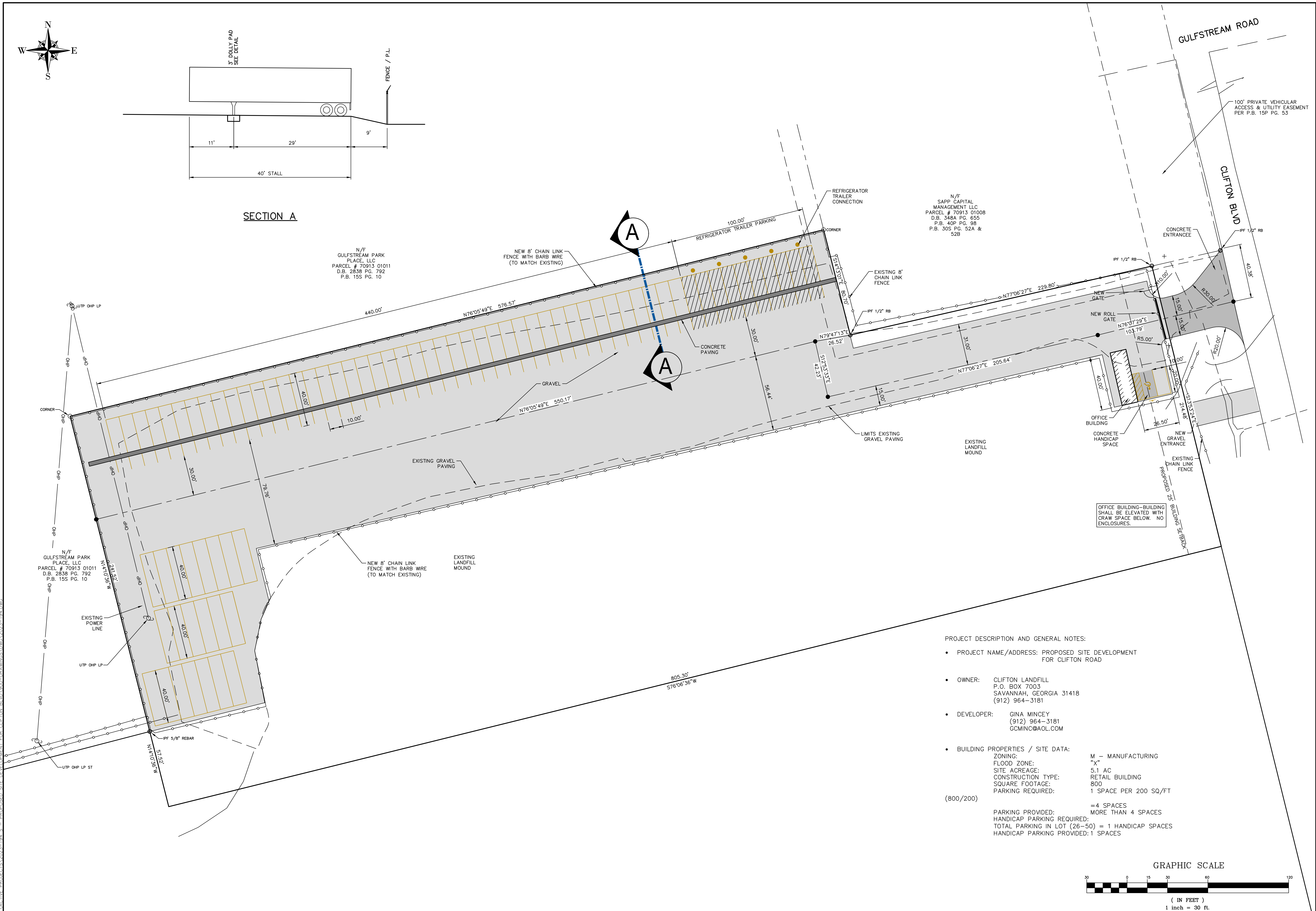
Additional Fee Statement: If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement

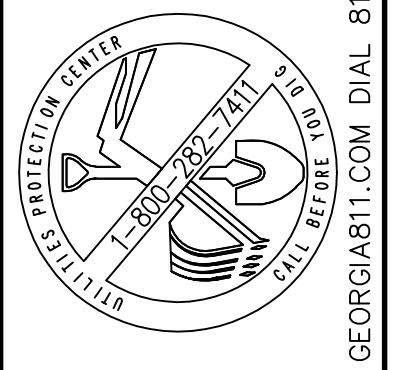

 Signature of Applicant

10-12-2023

 Date



C:\ACTIVE PROJECTS\2023-194 S - PROPOSED SITE DEVELOPMENT FOR CLIFTON BLVD\DWG\DRAWINGS\DWG\2023-194.DWG



THIS DRAWING IS THE PROPERTY OF T. R. LONG ENGINEERING, P.C. AND MAY NOT BE REPRODUCED, EITHER IN PART OR WHOLLY, IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF T. R. LONG ENGINEERING, P.C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.

HINESVILLE:
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664

POOLER:
1000 Towne Center Blvd
Suite 304
Pooler, Georgia 31322
(912) 335-1046



PROPOSED SITE DEVELOPMENT FOR CLIFTON ROAD

SHEET NAME:
STAKING PLAN

REVISIONS:

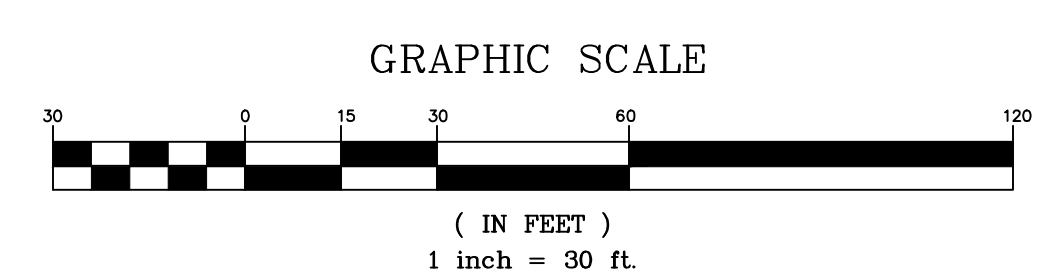
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INITIAL DATE: 8/18/2023
DRAWN BY: CS
CHECKED BY: TRL
PROJECT #: 2023-194

SHEET NUMBER:
C3.1

PROJECT DESCRIPTION AND GENERAL NOTES:

- PROJECT NAME/ADDRESS: PROPOSED SITE DEVELOPMENT FOR CLIFTON ROAD
- OWNER: CLIFTON LANDFILL
P.O. BOX 7003
SAVANNAH, GEORGIA 31418
(912) 964-3181
- DEVELOPER: GINA MINCEY
(912) 964-3181
GCMINC@AOL.COM
- BUILDING PROPERTIES / SITE DATA:
ZONING: M - MANUFACTURING
FLOOD ZONE: "X"
SITE ACREAGE: 5.1 AC
CONSTRUCTION TYPE: RETAIL BUILDING
SQUARE FOOTAGE: 800
PARKING REQUIRED: 1 SPACE PER 200 SQ/FT
(800/200)
- PARKING PROVIDED: = 4 SPACES
HANDICAP PARKING REQUIRED: MORE THAN 4 SPACES
TOTAL PARKING IN LOT (26-50) = 1 HANDICAP SPACES
HANDICAP PARKING PROVIDED: 1 SPACES



114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664 Office
(912) 368-7206 Fax



1000 Towne Center Blvd.
Suite 304
Pooler, Georgia 31322
(912) 335-1046

September 28, 2023

Turn Lane Analysis Port Wentworth, Georgia Clifton Boulevard Development

A turn lane analysis has been requested for the Clifton Boulevard Development west of Clifton Boulevard and south of Gulfstream Road in Port Wentworth, Georgia. T. R. Long Engineering, P.C. has performed the turn lane analysis based on the number of trips projected for the site provided by the client, Adana Capital, LLC.

Clifton Boulevard is a north-south, two-lane roadway that has a functional classification of local road. The roadway does not have a posted speed limit. Per Georgia Code 40-6-181, the speed limit is 30 mph within city limits. There is not a Georgia Department of Transportation (GDOT) count station on this roadway.

Gulfstream Road is an east-west, two-lane roadway that has a functional classification of major collector. The posted speed limit is 35 mph. The 2021 annual average daily traffic (AADT) on Gulfstream Road, between Airways Avenue and Patrick S Graham Drive, from GDOT count station 051-8195 is 10,700 with heavy truck traffic at 5%.

Clifton Road at its intersection with Gulfstream Road is stop controlled while Gulfstream Road is free flowing. At the intersection, Clifton Road has one lane for its northbound approach. Gulfstream Road has two lanes for both the eastbound and westbound approaches.

The site will be used as storage for containers to/from Georgia Ports Port of Savannah. Trips generated by the development were provided by Adana Capital, LLC. The average daily trucks for the site is 20 trucks which equals 40 daily trips. These trucks will enter and exit the site during the same hours of operation as Georgia Ports Port of Savannah, 7 am to 5 pm. In the 10 hours of operation, it is assumed that there will be 4 trips per hour. Trip generation is shown in Table 1.

TABLE 1: TRIP GENERATION					
LAND USE	DAILY	AM PEAK HOUR		PM PEAK HOUR	
		ENTER	EXIT	ENTER	EXIT
Storage for Containers 20 trucks daily	40	2	2	2	2

The proposed driveway for the site is located approximately 500 feet south of Gulfstream Road on Clifton Boulevard. The general distribution assumption is 100% to/from the east on Gulfstream Road (traveling to/from SR 21/Augusta Road). Site plan is attached.

The GDOT Regulations for Driveway & Encroachment Control Manual is utilized for the lane turn lane analysis on Gulfstream Road and the right turn lane analysis on Clifton Boulevard. The minimum left turn lane requirements for a 4-lane roadway with ADT greater than or equal to 10,000 at 35-mph or less are 300 left turning vehicles a day. The minimum right turn lane

requirements for a 2-lane roadway with ADT less than 6,000 at 35-mph or less are 200 right turning vehicles a day.

From the trip generation, there are 40 trips entering and exiting the roadway daily. Of these trips, 20 trips are entering, and 20 trips are exiting the roadway. Using the distribution above, it is projected that there are 1,400 right turning vehicles a day. Based on these trips, the left turn lane minimum requirements on Gulfstream Road are not met, and the right turn lane minimum requirements on Clifton Boulevard are not met. It is not recommended to install turn lanes based on the site project trips.

T. R. Long Engineering, P.C. appreciates the opportunity to provide this memorandum. Should you have any questions, comments or need additional information please contact us.

Sincerely,



Danielle P. Easterling, P.E.
Transportation Engineer

230353 Clifton Blvd-Concept Site Plan-Proposed Dev. 2023

Project Timeline

Project Number: 230353

Project Name: Clifton Blvd-Concept Site Plan-Proposed Dev. 2023

Applicant: TR Long

Owner: Clifton Landfill Inc – Gina Mincey (President)

Planning Commission Date:

Council Date:

- 10/13/2023 – Application received (SC)

Attachment: Clifton Blvd-Concept Site Plan 2023-Timeline (2901 : Site Plan Application (General) 70913 01010 Clifton Blvd NOV 2023)