Item # BM2007-09

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: **1366 East Garon Cove** – Mark Corter, applicant; Request for a Special Exception for temporary placement of an existing mobile home in the A-5 (Rural Zoning Classification).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

Agenda Date 4/23/07 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **DENY** the request for a Special Exception for temporary placement of an existing mobile home in the A-5 (Rural Zoning Classification); or
2. **APPROVE** the request for a Special Exception for temporary placement of an existing mobile home in the A-5 (Rural Zoning Classification); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant:	Mark Corter
	Location:	1366 East Garon Cove
	Zoning:	A-5 (Agriculture District)
	Subdivision:	Lake Harney Estates 5-acre Subdivision
BACKGROUND / REQUEST	• The applicant is requesting the ten (10) year temporary placement of an existing 1980 single wide mobile home, where mobile homes are allowed only by special exception. • A special exception for the temporary placement of a mobile home was granted in 1985 for 5 years. • According to county records no building permits have been issued for this property and the property appraiser shows this property as vacant. • A Code Enforcement Notice of Violation has been issued. • The applicant submitted the application requesting temporary placement for one year; staff has changed this	

	request to 10 year temporary placement since the applicant has no clear plan for future replacement of the existing mobile home with a conventional home or a newer mobile home.
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested: ***Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:*** Available records indicate that in the last seven years most of the parcels along East Garon Cove have transitioned from mobile home to conventional single family homes. Currently there are 4 new conventional homes, 2 1980s era mobile home, 1 2001 mobile home. Along West Garon Cove most of the 1980s era mobile homes remain: 10 mobile homes, 1 conventional, 1 vacant. ***Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:*** Since the proposed use is a single-family unit that would not be highly intensive in nature, staff does not believe it would adversely impact adjoining transportation facilities. ***Is consistent with the Seminole County Vision 2020 comprehensive plan:*** The request would be consistent with the trend of low-density single-family land use, established in this area. ***Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:*** The subject property meets the minimum dimensional requirements of the A-5 zoning classification. ***Will not adversely affect the public interest:*** The surrounding neighborhood historically has consisted of mobile homes, vacant land and recently constructed conventional homes. The current trend of development

	along Osceola Road and East Garon Cove is single-family residential with a number of new houses built since 2000. The remaining mobile homes in the area received temporary approval from the Board of Adjustment in the 1980s although most approvals have expired. The permanent placement of a mobile home in which the trend of development does not support the continued placement of mobile homes is not in the interest of the public interest.
STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING DISTRICT); LDC SECTION 30.104(a)	The BOA may permit any use allowed by special exception in the A-5 (Rural Zoning District) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the land development code, that the use: ***Is consistent with the general zoning plan of the A-5 (Rural Zoning District):*** The proposed use is allowed only by special exception in the A-5 district. The proposed mobile home would be required to comply with the siting standards enumerated in section 30.1401 of the land development code, which are intended to minimize potential incompatibility with nearby conventional single-family homes as follows: o The mobile home shall have safe and convenient vehicular access. o The mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting. ***Is not highly intensive in nature:*** The request is not highly intensive in nature, as the proposed mobile home would only be permitted for single-family occupancy. ***Has access to an adequate level of urban services such as sewer, water, police, schools and related services:*** The subject property is served by on-site septic and well systems. Other county services, including schools and emergency services, are also available to the site.

MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-5; LDC SECTION 30.103	A mobile home may be permitted as a special exception on a lot or parcel of record in the A-5 (Rural Zoning District), subject to the previously referenced mobile home siting standards in section 30.1401 of the Land Development Code.
STAFF RECOMMENDATION:	Staff does not have the authority to recommend time limits on mobile homes but the Board of Adjustment may describe reasonable time limits on special exceptions and/or mobile home requests (LDC Sec. 30.43 (4). Temporary placement of a mobile home in an area that is transitioning to single family may be keeping with the policies established by the Board. Based upon the trend of development in the surrounding area staff would consider the temporary placement of the existing mobile home with the condition that no extensions be allowed and that the existing mobile home be removed prior to the expiration of the special exception. If the Board chooses to grant the Special Exception staff recommends the following conditions: • Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan. • The mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting. • No extensions shall be allowed and the mobile home shall be removed prior to the expiration of the special exception.

INDEX OF ATTACHMENTS
Items that are checked are included in the packet

- ☒ Staff Report
- ☒ Application
- ☐ Applicant statement of request
- ☒ Proposed Site Plan
- ☒ Location map
- ☒ Property Appraiser data sheet
- ☐ PUD Commitment Card, *if applicable*

Support information:

- ☐ Proposed elevation drawings, renderings, floor plans, etc
- ☐ Aerials, *if warranted*
- ☐ Plat, *if warranted*
- ☐ Code Enforcement information
- ☐ Building Permit information
- ☐ Correspondence
- ☐ Authorization letter
- ☐ Supporting documentation
- ☐ Letters of support
- ☐ HOA approval letter
- ☐ Pictures provided by applicant
- ☐ Other miscellaneous documents

- ☒ Proposed Development Order

Fee: $185.00 or $73.00 for renewal of temporary mobile home

Application # BM 2007-09
Meeting Date 09-24-07

MOBILE HOME APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

COPY

PROPERTY OWNER / APPLICANT *(If you are not the owner please provide a letter of authorization from the owner)*

Name: MARK CORTER
Address: 1366 E. GARON COVE City: GENEVA Zip code: 32732
Project Address: 1366 E. GARON COVE City: GENEVA Zip code: 32732
Contact number(s): 321-363-2345
Email address:

What is this request for?

RECEIVED JUL 16 2007

[ ] **New mobile home**
[ ] **Replacement mobile home**
[X] **Renewal of an expired existing mobile home**
[ ] **Temporary mobile home or recreational vehicle while a house is under construction**
[ ] **Placement of a mobile home for a medical hardship**
[ ] **Night watchman mobile home**

Is the property available for inspection without an appointment? [X] Yes [ ] No

What is year of the mobile home? 1980 *** What is the size of the mobile home?** 12X58

**New or re-sited mobile homes must meet the requirements of the State of Florida Division of Motor Vehicles at time of permitting though the Seminole County Building Division..*

How long do you need it? Permanent placement [ ] Yes [X] No, limited placement for 10 years

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Mobile Home application and submittal checklist are provided to the Planning Division.

Signed:

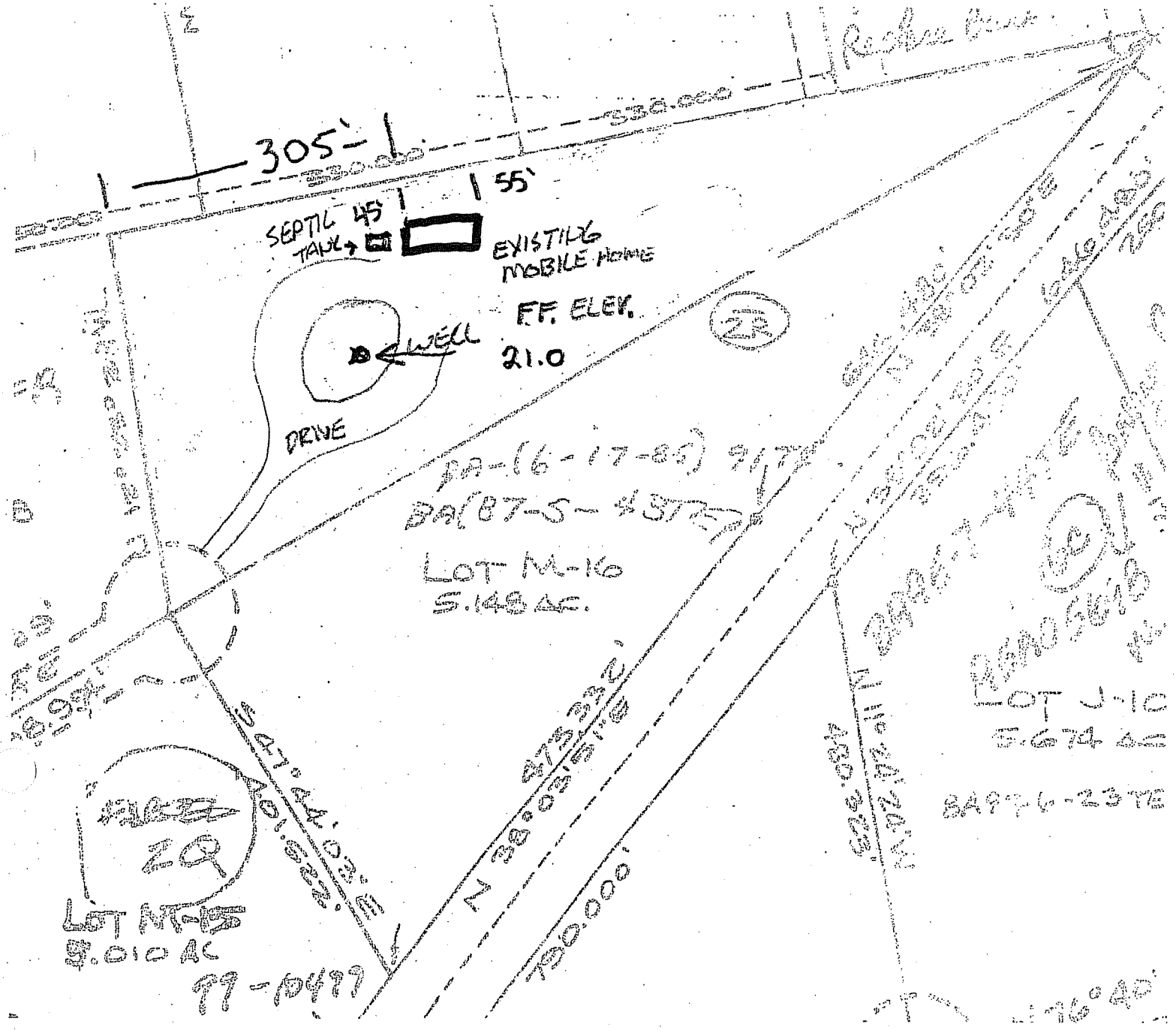
FOR OFFICE USE ONLY

Date Submitted: 7-16-07 Reviewed By: P. Johnson
Tax parcel number: 10-20-32-3AE-0027-0000 Zoning/FLU A-5 / R-5
[ ] Medical hardship: Recent doctor letter submitted: [ ] Yes [ ] No
[ ] Legally created parcel *(1971 tax roll, 5-acre dev, lot split)* [ ] Platted Lot *(check easements on lots / in dedication/notes)*
[ ] Lot size _____ [ ] Meets minimum size and width
[ ] Past approval #_____ [ ] Application and checklist complete
Notes:

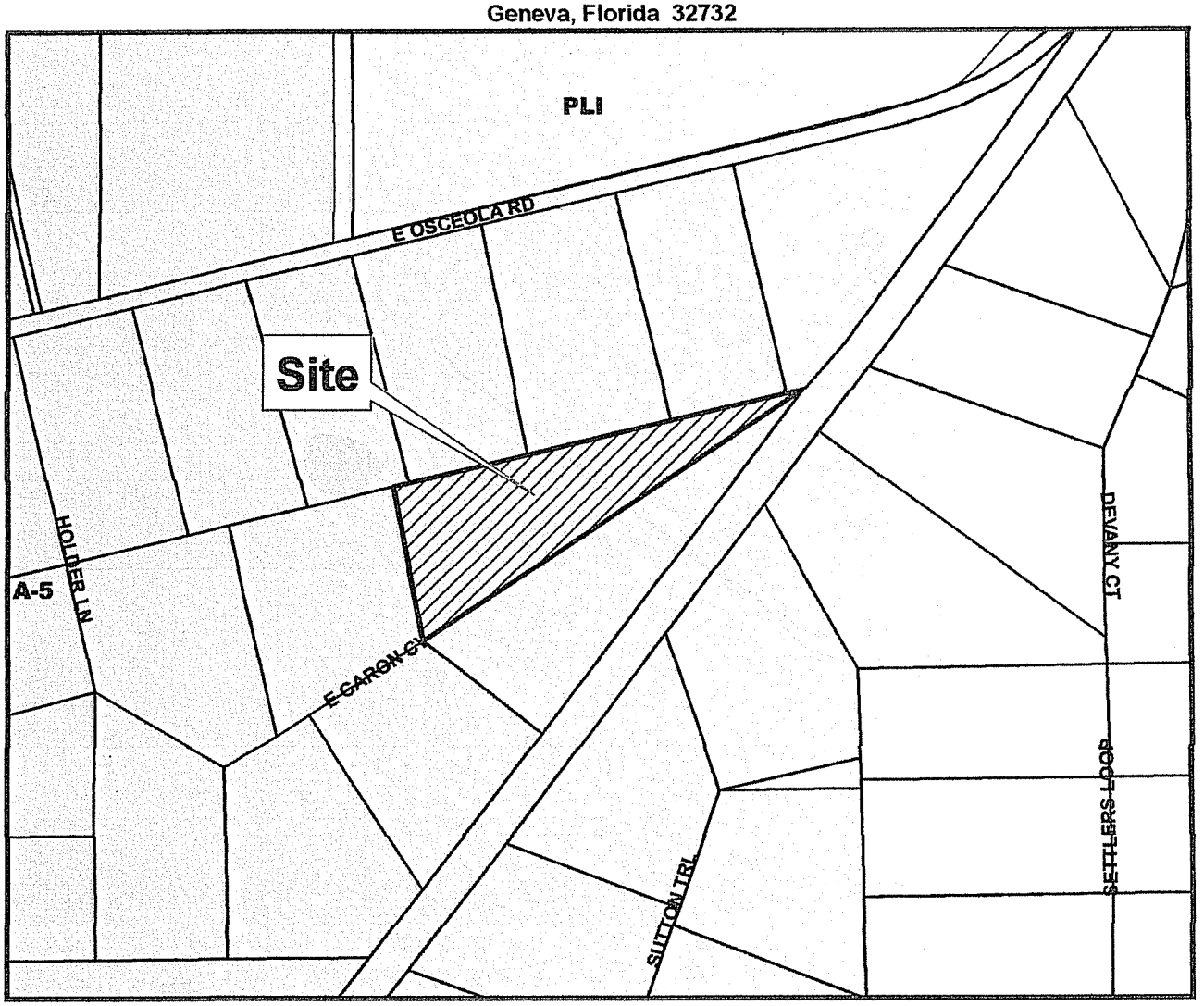
MOBILE HOME SUBMITTAL CHECKLIST

Please return this checklist with your application!

	After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.
	1. Completed application.
	2. Owner's authorization letter (if needed). *This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp*
	3. Flood Prone Map: *The flood map for your property may be obtained from the Seminole County Building Department.*
	4. Provide a legible 8 ½ x 11 inch site plan with the following information *NOTE: Please use your property survey for your site plan, if available.* ***See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.***
	o Please start with a clean survey *(ex: white out old approval stamps)*
	o For replacement mobile homes, place a note on the site plan that states the old mobile home will be removed within 30 days of the Certificate of Occupancy of the new mobile home.
	o Size and dimensions of the parcel
	o Location of flood plain line, if applicable
	o Location and names of all abutting streets
	o Location of driveways
	o Location, size and type of any septic systems, drainfield and wells
	o Location of all easements
	o Existing or proposed mobile home *(Label existing, label proposed, and include square footage and dimensions of each)*
	o Existing and/or proposed buildings, structures and improvements *(Label existing, label proposed, and include square footage and dimension of each)*
	o Setbacks from each building to the property lines
	o Proposed fences
	o Identification of available utilities *(ex: water, sewer, well or septic)*
	5. Mobile Home Specifications
	o Photos of existing mobile home *(show each side of the mobile home and roof)*
	o Detailed specifications of the proposed mobile home including floor plan *(show type of roof, siding, skirting, screening, etc)*
	6. Required submittal for medical hardship
	o Current letter from a doctor substantiating illnesses for the medical hardship


305'
330.000
55'
SEPTIC 45'
TANK
EXISTING MOBILE HOME
F.F. ELEV.
21.0
WELL
DRIVE
2R
BA-(6-17-85) 9172
BA(87-5-4372)
LOT M-16
5.148 AC.
LOT J-10
5.674 AC
BA976-23TE
2Q
LOT M-15
5.010 AC
99-10499
N 38°03'51"E
473.332'
790.000'
S 47°44'03"E
401.622'
N 11°24'24"W
480.323'

Mark Corter
1366 E Garon Cove
Geneva, Florida 32732

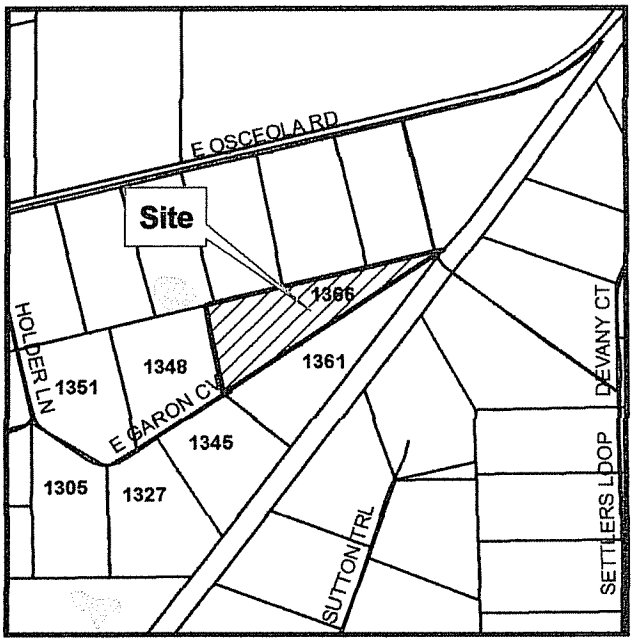


Seminole County Board of Adjustment
September 24, 2007
Case: BM2007-09 (Map 3057, Grid E6)
Parcel No: 10-20-32-3AE-002T-0000

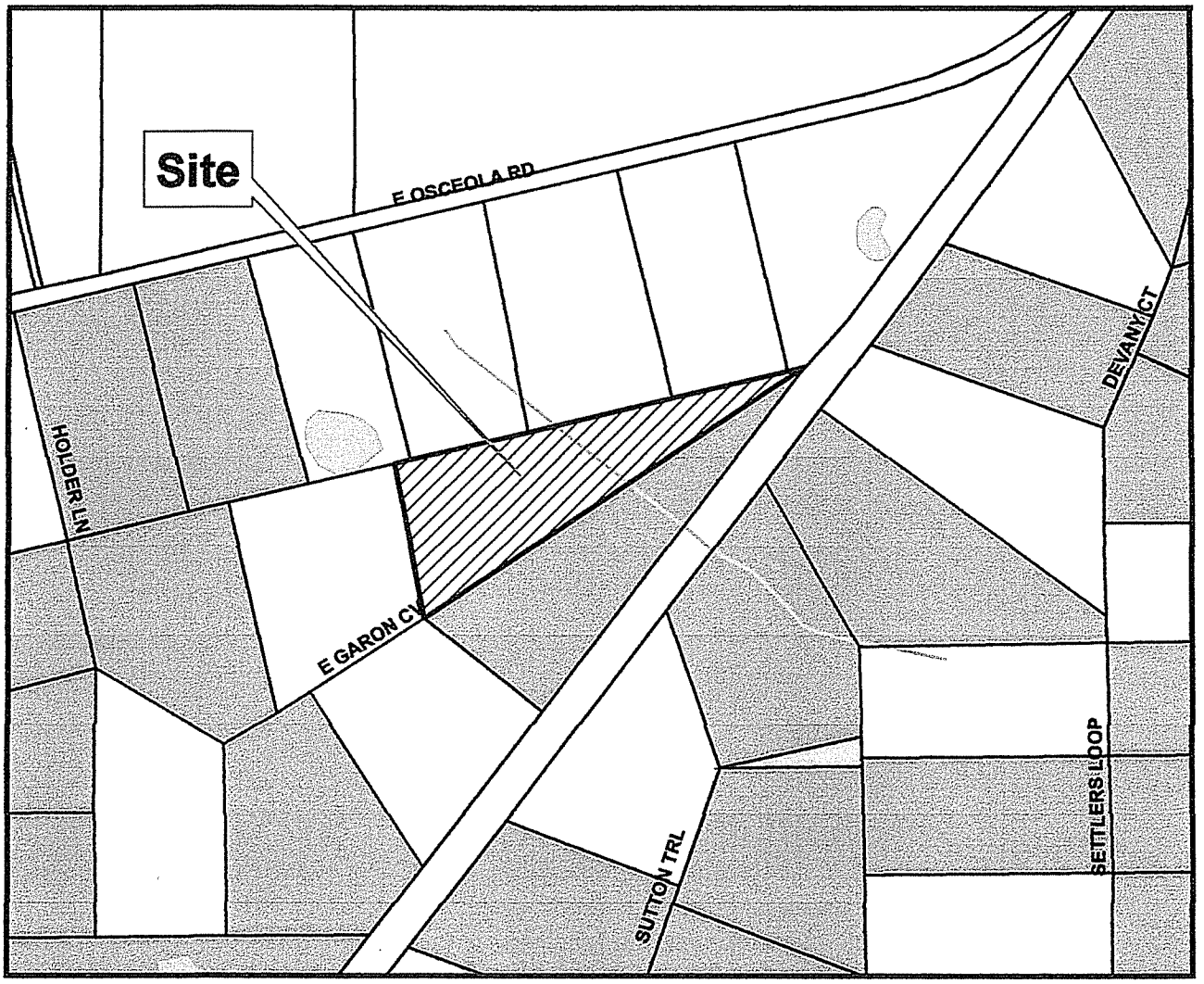
Zoning

- BM2007-09
- A-5
- PLI

N



Mark Corter
1366 E Garon Cove
Geneva, Florida 32732

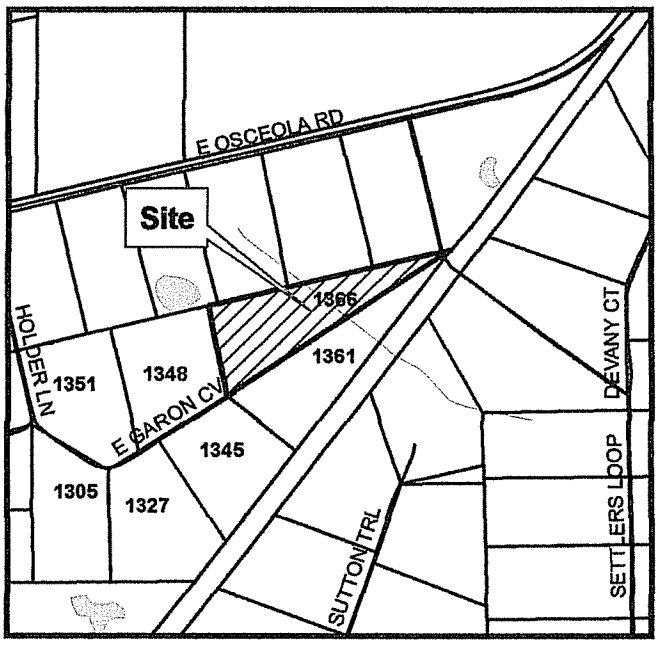


Seminole County Board of Adjustment
September 24, 2007
Case: BM2007-09 (Map 3057, Grid E6)
Parcel No: 10-20-32-3AE-002T-0000

Zoning

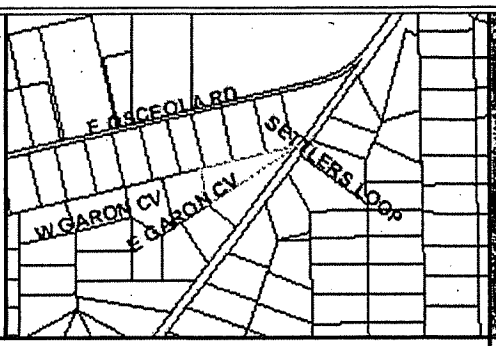
- BM2007-09
- All Other Values
- Vacant Residential
- Single Family Residential
- Mobile Home

N



PARCEL DETAIL

DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
SEMINOLE COUNTY FL
1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506



A-5
R-5

GENERAL

Parcel Id:	10-20-32-3AE-002T-0000
Owner:	CORTER NONA L
Mailing Address:	937 GROVESMERE LOOP
City,State,ZipCode:	OCOEE FL 34761
Property Address:	1366 E. GARON CV
Facility Name:	
Tax District:	01-COUNTY-TX DIST 1
Exemptions:	
Dor:	99-ACREAGE NOT AGRICULT

2007 WORKING VALUE SUMMARY

Value Method:	Market
Number of Buildings:	0
Depreciated Bldg Value:	$0
Depreciated EXFT Value:	$0
Land Value (Market):	$125,000
Land Value Ag:	$0
Just/Market Value:	$125,000
Assessed Value (SOH):	$125,000
Exempt Value:	$0
Taxable Value:	$125,000

Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/1985	**01666**	**0183**	$21,000	Vacant	Yes

Find Sales within this DOR Code

2006 VALUE SUMMARY

2006 Tax Bill Amount:	$1,450
2006 Taxable Value:	$90,000

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	5.000	25,000.00	$125,000

LEGAL DESCRIPTION

LEG SEC 11 TWP 20S RGE 32E FROM NW COR RUN S 352.05 FT N 77 DEG 36 MIN 37 SEC E 2643.48 FT S

12 DEG 23 MIN 23 SEC E 660 FT TO POB RUN S 12 DEG 23 MIN 23 SEC E 391.70 FT N 58 DEG 13 MIN 4 SEC E

1161.51 FT S 77 DEG 36 MIN 37 SEC W 1090.63 FT TO BEG (5 AC)

NOTE: *Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.*
**** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.*

Nona L. Corter
937 Grovesmere Loop
Ocoee, FL 34761

July 6, 2007

Seminole County Planning Office

To Whom It May Concern:

I, Nona L. Corter, do hereby give permission to my son, Mark Corter, to apply for a one year Permit of Special Exception for the mobile home located at 1366 E. Garon Cove, Geneva, Florida 32732, Property ID # 10-20-32-3AE-002T-0000. The property is titled to myself, Nona L. Corter.

Sincerely,

Nona L. Corter

DR012 02 **DEVELOPMENT HISTORY DISPLAY** 7/16/07 09:08:15
FILE #: BA(10-21-85)-125TE **APPL:** CORTER, GLENN
SEC: 11 **TWP:** 20 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**
DEVELOPMENT NAME: MOBILE HOME - GLENN CORTER
LOC: HOLDER LANE, 1/4 MILE S OF OSCEOLA RD.
LOT #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
: #1: 2T **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**
REQUEST DESCRIPTION:
TO PLACE A MOBILE HOME
ACTION: APPROVED FIVE YEARS SUBJECT TO COMPLYING WITH FLOOD PRONE ORDINANCE,
DATE: 102185
REMARKS:
(ASSESSOR'S MAP NO. 197)
CMD 1 - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Flood Zone Determination

Date: 7/16/2007

Applicant:

Mailing Address:

Fax Number:

E-Mail Address:

Property Address: 1366 E. Garon Cv.

Subdivision:

Parcel ID: 10-20-32-3AE-002T-0000

Community No. 120289 **Panel No.** 12117C0090 **Suffix:** E **Firm Date:** 4-17-95

Flood Zone: A **Base Flood Elevation:** 17.5' **NGVD** 29

Preliminary DFIRM Panel No. 12117C0115 **Suffix:** F **Firm Date:** 2006

Flood Zone: X **Base Flood Elevation:** 17.5' **NAVD** 88

- ☐ THIS PROPERTY IS COMPLETELY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
- ☒ THIS PROPERTY IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
- ☐ THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
- ☒ THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (UN-NUMBERED "A" ZONE. THE BASE FLOOD ELEVATION WAS ESTABLISHED USING A SIMPLIFIED METHOD OF OVERLAYING THE FIRM WITH THE USGS CONTOUR MAPS.

Jeff Johnson, Plans Examiner, CFM, 407-665-7585
FAX 407-665-7407

NOTE: This determination is based on the Flood Insurance Rate Map of Seminole County. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in the Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create a liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. If the structure is in a SFHA, the agency or lender is required by law to require the recipient to purchase a flood insurance policy on the structure. The requirement is for structural coverage equal to the amount of the loan (or other financial assistance) or the maximum amount available, which ever is less. The maximum amount available for a single-family house is $250,000.

IANUFACTURING PLANT

GU[illegible]

COMPLIANCE CERTIFICATE

June 18, 1980
Date of Manufacture

GD-LC-FL-2580-4321 6012K210MOH 653 SF
Manufacturer's Serial Number and Model Unit Designation

LC1012-#75-1-FLA125175 HWC
Design approval by (D.A.P.I.A.)

I[illegible]ns regarding the operation, maintenance, warranty or performance of this mobile home should arise please contact the dealer from whom it was purchased, the manufacturing plant listed below or;

GU[illegible], INC.
P. [illegible]
LOUISVILLE, KENTUCKY 40232

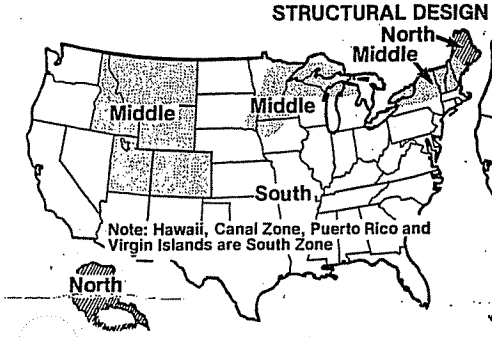
Answers to most questions regarding operation, installation, maintenance and design capabilities are found in the appropriate sections of the owner's maintenance and information manual and installation instructions furnished with each mobile home.

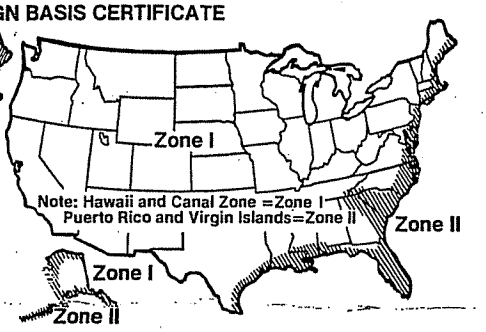
This mobile home is designed to comply with the federal mobile home safety standard in force at the time of manufacture.

he factory installed equipment includes:

Equipment	Manufacturer	Model No.	Equipment	Manufacturer	Model No.
or heating	Duo Therm	717060-001	Washer		
or air cooling			Clothes Dryer		
or cooking	Magic Cheff	U31AA-7	Dishwasher		
efrigerator	Hotpoint	SSD14CAB	Garbage Disposal		
/ater heater	State	201HT1K	Other		

STRUCTURAL DESIGN BASIS CERTIFICATE





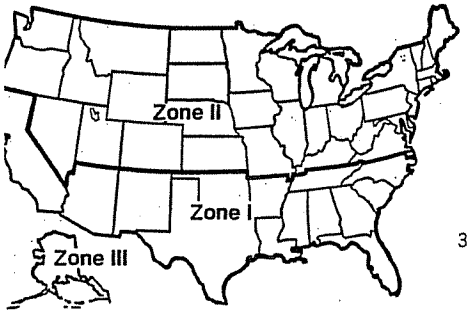
[illegible]IGN ROOF LOAD ZONE MAP

X	South	20 PSF
	Middle	30 PSF
	North	40 PSF
	Other	PSF

DESIGN WIND ZONE MAP

	Standard Wind	Zone I	15 PSF Horizontal	9 PSF Uplift
X	Hurricane Resistive	Zone II	25 PSF Horizontal	15 PSF Uplift
	Other		PSF Horizontal	PSF Uplift

HEATING AND COOLING DESIGN BASIS CERTIFICATE



DESIGN WINTER CLIMATE ZONE
This mobile home has been thermally insulated to conform with the requirements of the Federal Mobile Home Construction and Safety Standards for all locations within climatic Zone I X
Zone II _____ Zone III _____

FORMATION PROVIDED BY THE MANUFACTURER NECES-ARY TO CALCULATE SENSIBLE HEAT GAIN.

alls (without windows and doors)	"U"= .1327
eilings and roofs of light color	"U"= .0837
eilings and roofs of dark color	"U"= .0837
oors	"U"= .0901
r ducts in floor	"U"= .1494
r ducts in ceiling	"U"=
r ducts installed outside the home	"U"=
eat transfer area to outside of home from air ducts:	
cat[illegible]	
sid[illegible]	"Sq. Ft."= 52.5
utside [illegible]	"Sq. Ft."=

The above heating equipment has the capacity to maintain an average 70°F temperature in this home at outdoor temperatures of -35 °F.

To maximize furnace operating economy, and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (97½%) is not higher than -3 °F.

The above information has been calculated assuming a maximum wind velocity of 15 MPH at standard atmospheric pressure.

The air distribution system of this home is suitable for the installation of central air conditioning.

The supply air distribution system installed in this home is sized for Mobile Home Central Air Conditioning Systems of up to 38,867 B.T.U./Hr. rated capacity which are certified in accordance with the appropriate Air Conditioning and Refrigeration Institute Standards. When the air circulators of such air conditioners are rated at 0.3 inch water column static pressure or greater for the cooling air delivered to the mobile home supply air duct system.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this mobile home.

To determine the required capacity of equipment to cool a home efficiently and economically, a cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation, location and the structure of the home. Central air conditioners operate most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbooks of Fundamentals, once the location and orientation are known.

For Gas Heating 46,400 BTUH

ALTERNATE 2

ATA PLATE CODE 280.5

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 24, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 11 TWP 20S RGE 32E FROM NW COR RUN S 352.05 FT N 77 DEG 36 MIN 37 SEC E 2643.48 FT S 12 DEG 23 MIN 23 SEC E 660 FT TO POB RUN S 12 DEG 23 MIN 23 SEC E 391.70 FT N 58 DEG 13 MIN 4 SEC E 1161.51 FT S 77 DEG 36 MIN 37 SEC W 1090.63 FT TO BEG (5 AC)

(The aforedescribed legal description has been provided to Seminole County by the owner of the aforedescribed property.)

FINDINGS OF FACT

Property Owner: Nona L Corter
937 Grovesmere Loop
Ocoee Fl 34761

Project Name: 1366 East Garon Cove

Requested Development Approval:

Request for a Special Exception for the 10 year placement of an existing mobile home in the A-5 (Rural Zoning Classification).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforedescribed property.

Prepared by: (Name), Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED.**

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The special exception is granted will apply only to the mobile home as depicted on the attached site plan.
2. Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan.
3. The mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.
4. No extensions shall be allowed and the mobile home shall be removed prior to the expiration of the special exception.

(4) This Development Order touches and concerns the aforedescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Dori L. DeBord
Planning & Development Director

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____day of _____, 2007.

_____
Notary Public, in and for the County and State Aforementioned

My Commission Expires: