

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: 2373 Oxer Ct – Iris Villafranca, applicant; Request for 1) rear yard setback variance from 30 feet to 10 feet, and 2) side yard setback variance from 10 feet to 7.5 feet for an existing 240 square foot shed in R-1AA (Single Family Dwelling District).

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

AUTHORIZED BY: Kathy Fall **CONTACT:** Joy Williams **EXT.** 7399

Agenda Date 03/24/08 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Deny** the request for 1) rear yard setback variance from 30 feet to 10 feet, and 2) side yard setback variance from 10 feet to 7.5 feet for an existing 240 square foot shed in R-1AA (Single Family Dwelling District); or
2. **Approve** the request for 1) rear yard setback variance from 30 feet to 10 feet, and 2) side yard setback variance from 10 feet to 7.5 feet for an existing 240 square foot shed in R-1AA (Single Family Dwelling District); or
3. **Continue** the request to a time and date certain.

| | | |
|------------------------------------|--|--|
| <p>GENERAL INFORMATION</p> | <p>Applicant: Location: Zoning: Subdivision:</p> | <p>Iris Villafranca 2373 Oxer Ct R-1AA (Single Family Dwelling District) Foxchase PH 2</p> |
| <p>BACKGROUND / REQUEST</p> | <ul style="list-style-type: none"> • The applicant is requesting a rear and side yard setback variance for an existing 240 square foot wood shed. • The shed is currently encroaching 20 feet into the required 30-foot rear yard setback, and 2.5 feet into the required 7.5-foot side yard setback. • In December of 2007, the applicant received a notice of code violation for the un-permitted construction of the shed. • There is no record of prior variances for this property. | |

| | |
|-----------------------------|--|
| STAFF FINDINGS | <p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30. |
| STAFF RECOMMENDATION | <p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the 240 square foot shed as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing. |

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
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BU 2008-16
Meeting Date 3-24-08



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

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

Name: Iris Villafranca

Address: 2373 Oxer Court City: Oviedo Zip code: 32765

Project Address: _____ City: _____ Zip code: _____

Contact number(s): (407) 722-4824 Gladys

Email address: _____

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

| | |
|---|--|
| <input checked="" type="checkbox"/> Shed | Please describe: <u>240 square feet.</u> |
| <input type="checkbox"/> Fence | Please describe: _____ |
| <input type="checkbox"/> Pool | Please describe: _____ |
| <input type="checkbox"/> Pool screen enclosure | Please describe: _____ |
| <input type="checkbox"/> Addition | Please describe: _____ |
| <input type="checkbox"/> New Single Family Home | Please describe: _____ |
| <input type="checkbox"/> Other | Please describe: _____ |
| <input type="checkbox"/> This request is for a structure that has already been built. | |

RECEIVED FEB 6 7 2008

| | | | | |
|--|---------------------|--------------|-------------------|---------------|
| <input type="checkbox"/> Minimum lot size | Required lot size: | | Actual lot size: | |
| <input type="checkbox"/> Width at the building line | Required lot width: | | Actual lot width: | |
| <input type="checkbox"/> Front yard setback | Required setback: | | Proposed setback: | |
| <input checked="" type="checkbox"/> Rear yard setback | Required setback: | <u>30ft.</u> | Proposed setback: | <u>10ft.</u> |
| <input checked="" type="checkbox"/> Side yard setback | Required setback: | <u>10ft.</u> | Proposed setback: | <u>7.5ft.</u> |
| <input type="checkbox"/> Side street setback | Required setback: | | Proposed setback: | |
| <input type="checkbox"/> Fence height | Required height: | | Proposed height: | |
| <input type="checkbox"/> Building height | Required height: | | Proposed height: | |
| Use below for additional yard setback variance requests: | | | | |
| <input type="checkbox"/> _____ yard setback | Required setback: | | Proposed setback: | |
| <input type="checkbox"/> _____ yard setback | Required setback: | | Proposed setback: | |
| <input checked="" type="checkbox"/> Total number of variances requested <u>2</u> | | | | |

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: [Signature]

FOR OFFICE USE ONLY

Date Submitted: 2-7-08 Reviewed By: P. Johnson
 Tax parcel number: 32-21-31-502-0000-0540 Zoning/FLU R-1AA/LOR

Legally created parcel (1971 tax roll, 5-acre dev, lot split)
 Platted Lot (check easements as shown on lots, in notes or in dedication)
 Lot size _____ Meets minimum size and width
 Application and checklist complete

Notes: _____

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

| | |
|--|---|
| <p><i>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.</i></p> | |
| | 1. Completed application. |
| | 2. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i> |
| | 3. 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. |
| | <input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps) |
| | <input type="checkbox"/> Size and dimension of the parcel |
| | <input type="checkbox"/> Location and name of all abutting streets |
| | <input type="checkbox"/> Location of driveways |
| | <input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells |
| | <input type="checkbox"/> Location of all easements |
| | <input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i> |
| | <input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i> |
| | <input type="checkbox"/> Building height |
| | <input type="checkbox"/> Setbacks from each building to the property lines |
| | <input type="checkbox"/> Location of proposed fence(s) |
| | <input type="checkbox"/> Identification of available utilities <i>(ex: water, sewer, well or septic)</i> |
| | 4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired. |

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-23:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: Iris Villafranca
Address: 2373 Oker Ct.
City/Zip: Orlando, FLA. 32765
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

Name: _____
Address: _____
City/Zip: _____
Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____
Officers: _____
Address: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
Shareholders: _____
Address: _____

Name of Corporation: _____
Officers: _____
Address: _____
City/Zip: _____
Directors: _____
Address: _____
City/Zip: _____
Shareholders: _____
Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____
Trustees: _____
Address: _____
City/Zip: _____

Beneficiaries: _____
Address: _____
City/Zip: _____

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

| | |
|----------------------------|----------------------------|
| Name of Partnership: _____ | Name of Partnership: _____ |
| Principal: _____ | Principal: _____ |
| Address: _____ | Address: _____ |
| City/Zip: _____ | City/Zip: _____ |

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

| | |
|------------------|------------------|
| Contract Vendee: | Contract Vendee: |
| Name: _____ | Name: _____ |
| Address: _____ | Address: _____ |
| City/Zip: _____ | City/Zip: _____ |

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

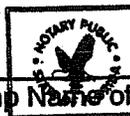
2/07/08
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 7 day of February, 2008 by _____

[Signature]
Signature of Notary Public

 Notary Public State of Florida
Karen Mathews
My Commission DD556397
Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification
Type of Identification Produced Florida's Drivers License

For Use by Planning & Development Staff

Date: _____ Application Number: _____

MAP OF SURVEY

SITE PLAN

DESCRIPTION

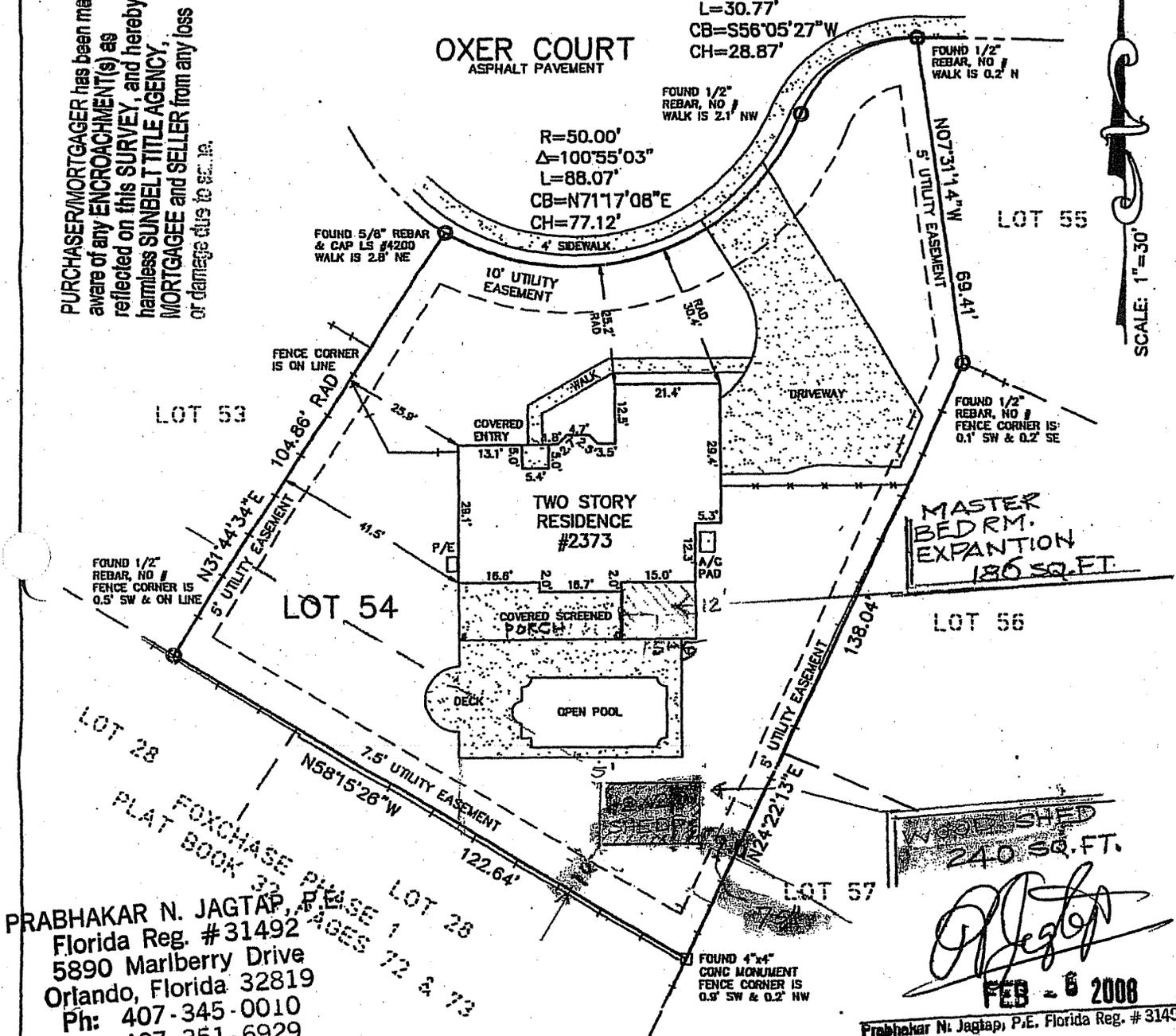
LOT 54, FOXCHASE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 13 & 14 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

R=25.00'
 $\Delta=70^{\circ}31'39''$
 L=30.77'
 CB=S56°05'27"W
 CH=28.87'

OXER COURT
 ASPHALT PAVEMENT

R=50.00'
 $\Delta=100^{\circ}55'03''$
 L=88.07'
 CB=N71°17'08"E
 CH=77.12'

PURCHASER/MORTGAGER has been made aware of any ENCROACHMENT(S) as reflected on this SURVEY, and hereby holds harmless SUNBELT TITLE AGENCY, MORTGAGEE and SELLER from any loss or damage due to same.



PRABHAKAR N. JAGTAP, P.E.
 Florida Reg. #31492
 5890 Marberry Drive
 Orlando, Florida 32819
 Ph: 407-345-0010
 Fax: 407-351-6929

240 SQ. FT.

 FEB - 6 2008

Prabhatkar N. Jagtap, P.E. Florida Reg. #31492

LEGEND:

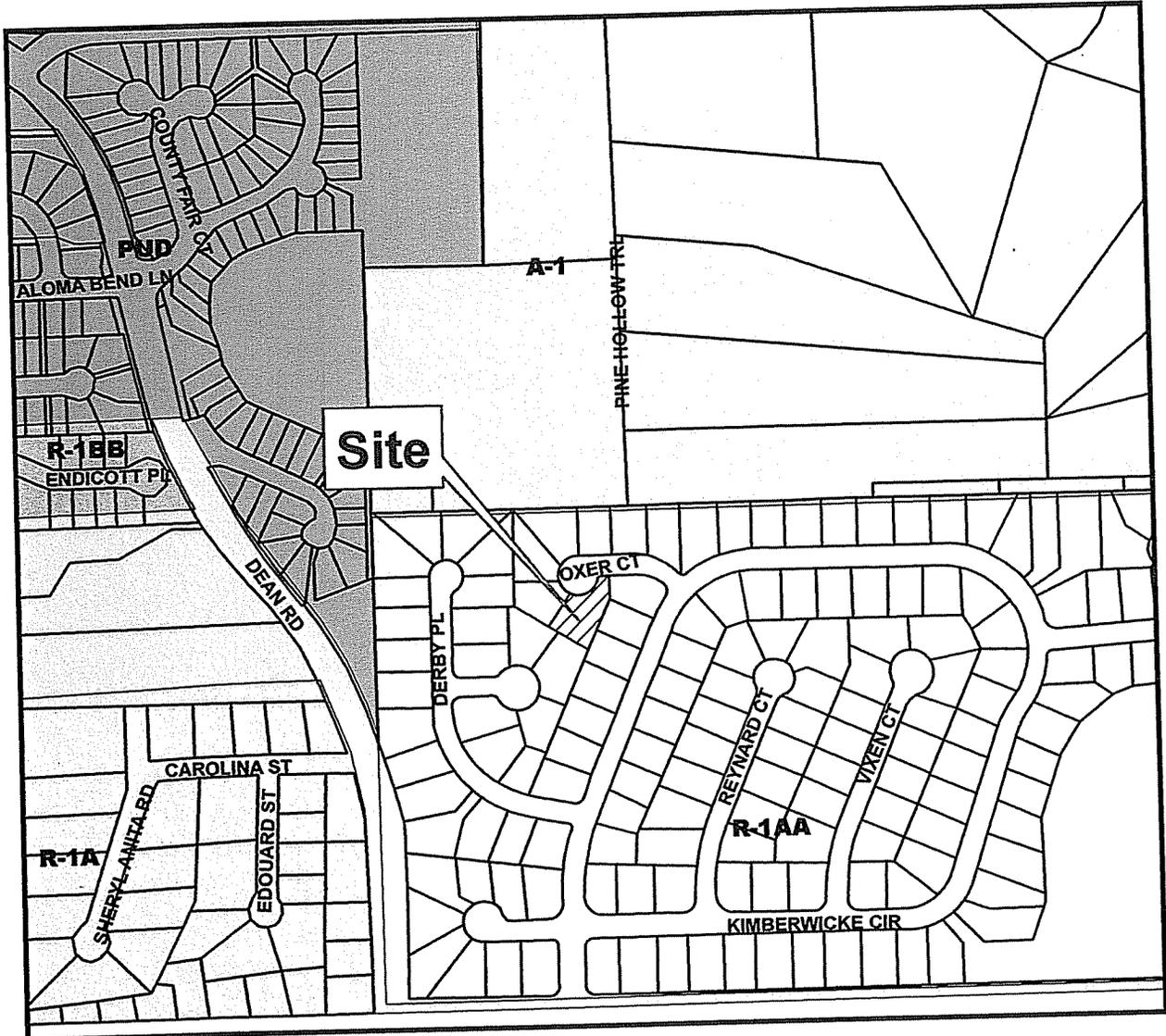
| | | | |
|--|-------------------|--|------------------------------|
| | 6' WOOD FENCE | | NON RADIAL |
| | 6' VINYL FENCE | | TYPICAL |
| | CENTERLINE | | POINT OF CURVATURE |
| | RIGHT OF WAY LINE | | POINT OF TANGENCY |
| | CONCRETE | | POINT OF REVERSE CURVATURE |
| | (P) PLAT | | PERMANENT CONTROL POINT |
| | (M) MEASURED | | PERMANENT REFERENCE MONUMENT |
| | (D) DESCRIPTION | | POINT OF INTERSECTION |
| | (C) CALCULATED | | RADIUS POINT |
| | | | A/C AIR CONDITIONER |
| | | | R RADIUS |
| | | | Δ CENTRAL ANGLE |
| | | | L ARC LENGTH |
| | | | CB CHORD BEARING |
| | | | CH CHORD LENGTH |
| | | | ORB OFFICIAL RECORD BOOK |
| | | | PG PAGE |

GENERAL NOTES:
 1. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.
 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 54. BEING N 58°15'26" W. AN ASSUMED DATUM PER PLAT

I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL

CERTIFIED TO:
 IRIS VILAFRANCE
 MICHIGAN FIDELITY ACCEPTANCE CORPORATION
 SUNBELT TITLE AGENCY
 REPUBLIC NATIONAL TITLE INSURANCE COMPANY

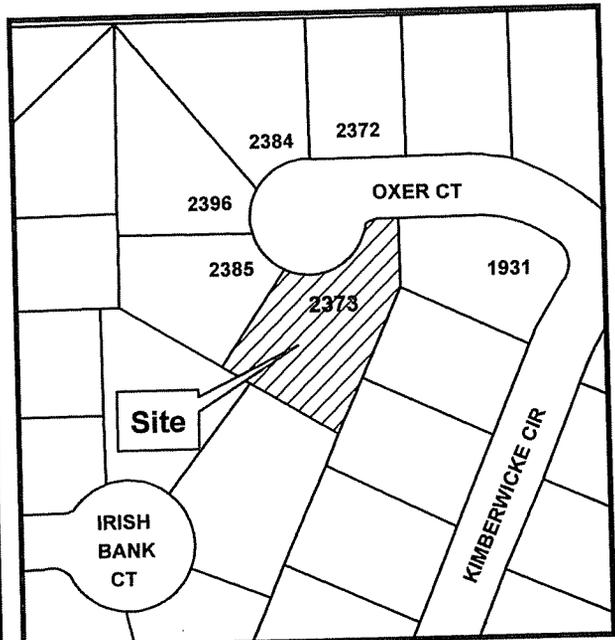
Iris Villafranca
 2373 Oxer Court
 Oviedo, Florida 32765



Seminole County Board of Adjustment
 March 24, 2008
 Case: BV2008-16 (Map 3212, Grid A6)
 Parcel No: 32-21-31-502-0000-0540

Zoning

| | | | |
|---|-----------|---|-------|
|  | BV2008-16 |  | R-1A |
|  | A-1 |  | R-1BB |
|  | R-1AA |  | PUD |



PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY, FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-885-7506

GENERAL

Parcel Id: 32-21-31-502-0000-0540
 Owner: VILAFRANCA IRIS
 Mailing Address: 2373 OXER CT
 City, State, Zip Code: OVIEDO FL 32765
 Property Address: 2373 OXER CT OVIEDO 32765
 Subdivision Name: FOXCHASE PH 2
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY
 Amendment 1 impact not reflected.

| | |
|---------------------------|------------------|
| Value Method: | Market |
| Number of Buildings: | 1 |
| Depreciated Bldg Value: | \$219,868 |
| Depreciated EXFT Value: | \$14,470 |
| Land Value (Market): | \$52,000 |
| Land Value Ag: | \$0 |
| Just/Market Value: | \$286,338 |
| Assessed Value (SOH): | \$286,338 |
| Exempt Value: | \$0 |
| Taxable Value: | \$286,338 |

Tax Estimator
Portability Calculator

SALES

| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified |
|-----------------|---------|--------------|-------------|-----------|----------|-----------|
| WARRANTY DEED | 01/2005 | <u>05593</u> | <u>1018</u> | \$250,000 | Improved | Yes |
| QUIT CLAIM DEED | 05/2003 | <u>05271</u> | <u>0051</u> | \$100 | Improved | No |
| WARRANTY DEED | 08/1998 | <u>03489</u> | <u>1396</u> | \$128,500 | Improved | Yes |
| WARRANTY DEED | 07/1995 | <u>02946</u> | <u>0394</u> | \$111,000 | Improved | Yes |
| QUIT CLAIM DEED | 01/1993 | <u>02545</u> | <u>0066</u> | \$47,500 | Improved | No |
| WARRANTY DEED | 12/1986 | <u>01801</u> | <u>0809</u> | \$105,200 | Improved | Yes |

Find Comparable Sales within this Subdivision

2007 VALUE SUMMARY

2007 Tax Bill Amount: \$4,275
2007 Taxable Value: \$289,448
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value |
|--------------------|----------|-------|------------|------------|------------|
| LOT | 0 | 0 | 1.000 | 52,000.00 | \$52,000 |

LEGAL DESCRIPTION

PLATS:

LEG LOT 54 FOXCHASE PH 2 PB 35 PGS 13 & 14

BUILDING INFORMATION

| Bld Num | Bld Type | Year Bld | Fixtures | Base SF | Gross SF | Living SF | Ext Wall | Bld Value | Est. Cost New |
|---------|------------------|----------|-----------------------------|---------|----------|-----------|------------------|-----------|---------------|
| 1 | SINGLE FAMILY | 1986 | 10 | 1,318 | 3,080 | 2,208 | CB/STUCCO FINISH | \$219,868 | \$240,293 |
| | Appendage / Sqft | | BASE / 180 | | | | | | |
| | Appendage / Sqft | | GARAGE FINISHED / 473 | | | | | | |
| | Appendage / Sqft | | OPEN PORCH FINISHED / 25 | | | | | | |
| | Appendage / Sqft | | SCREEN PORCH FINISHED / 374 | | | | | | |
| | Appendage / Sqft | | UPPER STORY FINISHED / 710 | | | | | | |

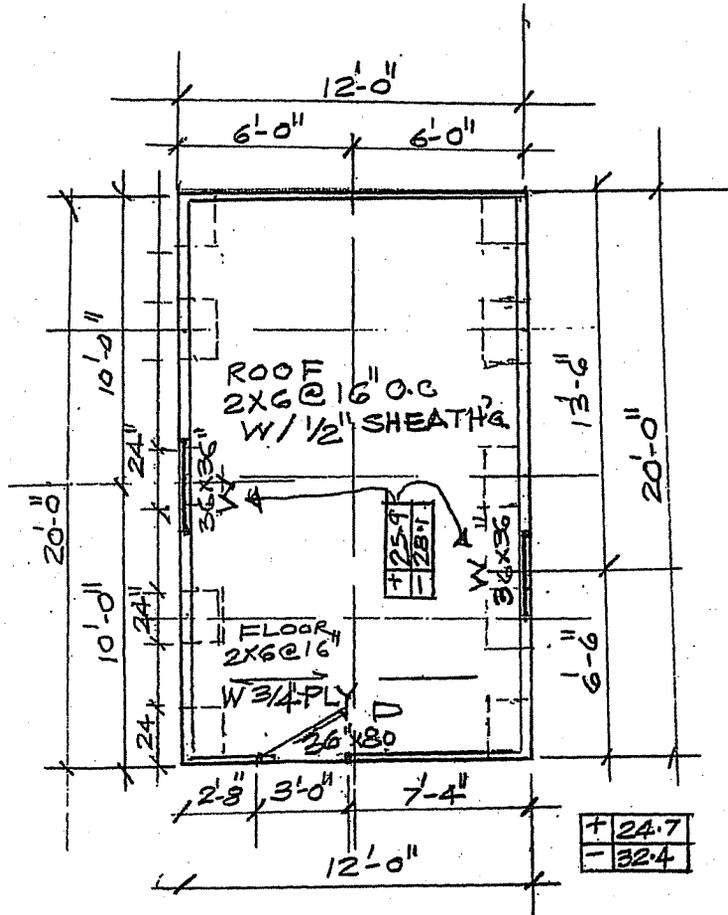
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

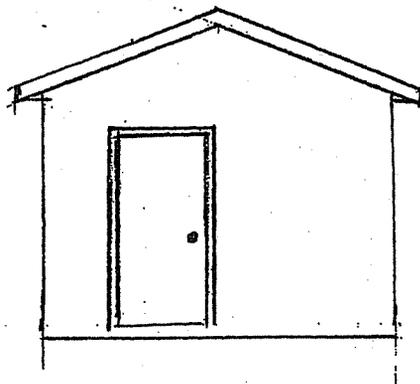
EXTRA FEATURE

| Description | Year | Blk | Units | EXFT Value | Est. Cost New |
|------------------|------|-----|-------|------------|---------------|
| FIREPLACE | 1986 | | 1 | \$675 | \$1,500 |
| POOL GUNITE | 2001 | | 480 | \$7,920 | \$9,600 |
| COOL DECK PATIO | 2001 | | 645 | \$1,863 | \$2,258 |
| SCREEN ENCLOSURE | 2007 | | 2,075 | \$4,012 | \$4,150 |

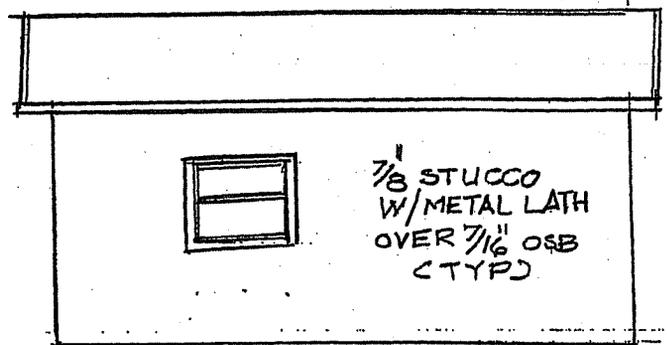
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.



FLOOR & FRAMG. PLAN. 3/16



FRONT ELVN. 3/16



RIGHT ELEVN. 3/16

[Signature]
2/6/08

PRABHAKAR N. JAGTAP, P.E.
Florida Reg. # 31492
5890 Mariberry Drive
Orlando, Florida 32819
Ph: 407-345 0010
Fax: 407-351-6929

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 24, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 54
FOXCHASE PH 2 PB 35 PGS 13 & 14

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

FINDINGS OF FACT

Property Owner: Iris Villafranca
2373 Oxeer Ct
Oviedo, Fl 32765

Project Name: project name

Requested Development Approval:

Request for 1) rear yard setback variance from 30 feet to 10 feet, and 2) side yard setback variance from 10 feet to 7.5 feet for an existing 240 square foot shed in R-1AA (Single Family Dwelling District).

The Development Approval was sought to bring into compliance the construction of an existing 240 square foot shed within the side and rear yard setbacks. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Joy Williams, Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On March 24, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 54
FOXCHASE PH 2 PB 35 PGS 13 & 14

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

FINDINGS OF FACT

Property Owner: Iris Villafranca
2373 Oxeer Ct
Oviedo, FL 32765

Project Name: Oxeer Ct (2373)

Requested Development Approval:

Request for 1) rear yard setback variance from 30 feet to 10 feet, and 2) side yard setback variance from 10 feet to 7.5 feet for an existing 240 square foot shed in R-1AA (Single Family Dwelling District).

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 aforescribed property.

Prepared by: Joy Williams, 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:

a. The variance granted will apply only to the 240 square foot shed as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed 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: _____
Alison C. Stettner
Planning Manager

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 _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

