



5000 Diamondhead Circle
Diamondhead, MS 39525
Ph: 228-222-4626
FX: 228-222-4390

APPLICATION FOR CONDITIONAL USE

Make Copies

Case Number: 2020000138

Date APR 16 2020

BY: R/R 3:25 p.m.

Applicant: Coby Smith

Applicant's Address: 1836 Young Pointe Blvd Montgomery, AL 36106

Applicant's Email Address: smithcoby@yahoo.com

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) (334) 798-1322

Property Owner: Lance Newman / Coby Smith CDBHL, LLC ^{d/b/a} Beehive Homes of Diamondhead

Owner's Mailing Address: 1031 West Congress St. Brookhaven, MS 39601

Owner's Email Address lnewman@beehivehomes.com

Owner's Contact Number: (Home) _____ (Work) _____ (Cell) (601) 754-5593

Tax Roll Parcel Number: 067-0-25-026.000 in Part

Physical Street Address: 9714 ⁹⁷¹⁴⁴ Kapalama Dr Diamondhead, MS 39525

Legal Description of Property: Parcel of land located in the west 1/3 of the west 1/2 of the SW 1/4 of the SW 1/4 of section 25 Township 7 South Range 14 West Hancock County Mississippi

Zoning District: R-3 High density Single Family

State Purpose of Request: _____

To allow an "Assisted Living Facility," specifically Beehive Homes of Diamondhead, in a R-3 district. We are requesting a Conditional Use Permit in accordance w/ Zoning Ordinance Table 4.2, Article 4.21.1 (c) or Article 2.5

REQUIRED ITEMS:

- A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Zoning Administrator may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial processes and the ability of the use to meet performance standards, or substantiating the adequacy of proposed parking, loading, and circulation facilities.**

- B. Site plans, preliminary building elevation, preliminary improvement plans, additional maps and drawings, all sufficiently dimensioned as required illustrating the following:**
 - i. The date, scale, north point, title, name of owner, and name of persons preparing the site plan.**
 - ii. The location and dimension of boundary lines, with distances and bearings, easements, and required yards and setbacks, water course drainage features and location and size of existing and proposed street and alleys, 100-year flood plains.**
 - iii. The location, height, bulk general appearance and intended use existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 100 feet.**
 - iv. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaping areas, utility or service areas, fencing and screening, signs, and lighting.**
 - v. A narrative identifying the nature of the operation of proposed use, including but not limited to, hours of operation, type of processes utilized (if any), type of products sold or services offered, etc.**
 - vi. The location of watercourses and drainage features.**
 - vii. The number of existing and proposed off -street parking and loading spaces, and a calculation of applicable minimum requirements.**
 - viii. All proposed site grading and drainage provisions and proposals including contour data at a contour interval sufficient to indicate the topography of the site, but in no case to exceed a two-foot (2') interval, including proposed erosion control measures.**
 - ix. A plan showing the Buffer Yards as required in Section 5.4.4.**
 - x. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.**
 - xi. Any applicable fee established by the City Council.**

- C. Payment of fee for request: \$100.00 as per Ordinance 2013-032.3**

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Conditional Use in the City of Diamondhead, I (we) understand the following:

The application fee of \$100.00 must be paid prior to the acceptance of the application. Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.

As the applicant or owner/s, I (we), or the designed representative, must be present at the public hearing.

That all information provided with this application is true and correct to the best of my knowledge.

That this application represents only property owned by me (us) and that any other adjoining property owners must apply for a request on his own behalf.

That all required attachments have been provided to the City of Diamondhead.

That additional information may be required by the Planning Commission prior to final disposition.

The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred to the Planning Commission for review.

The Public Hearing will be held on _____ at _____ p.m. in the Council Chambers of the Diamondhead City Hall.

If a continuance of the hearing is necessary at my (our) request, the request must be made to the Zoning Official a minimum of seven (7) days prior to the hearing. If such request is not made in writing, I understand that a new application must be filed and an application fee paid to the City.

If the application is denied by the City Council, a new application for the subject property may not be submitted for one (1) year from the date of denial.



Signature of Applicant



Signature of Property Owner

_____ For Official Use Only _____

- \$100.00
- Copy of Deed, Lease or Contract
- Site Plan
- Parking Spaces
- List of Property Owner

- Application Signed
- Written Project Description
- Drainage Plan NA ()
- Notarized Statement NA ()

2.5 CONDITIONAL USE PROCEDURE

2.5.1 Title and Purpose

Sections 2.5.1 through Sections 2.5.11 shall be known as the Conditional Use Procedure. The purpose of this procedure is to provide for review and discretionary approval of uses typically having unusual site development features or unique operating characteristics requiring special consideration so that they may be located, designed, and operated compatibly with uses on surrounding properties. The Conditional Use Procedure process is intended to encourage broad public review and to ensure adequate mitigation of potentially unfavorable impacts.

2.5.2 Jurisdiction

The Zoning Administrator shall be responsible for administration of the Conditional Use procedure, and the Planning Commission shall be responsible for review, evaluation, and recommendation to the Mayor and City Council. Final action, approval and imposition of conditions shall lie with the Mayor and City Council.

2.5.3 Application and Fee

Application for a Conditional Use Permit shall be filed with the Zoning Administrator and said application shall include the information set forth herein. Within ten (10) days of the receipt of an application for Conditional Use, the Zoning Administrator shall transmit a full and complete copy of the application and provide any reports, comments, or recommendations made during staff and DRC review regarding the subject application to the Planning Commission.

An application for a Conditional Use Permit shall contain the following:

- A. Name and address of the owner and applicant.
- B. Address and legal description of the property. *executed warranty deed*
- C. If the applicant is not the legal owner of the property, a statement that the applicant is the authorized agent of the owner of the property.
- D. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Zoning Administrator may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial processes and the ability of the use to meet performance standards, or substantiating the adequacy of proposed parking, loading, and circulation facilities.
- E. Site plans, preliminary building elevation, preliminary improvement plans, additional maps and drawings, all sufficiently dimensioned as required illustrating the following:
 - i. The date, scale, north point, title, name of owner, and name of persons preparing the site plan.
 - ii. The location and dimension of boundary lines, with distances and bearings, easements, and required yards and setbacks, water course drainage features and location and size of existing and proposed street and alleys, 100-year flood plains.
 - iii. The location, height, bulk general appearance and intended use existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 100 feet.
 - iv. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaping areas, utility or service areas, fencing and screening, signs, and lighting.
 - v. A narrative identifying the nature of the operation of proposed use, including but not limited to, hours of operation, type of processes utilized (if any), type of products sold or services offered, etc.
 - vi. The location of watercourses and drainage features.
 - vii. The number of existing and proposed off -street parking and loading spaces, and a calculation of applicable minimum requirements.
 - viii. All proposed site grading and drainage provisions and proposals including contour data at a contour interval sufficient to indicate the topography of the site, but in no case to exceed a two-foot (2') interval, including proposed erosion control measures.
 - ix. A plan showing the Buffer Yards as required in Section 5.4.4.

- x. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.
- xi. Any applicable fee established by the City Council.

2.5.4 Public Hearing and Notice

At its next regular meeting following the receipt of an application for Conditional Use, but in any event within forty-five (45) days of receipt of such application by the Zoning Administrator, the Planning Commission shall recommend approval or disapproval the application along with any conditions related thereto.

The Planning Commission shall hold a public hearing on each application for a Conditional Use Permit. Notice shall be given as prescribed in Section 2.9.1. At the public hearing, the Commission shall review the application and shall receive pertinent evidence concerning the proposed use and the proposed condition under which it would be operated or maintained, particularly, with respect to the findings prescribed in Section 2.5.6. The applicant is required to be present at the public hearing.

2.5.5 Action by the Planning Commission

The Commission may recommend approval of a Conditional Use Permit as the permit was applied for or in a modified form or subject to conditions, or may recommend denial of the application.

2.5.6 Review and Evaluation Criteria

The Zoning Administrator and the Commission shall review and evaluate and make the following findings before recommending approval of a Conditional Use Permit application using the following criteria:

- A. Conformance with applicable regulations and standards established by the Zoning Regulations.
- B. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
- C. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.
- D. Modifications to the site or proposed use which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulation and standards and to protect the public health, safety, morals, and general welfare.
- E. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area; existing zoning and land uses in the area.
- F. Protection of persons and property from flood or water damage, odors, fire, noise, glare, and similar hazards or impacts.
- G. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.
- H. Adequacy and convenience of off-street parking and loading facilities.
- I. That the proposed use is in accordance with the objectives of this Zoning Ordinance and the purposes of the district in which the site is located.
- J. That the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses and structures in the vicinity, in accordance with the following standards:
 - i. The proposed use will be located within the district so as to be harmonious with and complimentary to adjacent and existing land uses.
 - ii. The structure resulting from the granting of a conditional use will be architecturally compatible with other existing or proposed structures in the neighborhood in which it is to be located. For the

*PLEASE
ADDRESS
A-L INDIVIDUALLY*

purpose of this criterion, the term neighborhood shall mean an area extending 750 feet in all directions from the lot line of the proposed structure.

- iii. For the purposes of determining architectural compatibility, consideration shall be given to: building mass and style; roof types, pitch and material; façade treatment and materials; window and door styles; eaves and porches; trim; gables and dormers; gutters; chimneys; walls, fences, hedges and other landscape elements; colors; driveway material; signage; dimensional setbacks and building orientation on the lot; and other such features as may be appropriately considered by the Planning Commission.
- iv. For the purpose of assessing the architectural compatibility, existing structures which may not be an architectural asset to the neighborhood shall not be considered in determining the appropriateness of a conditional use application.

K. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

L. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2.5.7 Conditions of Approval

The Planning Commission may establish conditions of approval. Conditions may include but shall not be limited to: requirements for special setbacks, open spaces, buffer, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; requirements for maintenance of landscaping and other improvements; establishment of development schedules or time limits for performance or completion; architectural conditions; and such other conditions as the Commission may deem necessary to insure compatibility with surrounding uses.

2.5.8 Legislative Disposition

The Mayor and City Council shall examine all such applications, reports, and recommendations transmitted to it and shall take further action as it deems necessary and desirable to approve, disapprove, modify, or remand to the Planning Commission for further considerations. No land or structure for which the application for Conditional Use Permit has been denied by the Mayor and City Council shall be considered again by the Planning Commission or the Mayor and City Council for the same classification for at least one (1) year from the date such application was denied.

2.5.9 Renewal or Lapse of a Conditional Use Permit

- A. A Conditional Use Permit shall lapse and shall become void one (1) year following the date on which such permit became effective, unless prior to expiration a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy or certificate of zoning compliance is issued for the use, or the site is occupied if no building permit or certificate of occupancy is required.
- B. A Conditional Use Permit subject to lapse may be renewed by the City Council for an additional period of one (1) year, provided that prior to the expiration date, a written request for renewal is filed with the Zoning Administrator.

2.5.10 Modification of Conditional Use Permit

Minor revisions or modifications may be approved by the Zoning Administrator if he determines that the circumstances or conditions applicable at the time of original approval remain valid, and that changes would not affect the findings prescribed in Section 2.5.6.

Article 2.5.6 Review and Evaluation Criteria

A. We will abide by all zoning standards and regulations set forth. The setbacks for an R-3 zoning districts are 20' front and rear yard and 10' side yard. The site plan submitted will show our property is set back 350' from Kapalama Dr to the North with our building set back another 24' from our property line. To the rear the building is some 97' from the south line. Building is setback 91' from the east line and 32' from the west line. There is heavy brush/trees surrounding the property and buffer will be left along each side in accordance with Section 5.4.4 Buffer Yards in the Zoning ordinance.

The parking area, as shown, will be in the rear of the property to minimize any potentially unfavorable impacts regarding the parking area. We included 4 Handicap parking spots on East side at the Drive-Thru as per ADA compliance to have handicap spots as close to main entrance as feasible.

B. We have submitted plans to be compatible with all existing and permitted uses on abutting sites. We believe we have met all requirements per regulations, but the plans are now in the process of reviewed by the city and , if perhaps, the city requires any adjustments to be made we will comply. We intend to meet and exceed all requirements so as to please all abutting sites/residents.

C. This development will have no unfavorable impact that would exceed those that would which would reasonably result from the number of homes that could be developed an built currently as zoned

D. We will make any modifications to our submitted plans that would mitigate any potentially unfavorable impacts. Previously mentioned and complied with are: parking in rear, no sign near the street, buffer around the property, etc

E. Based on the trip generation rates from the 8th edition ITE Generation Report for a 16 occupants of a congregate care facility, the calculated daily trips are 34, Likewise, the maximum density is 7 dwelling units per acre in a R-3 zoning district. So, the development site is ~2.1 acres. Seven dwelling units per acre times 2 is 14 single family homes. Using the ITE Trip Generation Report, 14 single family homes would generate ~133 daily trips. Therefore, our home would have much less of an impact than a14 single family home subdivision on the city's infrastructure.

F. Post construction water surface runoff shall not exceed pre-construction water surface runoff. No other hazards or impacts from the facility. The drainage plan will be in accordance with the city and will be better seen once we are able to clear off some of the heavy brush so that we can see the topography of the site more clearly

G. The home will be 350' from Kapalama and at least 32' from every other property line. A heavy brush will be left on all sides to as to keep our home secluded in our own beautiful area of Diamondhead. The lighting will be only as bright as necessary for safety of our staff and

residents, and will be kept low as to not effect neighbors on either side. There will be no sign at the road as per your instructions.

H. We have adequate and convenient off-street parking and loading facilities. They are included in the plans we have submitted that are now up for your review.

I. The proposed use, Beehive Homes of Diamondhead, is in accordance with the objectives of the Zoning Ordinance. We also believe this fits in well with the objectives and policies of the Comprehensive Plan for the City of Diamondhead.

J.

i. The proposed use, Beehive Homes of Diamondhead, will be harmonious with and complimentary to adjacent and existing land uses. Our goal is that the design of the facility, the 'residential setting' and the care provided for those that need/want it will serve a great purpose in the district as well as Diamondhead as a whole

ii. The structure will, as seen on the plans for review, will resemble a large home and will be compatible with other homes in the neighborhood.

iii. We believe we have submitted plans that will be compatible in every area. However, we are more than willing to cooperate with the Planning Commission if there are any suggestions and changes to be made

iv. There are no existing structures on the proposed site

K. As stated above in "E", the effect our home will have compared to the current approved amount of single family homes that could be developed on the site is significantly less. We will do what is necessary to ensure minimum impact on nearby uses (i.e., parking in rear, no sign at road, buffer on all sides, low lighting, etc)

L. The proposed use, together with the conditions, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. At this point in time, no evidence has been documented that this development will be materially injurious to properties, improvements and public infrastructure. If any adverse impacts are noted during the review of the submitted plans, we will correct to mitigate those impacts. There is an 8" water main on the north side of Kapalama and a fire hydrant at the NW corner of Luawai Way and Kapalama Drive. A 6" sewer force main is located on the south side of Kapalama Drive. Mr Don Reid, Reid and Associates, has done the engineer work on the site and will come back to provide a more accurate topo for drainage and hookups once we are able to remove some of the heavy brush.

Fire Chief Jerry Dubission has stated "generally speaking, if this or any proposed development is built to applicable codes, property equipped with detection/alarm/extinguishing systems, compartmentalized for the occupants' protection, and having adequate emergency egress in place, this type of occupancy would pose no undue strain on the capabilities of this organization".

2020 3158
Recorded in the Above
Deed Book & Page
03-18-2020 12:06:18 PM
Timothy A Kellar
Hancock County

Prepared by:
Melissa Nunley Raso
Attorney at Law, MS Bar No. 101508
2436 Pass Road, STE B
Biloxi, Mississippi 39531
228-207-0484

Return to:
Team Title, LLC
2436 Pass Road, Suite B
Biloxi, Mississippi 39531
228-207-0484

FILE NUMBER- 20-1203-MS

Indexing instructions: Lot 4, Block Five 5, Unit 4-A, Diamondhead, Phase 2, Hancock County Mississippi; and West 1/3 of the West 1/2 of the SW 1/4 of the SW 1/4 of Section 25 Township 7 South Range 14 West, Hancock County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we,

Michael Scott Womack and Jason Christopher Womack (Grantors)
2546 Fairmount Avenue
La Crescenta, CA 92105
(323) 839-9253

do hereby sell, convey, bargain and warrant to:

DBHL, LLC, a Mississippi Limited Liability Company (Grantee)
108 Noble Drive
Brookhaven, MS 39601
(601) 754-3593

the following described real property situated and located in Hancock County, State of Mississippi, more particularly and certainly described as:

Lot Four (4), Block Five (5), Unit 4-A, DIAMONDHEAD, Phase 2, according to the map or plat thereof recorded in Plat Book 4, at Pages 30-32, in the office of the Chancery Clerk of Hancock County, Mississippi.

AND ALSO:

Parcel of land located in the West 1/3 of the West 1/2 of the SW 1/4 of the SW 1/4 of Section 25 Township 7 South Range 14 West, Hancock County, Mississippi, being more particularly described as follows:

Commencing at a concrete monument at the Southwest corner of Section 25 Township 7 South Range 14 West in the City of Diamondhead, Hancock County, Mississippi,

Thence: North 0 degrees 17 minutes 12 Seconds East for 349.53 feet to an iron rod,

Thence: North 89 degrees 34 minutes 59 seconds West for 190.94 feet to an iron rod,

Thence: North 0 degrees 34 minutes 32 seconds East for 466.87 feet to an iron rod,

Thence: South 87 degrees 43 minutes 16 seconds West for 30.00 feet to an iron rod,

Thence: North 0 degrees 34 minutes 32 seconds East for 20.00 feet to an iron rod at the Southerly margin of Kapalama Drive,

Thence: North 87 degrees 43 minutes 16 seconds East for 60.00 feet along the Southerly margin of Kapalama Drive to an iron pipe,

Thence: South 0 degrees 34 minutes 32 seconds West for 837.81 feet to an iron rod,

Thence: North 89 degrees 34 minutes 59 seconds West for 190.94 feet to the Point of Beginning.

Said parcel contains 2.12 acres, more or less.

Being the property obtained by Grantors under Warranty Deed dated January 30, 2020, and filed for record on February 13, 2020, in the office of the Chancery Clerk of Hancock County in Book 2020 at Page 1816; and under Warranty Deed dated January 17, 2020, and filed for record on January 24, 2020, in the office of the Chancery Clerk of Hancock County in Book 2020 at Page 1051.

The conveyance herein is subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetland as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to erosion due to the action of the elements.

The property is no part of the homestead of the Grantors herein.

The parties agree that the Ad Valorem taxes for 2020 tax year are being prorated as of this date and are assumed by the Grantee herein.

WITNESS our signatures, this the 12 day of March, 2020.

GRANTOR:

Michael Scott Womack
Michael Scott Womack

STATE OF CA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority in and for the said County and State, on this 12 day of March, 2020, within my jurisdiction, the within named **Michael Scott Womack**, acknowledged that he executed the above foregoing instrument on the day and year herein indicated.

[Signature]
Notary Public

My Commission expires: Aug. 27, 2021

See Attached
Att

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

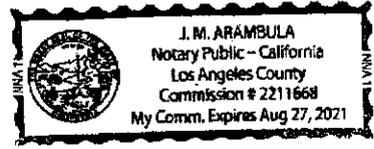
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }
On March 14 2020 before me, J.M. Arambula, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Melinda Scott Womack
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____
Capacity(ies) Claimed by Signer(s)
Signer's Name: _____ Signer's Name: _____
 Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____
 Partner -- Limited General Partner -- Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

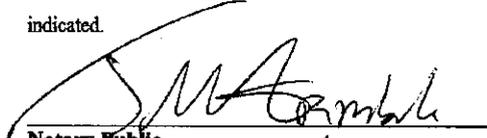
GRANTOR:



Jason Christopher Womack

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority in and for the said County and State, on this 12 day of March, 2020, within my jurisdiction, the within named **Jason Christopher Womack**, acknowledged that he executed the above foregoing instrument on the day and year herein indicated.



Notary Public

See Attached Deed

My Commission expires: Aug. 27, 2024

TAX NOTICES: Grantee is responsible for the property taxes. Tax Notices should be sent to **DBHL, LLC, 108 Noble Drive, Brookhaven, MS 39601.**

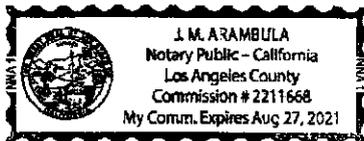
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California
County of Los Angeles }
On March 19, 2020 before me, J.M. Arambula, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Tyson Christopher Workack
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer - Title(s): _____ Corporate Officer - Title(s): _____

Partner - Limited General Partner - Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian of Conservator Trustee Guardian of Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____