



Newport Zoning Application

ZBR 2024 - SEPT - 002

(This box for staff use only)



Date: 7.29.24

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit or a variance in the application of the provisions or regulations of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Location of Premises

Street & No: 316 Gibbs

Tax Assessor's Plat: 23 Lot: 70 Zoning District: R-20

- Special Use Permit (Non-Conforming Alteration)
 Regulatory (Dimensional) Variance
 Special Use Permit (New Use)
 Use Variance
 Modification

Property Owner: Somershome LLC

Mailing Address: 29 Buckingham Street, Cambridge, MA

Email Address: jeffreywsinger@gmail.com

Phone Number: ~~617-945-2705~~ 617-721-9724

How long have you been the owner of the above premise? >20 years

Legally Authorized Representative *if applicable: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 200' x 200' ft. Lot Area: 40,000 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 2,800 sq. ft.

Total square footage of the footprint of proposed buildings: 3,000 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	40,000	20,000	No Change
Coverage Area (sq. ft)	2,800	6,000	3,000
Lot Coverage (%)	7%	15%	7.5%
Dwelling Units	1	1	No Change
Parking (# of spaces)	>2	1	No Change
Front Setback (ft.)	24.89'; 35.6'	30'	No Change
Side Setbacks (ft.)	>15'	15'	No Change
Rear Setback (ft.)	N/A - Corner Lot	20'	No Change
Height (ft.)	30'	30'	No Change



Newport Zoning Application

All of the following information and questions must be filled in and answered completely.

Present use of Premise: Single-Family

Proposed use of Premise: Single-Family

Summary of Proposed Alterations

Applicant proposes extending existing kitchen bumpout by about 12' along the building's northern facade that faces Catherine Street. The existing kitchen bumpout is 24.89' from the Catherine St. property line. The proposed kitchen extension will likewise be 24.89' from the Catherine St. property line.

This renovation will remove an existing exterior staircase and door to create space for the renovation. This is a one-level extension; Applicant is not building on ground level adjacent to the driveway. The proposed kitchen extension will sit on sticks that are consistent with the original design of the house. The existing door in to the basement will remain as the entrance to the rear of the house. Applicant also proposes replacing certain non-historical windows with historically appropriate windows.

The following relief is requested: (1) dimensional relief for extending kitchen bumpout within front setbacks, and (2) cat. 6 special use permit.



Newport Zoning Application

Applicant Statement

How does your application meet the required standards for variance(s) or special use permit(s)?
(See page 6 for most common applicable standards)

The Subject Property is uniquely situated on a corner lot (the corner of Gibbs Ave. and Catherine Street). As a result, there are two front setbacks that limit development. Were this property not a corner lot, then the proposed kitchen bumpout would be sufficiently distant from the property line to construct by-right. In addition, the historical property was constructed and sited in 1870, long predating the modern zoning code. The historical siting is partially within the Catherine Street front setback. Thus, the Applicant suffers hardship in lot location and building siting that predates its ownership of the Subject Property.

The proposed alteration will not alter the general character of the neighborhood because the Subject Property will continue to be used as a single-family residential structure.

The proposed addition will not increase stormwater runoff because the extension will be placed on stilts above ground level. The proposed extension will replace an existing exterior staircase and be placed over existing driveway pavers. There will be no increase in impervious surfaces.

The proposed kitchen extension is minimal to the reasonable enjoyment of the property because it further enables cooking area for residential use. The existing historical kitchen is small.

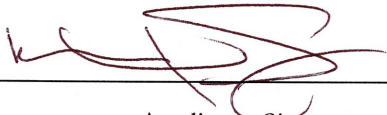
The proposed extension has been conscientiously limited to match the existing historical home without impacting neighbors. This project has been approved by the Historic District Commission regarding size, scale, massing, and location.



Newport Zoning Application

Upon submittal of this application, please make sure you have also reviewed our Zoning Application Submittal Requirements packet, and included with your application, a copy of the Submittal Checklist which can also be found here: [Zoning Application Submittal Requirements](#). If an application is missing any submittal requirements and/or necessary application information, your application may be regarded incomplete. Incomplete applications will not be publicly advertised or appear on an agenda until the project is deemed complete.


By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read through this application thoroughly and understand what is required to submit a completed application.



Applicant Signature

7/31/24

Date



Owner Signature

7/31/24

Date



Newport Zoning Application Submittal Requirements

ZBR 2024 - SEPT - 002

DATE STAMP HERE



- Special Use Permit (new) Variance
- Special Use Permit (modification) Modification

(This box for staff use only)

SUBMITTAL REQUIREMENTS CHECKLIST

Applications that are missing materials in this checklist will not be accepted for review.

Section 1 – Application Forms – Page 3 of the Guide Required for All Projects

- A. Completed Zoning Project Application Packet comprised of the following individual sections:
 1. Zoning Project Application Form
 2. Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. Request to Waive any Submittal Requirements (*if applicable*)
- C. Application Fee (Please Refer to Current Fee Schedule)

Section 2 – Plan Package – Pages 4-7 of the Guide Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project

- A. Class I Site Survey
- B. Proposed Site Plan
- C. Lot Coverage Diagram
- D. Floor Plans
- E. Stormwater Management Plan
- F. Landscape Plan
- G. Building Elevations
- H. Change of Use

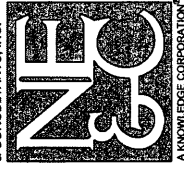
Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide May be required for certain Development Projects

- A. Site Photographs
- B. Photo Simulations
- C. Structural Evaluation
- D. Parking Survey
- E. Traffic Impact Analysis

EXHIBIT A

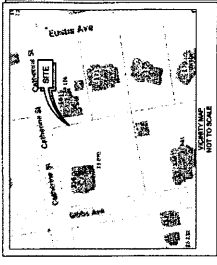
Existing Site Plan

NORTHEAST ENGINEERS & CONSULTANTS, INC.



STEADY-STATE
LAND PLANNING
WATERFRONT
SURVEYING
GEO-TECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION
6 VALLEY ROAD, MIDDLETOWN, RHODE ISLAND 02842
TEL: 401-885-3115
WWW.NORTHEASTENGINEERS.COM



No.	Revision	Date	By

Drawn by: TGG
Checked by: SML
Date: 2/21/2016
Project Title: AP 23
LOTS 70, 150
318 GIBBS AVENUE
NEWPORT, RI 02840

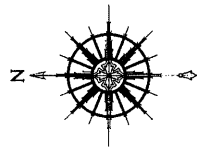
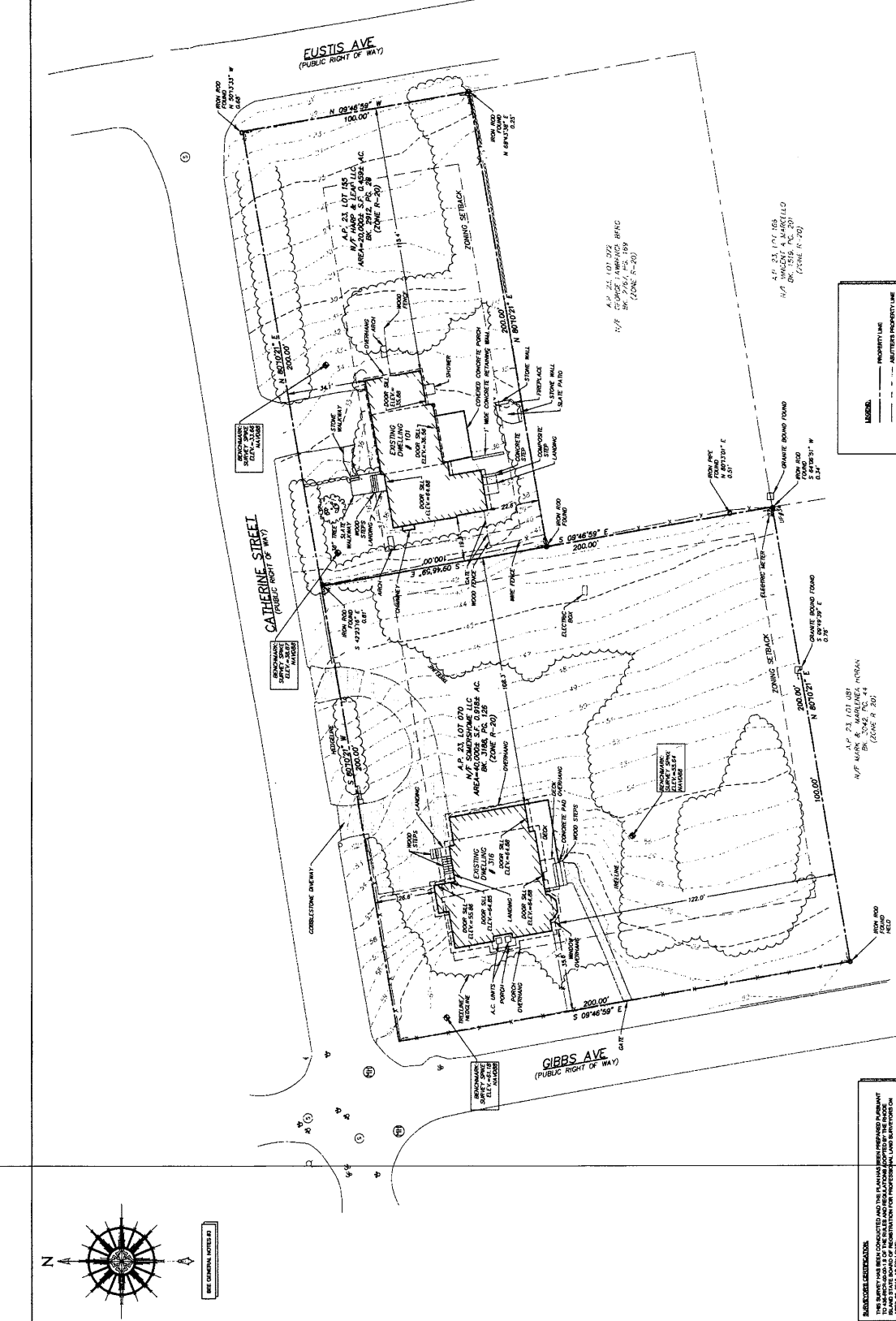
Client: JEFFREY SINGER
318 GIBBS AVENUE
NEWPORT, RI 02840

Drawn by: JEFFREY SINGER
318 GIBBS AVENUE
NEWPORT, RI 02840

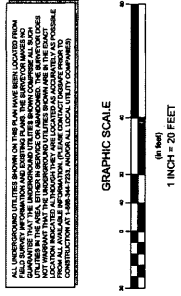
Drawing Title: BOUNDARY & TOPOGRAPHIC SURVEY

LIMITED CONTENT

Drawing Number: L1
Sheet: 1 of 1
Project Number: 05132.1
Survey Year: 14 - 23 - 70, 150



SEE GENERAL NOTES 31



LEGEND

-	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
- - -	TOPOGRAPHIC CONTOUR
- - -	ZONING SETBACK
- - -	SEWER MAINLINE
- - -	FIRELINE
- - -	WATER MAIN
- - -	WATER MAIN
- - -	GRAVEL ROAD
- - -	ROAD EDGE
- - -	GRAVEL BOUND TONDO
- - -	MANHOLE
- - -	WATER MAIN/TWO

- GENERAL NOTES**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY JEFFREY SINGER, REGISTERED PROFESSIONAL SURVEYOR NO. 5724.
 - VERTICAL CURVES ARE INDICATED BY THE CURVE DATA.
 - NORTH ARROWS SCALING FROM TAX ASSESSORS MAP AND SHOULD BE CONSIDERED APPROXIMATE.

- REFERENCES:**
- PLAN REVISIONS TO THIS SURVEY PROPERTY OWNED BY AP 23, 101, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BOUNDARY DESCRIPTION:
THIS SURVEY IS THE PROPERTY OF THE SURVEYOR AND NOT THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE PROPERTY OR TO THE CLIENT'S BUSINESS OPERATIONS.

DATE OF SURVEY:
NOVEMBER 12, 2015

TYPE OF SURVEY:
TOPOGRAPHIC BOUNDARY SURVEY

REMARKS:
SEE GENERAL NOTES 31-33

SCALE:
1 INCH = 20 FEET

SEAN M. LEACH
REGISTERED PROFESSIONAL SURVEYOR
NO. 5724

Project: 05132.1 - Eustis Ave, 318 Gibbs Ave. 8/17/2015
 Date: 11/12/15
 Client: Jeffrey Singer
 Drawing Title: Boundary & Topographic Survey
 Scale: 1" = 20'

EXHIBIT B

Photographs of Existing Conditions



1. NORTHWEST VIEW (CORNER OF GIBBS AVENUE AND CATHERINE STREET)



2. SOUTHWEST (FRONT) GIBBS AVENUE



3. SOUTH FAÇADE (MAIN ENTRANCE)



4. EAST FAÇADE (REAR)



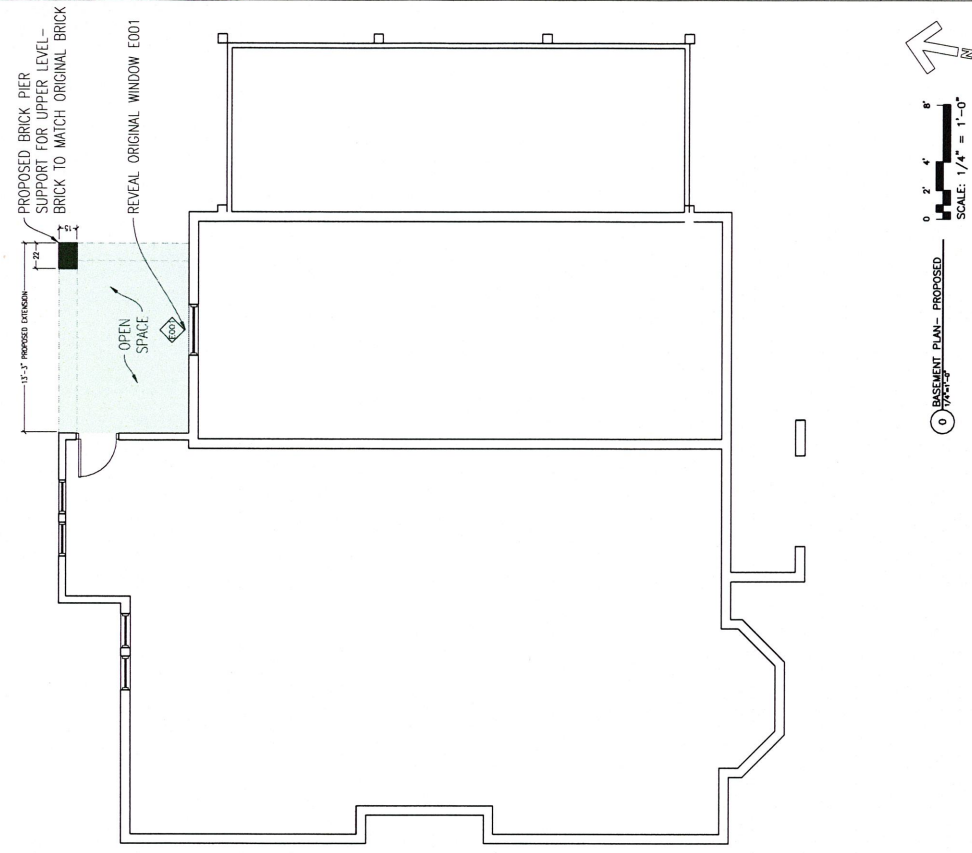
5. NORTHEAST VIEW (REAR) CATHERINE STREET



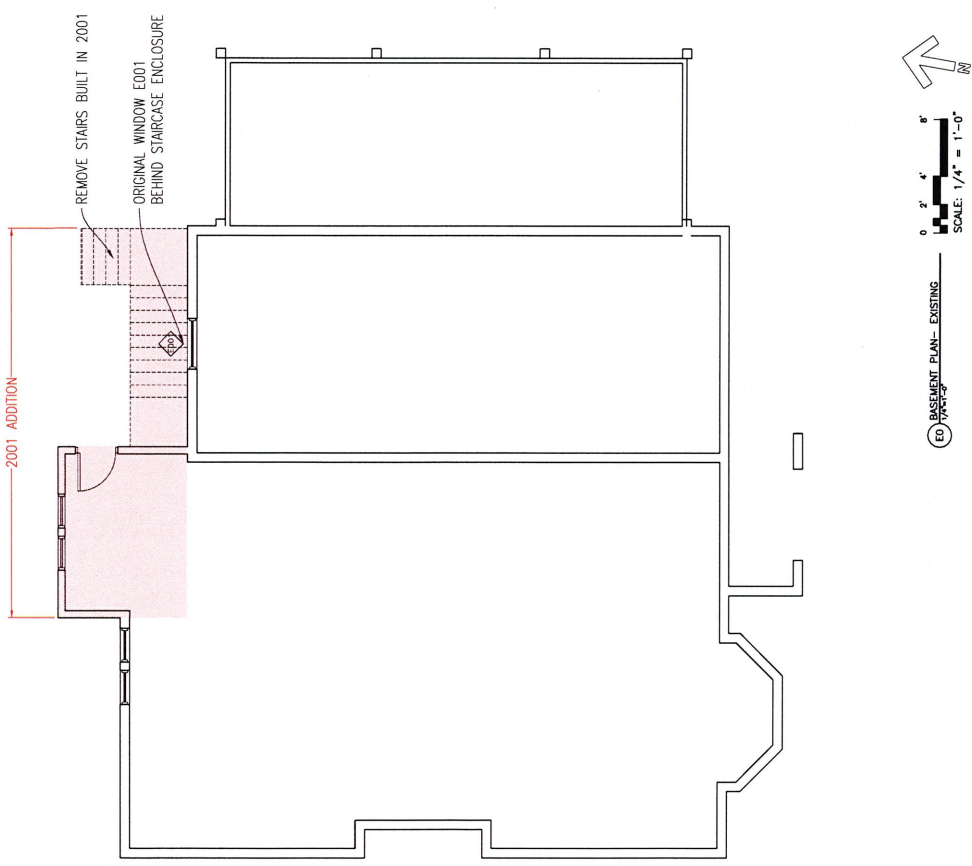
6. NORTH FAÇADE (REAR) CATHERINE STREET

EXHIBIT C

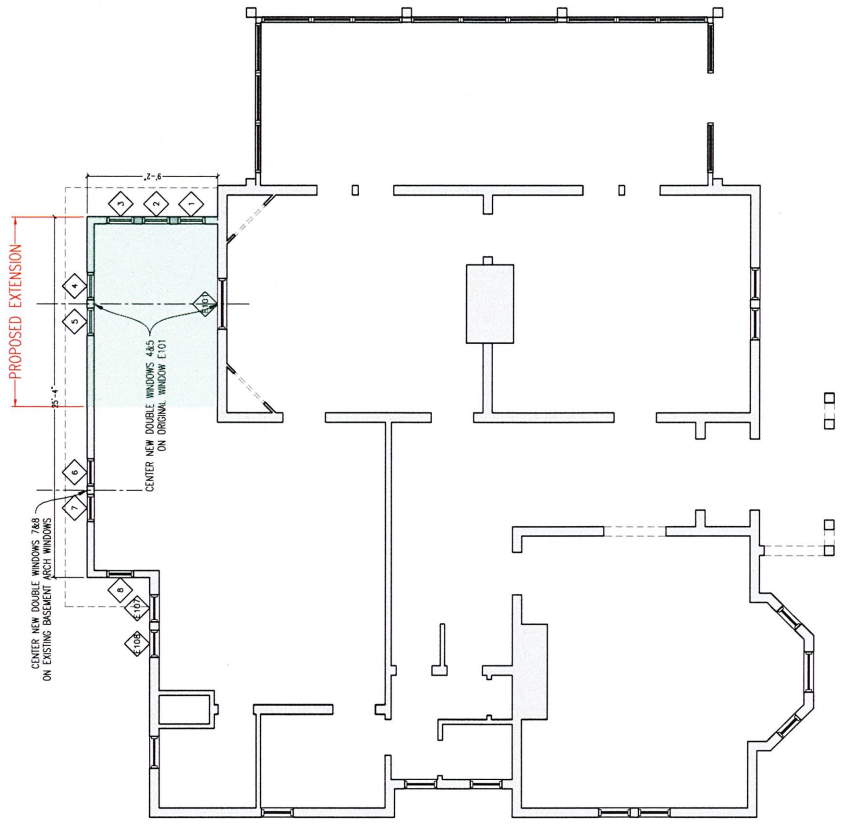
Architectural Packet



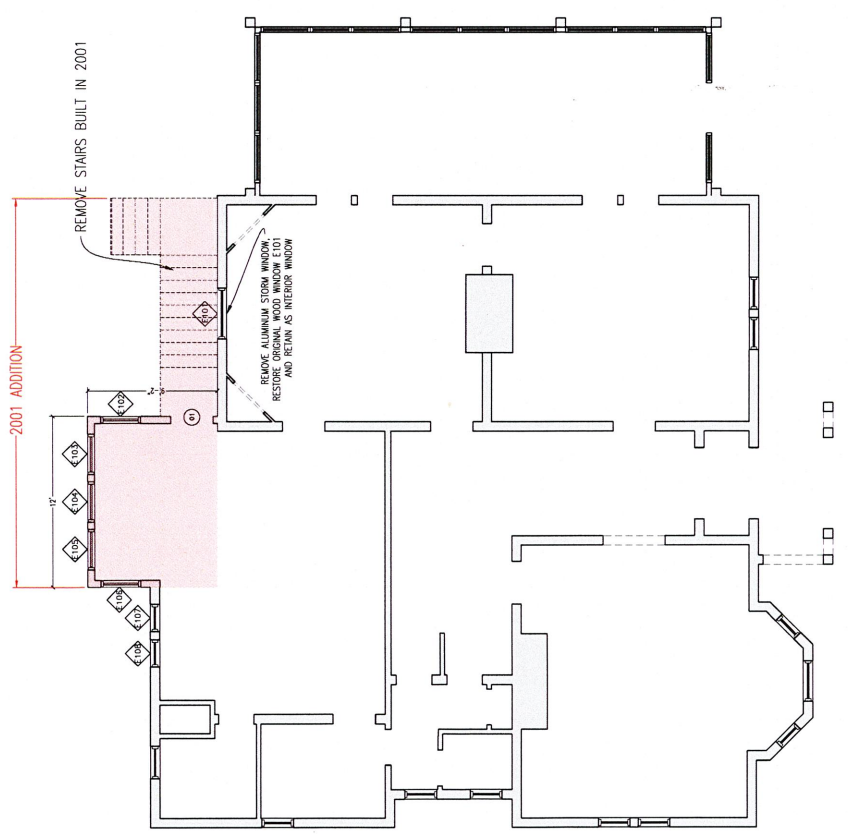
ED (W/STAIRS)
 ○ BASEMENT PLAN - PROPOSED



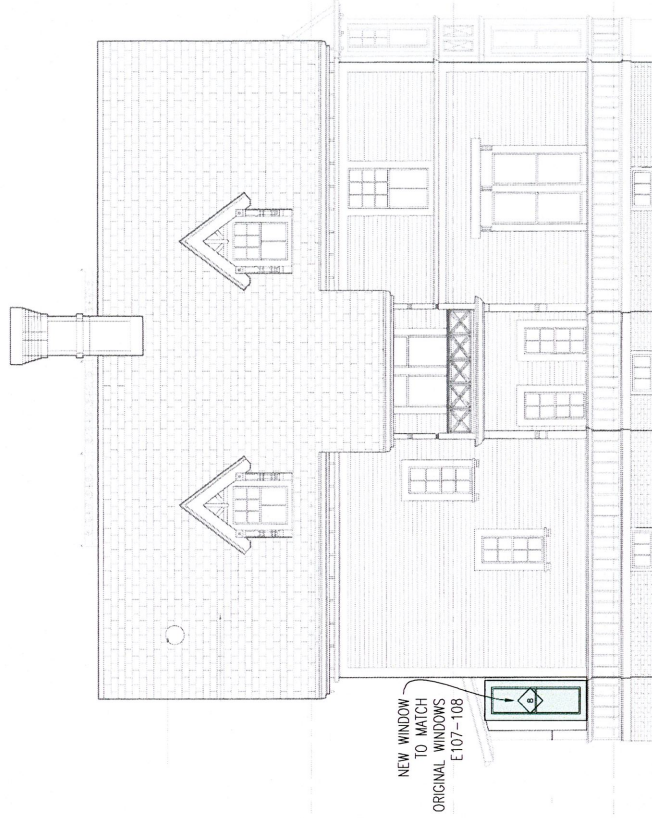
ED (W/STAIRS)
 ○ BASEMENT PLAN - EXISTING



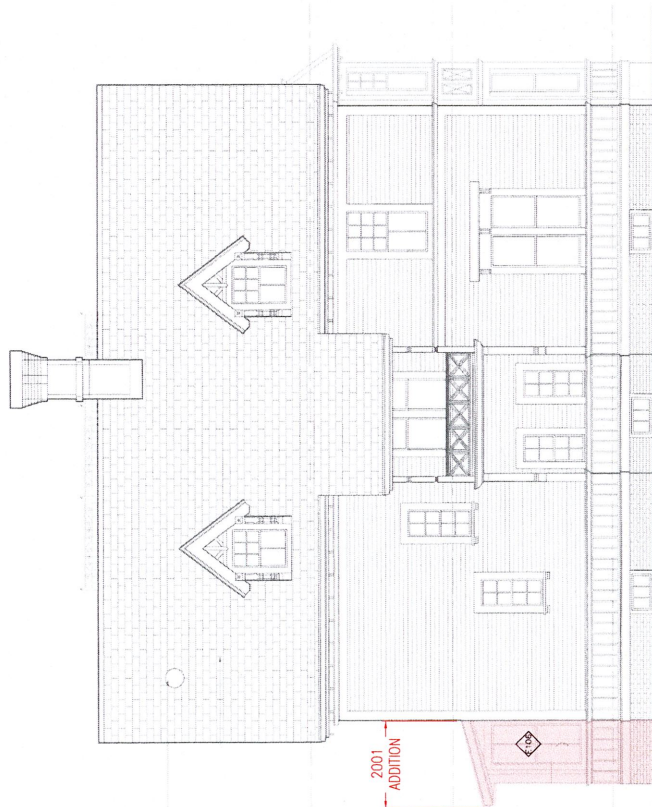
1 FIRST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



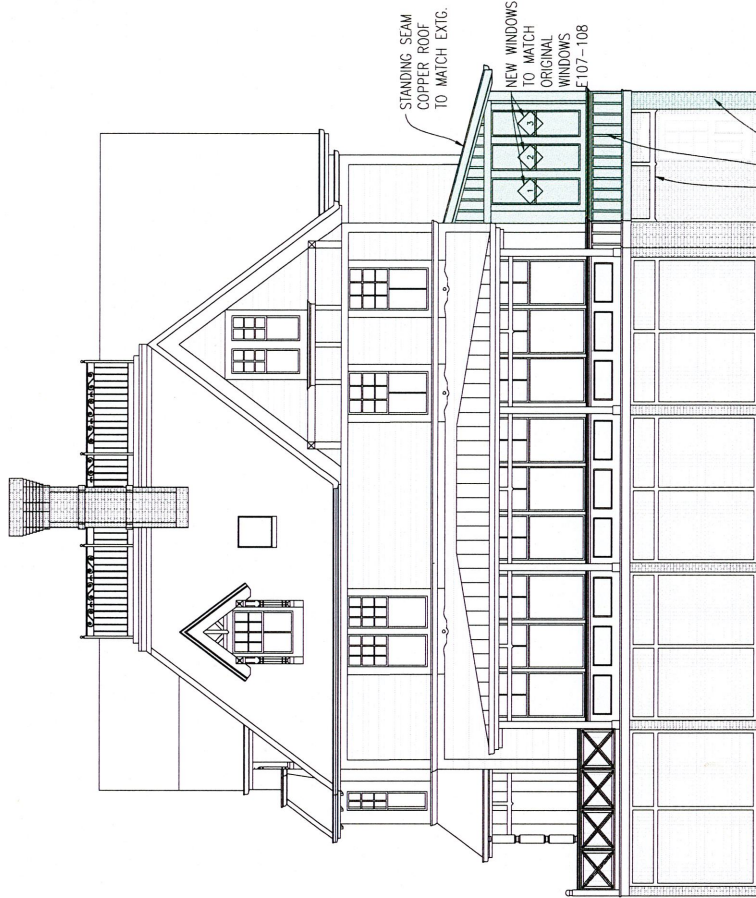
E1 FIRST FLOOR PLAN - EXISTING
 SCALE: 1/4" = 1'-0"



PROPOSED WEST (FRONT) GIBBS AVENUE ELEVATION

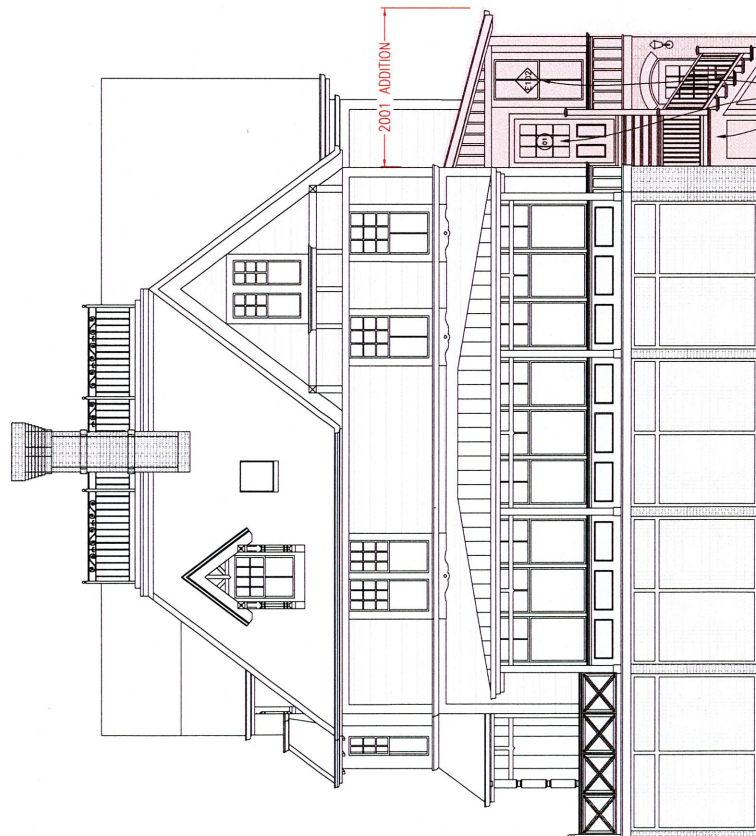


EXISTING WEST (FRONT) GIBBS AVENUE ELEVATION



(3) EAST ELEVATION - PROPOSED
 SCALE: 1/4" = 1'-0"

EXTENSION TO 2001 ADDITION:
 BRICK PIERS, PAINTED WOOD SIDING,
 PANELING, POSTS, & TRIM
 TO MATCH ORIGINAL DETAILS



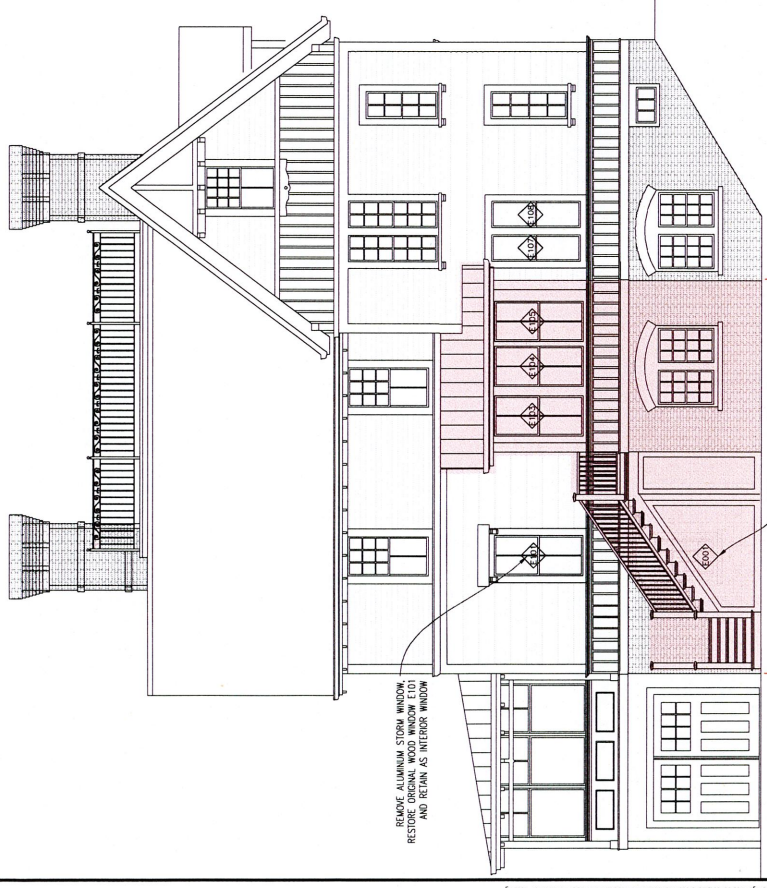
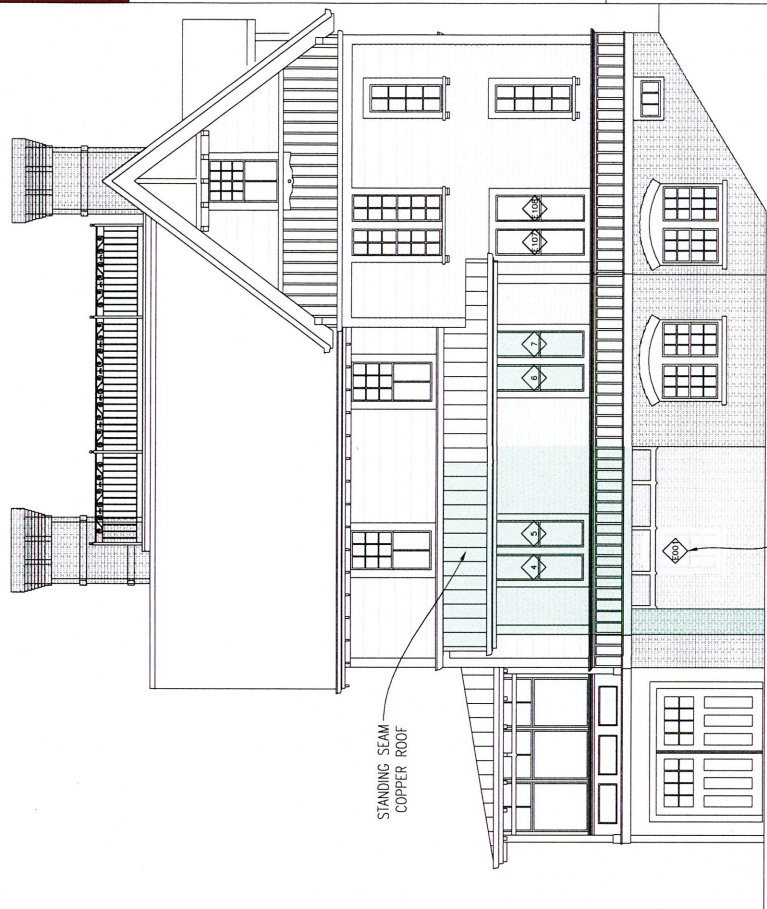
(E) EAST ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"

REMOVE 2001 ADDITION'S
 STAIRS, WINDOW & DOOR

PROPOSED EAST (REAR) ELEVATION

EXISTING EAST (REAR) ELEVATION

ARCHITECTURAL DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND OTHER DOCUMENTS IN RESPECT TO THIS PROJECT ARE THE INSTRUMENTS OF SERVICE FOR NEWPORT ARCHITECTURE, LLC. THESE DRAWINGS AND INSTRUMENTS OF SERVICE ARE THE PROPERTY OF NEWPORT ARCHITECTURE, LLC AND SHALL REMAIN THE PROPERTY OF NEWPORT ARCHITECTURE, LLC. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF NEWPORT ARCHITECTURE, LLC IS STRICTLY PROHIBITED.



PROPOSED NORTH (SIDE) CATHERINE STREET ELEVATION

EXISTING NORTH (SIDE) CATHERINE STREET ELEVATION

EXHIBIT A

That certain lot or parcel of land with the buildings and improvements thereon situated in the City of Newport, County of Newport, State of Rhode Island and described as follows:

WESTERLY: *on Gibbs Avenue;*

NORTHERLY: *on Catherine Street;*

EASTERLY: *on land now or formerly of Julia W. Emmons, life tenant;
and*

SOUTHERLY: *on land now or formerly of Crawford and Evelyn L. Hill;
containing by estimation 40,000 square feet.*

Being Lot No. 70 on Plat 23 of the Assessor's Plats of the said City of Newport.

*Property Address (for reference purposes only):
316 Gibbs Avenue, Newport, RI 02840
(AP 23 / 070)*

Executed: February 26, 2024
Recorded: March 21, 2024
Recorded original retained by David M. Dolbashian, Esq., PC
Copy retained by Currier Ryan LLC, Boston, MA

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That

MAUREEN W. SINGER (aka MAUREEN WHITLEY SINGER) and JEFFREY W. SINGER, in their capacities as Co-Trustees of the MAUREEN W. SINGER 2016 REVOCABLE TRUST u/d/t dated AUGUST 10, 2016 (now known as the MAUREEN WHITLEY SINGER 2016 REVOCABLE TRUST), both of 29 Buckingham Street, Cambridge, Massachusetts (the "Grantors"), for the consideration of **ONE (\$1.00) DOLLAR** paid, does hereby give, grant and convey all interest in the herein described property unto **SOMERSHOME LLC**, a limited liability company organized under the laws of the State of Rhode Island with its principal place of business located at 316 Gibbs Avenue, Newport, Rhode Island (the "Grantee"), as Sole Owner with **WARRANTY COVENANTS**:

That certain lot or parcel of land, known as 316 Gibbs Avenue, Newport, Rhode Island 02840 and more accurately described in the attached EXHIBIT A herein:

-Meaning and intending to convey and hereby conveying the same premises conveyed by deed dated July 17, 2020, and recorded in the Newport, RI Land Evidence Records in Book 2912, Page 25.

-This transfer is such that no RIGL 44-30-71.3 withholding is required as this transaction is a gift and for no consideration.

-This transfer is such that no Conveyance Tax Stamps are required as this transaction is a gift and for no consideration.

-Grantee accepts this deed with the knowledge that it is subject to that certain Mortgage, dated October 21, 2016, from Jeffrey W. Singer and Maureen W. Singer, in favor of BankNewport, in the face amount of \$417,000.00, recorded in the Newport, RI Land Evidence Records in Book 2622, Page 239.

-Grantee accepts this deed with the knowledge that it was prepared without the benefit of a full title exam.

GRANTEE ADDRESS: 29 Buckingham Street, Cambridge, Massachusetts 02138

[SIGNATURE PAGES TO FOLLOW]

WITNESS my hand this 26 day of February, 2024.

Jeffrey W. Singer

JEFFREY W. SINGER, Co-Trustee of THE MAUREEN W. SINGER 2016 REVOCABLE TRUST u/d/t dated AUGUST 10, 2016 (now known as the MAUREEN WHITLEY SINGER 2016 REVOCABLE TRUST)

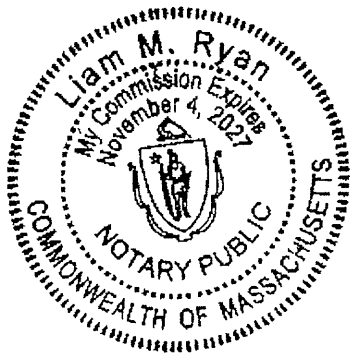
STATE OF Massachusetts)
) ss.
COUNTY OF Suffolk)

On this 26 day of February 2024, before me the undersigned officer, personally appeared **JEFFREY W. SINGER, in his capacity as Co-Trustee of THE MAUREEN W. SINGER 2016 REVOCABLE TRUST u/d/t dated AUGUST 10, 2016 (now known as the MAUREEN WHITLEY SINGER 2016 REVOCABLE TRUST)**, known to me to be the person whose name is subscribed to the within instrument, proven with satisfactory evidence, and acknowledged that he executed same for the purpose therein contained, as his free act and deed. IN WITNESS WHEREOF I hereunto set my hand and seal.

(Insert any State Specific language required here:)

Liam M. Ryan

Notary Public: Liam M. Ryan
My Commission Expires: 11/4/2027



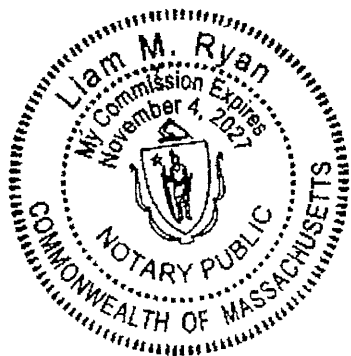
WITNESS my hand this 26 day of February, 2024.

[Signature]
MAUREEN W. SINGER (AKA MAUREEN WHITLEY SINGER), Co-Trustee of
THE MAUREEN W. SINGER 2016 REVOCABLE TRUST u/d/t dated AUGUST 10,
2016 (now known as the MAUREEN WHITLEY SINGER 2016 REVOCABLE
TRUST)

STATE OF Massachusetts)
) ss.
COUNTY OF Suffolk)

On this 26 day of February 2024, before me the undersigned officer,
personally appeared MAUREEN W. SINGER (AKA MAUREEN WHITLEY
SINGER), in her capacity as Co-Trustee of THE MAUREEN W. SINGER 2016
REVOCABLE TRUST u/d/t dated AUGUST 10, 2016 (now known as the
MAUREEN WHITLEY SINGER 2016 REVOCABLE TRUST), known to me to be
the person whose name is subscribed to the within instrument, proven with satisfactory
evidence, and acknowledged that she executed same for the purpose therein contained, as
her free act and deed. IN WITNESS WHEREOF I hereunto set my hand and seal.
(Insert any State Specific language required here:)

[Signature]
Notary Public: Liam M. Ryan
My Commission Expires: 11/4/2027



Executed: February 26, 2024
Original retained by Currier Ryan LLC,
Boston, MA


SOMERSHOME LLC

Assignment of Membership Interest

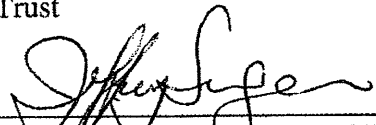
MAUREEN WHITLEY SINGER and JEFFREY W. SINGER, Trustees of the MAUREEN WHITLEY SINGER 2016 REVOCABLE TRUST, under instrument of trust dated August 10, 2016 (the "Transferor"), presently holds a 100.00% Membership Interest in SOMERSHOME LLC (the "Company"), a Rhode Island Limited Liability Company formed pursuant to the Rhode Island Limited Liability Company Act under a Limited Liability Company Operating Agreement (the "Agreement") by and among the Company and its members dated February 26, 2024, as the same may be amended from time to time, and an Articles of Organization filed with the Secretary of the State of Rhode Island on October 26, 2023.

It being the intention of the Transferor that JEFFREY W. SINGER, as Trustee of THE WHITLEY SINGER FAMILY TRUST, under instrument of trust dated February 26, 2024, succeed to all of the Transferor's interest as a Member in the Company, the Transferor hereby assigns, transfers and conveys all of the Membership Interests in the Company held by her to THE WHITLEY SINGER FAMILY TRUST (the "Transferee").

Executed as of this 26 day of February, 2024.



Maureen Whitley Singer, Trustee of The
Maureen Whitley Singer 2016 Revocable
Trust



Jeffrey W. Singer, Trustee of The Maureen
Whitley Singer 2016 Revocable Trust