

# 1. PREFACE

2649 Tifton St. S. Gulfport, FL 33711, Tenant, Stephen Boerner

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## 0.1 MAILING ADDRESS FOR THIS LETTER

This letter is being dispatched to three distinct addresses – **420 18th AVE, LANE NW, Hickory, NC 28601**, **231 Government Ave. SW, #3097, Hickory, NC 28602**, and **2649 Tifton St. S., Gulfport, FL 33711**

This serves as a precautionary measure to avoid the delivery delays encountered by the previous correspondence, specifically the Tenant Dispute Letter, when the USPS attempted delivery. The landlords' documentation and public records exhibit glaring inconsistencies and ambiguities. Their repeated use of conflicting and implausible address information indicates a troubling pattern of misdirection or gross negligence, which raises serious concerns regarding their intent to obscure accountability.

The first letter received from the landlords identified the address **231 Government Ave. SW, #3097, Hickory, NC 28603**. The second letter omitted any address in the letter itself but included a return address of **231 Government Ave. SW, PO Box #3097, Hickory, NC 28603** on the certified mail envelope. Meanwhile, the North Carolina Assumed Business Name Certificate lists **231 Government Ave. SW, #3097, Hickory, NC 28603-3097** as the principal place of business but uses **420 18th AVE, LANE NW, Hickory, NC 28601** as the return address. Notably, the inclusion of "28603-3097" in the certificate is incorrect, as this "plus-four" extension is not a recognized zip code by the USPS for this location and further adds to the confusion.

To complicate matters further, **231 Government Ave. SW, Hickory, NC 28603** is listed as a United States Post Office, not a commercial building, and it does not house any "Unit #3097." Instead, this address is associated with a PO Box system. Additionally, the USPS correctly lists this location's zip code as **28602**, not **28603**, highlighting yet another inconsistency in the landlords' use of addresses. Correspondence sent to **231 Government Ave. SW, Hickory, NC 28603** appears to have been routed incorrectly due to these address irregularities, introducing significant delays. Indeed, certified mail containing the tenant's dispute letter was delayed nearly ten days as a result of these discrepancies.

The lack of a consistent, verifiable address in these communications demonstrates either gross incompetence or a deliberate attempt to frustrate communication and evade accountability. Dispatching this letter to all three identified addresses ensures proper notification of the landlords and their associated business entity, Amarlu Enterprises, while highlighting the landlords' failure to provide clear and transparent contact information. This response underscores the unacceptable nature of such obfuscation and the necessity for accountability.

#### **0.1.1 420 18th AVE, LANE NW, Hickory, NC 28601**

**Source:**

This address is identified as the "RETURN TO" address on the "COVER PAGE" of the Assumed Business Name Certificate for Amarlu Enterprises, filed with the Catawba County Register of Deeds on July 7, 2023 .

**Significance:**

This address is associated with correspondence related to Amarlu Enterprises, directly linking Luther J. Rollins, Jr. (stated on the filing as "LUTHER J. ROLLINS JR.") and the business entity to this location.

**Rationale for Use:**

Sending the letter to this address is crucial to ensure communication directly reaches individuals tied to Amarlu Enterprises and any related operations, particularly given its formal appearance on official documentation.

#### **0.1.2 231 Government Ave. SW, #3097 Hickory, NC 28603**

**Source 1: Payment Instructions and Assumed Business Name Certificate:**

This address was listed in pre-stamped, pre-addressed envelopes provided to the tenants, instructing rent payments to be sent to Amarlu Enterprises at "231 Government Ave. SW, #3097, Hickory, NC 28603". Additionally, it is listed as the "principal place of business" on the Amarlu Enterprises Assumed Business Name Certificate.

**Source 2: PO Box Analysis:**

Analysis indicates a match between the suite number (#3097) and the associated PO Box number (PO Box #3097) at the same location, a statistically rare occurrence suggesting intentional alignment .

**Significance:**

This address is presented as the primary location for business activities of Amarlu Enterprises and the destination for all tenant payments.

**Rationale for Use:**

Dispatching the letter to this address ensures notification of the dispute reaches the business entity at its most commonly used location for financial correspondence.

#### **0.1.3 231 Government Ave. SW, PO Box #3097 Hickory, NC 28603**

**Source: PO Box was included in Letter 2 return address**

**Significance: ...**

**Rationale for Use:**

Evidence:

1. Letter 2 from Luther
2. SB Email correcting Luther
3. Business Filings in NC
4. Confirmation of US Post Office
5. Zip-Code Research - 28603

#### **0.1.4 2649 Tifton St. S., Gulfport, FL 33711**

**Source:** This is the address listed in the lease agreement as the landlords' mailing address and also the address of the leased property itself .

**Significance:** This dual-purpose use of the leased property address as the landlords' official mailing address raises questions about the clarity and validity of the contact information provided in the lease.

**Rationale for Use:** Sending correspondence to this address ensures compliance with the lease's listed information and ensures the landlords are notified at the property tied directly to the dispute.

Evidence:

1. Signed Lease Agreement pages, 2, ?, ?

### **0.2 Summary of Inconsistencies and Their Implications:**

Omission of "Amarlu Enterprises" in Lease Agreement:

The lease agreement lists Luther J. Rollins, Jr. and Mary O. Polk as the landlords but does not mention Amarlu Enterprises, creating a disconnect between the official parties of the lease and the entity to which payments were sent, and their professional operations as landlords.

Mismatched Physical and Mailing Addresses:

The fact that the physical address and the mailing address both have the #3097 identifier suggests an intentional association, and raises questions as to why both a suite and a PO BOX were used, and if there was a direct request to USPS to secure the PO BOX address with the same digits as the physical address.

Incorrect Zip Code:

The inclusion of "-3097" on the mailing address is concerning, given that "-3097" is the actual suite number and not a zip code extension. The correct zip code is "28603," per the USPS verification. The incorrect 9 digit zip code is only used by the landlord as part of their mailing address, and it appears the postal service has never formally recognized "28603-3097" as an extension.

Dual Use of Property Address:

The use of the leased property address as the official mailing address of the landlord creates an issue which warrants further examination.

Discrepancy in Lease and Practice: The explicit direction for all rent payments to be sent to Amarlu Enterprises at 231 Government Ave, while the lease omitted this entity entirely, created an inconsistency which is evidence of misrepresentation, at a minimum, and fraud at worst.

Intentionality Implied:

These addresses and their direct connection are likely intentional to create confusion or obfuscation. The landlords intentionally omitted Amarlu Enterprises in the lease, but then directed all payment via mail to Amarlu Enterprises with the physical location of 231 Government Ave, and PO Box of #3097. This was done to both control income and also leave a paper trail at the PO Box should this become an issue. The intention of this setup points to a potential attempt to complicate discovery or to operate under a veil of confusion between the two addresses and the related entities, and to have all communication and paper trails related to the lease to be directed to the leased property itself, which would be a convenient method for mail control.

Conclusion:

Given these inconsistencies, and potential attempts to misdirect and obfuscate, sending the response letter to all three addresses is necessary to:

- Ensure Delivery: Increase the likelihood that the response reaches the relevant parties and entities.
- Account for tenant contact for personal property claims: Send to the current address of Stephen Boerner to make sure of receiving communication related to this matter.
- Address Potential Evasion: Account for any attempts to circumvent receipt of correspondence.
- Highlight Inconsistencies: Underscore the multiple address-related discrepancies present throughout the lease, payment instructions, and business filings and to hold the landlords accountable for the validity of each.

This triple-addressing strategy aims to ensure that the landlord and the associated business entities, along with the tenant, are properly notified and cannot claim a lack of awareness or notice. This practice also allows the tenant to highlight the inconsistencies and fraudulent undertones of this case.