

**Project Overview**
**#1159440**

**Project Title:** Vanguard Culinary Group  
**Application Type:** 5.2) Conditional Rezoning  
**Workflow:** Zoning Commission Hearing

**Jurisdiction:** City of Fayetteville  
**State:** NC  
**County:** Cumberland

**Project Location**

**Project Address or PIN:** 716 WHITFIELD ST (0436183799000) **Zip Code:** 28306

**GIS Verified Data**

**Property Owner: Parcel**  
 • 716 WHITFIELD ST: FOOD PROPERTIES LLC

**Acreage: Parcel**  
 • 716 WHITFIELD ST: 2.43

**Zoning District: Zoning District**  
 • 716 WHITFIELD ST: CC

**Subdivision Name:**

**Fire District:**

**Airport Overlay District:**

**Hospital Overlay District:**

**Coliseum Tourism District:**

**Cape Fear District:**

**Downtown Historic District:**

**Haymount Historic District:**

**Floodway:**

**100 Year Flood:** <100YearFlood>

**500 Year Flood:** <500YearFlood>

**Watershed:**

**General Project Information**

**Proposed Conditional Zoning District:** LI/CZ - Conditional Light Industrial

**Lot or Site Acreage to be rezoned:** 4.46

**Was a neighborhood meeting conducted?:** No

**Date of Neighborhood Meeting:**

**Number of Residential Units:** 0

**Nonresidential Square Footage:** 35000

**Landowner Information**

**Landowner Name:** Food Properties, LLC

**Deed Book and Page Number:** 10359-0282, 950-0487, 11648-0485

**Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).**

**A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:**

The current site has a food prep area and packaging (refrigerated and frozen (facility with parking for employees in teh adjacent

**B) Describe the proposed conditions that should be applied.:**

The request is for 1' setbacks on all sides (front set back has already been approved (by others) at 1'.

(seperate) lots. The business needs to expand their building, but will not be adding any new services.

**C) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

Across Whitfield Street to the SW is Covan Moving Company, zoned CC.

Diagonally across Whitfield Street to the W is a vacant lot zoned LI.

Across the railroad tracks on Whitefield to the NW is a vacant lot zoned LI.

Adjacent to the SE is Urban Ministries, zoned CC.

Immediately adjacent to the E is a vacant lot zoned SF6.

Down Whitfield Street to the E across Camden Road is Fayetteville Publishing Company zoned HI.

Across Whitfield to the S. is Urban Ministries zoned CC.

**Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).**

**A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:**

At this time and to our knowledge and understanding, this proposed rezoning would not impact the comprehensive plan or any long range planning.

**B) Are there changed conditions that require an amendment? :**

The owner of the building/company wishes to expand the footprint of the facility.

**C) State the extent to which the proposed amendment addresses a demonstrated community need.:**

Supply for their services has increased.

**D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:**

The proposed zoning assignment will enable Vanguard to increase production in the planned addition.

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:**

Vanguard plans to build an addition on their building and will be in keeping with the current developments in the vicinity.

**F) State the extent to which the proposed amendment might encourage premature development.:**

The proposed amendment will not change the dynamic that exists currently. It will not bring new industry to the area.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:**

Strip-style development will not occur at this location. It would not serve the intended use of the facility.

**H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:**

There is LI in this area and thusly would not be isolated.

**I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:**

All UDO requirements for buffers will be strictly adhered to in an effort to not impact surrounding properties.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural**

**environment.:**

There is no new impervious area at the rear of the building where the addition is planned for.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Peter Manis

716 Whitfield Street  
Fayetteville, NC 28306  
P:910-484-8999  
[petermanis@vanguardculinary.com](mailto:petermanis@vanguardculinary.com)

**Project Contact - Agent/Representative**

Buddy Jenkins

1582 McArthur Rd.  
Fayetteville, NC 28311  
P:910822-1724  
[buddyj@jenkinsce.pro](mailto:buddyj@jenkinsce.pro)

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :**

**NC State General Contractor's License Number:**

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

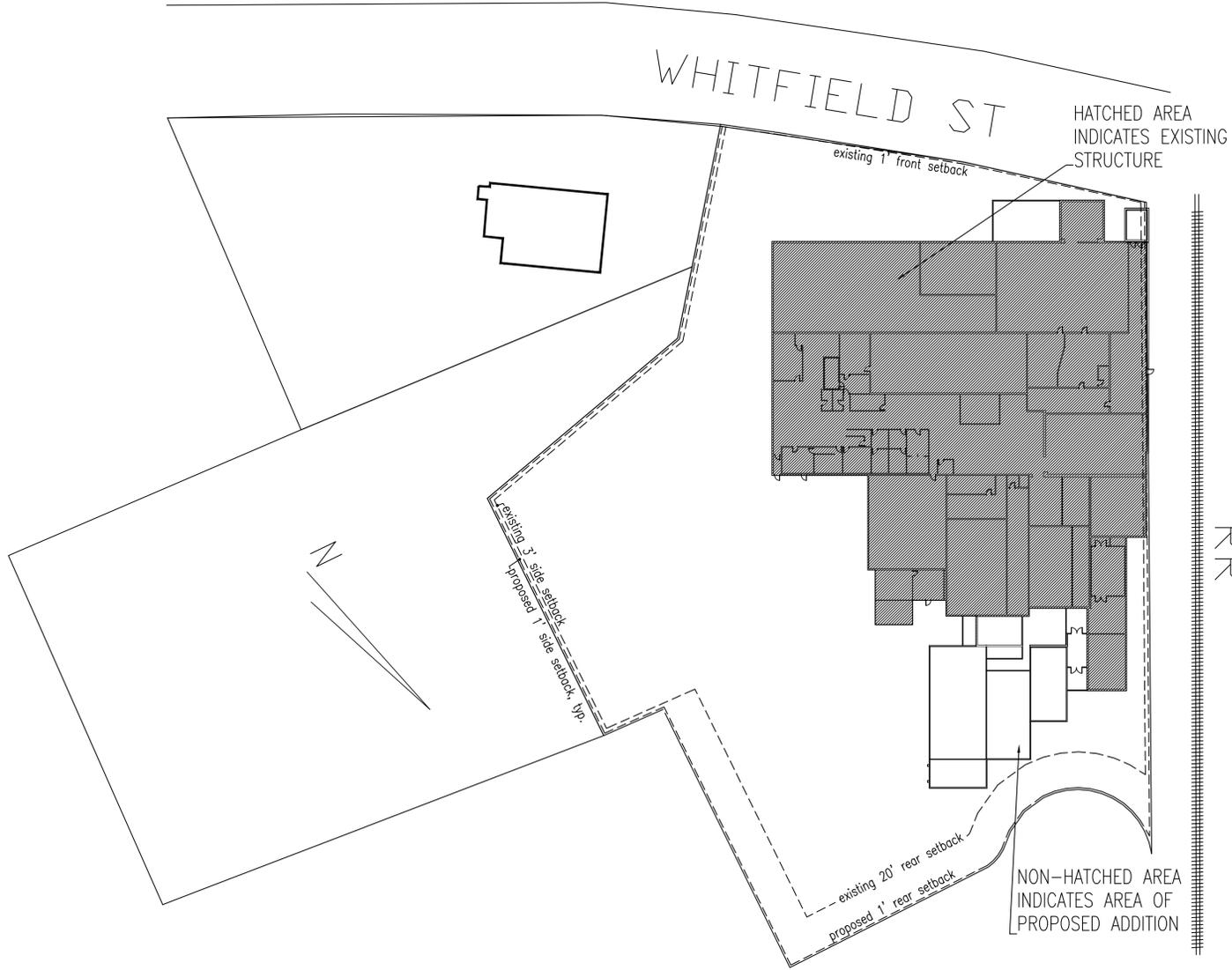
**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**

**Indicate which of the following project contacts should be included on this project:** Engineer



NOTE TO REVIEWER: THIS IS A SITE LAYOUT WITH THE BOUNDARY LINE BY STEVE CAIN, PLS. THE BOUNDARY IS ALL THAT HAS BEEN PERFORMED AT THIS TIME. THE BUILDING WAS PUT ONTO THE SITE BY JCE. THE SCALE OF THE BOUNDARY AND SCALE OF BUILDING IS TRUE, BUT THE BUILDING HAS NOT BEEN SURVEYED.

1 SITE LAYOUT  
 SP1 1" = 40'



DESIGNED/CHECKED BY: KJD  
 DRAWN BY: KJD  
 JCE PROJECT#:  
 DATE: 14 NOV 2023

FINAL DRAWING  FOR REVIEW PURPOSES ONLY  
 PRELIMINARY  FOR DESIGN DEVELOPMENT ONLY  
 FINAL DRAWING  FOR CONSTRUCTION  
 OWNER/TENANT:  
 CONTRACTOR/BUILDER:

PROJECT:  
**VANGUARD CULINARY**  
 716 WHITFIELD STREET FAYETTEVILLE, NC  
 SHEET:  
**LANDSCAPE PLAN**

SP1

WARRANTY DEED (A & C)

STATE OF NORTH CAROLINA,  
CUMBERLAND COUNTY.

BOOK 950 PAGE 487

THIS DEED, Made this 20th day of September A.D. 1962 ,  
by and between W. F. INMAN and wife, AGNES B. INMAN

of Cumberland County and  
State of North Carolina , of the first part and INEZ B. HOLLAND

of Cumberland County, and State of North Carolina , of the second part:

WITNESSETH: That the said parties of the first part, in consideration of  
Ten (\$10.00)----- DOLLARS,

to them paid by said party of the second part, the receipt of which  
is hereby acknowledged, and for other good and valuable considerations, have bargained and sold, and by these  
presents do bargain, sell and convey to said party of the second part

and her heirs and assigns, all of that certain tract  
or parcel of land in Pearces Mill Township, Cumberland County,  
State of North Carolina , adjoining the lands of

and others, and bounded as follows, viz:

BEGINNING at the intersection of the southern margin of Woodsdale Street  
(formerly Hale Drive) and the eastern margin of Forest Street, and running  
thence with the eastern margin of Forest Street, South 19 degrees 30 minutes  
West 141.5 feet to a stake in the southern line of the subdivision; thence with it  
South 83 degrees 37 minutes East 133 feet to a stake, the southwest corner of Lot  
No. 1; thence North 19 degrees 30 minutes East 106 feet to a stake in the southern  
margin of Woodsdale Street (formerly Hale Drive), the northwest corner of Lot  
No. 3; thence with the southern margin of Woodsdale Street (formerly Hale Drive)  
North 68 degrees West 130 feet to the Beginning, being Lots 19, 20, 21, 22 and 23  
of Camden Road Heights, according to plat thereof recorded in Book of Plats 11,  
Page 63, Cumberland County Registry.

The above described property is the same as described in deed from Frank Hutchinson  
and wife, Brunell O. Hutchinson, dated June 15, 1959, to W. F. Inman and wife,  
Agnes B. Inman, recorded in Book 781, Page 418, Cumberland County Registry.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land

BOOK 950 PAGE 488

and all privileges and appurtenances thereto belonging, to the said

party of the second part, her heirs and assigns, to their only use and behoof forever.

And the said parties of the first part covenant

that they are seized of said premises in fee and have the right

to convey the same in fee simple, that the same are free and clear from all encumbrances,

and that they will warrant and

defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.



*W. F. Inman* (SEAL)  
W. F. INMAN

*Agnes B. Inman* (SEAL)  
AGNES B. INMAN

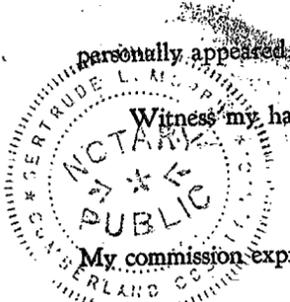
NORTH CAROLINA, CUMBERLAND COUNTY.

I, *Gertrude L. Murphy*, a Notary Public, in and for said County and State, do hereby certify that W. F. INMAN and wife, AGNES B. INMAN

personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this *21<sup>st</sup>* day of September, 1962

*Gertrude L. Murphy* Notary Public.



My commission expires on *7 Nov. 1962*

NORTH CAROLINA, CUMBERLAND COUNTY

The foregoing certificate(s) of *Gertrude L. Murphy*  
*Melany Parkside*  
of *Cumberland* County, *N.C.*

(is) (are each) adjudged to be correct. Let the instrument, and the certificate(s), be registered.

Witness my hand, this *28<sup>th</sup>* day of *Sept.*, 19*62*  
*Henry J. Bryant*  
Clerk Superior Court.

North Carolina: Cumberland County  
Received *28* day of *Sept.* 19*62* at *4:15 P.M.*  
Recorded *1st* day of *OCT 1* 19*62* Book *950* Page *487*  
*Marion Clark*, Register of Deeds

FILED  
 CUMBERLAND COUNTY NC  
 J. LEE WARREN, JR.  
 REGISTER OF DEEDS  
 FILED Aug 10, 2018  
 AT 02:47:48 pm  
 BOOK 10359  
 START PAGE 0282  
 END PAGE 0285  
 INSTRUMENT # 24519  
 RECORDING \$26.00  
 EXCISE TAX (None)  
 CHT

**NORTH CAROLINA GENERAL WARRANTY DEED**

**This property is not Grantor's principal residence.**  
**Excise Tax: \$ -0-**

Parcel Identifier No. #0436-18-3799 Verified By \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 By \_\_\_\_\_

Mail to: Richard M. Wiggins, Esq., McCoy Wiggins PLLC, P.O. Box 87009, Fayetteville, NC 28304-7009  
*Return*

This Instrument was prepared by: Richard M. Wiggins, McCoy Wiggins PLLC

Brief description for the Index: 716 Whitfield Street, Fayetteville, NC 28306

THIS DEED made this 9<sup>TH</sup> day of August, 2018, by and between

GRANTOR	GRANTEE
<p><b>FOOD SERVICE PROPERTIES, INC., a North Carolina corporation</b></p> <p><b>135 Bayshore Drive</b>  <b>Parkton, NC 28371</b></p>	<p><b>FOOD PROPERTIES LLC, a North Carolina limited liability company</b></p> <p><b>P.O. Box 65029</b>  <b>Fayetteville, NC 28306</b></p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all his interest in those certain lots or parcels of land situated in the Cumberland County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 4444, Page 569, Cumberland County, North Carolina, Public Registry.

A map showing the above described property is recorded in Plat Book 16, Page 47, Cumberland County, North Carolina, Public Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. 2018 Cumberland County ad valorem taxes;
2. County and/or Municipal Zoning Ordinances; and
3. Easements, restrictions and rights of way of record in the Cumberland County, North Carolina, Public Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**FOOD SERVICE PROPERTIES, INC.**

BY: Phillip R Taylor by (SEAL)  
Phillip R Taylor, President

*Charles G. Mann*  
*attorney in fact*

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I certify that the following person(s) ("Principal") personally appeared before me this day and I have personal knowledge of the identity of the Principal(s) or have seen satisfactory evidence of the Principal's identity, by a current state or federal identification with the Principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the Principal(s), each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and is duly authorized to sign such document for FOOD SERVICE PROPERTIES, INC. in the capacity indicated: Name of Principals: CHARLES G. MANIS, ATTORNEY-IN-FACT FOR PHILLIP R. TAYLOR, PRESIDENT OF FOOD SERVICE PROPERTIES, INC.

Date: August 9, 2018.

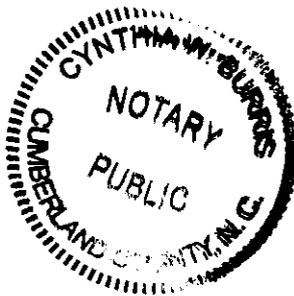


Notary Public

Print Name: Cynthia W. Burris

My Commission Expires: 11/29/2018

[OFFICIAL SEAL]



(N.P. SEAL)

## EXHIBIT A

*LYING AND BEING SITUATED IN CUMBERLAND COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE INTERSECTION OF THE NORTHEASTERN MARGIN OF THE ONE HUNDRED FOOT RIGHT OF WAY OF WHITFIELD STREET WITH THE SOUTHEASTERN MARGIN OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD, AND RUNNING THENCE WITH THE ONE HUNDRED FOOT RIGHT OF WAY OF WHITFIELD STREET, SOUTH 31 DEGREES 52 MINUTES EAST 100 FEET AND SOUTH 35 DEGREES 14 MINUTES EAST 100 FEET AND SOUTH 36 DEGREES 15 MINUTES EAST 31.80 FEET TO A MONUMENT; THENCE NORTH 53 DEGREES 41 MINUTES EAST 116.77 FOOT TO A MONUMENT; THENCE SOUTH 83 DEGREES 37 MINUTES EAST 138.22 FEET TO AN IRON PIPE; THENCE NORTH 19 DEGREES 30 MINUTES EAST 136.57, FEET TO A STAKE IN THE SOUTHERN MARGIN OF FOREST STREET; THENCE WITH THE SOUTHERN MARGIN OF FOREST STREET NORTH 68 DEGREES 00 MINUTES WEST 34.74 FEET TO A STAKE; THENCE WITH THE WESTERN MARGIN OF FOREST STREET NORTH 19 DEGREES 30 MINUTES EAST 153.46 FEET TO ITS INTERSECTION WITH THE SOUTHERN MARGIN OF IDLEWOOD STREET AS IT CURVES TO THE LEFT ON A RADIUS OF 25.00 FEET AN ARC DISTANCE OF 20.15 FEET TO THE END OF A CURVE: THENCE CONTINUING WITH THE SOUTHERN MARGIN OF IDLEWOOD STREET AS IT CURVES TO THE RIGHT ON A RADIUS OF 40.00 FEET AN ARC DISTANCE OF 107.87 FEET TO THE END OF THE CURVE IN THE SOUTHEASTERN MARGIN OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD THENCE WITH IT SOUTH 45 DEGREES 23 MINUTES WEST 346.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.43 ACRES, MORE OR LESS.*

PIN # 0436-18-3799

Street Address: 716 Whitfield Street, Fayetteville, NC 28306

FILED Jan 05, 2023  
 AT 03:58:48 PM  
 BOOK 11648  
 START PAGE 0485  
 END PAGE 0487  
 INSTRUMENT # 00426  
 RECORDING \$26.00  
 EXCISE TAX \$200.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$200.00

P&L File # 7749-1

Parcel Identifier No.: 0436-18-4552

This instrument prepared by: Parker C. Lee, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Person & Lee PLLC

Brief Description for the Index: .69 LD Cross Creek TWP

THIS DEED made this January 4, 2023 by and between:

GRANTOR	GRANTEE
<p>PHILBERT BAYLESS and wife LINDA BAYLESS</p> <p>Mailing Address:                      148 Bremer Street                      Fayetteville, NC 28303</p>	<p>FOOD PROPERTIES LLC, a North Carolina limited liability company</p> <p>Mailing Address:                      PO Box 65029                      Fayetteville, NC 28306</p> <p>Property Address:                      702/704 Whitfield Street                      Fayetteville, NC 28306</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the City of Fayetteville, Cross Creek Township, Cumberland County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by instrument recorded in Book 2842, Page 645, Cumberland County, North Carolina, Registry.

See Cumberland County Estate file 14-E-881 for the Estate of Goldie Willis. Grantor acquired title via Will of Goldie Willis.

submitted electronically by "Person & Lee PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Cumberland County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: restrictive covenants, utility easements, permits, and rights of way as the same may appear of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal effective the day and year first above written.

If initialed, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2) \_\_\_\_\_

Philbert C Bayless (SEAL)  
Philbert Bayless

Linda Bayless (SEAL)  
Linda Bayless

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: Philbert Bayless and Linda Bayless

Date: 4/4/2023

Parker C. Lee  
Printed Name of Notary Public

My Commission Expires: 5/7/2024

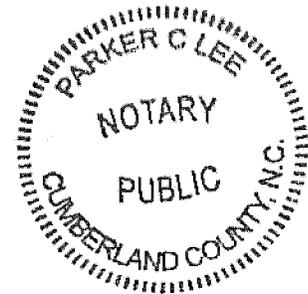


Exhibit A

Legal Description for 702/704 Whitfield St, Fayetteville NC

PIN: 0436-18-4552

TRACT ONE: IN PEARCE'S MILL TOWNSHIP, CUMBERLAND COUNTY, NORTH CAROLINA, about one mile South of the center of Fayetteville, and on the eastern side of the main line of the A.C.L. R.R., BEGINNING at a notch in the North margin of the pavement of a paved road leading from Robeson Street to the Camden Road, at a point 136.5 feet Eastwardly from the eastern rail of said A.C.L. R.R. track; runs thence North 83-30 East 89 feet to an iron pipe corner; thence South 67-30 East 314.5 feet to an iron pipe corner; thence South 20 West 221 feet to a notch in the North Margin of the paved road; thence North-westwardly with the North margin of the road 453.3 feet to the beginning, and being the Northern part of that certain second tract described in deed recorded in Book 558, page 276, Cumberland County Registry.

TRACT TWO: BEGINNING at the beginning point of that deed duly recorded in Book 971, page 415, Cumberland County, N. C. Registry; and running thence for a first call, South 53 degrees 35 minutes West 38.2 feet to a point; thence South 67 degrees 34 minutes East 15.7 feet to a point; thence North 29 degrees 32 minutes East 32.9 feet to the beginning.

For title references see deeds recorded in Book 2229, page 213, Book 994, page 293, Book 971, page 145 and Book 2463, page 695, all in the Cumberland County Registry.

EXCEPTED from the above two tracts is that parcel of land deeded to Godwin Building Supply Company, Inc. described as follows:

BEGINNING at a stake in the northern margin of Whitfield Street, which stake, measured along the northern margin of said Whitfield Street, is South 31 degrees 54 minutes East 123.3 feet from the eastern margin of Atlantic Coast Line Railroad right-of-way; and running thence for a first call South 83 degrees 37 minutes East 40.1 feet to an iron stake; thence South 67 degrees 34 minutes East 94.2 feet to an iron stake; thence South 53 degrees 35 minutes West 78.2 feet to an iron stake in the northern margin of Whitfield Street; thence, with the northern margin of Whitfield Street, as it curves to the right, on a general course of North 36 degrees 27 minutes West a distance of 108 feet to the beginning. For title reference see Book 718, page 267, Cumberland County Registry.

**AFFIDAVIT OF OWNERSHIP**

I, Charles Manis, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at 716 Whitfield Street in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to Kelly Dedson (Jenkins Consultms) (C/O) to submit a Conditional Rezoning/Rezoning/Variance/Special Use (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

3. This authority is only granted for the application to be submitted on 11-13-23.

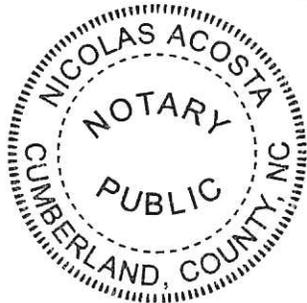
  
\_\_\_\_\_  
Signature of Affiant

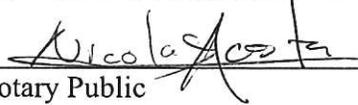
\_\_\_\_\_  
Signature of Affiant

Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 8 day of November, 2023

(Official Seal)



  
\_\_\_\_\_  
Signature of Notary Public

Nicolas Acosta, Notary Public  
Printed Name of Notary Public

My Commission Expires: 11/26/23

**AFFIDAVIT OF OWNERSHIP**

I, Constantine Manis, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at 716 Whitfield in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to Kelly Pedson (JCE) (Jenkins Consulting) to submit a Conditional Rezoning/Rezoning/Variance/Special Use (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

3. This authority is only granted for the application to be submitted on 11-13-23.



Signature of Affiant

Signature of Affiant

Cumberland County, North Carolina

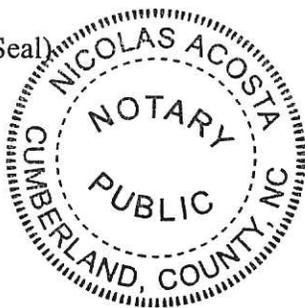
Sworn to and subscribed before me this day on the 8 day of November, 2023.



Signature of Notary Public

Nicolas Acosta, Notary Public  
Printed Name of Notary Public

(Official Seal)



My Commission Expires: 11/26/2023