



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

August 2, 2022

## PROJECT NAME

Vacation of Right of Way at  
Carter-Waters (Pennway Point)

## DOCKET #4

CD-ROW-2022-00001 – Vacation

## REQUEST

## APPLICANT

Sam Sahlfeld  
Olsson

Location	2450 Jefferson St
Area	About 12000 SF
Zoning	M1-5
Council District	4 <sup>th</sup>
County	Jackson
School District	Kansas City

## SURROUNDING LAND USES

**North:** zoned M1-5, KCT Rail Road  
**South:** zoned M1-5, manufacturing  
**East:** zoned M1-5, Proposed Pennway Point  
**West:** zoned M1-5, Interstate 35

## MAJOR STREET PLAN

The City's Major Street Plan does not identify any streets at this location

## LAND USE PLAN

The Greater Downtown Area Plan recommends Downtown Mixed Use for the subject property.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Westside Planning Committee.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## EXISTING CONDITIONS

The existing right of way is currently improved and serves as an access to the future Pennway Point development. This ROW currently does not provide access to any other property or provide a through connection.

## SUMMARY OF REQUEST

The applicant is seeking approval of a vacation of a portion of Jefferson Street north of West 25<sup>th</sup> Street in M1-5 (Manufacturing) to allow for the construction of a mixed-use development named Pennway Point.

## KEY POINTS

- Jefferson Street is currently a dead-end north of West 25<sup>th</sup> Street

## PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Recommendation: Approval with Conditions.

## CONTROLLING CASE

There are no controlling or relevant cases for this vacation.



**88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.**

The vacation will not disrupt any street network or physical connectivity in any way.

**88-560-10-E. The vacation shall not result in a dead-end street or alley.**

The proposed vacation will not result in a dead-end street or alley.

**88-560-10-F. The vacation shall not result in street traffic being routed through an alley.**

No traffic will be routed through an alley as a result of this vacation.

**88-560-10-G. The vacation shall not vacate half the width of a street or alley.**

This vacation will not vacate half the width of any street or alley.

**88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.**

The area being vacated is not on the Major Street Plan.

**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends **Approval Subject to Conditions** as reflected in the attached Plan Conditions Report.

Respectfully Submitted,



Matthew Barnes  
Planner



## Plan Conditions

Report Date: July 28, 2022

Case Number: CD-ROW-2022-00001

Project: Carter-Waters

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) with questions.*

1. The developer shall relocate facilities, at the developer's expense, owned and operated by Kansas City Missouri Water Services Department.
2. The developer shall retain an easement and protect facilities owned and operated by Evergy
3. The developer shall retain an easement and protect facilities or relocate facilities, at the developer's expense, owned and operated by ATT.
4. The developer shall retain access and utility easements and protect facilities operated by Kansas City Missouri Public Works, Street & Traffic
5. The developer must submit prior notification to Spectrum in order to relocate the plant.
6. That if the developer wishes to be responsible for maintaining streetlights SAE1566 & SAE1567 the following apply:
  1. New owners will be responsible to maintain streetlights
  2. Will have a billing account setup with Evergy to take over the streetlight payments
  3. Will notify KCMO Streetlight when transfer of ownership is complete, so that we can remove them from our monthly billing.

If the developer does NOT wish to keep streetlights SAE1566 & SAE1567 the following apply:

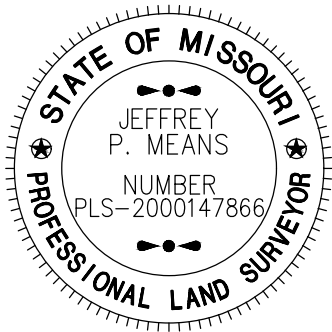
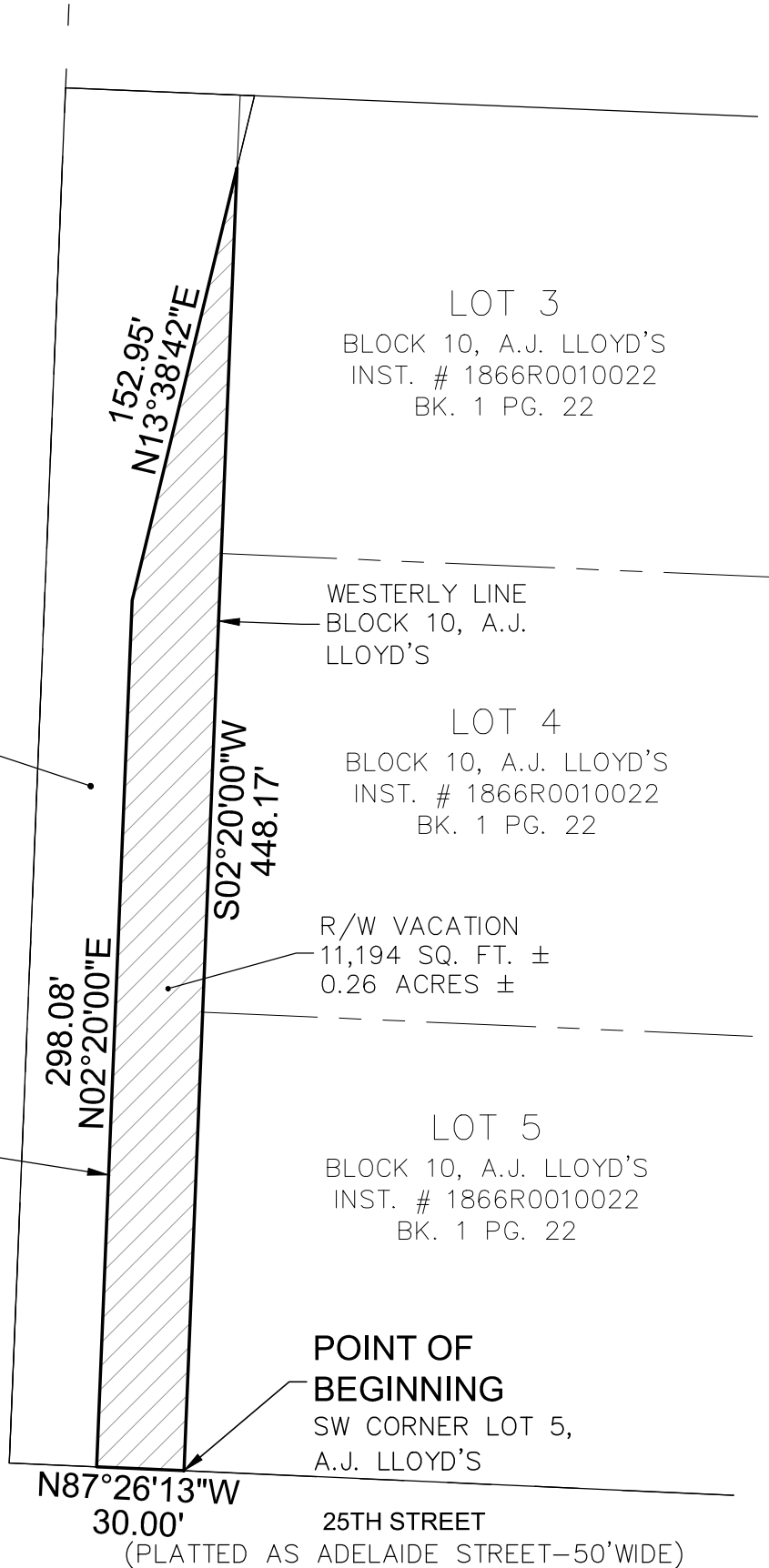
1. SAE1566- Remove pole, arm, light fixture and wire span and have them return to Black and McDonald which is our maintenance contractor.
2. SAE1567- Remove pole, arm, light fixture and wire span and have them return to Black and McDonald which is our maintenance contractor.
3. All cost is a cost to the new owners
4. Black and McDonald is our maintenance contractor who are the only ones qualifies to work on our streetlights.



0' 60'  
SCALE IN FEET

JEFFERSON STREET  
(PLATTED AS ERIE  
STREET-40' WIDE)  
(CURRENTLY 60' WIDE  
AT SURFACE)

EASTERLY R/W  
LINE 1-35



DWG: F:\2021\06001-06500\021-06245\40-Design\Survey\SRVY\Sheets\ROW Vacation\V\_ROW\_02106245.DWG  
DATE: Jan 05, 2022 2:30pm  
USER: sschfield

PROJECT NO: 021-06245

RIGHT-OF-WAY VACATION

DRAWN BY: SFS

JEFFERSON STREET, A.J. LLOYD'S

DATE: 2021-01-05

KANSAS CITY, JACKSON COUNTY, MISSOURI  
SEC. 7-T.49N-R.33W

**olsson**

1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
FAX 816.361.1888  
www.olsson.com

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592

EXHIBIT

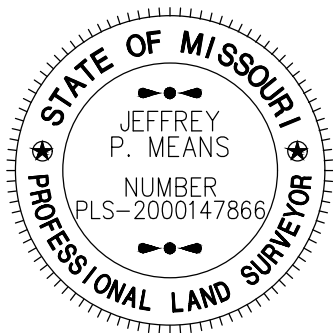
1 of 2




RIGHT-OF-WAY VACATION  
 OLSSON NO. 021-06245  
 JANUARY 5, 2022

RIGHT-OF-WAY DESCRIPTION

A PORTION OF RIGHT-OF-WAY FOR JEFFERSON STREET, PLATTED AS ERIE STREET AS ESTABLISHED BY A.J. LLOYD'S BLOCK 10, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI RECORDED AS INSTRUMENT NUMBER 1866R0010022 IN BOOK 1 AT PAGE 22 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SAID A.J. LLOYD'S BLOCK 10; THENCE NORTH 87°26'13" WEST, 30.00 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF INTERSTATE 35 AS NOW ESTABLISHED; THENCE NORTH 02°20'00" EAST ON SAID EXISTING EASTERLY RIGHT OF WAY LINE, 298.08 FEET; THENCE NORTH 13°38'42" EAST ON SAID EXISTING EASTERLY RIGHT OF WAY LINE, 152.95 FEET TO A POINT ON THE WEST LINE OF LOT 3 OF SAID A.J. LLOYD'S BLOCK 10; THENCE SOUTH 02°20'00" WEST ON SAID WEST LINE, ALSO BEING THE WEST LINE OF LOTS 4 AND 5 OF SAID A.J. LLOYD'S BLOCK 10, A DISTANCE OF 448.17 FEET TO THE POINT OF BEGINNING. CONTAINING 11,194 SQUARE FEET OR 0.26 ACRES, MORE OR LESS.



DWG: F:\2021\06001-06500\021-06245\40-Design\Survey\SRVY\Sheets\ROW Vacation\V\_ROW\_02106245.DWG  
 DATE: Jan 05, 2022 2:33pm  
 USER: sschfield

PROJECT NO: 021-06245	RIGHT-OF-WAY VACATION	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT
DRAWN BY: SFS	JEFFERSON STREET, A.J. LLOYD'S		1 of 2
DATE: 2021-01-05	KANSAS CITY, JACKSON COUNTY, MISSOURI SEC. 7-T.49N-R.33W		

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592



# PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CD-ROW-2022-000

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

A portion of right-of-way for Jefferson Street, platted as Erie Street as established by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast Quarter of Section 7, Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1866R0010022 in Book 1 at Page 22 in the Jackson County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK 10; thence North 87°26'13" West, 30.00 feet to a point on the existing Easterly right of way line of Interstate 35 as now established; thence North 02°20'00" East on said existing Easterly right of way line, 298.08 feet; thence North 13°38'42" East on said existing Easterly right of way line, 152.95 feet to a point on the West line of Lot 3 of said A.J. LLOYD'S BLOCK 10; thence South 02°20'00" West on said West line, also being the West line of Lots 4 and 5 of said A.J. LLOYD'S BLOCK 10, a distance of 448.17 feet to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, more or less.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
City Clerk by \_\_\_\_\_  
Deputy



# PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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CD-ROW-2022-000

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
Safranda MO, LLC	Lots 3-5 Block 10 of AJ Lloyds Subdivision	7101 NW Antioch RD. Gladstone, MO 64119

(attach additional sheets if required)

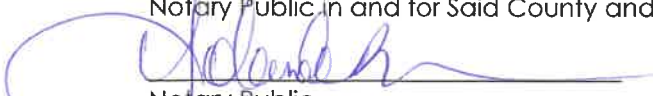
  
 \_\_\_\_\_  
 Petitioner

STATE OF Missouri )  
 ) ss.  
 COUNTY OF Jackson )

On this 8 day of March in the year 2022, before me, a Notary Public in and for said state, personally appeared David Belforte, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 8 day of March, 2022.

Notary Public in and for Said County and State

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires:

02/10/2024

**YOLANDA BENTLEY**  
**NOTARY PUBLIC-NOTARY SEAL**  
**STATE OF MISSOURI**  
**JACKSON COUNTY**  
**MY COMMISSION EXPIRES 2/10/2024**  
**COMMISSION # 15396605**





# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CD-ROW-2022-000

In the matter of the vacation of:

A portion of right-of-way for Jefferson Street, platted as Erie Street as established by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast Quarter of Section 7, Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1866R0010022 in Book 1 at Page 22 in the Jackson County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK 10; thence North 87°26'13" West, 30.00 feet to a point on the existing Easterly right of way line of Interstate 35 as now established; thence North 02°20'00" East on said existing Easterly right of way line, 298.08 feet; thence North 13°38'42" East on said existing Easterly right of way line, 152.95 feet to a point on the West line of Lot 3 of said A.J. LLOYD'S BLOCK 10; thence South 02°20'00" West on said West line, also being the West line of Lots 4 and 5 of said A.J. LLOYD'S BLOCK 10, a distance of 448.17 feet to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, more or less.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ by \_\_\_\_\_

City Clerk Deputy





UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2022-000

UTILITY co. KCMO Public Works, Street & Traffic

Be it known that Safranda Mo LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

A portion of right-of-way for Jefferson Street, platted as Erie Street as established by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast Quarter of Section 7, Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1866R0010022 in Book 1 at Page 22 in the Jackson County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK 10; thence North 87°26'13" West, 30.00 feet to a point on the existing Easterly right of way line of Interstate 35 as now established; thence North 02°20'00" East on said existing Easterly right of way line, 298.08 feet; thence North 13°38'42" East on said existing Easterly right of way line, 152.95 feet to a point on the West line of Lot 3 of said A.J. LLOYD'S BLOCK 10; thence South 02°20'00" West on said West line, also being the West line of Lots 4 and 5 of said A.J. LLOYD'S BLOCK 10, a distance of 448.17 feet to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, more or less.

for the following purpose: For future development

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
objects to the vacation and will not waive objection under any conditions (describe below)
will waive objections subject to the following conditions (describe below)
Retain utility easement and protect facilities
Relocate facilities
Other: Retain access and utility easements and protect Facilities.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
Please return this form to the applicant within 30 days.

[Signature]
Authorized Representative

3/21/22
Date

Return this form to:

Sam Sahlfeld 816-442-6010
Applicant Name Phone
1301 Burlington St.
North Kansas City, MO 64116 ssahlfeld@olsson.com
Address Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. **CD-ROW-2022-000**

**UTILITY co. KCMO Public Works, Street Lighting**

Be it known that **Safranda Mo LLC.**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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for the following purpose: **For future development**

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)                       No (form complete)

**2. Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
     Retain utility easement and protect facilities  
     Relocate facilities  
     Other: See email for instructions.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

*Octavio Moncada*

Authorized Representative

March 21, 2022

Date

**Return this form to:**

Sam Sahlfeld

Applicant Name

816-442-6010

Phone

1301 Burlington St.

North Kansas City, MO 64116

Address

ssahlfeld@olsson.com

Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. **CD-ROW-2022-000**

UTILITY co. Spectrum

Be it known that Safranda Mo LLC., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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- Yes (proceed to #2)  No (form complete)

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 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
 Retain utility easement and protect facilities  
 Relocate facilities  
 Other: Prior notification to relocate our plant is needed.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Christine Avrett

6/15/22

Authorized Representative

Date

**Return this form to:**

Sam Sahlfeld

Applicant Name

816-442-6010

Phone

1301 Burlington St.

North Kansas City, MO 64116

Address

ssahlfeld@olsson.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2022-000

UTILITY co. Vicinity Energy

Be it known that Safranda Mo LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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- Yes (proceed to #2) No (form complete)

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objects to the vacation and will not waive objection under any conditions (describe below)
will waive objections subject to the following conditions (describe below)
Retain utility easement and protect facilities
Relocate facilities
Other:

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
Please return this form to the applicant within 30 days.

Craig McNeil, Vicinity Distribution Supervisor
Authorized Representative

Craig McNeil

3/15/2022
Date

Return this form to:

Sam Sahlfeld

Applicant Name

816-442-6010

Phone

1301 Burlington St.

North Kansas City, MO 64116

Address

ssahlfeld@olsson.com

Email





# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. CD-ROW-2022-000

UTILITY CO. AT&T

Be it known that Safranda Mo LLC., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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 will waive objections subject to the following conditions (describe below)  
     Retain utility easement and protect facilities  
     Relocate facilities  
     Other: \_\_\_\_\_

**ATT HAS FIBER AND COPPER CABLES IN THE AREA OF THE VACATE REQUEST. THE CABLES CAN BE RELOCATED ON A CUSTOM WORK ORDER PROJECT. THERE WILL BE A COST TO RELOCATED CABLES. THE COST TO RELOCATE THE CABLES WILL BE AT THE PERTITIONERS EXPENSE**

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Russell Croft  
Authorized Representative

3/15/2022  
Date

**Return this form to:**

Sam Sahlfeld  
Applicant Name

1301 Burlington St.

North Kansas City, MO 64116  
Address

816-442-6010  
Phone

ssahlfeld@olsson.com  
Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. **CD-ROW-2022-000**

UTILITY co. KCMO Fire Dept.

Be it known that Safranda Mo LLC., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

A portion of right-of-way for Jefferson Street, platted as Erie Street as established by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast Quarter of Section 7, Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1866R0010022 in Book 1 at Page 22 in the Jackson County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK 10; thence North 87°26'13" West, 30.00 feet to a point on the existing Easterly right of way line of Interstate 35 as now established; thence North 02°20'00" East on said existing Easterly right of way line, 298.08 feet; thence North 13°38'42" East on said existing Easterly right of way line, 152.95 feet to a point on the West line of Lot 3 of said A.J. LLOYD'S BLOCK 10; thence South 02°20'00" West on said West line, also being the West line of Lots 4 and 5 of said A.J. LLOYD'S BLOCK 10, a distance of 448.17 feet to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, more or less.

for the following purpose: For future development

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)  No (form complete)

**2. Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
 Retain utility easement and protect facilities  
 Relocate facilities  
 Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

*Michael Schroeder*

03/15/2022

Authorized Representative

Date

**Return this form to:**

Sam Sahlfeld

Applicant Name

816-442-6010

Phone

1301 Burlington St.

North Kansas City, MO 64116

Address

ssahlfeld@olsson.com

Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Authorized Representative

03/15/2022  
Date

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<u>Sam Sahlfeld</u> Applicant Name	<u>816-442-6010</u> Phone
<u>1301 Burlington St.</u> North Kansas City, MO 64116 Address	<u>ssahlfeld@olsson.com</u> Email



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CASE NO. CD-ROW-2022-000

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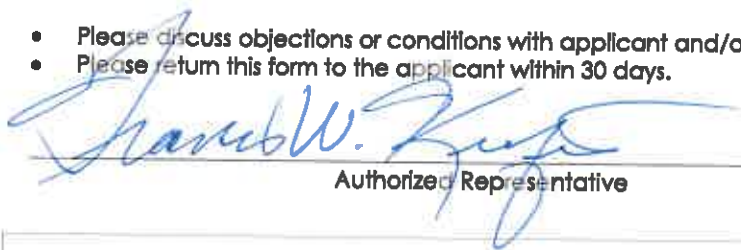
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