

OFFICIAL COMMUNITY MEETING REPORT  
**Petitioner: Ascent Real Estate Capital, LLC**  
Rezoning Petition No. 2022-192

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on March 22, 2023. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND FORMAT OF MEETING:**

The Virtual Community Meeting was held on Monday, April 3<sup>rd</sup> at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

**MEETING PARTICIPATION:**

The Virtual Community Meeting had four (4) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Caci Jaeger, Jon Dixon, and Jack Spencer, as well as by Petitioner's agents Hattie Pavlechko-Reiter and Rob Keidel with LandDesign, and Collin Brown, Brittany Lins, and Lisa Larkins with Alexander Ricks PLLC.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendee and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown gave a brief overview of Ascent's Charlotte-based team which is known for infill development in great locations around the city. He showed aerials of the approximately two-acre site bound by the east side of Plymouth Avenue, south side of Dunloe Street, west side of Sylvania Avenue, and north side of North Tryon Street.

Mr. Brown explained that there are often many competing considerations that a developer must take into account when planning a site for development, including property owner requirements, transportation requirements, environmental constraints, council priorities, and community feedback. Mr. Brown stated that the North Tryon corridor has seen improvements and infrastructure investments that puts this area of the city in a better traffic situation than most. Many nearby properties in the area are also expected to redevelop with the Tryon area transition,

including the adjacent corner parcel which was already rezoned last year for a small multi-family project. Although several single-family homes exist near the site, they are zoned for higher intensity uses and are not recommended for single-family uses in the 2040 Policy Map. The site is currently proposed for commercial uses in the 2040 Policy map, recognizing the trend away from the current heavy industrial district. The existing I-2 industrial zoning district would allow many noxious uses but would not permit residents to live there so the Petitioner is requesting a rezoning to accommodate a residential development with a commercial component.

The Petitioner is proposing a rezoning the MUDD(CD) mixed use development zoning district with a site-specific plan showing a building envelope and access points off Dunloe and Sylvania. The Petitioner is proposing either 275 multi-family residential units or eighty-five (85) townhome-style units and between 3,000 to 8,000 square feet of commercial uses at the corner of Tryon and Sylvania. New curb, gutter, sidewalks and planting strips with street trees would be installed along the site's frontages to enhance the pedestrian experience and connect to the adjacent development to complete the block. A massing concept was shown to demonstrate the ground-floor commercial area and height stepdown toward the neighborhood.

Ms. Caci Jager spoke on behalf of Ascent to emphasize the ongoing transition from industrial uses in the Tryon corridor to a denser mixed use and pedestrian-friendly environment. The Petitioner's team has designed the building to concentrate the density on North Tryon Street and drop back as the building transitions toward the neighborhood. Ascent has been active in the retail leasing in Camp North End so they are excited to continue bringing neighborhood-focused retail to the area.

Mr. Brown concluded the presentation by explaining the rezoning timeline which could result in a public hearing in May and City Council decision in June, at the earliest. The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

One attendee asked if the residential units would be condos. In response, the Petitioner's team stated that the Zoning Ordinance does not distinguish between condos versus apartments, so the proposal could be for either option but Ascent's current intent is for the units to be rental if multi-family units are developed. If instead townhome-style units are constructed on the site, there is potential for those to be for-sale rather than for-rent.

An attendee commented that townhomes would be preferred so that views of the neighborhood were not blocked.

In response to a question about where the parking garage ingress and egress would be located, the Petitioner's team stated that they are coordinating on Dunloe to have one access point for both our building and also the adjacent development. The other access point would be from Sylvania. Having two access points helps to relieve the pressure of traffic being funneled out onto just one street.

In response to an attendee's question about the effectiveness of the newly adopted Unified Development Ordinance (UDO), the Petitioner's team explained that the pending rezoning request was submitted prior to the UDO effective date so they are still working under the old zoning ordinance.

The meeting concluded at approximately 7:30 p.m. with no additional questions or comments from the community members.

Respectfully submitted this 10<sup>th</sup> day of April 2023.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US

2022-192	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-192	07811404	CUTTER FAMILY PROPERTIES LLC				221 DALTON AVE		CHARLOTTE	NC	28206
2022-192	07811509	JAMES WIER FAMILY LLC				1714 BELMONT LN		REDONDO BEACH	CA	90278
2022-192	07901401	KING	PATRICIA E			4000 BEATTIES FORD RD		CHARLOTTE	NC	28216
2022-192	07901402	GADDIPATI	NAVEEN			2116 GALANTT FOX CT		WAXHAW	NC	28173
2022-192	07901403	WITHERSPOON	FRANCELLA			PO BOX 690891		CHARLOTTE	NC	28227
2022-192	07901404	SIMPSON	RUBY J			215 SYLVANIA AVE		CHARLOTTE	NC	28206
2022-192	07901405	LAMM	MATTHEW T	KATIE HART	LAMM	PO BOX 667474		CHARLOTTE	NC	28206
2022-192	07901406	MITCHELL	YVONNE	RONALD	HOLSEY	221 SYLVANIA AVE		CHARLOTTE	NC	28206
2022-192	07901413	JOHNSON	THOMAS L JR	SHARON	HALL-JOHNSON	6010 LINDA WAY		CULVER CITY	CA	90230
2022-192	07901414	PARKS	HENRY L	CAROLYN C	PARKS	227 FREELAND LN		CHARLOTTE	NC	28217
2022-192	07901415	PARKS	HENRY L	CAROLYN C	PARKS	227 FREELAND LN		CHARLOTTE	NC	28217
2022-192	07901501	100 DALTON LLC			CARDON CAPITAL LLC	2100 CRESCENT AVE STE 200		CHARLOTTE	NC	28207
2022-192	07901502	100 DALTON LLC			CARDON CAPITAL LLC	2100 CRESCENT AVE STE 200		CHARLOTTE	NC	28207
2022-192	07901503	100 DALTON LLC			CARDON CAPITAL LLC	2100 CRESCENT AVE STE 200		CHARLOTTE	NC	28207
2022-192	07901504	SYLVANIA QOZ BUSINESS LLC				117 SYLVANIA AV		CHARLOTTE	NC	28206
2022-192	07901506	100 DALTON LLC			CARDON CAPITAL LLC	2100 CRESCENT AVE STE 200		CHARLOTTE	NC	28207
2022-192	07901701	CHARLOTTE GRENCORP LIMITED PARTNERSHIP				1329 FOUNDERS WY		MOUNT PLEASANT	SC	29464
2022-192	07901702	STEWART	VOLA V	MARGARET	AVERY	217 PLYMOUTH AVE		CHARLOTTE	NC	28206
2022-192	07901741	CHARLOTTE GRENCORP LIMITED PARTNERSHIP				1329 FOUNDERS WY		MOUNT PLEASANT	SC	29464
2022-192	07910508	THOMPSON	ANNIE RUTH			212 SYLVANIA AVE		CHARLOTTE	NC	28206
2022-192	07910509	KING	PATRICIA E			4000 BEATTIES FORD RD		CHARLOTTE	NC	28216
2022-192	07910510	MCCORMICK-DUNLAP	THERESA W	LEROY KEVINES	DUNLAP	204 SYLVANIA AVE		CHARLOTTE	NC	28206
2022-192	07910511	SAMUEL-CASH				PO BOX 3281		WINGATE	NC	28174
2022-192	07910512	TRYON QOF LLC				1000 EAST CESAR CHAVEZ ST		AUSTIN	TX	78702
2022-192	07910601	BARRINGER	KATIE O			120 SYLVANIA AVE		CHARLOTTE	NC	28206
2022-192	07910603	ROSTAM PROPERTIES LLC				7009 LAKE POWELL DR		ARLINGTON	TX	76016
2022-192	07910604	ROSTAM PROPERTIES LLC				7009 LAKE POWELL DR		ARLINGTON	TX	76016
2022-192	07910605	ROSTAM PROPERTIES LLC				7009 LAKE POWELL DR		ARLINGTON	TX	76016
2022-192	07910606	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2022-192	07910607	JAM QOF LLC				116 S GREGG ST		CHARLOTTE	NC	28208
2022-192	07910608	PORRAWSKI	RYAN R			118 SYLVANIA AVE		CHARLOTTE	NC	28206
2022-192	08301118	NORFOLK SOUTHERN RAILWAY CO	% TAX DEPT			110 FRANKLIN RD SE		ROANOKE	VA	24042
2022-192	08301119	1606 N TRYON INVESTMENT LLC				106 FOSTER AV		CHARLOTTE	NC	28203
2022-192	08301120	1514 N TRYON INVESTMENT LLC				106 FOSTER AV		CHARLOTTE	NC	28203

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT

2022-192	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-192		Alian	Oliva Chapea	1019 LOMOND AVE		Charlotte	NC	28206
2022-192		Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2022-192		Allison	Allen	606 N.C. Music Factory Blvd	414	Charlotte	NC	28206
2022-192		Bess	Hurdle	1015 E. 16th Street	223	Charlotte	NC	28205
2022-192		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2022-192		Mark	Talbot	500 N. Poplar St	D	Charlotte	NC	28202
2022-192		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2022-192		Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
2022-192		Tara	Peele	1640 Parson Street		Charlotte	NC	28205
2022-192		Todd	Gill	1514 Polk Street		Charlotte	NC	28206
2022-192	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2022-192	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2022-192	Belmont	Mark	Lynch	1021 Harill Street		Charlotte	NC	28205
2022-192	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2022-192	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2022-192	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2022-192	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2022-192	Belmont Community Association	Kristen	Wilson	1201 Pegram Street		Charlotte	NC	28205
2022-192	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2022-192	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2022-192	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2022-192	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2022-192	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2022-192	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2022-192	Dilleyhay Courts	Lucille	Puckett	2621 N Pine St		Charlotte	NC	28206
2022-192	Druid Hills Neighborhood	Darryl R.	Gaston	2313 Edison St		Charlotte	NC	28206
2022-192	Edison Street Block Associaion	Darryl R.	Gaston	2313 Edison St		Charlotte	NC	28206
2022-192	Eleanor Heights Community Association	Lois D.	Moore	2313 Edison St		Charlotte	NC	28206
2022-192	Ellington Park Home Owners Association	James	Collins	2404 Edison St		Charlotte	NC	28206
2022-192	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2022-192	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2022-192	Graham Heights	Kathryn	Johnson	2762 Catalina ave.		Charlotte	North Carolina	28206
2022-192	Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
2022-192	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2022-192	Greenville Urban Area	Lucille	Smith	1217 Fontana Av		Charlotte	NC	28206
2022-192	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2022-192	Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
2022-192	Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.		Charlotte	NC	28206
2022-192	Noda	Dr. Rodriguez	Finley	2120 N.Brevard street		Charlotte	North Carolina	28202
2022-192	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2022-192	North End Community Coalitlon	Melissa	Gaston	1833 Shroud Park Ct		Charlotte	NC	28206
2022-192	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2022-192	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2022-192	Opt 12 Condominium Owners Association	Ben	Vandgriff	1214 N Caldwell St		Charlotte	NC	28206
2022-192	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2022-192	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2022-192	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2022-192	Roof Above	Liz	Claesen-Kelly	945 N. College St.		Charlotte	NC	28216
2022-192	The Park At Oakawn Homeowners Association	Melissa	Gaston	1833 Shroud Park Ct		Charlotte	NC	28206
2022-192	The Park At Oakawn Homeowners Association	Melissa	Lowe	1833 Shroud Park Ct		Charlotte	NC	28206
2022-192	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2022-192	Villa Heights Community Organization	Angela	Amrboise	701 E 26th Street		Charlotte	NC	28205
2022-192	Villa Heights Community Organization	Charnelle	Morales	2105 Yadkin Ave		Charlotte	NC	28205
2022-192	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2022-192	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2022-192	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205

# Exhibit B

March 22, 2023

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

**VIA US MAIL**

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Monday, April 3<sup>rd</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Ascent Real Estate Capital, LLC  
**Petition No.:** 2022-192

Dear Charlotte Neighbor:

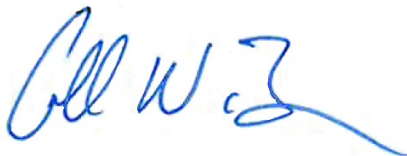
Our firm represents Ascent Real Estate Capital, LLC (the “Petitioner”) in its proposal to rezone an approximately two-acre site bound by the east side of Plymouth Avenue, south side of Dunloe Street, west side of Sylvania Avenue, and north side of North Tryon Street. The Petitioner is requesting a rezoning from the I-2 (industrial) zoning district to the MUDD(CD) (mixed use) zoning district to accommodate its redevelopment plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Monday, April 3<sup>rd</sup> at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“Dunloe/Tryon”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,














































Collin W. Brown



# Exhibit C

Find a participant

	Brittany Lins (Host, me)	  
	Collin Brown	  
	Caci Jaeger	 
	Chase Weaver	 
	Cheri Ritter	 
	Collin Ricks	 
	Hattie Pavlechko-Reiter	 
	Jack Spencer	 
	Jon Dixon	 
	Lisa Larkins	 
	Lolade Samuel-Cash	 
	Rob Keidel	 
	Steve Phillips	 
	Collin Brown	

# Exhibit D



ASCENT

**REZONING #2022-192**

**@ 100 DALTON AVE**


**ASCENT REAL ESTATE CAPITAL, LLC**

Official Community Meeting

April 3, 2023

Alexander  
Ricks  
PLLC

# MEETING AGENDA

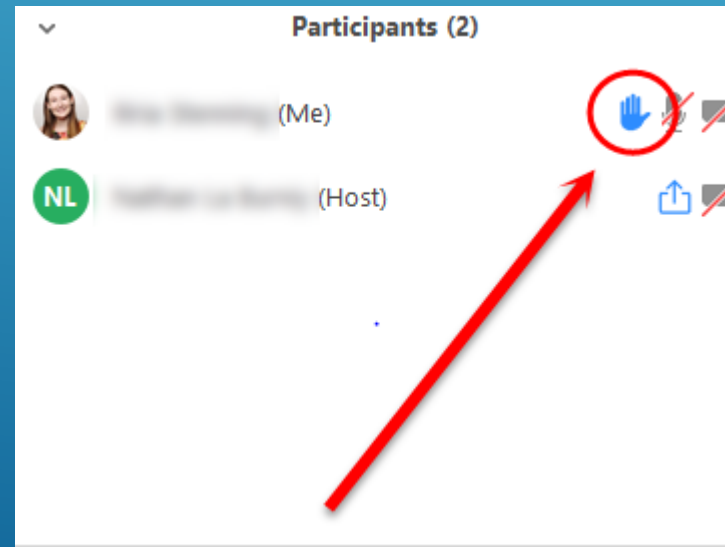
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **2040 Plan Recommendation**
  - **Proposed Rezoning Plan**
  - **Example Renderings**
  - **Potential Rezoning Timeline**
  - **Questions/Discussion**
- 
- Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the bottom edge towards the right edge.

# AT THE END: QUESTIONS & DISCUSSION

Type your  
questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:**

**Cardon Capital LLC**



**ASCENT**

**Petitioner:**

**Ascent Real Estate Capital, LLC**

Caci Jaeger, Jon Dixon, Jack Spencer

**Alexander  
Ricks  
PLLC**

Collin Brown &  
Brittany Lins

**LandDesign.**  
CREATING PLACES  
THAT MATTER.

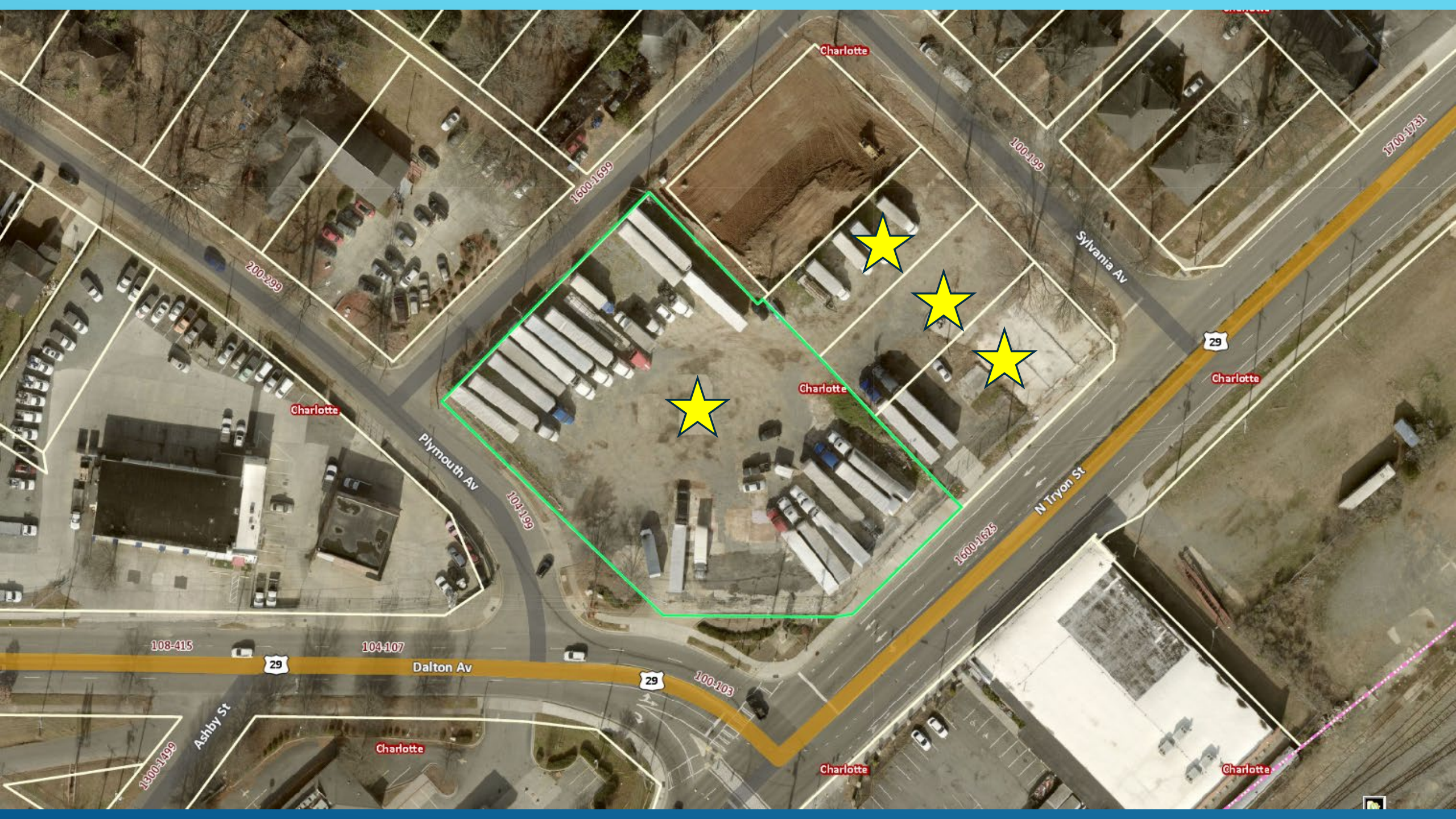
Chase Weaver,  
Hattie Pavlechko-Reiter,  
Nate Doolittle

# PROPERTY LOCATION









Charlotte

1600-1699

100-199

1700-1731

Sylvania Av

29

Charlotte

Charlotte

Charlotte

Plymouth Av

104-199

1600-1635

N Tryon St

108-415

29

104-107

Dalton Av

29

100-103

Ashby St

1800-1499

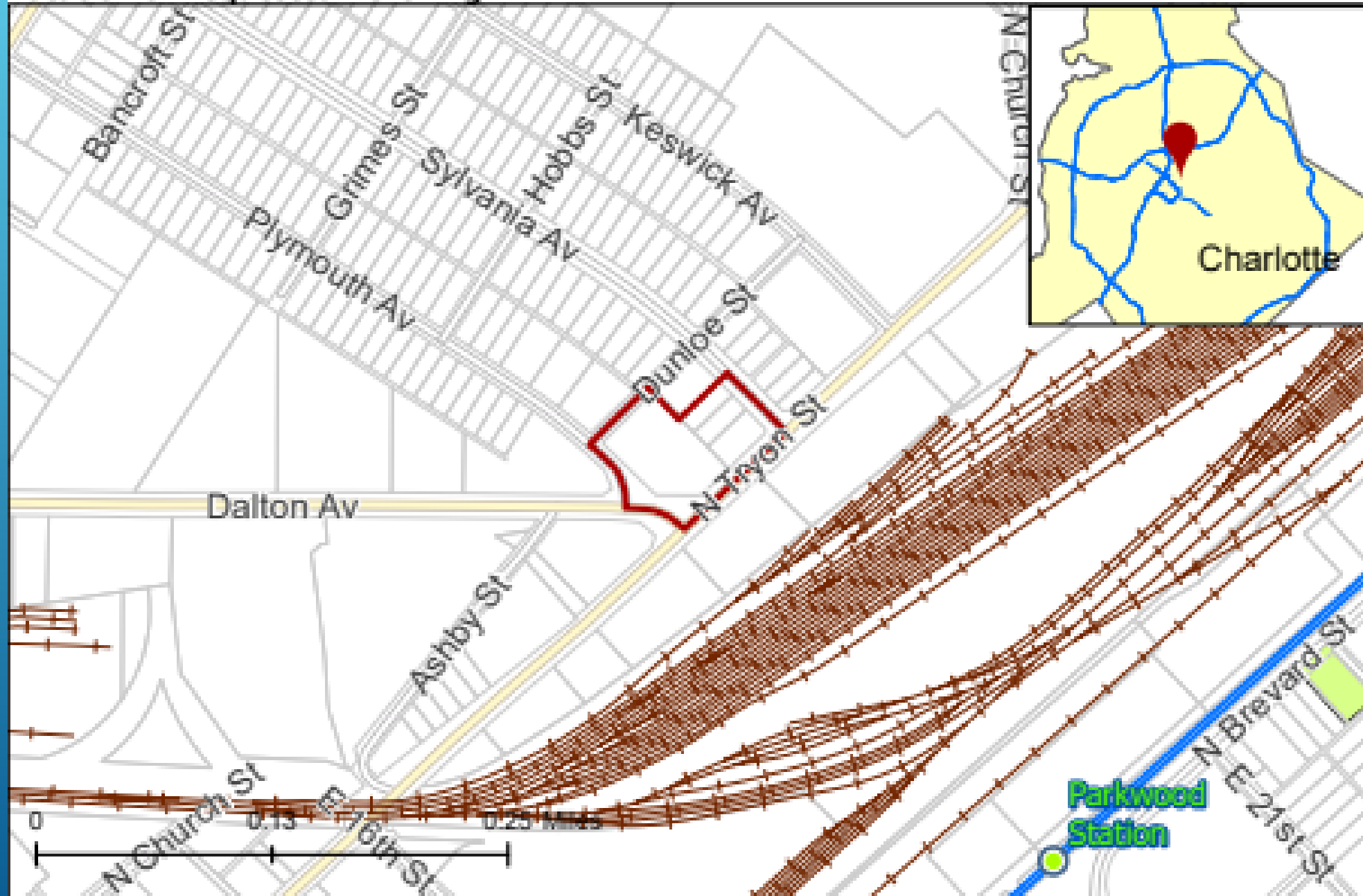
Charlotte

Charlotte

Charlotte



Approximately 2.0 acres  
**Location of Requested Rezoning**

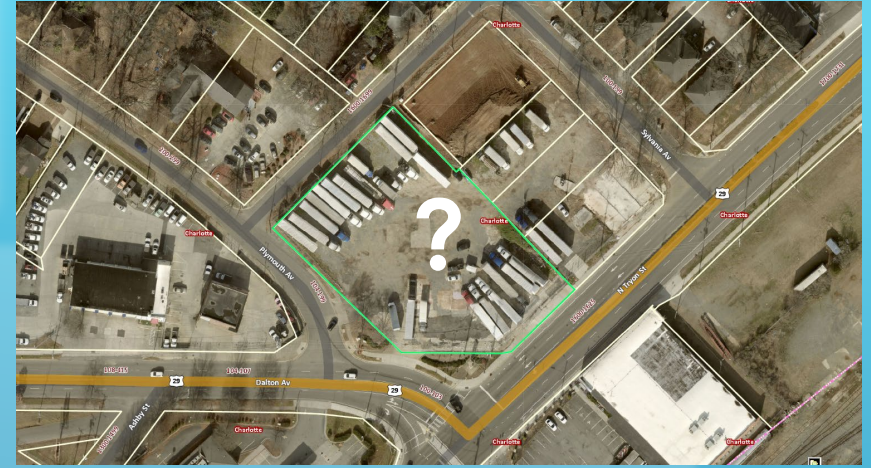


# DEVELOPMENT CONSIDERATIONS



# DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



# REZONING PROCESS, GENERALLY



## How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

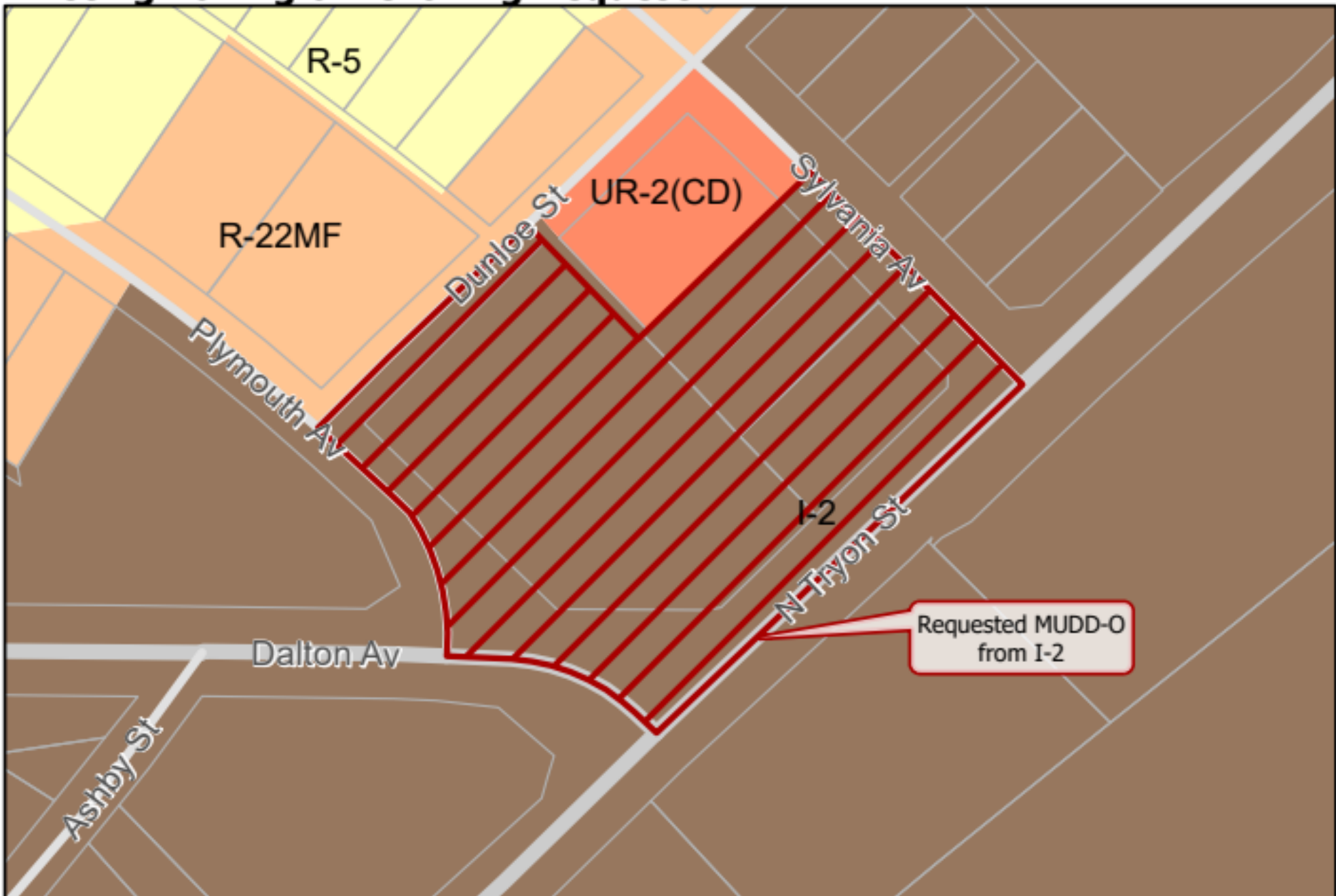
*\* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.*


*\*\* Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.*

# EXISTING ZONING



# Existing Zoning & Rezoning Request



 Requested MUDD-O from I-2

## Zoning Classification

 Single Family

 Multi-Family

 Urban Residential

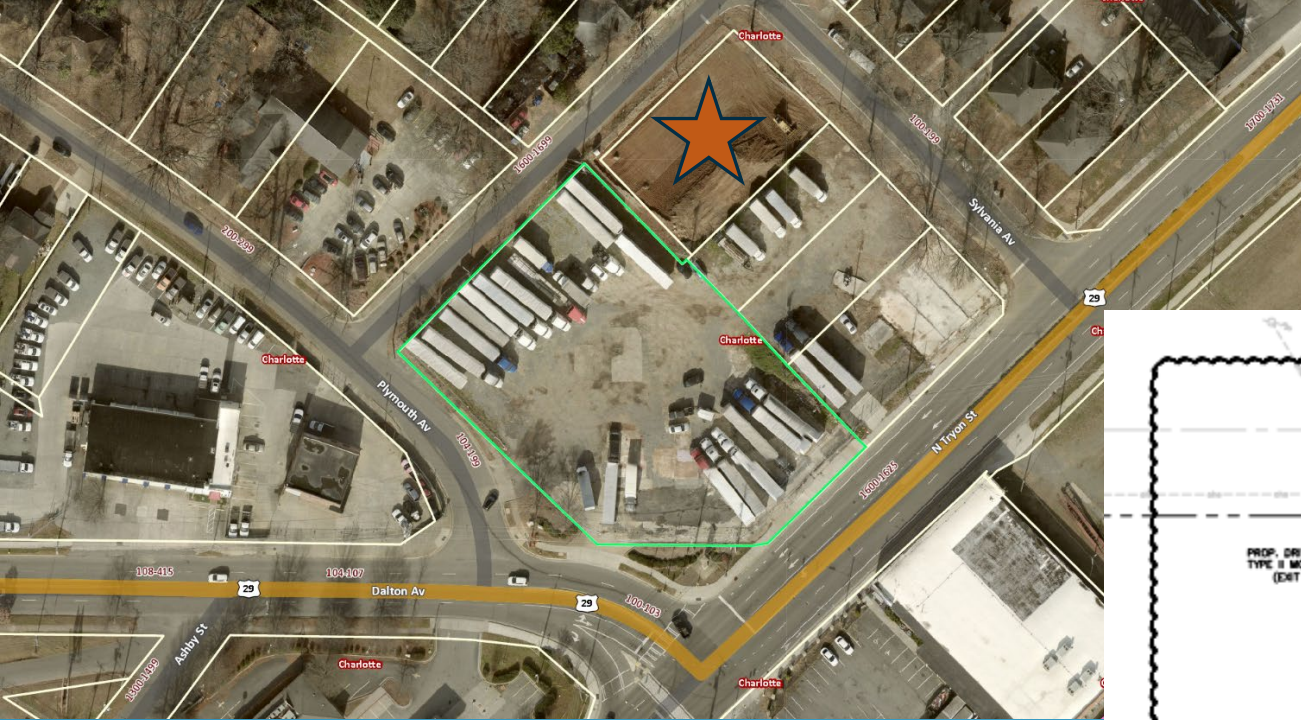
 General Industrial

Requested MUDD-O  
from I-2

N

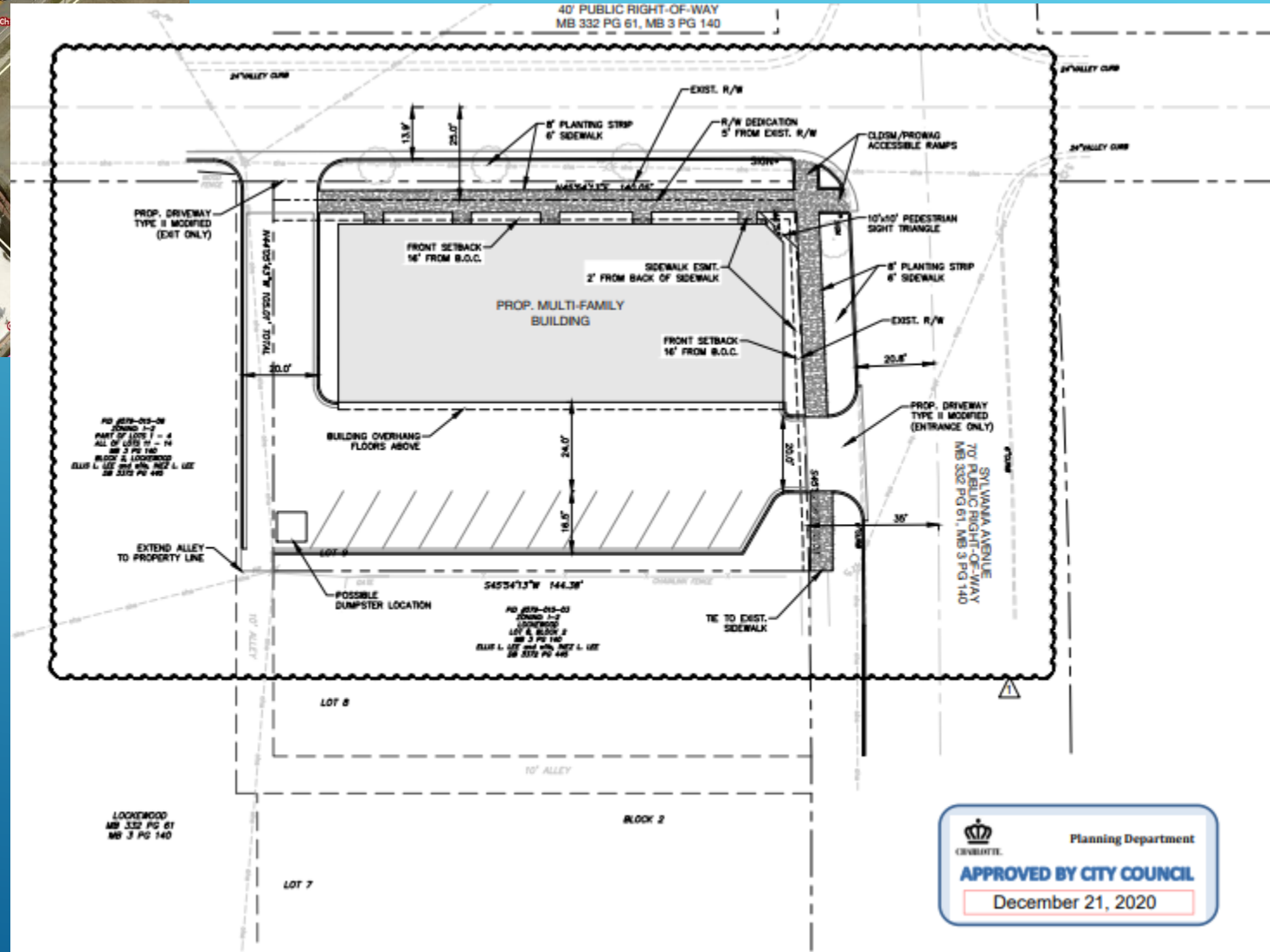


Map Created 3/9/2023



# ADJACENT UR-2(CD) APPROVED PLAN

21 multi-family residential units







100 Dalton Ave, Charlotte, NC, 2 X



Show search results for 100 Dalton A...

## Legend

### Community Planning Areas



### UDO Zoning Translation



<Null>

CAC-2

CG

MHP

ML-1

ML-2

N1-A

N1-B

N1-C

N1-D

N1-E

N2-A

N2-B

N2-C

NC

IC-1

OFC

RC-1

TOD-CC

TOD-NC

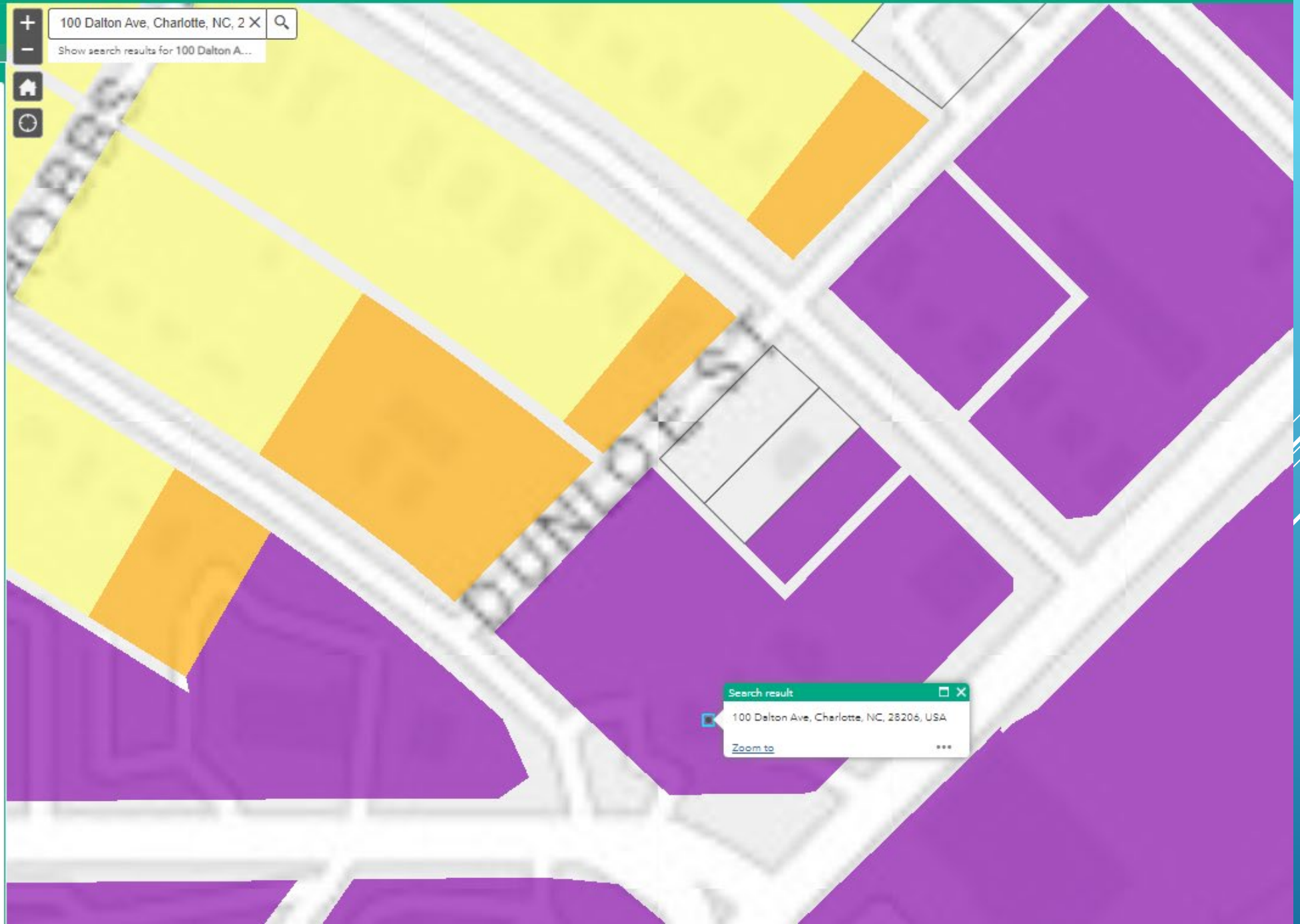
TOD-TR

TOD-UC

UC

none

Other



Search result

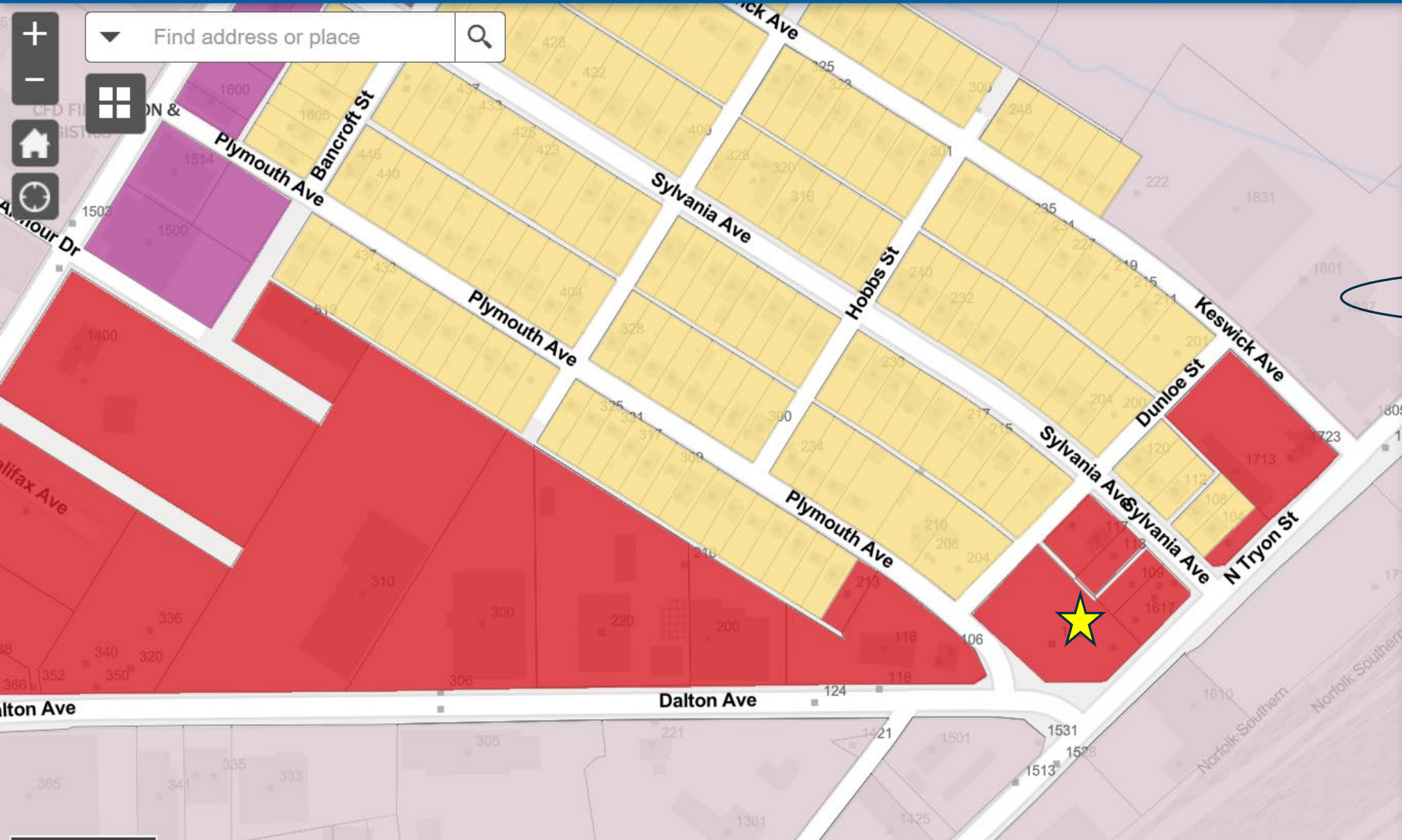
100 Dalton Ave, Charlotte, NC, 28206, USA

[Zoom to](#)

# 2040 POLICY MAP RECOMMENDATION



# Charlotte Future 2040 Policy Map



## Legend

### Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

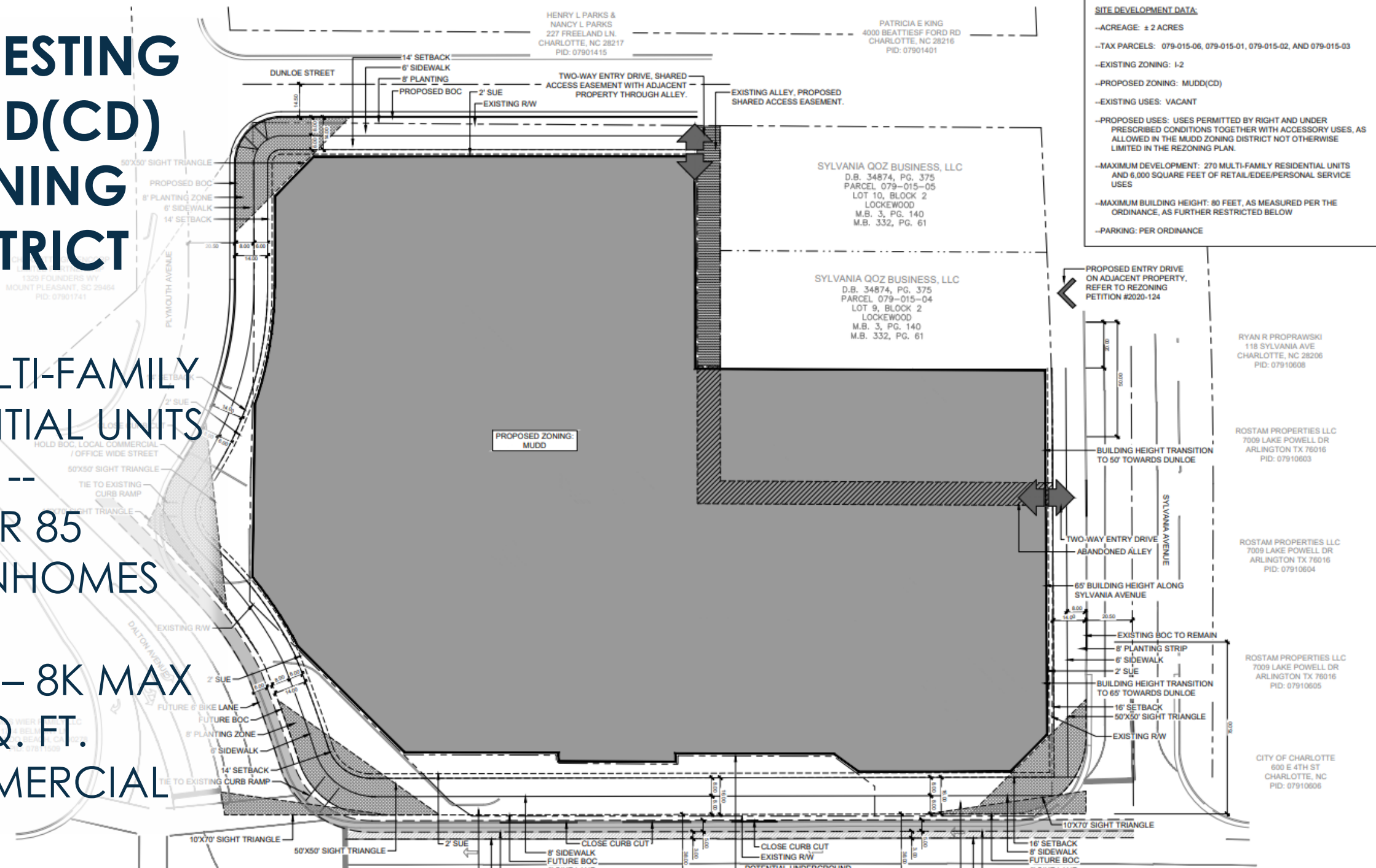


# REQUESTING MUDD(CD) ZONING DISTRICT

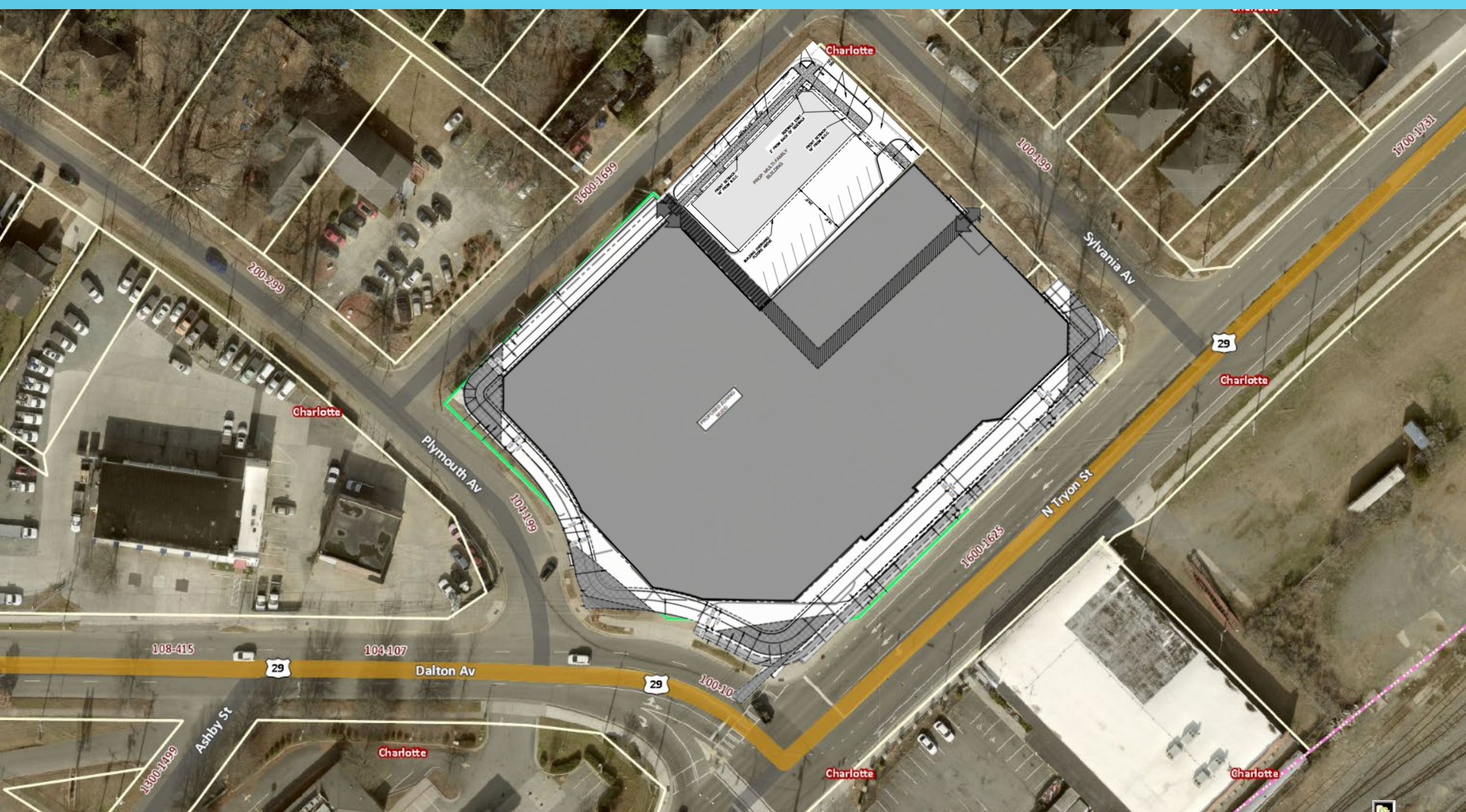
275 MULTI-FAMILY  
RESIDENTIAL UNITS

--  
OR 85  
TOWNHOMES

3K MIN – 8K MAX  
SQ. FT.  
COMMERCIAL









# CONCEPT & MASSING EXAMPLES





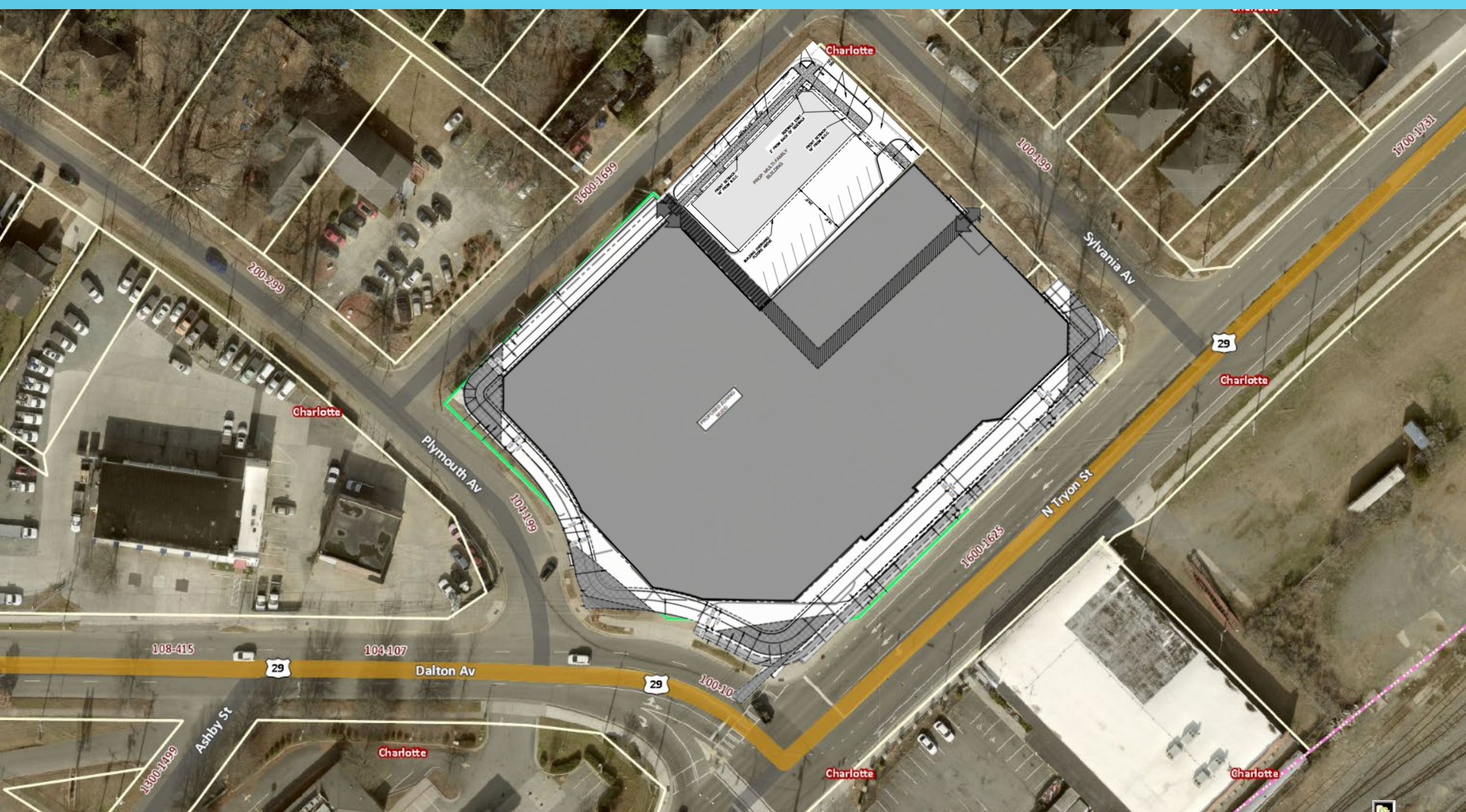




# REZONING TIMELINE

- Rezoning Application: February Cycle
  - Official Community Meeting: Today, April 3<sup>rd</sup>
  - Revised Plan Submittal: April 10<sup>th</sup>
  - Earliest Possible Public Hearing: May 15<sup>th</sup>
  - Zoning Committee: May 30<sup>th</sup>
  - Earliest Possible Decision: June 20<sup>th</sup>
- 







QUESTIONS?

THANK YOU!