

A RESOLUTION APPROVING A BUSINESS IMPROVEMENT GRANT (BIG) WITH THUY DUNG THI LEE LLC DBA MOCHINUT

WHEREAS, Thuy Dung Thi Lee 421 W. 104th Ave., Suite D, Northglenn, CO 80234 (the "Property"); and

WHEREAS, NURA desires to facilitate the proposed improvements by reimbursing the tenant for improvements as described hereto as **Exhibit B** (the "improvements"); and

WHEREAS, NURA specifically finds that entering into this Agreement (**Exhibit A**) will enhance the physical appearance and economic viability of the Property, will protect adjacent properties from deterioration, and will maintain a positive business environment in the City of Northglenn.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NORTHGLENN URBAN RENEWAL AUTHORITY, THAT:

Section 1. The Incentive Agreement attached hereto as **Exhibit A** is hereby approved for up to Two Thousand Three Hundred Three Dollars and Sixty Cents (\$2,303.60) and the Chair is authorized to execute the same on behalf of the Authority.

DATED this _____ day of _____, 2023

Rosie Garner
Chair

ATTEST:

APPROVED AS TO FORM

Allison Moeding
Executive Director

Jeff Parker
Board Attorney

**NORTHGLENN URBAN RENEWAL AUTHORITY
BUSINESS IMPROVEMENT AGREEMENT (BIG)**

THIS NORTHGLENN URBAN RENEWAL AUTHORITY BUSINESS IMPROVEMENT AGREEMENT (the "Agreement") is made and executed this _____ day of _____, 2023, (the "Effective Date") by and between the NORTHGLENN URBAN RENEWAL AUTHORITY, a Colorado Urban Renewal Authority ("NURA") and Thuy Dung Thi Lee LLC DBA Mochinut (the "Grantee") (individually a "Party" or collectively the "Parties").

W I T N E S S E T H

WHEREAS, NURA is authorized under the provisions of Colorado's Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, to enter into agreements and provide financial incentives for the redevelopment of property to eliminate blight; and

WHEREAS, such redevelopment may be made and encouraged by granting financial assistance to businesses located within the NURA boundaries and to business owners of property within NURA boundaries; and

WHEREAS, Grantee desires to improve the property located at 421 W. 104th Ave., Suite D, Northglenn, CO 80234 (the "Property") with improvements more specifically described in Grantee's application for business incentives attached hereto as **Exhibit B** (the "Improvements"); and

WHEREAS, the Improvements are intended to preserve the Property by protecting against its deterioration, maintaining a positive business environment in the City, and attracting other businesses to the City and the Northglenn Urban Renewal Area; and

WHEREAS, the Improvements will further the public purpose of NURA as set forth in C.R.S. § 31-25-102; and

WHEREAS, NURA desires to reimburse Grantee by paying Grantee for a portion of the Improvements pursuant to the terms of this Agreement.

NOW, THEREFORE, in order to promote redevelopment, fulfill NURA's urban renewal purpose as set forth in Colorado's Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, and achieve the above-referenced goals, and in consideration of the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

I. REIMBURSEMENT

A. NURA agrees to reimburse Grantee an amount up to a maximum amount of Two Thousand Three Hundred Three Dollars and Sixty Cents (\$2,303.60) for the Improvements as follows:

1. The Improvements shall be constructed in compliance with all applicable laws, rules and regulations, including without limitation, all applicable building and technical codes, and City of Northglenn ordinances (collectively, the "Laws");
2. The Improvements shall be maintained and operated in compliance with the Laws;
3. All required approvals of any governmental authority with jurisdiction over the Improvements shall be obtained by Grantee prior to construction of the Improvements;
4. All contractors and subcontractors have signed lien waivers for all work and materials related to the Improvements; and
5. Grantee shall provide NURA with itemized reasonably detailed invoices and financial documentation that to NURA's reasonable satisfaction confirm the Actual Direct Costs of the Improvements.

The phrase "Actual Direct Costs" means costs invoiced to Grantee by the contractor(s) which can include sales and use taxes, permits, and project design review fees, but shall not include internal Grantee costs, such as Grantee staff time or Grantee travel expenses.

B. Reimbursement to Grantee shall be made as follows:

1. Reimbursement shall not be made until all of the Improvements have been fully completed and all governmental requirements have been satisfied; and
2. Upon completion of the Improvements and Grantee being in compliance with all of the requirements of this Agreement, and upon delivery to NURA of fully paid invoices for all the Improvements, NURA shall reimburse Grantee up to a maximum amount of Two Thousand Three Hundred Three Dollars and Sixty Cents (\$2,303.60) for for the Actual Direct Costs incurred by Grantee for the Improvements; and
2. NURA's obligation to reimburse Grantee shall terminate if Grantee has not met all of the above-listed conditions by November 10, 2023.

II. ONGOING GRANTEE OBLIGATIONS

In addition to any ongoing obligations set forth in or reasonably implied from Section I, Grantee shall maintain the Improvements in good condition and good working order. If at any time within five (5) years from the Effective Date, Grantee fails to comply with the above-referenced conditions, Grantee shall reimburse NURA for all amounts paid by NURA to Grantee under this Agreement; provided that NURA shall first provide Grantee with written notice that one or both of the above-referenced conditions has been breached and Grantee shall have ten (10) days to cure the breach.

III. PROMOTION

Grantee authorizes NURA to promote the approved project, including but not limited to the following: Website, Signage, Northglenn Connection, Economic Development E-newsletter, and other marketing and promotional publications and communication methods.

IV. INDEMNIFICATION

Grantee agrees to indemnify and hold harmless NURA and its officers, insurers, volunteers, representatives, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, business loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Grantee, any subcontractor of Grantee, or any officer, employee, representative, or agent of Grantee, or which arise out of any worker's compensation claim of any employee of Grantee or of any employee of any subcontractor of Grantee.

V. MISCELLANEOUS

A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Adams County, Colorado.

B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by NURA shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. Integration. This Agreement and any attached exhibits constitute the entire Agreement between Grantee and NURA, superseding all prior oral or written communications.

D. Third Parties. There are no intended third-party beneficiaries to this Agreement.

E. Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the party at the following addresses set forth on the first page of this Agreement.

If to NURA: Executive Director
Northglenn Urban Renewal Authority
11701 Community Center Drive
Northglenn, CO 80233

If to Grantee: Thuy Dung Thi Lee LLC
DBA Mochinut
12576 Trenton St.
Thornton, CO 80602

Either party may change such notice address upon prior written notice to the other party.

F. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. Modification. This Agreement may only be modified upon written agreement of the Parties.

H. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either party without the written consent of the other.

I. Governmental Immunity. NURA, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to NURA and its officers or employees.

J. Rights and Remedies. The rights and remedies of NURA under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit NURA's legal or equitable remedies, or the period in which such remedies may be asserted.

K. Subject to Annual Appropriations. Any financial obligations of NURA not performed during the current fiscal year are subject to annual appropriation, and thus any obligations of NURA hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

[Remainder of page intentionally blank. Signatures on following pages.]



NORTHGLENN URBAN RENEWAL AUTHORITY

Business Improvement Grant (BIG) Application Form

Name of Applicant: Thuy dung Thi lee

Name of Business: Mochinut

Address of Business: 421 w 104th ave #d

Mailing Address (if different than business): 12576 trenton st , Thornton Co 80602

Phone Number: Cell Number: 303-669-1299

E-mail Address: lilyposhe@yahoo.com

Type of Business: Donut shop

Applicant is the: Property Owner Business Owner Other

How many years has the business been in existence? N/A

How long has the business been operating at the current location? N/A

When does your current lease expire? In 7 years so 2030

If lease expires in less than two years, please explain the circumstances:

Property owner's name (if different from applicant): MP NORTHGLENN INVESTORS LLC

Property owner's address: 100 Constitution Plaza, 7th Floor, Hartford, CT 06103

Property owner's phone number: 860 297-4525

Note: If you are not the property owner, please have the property owner or authorized representative co-sign this application under Property Owner Authorization on Page 3.

Why are you requesting this grant?

To help pay for the business exterior signage

Proposed Improvements:

Please describe the proposed improvements to the property. Include at least **one** color photograph of all areas showing the existing building conditions **prior** to the improvements.

Three bids are required for the proposed work. If you have any additional building information such as measured plans, site plans, or architectural documentation for improvements (plans, sketches, or construction costs, permit and construction fees and taxes), please include them with your application.

Exterior Improvements Description:

A sign on the exterior wall front with business name and logo

Bid information:

Bid #1: Company 303 Sign Company Amount \$ 9331.25
Bid #2: Company Signarama Amount \$ 9410.98
Bid #2: Company Affordable Signage Amount \$ 4607.21

Which company have you chosen to perform the work? Affordable Signage

Is this company licensed to perform work in Northglenn? Yes No

Budget & Timing:

Total overall proposed project budget: \$ 4607.21

Total amount of funding assistance being requested: \$ 2303.60

Desired completion date: July

Authorization:

The applicant authorizes the Northglenn Urban Renewal Authority (NURA) to promote an approved project, including but not limited to, displaying a NURA grant program sign or sticker at the site during and after construction, and the use of photographs and descriptions in city and NURA related communications and materials.

The applicant understands that NURA reserves the right to make changes in the conditions of the Business Improvement Grant program as warranted.

The applicant understands that, in the event this application is approved, a binding letter of commitment must be signed and recorded. The applicant must also provide proof of the completed project prior to the release of grant funds.

Signature of Applicant  Date 4/27/2023

Property Owner Authorization:

If the applicant is not the property owner, please have the property owner or an authorized representative review and co-sign this application below.

As owner of property at 421 W 104th Avenue (address) I have reviewed the above application and authorize the operator of Thuy Dung Lee LLC dba Machinet (business name) at said address to perform improvements described above as part of the NURA Business Improvement Grant program.

Signature of Property Owner or Authorized Representative:



4-14-23

Name Brad Miller
VP Asset Management
Authorized Representative of owner

Date

SUBMITTAL CHECKLIST

Please check all the boxes below indicating that you have included the following required documentation:

- Original Application Form
- At least one color photo of each area of the building, property and/or sign where improvements will be made prior to the improvements
- Color rendering(s) of the proposed scope of work
- Three (3) contractor bids, including a complete project description and cost estimate
- \$25 application fee payable to
- NURA Project Fact Sheet
- Completed W-9 – Request for Taxpayer ID & Certification



4 21 23 REVISED

PROPOSED LED LIGHTED CHANNEL SIGN / REVISED

JOB LOCATION

421 W 104TH AV # D
NORTHGLENN, CO. 80234

CLIENT

PROJECT: LIGHTED CHANNEL LETTERS

CLIENT: THUY THI

MOCHINUT

PHONE: 303-669-1299

EMAIL: thuythi@ascolorado.com

APPROVED TO PROCEED

APPROVED X _____

POSITION: _____

DATE: _____

COMMENTS: _____

LIGHTED LED CHANNEL LETTERS

14'8"

2'6"



LIGHTED LED CHANNEL CAPSULE

20 ft

TOTAL SQ. FT.

HEIGHT 2'6"

WIDTH 14'8"

38.4

APPLIED DOOR GRAPHICS

MOCHINUT
HOURS
PHONE
WEB SITE



NOTE: This Color Drawing is a reproduction of the colors to be used and should be verified with actual materials to be used.

Affordable signage
OF COLORADO

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Serving the Denver Metro Area

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C 720.400.041

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3668 PEORIA STREET, DENVER, CO 80202

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ORDER FORM

invoice

CONTRACT



We strive to give you a quality sign at an affordable price!

Serving the Denver Metro Area!

720-639-9923
Office

signs@ascolorado.com


Monday - Friday
9:00 AM - 5:00 PM

why pay retail?
SAVE MONEY!
save money with us.

3588 PEORIA ST. UNIT 606 AURORA CO 80010

INVOICE #: 0135828	DATE: 4 / 22 / 2023
CLIENT: MOCHINUT	CONTACT: THUY THI
ADDRESS: 421 W 104TH AV # D	PHONE: 303-669-1299
CITY: NORTHGLENN, CO.	ALT. #:
ZIP: 80234	EMAIL: jilyposhe@yahoo.com
JOB LOCATION: 421 W 104TH AV # D	SALES REP: RICHARD

www.ascolorado.com

QTY.	DESCRIPTION	RATE	PRICE
1	SET OF LIGHTED LED CHANNEL LETTERS / LOGO (MOCHINUT)  * SIZE: 28" HIGH - LIGHTED LED CHANNEL LETTERS (MOCHINUT) 30" HIGH - LIGHTED LED CHANNEL CAPSULE (LOGO) 15" HIGH - LIGHTED LED CHANNEL CAPSULES (LOGOS) * MATERIAL: .063 GAUGE ALUMINUM * RETURN DEPTH: 5 1/4." * RETURN COLOR: BLACK GLOSS ENAMEL FINISH * FACING: 3/16" THICK ACRYLIC - #7328 SIGN WHITE * FACING CAPSULES: 3M TRANSLUCENT DIGITAL PRINTED VINYL OVERLAY - LAMINATED * TRIM CAP: 1" BLACK * ILLUMINATION: WHITE "GE" LED'S * MOUNTING: FLUSH* 1 - TOGGLE SWITCH / U/L APPROVED * 1/4" DRILLED "WEEP" DRAIN HOLES * U/L LABELED * INCLUDES ALL POWER SUPPLIES AND ELECTRICAL COMPONENTS * WARRANTY: 1 YEAR OF INSTALLATION DATE		\$ 3,450.00 ^{TT}
	** 1 - FREE DOOR LETTERING (NAME, HOURS, PHONE AND WEB SITE) / INSTALLED		N / C
	** INSTALLATION / LABOR (Hook Up To Existing Sign Circuit)		\$ 475.00



All material is guaranteed as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate.

Thank You For Your Business!

Deposit Received: _____	CK# _____	C/C CASH _____
Date: _____	X _____	
Balance Due: _____	X _____	
Received By: _____	THUMBS UP APPROVED	

PROCUREMENT FEE	\$ 150.00
PERMIT FEE	\$ 238.96
DISCOUNT	
SUB TOTAL	\$ 4,313.96
TAX	\$ 293.25
TOTAL	\$ 4,607.21
3.5% *C/FEE Added	
TOTAL DUE	\$ 4,607.21
DEPOSIT	\$ 2,764.33
BALANCE	\$ 1,842.88

I "CLIENT", ACCEPT ALL CONDITIONS, SPECIFICATIONS AND TERMS AND GIVE FULL AUTHORITY TO PROCEED WITH ORDER.

Acceptance Date: _____ Acceptance Signature: _____ CLIENT

TERMS OF PAYMENT: 60% DEPOSIT REQUIRE BEFORE COMMENCEMENT OF WORK, BALANCE DUE AT TIME OF COMPLETION (PLUS PERMIT FEE) IF APPLICABLE. PERMIT FEES NOT INCLUDED / PERMIT FEE WILL BE ADDED TO BALANCE OF INVOICE. (IF APPLICABLE)
 * C/FEE: There will be a convenience fee of 3.5% added to the invoice if paying by credit card or debit card.

TERMS OF INVOICE "CONTRACT" OR CANCELLATION OF ORDER:
 AFFORDABLE SIGNAGE OF COLORADO LLC (Vendor) prepares your order according to your specifications. By signing your proof, you approve of it's content and release the vendor to commence work. You are solely responsible for the content of the order. The customer is solely responsible for proof reading. Vendor does not assume any responsibility for the correctness of copy.

TERMS OF AGREEMENT:
 ** NOTE: THE SIGN OR SIGNAGE, PRODUCTS/OR SERVICES LISTED IN THIS INVOICE "CONTRACT" ORDER ARE THE PROPERTY OF AFFORDABLE SIGNAGE OF COLORADO LLC AND MAY BE REMOVED AT OUR DISCRETION IF BALANCE PAYMENT, TERMS OF PAYMENTS HAS NOT BEEN PAID IN FULL. (The client is responsible for any cost for removal of signage, re-installation of signage, and/or storage of signage) BY SIGNING THIS INVOICE I (CLIENT) AGREE TO ALL TERMS AS STATED ON INVOICE / CONTRACT. IF PAYMENT, BALANCE PAYMENT IS NOT IS PAID (DEFAULT) THE UNDERSIGNED OR AND-CLIENT AGREES TO PAY ALL COST OF COLLECTIONS FEES, ATTORNEY'S FEE, LEGAL FEE AND COURT COST.

TERMS OF INSTALLATION:
 All signage can take up to 4 to 6 weeks of delivery or installation of signage from the time of all managements approval or municipal permit approval. Once we receive all approvals (Management / Municipal Permits) Vendor (Affordable Signage of Colorado) will start the production of project. Any delays in project or schedule date, vendor (Affordable Signage of Colorado) will notified client via email or text message. Client will be notified for final installation date.

Just Have FAITH, He Will ANSWER...

303 Sign Company
 1500 Kansas Ave, Suite 2-D Longmont, CO 80501
 contact@303signcompany.com
 888-303-3936

http://303signcompany.com



Quote 4135

Channel Letters

SALES REP INFO
 Dave Ferro
 dave@303signcompany.com
 +1303-775-4516

QUOTE DATE
 03/21/2023
 QUOTE EXPIRY DATE
 04/20/2023
 TERMS
 Due on receipt

ORDERED BY
 Mochinut
 421 w 104th ave #d
 Northglenn, CO 80234

CONTACT INFO
 Lily Do
 lilyposhe@yahoo.com

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TOTAL (INCL. TAX)	TAXABLE
1	Channel Letters Includes Extra Logos 28" x 192" Overall Flush Mount Channel Letters Printed Faces for Logos White Face with Black Trim for Letters LED Internal Illumination	1	Each	\$6,476.80	\$6,476.80	\$7,041.2531	Y
2	Installation - Electrical Signage Note: This quote assumes that electrical service is available at the location of the sign. If an electrical circuit needs to be run to the sign location, this will require an electrical contractor and an incremental cost.	1	Hr	\$1,890.00	\$1,890.00	\$1,890.00	N
3	Permit Management - Site Survey- Permit Application - Project Management of Permit Process - Note: The cost of the permit will be billed separately in the amount charged by the city and/or county.	1	Each	\$400.00	\$400.00	\$400.00	N

Thank you for the opportunity to provide an estimate on the project described above. This estimate does not represent a contract for services. The prices listed above will be honored for 30 days from today's date. A 50% deposit will be required in order to begin work. All signage provided under this estimate will remain the property of 303 Sign Company, until paid in full.

Subtotal: \$8,766.80
Sales Tax (8.715%): \$564.45
Total: \$9,331.25

SIGNATURE:

DATE:



9011 Harlan St
Westminster, CO 80031
(303) 427-7446

Estimate

EST-7496

The Way to Grow Your Business
www.frontrangesignarama.com

DESCRIPTION: Custom LED Illuminated Channel Letter and Logo Box Sign

Bill To: Mochi Nut
421 w. 104th Ave
Suite D
Northglenn, CO 80234
US

Installed: Mochi Nut
421 w. 104th Ave
Suite D
Northglenn, CO 80234
US

Requested By: Lily Lee
Email: lilyposhe@yahoo.com
Work Phone: (303) 669-1299

Salesperson: Mieke (Pronounced Me-Ka) Myrick
Email: mm.projectmanager@frontrangesignarama.com
Work Phone: 303.427.7446 x 1002

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
1 Custom LED Illuminated Channel Letter and Logo Box Sign 1.1 Custom Item - Part Qty: 1 Sides: 1	1	\$5,899.50	\$5,899.50	\$5,899.50
Text: Custom LED Illuminated Channel Letter and Logo Box Sign Overall size is 26" x 120" See rendering for all sizing				
2 Installation 2.1 Installation - Installation Part Qty: 1	1	\$2,600.00	\$0.00	\$2,600.00
Text: Installation requires use of crane/bucket truck and licensed/insured technicians. We will connect sign to existing electrical within 5 feet of sign. Client/landlord are responsible for electrical to source of sign.				
3 Permitting Fee 3.1 Permit Acquisition Fee - Part Qty: 1	1	\$395.00	\$0.00	\$395.00
Text: Permitting includes securing permits as needed from the local city or county or jurisdiction. THE PERMITTING FEE IS FOR SECURING THE PERMIT. IT DOES NOT INCLUDE THE ACTUAL COST OF THE SIGN PERMIT OR TAX. THAT FEE IS TO BE PAID SEPARATELY BY THE CLIENT ONCE THE CITY NOTIFIES US OF THAT COST.				
4 Retail Delivery Fee 4.1 Retail Delivery Fee - Part Qty: 1	1	\$0.27	\$0.00	\$0.27
Text: Retail Delivery Fee - Mandatory Colorado State Tax Fee				

Invoices & Cancellation of Orders: Signarama (Vendor) prepares your order

according to your specifications. Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order is non-cancelable. The Customer is Solely Responsible for Proofreading Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence our work. You are solely responsible for the content of the proof once it has been signed. However, if we should make an error in producing the work as proofed, please be assured that we will redo the work as quickly as possible and without charge to you. Vendor's Liability Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor.

Subtotal:	\$8,894.77
Taxable Amount:	\$5,899.50
Taxes:	\$516.21
Grand Total:	\$9,410.98
Deposit Required:	\$4,705.49

Terms of Payment: Upon ordering, you must give Vendor a 50% deposit. Your balance will be due upon delivery and/or installation.

Vendor may, at its sole discretion, extend credit terms to you upon approval. Collection Procedures: Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. Customer's Acceptance of Work: Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations. Lost or Substantially Forgotten Work: If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed.

Signature: _____ Date: _____