

SUBRECIPIENT AGREEMENT TO PROVIDE CDBG FUNDING IN SUPPORT OF THE BUILD PROGRAM BY NORTH COAST OPPORTUNITIES, INC

This Agreement is made and entered into by and between the County of Lake, hereinafter referred to as "County", and North Coast Opportunities, Inc (NCO), hereinafter referred to as "Contractor", collectively referred to as the "parties".

1. SERVICES. Subject to the terms and conditions set forth in this Agreement, North Coast Opportunities, Inc (NCO) shall provide to County the services described in the Scope of Services attached hereto and incorporated herein as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A – Scope of Services, the Agreement shall prevail.

2. TERM. This Agreement shall commence on 8/19/2025, and shall terminate on 8/19/2028, unless earlier terminated as hereinafter provided.

3. COMPENSATION. Contractor has been selected by County to provide the services described hereunder in Exhibit "A" (Scope of Services), attached hereto. Compensation to Contractor shall not exceed Two Hundred Eighty Thousand Three Hundred Seventy-Four Dollars (\$280,374.00).

The County shall compensate Contractor for services rendered, in accordance with the provisions set forth in Exhibit "B" (Fiscal Provisions), attached hereto, provided that Contractor is not in default under any provisions of this agreement. Compensation to Contractor is contingent upon appropriation of federal, state and county funds.

4. TERMINATION. This Agreement may be terminated by mutual consent of the parties or by County upon 30 (*not to exceed 30*) days written notice to Contractor.

In the event of non-appropriation of funds for the services provided under this Agreement, County may terminate this Agreement, without termination charge or other liability.

Upon termination, Contractor shall be paid a prorated amount for the services provided up to the date of termination.

5. MODIFICATION. This Agreement may only be modified by a written amendment hereto, executed by both parties; however, matters concerning scope of services which do not affect the compensation may be modified by mutual written consent of Contractor and County executed by Susan Parker.

6. NOTICES. All notices between the parties shall be in writing addressed as follows:

County of Lake
Administration Department
255 N Forbes St.
Lakeport, CA 95453
Attn: Susan Parker

North Coast Opportunities, Inc
(NCO)
413 N State St.
Ukiah, CA 95482
Attn: Derek Fiedler

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7. EXHIBITS. The Agreement Exhibits, as listed below, are incorporated herein by reference:

Exhibit A – Scope of Services
Exhibit B – Proposed Budget
Exhibit C – Fiscal Provisions
Exhibit D – Compliance Provisions

8. TERMS AND CONDITIONS. Contractor warrants that it will comply with all terms and conditions of this Agreement and Exhibits, and all other applicable federal, state and local laws, regulations and policies.

9. INTEGRATION. This Agreement, including attachments, constitutes the entire agreement between the parties regarding its subject matter and supersedes all prior Agreements, related proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties.

Executed at Lakeport, California on _____.

COUNTY OF LAKE

CHAIR, Board of Supervisors

ATTEST:
SUSAN PARKER
Clerk to the Board of Supervisors

By: _____

CONTRACTOR


Daniel McIntire (Dec 29, 2025 09:38:53 PST)

North Coast Opportunities, Inc.

APPROVED AS TO FORM:
LLOYD GUINTIVANO
County Counsel

By: 

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EXHIBIT "A" – SCOPE OF SERVICES

1. CONTRACTOR RESPONSIBILITIES.

With this Agreement, the County of Lake is committing two hundred eighty thousand three hundred seventy-four dollars (\$280,374) in Community Development Block Grant (CDBG) to support activities of the BUILD Project, by North Coast Opportunities, Inc.

2. REPORTING REQUIREMENTS. Contractor shall submit quarterly reports in a format approved by County by the 10th of the month following the report period, and shall include descriptions of funds obligated and expended-to-date, for contract and project monitoring purposes. Updates on project progress will be provided to the Board of Supervisors on an annual basis. A final report will likewise be provided, in a format approved by the County.

3. RECORDS RETENTION. Contractor shall prepare, maintain and/or make available to County upon request, all records and documentation pertaining to this Agreement, including financial, statistical, property, recipient and service records and supporting documentation for a period of five (5) years from the date of final payment of this Agreement. If at the end of the retention period, there is ongoing litigation or an outstanding audit involving the records, Contractor shall retain the records until resolution of litigation or audit. After the retention period has expired, Contractor assures that confidential records shall be shredded and disposed of appropriately.

4. COUNTY RESPONSIBILITIES. The County of Lake will provide the following supports, to promote project success:

4.1 Appropriate staffing/coordination related to regular BUILD Project meetings convened by NCO, and timely response to related communications such as may be needed to advance the BUILD Project within the performance period.

4.2 Timely processing of each financial reimbursement as described in Exhibit B.

4.3 County Code Enforcement staff will work with NCO to identify vacant residences slated for red-tagging. Where appropriate, as determined through NCO's BUILD Project vetting process, and in coordination with County Code Enforcement officials, as needed, renovating these homes will provide BUILD students with access to additional learning opportunities, and repairs made will halt the red-tagging process, instead making home legally habitable and available for rent.

Please note, this intention should in no way be interpreted as a guarantee that homes so identified will be appropriate for inclusion in the BUILD Project, and in no way alters content or applicability of relevant building codes and associated penalties for non-compliance.

4.4 Assistance with outreach, promotion and program referrals, as mutually determined appropriate by the parties to this Agreement (*i.e. the County and NCO, Inc.*)

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EXHIBIT "B" – Proposed Budget

HCD LAKE CO: CDBG \$280,374 24 MTHS (PG 4 of 5 Exhibit A)		4 Cohorts						FY2606 11/01/25- 06/30/26	FY2706 07/01/26- 06/30/27	FY2806 07/01/27- 06/30/28	TOTAL	
Item												
CATEGORY 1: Personnel	Hrly Wage	Y1 FTE	Y2 FTE	Y3 FTE	Annual	Monthly	8	12	4	24		
Project Director	Exempt	0.10	0.10	0.10	\$ 133,770	\$ 11,148	\$ 8,918	\$ 13,377	\$ 4,459	\$	26,754	
Project Manager	Exempt	0.25	0.65	0.75	\$ 77,168	\$ 6,431	\$ 12,861	\$ 50,159	\$ 19,292	\$	82,313	
Project Coordinator (I)	\$ 30.53	0.25	0.70	1.00	\$ 63,502	\$ 5,292	\$ 10,584	\$ 44,452	\$ 21,167	\$	76,203	
Subtotal Wages Category 1							\$ 32,363	\$ 107,988	\$ 44,918	\$	185,270	
												\$ 185,270
FRINGE BENEFITS	Fringe											
Project Director	29%						\$ 2,586	\$ 3,879	\$ 1,293	\$	7,759	
Project Manager	38%						\$ 4,887	\$ 19,061	\$ 7,331	\$	31,279	
Project Coordinator (I)	38%						\$ 4,022	\$ 16,892	\$ 8,044	\$	28,957	
Subtotal Fringe Category 1							\$ 11,495	\$ 39,831	\$ 16,668	\$	67,995	
Total (Wages & Fringe) Category 1							\$ 43,858	\$ 147,819	\$ 61,586	\$	253,264	
												\$ 253,264
CATEGORY 4: Operating Expenses					Per Unit							
	Grant funds will be used to provide IT support for project staff at \$50/emp month.											
IT Support		2.00			\$50.00		\$ -	\$ 1,200	\$ 400	\$	1,600	
Office Supplies					\$30		\$ 239	\$ 359	\$ 120	\$	718	
Total Category 4							\$ 239	\$ 1,559	\$ 520	\$	2,318	
TOTAL DIRECT COSTS (ID OK)							\$ 44,098	\$ 149,379	\$ 62,106	\$	255,582	
TOTAL DIRECT COSTS (NO ID)											\$	-
CATEGORY 6: ADMINISTRATION												\$ 255,582
Administration		9.70%					\$ 4,277	\$ 14,490	\$ 6,024	\$	24,791	
TOTAL DIRECT and INDIRECT							\$ 48,375	\$ 163,868	\$ 68,130	\$	280,374	
REMAINING											\$ 0	

grant total - total Direct + ID

Quarterly reporting (financial and activity) within 15 days of end of quarter

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Award-Specific Terms and Conditions

Jurisdiction's Name: County of Lake

Award Title: 2024 County of Lake

Total Award Budget: \$300,000.00

- **Total Grant Budget:** \$300,000.00
- **Total Program Income Budget:** (Cash-On-Hand and Future Anticipated): N/A
 - **Cash-On-Hand PI:** N/A
 - Future Anticipated PI: N/A

Award Number: 24-CDBG-10022

Contract Administrator:

- **Name:** Susan Parker
- **Title:** County Administrative Officer
- **Email Address:** susan.parker@lakecountyca.gov

Program/Project 1

Sub Award Title 1: Build Program

Scope of Work 1: The County of Lake will use CDBG funds for assistance to increase self- sufficiency, including literacy, independent living skills, resume writing, job coaching, "how to get and keep a job" training, and/or training students in a particular field or skill when there is no tie to a specific position or business.

Program/Project Matrix Code 1: 05H - Employment Training

Program/Project's National Objective 1: LMC - Low/Mod Clientele

Sub Award Number: 24-CDBG-NH-10022-A1

Milestones:

- Milestone 1: Activity Initiation. Must be completed no later than 60 days from contract execution
- Milestone 2: The program will conduct four training cycles during the performance period of 24 months
- Milestone 3: Each training cycle will provide 400 hours of instruction over approximately 3 months to a class of 6 participants. If participants need additional training, they will be encouraged to participate for an additional 50 hours

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- Milestone 4: Training will begin with an initial orientation focused on workplace safety and work etiquette. Topics covered will include work attire, jobsite dangers, handling hazardous conditions, sexual harassment, job placement opportunities, substance use policies, what to do in case of an injury, etc.
- Milestone 5: Hard skill training will be overseen by licensed contractors. Having a licensed contractor as an instructor lends credibility to participants' experience when they are ready to find a job. The first two weeks of training will focus on safe demolition of uninhabitable buildings, including dealing with molds, asbestos, dry rot, leaking plumbing, and live electricity. On-going construction skills training will include light electrical, painting, flooring, window and toilet replacement, door installation, etc. Instruction will also be provided by the Project Coordinator, who will broaden his current construction experience by working with a Bridges crew for at least one month at the beginning of the funding period. Having a qualified instructor on staff will reduce the costs of working with contractors for activities that do not require a licensed contractor
- Milestone 6: Soft skill job instruction will be provided weekly by NCO staff, covering punctuality, resume development, on-the-job relationship and communication skills, etc. Participants will have the opportunity to practice their interview skills twice—at the beginning and again at the end of their training. This component also includes monthly presentations by potential employers
- Milestone 7: Each participant will receive a construction toolkit, transportation support (gas cards or bus passes) if needed, and a graduation gift that will be useful in their new profession, such as a power tool
- Milestone 8: Each student will receive on-going assessment and 1:1 guidance and, at the completion of the 300-hour training, each participant will receive a full report of the construction skillset they have mastered and a certificate of completion
- Milestone 9: Each participant will receive job placement support. NCO has secured job placement agreements with local employers who are willing and eager to hire BUILD graduates
- Milestone 10: Activity closeout (must be completed no later than 90 days after the Expenditure Deadline)

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EXHIBIT "C" – FISCAL PROVISIONS

1. CONTRACTOR'S FINANCIAL RECORDS. Contractor shall keep financial records for funds received hereunder, separate from any other funds administered by Contractor, and maintained in accordance with Generally Accepted Accounting Principles and Procedures and the Office of Management and Budget's Cost Principles.

2. INVOICES.

Funds shall be released to the Contractor (NCO, Inc.) in

2.1 Contractor's invoices shall be submitted in arrears on a monthly basis, or such other time that is mutually agreed upon in writing, and shall be itemized and formatted to the satisfaction of the County.

2.2 County shall make payment within 20 business days of an undisputed invoice for the compensation stipulated herein for supplies delivered and accepted or services rendered and accepted, less potential deductions, if any, as herein provided. Payment on partial deliverables may be made whenever amounts due so warrant or when requested by the Contractor and approved by the Assistant Purchasing Agent.

3. AUDIT REQUIREMENTS AND AUDIT EXCEPTIONS

3.1 Contractor warrants that it shall comply with all audit requirements established by County and will provide a copy of Contractor's Annual Independent Audit Report, if applicable.

3.2 County may conduct periodic audits of Contractor's financial records, notifying Contractor no less than 48 hours prior to scheduled audit. Said notice shall include a detailed listing of the records required for review. Contractor shall allow County, or other appropriate entities designated by County, access to all financial records pertinent to this Agreement.

3.3 Contractor shall reimburse County for audit exceptions within 30 days of written demand or shall make other repayment arrangements subject to the approval of County.

4. BUDGET. The Contractor shall submit, in advance, a detailed budget, in the format provided by County for review and approval by the County. Contractor shall be compensated only for expenses included in the approved budget. Modification to the budget must be approved in advance by the County.

5. EXPENDITURE OF FUNDS.

5.1 Funds payable through this agreement shall not be used to purchase food or promotional merchandise or to attend conferences unless specifically approved in the budget.

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5.2 County reserves the right to refuse payment to Contractor or disallow costs for any expenditure determined to be unreasonable, out of compliance, or inappropriate to the services provided hereunder.

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EXHIBIT "D" – COMPLIANCE PROVISIONS

- 1. INFORMATION INTEGRITY AND SECURITY.** Contractor shall immediately notify County of any known or suspected breach of personal, sensitive and confidential information related to Contractor's work under this Agreement.
- 2. NON-DISCRIMINATION.** Contractor shall not unlawfully discriminate against any qualified worker or recipient of services because of race, religious creed, color, sex, sexual orientation, national origin, ancestry, physical disability, mental disability, medical condition, marital status or age.

3. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

3.1 The Contractor certifies to the best of its knowledge and belief, that it and its subcontractors:

- A. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
- B. Have not, within a three-year period preceding this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated in the preceding paragraph; and
- D. Have not, within a three-year period preceding this Agreement, had one or more public transactions terminated for cause or default.

3.2 Contractor shall report immediately to County, in writing, any incidents of alleged fraud and/or abuse by either Contractor or Contractor's subcontractor. Contractor shall maintain any records, documents, or other evidence of fraud and abuse until otherwise notified by County.

4. AGREEMENTS IN EXCESS OF \$100,000. Contractor shall comply with all applicable orders or requirements issued under the following laws:

- 4.1 Clean Air Act, as amended (42 USC 1857).
- 4.2 Clean Water Act, as amended (33 USC 1368).
- 4.3 Federal Water Pollution Control Act, as amended (33 USC 1251, et seq.)
- 4.4 Environmental Protection Agency Regulations (40 CFR and Executive Order 11738).

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5. INDEMNIFICATION AND HOLD HARMLESS.

Contractor shall indemnify and defend County and its officers, employees, and agents against and hold them harmless from any and all claims, losses, damages, and liability for damages, including attorney's fees and other costs of defense incurred by County, whether for damage to or loss of property, or injury to or death of person, including properties of County and injury to or death of County officials, employees or agents, arising out of, or connected with Contractor's operations hereunder or the performance of the work described herein, unless such damages, loss, injury or death is caused solely by the negligence of County.

Contractor's obligations under this Section shall survive the termination of the Agreement.

6. STANDARD OF CARE. Contractor represents that it is specially trained, licensed, experienced and competent to perform all the services, responsibilities and duties specified herein and that such services, responsibilities and duties shall be performed, whether by Contractor or designated subcontractors, in a manner according to generally accepted practices.

7. INTEREST OF CONTRACTOR. Contractor assures that neither it nor its employees has any interest, and that it shall not acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services hereunder.

8. DUE PERFORMANCE – DEFAULT. Each party agrees to fully perform all aspects of this agreement. If a default to this agreement occurs then the party in default shall be given written notice of said default by the other party. If the party in default does not fully correct (cure) the default within 15 days of the date of that notice (i.e. the time to cure) then such party shall be in default. The time period for corrective action of the party in default may be extended in writing executed by both parties, which must include the reason(s) for the extension and the date the extension expires.

Notice given under this provision shall specify the alleged default and the applicable Agreement provision and shall demand that the party in default perform the provisions of this Agreement within the applicable time period. No such notice shall be deemed a termination of this Agreement, unless the party giving notice so elects in that notice, or so elects in a subsequent written notice after the time to cure has expired.

9. INSURANCE.

9.1 Contractor shall procure and maintain Workers' Compensation Insurance for all of its employees.

9.2 Contractor shall procure and maintain Comprehensive Public Liability Insurance, both bodily injury and property damage, in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence, including but not limited to endorsements for the following coverage: personal injury, premises-operations, products and completed operations, blanket contractual, and independent contractor's liability.

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9.3 Contractor shall procure and maintain Comprehensive Automobile Liability Insurance, both bodily injury and property damage, on owned, hired, leased and non-owned vehicles used in connection with Contractor's business in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence.

9.4 Contractor shall procure and maintain Professional Liability Insurance for the protection against claims arising out of the performance of services under this Agreement caused by errors, omissions or other acts for which Contractor is liable. Said insurance shall be written with limits of not less than one million dollars (\$1,000,000).

9.5 Contractor shall not commence work under this Agreement until it has obtained all the insurance required hereinabove and submitted to County certificates of insurance naming the County of Lake as additional insured. Contractor agrees to provide to County, at least 30 days prior to expiration date, a new certificate of insurance.

9.6 In case of any subcontract, Contractor shall require each subcontractor to provide all of the same coverage as detailed hereinabove. Subcontractors shall provide certificates of insurance naming the County of Lake as additional insured and shall submit new certificates of insurance at least 30 days prior to expiration date. Contractor shall not allow any subcontractor to commence work until the required insurances have been obtained.

9.7 For any claims related to the work performed under this Agreement, the Contractor's insurance coverage shall be primary insurance as to the County, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by County, its officers, officials, employees, agents or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.

9.8 The Commercial General Liability and Automobile Liability Insurance must each contain, or be endorsed to contain, the following provision:

The County, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds and shall be added in the form of an endorsement to Contractor's insurance on Form CG 20 10 11 85. Contractor shall not commence work under this Agreement until Contractor has had delivered to County the Additional Insured Endorsements required herein.

Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under subdivision (b) of California Civil Code Section 2782.

9.9 Insurance coverage required of Contractor under this Agreement shall be placed with insurers with a current A.M. Best rating of no less than A: VII.

Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve the Contractor for liability in excess of such coverage, nor shall it preclude County from taking other action as is available to it under any other provision of this Agreement or applicable law. Failure

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of County to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at a later date.

9.10 Any failure of Contractor to maintain the insurance required by this section, or to comply with any of the requirements of this section, shall constitute a material breach of the entire Agreement.

10. ATTORNEY'S FEES AND COSTS. If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.

11. ASSIGNMENT. Contractor shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of County except that claims for money due or to become due Contractor from County under this Agreement may be assigned by Contractor to a bank, trust company, or other financial institution without such approval. Written notice of any such transfer shall be furnished promptly to County. Any attempt at assignment of rights under this Agreement except for those specifically consented to by both parties or as stated above shall be void.

12. PAYROLL TAXES AND DEDUCTIONS. Contractor shall promptly forward payroll taxes, insurances, and contributions to designated governmental agencies.

13. INDEPENDENT CONTRACTOR. It is specifically understood and agreed that, in the making and performance of this Agreement, Contractor is an independent contractor and is not an employee, agent or servant of County. Contractor is not entitled to any employee benefits. County agrees that Contractor shall have the right to control the manner and means of accomplishing the result contracted for herein.

Contractor is solely responsible for the payment of all federal, state and local taxes, charges, fees, or contributions required with respect to Contractor and Contractor's officers, employees, and agents who are engaged in the performance of this Agreement (including without limitation, unemployment insurance, social security and payroll tax withholding.)

14. OWNERSHIP OF DOCUMENTS. All non-proprietary reports, drawings, renderings, or other documents or materials prepared by Contractor hereunder are the property of County.

15. SEVERABILITY. If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.

16. ADHERENCE TO APPLICABLE DISABILITY LAW. Contractor shall be responsible for knowing and adhering to the requirements of Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, (42 U.S.C. Sections 12101, et seq.). California Government Code Sections 12920 et seq., and all related state and local laws.

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17. HIPAA COMPLIANCE. Contractor will adhere to Titles 9 and 22 and all other applicable Federal and State statutes and regulations, including the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and will make his best efforts to preserve data integrity and the confidentiality of protected health information.

18. SAFETY RESPONSIBILITIES. Contractor will adhere to all applicable CalOSHA requirements in performing work pursuant to this Agreement. Contractor agrees that in the performance of work under this Agreement, Contractor will provide for the safety needs of its employees and will be responsible for maintaining the standards necessary to minimize health and safety hazards.

19. JURISDICTION AND VENUE. This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue of any action or proceeding regarding this Agreement or performance thereof shall be in Lake County, California. Contractor waives any right of removal it might have under California Code of Civil Procedure Section 394.

20. RESIDENCY. All independent contractors providing services to County for compensation must file a State of California Form 590, certifying California residency or, in the case of a corporation, certifying that they have a permanent place of business in California.

21. NO THIRD-PARTY BENEFICIARIES. Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create, any rights in or for the benefit of third parties.

22. PUBLIC RECORDS ACT. Contractor is aware that this Agreement and any documents provided to the County may be subject to the California Public Records Act and may be disclosed to members of the public upon request. It is the responsibility of the Contractor to clearly identify information in those documents that s/he considers to be confidential under the California Public Records Act. To the extent that the County agrees with that designation, such information will be held in confidence whenever possible. All other information will be considered public.

24-CDBG-10022 CC Signed

Final Audit Report

2025-12-29

Created:	2025-12-29
By:	Shannon Heenan (shannon.heenan@lakecountyca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGzjh_xMF0jgkWkXfe2HxBusbUy1WiEH

"24-CDBG-10022 CC Signed" History

✉ Document created by Shannon Heenan (shannon.heenan@lakecountyca.gov)

2025-12-29 - 5:36:15 PM GMT- IP address: 208.91.28.66

✉ Document emailed to dmcintire@ncoinc.org for signature

2025-12-29 - 5:38:00 PM GMT

✉ Document viewed by dmcintire@ncoinc.org

2025-12-29 - 5:38:08 PM GMT- IP address: 50.189.122.1

✍ Signer dmcintire@ncoinc.org entered name at signing as Daniel McIntire

2025-12-29 - 5:38:51 PM GMT- IP address: 50.189.122.1

✍ Document e-signed by Daniel McIntire (dmcintire@ncoinc.org)

Signature Date: 2025-12-29 - 5:38:53 PM GMT - Time Source: server- IP address: 50.189.122.1

✓ Agreement completed.

2025-12-29 - 5:38:53 PM GMT