

**AMENDMENT NO. 4
TO THE PROJECT ADVISOR AGREEMENT
BETWEEN UNIVERSITY LAKES LLC AND B&D|CSRS, L.L.C.**

THIS AMENDMENT is made effective as of the ____ day of _June, 2024 between B&D|CSRS, L.L.C. ("B&D|CSRS"), a Louisiana corporation with principal office at 8555 United Plaza Boulevard, Baton Rouge, Louisiana and University Lakes LLC with a principal office at 3796 Nicholson Drive, Baton Rouge, Louisiana ("the Owner").

WHEREAS, the Owner is amending its existing Project Advisor Agreement dated March 27, 2020,

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained, the parties hereto agree as follows:

1. The scope of services found in Exhibit A- Scope of Services, to be added to the scopes of services in previous amendments.
2. The fee associated with the additional scope can be found attached as Exhibit B- Rates and Fee.
3. The terms and conditions of the CDBG Rider attached as Exhibit C.
4. All other terms and condition remain as stated in the Agreement.

IN WITNESS WHEREOF, B&D|CSRS and the Owner agree to the foregoing and have caused this Amendment to be executed by their respective duly authorized representatives as of the date set forth below.


B&D|CSRS, L.L.C.

BY: BRADFORD L. NOYES

TITLE: EUP

DATE: 6.5.2024


University Lakes LLC

BY: Robert M. Stuart, Jr.

TITLE: Manager

DATE: 06 / 05 / 2024

**AMENDMENT NO. 3
TO THE PROJECT ADVISOR AGREEMENT
BETWEEN UNIVERSITY LAKES LLC AND B&D|CSRS, L.L.C.**

THIS AMENDMENT is made effective as of the 1st day of November 2022 between B&D|CSRS, L.L.C. ("B&D|CSRS"), a Louisiana corporation with principal office at 8555 United Plaza Boulevard, Baton Rouge, Louisiana and University Lakes LLC with a principal office at 3796 Nicholson Drive, Baton Rouge, Louisiana ("the Owner").

WHEREAS, the Owner is amending its existing Project Advisor Agreement dated March 27, 2020,

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained, the parties hereto agree as follows:

1. The scope of services found in Exhibit A- Scope of Services, to replace the previous scope of services referenced in Amendment 2.
2. The fee associated with the revised scope can be found attached as Exhibit B- Rates and Fee.
3. All other terms and condition remain as stated in the Agreement.

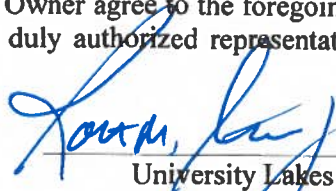
IN WITNESS WHEREOF, B&D|CSRS and the Owner agree to the foregoing and have caused this Amendment to be executed by their respective duly authorized representatives as of the date set forth below.


B&D|CSRS, L.L.C.

BY: BRADFORD L. NOYES

TITLE: EXECUTIVE VICE PRESIDENT

DATE: 5.12.2023


University Lakes LLC

BY: Robert M. Stuart, Jr.

TITLE: Manager

DATE: 5/15/2023

EXHIBIT A—SCOPE OF SERVICES PHASE 2

B&D|CSRS, L.L.C ("Project Advisor") has been selected by the University Lakes LLC ("UL") to provide advisory services to the University Lakes Project ("Project"). This Exhibit A serves as an exhibit to the Agreement for Advisor Services ("Agreement") made on 27th day of March 2020, by and between Project Advisor and UL.

BASIC SERVICES—PHASE 2

The Basic Services are listed below and organized by five primary tasks: Project Management, Funds and Grants Management, Design Management, Regulatory Reviews and Approvals, Outreach and Engagement, and Construction Administration. All work to be done in accordance with plan(s) for avoiding conflicts of interest with funding sources, partners and/or programs.

TASK 1: Project Management

- A. Manage and coordinate the various tasks required for the Project, working with multiple consultants, contractors, and stakeholders to ensure that deliverables are provided and milestones are met, according to budget and schedule.
- B. Prepare and conduct a competitive process (Request for Qualifications (RFQ) and/or Request for Proposals (RFP)) to select and engage the services for the construction of:
 - 1) Capping and landscaping of the Advance Work Project island in University Lake; and
 - 2) Improvements to May Street and the surrounding area.

The process should:

- 1) Be compliant with the provisions of the Lakes MOU;
 - 2) Result in the selection of a Contractor(s) who is capable of performing the Work to be done for the Project within the available budget, within a reasonable schedule, and with the minimum disruption to the adjacent communities as is feasible for a Project of this magnitude.
- C. Work with CMAR contractor to develop and negotiate a Guaranteed Maximum Price (GMP) for Phase 2 of the Project.
- D. Working closely with legal counsel provided by UL and/or LSU to prepare agreements, as needed, to support the Project.
- E. Ensure compliance with and support for the equal opportunity, diversity, and inclusion requirements and goals for the Project as described in the MOU.
- F. Provide general support to UL and the Project Management Committee for public communications, management of Committee meetings, decision support, and stakeholder engagement for all aspects of the above.
- G. Provide data management and file storage for project documents that is accessible by Project Stakeholders as determined by UL.

- H. Any additional tasks deemed necessary by UL within the total budgeted contract amount.

TASK 2: Funds and Grants Management

- A. Manage compliance and reporting, as required, with the laws, rules, and restrictions applicable to each funding source supporting the Project.
- B. Analyze the cash flow needs for the Project and recommend approaches, including bridge financing, to ensure that UL will be able to timely pay all invoices submitted by and properly payable to vendors and contractors expected to provide goods or services during that phase.
- C. Provide limited support to each member of the Project Management Committee to prepare submissions to each member's governing body required to obtain funding and approvals to proceed.
- D. Prepare any grant applications or other legal agreements, as required, to obtain or justify funding to support the Project.
- E. Process each vendor and contractor payment request and provide UL with a final accounting of all payments paid to vendors and contractors upon completion of their respective scopes of work.

TASK 3: Design Support and Management for May Street and Phase 2 (University Lake)

- A. Administer the following reviews and approvals, as needed:
 - 1) "Plan-in-Hand" review of: Program Confirmation, Schematic Design, Design Development, and Construction Documents.
 - 2) LSU Planning, Design, and Construction.
 - 3) LA DOTD.
 - 4) Facility Planning and Control (FP&C).
 - 5) East Baton Rouge Department of Transportation & Drainage.
 - 6) BREC.
 - 7) Utility reviews associated with telecommunications, water, wastewater, storm, and power.
 - 8) Project Management Committee.
- B. Perform three design and constructability reviews. One review will take place at the completion of each of the following phases: Schematic Design, Design Development, and Construction Documents.
- C. Review of associated site reports and documents supplied by outside consultants.
 - 1) Geotechnical report recommendations.
 - 2) Environmental report recommendations.
 - 3) Site surveys, including boundary, topographic, and bathymetric.
 - 4) H&H, drainage, and water quality study recommendations.

TASK 4: Regulatory Reviews and Approvals

- A. The following regulatory agencies are included in this scope of services:
 - 1) U.S. Army Corps of Engineers
 - 2) U.S. Fish and Wildlife Service
 - 3) U.S. Department of Housing & Urban Development (HUD)
 - 4) LA DOTD
 - 5) LA DEQ
 - 6) East Baton Rouge DPW
- B. Provide Project Team with permitting schedules, drawing requirements, and critical path items.
- C. Facilitate coordination calls with regulatory agencies to facilitate a smooth regulatory review and permitting process.
- D. Collect appropriate design plans and drawings from Project Team to obtain approvals from regulatory agencies and prepare written responses to design-related regulatory comments.
- E. Draft and submit applications, as required, for each regulatory agency noted above.
- F. Respond to questions and additional requests for information from regulatory agencies.

TASK 5: Outreach and Engagement

- A. Develop and deploy community engagement messaging and materials related to Phase 1 and Phase 2 construction.
- B. Maintain public-facing project website to inform the Project Management Committee and stakeholders with links to public documents.

TASK 7: Construction Administration

- A. Organize and facilitate the pre-construction meeting between the designers, contractors, and UL.
- B. Perform daily site visits, or as often as required, to observe and monitor construction activity. Findings from each visit will be consolidated into an observation report.
- C. Participate monthly in project status meeting with the Designer(s) to observe, review, and make recommendations on:
 - 1) Percentage of construction in place.
 - 2) Updated "Cost to Complete" review.

- 3) Updated schedule review.
 - 4) Status of construction milestones.
 - 5) Project RFI's, ASI's, and OSI's.
 - 6) Material compliance and testing.
 - 7) On-site manpower committed to the project.
 - 8) Project photographs.
 - 9) Compliance with applicable design and construction guidelines, which may include: East Baton Rouge, LSU, BREC, FP&C, and DOTD.
- D. Assist with and provide recommendations to UL on Project-related disputes between the Designer(s) and or Contractor(s) and UL.
- E. Keep UL informed regarding the status of the Project relative to the funds expended so that the disbursements are commensurate with the work quantity and quality.
- F. Produce a report for UL to accompany construction invoices that provide the status of the Project relative to funds expended.

TASK 8: Project Closeout

- A. Schedule a preliminary inspection with contractor and designers to verify that the project is complete and ready for final inspection.
 - a. Prepare and distribute a written list of discrepancies (punch list) for the contractors.
- B. Assist in creating an "Owner's Punch List" for UL and evaluating the completion of the Designers' punch list.
- C. Assemble and archive all required closeout documents from designers, contractors, regulatory agencies, and funders.
- D. Work with UL to prepare, finalize, and sign a project closeout sheet which summarizes all expenditures for the project and indicates the total amount to be billed to UL.

EXHIBIT B—RATES AND FEE

B&D|CSRS, L.L.C ("Project Advisor") has been selected by the University Lakes LLC ("UL") to provide advisory services to the University Lakes Project ("Project"). This Exhibit B serves as an exhibit to the Agreement for Advisor Services ("Agreement") made on 27th day of March 2020 by and between Project Advisor and UL.

B&D CSRS LLC HOURLY RATES	
Engagement Partner	\$275.00
Project Lead	\$245.00
Senior Analyst/Senior Project Manager	\$235.00
Engineer/Designer	\$185.00
Analyst	\$150.00
Project Coordinator	\$110.00
Construction Inspector	\$75.00
Reimbursables (Travel, Lodging, Meals, Postage, Reproductions, etc.)	Billed at actual cost

CSRS proposes to continue to perform the services as defined in Exhibit A in accordance with rates above. B&D|CSRS LLC estimates that this scope of work (Phase 2) can be completed for an additional estimated labor cost not to exceed \$700,000.00 and reimbursable expenses not to exceed \$25,000.00. This estimate will not be exceeded without prior written authorization.

**AMENDMENT NO. 1
TO THE PROJECT ADVISOR AGREEMENT
BETWEEN UNIVERSITY LAKES LLC AND B&D|CSRS, L.L.C.**

THIS AMENDMENT is made effective as of the 1st day of June 2020 between B&D|CSRS, L.L.C. ("B&D|CSRS"), a Louisiana corporation with principal office at 6767 Perkins Road, Suite 200, Baton Rouge, Louisiana and University Lakes, L.L.C. with a principal office at 3796 Nicholson Drive, Baton Rouge, Louisiana ("the Owner").

WHEREAS, the Owner is amending its existing Project Advisor Agreement dated March 27, 2020,

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained, the parties hereto agree as follows:

1. The scope of services is hereby revised to reflect the scope found in Exhibit A- Scope of Services Phase 2.
2. The fee associated with the revised scope can be found attached as Exhibit B- Rates and Fee. In addition, the \$20,000 Reimbursable Expense budget from the original Project Advisor Agreement is hereby transferred over to budget available for labor using the rate table in Exhibit B- Rates and Fee. See table below:

Original Labor Budget	\$ 330,000.00
Original Expense Budget	\$ (20,000.00)
Amendment #1 Labor Budget	\$ 450,000.00
Amendment #1 Expense Budget	\$ 30,000.00
Original Expense-turned-Labor Budget	\$ 20,000.00
TOTAL Budget	\$ 830,000.00

3. All other terms and condition remain as stated in the Agreement.

IN WITNESS WHEREOF, B&D|CSRS and the Owner agree to the foregoing and have caused this Amendment to be executed by their respective duly authorized representatives as of the date set forth below.

Bradford L. Noyes

B&D|CSRS, L.L.C.

BY: Bradford L. Noyes

TITLE: Executive Vice
~~President~~

DATE: 06 / 14 / 2021

Robert M. Stuart, Jr.

University Lakes, L.L.C.

BY: Robert M. Stuart, Jr.

TITLE: Manager

DATE: 06 / 14 / 2021

EXHIBIT A—SCOPE OF SERVICES PHASE 2

B&D|CSRS, L.L.C. (“Project Advisor”) has been selected by the University Lakes, L.L.C. (“UL”) to provide advisory services to the University Lakes Project (“Project”). This Exhibit A serves as an exhibit to the Agreement for Advisor Services (“Agreement”) made on _____ day of _____ by and between Project Advisor and UL.

BASIC SERVICES—PHASE 2

The Basic Services are listed below and organized by seven primary tasks: Project Management, Funds and Grants Management, Land Rights, Design Management, Regulatory Reviews and Approvals, Outreach and Engagement, and Construction Administration. All work to be done in accordance with plan(s) for avoiding conflicts of interest with funding sources, partners and/or programs.

TASK 1: Project Management

- A. Manage and coordinate the various tasks required for the Project, working with multiple consultants and stakeholders to ensure that deliverables are provided, and milestones are met, according to budget and schedule.
- B. Prepare and maintain a Master Schedule of Project activities and milestones.
- C. Prepare and conduct a competitive process (Request for Qualifications (RFQ) and/or Request for Proposals (RFP)) to select and engage the services for construction improve water quality and flood risk reduction benefits in up to six lakes, as well as construct mobility improvements and amenities around one or more of the lakes; the process should:
 - 1) Be compliant with the provisions of the Lakes MOU;
 - 2) Ensure the selection of a Contractor(s) who is capable of performing the Work to be done for the Project within the available budget, within an expeditious schedule, and with the minimum disruption to the adjacent communities as is feasible for a Project of this magnitude.
- D. Working closely with legal counsel provided by UL and/or LSU, prepare agreements, as needed, to support the Project.
- E. Ensure compliance with and support for the equal opportunity, diversity, and inclusion requirements and goals for the Project as described in the MOU.
- F. Provide general support to UL and the Project Management Committee for public communications, management of Committee meetings, decision support, and stakeholder engagement for all aspects of the above.
- G. Provide data management and file storage for project documents that is accessible by Project Stakeholders as determined by UL.

- H. Any additional tasks deemed necessary by UL for Phase I services within the total budgeted contract amount.

TASK 1 Deliverables:

1. Meeting Agendas, Meeting Notes, Presentations, and Reports—Project Advisor will prepare meeting agendas and presentations for Committee meetings, as well as meeting notes from meetings. Project Advisor will also provide regular status reports to UL and the Committee, as well as upon request.
2. Master Schedule—Project Advisor will prepare and maintain a Master Schedule for the Project that includes activities and tasks to be performed by the Project Team, as well as critical project milestones. The Master Schedule will be available to the Project Team and reviewed on a regular basis.
3. Request for Proposals and/or Request for Qualifications (RFP/Q) will be prepared for construction of the Project. Project Advisor will also manage the RFP/Q process through selection to contract. Project Advisor will manage the various procurement processes as determined by the Project Management Committee for the selection of contractor(s).
4. Provide data management and file storage for project documents that is accessible by Project Stakeholders.

TASK 2: Funds and Grants Management

- A. Manage compliance and reporting, as required, with the laws, rules, and restrictions applicable to each funding source supporting the Project.
- B. Analyze the cash flow needs for the Project and recommend approaches, including bridge financing, to ensure that UL will be able to timely pay all invoices submitted by and properly payable to vendors and contractors expected to provide goods or services during that phase.
- C. Provide limited support to each member of the Project Management Committee to prepare submissions to each member's governing body required to obtain funding and approvals to proceed.
- D. Prepare any grant applications or other legal agreements, as required, to obtain or justify funding to support the Project.
- E. Process each vendor and contractor payment request and provide UL with a final accounting of all payments paid to vendors and contractors upon completion of their respective scopes of work.

TASK 2 Deliverables:

1. Prepare and save compliance and/or status reports and supporting documentation, as required by Project funding sources.
2. Maintain Project budget and cashflow model.
3. Prepare and save grant applications and other legal agreements.
4. Cover sheets to accompany vendor or contractor pay requests that signify approval by Project Advisor or identify any concerns and/or actions needed to finalize payment.

TASK 3: Land Rights

- A. Create a preliminary land rights work map, based on LandSource boundary survey and associated title research.
- B. Create and maintain a list of landowners and their contact information.
- C. Contact landowners, as needed, to discuss any necessary access or permissions, as well as possible land rights clarifications.
- D. Coordinate land rights activities, as needed, working with UL, LSU, and/or their agents.

TASK 3 Deliverables:

1. Prepare and maintain GIS-based land rights work map.
2. Create and maintain list of landowners with contact information in Excel format and/or project portal.
3. Documentation of contact with landowners and any land rights activities in project data folder.

TASK 4: Design Management

- A. Administer the following reviews and approvals:
 - 1) "Plan-in-Hand" review of: Program Confirmation, Schematic Design, Design Development, and Construction Documents.
 - 2) LSU Planning, Design, and Construction.
 - 3) LA DOTD.
 - 4) Facility Planning and Control (FP&C).
 - 5) East Baton Rouge Department of Transportation & Drainage.

- 6) BREC.
 - 7) Utility reviews associated with telecommunications, water, wastewater, storm, and power.
 - 8) Project Management Committee.
- B. Perform three design and constructability reviews. One review will take place at the completion of each of the following phases: Schematic Design, Design Development, and Construction Documents.
- C. Review of associated site reports and documents supplied by outside consultants.
- 1) Geotechnical report recommendations.
 - 2) Environmental report recommendations.
 - 3) Site surveys, including boundary, topographic, and bathymetric.
 - 4) H&H, drainage, and water quality study recommendations.

TASK 4 Deliverables:

- 1. Complete "Plan-in-Hand" review checklists at milestones noted above.
- 2. Prepare and distribute notes from meetings with approval agencies.
- 3. Prepare and distribute three design and constructability review reports at the milestones noted above.
- 4. Provide review comments to outside consultants for associated site reports and documents.

TASK 5: Regulatory Reviews and Approvals

- E. The following regulatory agencies are included in this scope of services:
- 1) U.S. Army Corps of Engineers
 - 2) U.S. Fish and Wildlife Service
 - 3) U.S. Department of Housing & Urban Development (HUD)
 - 4) LA DOTD
 - 5) LA DEQ
 - 6) East Baton Rouge DPW
- F. Provide Project Team with permitting schedules, drawing requirements, and critical path items.
- G. Facilitate coordination calls with regulatory agencies to facilitate a smooth regulatory review and permitting process.
- H. Collect appropriate design plans and drawings from Project Team to obtain approvals from regulatory agencies and prepare written responses to design-related regulatory comments.

- I. Draft and submit applications, as required, for each regulatory agency noted above.

TASK 5 Deliverables:

4. Maintain permitting matrix with schedules and deadlines, requirements, and critical path items.
5. Prepare and distribute notes and comments from coordination and review meetings with regulatory agencies.
6. Draft permit applications for agencies noted above.
7. Final permit applications for agencies noted above.

TASK 6: Outreach and Engagement

- A. Provide Project branding coordinating with the LSU design department(s) and design consultants to generate UL branding concepts for review and approval.
- B. Develop the program, advertise, execute, and facilitate community and stakeholder meetings, as well as utilize multiple activities and media platforms, to provide updates on the Project and solicit and collect feedback from stakeholders. Outreach and engagement activities should align with the design processes of the other design consultants to maximize effectiveness and productivity.
- C. Develop and host a public-facing project website to inform the Project Management Committee and stakeholders with links to public documents.

TASK 6 Deliverables:

1. Provide Project branding template and graphic standards.
2. Develop a Project-branded, public-facing website and maintain it regularly.
3. Draft, secure approvals, and release up to 12 project press releases.
4. Support Master Designer with community installations to share information and collect feedback from stakeholders.
5. Promote and facilitate three public meetings during the design process, and three rounds of targeted stakeholder engagements, document participation and input.

6. Provide monthly community updates during construction via website, social media, and earned media.

TASK 7: Construction Administration

(NOTE: Not included in fee proposal – will be part of construction budget)

- A. Organize and facilitate the pre-construction meeting between the designers, contractors, and UL.
- B. Perform one site visit per week, or more often as required, to observe and monitor construction activity. Findings from each visit will be consolidated into an observation report.
- C. Participate monthly in project status meeting with the Designer(s) to observe, review, and make recommendations on:
 - 1) Percentage of construction in place.
 - 2) Updated “Cost to Complete” review.
 - 3) Updated schedule review.
 - 4) Status of construction milestones.
 - 5) Project RFI’s, ASI’s, and OSI’s.
 - 6) Material compliance and testing.
 - 7) On-site manpower committed to the project.
 - 8) Project photographs.
 - 9) Compliance with applicable design and construction guidelines, which may include: East Baton Rouge, LSU, BREC, FP&C, and DOTD.
- D. Assist with and provide recommendations to UL on Project-related disputes between the Designer(s) and or Contractor(s) and UL.
- E. Assist in creating an “Owner’s Punch List” for UL and evaluating the completion of the Designers’ punch list.
- F. Keep UL informed on the status of the Project relative to the funds expended so that the disbursements are commensurate with the work quantity and quality.

TASK 7 Deliverables:

1. Draft agenda for pre-construction meeting and prepare and distribute notes from the meeting.
2. Provide weekly observation reports based on site visits.
3. Produce a project dashboard to communicate progress and construction, and to serve as a resource for UL and in monthly project status meetings.
4. Produce a report for UL to accompany construction invoices that provide the status of the Project relative to funds expended.

EXHIBIT B—RATES AND FEE

B&D|CSRS, L.L.C. (“Project Advisor”) has been selected by the University Lakes, L.L.C. (“UL”) to provide advisory services to the University Lakes Project (“Project”). This Exhibit B serves as an exhibit to the Agreement for Advisor Services (“Agreement”) made on _____ day of _____ by and between Project Advisor and UL.

B&D CSRS LLC HOURLY RATES	
Engagement Partner	\$275.00
Project Lead	\$245.00
Senior Analyst/Senior Project Manager	\$235.00
Engineer/Designer	\$185.00
Analyst	\$150.00
Project Coordinator	\$110.00
Reimbursables (Travel, Lodging, Meals, Postage, Reproductions, etc.)	Billed at actual cost

CSRS proposes to perform the services as defined in Exhibit A in accordance with rates above. B&D|CSRS LLC estimates that this scope of work (Phase I) can be completed for a total estimated cost not to exceed \$450,000.00 with a reimbursables budget not to exceed \$30,000.00. We will use best efforts to keep reimbursable expenses minimal. This estimate will not be exceeded without prior written authorization.

TITLE	Univ Lakes Amendment 1 - Project Advisor-Phase 2-Exhibit A &...
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DOCUMENT ID	2235447e16dc1b11d422dd43d433b8942998898d
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Completed

Document History



06 / 11 / 2021
14:32:25 UTC-5

Sent for signature to Brad Noyes (bnoyes@bdconnect.com) from chealey@lsufoundation.org
IP: 130.39.54.87



06 / 14 / 2021
07:28:11 UTC-5

Viewed by Brad Noyes (bnoyes@bdconnect.com)
IP: 38.104.29.66



06 / 14 / 2021
16:34:18 UTC-5

Signed by Brad Noyes (bnoyes@bdconnect.com)
IP: 38.104.29.66



06 / 14 / 2021
16:47:04 UTC-5

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06 / 14 / 2021
16:50:14 UTC-5

Sent for signature to Robert M. Stuart, Jr. (rstuart@lsufoundation.org) from chealey@lsufoundation.org
IP: 130.39.54.87

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Document History



06 / 14 / 2021
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Viewed by Robert M. Stuart, Jr. (rstuart@lsufoundation.org)
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06 / 14 / 2021
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Signed by Robert M. Stuart, Jr. (rstuart@lsufoundation.org)
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The document has been completed.