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Transcript of Hearing

Date: October 16, 2025

Case: A TO Z Fun Care

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WORLDWIDE COURT REPORTING & LITIGATION TECHNOLOGY

Transcript of Hearing
Conducted on October 16, 2025

1 (1 to 4)

1	BEFORE THE OFFICE OF ZONING AND ADMINISTRATIVE HEARING FOR MONTGOMERY COUNTY, MARYLAND -----x In RE: : Case No.: LEILA NASSAJ, : CU 25-09 Applicant, : -----x HEARING BEFORE HEARING EXAMINER ANDREA LEWINTER Rockville, Maryland Thursday, October 16, 2025 9:32 a.m. Job No.: 602090 Pages: 1 - 28 Recorded By: Austin Costello	3
2	A P P E A R A N C E S ANDREA LE WINTER, Hearing Examiner LEILA NASSAJ, Applicant MAHMOUD NASSAJ, Husband of Applicant RAHUL PATEL, Architect speaking for Applicant JONY GUIAO-OSPINA, OZAH Staff JOSEPH BOZZONETTI, Technician SAFINA BIBI, Observer ADRIA OBONYO, Law student	4
2	Hearing, held at the location of: MONTGOMERY COUNTY OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS 100 Maryland Avenue Rockville, Maryland 20850 Pursuant to agreement, before Austin Costello, Notary Public in and for the State of Maryland.	4
3	C O N T E N T S PAGE Proceedings 5 E X H I B I T S (Retained by the Court) HEARING EXHIBIT PAGE Exhibit 20 Affidavit of Property Posting 9	4

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2 (5 to 8)

<p>5</p> <p>1 PROCEEDINGS</p> <p>2 HEARING EXAMINER: Okay, great. Just so</p> <p>3 you're aware, everything's being recorded. We have</p> <p>4 the -- the court reporter who is recording and also</p> <p>5 transcribing. I'm also going to be taking notes.</p> <p>6 Those are just for my personal use, because when I</p> <p>7 have to get the transcript, it's easier for me to</p> <p>8 follow along. So if you see me scribbling, it's</p> <p>9 really just for my own benefit. I might ask people</p> <p>10 to stop so I can catch up. But I just want to make</p> <p>11 sure that everybody's aware that we are recording</p> <p>12 this, and the hearing will be transcribed.</p> <p>13 This is an open hearing, as you can see</p> <p>14 from the Zoom and if individuals come in, they're</p> <p>15 entitled to -- to sign in and come in. So this is</p> <p>16 the public hearing in the matter of OZAH Case</p> <p>17 Number CU 25-09, the application of A to Z Fun Care</p> <p>18 Daycare to permit the conditional use of a 70-</p> <p>19 person daycare at 6030 Grosvenor Lane, Bethesda,</p> <p>20 Maryland, in the R-60 zone.</p> <p>21 My name is Andrea LeWinter and I am</p> <p>22 serving as the hearing examiner today. It is my</p> <p>23 role to listen, take evidence and write a decision</p> <p>24 regarding this case. Sitting at the front table, if</p> <p>25 you could just go down and identify yourself and</p>	<p>7</p> <p>1 don't see counsel present. I know that there has</p> <p>2 been email, and I believe that Mr. Patel spoke with</p> <p>3 Miss Byrne. If you do not have an attorney, there</p> <p>4 are significant limitations to how this hearing</p> <p>5 will proceed. You cannot ask questions of Mr.</p> <p>6 Patel. All you can do is make statements. So you</p> <p>7 can make a -- either of you can make a statement.</p> <p>8 Mr. Patel can make a statement. But there can't be</p> <p>9 any direct examination. And if you do not cover all</p> <p>10 of the necessary evidence and information I need to</p> <p>11 make findings, I will not be able to grant the</p> <p>12 petition. So I again note that.</p> <p>13 This -- this is a -- you can't move</p> <p>14 forward with this daycare without the conditional</p> <p>15 use petition. If you want to ensure it's granted,</p> <p>16 you want to really make sure that you're covering</p> <p>17 all of the regulations and ensuring that all of the</p> <p>18 findings that we need to -- to grant a petition are</p> <p>19 in the record, not that they exist, but they are</p> <p>20 actually in the record.</p> <p>21 So I'm going to just caution you again.</p> <p>22 If there are documents listed or other things that</p> <p>23 you think that can amend, I can consider leaving</p> <p>24 the record open for an extended period of time for</p> <p>25 you to submit documents after the fact. I know</p>
<p>6</p> <p>1 your role here today. So you need to turn the green</p> <p>2 button. Yeah. There you go.</p> <p>3 MR. PATEL: My name is Rahul Patel. I am</p> <p>4 with Future Architects. I'm the authorization for</p> <p>5 the applicant.</p> <p>6 HEARING EXAMINER: Okay. Can you catch all</p> <p>7 that? He does speak kind of fast. So you're an</p> <p>8 architect?</p> <p>9 MR. PATEL: Yeah.</p> <p>10 HEARING EXAMINER: Okay.</p> <p>11 MS. NASSAJ: My name is Leila Nassaj. I'm</p> <p>12 the applicant.</p> <p>13 HEARING EXAMINER: Okay.</p> <p>14 MR. NASSAJ: And my name is Mahmoud</p> <p>15 Nassaj. I'm the husband of the applicant, which is</p> <p>16 the owner of A to Z Fun Care.</p> <p>17 HEARING EXAMINER: Okay.</p> <p>18 MR. NASSAJ: Owner, director.</p> <p>19 HEARING EXAMINER: And Ma'am, are you here</p> <p>20 in support, opposition, to -- just to observe?</p> <p>21 MS. BIBI: I'm just here to observe.</p> <p>22 HEARING EXAMINER: Okay. So you don't have</p> <p>23 any intention to present testimony or?</p> <p>24 MS. BIBI: No.</p> <p>25 HEARING EXAMINER: Okay. Thank you. I</p>	<p>8</p> <p>1 we've had conversations about landscaping and</p> <p>2 lighting plans, some other things like that. But I</p> <p>3 will not really be able to direct you past a</p> <p>4 certain extent. So is everybody comfortable then</p> <p>5 proceeding forward today?</p> <p>6 MR. PATEL: Yes.</p> <p>7 HEARING EXAMINER: Okay. So the affidavit</p> <p>8 of posting is not in the record yet. It is my</p> <p>9 understanding, Mr. Patel, that you signed that this</p> <p>10 morning.</p> <p>11 MR. PATEL: Yep.</p> <p>12 HEARING EXAMINER: Is that correct?</p> <p>13 MR. PATEL: Correct.</p> <p>14 HEARING EXAMINER: If you could bring that</p> <p>15 up so I can review it. So this would be Exhibit 20</p> <p>16 entered into the record, which is the certification</p> <p>17 or the affidavit that the property was</p> <p>18 appropriately posted. And I'm just going to write -</p> <p>19 - Mr. Patel, how do you spell your first name?</p> <p>20 (Exhibit 20 was marked)</p> <p>21 MR. PATEL: Rahul, R-A-H-U-L.</p> <p>22 HEARING EXAMINER: Okay. I'm just going to</p> <p>23 write that underneath so we know exactly. All</p> <p>24 right. So I will accept the affidavit of posting.</p> <p>25 Now, I would like to provide some just</p>

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3 (9 to 12)

<p>9</p> <p>1 general information. I know, again, we don't have 2 counsel present, but about how the proceedings will 3 progress. These proceedings are informal with 4 certain formalities. So we're not as strict as a 5 court of law. 6 Even though there's only a few of us in 7 the room, please do not interrupt when someone else 8 is speaking unless you have a specific objection. 9 This is because we have a court reporter, and it is 10 difficult to understand what people are saying when 11 there is crosstalk. And it's particularly important 12 we're in a hybrid format where we have people 13 online who may wish to -- to speak. And I actually 14 noticed that that person is back. So I'll -- I'll 15 go back to that. 16 The primary record will be the 17 stenographer's transcription today, but it is being 18 recorded as a backup. I will swear in anybody who 19 is going to testify and your testimony will be 20 under oath. I may be able to ask some questions, 21 but again, those will be limited. 22 The proceedings will move forward in the 23 following order. If there is any preliminary 24 motions or issues, we will address those first. 25 Then the applicant has the option for an opening</p>	<p>11</p> <p>1 MS. OBONYO: Yes. 2 HEARING EXAMINER: Okay. Thank you. And 3 again, if G-U-I-S-A -- could -- 4 MR. GUISAO-OSPINA: I'm just joining from 5 OZAH. I'm just following up. This is Jony from 6 OZAH. 7 HEARING EXAMINER: Oh, okay. Sorry. 8 MR. GUISAO-OSPINA: Okay. 9 HEARING EXAMINER: Thank you. That's our 10 own office. All right. Great. All right. So, are 11 there any preliminary motions or issues before we 12 get started? 13 MR. PATEL: No. 14 HEARING EXAMINER: Okay. Ms. Nassaj, did 15 you want to make any kind of opening statement? 16 MS. NASSAJ: No. 17 HEARING EXAMINER: Okay. Did you want to 18 call anybody to testify? 19 MR. PATEL: That would be me. 20 MS. NASSAJ: I'm sorry? 21 MR. PATEL: That's me. 22 HEARING EXAMINER: You want Mr. Patel to 23 testify? 24 MS. NASSAJ: Yeah. 25 HEARING EXAMINER: Okay. Thank you. Mr.</p>
<p>10</p> <p>1 statement. That's optional. Then the applicant can 2 present her case-in-chief. If there is any 3 opposition either online or that appears, they can 4 cross-examine. If there is an opposition case, then 5 that will be next. Then if there's any other 6 interested parties that wish to make a statement, 7 the applicant then has the opportunity for rebuttal 8 case. And then the opportunity for a closing 9 statement. 10 Again, the approval of the petition is 11 based on the criteria set forth in the zoning 12 ordinance, section 59. That is included in the 13 planning staff report. Please address all of your 14 testimony to the criteria. 15 So I'm now going to go back online. If 16 Miss Obonyo -- and I apologize if I've misstated 17 your name, could unmute and just explain if she is 18 here in -- just simply to observe or in opposition 19 or would like to make a statement at the end -- 20 after the applicant's case-in-chief. 21 MS. OBONYO: Hello. I'm a law student at 22 the University of Baltimore, so I'm just here for 23 my land use class. I'm just observing. 24 HEARING EXAMINER: So you're -- oh, you're 25 just observing.</p>	<p>12</p> <p>1 Patel, can you please raise your right hand? Do you 2 solemnly swear, under penalties of perjury, that 3 the statements you're about to make are the truth, 4 the whole truth, and nothing but the truth? 5 MR. PATEL: I do. 6 HEARING EXAMINER: Okay. You may make a 7 statement. 8 THE TECHNICIAN: Just out of curiosity, 9 are these exhibits going to be presented on the 10 screen? 11 HEARING EXAMINER: If you want them to, 12 just ask him. He won't do it unless you direct him 13 to. 14 THE TECHNICIAN: Okay. Yeah. Understood. 15 MR. PATEL: 6030 is a -- 6030 Grosvenor 16 Lane, Bethesda is located in residential R-60 zone. 17 It is owned by the vestry of Trinity Parish in 18 Montgomery county, and on the property there are 19 two buildings. One belongs to Cornerstone 20 Montgomery and the other belongs to Saint Luke's 21 Episcopal Church. 22 The church has been existing and utilized 23 the lower level of the church -- their church as a 24 church school, but that church school has been 25 inactive for quite some time now, and our applicant</p>

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4 (13 to 16)

<p>13</p> <p>1 A to Z Fun Care, would like to propose to reserve 2 that section of the school to provide for a new 3 daycare, for -- to provide care for children 4 between the ages of six and -- six weeks and six 5 years old.</p> <p>6 The property is situated in a residential 7 area right off of Old Georgetown Road. The existing 8 property contains 76 off street parking and is 9 shared between both Church and Cornerstone 10 Montgomery. And Cornerstone Montgomery is a 11 charitable institution.</p> <p>12 The applicant would propose to preserve 13 13 parking spaces of the 76 available parking 14 spaces, and as a -- the daycare would be operating 15 between the hours of 7 a.m. and 6 p.m. Cornerstone 16 Montgomery operates Mondays through Fridays between 17 9 a.m. and 5 p.m., and Saint Luke's Church operates 18 between -- Tuesdays, Thursdays, and Fridays between 19 9 a.m. and 4 p.m. Pick-up times for the daycare 20 will be between 3 p.m. and 6 p.m., with drop-off 21 times between 7 a.m. and 11 a.m. So this would 22 offer the -- Cornerstone Montgomery and Saint 23 Luke's Church to kind of fill in the parking space 24 after mostly children have already been dropped off 25 to go to church -- or sorry, daycare. And this</p>	<p>15</p> <p>1 of the church that would be used to serve for the 2 daycare and the church. The parking lots for the -- 3 the spaces for the 76 parking spaces are covered 4 between the tree canopy that goes around Southport 5 Drive and also Georgetown Road.</p> <p>6 And there's also parking that contains 7 light posts that are approximately 25 feet high 8 above the grade. And there's also three floodlights 9 that are attached to the rear of the building that 10 are facing towards the rear parking lot for the 11 daycare. All outdoor lighting on the church 12 property are existing to remain. As the applicant 13 is not the property owner, she would not have the 14 rights to remove any of those lights. Any 15 requirements for outdoor lighting would require 16 approval from the Saint Luke's Church and the 17 property owner.</p> <p>18 So we did request a parking waiver 19 statement and to -- as the property would require 20 100 D parking spaces, but there's only 76 parking 21 spaces available, so we would have to provide a 22 parking waiver statement to reduce the amount of 23 parking space required for the property.</p> <p>24 HEARING EXAMINER: Okay. Is the waiver 25 something that you intend to supplement? Would you</p>
<p>14</p> <p>1 would kind of alleviate any of the traffic -- 2 traffic backups that have occurred between 3 Southport Drive and Georgetown Road.</p> <p>4 As the net trips for the new daycare 5 would be proposed under 50, we weren't required to 6 provide the grant department with a Local Area 7 Transportation Review and Planning Board did not -- 8 sorry, granted -- if the conditional use is 9 granted, the applicant would make interior 10 modifications to bring the space up to code to meet 11 code requirements.</p> <p>12 The applicant does not propose to make 13 any exterior modifications as she is not the 14 property owner, and the property owner would be the 15 vestry of Trinity Parish in Montgomery County, and 16 would require approval from them to -- to propose 17 any modifications to the exterior property. Granted 18 -- if the conditional use is granted, we would work 19 with Saint Luke's Church to approve any of the 20 required exterior modifications, as well as the 21 interior modifications for the daycare.</p> <p>22 The property has two parking lots. 23 There's a main parking lot located between the 24 Cornerstone Montgomery and the church, and there's 25 also another parking lot located towards the rear</p>	<p>16</p> <p>1 want the record open to -- to supplement that?</p> <p>2 MR. PATEL: Yes. The statement is under 3 Exhibit --</p> <p>4 HEARING EXAMINER: Yeah, I know you have a 5 statement.</p> <p>6 MR. PATEL: Right. And in the statement, 7 we did provide a written request that the parking 8 waiver request would be submitted during the time 9 of the (indiscernible).</p> <p>10 HEARING EXAMINER: Right. But that's just 11 basically a request to -- to -- for the waiver. It 12 doesn't support -- it doesn't provide the evidence 13 or the information. I mean, there's some, but it -- 14 I'm giving you the option to potentially supplement 15 that after you've reviewed the -- the regulation.</p> <p>16 MR. PATEL: Can I clarify if you're asking 17 for the requirements for the parking meter?</p> <p>18 HEARING EXAMINER: Not -- not the 19 requirements per se, but like why you have to give 20 a -- more of a justification. Not just that there's 21 -- anyway, keep talking.</p> <p>22 MR. PATEL: Okay. If you would, please go 23 to Exhibit 17 and then Page 24 of that exhibit. So 24 as a planning department, had a request to provide 25 staff approval, but they recommend that we wouldn't</p>

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5 (17 to 20)

<p>17</p> <p>1 have to be -- wait for the -- because 13 parking 2 spaces are being requested, since more than ten 3 parking spaces are provided, we'd have to -- be 4 required to provide a parking request. 5 HEARING EXAMINER: Yes, I understand, and 6 you -- you did put in, I believe, the parking 7 waiver request statement, which was Exhibit 14. 8 MR. PATEL: Correct. 9 HEARING EXAMINER: Right. What I'm telling 10 you is that -- and what I had said in the email is 11 that may not be sufficient. And if you would like 12 to supplement the record, we can leave the record 13 open for you to review the waiver so we can talk 14 about that at the end, okay? All right. Keep going. 15 MR. PATEL: That concludes my 16 presentation. That concludes my presentation. 17 HEARING EXAMINER: That's it? 18 MR. PATEL: Yeah. 19 HEARING EXAMINER: Okay. I don't have 20 enough information in front of me to grant a 21 petition based on what you guys have presented. I 22 think Miss Byrne was trying to make that abundantly 23 clear. Like, just because it's in the staff report, 24 that doesn't put it in the record. And I need 25 testimony as to all of the elements for conditional</p>	<p>19</p> <p>1 HEARING EXAMINER: Okay. 2 MR. PATEL: Is that something I can 3 present? 4 HEARING EXAMINER: Yes. 5 MR. PATEL: Okay. So for -- number one was 6 regarding landscape conditions of the property for 7 the -- according to current standards. But these 8 are all existing, and she's not -- the applicant is 9 not the property owner. But if you could kindly go 10 to Exhibit 17, Page -- 11 HEARING EXAMINER: That's the staff 12 report. 13 MR. PATEL: I'm sorry? 14 HEARING EXAMINER: This is the staff 15 report, right, that you're -- 16 MR. PATEL: Correct. 17 HEARING EXAMINER: Okay. The staff report 18 is not yet -- I need -- I need your independent 19 verification. I can't just have you refer me to the 20 staff report. 21 MR. PATEL: Okay. 22 HEARING EXAMINER: So is there additional 23 landscaping information that you wanted to -- 24 MR. PATEL: Okay. It's the site plan, but 25 that -- I believe that does also show, which is</p>
<p>18</p> <p>1 use in order to grant one. 2 MR. PATEL: Okay. 3 HEARING EXAMINER: So I don't know what 4 you want to do at this point. Like, do you want to 5 continue the hearing and have more time to 6 potentially consult with an attorney or to review 7 the regulations and understand all of the evidence 8 that we need to rely on to make findings of fact. 9 This -- yes, the staff report recommends 10 approval. We all want more daycare in Montgomery 11 County. And there's nobody here in opposition. But 12 I still have to be able to establish for the record 13 that the site complies with all of the regulations, 14 and I don't have enough to do that. And I cannot 15 serve as your attorney and walk you through this 16 process. So I don't know -- I -- I mean, if you 17 want, we can -- we can close the record, and I can 18 make a finding, or we can continue this, and you 19 guys can have some additional time. 20 MR. PATEL: I do have the responses to the 21 specific questions regarding the email. 22 HEARING EXAMINER: Okay. 23 MR. PATEL: I do believe that, in the 24 exhibits, I do have the documentation for those 25 answers.</p>	<p>20</p> <p>1 Exhibit 7. So there are -- on the parking lots, we 2 do have dedicated light posts for the parking 3 areas. And there's also light posts at the back of 4 the building and also the tree canopy 5 (indiscernible) the parking lot. The applicant 6 proposed to take 13 of these spaces and then leave 7 these open for the church. There's also parking 8 lights on the rear of the building that face 9 towards the parking lot. 10 HEARING EXAMINER: Do you know the -- do 11 you have any sense of, like, the candles? The 12 actual emissions for those lighting fixtures? 13 MR. PATEL: Not at the moment, because 14 those have all been existing (indiscernible). 15 HEARING EXAMINER: I appreciate all these 16 things are existing. That doesn't mean that they're 17 in compliance, right? They were in compliance when 18 they were built. I don't know when they were built. 19 Standards have changed. She's asking for a new use 20 on this property. I need verification that the 21 current standards are met. The fact that they're 22 existing doesn't de facto establish anything. So 23 that's why I need, like, specific information on 24 the -- the -- the lighting. 25 You know -- I -- I just, I -- I have to</p>

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6 (21 to 24)

<p>21</p> <p>1 walk an ethical line here between walking you 2 through what the requirements are to establish a 3 case and serving as a hearing examiner. So you're 4 putting me in a difficult position, but I need a 5 landscaping plan that shows all of the trees that - 6 - you know, it doesn't have to be, like, completely 7 every single little thing, but I need heights. I 8 need to know -- I mean, this is all in the 9 regulations, and I need to know that the existing 10 conditions on the property are in compliance with 11 current regulations. 12 This church has been standing for quite a 13 long time, so I don't know what the zoning regs 14 were when the church was built. I don't know if 15 it's in compliance with where we are now, and 16 that's the obligation of the petitioner to present 17 that information. 18 MR. PATEL: In that case, could we request 19 a continuance for the case? 20 HEARING EXAMINER: Yes. Would you like to 21 pick a date now or do you need to -- 22 MR. PATEL: Could we take the first 23 approval date? 24 HEARING EXAMINER: Well, I mean, we have a 25 certain amount of discretion, and I guess what I'm</p>	<p>23</p> <p>1 either November 7th, which is a Friday, or November 2 13th, which is a Thursday. Or I can offer other 3 dates. 4 MR. PATEL: What were the dates again? I'm 5 sorry. 6 HEARING EXAMINER: The Friday, the 7th, or 7 Thursday the 13th. 8 MR. NASSAJ: Friday, the 7th. 9 MR. PATEL: Friday, the 7th. 10 HEARING EXAMINER: Okay. So we will 11 reconvene on November 7th. And you can submit any 12 exhibits ahead of time to -- as you have done. 13 MR. PATEL: Okay. 14 HEARING EXAMINER: Okay. All right. We 15 will reconvene on November 7th. 16 MR. PATEL: Thank you. 17 HEARING EXAMINER: Thank you. 18 MR. NASSAJ: Thank you. 19 HEARING EXAMINER: Oh, just -- since we're 20 here -- I'm sorry. Did you want the exhibits that 21 you already have submitted admitted into the 22 record? 23 MR. PATEL: Yes. 24 HEARING EXAMINER: Okay. So I will admit 25 those exhibits. All right. We'll reconvene on</p>
<p>22</p> <p>1 asking is, you know, I want you guys to think 2 carefully about how long you need to actually put 3 everything together. Like, if we came back 4 tomorrow, that's probably not enough time, right? 5 So I mean, we have a decent amount of flexibility. 6 How long do you think you need to -- to -- to 7 review the regulations in depth and put together 8 the additional information that we need. 9 MR. PATEL: Probably need about a week. 10 HEARING EXAMINER: Okay. Why don't we look 11 at the beginning of November? We can do any day 12 that's not a Wednesday. And I know that we already 13 have a hearing scheduled for the 6th, so. 14 MR. PATEL: Do you guys have a preferred 15 date? 16 MR. NASSAJ: We're flexible. Anything's 17 fine. If you can decide you have enough of the 18 information, anytime is fine with us. We can make 19 arrangements. 20 HEARING EXAMINER: Okay. So, for example, 21 would -- just looking -- do you know if the office 22 is open on Veteran's Day? 23 MR. GUISAO-OSPINA: I have no idea. I -- I 24 don't work here in this building regularly. 25 HEARING EXAMINER: I'm going to offer</p>	<p>24</p> <p>1 November 7th. Thank you. 2 MR. PATEL: Perfect. Thank you. 3 MS. NASSAJ: Thank you. 4 (Off the record at 9:56 a.m.) 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>

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7 (25 to 28)

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CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, Austin Costello, the officer before
whom the foregoing proceedings were taken, do
hereby certify that any witness(es) in the
foregoing proceedings were fully sworn; that the
proceedings were recorded by me and thereafter
reduced to typewriting by a qualified
transcriptionist; that said digital audio recording
of said proceedings are a true and accurate record
to the best of my knowledge, skills, and ability;
and that I am neither counsel for, related to, nor
employed by any of the parties to this case and
have no interest, financial or otherwise, in its
outcome.

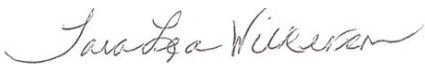


AUSTIN COSTELLO, NOTARY PUBLIC,
FOR THE STATE OF MARYLAND
OCTOBER 27, 2025

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CERTIFICATE OF TRANSCRIBER

I, Tara Lea Wilkerson, do hereby certify
that this transcript was prepared from the digital
audio recording of the foregoing proceeding; that
said proceedings were reduced to typewriting under
my supervision; that said transcript is a true and
accurate record of the proceedings to the best of
my knowledge, skills, and ability; and that I am
neither counsel for, related to, nor employed by
any of the parties to the case and have no
interest, financial or otherwise, in its outcome.



TARA LEA WILKERSON
PLANET DEPOS, LLC
OCTOBER 27, 2025

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			B
			back 9:14, 9:15, 10:15, 20:3, 22:3 backup 9:18 backups 14:2 baltimore 10:22 based 10:11, 17:21 basically 16:11 because 5:6, 9:9, 17:1, 17:23, 20:13

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