

Item A.2: Owner Affidavit

I am the owner/authorized agent, as demonstrated on the attached documentation, of the property involved in this petition and I authorize IN-N-Out Burger Reno, NV (name of applicant) to request development-related applications on my property. This authorization is inclusive of Assessor Parcel Number(s) 015-193-01, 02, 15, 16 & 28. I declare under penalty of perjury that the foregoing is true and correct for the development application case number _____ (to be filled in by City of Reno staff).

Executed on 8-15-24, in Vero Beach, FL
(date) (City) (State)

Preston Carter Rise
Signature

Preston Carter Rise
Printed Name

Florida
STATE OF ~~NEVADA~~)
Indian River) ss
COUNTY OF ~~WASHOE~~)

On this 15 day of August, 2024, Preston Carter (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application. Provided: FL Driver's License

[Signature]
Notary Public

Attachments:

1. Secretary of State documentation, authorization letter, or corporate charter than demonstrates authority to sign for corporate or trust entity.
2. Notary supplement for states and counties differing from that listed above.





BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Filed in the Office of <i>Barbara K. Cegavske</i> Secretary of State State Of Nevada	Business Number E19686952021-6 Filing Number 20211968694 Filed On 12/20/2021 16:23:07 PM Number of Pages 2
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Formation - Limited-Liability Company

- | | |
|---|--|
| <input type="checkbox"/> NRS 86 - Articles of Organization Limited-Liability Company | <input checked="" type="checkbox"/> NRS 86.544 - Registration of Foreign Limited-Liability Company |
| <input type="checkbox"/> NRS 89 - Articles of Organization Professional Limited-Liability Company | <input type="checkbox"/> NRS 86.555 - Registration of Professional Foreign Limited-Liability Company |

1. Name Being Registered in Nevada: (See instructions)	SANDPIPER PLUMB LANE, LLC
2. Foreign Entity Name: (Name in home jurisdiction)	SANDPIPER PLUMB LANE, LLC
3. Jurisdiction of Formation: (Foreign Limited-Liability Companies)	3a) Jurisdiction of formation: Virginia, United States 3b) Date formed: 12/15/2021 3c) I declare this entity is in good standing in the jurisdiction of its formation. <input checked="" type="checkbox"/>
4. Registered Agent for Service of Process*: (check only one box)	<input checked="" type="checkbox"/> Commercial Registered Agent (name only below) <input type="checkbox"/> Noncommercial Registered Agent (name and address below) <input type="checkbox"/> Office or position with Entity (title and address below) KAEMPFER CROWELL, LTD. Name of Registered Agent OR Title of Office or Position with Entity 510 W FOURTH ST Carson City Nevada 89703 Street Address City Zip Code Mailing Address (If different from street address) City Nevada Zip Code <i>I hereby accept appointment as Registered Agent for the above named Entity. If the registered agent is unable to sign the Articles of Incorporation, submit a separate signed Registered Agent Acceptance form.</i> X KAEMPFER CROWELL, LTD. 12/20/2021 Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity Date
5. Management: (Domestic Limited-Liability Companies only)	Company shall be managed by: (check one box) <input type="checkbox"/> Manager(s) OR <input type="checkbox"/> Member(s)
6. Name and Address of each Manager(s) or Managing Member(s): (NRS 86 and NRS 86.544, see instructions) Name and Address of the Original Manager(s) and Member(s): (NRS 89, see instructions) IMPORTANT: A certificate from the regulatory board must be submitted showing that each individual is licensed at the time of filing.	1) P. CARTER RISE Name 7200 Glen Forest Drive, Suite 200 Richmond VA 23226 Address City State Zip Code
7. Dissolution Date: (Domestic only)	Latest date upon which the company is to dissolve (if existence is not perpetual):



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Formation - Limited-Liability Company

Continued, Page 2

8. Profession to be Practiced: (NRS 89 only)																				
9. Series and/or Restricted Limited-Liability Company: (Optional)	Check box if a Series Limited-Liability Company <input type="checkbox"/> Domestic Limited-Liability Company's only: The Limited-Liability Company is a Restricted Limited-Liability Company <input type="checkbox"/>																			
10. Records Office: (Foreign Limited-Liability Companies)	7200 Glen Forest Drive, Suite 200 Address Country USA	Richmond City	VA State	23226 Zip code																
11. Street Address of Principal Office: (Foreign Limited-Liability Companies)	7200 Glen Forest Drive, Suite 200 Address Country USA	Richmond City	VA State	23226 Zip code																
12. Name, Address and Signature of the Organizer: (NRS 86. NRS 89 -Each Organizer must be a licensed professional.) Name and Signature of Manager or Member: (NRS 86.544 only) See instructions	<p>*Foreign Limited-Liability Company - In the event the designated Agent for Service of Process resigns and is not replaced or the agent's authority has been revoked or the agent cannot be found or served with exercise of reasonable diligence, then the Secretary of State is hereby appointed as the Agent for Service of Process.</p> <p>I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.</p> <table><tr><td colspan="2">P. CARTER RISE</td><td colspan="2">United States</td></tr><tr><td>Name</td><td></td><td>Country</td><td></td></tr><tr><td>7200 Glen Forest Drive, Suite 200</td><td>Richmond</td><td>VA</td><td>23226</td></tr><tr><td>Address</td><td>City</td><td>State</td><td>Zip/Postal Code</td></tr></table> <p>X P. CARTER RISE (attach additional page if necessary)</p>				P. CARTER RISE		United States		Name		Country		7200 Glen Forest Drive, Suite 200	Richmond	VA	23226	Address	City	State	Zip/Postal Code
P. CARTER RISE		United States																		
Name		Country																		
7200 Glen Forest Drive, Suite 200	Richmond	VA	23226																	
Address	City	State	Zip/Postal Code																	

AN INITIAL LIST OF OFFICERS MUST ACCOMPANY THIS FILING

Please include any required or optional information in space below:

(attach additional page(s) if necessary)



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Initial List and State Business License Application

Initial List Of Officers, Managers, Members, General Partners, Managing Partners, or Trustees:

SANDPIPER PLUMB LANE, LLC

NAME OF ENTITY

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

IMPORTANT: Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

- ☐ Corporation
- ☐ This corporation is publicly traded, the Central Index Key number is:
- ☐ Nonprofit Corporation (see nonprofit sections below)
- ☒ Limited-Liability Company
- ☐ Limited Partnership
- ☐ Limited-Liability Partnership
- ☐ Limited-Liability Limited Partnership (if formed at the same time as the Limited Partnership)
- ☐ Business Trust

Filed in the Office of	Business Number
<i>Barbara K. Cegavske</i>	E19686952021-6
Secretary of State	Filing Number
State Of Nevada	20211968696
	Filed On
	12/20/2021 16:23:07 PM
	Number of Pages
	2

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

CHECK ONLY IF APPLICABLE

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

- ☐ 001 - Governmental Entity
- ☐ 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

For nonprofit entities formed under NRS chapter 80: entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming and exemption under 501(c) designation must indicate by checking box below.

- ☐ Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee.
Exemption Code 002

For nonprofit entities formed under NRS Chapter 81: entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit \$200.00 for the state business license.

- ☐ Unit-owners' Association ☐ Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box

Does the Organization intend to solicit charitable or tax deductible contributions?

- ☐ No - no additional form is required
- ☐ Yes - the "Charitable Solicitation Registration Statement" is required.
- ☐ The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

****Failure to include the required statement form will result in rejection of the filing and could result in late fees.****



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Initial List and State Business License Application - Continued

Officers, Managers, Members, General Partners, Managing Partners or Trustees:

CORPORATION, INDICATE THE MANAGER:

P. CARTER RISE

Name

USA

Country

7200 Glen Forest Drive, Suite 200

Address

Richmond

City

VA

State

23226

Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the office of the Secretary of State.

X P. CARTER RISE

Signature of Officer, Manager, Managing
Member, General Partner, Managing Partner,
Trustee, Member, Owner of Business,
Partner or Authorized Signer FORM WILL BE RETURNED IF

UNSIGNED

Manager

Title

12/20/2021

Date

Item A.2: Applicant Affidavit

I am the applicant and/or consultant/firm involved in this petition and the foregoing statements and answers herein contained and the information herewith submitted for a Conditional Use Permit (application type) are in all respects complete, true, and correct to the best of my knowledge and belief. I declare under penalty of perjury that the foregoing is complete, true and correct for the development application case number _____ (to be filled in by City of Reno staff).

Executed on August 13, 2024 in Baldwin Park, California
(date) (City) (State)

Company: In-N-Out Burgers

Name: Mike Abbate

Title: Nice President, Store Development

Signed: [Signature]

STATE OF NEVADA)

COUNTY OF WASHOE)

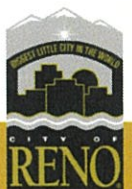
) ss Please see the attached
California All-Purpose
Acknowledgment

On this _____ day of _____, 20____, _____ (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the applicant and/or consultant/firm involved in this petition who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

Notary Public

Attachments:

1. Secretary of State documentation, authorization letter, or corporate charter than demonstrates authority to sign for corporate or trust entity.
2. Notary supplement for states and counties differing from that listed above.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)On August 13, 2024 before me, Lori Brazzill, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Mike Abbate
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

**CERTIFICATE OF OFFICER ELECTION
IN-N-OUT BURGERS, A CALIFORNIA CORPORATION**

I, Arnold M. Wensinger, Secretary of In-N-Out Burgers, a California corporation (the "Corporation"), DO HEREBY CERTIFY that the following officer has been duly elected by the Board of Directors of the Corporation to the office identified below and such election and the accompanying board resolution, dated as of January 1, 2024, have not been rescinded, revoked, amended or modified in any respect:

Name

Office

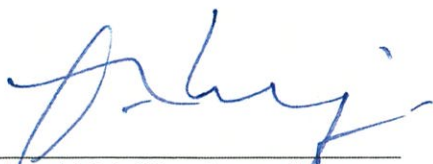
Mike Abbate

Vice President of Store Development

RESOLVED, in order to effect the Corporation's management of real property and leases, Mike Abbate is hereby authorized to sign all documents for the acquisition, management, disposition, development, lease, and/or operation of real property for the Corporation, including but not limited to:

- (i) Owner's Affidavit for Tentative Parcel Map Application;
- (ii) Owner's Affidavit for Variance Application;
- (iii) Purchase and Sale Agreements, Leases, and Subleases;
- (iv) Development, Restrictive Covenant, Easement, License, Parking, Sign, Access, Listing, and Brokerage Agreements; and
- (v) All other documents, contracts, and agreements pertaining to the acquisition, disposition, lease, development and/or operation of real property involving or relating to the business of the Corporation.

IN WITNESS WHEREOF, the undersigned has set his hand and affixed the seal of this corporation this 31st day of January 1, 2024.



Arnold M. Wensinger, Secretary

[Seal]