

CAMP

12-6-2021

To: Town of Irvington

Please find our enclosed CUP application for CAMP Irvington LLC. We look forward to working with the town through the application process and are happy to answer any questions and provide any additional documentation needed. We would like to respectfully ask for most expedited schedule possible without causing any additional meetings for Planning Commission or Town Council. Perhaps we can be the first to undergo the new proposed CUP schedule as recommended by Planning Commission. Until we know of our CUP approval status, we are not able to make any improvements or progress at our proposed location. We hope to open this spring and we would be grateful for as much time as possible to prepare. Thanks in advance for your time, effort and consideration.

- Camp Irvington LLC

C. S. Naim
A. M. Mottif



Application for Conditional Use Permit

Town of Irvington

P.O. Box 174, Irvington, VA 22480
 804-438-6044 (Zoning & Land Use)
 Application Fee \$200

Internal Use Only	
RECEIVED	_____
APP FEE PD	_____
APPLICATION #	_____
PC Public Hearing	_____
TC Public Hearing	_____

IMPORTANT NOTE: The application must be filled out completely. The application may not be signed by an agent or attorney but must be signed by the owner, agent of owner or owners before a Notary Public in the space provided on page 4.

Applicant Name (s): Camp Irvington LLC
Tax Map Parcel(s): BYM-1-27
Address/Location: 170 White Fences Dr
Deed Restrictions: Yes ___ No (If yes, attach copy of deed) **Current Zoning** _____
Proposed Use: Agricultural with Conditional Use Permit
Acreage of Parcel: 2.021 **Overlay District(s):** Chesapeake Bay ___ Yes ___ No

Is this an amendment to an existing conditional use permit? If so, provide CUP number: <u>Do not Oyster farm winery</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
A scale drawing (see p.3) is required to be attached to any CUP application. Is a scale drawing attached to this application?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is this an application for a private pier or dock? If so, please attach your VMRC and ACOE applications and permits.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Owner or Agent Contact: Anthony Marchetti
Address: 41 Cedar Cir
City: Irvington **State:** VA **Zip:** 22480
Phone Number: 804.929.2453 **Email address:** anthony@docks-of-the-bay.com

Official Owner(s) of Record (If different than applicant): Vineyard Meadows LLC - Scott Ukrop
Address: 470 Tredegar St
City: Richmond **State:** VA **Zip:** 23219
Phone Number: 804.874.3941 **Email address:** scott@nmv.vc

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers: *Yes*

34M 19

34M 126

34M 15

Section 154.017 of the Town of Irvington Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that: *See Attachments*

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;
2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;
3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;
4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;
5. Adequate utilities, and off street parking are provided;
6. That soil erosion and sedimentation be avoided;
7. The height, area, yard and sign limitations shall be the same as for other uses in the district;
8. That businesses and other operations be carried out only at appropriate times;
9. The establishment of the CUP is not in conflict with the Comprehensive Plan;
10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

(Governing Body may impose reasonable conditions to make use compatible, to protect environment, surrounding properties, persons, neighborhood values.)

Please attach your written statement with this document upon submission.

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

See Attachment

If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or modifications, expansion, reconstruction, or additions are to be made to existing structures. If available, provide dimensions of any structures that will be used for this CUP.

See Attachment

Attachments Required – provide three copies of each

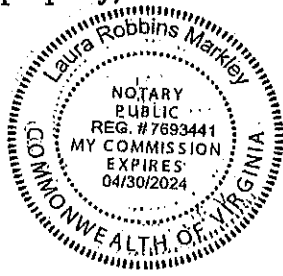
- ✓ 1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located. Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of such building or use with respect to the property lines of said parcel of land to the right-of-way of any street or highway adjoining said parcel of land.*
- ✓ 2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

Certification

State of Virginia, Town of Irvington, To Wit

I (We) LOWELL SIMMONS UKROP, being duly sworn, depose and say that I am the Owner/Or Agent of Owner of the property involved in the application. If I am not the Owner, I have attached written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Town of Irvington officials and other authorized government agents on official business to enter the property as necessary to process this application and to monitor compliance with any permit issued hereunder. I hereby have posted a notice on my property, near the boundary, in a place visible to the public notifying the public of my application.



Lowell Ukrop 12/3/2021
Signature of Owner or Agent Date
4015 Fitzhugh Ave (804) 232-8900
Mailing Address RICHMOND, VA Phone No.
23230

Subscribed and sworn to before me this 3rd day of December, 2021.

04/30/2024 Laura Robbins Markley # 7693441
My Commission Expires Notary Public



Lowell Ukrop 12/3/2021
Signature of Property Owner Date
4015 Fitzhugh Ave (804) 232-8900
Mailing Address RICHMOND, VA Phone No.
23230

Subscribed and sworn to before me this 3rd day of December, 2021.

04/30/2024 Laura Robbins Markley # 7693441
My Commission Expires Notary Public

CUP Application: Camp Irvington LLC

Welcome to CAMP. Irvington's first Christmas tree farm and agricultural community space. Camp Irvington LLC is asking for a CUP to operate a seasonal tree farm in the space previously occupied by The Dog & Oyster farm winery. The request falls under § 154.051 Use Regulations (E) Permitted Uses: (3) Agricultural with conditional use permits. The previous CUP granted to The Dog & Oyster Winery in 2011 fell under the same Permitted Uses but different subset (12) Farm Winery. The CAMP operation will be very similar to that of The Dog & Oyster with the notable exception that instead of grape vines we will be growing Christmas trees, thus the request for a new CUP under the Agriculture permitted use.

Christmas trees, like grapevines, take time to mature before harvest. CAMP will plant approximately 200 trees on 5' x 5' square per tree, totaling 5000sq ft of space per annual crop. One acre is 43,560 sq ft and can accommodate about 1500 trees per acre. We have enough space on one (of our two) acres to plant 8 annual crops of ~200 trees. Most trees reach the popular retail Christmas tree height of 5'-7' after 6-8 years of growth. While the seedlings are growing, they are already absorbing carbon dioxide and emitting fresh oxygen. Additionally, the growth of these trees helps stabilize soil, protect water supplies, and provide refuge for wildlife. The sustainable model does not require large equipment to maintain and the process is low impact on the land and neighbors alike. Our Christmas trees varietal(s) will be the Eastern White Pine (*Pinus Strobus*) and/or the Virginia-native Eastern Red Cedar (*Juniperus Virginiana*). Both species grow well in our region with a vertical growth rate between 12"-24" per year.

During the tree grow-out period, CAMP will be a retailer of fresh-cut Christmas trees (purchased from another farm) beginning Thanksgiving week through Christmas. Our crop of planted trees will provide the backdrop for a unique Christmas experience where the local community could purchase their tree in Irvington. And eventually the experience will segue into the ultimate quaint small town holiday tradition of cutting down an Irvington-grown Christmas tree when the tree crop has matured.

CAMP is a tree farm at its core. And like the farm winery, CAMP wants to showcase the beauty of local agriculture while also offering food and drink options for guests as they enjoy the outdoor experience of the farm. The CAMP STORE will offer ready-to-eat foods (prepared at an offsite commissary) along with beer and wine selections that guests can consume around campfires and the farm grounds. In addition to the travel-friendly prepared food items, the CAMP STORE will carry provisions from local partners, designed to enhance and strengthen community connections for patrons. CAMP STORE will be the perfect place to stop in and build your picnic basket for your evening boat cruise, or to stay and enjoy seated around a fire pit on-site. There will be hot cocoa and smores kits for the young and young at heart. The food and beverage component of the operation will allow CAMP to support the tree farm with a revenue stream and bridge the gap until the crop is marketable. The CAMP experience will bring value to the neighborhood and community with a positive impact on the environment while the farm matures.

CAMP will appeal to all ages and be a multi-generational experience centered around the great outdoors. A camp-themed playground will attract children and families upon arrival. The abundance of space and clear views will allow adults to comfortably monitor the play from a picnic table or firepit seating while enjoying CAMP. Open space around the play area allows for additional outdoor entertainment such as tossing a frisbee or throwing bocce. Guests may choose to bring their own blanket and chairs to set up their own camp amongst the trees or bordering open space. CAMP aims to be a community-centric destination designed for locals and visitors alike that connects the rural agricultural history and small-town charm of Irvington with an elevated and modern experience.

At the heart of CAMP's purpose is accessibility. An outdoor social space for families and groups, CAMP is committed to welcoming and promoting time outdoors; relevant agricultural experiences; food and beverage; and the revitalization and beautification of what would be user-vacancy on one of the most treasured property parcels within enchanted Irvington. Additional images have been included with the application to help illustrate the vision and potential for CAMP.

Camp Irvington LLC is a partnership between Craig Dodson, owner of Windswept Experience and Supply Co., and Anthony & Joanna Marchetti, owners of the Local. The owners of CAMP bring a proven history of successful and thoughtful business operations in Irvington. Camp Irvington LLC understands the role business serves in the community and the balance that must be achieved to exist symbiotically amongst residents and visitors. Our team is deeply committed to preserving and celebrating the character of the town of Irvington.

Written Statement (answers from CUP Application) :

1. The establishment and operation of Camp Irvington LLC is nearly identical to the previous CUP usage and will not adversely affect general welfare and is in compliance with the Bay Act. The use and operation is the same as previously granted uses, with the only difference being the agricultural crop.
2. The proposed establishment and operation will add value to the surrounding properties/neighborhood through the agricultural beautification of the operation and improve environmental quality from the planting of trees.
3. We believe the purpose and use requested in the CUP are aligned, if not identical with previous uses and operations and thus compatible with existing zoning and surrounding uses.
4. Site plan drawings are included with the application and all site and sound buffers will be recognized and adhered to. Only the described appropriate activities shall occur which are described in detail above and mirror the previous CUP operations
5. Adequate utilities and off-street parking will be provided. All regulatory permits from VDACS/VDH, Lancaster County, Virginia ABC and the Town of Irvington will be obtained prior to operation
6. No land disturbance or construction of structures will take place. Only the agriculture activities described above.
7. All sign ordinances will be properly followed
8. All business and operations will be conducted at appropriate times. Anticipated hours of operation:
April through December: Wednesday- Sunday 12pm-9pm, Monday-Tuesday Closed
Jan-March : Closed
Estimated staff : 3-5 employees seasonally
9. As described in detail above, the nature of the CUP and operation is harmonious with the Comprehensive Plan.
10. We believe the CUP for the proposed operation is in conformity with the previous usage and zoning regulations and will remain a compatible with the allowable permitted uses.

Describe your request in detail...

Detail of operations included on opening page. All business and operations will be conducted at appropriate times. Anticipated hours of operation:

April through December: Wednesday- Sunday 12pm-9pm, Monday-Tuesday Closed

Jan-March : Closed

Estimated staff : 4-6 employees seasonally with 3-4 on site for daily operations

If any improvements are being proposed, briefly state...

The operation will use the existing structure on site with no new proposed permanent structures. Additional temporary storage shed may be added as necessary.

IRVINGTON ROAD
V.S.H. 200
110' WIDE

PARCEL C
2.089 AC.
30' DRAINAGE
EASEMENT

CAROL T. WESTBROOK
INSTRUMENT # 2002 3948
TM. 33-422

BEY WINDOW'S
STAINED GLASS, INC.
DR. 372 PG. 871
TM. 33-421

PAUL W. CARLSON
JOAN H. CARLSON
INSTRUMENT # 030000089
TM. 33-420

PROPOSED REAL
PEN BY DEVELOPER

LOT 10
2.152 AC.
PRINCIPAL MEANS
OF ACCESS ROAD

LOT 6
2.449 AC.

LOT 7
2.791 AC.

LOT 8
2.185 AC.

PARCEL B
2.021 AC.

LOT 9
2.882 AC.

LOT 11
2.020 AC.

LOT 12
2.012 AC.

LOT 13
2.078 AC.

LOT 14
2.072 AC.

LOT 15
2.084 AC.

LOT 1
2.001 AC.

LOT 2
2.001 AC.

LOT 3
2.001 AC.

LOT 5
2.000 AC.

PROPOSED REAL
PEN BY DEVELOPER

PROPOSED PRIVATE DRIVE
TO BE USED AS PRINCIPAL
MEANS OF ACCESS

Parcel A
12.149 AC.

WHITE FENCES
WINERY
PARCEL A
12.149 AC.

DIVISION SURVEY
TO BE KNOWN AS
VINEYARD MEADOW
TOWN OF IRVINGTON
LANCASTER COUNTY, VIRGINIA
OWNER/ DEVELOPER: WHITE FENCES, LLC.
P.O. BOX 500
IRVINGTON, VA 22480
804-439-6600
ZONED R-2

WHITE FENCES DRIVE
50' WIDE

ROAD TO NOWHERE
50' WIDE

SHEET 3 OF 4

VINEYARD GROVE
SUBDIVISION
INSTRUMENT # 030003122
SEE PLAT CABINET 7 PAGE 56C



I CERTIFY THIS PERIMETER SURVEY
IS CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF SUBJECT TO EASEMENTS
SERVICED AND COVENANTS OF RECORD.
THIS SURVEY IS BASED ON A CURRENT
FIELD SURVEY.

DATE: JANUARY 14, 2008 SCALE: 1" = 100'

TOMLIN & KEYSER

P.O. BOX 598 V.S.H. 200
BURGESS, VIRGINIA NO. 22
DRAWN BY: PLK
CHECKED BY: PLK
SECT. NO. 34-202122 DATA DIV
DRAWING NAME: VINEYARD-GW

DIVISION SURVEY
TO BE KNOWN AS
VINEYARD MEADOW
TOWN OF IRVINGTON
LANCASTER COUNTY, VIRGINIA

OWNER/ DEVELOPER: WHITE FENCES, LLC
P.O. BOX 300
IRVINGTON, VA 22480
804-438-6600
ZONED R-2

IRVINGTON ROAD
V.S.H. 200
110' WIDE

PARCEL C
2,008 AC.
30' DRAINAGE
EASEMENT

GAY WINDOWS
STAINED GLASS, INC.
DB, 372 PG. 871
TL, 33-421

PAUL W. CARLSON
JOAN H. CARLSON
INSTRUMENT # 030000028
TL, 33-420

CABELL T. WESTBROOK
INSTRUMENT # 2002 3848
TL, 33-422

LOT 10
2,152 AC.
PRINCIPAL MEANS
OF ACCESS ROAD

LOT 11
2,020 AC.

LOT 6
2,449 AC.

LOT 1
2,002 AC.

LOT 2
2,001 AC.

LOT 3
2,001 AC.

LOT 4
2,001 AC.

LOT 5
2,000 AC.

LOT 7
2,791 AC.

LOT 8
2,185 AC.

PARCEL B
2,001 AC.

LOT 9
2,085 AC.

WHITE FENCES DRIVE
50' WIDE

WHITE FENCES
WINERY
PARCEL A
12,149 AC.

ARRIS, LLC
INSTRUMENT # 2003 3856
TL, 28-208

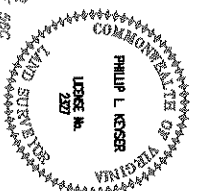
12' FORCEMAIN
EASEMENT

Proposed Private Drive
to be used as Principal
Means of Access

Proposed Ball
Pen by Assessor

Proposed Ball
Pen by Assessor

VINEYARD GROVE
SUBDIVISION
INSTRUMENT # 030003122
SEE PLAT CABINET 7 PAGE 59C



I CERTIFY THIS PERIMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

DATE: JANUARY 14, 2008 SCALE: 1" = 100'

TOMLIN & KEYSER

P.O. BOX 99 V.S.H. 200
BURGESS, VIRGINIA 22612
DRAWN BY: SJA
CHECKED BY: JJK
SEC. NO. JAM-202122 DATA JOB
DRAWING NAME: VINEYARD-M-DIV

Tax Map 34M-1-27

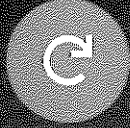
Write a description for your map.



Google Earth

Legend

Line Measure



Perimeter

1,268 ft ▾

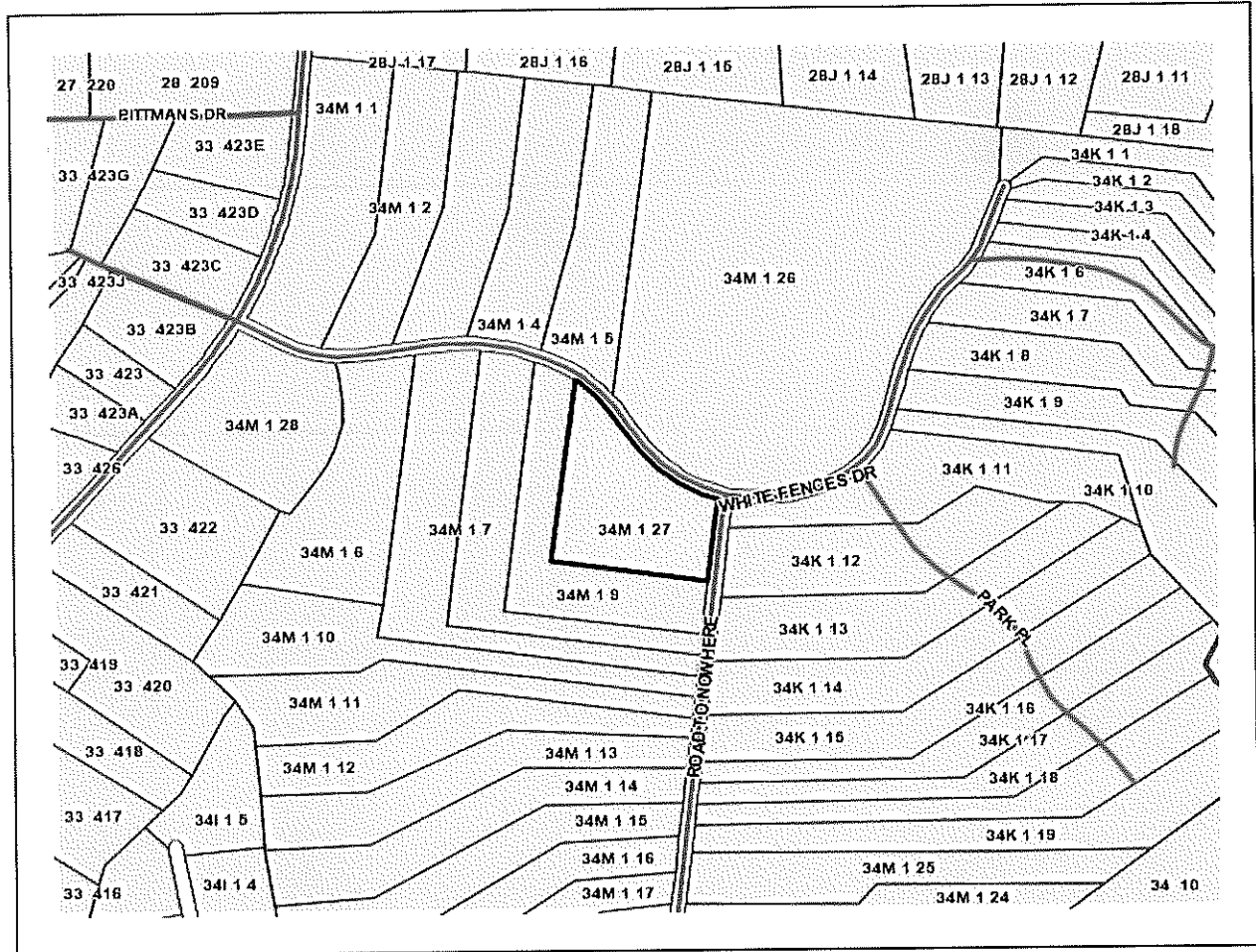


Area

86,908 ft² ▾

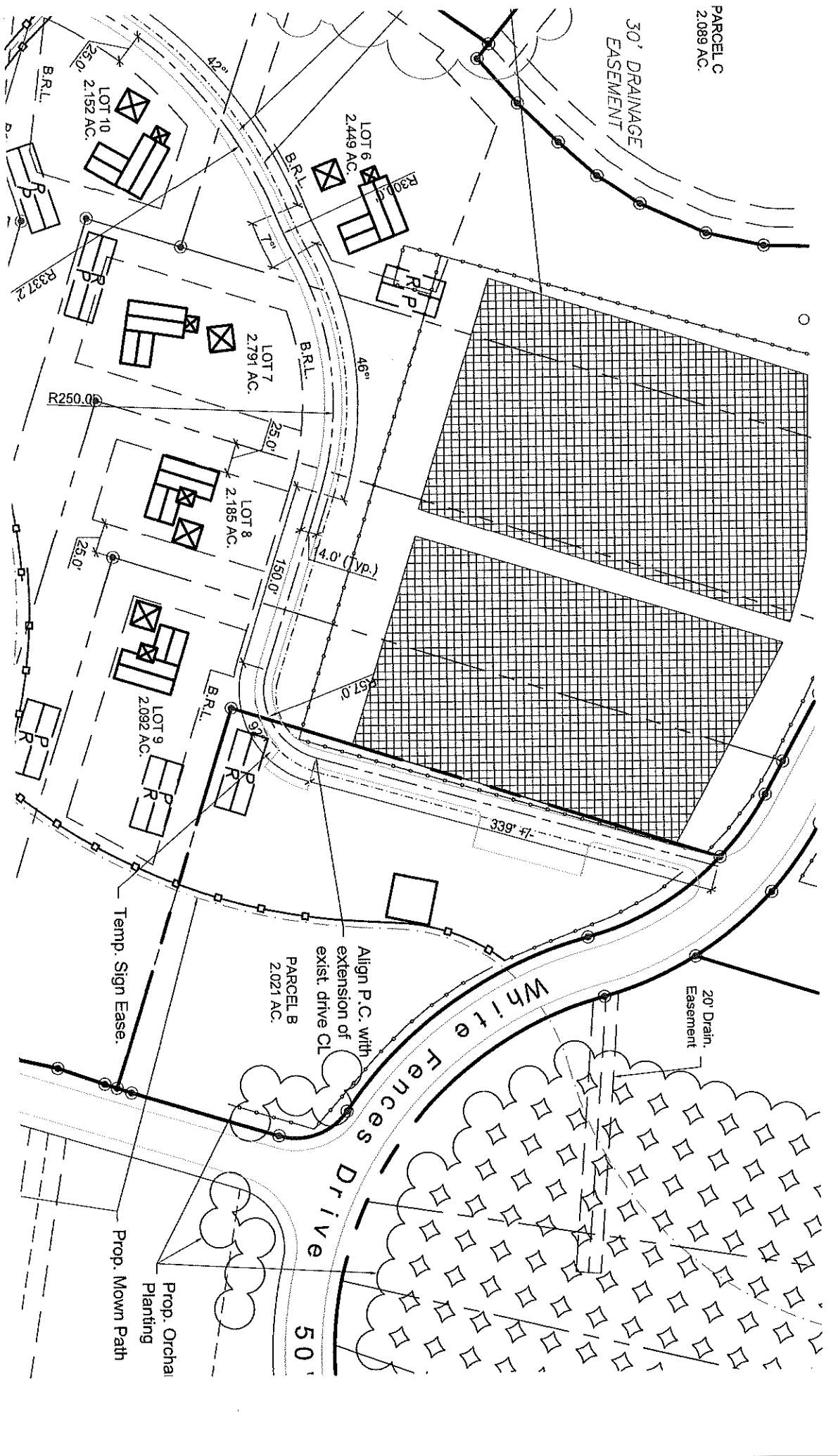


Lancaster County GIS Parcel Data Report



Parcel Number:	34M 1 27
Owner Name:	VINEYARD MEADOW LLC
Address:	470 TREDEGAR ST RICHMOND VA 23219
Property Address:	170 WHITE FENCES DR
Property Description:	VINEYARD MEADOW 2.021 AC
Acreage:	2.021
Land Value:	45100
Improvements Value:	53500
Total Value:	98600
Instrument Number:	LR 2020 0001277
Date Last Sold:	07/02/2020
Grantor:	DOG AND OYSTER VINEYARD LLC
Selling Price:	45000

DISCLAIMER: No warranty is offered for content or accuracy. Any information obtained from this web site which is to be used in the preparation of legal documents should be verified by an outside source prior to inclusion in said documents.



(B) Although the state has designed a Historic District within the town, it is not a separate zoning district and a floodplain overlay does exist (see Chapter 152 of this code of ordinances for details). (Ord. passed 9-12-2013)

RESIDENTIAL DISTRICTS R-1 AND R-2

§ 154.050 STATEMENT OF INTENT.

(A) The Residential Districts of R-1 (one acre) and R-2 (two acre) are composed of certain low to medium concentrations of residential uses, plus certain open areas where similar development appears likely to occur.

(B) The regulations for these districts are designed to regulate family dwelling and as well as the other structures as set forth in the use regulations of the districts in order to stabilize and protect the essential characteristics of the districts, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children, and to permit certain commercial uses of a character unlikely to develop general concentration of traffic, crowds of customers and general outdoor advertising.

(C) To these ends, retail activity is sharply limited and this district is protected against encroachment of general, commercial and industrial uses.

(D) The residential districts are not completely residential as they include public and semi-public, institutional and other related uses.

(E) However, it is basically residential in character and, as such, should not be spotted with commercial and industrial uses without specific Town Council enabling action. (Ord. passed 9-12-2013)

§ 154.051 USE REGULATIONS.

(A) In Residential Districts R-1 and R-2, structures to be erected on land to be used shall be for one or more of the following uses the major difference being acreage requirements (see § 154.052).

(B) A zoning permit has been obtained from the Zoning Administrator.

(C) Off-street parking in Residential Districts R-1 and R-2 is required.

(D) Sewage/disposal/wastewater treatment systems which incorporate a drainfield as an integral part of the system requires Health Department approval.

(E) Permitted uses:

- (1) One single-family dwelling per lot as defined in § 154.004;
 - (2) In Residential District R-1, one two-family dwelling per lot, the part of which must be joined by a conventional room whose width is at least two-thirds of its length. Two-family dwellings are prohibited in Residential District R-2;
 - (3) Agricultural with conditional use permits, but not to include the raising of animals, including horses, pigs, cattle, fowl or the like;
 - (4) Schools;
 - (5) Churches;
 - (6) Swimming pools with conditional use permits;
 - (7) Parks and playgrounds;
 - (8) Home occupations as defined, conducted by the occupants with conditional use permits;
 - (9) Off-street parking as required by this chapter;
 - (10) Accessory buildings and structures and uses permitted as defined hereafter, however garages or other accessory structures such as carports, porches and stops attached to the main building should be considered part of the main building. No accessory building or structures may be closer than ten feet to any property line or private right-of-way or 100 feet from mean high water line of a lot on a creek except docks and bulkheads. Accessory building, other than carports or garages shall not exceed 300 square feet nor 15 feet in height. Total square footage of all accessory buildings other than swimming pools, and tennis courts, shall not exceed 25% of the rear yard area. Accessory buildings or structures may not be used for rental, or similar purposes. No accessory building or structure may be fitted with kitchen and sleeping accommodations;
 - (11) Boat docks for private use provided all structures, including mooring pilings, are landward of the United States Army Corps of Engineers navigation line as depicted on the Department of the Army Guidelines for General Permit Program for Carters Creek, dated April 2, 1980. Any boat dock to be constructed where there is no navigation line depicted requires a conditional use permit; and
 - (12) Farm winery. See § 154.070 for special requirements.
- (Ord. passed 9-12-2013)

Commonwealth of Virginia



STATE CORPORATION COMMISSION

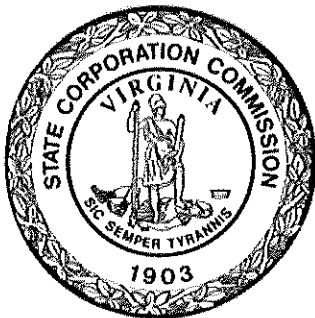
Richmond, October 29, 2021

This is to certify that the certificate of organization of

Camp Irvington, LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business.

Effective date: October 29, 2021



STATE CORPORATION COMMISSION

Attest:

A handwritten signature in cursive script, appearing to read "Bernard J. Stuy".

Clerk of the Commission

ARTICLES OF ORGANIZATION

OF

Camp Irvington, LLC

Pursuant to Chapter 12 of Title 13.1 of the Code of Virginia of 1950 as amended, the undersigned states as follows:

ARTICLE I - NAME.

The name of the limited liability company shall be: Camp Irvington, LLC.

ARTICLE II - REGISTERED OFFICE AND REGISTERED AGENT.

The initial registered office of the limited liability company shall be located at Dunton, Simmons & Dunton, L.L.P., 678 Rappahannock Drive, White Stone, Lancaster County, Virginia 22578.

The initial registered agent shall be John C. Hodges, whose business address is the same as the address of the initial registered office, and who is a resident of the Commonwealth of Virginia and a member of the Virginia State Bar.

ARTICLE III - PRINCIPAL OFFICE.

The address of the principal office where the records of the limited liability company will be maintained pursuant to Section 13.1-1028 of the Code shall be: 41 Cedar Circle, Irvington, Virginia 22480.

ARTICLE IV - INITIAL MANAGEMENT.

The initial managers of the limited liability company shall be Craig Dodson and Anthony Marchetti, either of whom may act, whom may be replaced by such person as

may receive a majority of the vote at any meeting of the membership or by such other procedure as may be adopted in an operating agreement by the membership pursuant to Section 13.1-1023 of the Code of Virginia or its successor statutes.

ARTICLE V-LIMITATION OF LIABILITY AND INDEMNIFICATION

A. Limitation of Liability. The Manager shall not be liable to the Company for monetary damages with respect to any transaction, occurrence, or course of conduct in any action brought by the Company.

B. Indemnification. The Company shall indemnify any liability other than ability incurred as a result of willful misconduct or a knowing violation of the law that was incurred by any person who was or is a party to any action brought by or on behalf of the Manager if the person was serving as a Manager at the request of the Company.

C. Applicability. The provisions of the Articles set forth herein shall be applicable to all actions commenced after the adoption of these Articles by the Members arising from act or omission whether occurring before or after such adoption.

Amendment or repeal of this Article shall have no effect on the rights provided under this Article to acts or omissions occurring before the amendment or repeal. The Company shall promptly take all actions and make all determinations as shall be necessary or appropriate to comply with its obligations to make any indemnity under this Article.

D. Expenses. The Company shall pay for or reimburse the reasonable expenses incurred by any applicant who is a party to an action if the applicant furnishes the Company:

i. A written statement of the applicant's good faith belief that he has not engaged in willful misconduct or knowing violation of the criminal law; and

ii. A written promise, executed personally on the applicant's behalf, to repay the advance if it is ultimately determined that he did in fact engage in willful misconduct or a knowing violation of the criminal law.

This promise shall be an unlimited general obligation of the applicant, but it does not need to be secured and may be accepted by the Company without reference to financial ability to make repayment.

E. Additional Indemnities. The Manager may cause the Company to indemnify or contract to indemnify any liability other than liability incurred as a result of willful misconduct or a knowing violation of the law that was incurred by any person not specified in Article V(a) and (b) who was, is, or may be a party to any action because:

- i. The member or manager is or was an employee or agent of the Company; or
- ii. The manager is serving in any other capacity at the request of the Company.

The provisions of V(c) and (d) shall apply to any indemnification provided under this paragraph.

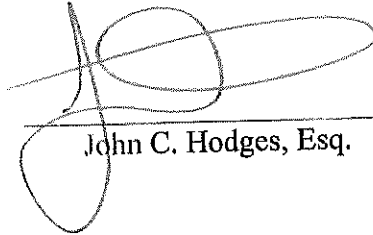
F. Insurance. The Company may purchase and maintain insurance to indemnify it against the whole or any portion of the liability assumed in accordance with this Article. The Company may also procure insurance, in amounts determined by the Manager, on behalf of any other person who is either:

- i. The member or manager; or
- ii. Serving in any other capacity at the request of the Company.

This insurance may indemnify against any asserted or incurred liability regardless of whether the Company has the power to indemnify a person against such liability under the provisions of this Article.

ARTICLE VI - EFFECTIVE DATE.

These articles of organization are to be effective to organize this limited liability company upon issuance of the Certificate of Organization by the State Corporation Commission of Virginia.



_____, Organizer
John C. Hodges, Esq.

Date of this notice: 11-18-2021

Employer Identification Number:
87-3621407

Form: SS-4

Number of this notice: CP 575 B

CAMP IRVINGTON LLC
PAUL ANTHONY MARCHETTI JR MBR
PO BOX 91
IRVINGTON, VA 22480

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-3621407. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

CUP Application: Camp Irvington LLC

