

**Exhibit D**  
**Ownership Information Packet**

# Property Deed

Recording requested by  
Community Development Service of Fresno West  
444 Fresno Street  
Fresno, CA 93706

and when recorded, please return this deed  
and tax statements to:

Community Development Service of Fresno West  
PO Box 12904  
Fresno, CA 93779

2021-0204990

FRESNO County Recorder  
Paul Dictos, CPA

Wednesday, Dec 15, 2021 11:48:11 AM

Titles: 1 Pages: 2

Fees: \$22.00  
CA SB2 Fee: \$75.00  
Taxes: \$0.00  
Total: \$97.00

COMMUNITY DEVELOPMENT SERVICE OF FRESNO WEST

For recorder's use only

### Grant Deed

This transfer is exempt from the documentary transfer tax No consideration. Donation.

The documentary transfer tax is \$ \_\_\_\_\_ and is computed on:

the full value of the interest in the property conveyed

the full value less the value of liens of encumbrances remaining at the time of sale

The property is located in an  unincorporated area.  the city of Fresno, California

For a valuable consideration, receipt of which is hereby acknowledged, Community Development Service of Fresno West, A California Non-Profit Public Benefit Corporation,

hereby grant(s) to Falth In God's Healing Touch Inc., a California Non-Profit Religious Corporation,

50 percent ownership of all that real property situated in the City of Fresno, State of CA, described as

the following real property in the City of Fresno, County of Fresno, state of California:

LOTS 1, 2, AND 3, IN BLOCK 33, OF KEARNEY BOULEVARD HEIGHTS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5, PAGE 59 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, CALIFORNIA.

Date: 12/15/2021 [Signature]

David C. Marshall  
Director

Date: Community Development Service of Fresno West

SEE ATTACHED  
NOTARIAL  
CERTIFICATE

State of California  
County of Fresno ss:

On \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, Personally appeared, David C. Marshall, personally known to me (or proved to me based upon 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.

Signature of Notary

NOTARY SEAL

### ACKNOWLEDGMENT

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 Fresno

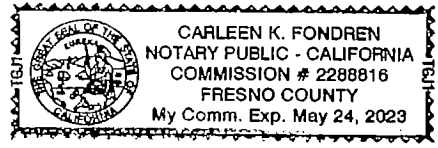
On 12/15/2021 before me, Carleen K. Fondren, Notary Public  
(insert name and title of the officer)

personally appeared David C. Marshall  
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 [Handwritten Signature]



(Seal)

Community Development Service of Fresno West  
Letter to HPC

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# Community Development Service of Fresno West

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8/25/2023

Historical Planning Committee / Planning and Development  
City of Fresno, Fresno, CA.  
2600 Fresno St. Fresno, CA 93721

Dear Historical Preservation Committee and Jennifer Clark:

Thank you for the direction you provided in today's meeting regarding the Resolution of the City Council of the City of Fresno, California, designating the Dr. Earl R. Meyers & Mrs. Mattie B. Meyers Fresno Street Medical Center located at 444 Fresno Street, Fresno California to the Local Register of Historic Resources.

We understand that we are to maintain the exterior of the building as it was constructed by Dr. and Mrs. Meyers, and as it now stands. We are committed to the rehabilitation of the premises allowing it to be put back into use serving this portion of the Fresno Community where it stands. We are committed to working for the betterment of this area in conjunction with other local, state, and federal agencies servicing the demographics of this part of the community.

We are a nonprofit organization. We have a comprehensive plan for the maintenance, care, and self-sustainability of the premises along with the moral support of the local neighborhood, and the many residents across the City of Fresno who knew the Meyers personally or know of the work and dedication of the Meyers family for the benefit of the community.

Sincerely,

Powell R. Brannon, President

David C. Marshall, Program Manager

# Community Center Project Leads

# We are a local community center dedicated to helping individuals prepare for better tomorrows in work and life.

## Our Opportunity

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### Problem worth solving

There are many people in our underserved communities in Fresno with limited employment qualifications. Many of them are youth and young adults who lack employment readiness and career development skills.

### Target market

1. Youth and young adults in/out of school.
2. Individuals making employment decisions.
3. Individuals managing workplace demands.
4. Individuals seeking workplace changes.
5. Individuals with entrepreneurship goals.

### Our solution

A local Community Center for Employment Readiness and Career Development creates greater access to employment skills training for underserved individuals where they live the community.

| Competitors          | How our solution is better |
|----------------------|----------------------------|
| <i>Traditional</i>   | Vision Building            |
| <i>Bureaucracy</i>   | Personalization            |
| <i>Logistics</i>     | Accessibility              |
| <i>Limited</i>       | Capacity                   |
| <i>Assembly Line</i> | Aspirational               |



Funding needed

**\$625K**

Funding is for facility renovation, business/program fees, initial operating costs, marketing, training materials, supplies, and equipment.

## Sales and Marketing

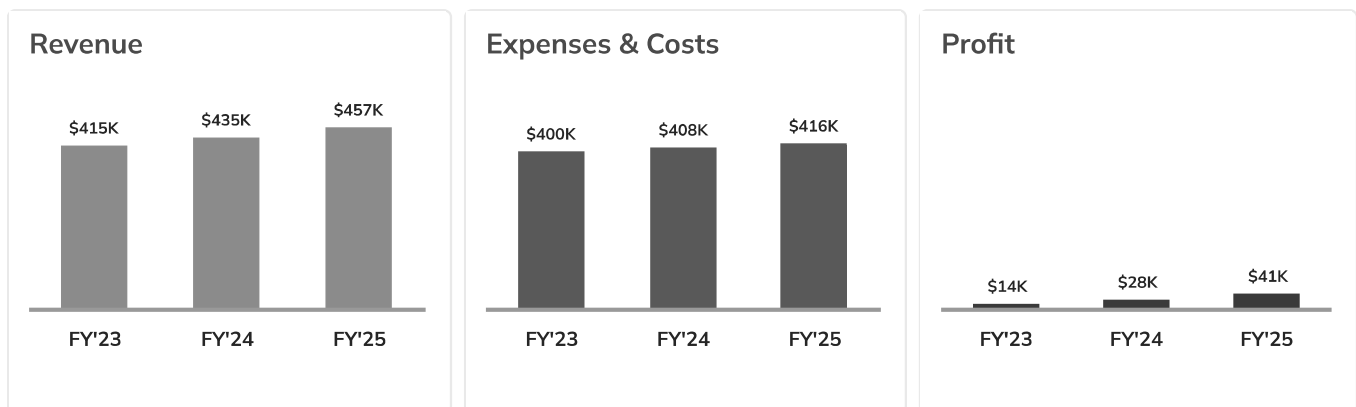
### Sales channels

1. Direct Services
2. Space and Amenities rental
3. Combined Services with Complementors
4. Consultant Services

### Marketing activities

1. Brick and Mortar location with Signage
2. Web Site, Social Media, and Email lists
3. Sponsoring and Hosting community events
4. Complementor Agency relationships
5. Job Fairs and other Job Seekers' events

## Financial Projections



## Team and Key Roles

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**Powell Brannon, MAOM.**  
**President**

Mr. Powell is president and a founding member of CDS with expertise in business management, building trades, and instruction and training.



**Larry Evans, Journeyman Carpenter**  
**Project Member & Advisor**

Mr. Larry Evans is a project committee member and advisor of CDS with expertise in construction training and building trades.



**Randy Evans, Home Inspector**  
**Project Member & Advisor**

Mr. Randy Evans, a Millwright Carpenter, is a project committee member with expertise in carpentry, property inspections, and training.



**James M. Gay, CWI**  
**Board Member / Advisor**

Mr. Gay is a board member and advisor of CDS with expertise in welding as a Certified Welding Instructor of Iron University in Fresno, CA.



**David C. Marshall, MAOM, EdD**  
**Program Manager**

Dr. Marshall is credentialed classroom and CTE teacher with additional training in organizational and project management.

# Project Plan

An aerial photograph of a suburban neighborhood, showing a grid of streets, numerous houses with varying roof colors, green lawns, and scattered trees. The scene is captured from a high angle, looking down on the community.

**DR. EARL R. MEYERS SR.  
&  
MATTIE B. MEYERS  
CENTER FOR COMMUNITY**

# Community Development Center of Fresno West

We are a local community organization dedicated to helping individuals prepare for better tomorrows in work and life.

# PROBLEM WORTH SOLVING

There are many people in our underserved communities in Fresno with limited employment qualifications. Many of them are youth and young adults who lack employment readiness and career development skills.

# OUR SOLUTION

A local Community Center for Employment Readiness and Career Development creates greater access to employment skills training for underserved individuals where they live the community.



# TARGET MARKET

- Youth and young adults in/out of school.
- Individuals making employment decisions.
- Individuals managing workplace demands.
- Individuals seeking workplace changes.
- Individuals with entrepreneurship goals.

# COMPETITIVE LANDSCAPE

| Competitors          | How our solution is better |
|----------------------|----------------------------|
| <i>Traditional</i>   | Vision Building            |
| <i>Bureaucracy</i>   | Personalization            |
| <i>Logistics</i>     | Accessibility              |
| <i>Limited</i>       | Capacity                   |
| <i>Assembly Line</i> | Aspirational               |

**FUNDING  
NEEDED**

**\$625K**

Funding is for facility renovation, business and program fees, start-up costs, marketing, training materials, supplies, and equipment.

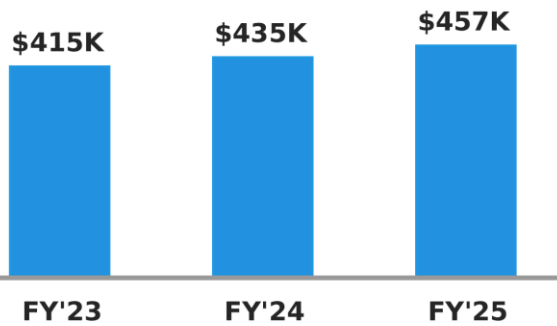
# SALES CHANNELS

- Direct Services
- Space and Amenities rental
- Combined Services with Complementors
- Consultant Services

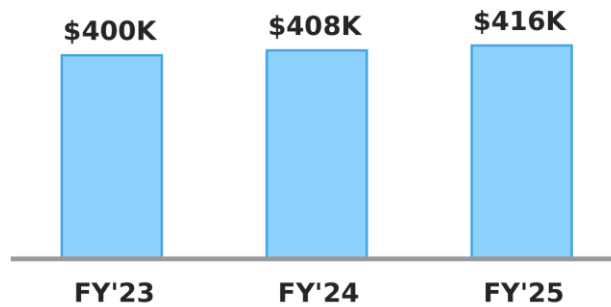
# MARKETING ACTIVITIES

- Brick and Mortar location with Signage
- Web Site, Social Media, and Email lists
- Sponsoring and Hosting Community events
- Complementor Agency relationships
- Job Fairs and other Job Seekers' events

# FINANCIAL PROJECTIONS



**Revenue**



**Expenses & Costs**



**Profit**

















**DR. EARL R. MEYERS SR.  
&  
MATTIE B. MEYERS  
CENTER FOR COMMUNITY**

**Community Development Service of Fresno West**

444-452 Fresno St. Fresno, CA 93706

PO Box 11689 Fresno, CA 93774

CDSFresnoWest@Gmail.Com

559.313.3717