

Cannabis Use Application General Requirements

Santa Rosa, CA

CANNABIS NATION SANTA ROSA

CN SANTA ROSA

PROPOSAL

TYPE 10 - RETAIL (DISPENSARY)

M-LICENSE & A-LICENSE

2612 SANTA ROSA AVE., BUILDING #1

SANTA ROSA, CA 95407

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APPLICATION
**CONDITIONAL USE
PERMIT**
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File #:
Related Files:
Set:
Department Use Only

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☒ MAJOR ☐ MINOR ☐ TEMPORARY

GENERAL INFORMATION	LOCATION OF PROJECT (ADDRESS)	2612 Santa Rosa Ave. Bldg #1, Santa Rosa CA 95407		ASSESSOR'S PARCEL NUM(BER/S)	044-071-001	EXISTING ZONING	CG General Commercial
	NAME OF PROPOSED PROJECT	CN Santa Rosa				GENERAL PLAN DESIGNATION:	Retail & Business Services
	APPLICANT NAME	Tyler Champlin		☒ CELL ☐ HOME ☐ BUSINESS ☐ FAX	(480) 619-9660	☐ CELL ☐ HOME ☐ BUSINESS ☐ FAX	
	APPLICANT ADDRESS	1212 Scheidegger Cir.	CITY Folsom	STATE CA	ZIP 95603	EMAIL	See below to the left
	APPLICANT REPRESENTATIVE	Tyler Champlin		☐ CELL ☐ HOME ☐ BUSINESS ☐ FAX		☐ CELL ☐ HOME ☐ BUSINESS ☐ FAX	
	APPLICANT REPRESENTATIVE ADDRESS	e-mail: tyler.champlin@cannabisnationinc.com		STATE	ZIP	EMAIL	See to the left
PROPERTY OWNER	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW)	Natoli Group 1 LP		☐ CELL ☐ HOME ☐ BUSINESS ☐ FAX		☐ CELL ☐ HOME ☐ BUSINESS ☐ FAX	
	PROPERTY OWNER ADDRESS	3724 Hadley Hill Drive	CITY Santa Rosa	STATE CA	ZIP 95404	EMAIL	phii@natoli@comcast.net
PROJECT DESCRIPTION	PROJECT/BUSINESS DESCRIPTION - (Attach separate sheet if necessary.)						
	Type 10 - Retail (Dispensary) with A-License and M-License						
	Target Market: Recreational Adult-Use Marijuana Consumers 21+ years old and Medical Patients 18+ years old						
	Please See "Cannabis Use Application Retail" for Business Description, Project Plan, etc.						
	SIZE OF PARCEL	SQ FT or U.S. ACRES		GROSS SQ FT OF PROPOSED USE	PRIOR USE	Retail - Auto Related Accessories	
	☐ RESIDENTIAL			☐ OFFICE	☒ COMMERCIAL	☐ INDUSTRIAL	☐ OTHER (Please describe)
	☐ EXISTING BUILDING/REOCCUPANCY			☒ EXISTING BUILDING/REOCCUPANCY	☐ NEW CONSTRUCTION	LIST EXISTING TENANTS	
	☐ NEW CONSTRUCTION			# BUILDINGS: 1	MAX EMPLOYEES/SHIFT: 8	USE	SQ. FT.
	# UNITS TOTAL:			TOTAL SQ. FT.: 5,152 sq. ft.	# SEATS/CAPACITY:		
	# BEDROOMS PER UNIT:			SQ. FT. OCCUPIED: 5,152 sq. ft.	# PARKING SPACES: 16		
PROJECT INFORMATION	# PARKING SPACES:			SQ FT EACH BUILDING (Please list):	% LOT COVERAGE:		
	TYPE OF UNIT:			DAYS/HOURS OF OPERATION:			
	☐ SINGLE FAMILY DETACHED						
	☐ SINGLE FAMILY ATTACHED						
	☐ SECOND UNIT	☐ MULTI-FAMILY					
	☐ DUPLEX	☐ MOBILE HOME					
	% LOT COVERAGE						
	SUBMITTAL INFORMATION - THESE ITEMS MUST BE SUBMITTED FOR A COMPLETE APPLICATION UNLESS INITIALED BY A CITY PLANNER						
	Plan MUST either be reduced to 11 X 17 or folded to 8 1/2 X 14						
	10 Copies of SITE PLAN showing all dimensions.		DISCLOSURE FORM				
10 Copies of FLOOR PLANS		VICINITY MAP WITH NORTH ARROW					
10 Copies of NEIGHBORHOOD CONTEXT MAP		INDEMNIFICATION FORM (Back of sheet)					
ADDITIONAL SUBMITTAL INFORMATION - THESE ITEMS MAY BE REQUIRED FOR A COMPLETE APPLICATION							
10 Copies of DIMENSIONED ELEVATIONS (New construction only)		ENVIRONMENTAL ASSESSMENT (New construction only)					
10 Copies of SITE ANALYSIS MAP (New construction only)		Completed STORMWATER DETERMINATION WORKSHEET					
10 Copies of LANDSCAPE PLANS (New construction only)							
Completed ABC APPLICATION WORKSHEET 23958.4 B & P (For sales of alcoholic beverages)							
PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief, and that any misrepresentation of submitted data may invalidate any approval of this application.							
PROPERTY OWNER'S SIGNATURE							
DEPT	APPLICATION	RECEIVED BY	DATE	FEE RECEIVED			
	PUBLIC HEARING		DATE	FEE RECEIVED			
	ENVIRONMENTAL REVIEW	☐ REQUIRED ☐ EXEMPT	DATE	FEE RECEIVED			

CONDITIONAL USE PERMIT

04/19/2016



INDEMNIFICATION AGREEMENT

File No: _____

Project Name and Address: CN Santa Rosa - 2612 Santa Rosa Ave. Bldg #1, Santa Rosa CA 95407

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Santa Rosa shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Tyler Champlin
Applicant (please print name)


Applicant (please sign name)

ACKNOWLEDGMENT THAT COPYRIGHTED REPORTS SUBMITTED TO THE CITY SHALL BE CONSIDERED PUBLIC RECORDS

The applicant acknowledges, understands, and agrees that any soils, seismic hazard, landslide, geologic, natural hazard, or geotechnical report, study, or information submitted to the City by, or on behalf of, the applicant in furtherance of this application submitted by the applicant will be treated by the City as public records pursuant to the CA Public Records Act which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

I have read and agree to all of the above.

Tyler Champlin
Applicant (please print name)


Applicant (please sign name)

COPYRIGHT MATERIALS RELEASE- To the extent that your application submittal packet includes plans or drawings prepared by a licensed, registered or certified professional, as defined pursuant to the California Health and Safety Code Section 19851 or Business and Professions Code Section 5536.25, such as a licensed engineer, architect or other design professional, the City must first obtain the signature release and permission of said professional prior to publication or reproduction of any such plans or drawings. Such drawings and plans may also be protected by copyright laws. The City of Santa Rosa hereby requests permission to reproduce and publish plans and drawings submitted with your application packet for purposes of more effectively and efficiently facilitating the entitlement review process, including making plans and drawings available on the City's website for public review and providing electronic reproductions to the City's review boards. The purpose of this request is limited solely to the purpose of facilitating the timely review of this application, and the plans and drawings will not be utilized by the City for other purposes. To assist the City in this process, please provide below the signatures of all of those who have prepared plans and drawings to be submitted with this application.

Engineer Name: _____
Phone: _____
Email Address: _____

ENGINEER /SURVEYOR'S SIGNATURE _____

Architect Name: _____
Phone: _____
Email Address: _____

ARCHITECT/DESIGNER'S SIGNATURE _____

Landscape Architect Name: N/A _____
Phone: _____
Email Address: _____

LANDSCAPE ARCHITECT/DESIGNER SIGNATURE _____

12/2015

COPYRIGHT MATERIALS RELEASE- To the extent that your application submittal packet includes plans or drawings prepared by a licensed, registered or certified professional, as defined pursuant to the California Health and Safety Code Section 19851 or Business and Professions Code Section 5536.25, such as a licensed engineer, architect or other design professional, the City must first obtain the signature release and permission of said professional prior to publication or reproduction of any such plans or drawings. Such drawings and plans may also be protected by copyright laws. The City of Santa Rosa hereby requests permission to reproduce and publish plans and drawings submitted with your application packet for purposes of more effectively and efficiently facilitating the entitlement review process, including making plans and drawings available on the City's website for public review and providing electronic reproductions to the City's review boards. The purpose of this request is limited solely to the purpose of facilitating the timely review of this application, and the plans and drawings will not be utilized by the City for other purposes. To assist the City in this process, please provide below the signatures of all of those who have prepared plans and drawings to be submitted with this application.

Engineer Name: _____
Phone: _____
Email Address: _____

ENGINEER /SURVEYOR'S SIGNATURE _____

Architect Name: JOHN SUTTON
Phone: 530-647-1420
Email Address: SUTTONARCH@GMAIL.COM

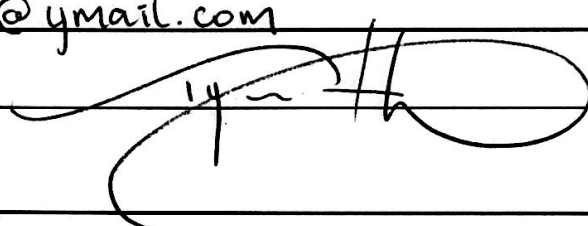
ARCHITECT/DESIGNER'S SIGNATURE John Sutton

Landscape Architect Name: _____
Phone: _____
Email Address: _____

LANDSCAPE ARCHITECT/DESIGNER SIGNATURE _____

COPYRIGHT MATERIALS RELEASE- To the extent that your application submittal packet includes plans or drawings prepared by a licensed, registered or certified professional, as defined pursuant to the California Health and Safety Code Section 19851 or Business and Professions Code Section 5536.25, such as a licensed engineer, architect or other design professional, the City must first obtain the signature release and permission of said professional prior to publication or reproduction of any such plans or drawings. Such drawings and plans may also be protected by copyright laws. The City of Santa Rosa hereby requests permission to reproduce and publish plans and drawings submitted with your application packet for purposes of more effectively and efficiently facilitating the entitlement review process, including making plans and drawings available on the City's website for public review and providing electronic reproductions to the City's review boards. The purpose of this request is limited solely to the purpose of facilitating the timely review of this application, and the plans and drawings will not be utilized by the City for other purposes. To assist the City in this process, please provide below the signatures of all of those who have prepared plans and drawings to be submitted with this application.

Engineer Name: Tyson Howard
Phone: (530) 306-2026
Email Address: tyson.howard@ymail.com

ENGINEER /SURVEYOR'S SIGNATURE 

Architect Name: _____
Phone: _____
Email Address: _____

ARCHITECT/DESIGNER'S SIGNATURE _____

Landscape Architect Name: _____
Phone: _____
Email Address: _____

LANDSCAPE ARCHITECT/DESIGNER SIGNATURE _____

12/2015



DISCLOSURE FORM

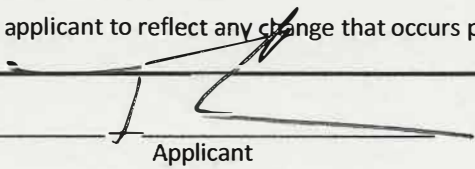
Please Type or Print

File No.	Quad.
Related Files	
DEPARTMENT USE ONLY	

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D I S C L O S U R E F O R M	Project Title: CN Santa Rosa - 2612 Santa Rosa Ave. Bldg. #1, Santa Rosa CA 95407 (Include site address)	
	Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.	
	Individuals:	Identify all individuals
	Partnerships:	Identify all general and limited partners
	Corporations:	Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed.
	LLCs:	Identify all members, managers, partners, officers and directors.
	Trusts:	Identify all trustees and beneficiaries.
	Option Holders:	Identify all holders of options on the real property.
	Full Name:	Address:
	Josh Olague	9802 SE Nicholas Dr, Happy Valley OR, 97086
Tyler Walker	13965 SE King Rd, Happy Valley OR, 97086	
Ryan Walker	13965 SE King Rd, Happy Valley OR 97086	
Tim Walker	6685 Bridle Path, Prescott AZ 86305	
Tyler Champlin	1212 Scheidegger Circle, Folsom CA, 95603	
In addition, please identify the name of each civil engineer, architect, and consultant for the project.		
Full Name:	Address:	
John Sutton	6080 Pony Express Trail #6. Pollock Pines, CA 95726	
Tyson Howard	711 Haight Ave. Alameda, CA 94501	

Additional names and addresses attached: ☐ Yes ☒ No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.	
I certify that the above information is true and correct:	 Applicant
	<u>4/10/18</u> Date

FOR OFFICE USE ONLY:

Does this project require permanent storm water BMP's?

☐

Y

☐

N



Print Form

File No: _____

Quadrant _____

Related Files: _____

Set: _____

Department Use Only

Storm Water Determination Worksheet

PURPOSE AND APPLICABILITY: Use this form to determine whether or not this project will need to incorporate permanent Storm Water Best Management Practices (BMP's) and submit a Standard Urban Storm Water Mitigation Plan (SUSMP) as required by the City's National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDES MS4) only. Your project may still need to incorporate permanent storm water BMP's as required by CALGREEN or North Coast Regional Water Quality Control Board (NCRWQCB) section 401 permit.

Part 1: Project Information

CN Santa Rosa

Project Name

Tyler Champlin

Applicant (owner or developer) Name

2612 Santa Rosa Ave. Building 1

Site Address

1212 Scheidegger Cir.

Mailing Address

Santa Rosa, CA 95407

City/State/Zip

Folsom, CA 9530

City/State/Zip

Permit Number(s) - if applicable

Phone/Email/Fax

Engineer Name

Mailing Address

City/State/Zip

Phone/Email

Type of Application/Project:

☐

Subdivision

☐

Grading Permit

☐

Building Permit

☐

Hillside Development

☐

Design Review

☒

Use Permit

☐

Encroachment

☐

Time Extensions

☐

Other

PART 2: Project Exemptions

1. Is this project a routine maintenance activity¹ that is being conducted to maintain original line and grade, hydraulic capacity, and original purpose of facility such as resurfacing existing roads and parking lots?

☐

Yes

☒

No

2. Is this project a stand alone pedestrian pathway, trail or off street bike lane?

☐

Yes

☒

No

¹ "Routine Maintenance Activity" This exemption includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities.

3. Is this a project that does not create or replace any impervious surface²?

☐ Yes ☒ No

4. Is this a project that proposes fewer than four dwelling units and a combined total of less than 1.0 acre of new or replaced impervious surface?

☒ Yes ☐ No

Did you answer "YES" to any of the above questions in Part 3?

☒ **YES:** This project will *not* need to incorporate permanent Storm Water BMP's. **Please complete the "Exemption Signature Section" on Page 4.**

☐ **NO:** Proceed to Part 3 below to see if this project will need to incorporate permanent Storm Water BMP's:

Part 3: Project Triggers

Projects that Trigger Requirements:

Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SUSMP.

1. Does this project create or replace a combined total of 1.0 acre or more of impervious surface?

☐ Yes ☒ No

2. Does this project create or replace a combined total of 10,000 ft² or more of impervious street, roads, highways, or freeway construction or reconstruction? ☐ Yes ☒ No

3. Does this project include four or more new dwelling units? ☐ Yes ☒ No

4. Is this project an industrial park³, commercial strip mall⁴, retail gasoline outlet, restaurant, or an automotive service facility creating or replacing a combined total of 10,000 sq ft or more of impervious surface? ☐ Yes ☒ No

5. Is this project a parking lot (not included as part of a project type listed above) creating or replacing a combined total of 10,000 sq ft or more of impervious surface or with 25 or more parking spaces? ☐ Yes ☒ No

Did you answer "YES" to any of the above questions in Part 3?

☐ **YES:** This project requires permanent Storm Water BMP's and the submittal of a SUSMP. **Please complete the remainder of this worksheet and sign the "Acknowledgment Signature Section" on Page 4.**

☒ **NO:** This project will not need to incorporate permanent Storm Water BMP's. **Please complete the "Exemption Signature Section" on Page 4.**

² "Impervious Surface" is defined as an area that has been modified to reduce storm water runoff capture and percolation into underlying soils. Such surfaces include rooftops, walkways, and parking areas. Permeable pavements shall be considered impervious for this section if they have subdrains to preclude infiltration into underlying soils.

³ "Industrial Park" is defined as industrial facility or building and associated impervious surface on a site zoned or planned to allow industrial or commercial development (planning for mixed use residential, industrial or commercial development and redevelopment is included).

⁴ "Commercial Strip Mall" is defined as commercial facility or impervious surface on a site zoned or planned to allow commercial or industrial use (planning for mixed use residential, industrial or commercial development and redevelopment is included) with street access and onsite parking.

Part 4: Project Description

1. Total Project area: ☐ square feet
☐ acres

2. Existing land use(s): (check all that apply)

☐ Commercial ☐ Industrial ☐ Residential ☐ Public ☐ Other

Description of buildings, significant site features (creeks, wetlands, heritage trees), etc.:

3. Existing impervious surface area: ☐ square feet
☐ acres

4. Proposed Land Use(s): (check all that apply)

☐ Commercial ☐ Industrial ☐ Residential ☐ Public ☐ Other

Description of buildings, significant site features (creeks, wetlands, heritage trees), etc.:

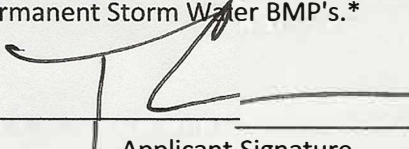
5. Existing impervious surface area: ☐ square feet
☐ acres

Acknowledgment Signature Section:

As the property owner or developer, I understand that this project is required to implement permanent Storm Water Best Management Practices and the submittal of a SUSMP as required by the City's NPDES MS4. Any unknown responses must be resolved to determine if the project is subject to these requirements.*

Applicant Signature_____
Date**Exemption Signature Section:**

As the property owner or developer, I understand that this project as currently designed does not require permanent Storm Water BMP's nor the submittal of a SUSMP as required by the City's NPDES MS4. I understand that redesign may require submittal of a new Determination Worksheet and may require permanent Storm Water BMP's.*



Applicant Signature

Date

*Your project may still need to incorporate permanent storm water BMP's as required by CALGREEN or North Coast Regional Water Quality Control Board (NCRWQCB) section 401 permit.

Implementation Requirements: All calculations shall be completed using the "Storm Water Calculator" available at: www.srcity.org/stormwaterLID

Design Goal: Capture (infiltration and/or reuse) of 100% of the volume of runoff generated by the 85th percentile 24 hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual. 100% volume capture is the ideal condition and if achieved satisfies all requirements so that no additional treatment is required and pages 2 and 3 of this calculator do not need to be completed. This is a retention requirement.

Design Requirements: If the Design Goal of 100% volume capture is not achieved; then both Requirement 1-100% Treatment AND Requirement 2- Volume Capture must be achieved.

Requirement 1: Treatment of 100% of the flow generated by the 85th percentile 24 hour storm event, as calculated using the Rational Method and a known intensity of 0.20 inches per hour.

Requirement 2: Capture (infiltration and/or reuse) of the increase in volume of storm water due to development generated by the 85th percentile 24 hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual. This is a retention requirement.

7. Project Description Narrative

The proposed project, CN Santa Rosa a.k.a. Cannabis Nation Santa Rosa, will be both an A-Licensed and M-Licensed Type 10 Cannabis Retail (Dispensary) operation located at 2612 Santa Rosa Ave. Bldg #1, Santa Rosa CA 95407 with the purpose of serving both Medical and Adult-use marijuana customers. CN Santa Rosa will be designed with the intent of being the Cannabis Nation California Flagship location for all Cannabis Nation operations in California with several administrative offices and high-end sales floor that showcases the sophisticated first-class Cannabis Nation brand.

CN Santa Rosa will meet each of the General Operating Requirements set forth in Section 20-46.050 of the Santa Rosa Code. It is of the highest importance for all Cannabis Nation businesses to be transparent and in total compliance with city code, in compliance with California State laws and regulations from various agencies and departments, and in compliance with local and regional laws and regulations put forth by Sonoma County and other local and regional agencies. Cannabis Nation will always work with various agencies at all levels of Cannabis oversight to ensure compliance, safety and the success of the Cannabis Industry in Santa Rosa and the State of California. How the project complies with applicable state licensing requirements and conditions will be further elucidated throughout this project description narrative as well as the in the Operational Plan required for the Cannabis Use Application Retail Use Requirements.

Only one license type, Retail (Type 10), is being proposed at the physical address for the proposed site of CN Santa Rosa at 2612 Santa Rosa Ave. Bldg #1, Santa Rosa CA 95407. The building is large enough to accommodate the physical separation of retail operations from other accessory and administrative uses. Retail operations and retail offices will be in the front half of the building. The back half of the building will be additional administrative offices. Please see **Exhibit 7.1** for a diagram of the proposed floor plan with retail, accessory and administrative areas designated.

Fire and Building codes will be complied with during the build-out of the proposed site and incorporated into the build-out plans to be compliant for the duration of occupancy and operations. All necessary building permits, fire permits and CUPA permits will be obtained prior to the re-model of the building and maintained annually or as necessary. A Fire Department lock box for keys to gates and doors will be provided on-site. Please see **Exhibit 7.5** for a Fire and Life Safety Letter and **Exhibit 7.6** CBC Code Analysis as prepared by this project's architect.

The proposed remodel shall not exceed \$200,000.00 and thereby would "not trigger public improvements" in accordance with City Code Chapter 18-12.015. However, improvements to outside of the building will use quality materials, such as a stone façade leading to the entrance, for an overall visual improvement in the community as a property that fronts Santa Rosa Avenue. The interior will be open, bright and clean with secured displays for individuals to browse. Please see **Exhibit 7.3** for photos of the interiors of existing Cannabis Nation Dispensaries for an idea of how the space will be remodeled for the retail floor and how product will be displayed.

Cannabis Nation takes Security Plans very seriously for the safety of all customers and employees. A system of cameras at each existing location in Oregon are monitored 24/7 with recordings stored off-site for 90 days. Similar security measures will be put in place at CN Santa Rosa. For a full

description of Security Plans including cameras, panic buttons, alarms, product storage, emergency access, secure delivery, and more, please see **Exhibit 7.4** Cannabis Nation Security Plan, not for public disclosure. The operational standards for Cannabis Nation locations are very high with safety in mind. For example, all prospective employees go through and pass a thorough background check prior to being offered a position. If there is a misdemeanor not related to cannabis, there is a fitness determination scale that only the Director of Operations can utilize to determine if the candidate still qualifies for a position with the company. Nobody with a prior felony conviction is hired by Cannabis Nation.

An odor mitigation plan has been required at all Cannabis Nation locations. Odor control is achieved by circulating the air into the building through carbon activated filters and fans. The fans and filters are used as a scrubbing system for the air circulated through the individual rooms of the building containing cannabis odor. Please see **Exhibit 7.2** for an engineer's certification of the same plan used at our Oregon City location.

Outdoor lighting for CN Santa Rosa will comply with the City's Outdoor Lighting Ordinance. For example, the outdoor lighting will not include any flashing, blinking or brightness of high intensity. The maximum height for any lighting will be 16 feet in accordance with what is allowable for retail centers and commercial districts. For security purposes, motion sensor lighting will be installed on the outside of the building within the height restrictions. Motion sensor lighting allows for more energy efficiency in addition to utilizing energy-efficient fixtures such as LED bulbs for constant lighting devices that will provide a minimum of one-foot candle of light at ground level during business hours for customer safety in the evenings. Light fixtures shall be shielded or recessed as well as directed downward and away from adjoining properties and public right-of-way to ensure no on-site light fixture directly illuminates an area off-site, reduce light bleed onto adjoining properties, ensure the bulb is not visible from off-site, and retain any glare or reflections within the boundary of the site.

CN Santa Rosa, as simply a retail outlet, will not produce high sound levels that would affect the surrounding area. Any music will be played within the building, not outside, and there will be no manufacturing equipment in use. During the remodel phase, construction equipment and associated noise with construction will be within allowable hours on weekdays so as not to disturb the surrounding areas. This will be the case for any landscaping work in the future as well, such as leaf blowing being contained between the hours of 8 am and 8 pm on weekdays in accordance with City Noise Ordinances.

As the headquarters for all Cannabis Nation California operations, administrative operations offices have been designated as well as an office for the retail operations manager and assistant manager. Additionally, a break room has been marked off and a storage section is proposed to be behind the sales floor for non-marijuana items such as exit bags. Another non-marijuana storage area is designated around the bay that will house other large non-marijuana storage and perhaps a company vehicle for Owners and Corporate Officers to use as needed. Please see **Exhibit 7.1** for sectioned areas for Accessory Use on the Site Plan.

Exhibit 7.1 – Retail, Administrative & Accessory Use



ODOR CONTROL & MITIGATION PLAN

June 16, 2018

Cannabis Nation

2612 Santa Rosa Avenue
Santa Rosa, CA 95404



Report prepared by

15000 Inc.
2901 Cleveland Avenue, Suite 204
Santa Rosa, CA 95403

Policy

Document a process to limit objectionable odors from the project area utilizing building system components and adopted odor control plan.

Purpose

To minimize and eliminate the off-site odor of cannabis caused by normal business practices.

Scope

Exterior of facility and surrounding areas.

Responsibilities

Business Owner/Operator (BO/O) is to provide, implement and supervise an odor mitigation plan.

General Procedures

Implementing and maintaining building systems to effectively minimize transmission of odor between building and surrounding areas.

- BO/O shall supervise installment and maintenance of an air treatment system to ensure there is no off-site odor of cannabis overly detectable from adjacent properties or the community. Air treatment systems consists of carbon filtration on the exhaust side of the ventilation system and negatively pressurizing the facility in relation to the exterior ambient condition.
- Staff members should immediately report an odor problems to the BO/O, who will take corrective action, implement upgrades to the system, upgrades to the facility or to the internal handling process of product within the facility to further deter odors.
- If such upgrades require the approval of any Agency Having Jurisdiction (AHJ), the BO/O shall seek and gain such approval prior to implementing new systems and/or procedures.

It is critical to the success of our organization that our various plans remain transparent to the community so all stakeholders are aware of the importance of mitigated cannabis odors.

This mitigation plan and all associated records will be made available to the public for review and documents can be requested at our facility. All requests for documentation shall occur via written request only (email is acceptable).

The company is a cannabis dispensary. In accordance with California State Law all products brought into the dispensary will be in sealed packages. As such, the possibility for odor issues for adjacent properties is limited. Nevertheless, the handling of product will require a properly engineered odor control system in order to mitigate the release of odors to the surrounding properties and community.

Active Measures

All cannabis products will be securely stored in a security room ("WH VAULT", on attached plan). The security area will be provided with an exhaust air system for odor control. The exhaust system shall be provided with a carbon filter that will mitigate any odors which may emanate from the stored product.

Air Pressure & Carbon Filter Control

The facility will be kept under negative pressure by means of an exhaust system with carbon filters for odor mitigation. The exhaust discharge shall be designed with a high velocity outlet to eject the exhaust up and away from any neighbors or pedestrian traffic.

Best Available Technology

The combination of carbon exhaust air filtration and building pressure control represent the current best available technology. This building is also provided with MERV-8 filters for particulate filtration of supply air into the building.

Air System Design

The facility shall have no operable windows or be kept locked and sealed at all times. All doors shall be sealed with proper weather stripping, keeping circulating and filtered air inside the facility.

On site usage of cannabis products is strictly forbidden while on the property. This will assist in mitigating odors to the surrounding neighbors.

Monitoring, Detection and Mitigation: Method for Assessing Impact of Odor

The importance of cannabis odor mitigation is very well understood and we shall make decisions that best to prevent the issue of odor to the surrounding areas. If odors are detected outside the facility this plan shall serve as a guideline to provide corrective action.

Monitoring

The manager/supervisor shall assess the on-site and off-site odors daily for the potential release of objectionable odors. The manager/supervisor on duty shall be responsible for assessing and documenting odor impacts on a daily basis.

The closest adjacent businesses include;

- Quality Motors: 2620 Santa Rosa Avenue, Santa Rosa, CA 95404
- McDonald's: 2642 Santa Rosa Avenue, Santa Rosa, CA 95404
- Chapel of the Chimes Cemetary: 2601 Santa Rosa Avenue, Santa Rosa, CA 95404

Mitigation

Should objectionable off-site cannabis odors be detected by the public and we are notified in writing, the following protocols will take place immediately:

- Investigate the likely source of the odor.
- Utilize on site management practices to resolve the odor event.
- Take steps to reduce the source of objectionable odors.
- Determine if the odor traveled off-site by surveying the perimeter and making observations of existing wind patterns.
- Document the event for further operational review.

If employees are not able to take steps to reduce the odor-generating source, they are to immediately notify the facility manager, who will then notify the BO/O. All communication shall be documented and the team shall create a proper solution, if applicable. If necessary we shall retain our certified engineer to review the problem and make recommendations for corrective action/s.

Staff Training

All employees shall be trained on how to detect, prevent and remediate odor outside our facility and all corrective options outlined herein.

Odor Detection Documentation

The Odor Detection Form (ODF) shall be provided to those who suspect objectionable odors emanating from inside the facility. ODFs are available per request, on-site.

We shall maintain records of all odor detection notifications and/or complaints that will include the remediation measures employed. The records shall be made available to the AHJ or the general public on request. All requests shall be in writing (email is acceptable).

Odor Detection Form

Name of Reporting Party:

Phone Number:

Email Address:

Date:

Time:

Location of Odor:

Weather Conditions:

Date/Time of Notification:

Notification Method:

☐ Email ☐ Online ☐ In Person

Administrative Use Only

Mitigation Response Taken:

Date/Time Measures Employed:

Were Mitigation Measures Successful?

Signature/Date/Time:

Exhibit 7.3 – Cannabis Nation Retail Design Layouts & Product Display



Blooming Deals by
Cannabis Nation



Beaverton, OR



Cannabis Nation Gresham

Gresham, OR



Cannabis Nation Seaside

Seaside, OR



Product Slat-Wall Example Behind Sales Counter



Cannabis
Nation
Sunriver



Deschutes
County, OR



Cannabis Nation Oregon City
Oregon City, OR

Exhibit 7.4 – Cannabis Nation Security Plan

Not for Public Disclosure

Procedure for allowing individuals access to the premises:

Every Customer will have their ID checked and validated in an enclosed (secured) check in area before being allowed access to the sales area. Only allowable state issued identification will be accepted, such as a Passport or State issued Driver's license. No customers, vendors, or visitors under the age of 21 (without a valid medical marijuana card) will be allowed to enter. Any person over the age of 18 will be allowed access with an ID and valid medical marijuana card. Any person under the age of 18 will not be granted access. These valid forms of identification must be presented every visit to gain access. Even if the individual is a frequent customer, if the license is presented and has expired, it will not be accepted, and the individual will have to wait for a new license to re-enter the premises and purchase Cannabis. All employees will be trained on the acceptable forms of ID, how to check their validity, and how to ensure the ID is that of the person presenting it. Minors will never be allowed anywhere inside the facility, even during non-business hours when Cannabis product have been put away.

Secured access points:

During non-business hours, all interior and exterior doors and windows will be locked and alarmed. All doors and windows, interior and exterior, will utilize commercial grade hardware and locks. Cannabis products will be stored in secure safes and vaults. A monitored alarm system will be armed during non-business hours to notify authorities of any gained entry.

During business hours all exterior doors will be kept locked with the exception of the main entry door. The secondary (check in) entry to the sales floor will be kept locked at all times with a switch to let customers/visitors in, after their ID was been verified. Internal doors will be kept locked and opened by employees with key fob access. Cannabis products for display will be secured on the sales floor in locking cabinets and tethered displays. Cannabis products for sale to customers will be kept behind the counter in an employee access area. This area will only be stocked with enough product to allow efficient operation. All excess backstock will be secured in the Safe/Vault area until ready for sale. Only supervisors will be allowed to restock from the safes/vault.

Exterior trash and recycling receptacles will be stored in a locking enclosed area. Any cannabis waste will be rendered unusable and handled in compliance with State regulations. All waste will be tracked in the Cannabis Tracking System.

Cannabis Nation will employ security personnel in accordance with all State and local regulations.

Safe and Secure Transport and Delivery:

Cannabis Nation will not be utilizing the Delivery aspect of the Retail 10 license. However, when receiving deliveries from distributors, we will do this securely and safely we will be in compliance with all State and Local regulations. It will be ensured that all deliveries to Cannabis Nation Santa Rosa utilize transport manifests in the Cannabis Tracking System detailing the product for delivery, approximate

time of arrival, route, vehicle information, driver information, details of receiving license, etc. At the time of delivery, this information will be verified by both the delivery driver and receiving CN Santa Rosa intake manager and any discrepancies will be reported.

Trace and Track System – Cannabis Tracking System:

Cannabis Nation utilizes an in-house Point of Sale and Inventory system in conjunction with the State Cannabis Tracking system (Metrc). There will be an account manager overseeing the tracking system and training employees with access how to properly use the system. All cannabis activity, including the purchase, sale, test, packaging, transfer, transport, return, destruction, or disposal, of any cannabis goods will be recorded in this system. All system users and employees will be registered in the system. Any errors or discrepancies will be reported immediately to the Bureau of Cannabis Control. Inventory audits and CTS reconciliation will be done at a minimum of every 2 weeks to ensure accuracy.

Security alarm system:

The facility will be armed with a monitored alarm capable of dispatching police when activated. Owners, Directors, and some Supervisors will have remote access to cameras to verify legitimate alarms and reduce false alarms. This security system will utilize motion detectors, glass break sensors, door and window contact sensors, sirens, and panic buttons. The alarm system will be tested and maintained on a scheduled basis by the company who installed and monitors the equipment.

Employees will be trained on the location of every "panic button" located in the facility. The panic buttons silently alert local authorities when pressed. Located in offices and behind the sales counter and check-in counter, they are only used in the event of a situation requiring immediate police response. In the event of any emergency or robbery, employees will be trained on proper procedure to handle the situation safely. This procedure can be found in the employee handbook.

Video surveillance system:

Cannabis Nation utilizes an extensive surveillance system to ensure compliance, security, loss prevention, and company policies. This surveillance system covers all areas of the building (except restrooms), including points of entry and exit, from interior and exterior vantage points. The surveillance coverage is more thorough in areas where cannabis or money will be present. The cameras used record at a minimum camera resolution of 1280 × 720 pixels, and record continuously 24 hours per day and at a minimum of 15 frames per second. *See Camera placement floor plan below.*

The video surveillance system is monitored by the Cannabis Nation IT department as well as Management staff responsible for the operations of the retail location. The security system is monitored throughout the day. If a camera goes down, IT is notified immediately, and remote IT support will effort to get the camera up and running in a matter of minutes. A diagnostic check of the video surveillance system is run weekly to ensure all cameras are fully operational 24 hours a day and that all are recording, with nothing blocked or dirty cameras obscuring video, all restricted areas and points of entry/exit. Weekly diagnostics checks are performed to ensure the battery backup is fully charged and maintaining proper functionality as well. Archived surveillance recordings are kept for a minimum of 90 days. The video surveillance system continuously backs up new data to an offsite location via the cloud. The server that operates the surveillance system will be in a secured room or server rack, and it will be covered by surveillance itself. If the system is inoperable or is required to be shut down for maintenance purposes for more than 30 minutes, we will notify the Bureau of Cannabis Control.

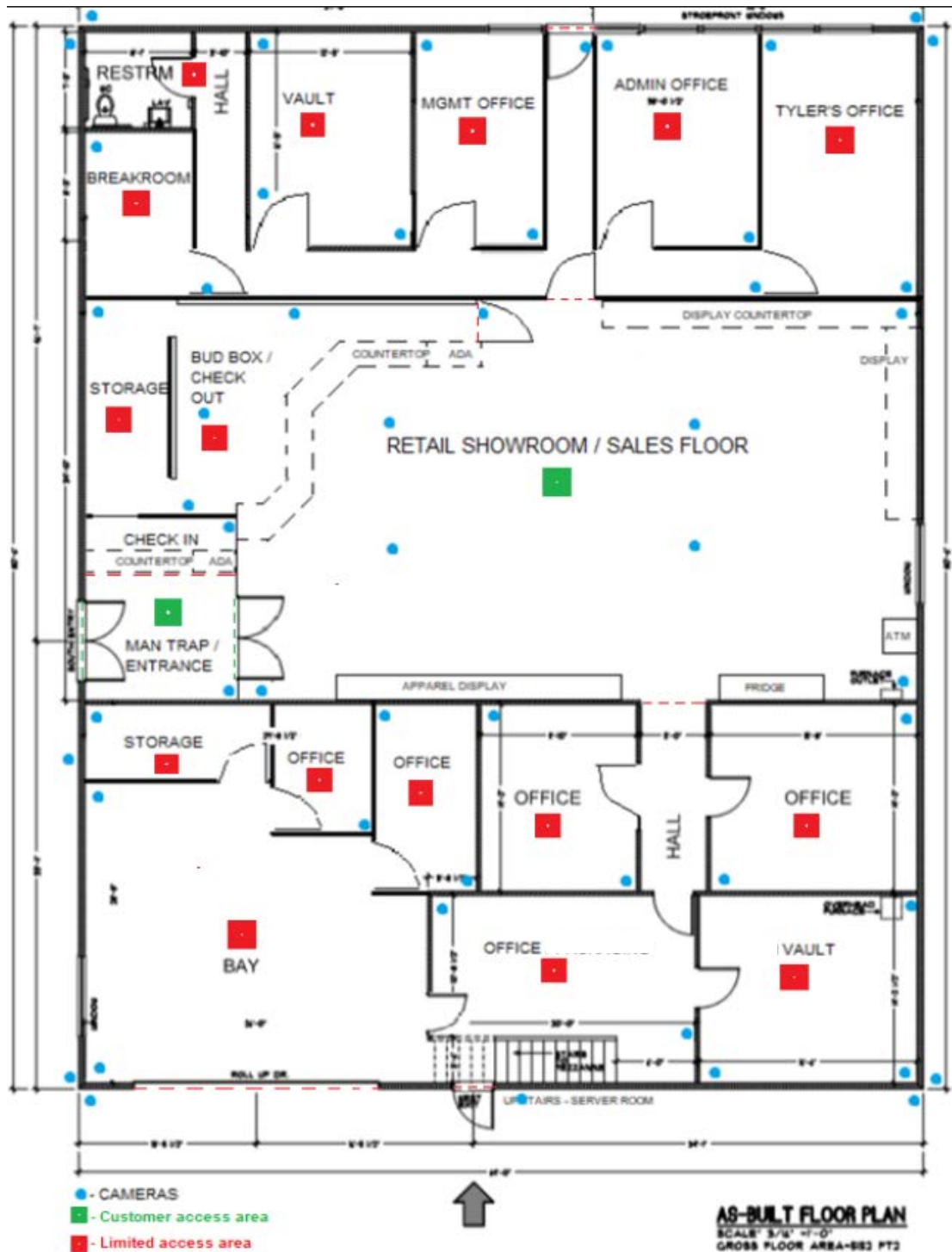


Exhibit 7.5 – Fire and Life Safety Letter

John Sutton, Architect

6080 Pony Express Trail #6
Pollock Pines, CA 9726
Ph: 530-647-1420
Email: suttonarch@gmail.com

April 13, 2018

City of Santa Rosa, CA

Re: CUP for 2612 Santa Rosa Ave. Bldg. 1 Santa Rosa CA Tenant Improvement

To Whom it may concern:

I have reviewed this proposed tenant improvement to the existing building for Building code & Fire safety compliance for the proposed design and occupancy and have performed a 2016 CBC Code Analysis which can be found on sheet A.01. My conclusion is that the proposed tenant improvement meets all Building & Fire Safety codes.

Sincerely,

A handwritten signature in black ink that reads "John Sutton". The signature is written in a cursive, flowing style.

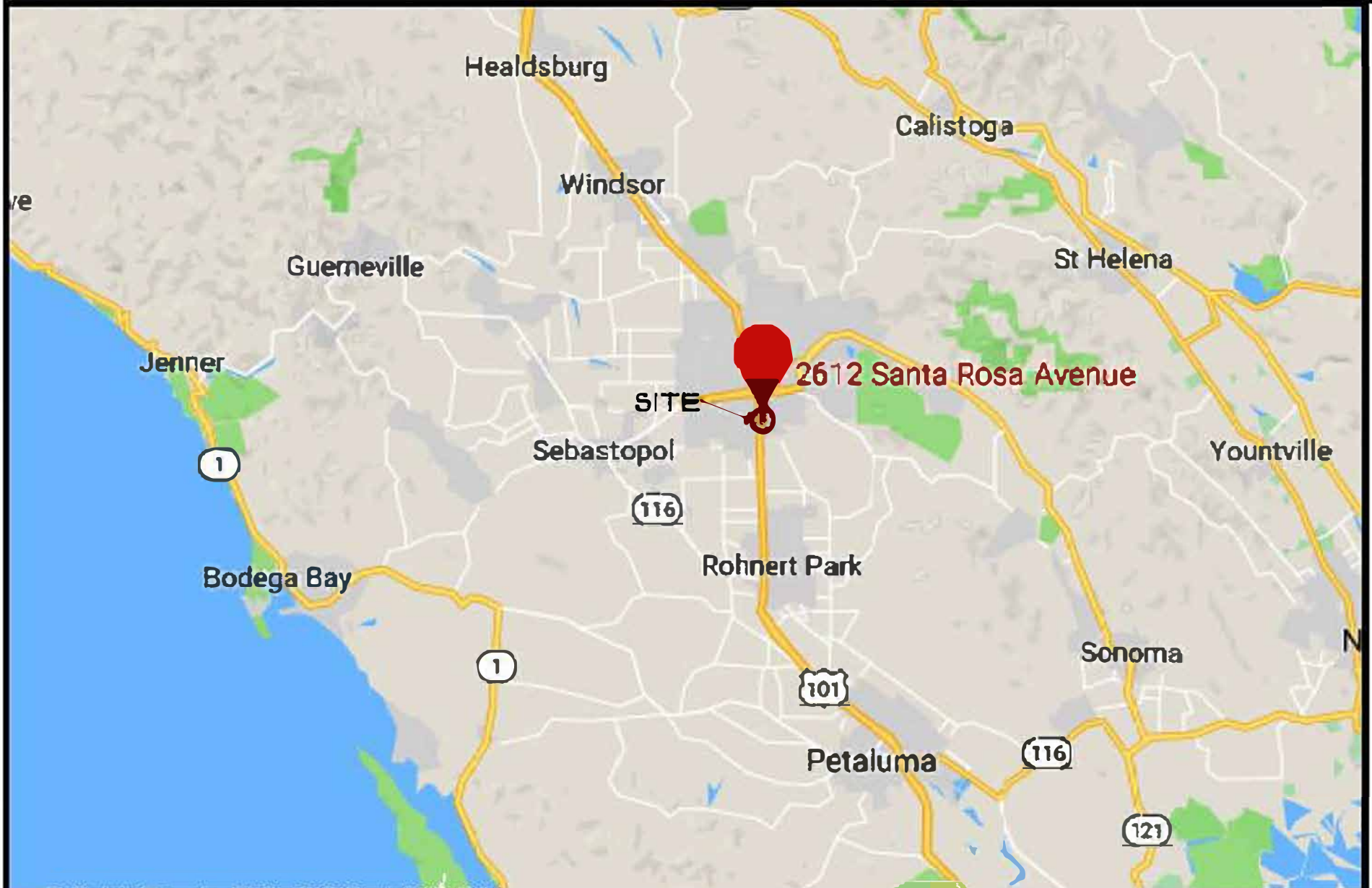
John Sutton
Architect

Exhibit 7.6 – CBC Code Analysis

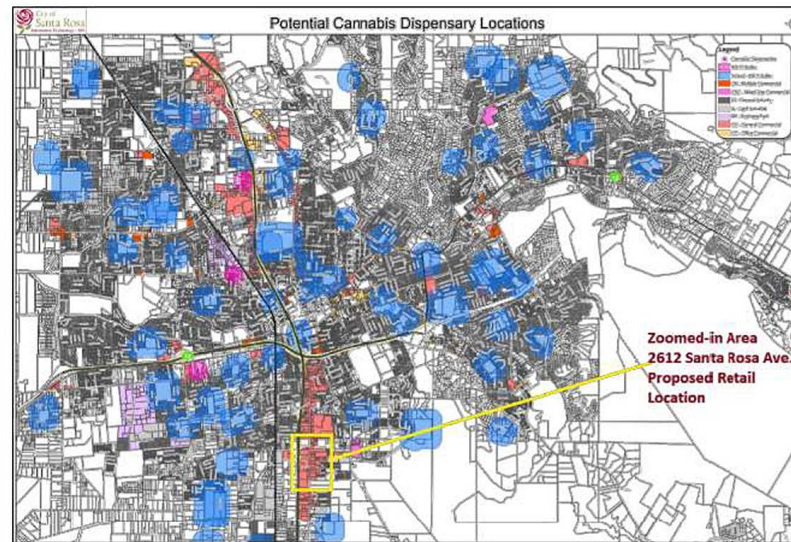
2016 CBC CODE ANALYSIS

Fire resistance rating requirements for building elements (hours) (CBC Table 601) Building element Primary structural frame – (E) Per Original Acceptance Bearing walls Exterior – (E) Per Original Acceptance Interior – (N) Metal studs w/ gyp. brd. Nonbearing walls & partitions Interior – (N) & (E) Metal studs w/ gyp. brd Per Original acceptance Floor construction & associated secondary members – (E) Per Original Acceptance Roof construction & associated secondary members – (E) Per Original Acceptance Fire Ratings for Exterior walls based on Fire separation distance (From CBC, Table 602) Per Original acceptance: X < 5' = 5' <= X < 10' = 10' <= X < 30' = X >= 30' = Allowable area of Openings: Proposed Use: Building Type: Occupancy Group: Fire Sprinklers per CBC 903.2.4 2 hour fire separation required between M, B and U occupancy. – OK 0 hour fire separation required between M and B occupancy. – OK Sa = Number of Stories above grade plane = Table 1004.12 – Occupant Load = Unconcentrated Accessory Assembly = Business Areas = Storage / Accessory Spaces = Mercantile = Shipping/Stock = Garage = Table 1006.2.1 – Common Path of Egress Travel M,B,U Occupancies, Non Sprinklered =	TYPE VB CONSTRUCTION 0 HR – OK 0 HR – OK 0 HR – OK 0 HR – OK 0 HR – OK 0 HR – OK 2 HR – OK 1 HR – OK 0 HR – OK 0 HR – OK Per CBC 705.8) Cannabis Dispensary Type VB M, B & U Non-Sprinklered 1 – OK 56 TOTAL – OK 15 S.F. Net / Per Occupant – OK 100 S.F. Gross / Per Occupant – OK 300 S.F. Gross / Per Occupant – OK 60 S.F. Gross / Per Occupant – OK 300 S.F. Gross / Per Occupant – OK 200 S.F. Gross / Per Occupant – OK M of < 30 = 75' maximum – OK B of < 30 = 100' maximum – OK U of < 30 = 100' maximum – OK	Allowable Area Calculations for 1 story building, Type VB Construction, Occupancy Group M, B & U Non-Sprinklered: M OCCUPANCY (Equation 5-1) Aa=At+(NSxlf) Where: Aa = Allowable area (square feet), =9,000 S.F. – OK B OCCUPANCY (Equation 5-1) Aa=At+(NSxlf) Where: Aa = Allowable area (square feet), = 9,000 S.F. – OK U OCCUPANCY (Equation 5-1) Aa=At+(NSxlf) Where: Aa = Allowable area (square feet), = 5,500 S.F. – OK 508.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for nonsprinklered buildings in Table 506.2 for each such accessory occupancy. 508.2.4 Separation of occupancies. No separation is required between accessory occupancies and the main occupancy. CPC 422.2 3) In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes M & B occupancies = 3387/200 = 17 Occupants total – OK based on CPC Chapter 4 Table A Section 1006.2.1 – Number of Exits In Group M, B and U occupancies with greater than 49 Occupants, two exits shall be provided. – OK 1007.1.1 Two exits or exit access doorways. Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. – OK Table 1006.2.1 – Exit & Exit Access Doorways In Group M, B & U occupancies with greater than 49 Occupants, Minimum of two exits shall be provided. – OK Table 1017.2 – Exit Access Travel Distance In Group FM, B & U occupancies, Non Sprinklered, the maximum travel distance from the most remote point within a story to an exit discharge shall not exceed B & M 200' U, = 300'. – OK Section 1020 – Corridors M, B & U Occupancy Groups, Non Sprinklered, shall have a Corridor fire resistance rating of 1-Hour where Occupant load served by corridor is greater than 30. (Table 1020.1) – OK The width of a Dead End corridor shall not be less than 44" (Table 1020.2) – OK The length of a Dead End corridor shall not exceed 20' (Table 1020.4) – OK	Base Allowable Area: 9,000 S.F. Area Increase: 0 Allowable Area: 9,000 S.F. Proposed Building Area: 5152 S.F. – OK Maximum Allowable Stories: (From CBC, Table 504.4) 1 Actual Number of Stories: 1 – OK Maximum Allowable Height: 40' (From CBC, Table 504.3) Actual Height: 26'-4" ± – OK 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2016 CALIFORNIA FIRE CODE 2016 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS CURRENT FEDERAL ADA STANDARDS
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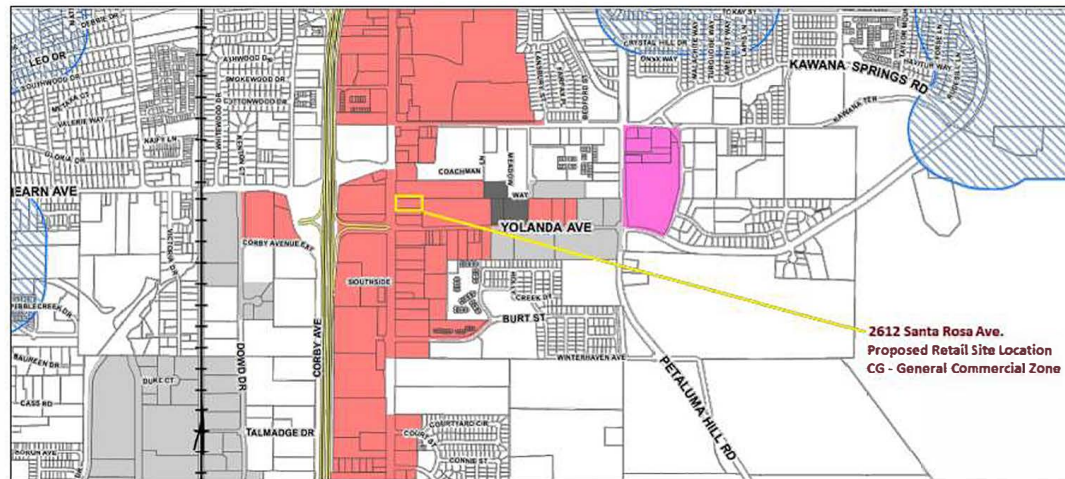
VICINITY MAP



SCALE: 1:76,000 APPROX.



Neighborhood Context Map
Scale: NTS



Neighborhood Context Map - Enlarged
Scale: NTS

	
Cannabis Nation	
Tyler Changlin	
(415) 619-9660	
Restrictions Cannabis Nation, as a tenant improvement project, is subject to all applicable laws and regulations. Cannabis Nation is not responsible for any violations of laws and regulations by any other party. Cannabis Nation is not responsible for any violations of laws and regulations by any other party. Cannabis Nation is not responsible for any violations of laws and regulations by any other party.	
	
John Deaton, Architect 8000 Fony Deaton Trail Rd Fairfield, CA 94704 (925) 447-1100	
Cannabis Nation	Tenant Improvement
2612 Santa Rosa Ave, Santa Rosa, CA, 95407	
Plot Date	03 April 2018
Revisions	# description date
Sheet Content	Context Map
C.02	
Sheet 1 of 2 sheets	

C.U.P. PLANS FOR:
2612 SANTA ROSA AVE
SANTA ROSA, CA

2016 CBC CODE ANALYSIS

Fire resistance rating requirements for building elements (hours) (CBC Table 601) Building element TYPE VB CONSTRUCTION Primary structural frame - (E) Per Original Acceptance 0 HR - OK Bearing walls Exterior - (E) Per Original Acceptance 0 HR - OK Interior - (N) Metal studs w/ gyp. brd. 0 HR - OK Nonbearings walls & partitions Interior - (N) & (E) Metal studs w/ gyp brd. Per Original acceptance 0 HR -OK Floor construction & associated secondary members - (E) Per Original Acceptance 0 HR - OK Roof construction & associated secondary members - (E) Per Original Acceptance 0 HR - OK Fire Ratings for Exterior walls based on Fire separation distance (From CBC, Table 602) Per Original acceptance: X < 5' = 2 HR - OK 5' <= X < 10' = 1 HR - OK 10' <= X < 30' = 0 HR - OK X >= 30' = 0 HR - OK Allowable area of Openings: Per CBC 705.8) Proposed Use: Cannabis Dispensary Building Type: Type VB Occupancy Group: M, B & U Fire Sprinklers per CBC 903.2.4 Non-Sprinklered 2 hour fire separation required between M, B and U occupancy. - OK 0 hour fire separation required between M and B occupancy. - OK Sa = Number of Stories above grade plane = 1 - OK Table 1004.12 - Occupant Load = 56 TOTAL - OK Unconcentrated Accessory Assembly = 15 S.F. Net / Per Occupant - OK Business Areas = 100 S.F. Gross / Per Occupant - OK Storage / Accessory Spaces = 300 S.F. Gross / Per Occupant - OK Mercantile= 60 S.F. Gross / Per Occupant - OK Shipping/Stock = 300 S.F. Gross / Per Occupant - OK Garage= 200 S.F. Gross / Per Occupant - OK Table 1006.2.1 - Common Path of Egress Travel M,B,U Occupancies, Non Sprinklered = M ol < 30 = 75' maximum - OK B ol < 30= 100' maximum - OK U ol < 30= 100' maximum - OK	Allowable Area Calculations for 1 story building, Type VB Construction, Occupancy Group M, B & U Non-Sprinklered: M OCCUPANCY (Equation 5-1) Aa=At+(NSdf) Where: Aa = Allowable area (square feet). =9,000 S.F. - OK B OCCUPANCY (Equation 5-1) Aa=At+(NSdf) Where: Aa = Allowable area (square feet). = 9,000 S.F. - OK U OCCUPANCY (Equation 5-1) Aa=At+(NSdf) Where: Aa = Allowable area (square feet). = 5,500 S.F. - OK 508.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 508 for. The main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for nonsprinklered buildings in Table 506.2 for each such accessory occupancy. 508.2.4 Separation of occupancies. No separation is required between accessory occupancies and the main occupancy. CPC 422.2 3) In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes M & B occupancies = 3387/200 = 17 Occupants total - OK based on CPC Chapter 4 Table A Section 1006.2.1 & Table 1006.2.1 - Number of Exits In Group M, B and U occupancies with greater than 49 Occupants, two exits shall be provided. - OK 1007.1.1 Two exits or exit access doorways. Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. - OK Table 1006.2.1 - Exit & Exit Access Doorways In Group M, B & U occupancies with greater than 49 Occupants, Minimum of two exits shall be provided. - OK Table 1007.2 - Exit Access Travel Distance In Group M, B & U occupancies, Non sprinklered, the maximum travel distance from the most remote point within a story to an exit discharge shall not exceed B & M 200' U, = 300'. - OK Section 1020- Corridors M, B & U Occupancy Groups, Non Sprinklered, shall have a Corridor fire resistance rating of 1-hour where Occupant load served by corridor is greater than 30. (Table 1020.1) - OK The width of a Dead End corridor shall not be less than 44" (Table 1020.2) -OK The length of a Dead End corridor shall not exceed 20'(Table 1020.4.2) - OK	Base Allowable Area: 9,000 S.F. Area Increase: 0 Allowable Area: 9,000 S.F. Proposed Building Area: 5152 S.F. -OK Maximum Allowable Stories: (From CBC, Table 504.4) 1 Actual Number of Stories: 1 - OK Maximum Allowable Height: 40' (From CBC, Table 504.3 Actual Height: 26'-4 "± - OK 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2016 CALIFORNIA FIRE CODE 2016 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS CURRENT FEDERAL ADA STANDARDS
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#Revision / Date



John Sutton, Architect
6080 Pony Express Trail
#C 95726
Pollock Pines, CA 95726
(530) 647-1420

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CANNABIS NATION

Cannabis Nation

Tyler Champlin
tyler.champlin@cannabisnationinc.com

(480)619-9660

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TENANT IMPROVEMENT PLANS

FOR:

CANNIBIS NATION
2612 SANTA ROSA AVE
SANTA ROSA, CA

COVER

Code

Analysis

DRAWN : JS

CHECKED : JS

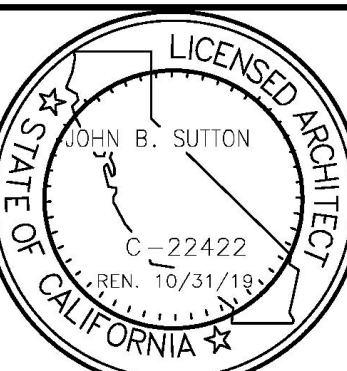
DATE : 4/13/2018

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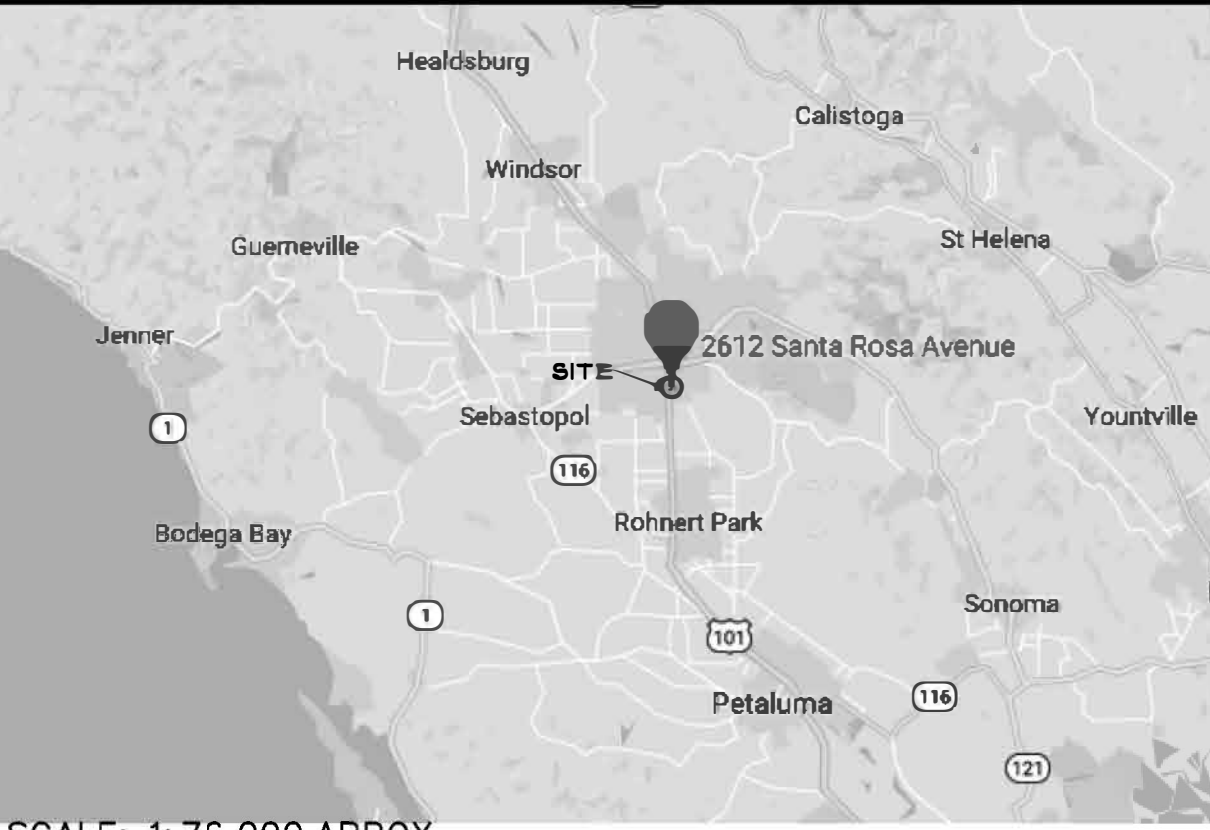
JOB NO. : 18TC01

SHEET

A.01



VICINITY MAP



SCALE: 1"=76,000 APROX

SHEET INDEX

A.01). COVER - SITE VICINITY MAP, CODE ANALYSIS

CIVIL

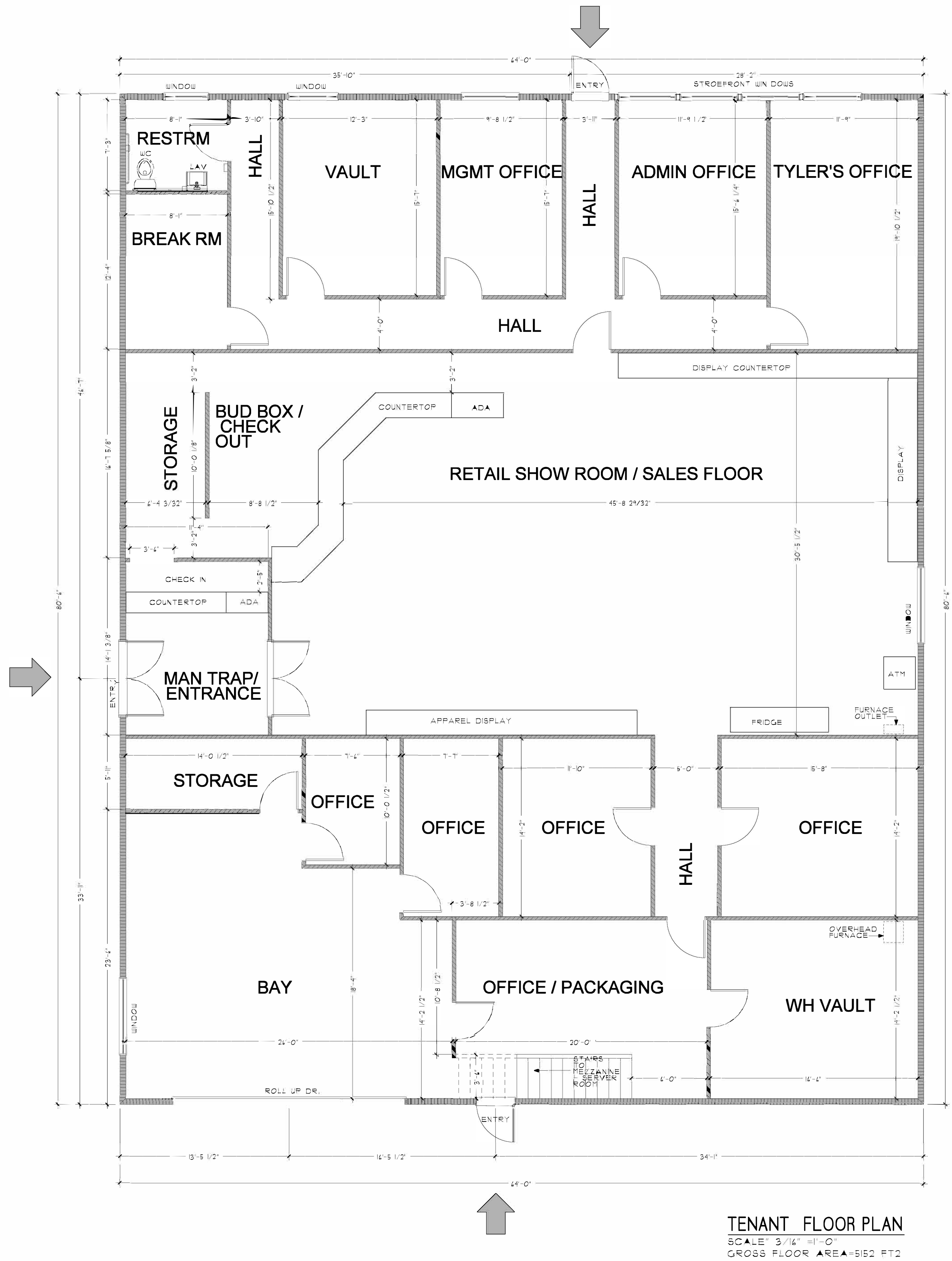
C.01). SITE PLAN

C.01). CONTEXT MAP

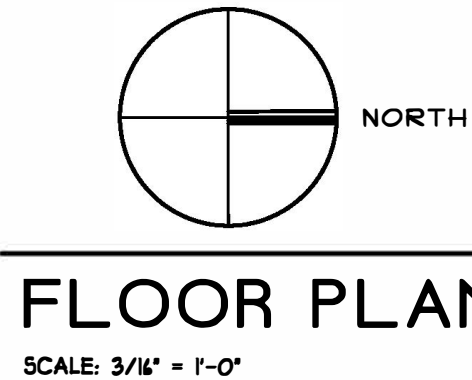
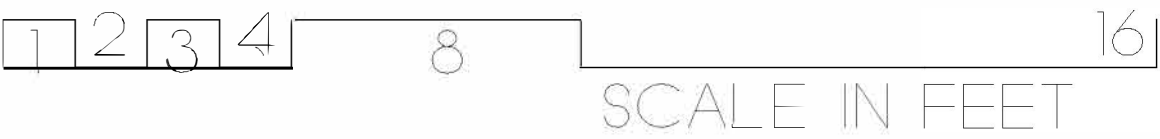
ARCHITECTURAL

A.02). 1ST FLOOR PLAN - NOTES, DIMENSIONS

A.03). EXTERIOR BLDG. PHOTOS - DIMENSIONS



TENANT FLOOR PLAN
SCALE: 3/16" = 1'-0"
GROSS FLOOR AREA=5152 FT²



#	Revision / Date

John Sutton, Architect
6080 Pony Express Trail
#6
Pollock Pines, CA 95726
(530) 647-1420

Cannabis Nation

Tyler Champlin
tyler.champlin@cannabisnationinc.com
(480)619-9660

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TENANT IMPROVEMENT PLANS
FOR:
CANNIBIS NATION
2612 SANTA ROSA AVE
SANTA ROSA, CA

FLOOR PLAN

DRAWN : JS	CHECKED : JS
DATE: 4/4/2018	
SCALE :	
JOB NO.: 18TCOI	
SHEET	
A.01	



WEST / FRONT ELEVATION PHOTO
SCALE: NOT TO SCALE



NORTH / LEFT ELEVATION PHOTO
SCALE: NOT TO SCALE



EAST / REAR ELEVATION PHOTO
SCALE: NOT TO SCALE



SOUTH / RIGHT ELEVATION PHOTO
SCALE: NOT TO SCALE

#	Revision / Date
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John Sutton, Architect
6000 Pony Express Trail
Palo Alto, CA 94304
(650) 494-1400

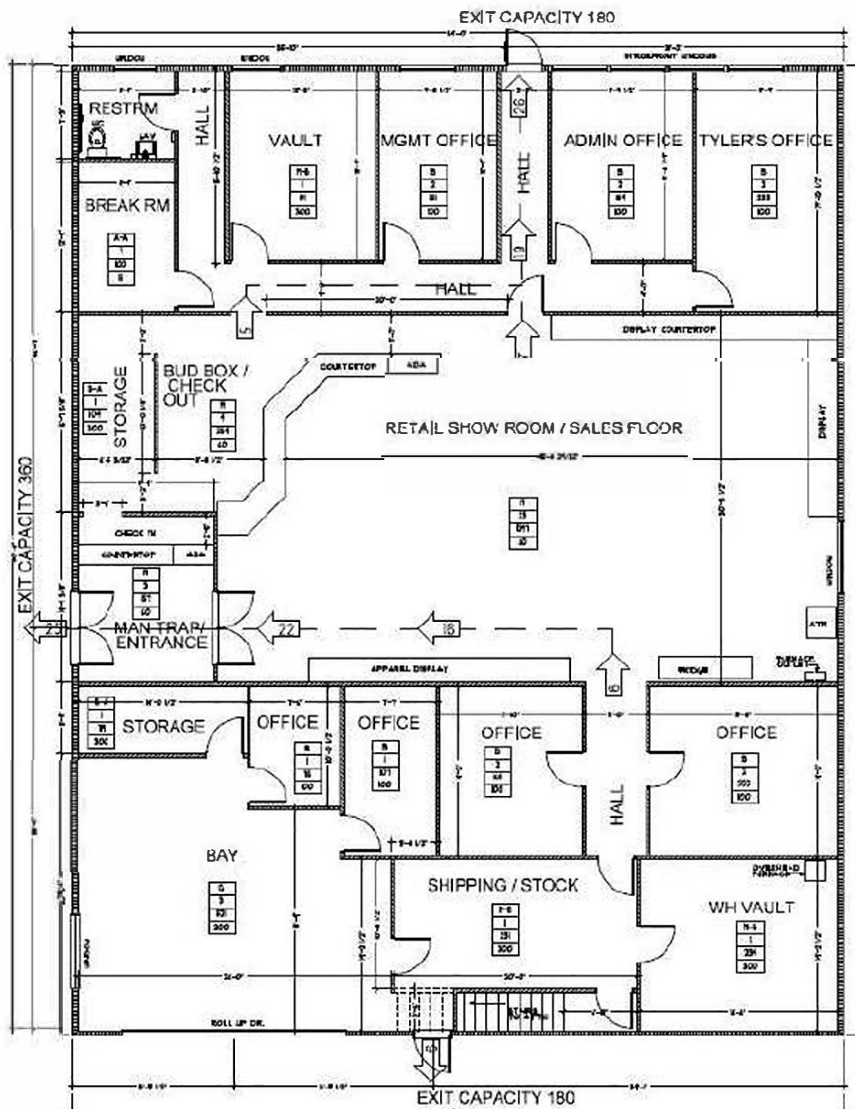
Cannabis Nation
Tyler Champlin
tyler.champlin@cannabisionline.com
(415) 619-9660

TENANT IMPROVEMENT PLANS
FOR:
CANNIBIS NATION
2612 SANTA ROSA AVE
SANTA ROSA, CA

EXTERIOR BLDG PHOTOS

DRAWN: JS **CHECKED: JS**
DATE: 4/4/2018
SCALE:
JOB NO.: 18TC01
SHEET
A.02

SEAL
ARCHITECT
JOHN SUTTON
STATE OF CALIFORNIA
NO. 12345
EXPIRATION DATE 12/31/2020



EXITING OCCUPANT LOADS LEGEND

AG	ROOM USE BASED ON CBC 308 - TABLE 100.1.1
B	AREA OCCUPANCY LOAD BASED ON CBC 308 - TABLE 100.1.1
250	AREA AS SQUARE FOOTAGE
300	LOAD FACTOR BASED ON CBC 306 - TABLE 100.1.1

M = MERCHANDISE - GROSS SQ. FT.
 N-1 = SHIPPING / STOCK - GROSS SQ. FT.
 B = BUSINESS AREAS - GROSS SQ. FT.
 A-A = ASSEMBLY AREAS - ACCESSORY USE (TABLES & CHAIRS - NET)
 S-A = STORAGE, ACCESSORY USE - GROSS SQ. FT.
 G = PARKING GARAGE - GROSS SQ. FT.
 (E) = EXITING - ROOM CUMULATIVE OCCUPANT LOAD
 (D) = DIRECTION OF REGRESS TRAVEL

TENANT FLOOR PLAN

SCALE: 3/16" = 1'-0"
 GROSS FLOOR AREAS ARE ±12

12 14 8 16
 SCALE IN FEET



10. Parking Analysis

NEW ADDENDUM – Exhibit 10.2 – Working Document – The principles are currently in the process of working with the property owner of the parcel next to our location on the same lot with a shared parking area. The agreement will be for the use of an additional 10 parking spaces for a total of 20 parking spaces that will be accessible to the customers of CN Santa Rosa. Exhibit 10.2 is the form that will be used when the details are decided. A copy of the agreement once filled out and signed can be sent to the City Planners office when it is complete.

The Parking Analysis for CN Santa Rosa has been prepared by a licensed Architect to meet City and State codes. Parking Notes and Site Plan Notes have been copied here from the full-sized CUP of existing parking and proposed spaces. The proposed changes for additional parking and tenant improvements will be submitted with the City Engineer and Building Department.

Please refer **Exhibit 10.1** for the Parking Analysis Site Map at 8.5 x 11

Parking Analysis:

Per Santa Rosa parking code section 20-36.040 subsection C, all 'change of use' project types are exempt from additional required parking spaces with the exception that the new use comply with current ADA standards for parking; and any deficiency in parking stalls doesn't exceed 10 spaces or a 25% reduction in overall from the code requirements (whichever is greater).

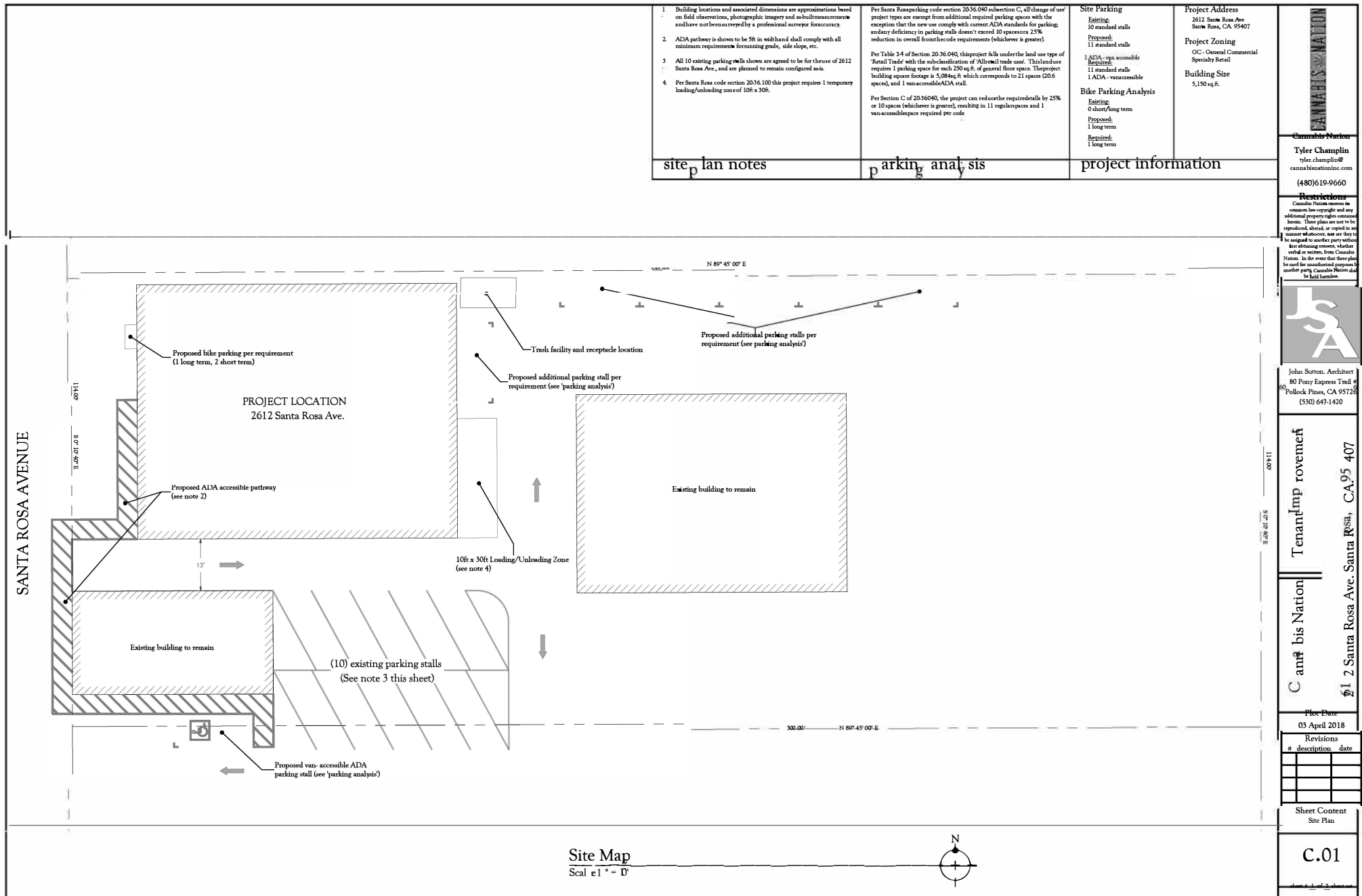
Per Table 3-4 of Section 20-36.040, this project falls under the land use type of 'Retail Trade' with the sub-classification of 'All retail trade uses'. This land use requires 1 parking space for each 250sq.ft. of general floor space. The project building square footage is 5,084sq.ft. which corresponds to 21 spaces (20.6 spaces), and 1 van-accessible ADA stall.

Per Section C of 20-36.040, the project can reduce the required stalls by 25% or 10 spaces (whichever is greater), resulting in 11 regular spaces and 1 van-accessible space required per code.

Site Plan Notes:

1. Building locations and associated dimensions are approximations based on field observations, photographic imagery and as-built measurements and have not been surveyed by a professional surveyor for accuracy.
2. ADA pathway is shown to be 5ft in width and shall comply with all minimum requirements for running grade, side slope, etc.
3. All 10 existing parking stalls shown are agreed to be for the use of 2612 Santa Rosa Ave., and are planned to remain configured as-is.
4. Per Santa Rosa code section 20-36.100 this project requires 1 temporary loading/unloading zone of 10ft x 30ft.

Site Parking	Bike Parking Analysis
Existing: 10 standard stalls Proposed: 11 standard stalls 1 ADA - van accessible Required: 11 standard stalls 1 ADA - van accessible Agreement for an access to an additional 10 standard stalls is in process New Proposed: 21 Standard Stalls 1 ADA – Van Accessible	Existing: 0 short/long term Proposed: 1 long term Required: 1 long term



**MONTH-TO-MONTH
PARKING RENTAL AGREEMENT**

The Lessee(s), _____ agrees(s) to the following conditions for the right to use Parking Space _____ (indicate carport/space/garage number).

1. Monthly rent in the amount of \$_____ will be due and payable along with Tenant's monthly apartment rent. Checks should be made payable to the same entity your rent check is made out to. Rent for the first month of (month) _____, (year) _____ shall be \$_____.
2. A refundable deposit of \$_____ shall be required to cover the potential replacement cost of one electronic garage door opener and entry lock and keys, in case of loss.
3. The Lessor of the above parking space shall not be liable for any damages or theft of property from said parking garage/space.
4. The vehicle(s) to be parked in said parking space shall have current registration and insurance, as verified by Lessor.
Verified: _____ Date: _____
5. The vehicle muffler and exhaust system must be in working order. Fluid leaks, such as oil and gas must be repaired promptly, and any leaks cleaned up promptly.
6. There shall be no oil changes or engine work performed in said parking garage/space. Emergency car work for tire change or battery change will be permitted. Lessee is responsible for lawful disposal of tires or batteries (**NOT IN DUMPSTER**).
7. ***GASOLINE, OTHER THAN IN THE NORMAL SINGLE AUTO FUEL TANK, SHALL NOT BE STORED IN THE GARAGE OR STORAGE AREA.***
8. The vehicle owner is responsible for any damage to the building or concrete pavement.
9. This agreement shall remain in effect until either Lessee or Lessor gives written notice of termination, at least twenty (20) days in advance of the end of the final month of rental.

AGREED TO BY: _____ DATE: _____
Lessee(s)

Name: _____

Address: _____

Contact Numbers (work and/or home): _____

ACCEPTED BY: _____ DATE: _____
Lessor(s)

11. Hours of Operation

The proposed days and hours of operation for CN Santa Rosa is 7 days a week from 9 am - 9 pm, the allowable hours within the City of Santa Rosa.

Employees will arrive an hour early at 8 am to get the sales floor ready for the day by bringing product for sale and displays from the safes and put them out on display counters on the sales floor and behind the check-out counter. In the evening, all sales will cease at 8:59 pm and the doors will be locked and secured to ensure no sales occur past the allowable time.

Employees will then spend the hour from 9 pm to 10 pm performing closing procedures such as inventory audits, putting all product back in the safes, reconciling cash drawers, and sending required sales reports to the Metrc seed-to-sale tracking system.

Inventory audits may be scheduled in the hours prior to opening or the hours after closing. Administration operations such as finance department and HR department will be separate from the operating hours of the dispensary.

Retail operations will utilize appointment-based scheduling to establish time frames for deliveries from distributors for product intake. Deliveries may occur as early as 7 am, but no later than 9 pm, on weekdays only, Monday through Friday.



CANNABIS RETAIL USE APPLICATIONS

COMPLETENESS REVIEW TIME EXTENSION

Name of Applicant: _____

Property Address: _____

Application Type: _____

Pursuant to Government Code section 65943, subdivision (a), within 30 calendar days after receiving an application for a development project, the City is required to determine in writing whether such application is complete. Pursuant to Government Code section 65943, subdivision (d), the applicant hereby agrees to extend this 30 day review period to 60 days.

Accordingly, the City shall determine whether the above-referenced application is complete within 60 days of receiving the application, and shall provide written notice of such determination to the applicant.

Applicant Signature: _____

Date: _____

Cannabis Use Application Retail Use Requirements

Santa Rosa, CA

CANNABIS NATION SANTA ROSA

CN SANTA ROSA

PROPOSAL

TYPE 10 - RETAIL (DISPENSARY)

M-LICENSE & A-LICENSE

2612 SANTA ROSA AVE., BUILDING #1

SANTA ROSA, CA 95407

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Exhibit A-3 Zero Over-concentration Business Demographics	
Exhibit A-4 Entrance Visible from Public Right-of-Way	
Exhibit A-5 600 ft. Buffer Map from Competing Dispensaries	
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Exhibit B-2 Proposed Exterior Finishes	
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Cover Letter

Cannabis Nation Santa Rosa will be both an M-Licensed Medical and an A-Licensed Adult-use Retail Marijuana Dispensary serving California's Medical Marijuana card-holders and Recreational customers 21+ years of age with valid identification. Having served medical and recreational customers in our Oregon dispensaries for several years, a solid business model has developed for each of our locations that we will mold to California's regulated Cannabis industry.

For this CN Santa Rosa project, the existing building will be remodeled to house retail operations including a sales floor, check in, sales counter, vault, employee break room. The building will also house some Cannabis Nation corporate operational administrative offices. There will be no cultivation or processing (extraction) of any kind at this facility.

Our retail stores are designed with a bright, inviting, unique layout, which allows customers to take their time and enjoy a relaxed browsing experience. We offer a plentiful selection of high-quality cannabis flower, concentrates, topicals, tinctures, and other cannabis products, in secured-protective displays. Our layout has been compared to an Apple store by several reviewers. Digital menu boards are utilized as well as paper menus with Customer Service Associates available to answer any questions and provide exceptional customer service. All state and local compliance requirements will always be followed and enforced to ensure compliance and safety for employees and customers.

Cannabis Nation prides itself on contributing to the local community through volunteering opportunities, working with fellow businesses in the area, and educating the community and community leaders on how Cannabis can be of service on levels beyond recreational enjoyment.

The following Cannabis Retail Use Application supplements the General Use Application and contains site plans, operational plans, and business information with descriptions regarding video surveillance, product storage, product tracking, general security plans and more.

Thank you,

Cannabis Nation Team

a. Location Requirement – Zoning & Setback from School

The proposed site for CN Santa Rosa retail/dispensary operations at 2612 Santa Rosa Ave., Building #1, Santa Rosa CA 95407, is correctly located within a General Commercial zoned area in compliance with requirements of Division 2 (Zoning Districts and Allowable Uses) and as designated on Tables 2-6 and 2-10 of the Zoning Code of Santa Rosa. The location does not border any residentially zoned areas, as seen in **Exhibit A-1**. The illustration in **Exhibit A-2**, Neighborhood Context Map, shows that the proposed site of CN Santa Rosa is zoned well away from any 600-ft. school buffers indicated by the City of Santa Rosa on the “Potential Cannabis Dispensary Map”.

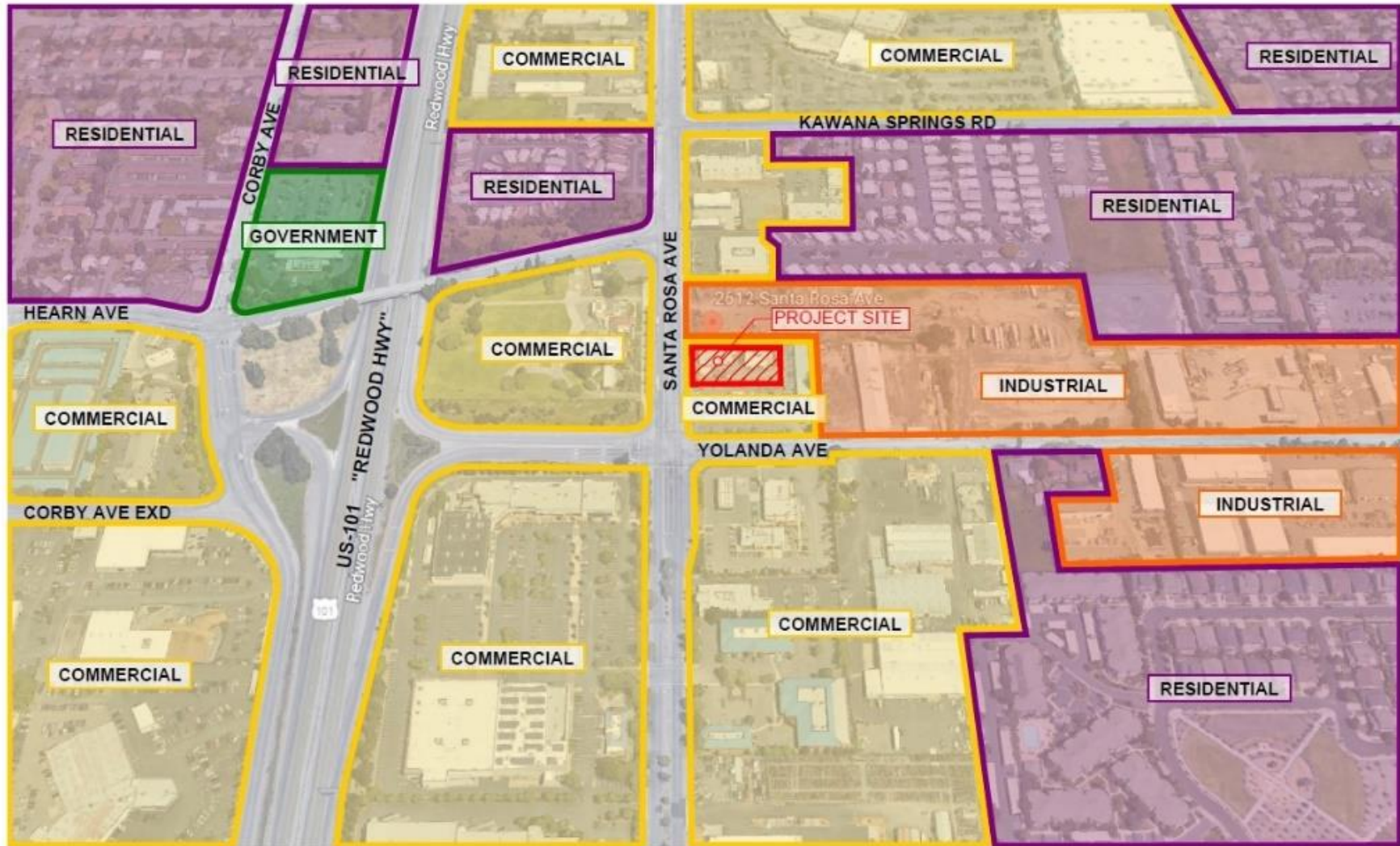
The infographic in **Exhibit A-3** demonstrates a lack of any over-concentration of Cannabis businesses in the surrounding area of the proposed site. Many other popular retail businesses, such as McDonalds and Starbucks, are located in the surrounding area of the proposed site. Demographics of the area contained on the infographic reveal that a robust and young working population inhabit residential areas beyond the General Commercial zone in which the proposed site is located.

In addition, **Exhibit A-5** demonstrates that the two competing locations for dispensaries in the same area off Santa Rosa Avenue are also outside of the 600-foot buffer zone. With only a few other dispensaries in the Santa Rosa area, the ratio of licensees to the population of 172,066 (2015 Census Data) has not reached excessive concentration levels.

The exterior of the building will be updated with neutral, natural colors and quality materials such as a stone tile façade leading towards the main entrance. The exterior finish will be attractive from the street view without obstructing the visibility of the entrance. For evidence that the storefront entrance is in a visible location that provides an unobstructed view from the public right-of-way, we have provided **Exhibit A-4**, which is a series of photos of the current building that is the proposed site for CN Santa Rosa taken from the sidewalk of Santa Rosa Avenue. The photos are of the building as it currently exists with a color scheme and façade that will be updated as described throughout this Application. The main entrance, as designated on our site plan, will be on the side of the building and can be seen in the third photo. Planning to establish the main entrance on the side of the building still provides an unobstructed view from the public right-of-way as the photo was taken from the sidewalk.

Cannabis Nation is not the landowner of the real property upon which the proposed site is located and therefore will provide to the City of Santa Rosa the landowner’s approval signature with General Use Application. A document from the landowner or landowner’s agent that states that Cannabis Nation has the right to occupy the property and acknowledging that Cannabis Nation may use the property for commercial cannabis activity as well as a copy of the rental agreement shall be provided to the Bureau of Cannabis Control upon application for state licensure. Cannabis Nation will demonstrate how operations will meet with State and Local regulations.

Exhibit A-1: Zoning – Neighborhood Context Map



NEIGHBORHOOD CONTEXT MAP

Exhibit A-2: Setback from School

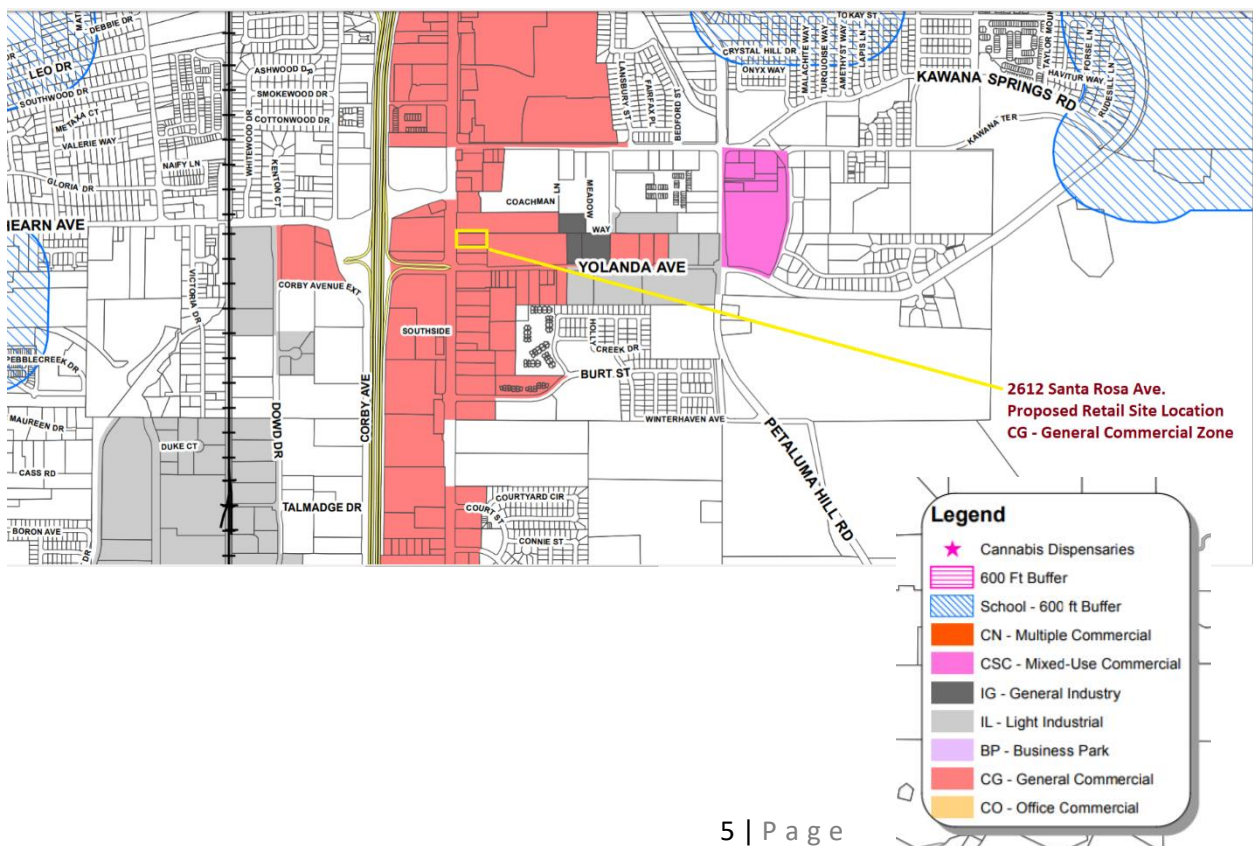
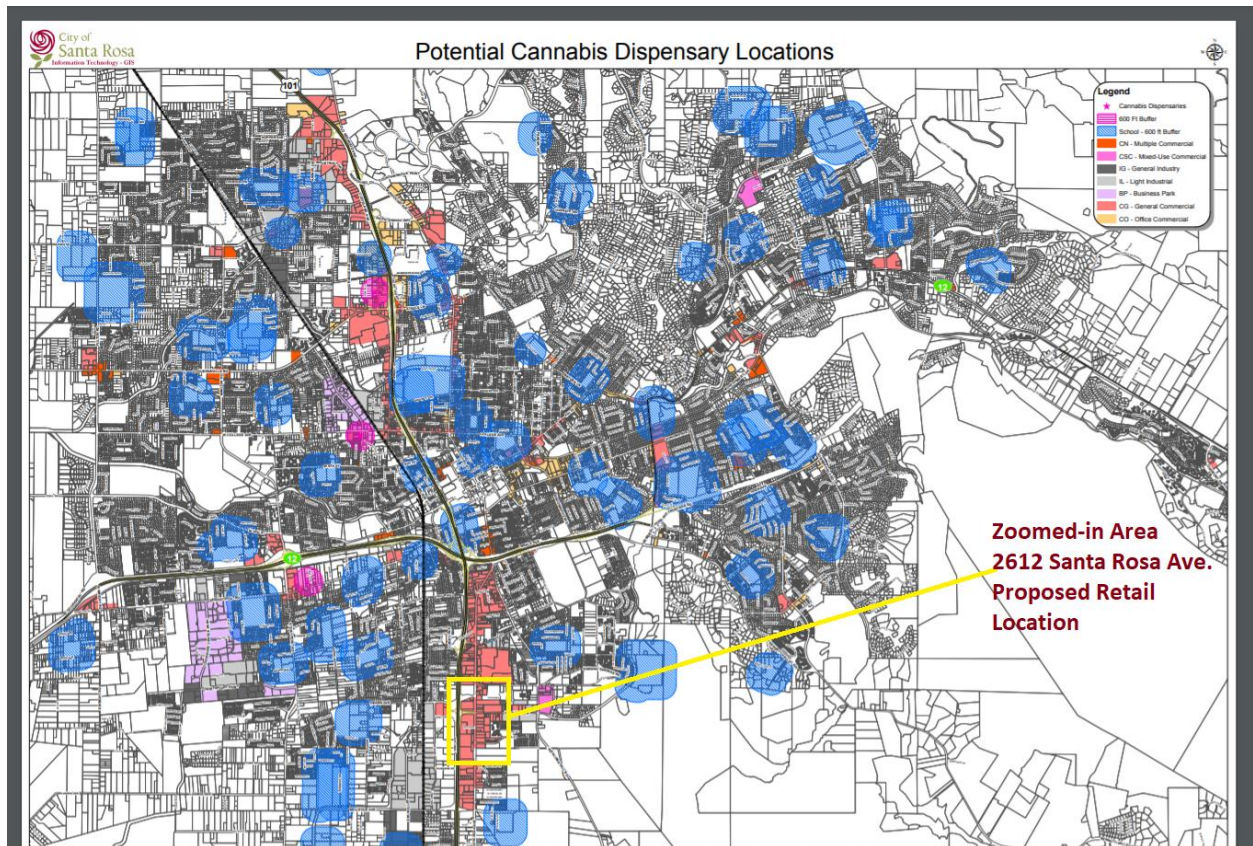


Exhibit A-3: Zero Cannabis Over-Concentration, Surrounding Businesses, & Demographics of Extended Areas Beyond Proposed Site

HIGH TRAFFIC RETAIL BUILDING

2612 Santa Rosa Avenue, Santa Rosa, CA



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
Population	19,061	100,152	202,685	317,029
Avg. HH Income	\$65,255	\$71,082	\$76,666	\$82,482
Avg. Age	33.1	36.0	38.2	39.7

Exhibit A-4: Visible Storefront from Public Right-of-Way



Image A-4.1:

View of building from sidewalk looking right from left-front corner of the building.



Image A-4.2:

View of building from sidewalk looking left from right-front corner of the building.

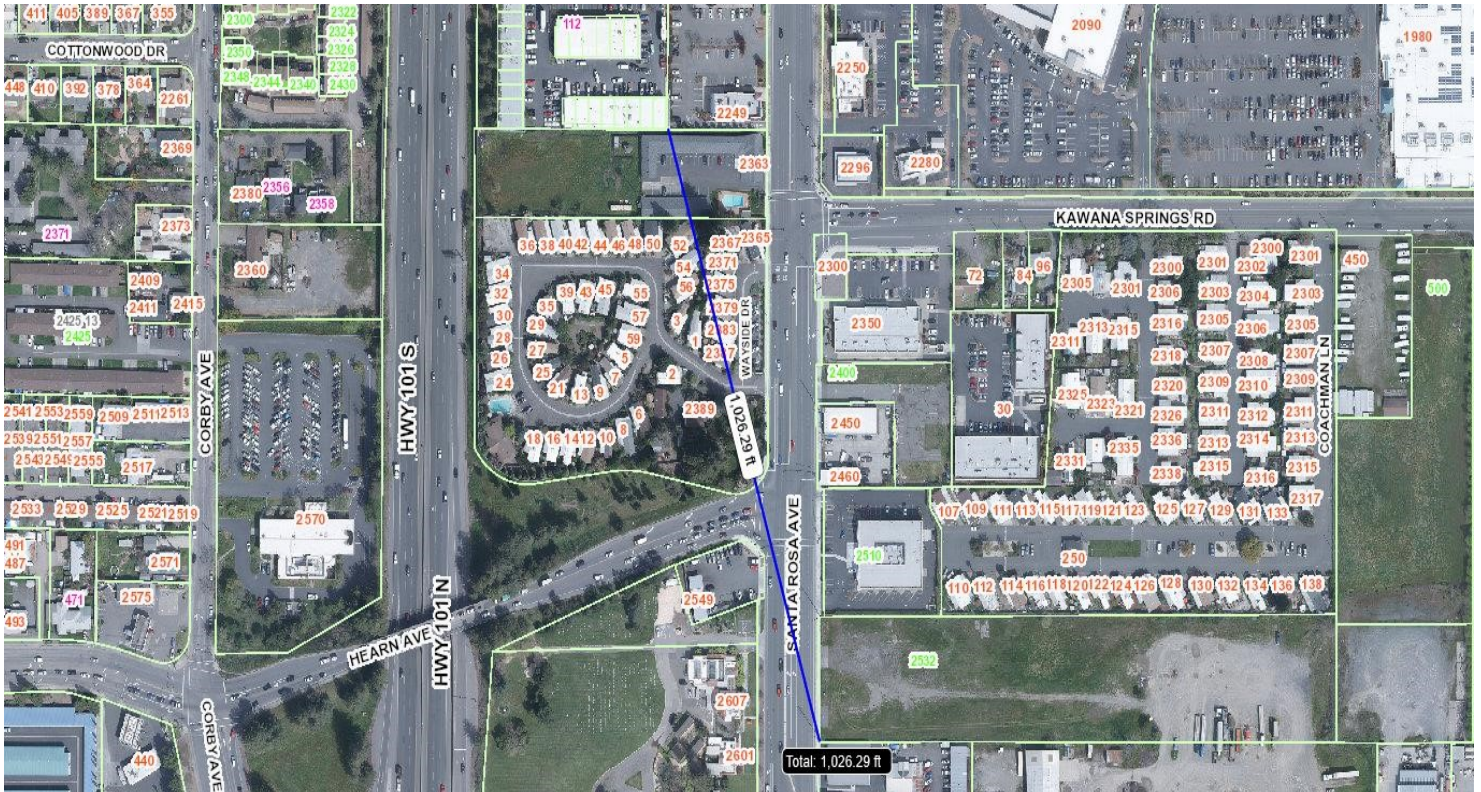


Image A-4.3:

View of Proposed Main Entrance on right side of building and right-front corner of the building taken from sidewalk. Entrance is visible from public right-of-way.

2612 Santa Rosa Ave

Distance from 2612 Santa Rosa Ave and 112 Commercial Ct is 1,026 ft



Distance from 2612 Santa Rosa Ave and 468 Yolanda Ave is 1,082 ft



b. Medicinal/ Adult Use:

Cannabis Nation Santa Rosa is proposed to operate a Type 10 A- and M-Licensed Retail (Dispensary) outlet. The Retail dispensary will sell cannabis commercially to individuals 21 years and older for recreational use and medical customers age 18 years and older with a valid and current California Medical Card. Administrative offices for Corporate operations will be housed in the building as the California Cannabis Nation headquarters. No cultivation or processing will occur on the site.

Cannabis Nation prioritizes building and maintaining healthy and successful relationships with surrounding businesses. These best business practices of Cannabis Nation aim to address many aspects of community outreach and support, including cleanliness of public and private property, mutually beneficial partnerships for promotional opportunities, and safety for all neighbors and customers. Stability and quality of surrounding neighborhood will be enhanced through these business and customer relations as well as by providing an outlet for the legal purchase of state-tracked and tested Cannabis.

One concern is odor control measures to prevent odor from being detectable from adjacent properties or businesses. CN Santa Rosa will accomplish this, as we have done at our other existing locations, through an odor control plan that is designed to accommodate display and dispensary areas that uses no outside air for ventilating the interior of the building. This is achieved by circulating the air in the building through carbon activated filters and fans. The fans and filters are used as a scrubbing system for the air circulated through the individual rooms of the building containing cannabis odors. **Exhibit B-1** is an Odor Control & Mitigation plan prepared by a registered Engineer in the State of California.

Updated exterior finishes of all Cannabis Nation locations use natural, neutral colors to be attractive to the eye while also blending in with the surrounding area just like any other retail business without being obtrusive or garish in the public eye. More information regarding several proposed signage treatments can be found in Section F. For samples of proposed color and material to update the exterior, please refer to **Exhibit B-2**.

A fresh remodeled interior with high-quality materials and a well-designed site plan will create an enhanced retail experience that has been applauded and critically-acclaimed at our current locations in online reviews, from fellow industry affiliates, and on-the-spot customer testimonials while shopping in Cannabis Nation stores. Using a mix of natural high-quality materials and bright yet neutral color schemes, Cannabis Nation locations are open, bright, clean and welcoming. On multiple occasions, the interior layout has been described as akin to an Apple Store. The exterior finishes will be updated with a more modern color scheme and attractive entrance that will be clearly visible. Along with exterior finishing upgrades, bike stalls will be added to the front of the building. Thanks to the extensive public transportation network in the City of Santa Rosa, customers have access to public transit only 499 ft. away that takes an average of 2-3 minutes to reach.

Each location is slightly tailored to fit the area in which it is located and the same will apply for the exterior and interior of CN Santa Rosa. For example, Cannabis Nation Seaside is located inside of an old home on Hwy 101 along the Oregon Coast, so the same materials and design was used within a

cozier environment than the bustling, more open, high-traffic shop of our Beaverton location. As the flagship store for Cannabis Nation California, CN Santa Rosa's interior will be built out with granite and marble in a fashion to represent the high-quality standards of Cannabis Nation just as we did at the Oregon flagship store in Gresham. Please see **Exhibit B-3** for samples of the open floor plan and materials used at our current locations that will be incorporated at CN Santa Rosa.

The open floor plan allows for customers to browse and shop at their own pace and allows for a natural flow to occur with the ebb and flow of high-volume foot traffic. All product is displayed in an organized and secured fashion while maintaining a visual appeal on the sales floor as well as behind the sales counter on the product Slat-Wall. With friendly customer service associates available to assist customers as needed, the experience at CN Santa Rosa can be one of full-service assistance with product education and methods of ingestions explained or a quick and happy check-in and check-out to be on with the day.

ODOR CONTROL & MITIGATION PLAN

June 16, 2018

Cannabis Nation

2612 Santa Rosa Avenue
Santa Rosa, CA 95404



Report prepared by

15000 Inc.
2901 Cleveland Avenue, Suite 204
Santa Rosa, CA 95403

Policy

Document a process to limit objectionable odors from the project area utilizing building system components and adopted odor control plan.

Purpose

To minimize and eliminate the off-site odor of cannabis caused by normal business practices.

Scope

Exterior of facility and surrounding areas.

Responsibilities

Business Owner/Operator (BO/O) is to provide, implement and supervise an odor mitigation plan.

General Procedures

Implementing and maintaining building systems to effectively minimize transmission of odor between building and surrounding areas.

- BO/O shall supervise installment and maintenance of an air treatment system to ensure there is no off-site odor of cannabis overly detectable from adjacent properties or the community. Air treatment systems consists of carbon filtration on the exhaust side of the ventilation system and negatively pressurizing the facility in relation to the exterior ambient condition.
- Staff members should immediately report an odor problems to the BO/O, who will take corrective action, implement upgrades to the system, upgrades to the facility or to the internal handling process of product within the facility to further deter odors.
- If such upgrades require the approval of any Agency Having Jurisdiction (AHJ), the BO/O shall seek and gain such approval prior to implementing new systems and/or procedures.

It is critical to the success of our organization that our various plans remain transparent to the community so all stakeholders are aware of the importance of mitigated cannabis odors.

This mitigation plan and all associated records will be made available to the public for review and documents can be requested at our facility. All requests for documentation shall occur via written request only (email is acceptable).

The company is a cannabis dispensary. In accordance with California State Law all products brought into the dispensary will be in sealed packages. As such, the possibility for odor issues for adjacent properties is limited. Nevertheless, the handling of product will require a properly engineered odor control system in order to mitigate the release of odors to the surrounding properties and community.

Active Measures

All cannabis products will be securely stored in a security room ("WH VAULT", on attached plan). The security area will be provided with an exhaust air system for odor control. The exhaust system shall be provided with a carbon filter that will mitigate any odors which may emanate from the stored product.

Air Pressure & Carbon Filter Control

The facility will be kept under negative pressure by means of an exhaust system with carbon filters for odor mitigation. The exhaust discharge shall be designed with a high velocity outlet to eject the exhaust up and away from any neighbors or pedestrian traffic.

Best Available Technology

The combination of carbon exhaust air filtration and building pressure control represent the current best available technology. This building is also provided with MERV-8 filters for particulate filtration of supply air into the building.

Air System Design

The facility shall have no operable windows or be kept locked and sealed at all times. All doors shall be sealed with proper weather stripping, keeping circulating and filtered air inside the facility.

On site usage of cannabis products is strictly forbidden while on the property. This will assist in mitigating odors to the surrounding neighbors.

Monitoring, Detection and Mitigation: Method for Assessing Impact of Odor

The importance of cannabis odor mitigation is very well understood and we shall make decisions that best to prevent the issue of odor to the surrounding areas. If odors are detected outside the facility this plan shall serve as a guideline to provide corrective action.

Monitoring

The manager/supervisor shall assess the on-site and off-site odors daily for the potential release of objectionable odors. The manager/supervisor on duty shall be responsible for assessing and documenting odor impacts on a daily basis.

The closest adjacent businesses include;

- Quality Motors: 2620 Santa Rosa Avenue, Santa Rosa, CA 95404
- McDonald's: 2642 Santa Rosa Avenue, Santa Rosa, CA 95404
- Chapel of the Chimes Cemetary: 2601 Santa Rosa Avenue, Santa Rosa, CA 95404

Mitigation

Should objectionable off-site cannabis odors be detected by the public and we are notified in writing, the following protocols will take place immediately:

- Investigate the likely source of the odor.
- Utilize on site management practices to resolve the odor event.
- Take steps to reduce the source of objectionable odors.
- Determine if the odor traveled off-site by surveying the perimeter and making observations of existing wind patterns.
- Document the event for further operational review.

If employees are not able to take steps to reduce the odor-generating source, they are to immediately notify the facility manager, who will then notify the BO/O. All communication shall be documented and the team shall create a proper solution, if applicable. If necessary we shall retain our certified engineer to review the problem and make recommendations for corrective action/s.

Staff Training

All employees shall be trained on how to detect, prevent and remediate odor outside our facility and all corrective options outlined herein.

Odor Detection Documentation

The Odor Detection Form (ODF) shall be provided to those who suspect objectionable odors emanating from inside the facility. ODFs are available per request, on-site.

We shall maintain records of all odor detection notifications and/or complaints that will include the remediation measures employed. The records shall be made available to the AHJ or the general public on request. All requests shall be in writing (email is acceptable).

Odor Detection Form

Name of Reporting Party:

Phone Number:

Email Address:

Date:

Time:

Location of Odor:

Weather Conditions:

Date/Time of Notification:

Notification Method:

☐ Email ☐ Online ☐ In Person

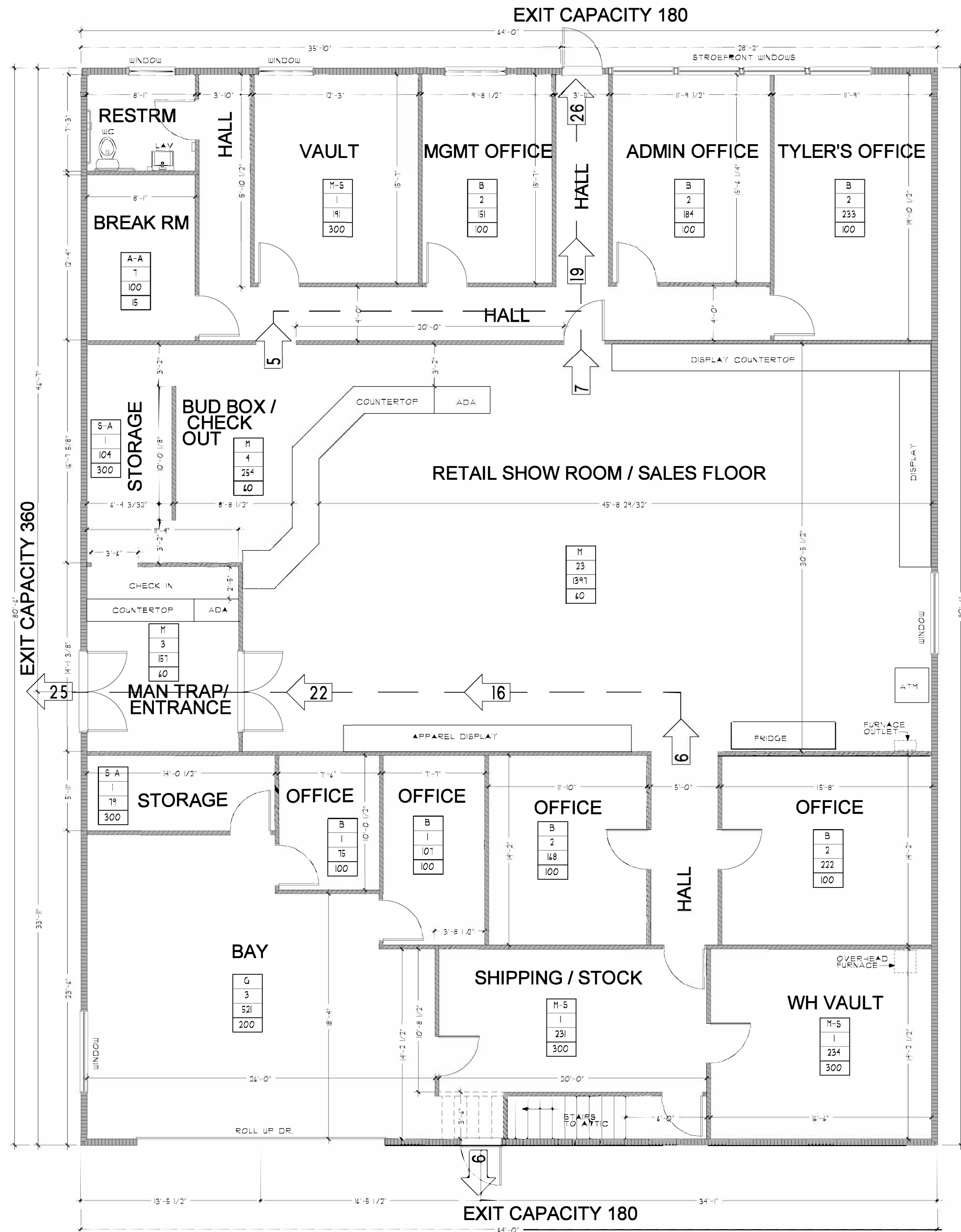
Administrative Use Only

Mitigation Response Taken:

Date/Time Measures Employed:

Were Mitigation Measures Successful?

Signature/Date/Time:



EXITING OCCUPANT LOADS LEGEND

AG	ROOM USE BASED ON CBC 2014 - TABLE 1004.1.1
8	AREA OCCUPANCY LOAD BASED ON CBC 2014 - TABLE 1004.1.1
25/3	AREA SQUARE FOOTAGE
300	LOAD FACTOR BASED ON CBC 2014 - TABLE 1004.1.1

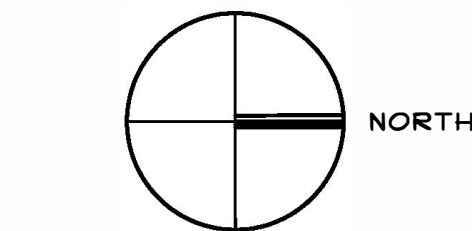
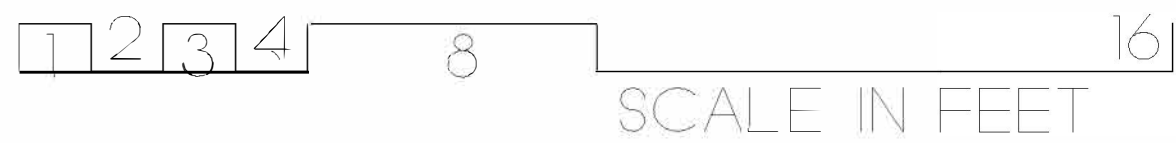
M = MERCANTILE - GROSS SQ. FT.
M-S = SHIPPING/STOCK - GROSS SQ. FT.
B = BUSINESS AREAS - GROSS SQ. FT.
A-A = ASSEMBLY AREAS - ACCESSORY USE (TABLES & CHAIRS-NET)
S-A = STORAGE, ACCESSORY USE- GROSS SQ. FT.
G = PARKING GARAGE- GROSS SQ. FT.

EXITING - ROOM & CUMULATIVE OCCUPANT LOAD

DIRECTION OF EGRESS TRAVEL

TENANT FLOOR PLAN

SCALE: 3/16" = 1'-0"
GROSS FLOOR AREA=5152 FT2



FLOOR PLAN

SCALE: 3/16" = 1'-0"

#

Revision / Date

John Sutton, Architect
6080 Pony Express Trail
#6
Pollock Pines, CA 95726
(530) 647-1420

THIS DOCUMENT IS THE PROPERTY OF JOHN SUTTON, ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN SUTTON, ARCHITECT.

CANNABIS NATION

Cannabis Nation

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tyler.champlin@
cannabisnationinc.com

(480)619-9660

Restrictions

Cannabis Nation reserves its common law copyright and any additional property rights contained herein. These plans are not to be reproduced, altered, or copied in any manner whatsoever, nor are they to be assigned to another party without first obtaining consent, whether verbal or written, from Cannabis Nation. In the event that these plans be used for unauthorized purposes by another party, Cannabis Nation shall be held harmless.

TENANT IMPROVEMENT PLANS
FOR:
CANNIBIS NATION
2612 SANTA ROSA AVE
SANTA ROSA, CA

FLOOR
PLAN

DRAWN :
JS

CHECKED :
JS

DATE: 4/13/2018

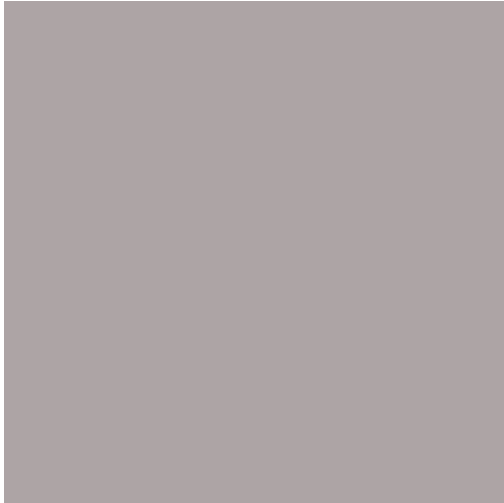
SCALE:

JOB NO.: 18TCOI

SHEET

A.03

Exhibit B-2 – Proposed Exterior Finishes



Exterior West Front and East Back Walls



Exterior Trim

Stone Façade for South Side Wall to Entrance



Exhibit B-3 – Existing Cannabis Nation Retail Design Layouts



Blooming Deals by
Cannabis Nation

Beaverton, OR





Cannabis Nation Gresham

Gresham, OR



Cannabis Nation Seaside

Seaside, OR



Cannabis
Nation
Sunriver



Deschutes
County, OR



Cannabis Nation Oregon City
Oregon City, OR



Product Slat-Wall Example - Behind Sales Counter

c. Operational Plan:

Operational Plans for Cannabis Nation Santa Rosa with Type 10 Retail (dispensary) license will follow local Santa Rosa City and California State regulations. Cannabis Nation's daily operation plans for the sale of Adult-Use and Medical-Use cannabis are designed to discretely ensure customer and employee safety while also promoting a relaxed, enjoyable and informative shopping experience.

All exterior doors and windows will be locked and secured during non-business hours. Cannabis product will be stored in safes within secure vault rooms during non-business hours. Employees entering or exiting the facility after hour must ensure safes, interior doors and any entrances/exits are locked behind them and the alarm is set for motion detection, glass breaking, and door tampering. Employees must also ensure that the security video surveillance systems are armed, operational, and images are not blocked before leaving the facility. Outside security lighting will be present at on all sides of the building for the safety of employees and customers leaving at night. All employees will wear a badge indicating their role, under which license, and their permit number while present at the location as per regulations. A copy of an issued state license will be displayed in a visible location upon entry to the location. All other state and local required signage and permits will be clearly and conspicuously placed where required, including but not limited to the main entrance doors.

The video surveillance system is monitored by the Cannabis Nation IT department, a monitored alarm company, as well as Management staff responsible for the operations of the retail location. The security system is monitored throughout the day. If a camera goes down, IT is notified immediately, and remote assistance gets the camera up and running in a few minutes. A diagnostic check of the video surveillance system is run weekly to ensure all cameras are fully operational 24 hours a day and that all are recording, with nothing blocked or dirty cameras obscuring video, all restricted areas and points of entry/exit. Weekly diagnostics checks are performed to ensure the battery backup is fully charged and maintaining proper functionality as well. Archived surveillance recordings are kept for a minimum of 90 days as per State regulations. At the end of every night, the video surveillance system backs up new data to an offsite location via the cloud.

Employees must be aware of the location of every "panic button" located in the facility. The panic buttons silently alert local authorities when pressed. Located in offices and behind the sales counter and check-in counter, they are only used in the event of a situation requiring police presence within a couple of minutes. In the event of any emergency or threat to employees or customers, such as a robbery, an employee must utilize the "panic button" to alert the security company, and if possible must dial 911. The alarms and motion detectors need to be tested monthly to ensure batteries are active and the alarm system is fully operational. Contacting the security company to test the system is also required monthly or more often as needed.

During business hours all doors and windows will be locked and secured, except the main entry. Employee key fobs will allow for the entrance through special employee entryways. The doors will only be locked from the outside, so in the event of an emergency, customers and employees can leave through those emergency exits. Any product on display during operational hours are secured in sealed and tethered table displays as well as locked and secured display cases. All Marijuana product is

removed at the end of business day and locked in secure safes until the following morning to prepare for opening.

Every Customer will have their ID check and validated in a separate and secured, locked check in area prior to being allowed access to the sales floor. Only allowable state certified identification will be accepted, such as a Passport or State issued Driver's license. Any person with an expired, non-valid ID, or under the age of 21 without a valid California medical card will not be granted access. Any person under the age of 18 will not be granted access. All persons must provide a valid ID and license for entry, and this must be presented every time. Even if the individual is a frequent customer, if the license is presented and has expired, it will not be accepted, and the individual will have to wait for a new license to re-enter the premises and purchase Cannabis.

To enter, work for, or do business with Cannabis Nation, any employee or vendor will be 21+ years old, have a valid ID and, when the time comes, a valid Marijuana Handler's card if California requires it. California and or other governmental personnel will be admitted to the facility only if they can produce identification that identifies them as members of the Bureau of Cannabis Control (BCC) and thereby are California government personnel. BCC personnel with valid identification will be admitted immediately. Employees must notify the MOD (Manager on Duty) immediately if BCC or any other government personnel attempt to enter or request permission to enter the facility. Employees must cooperate with BCC personnel during any inspections. Government Personnel, Vendors, Contractors or other Construction Personnel will always be accompanied by an employee of the facility especially if they need to enter restricted limited access areas. Minors will never be allowed anywhere inside the retail, wholesale or distribution premises, even during non-business hours when Cannabis product has been put away. Please see **Exhibit C-1** for a diagram of Customer Access Areas vs. Limited Access Areas where authorized visitor will be accompanied by employees.

All employees are required to pass background checks. Any employee of Cannabis Nation will be listed in the Employee Register of the Seed-to-Sale tracking system Metrc. Additionally, Human Resources Department of Cannabis Nation will ensure all employee personnel files are stored in accordance with BOLI laws and other Human Resources rules. All employees will be made aware of their federal and state rights and Cannabis Nation ensures all HR policies and rules are available to employees upon demand. Records of terminated employees will be kept on file with the Cannabis Nation HR Department for 7 years. An employee file check-list is utilized to ensure all employees have received training, levels of training, all HR policies and procedures have been signed, all state and local employee documents have been filled out, and a proper timeline is kept for 90-day trial period reviews as well as annual reviews post-90 days.

Throughout the day, Cannabis Sales are recorded and tracked in the POS System and communicated to the Seed-to-Sale Metrc system for state tracking. Sales records are kept in the POS System, Metrc, as well as with Cannabis Nation's Finance Department's accounting systems. Sales are reconciled and confirmed correct through regular inventory audits by the retail management teams and using financial reports from Quickbooks, Metrc, and the POS system. All Hard copies of records will be kept in a locked filing cabinet and, as the records become older, stored in boxes in a locked storage area. No electronic records will be deleted or destroyed without an express authorization of personnel in charge of accounting and only in accordance with State and Local record keeping requirements. All electronic records will be kept for a minimum of one year. Accounting for Cannabis Nation is done via Quick Books accounting software which is only be accessible by authorized personal in charge of

accounting/book keeping. Inventory containing Cannabis will be tracked and monitored through the state seed-to-sale system Metrc as well as the Point of Sale System used at the location. Records of inventory and sales of said inventory will be backed up and stored in a secure manner to ensure they are not tampered with or compromised.

Throughout the day, inventory will be restocked by the management team members on duty only to ensure the correct inventory is being put out and be able to hold only a few employees accountable for any inventory mishandling. Employee cash drawers will be monitored throughout the day as well. Cash drops will be done as needed by management team members, recorded for the nightly count, and then put into a cash drop safe until operating hours are over, the doors are locked, and closing procedures begin. During closing procedures, trash will be taken out in a buddy system to a locked trash receptacle area. No marijuana products will be thrown away in these receptacles – only normal non-marijuana waste. If there are any marijuana items, such as returned defective cartridges, they will be destroyed in accordance with California regulations. Cardboard and other recyclable materials will be recycled separate from non-recyclable waste. The Cannabis packaging will vary between product from outside vendors. However, most packaging will be recyclable pop-tops and tubes as well as reusable child-proof resealable exit bags.

Product brought from distributors to the retail operations will be verified to have been tested by a state certified cannabis testing lab before being offered for sale to customers. All packaging and labeling will be inspected as well prior to the acceptance of any product transferred via distributors. Transfers using manifests through Metrc and protocols for accepting Metrc transfers have been in place at our Oregon locations since October 2016. All original transfer forms with required signatures of both transferee and licensee will be retained on-site.

Each one of our current retail locations employs 10-15 full time retail associates, and we expect to employ an additional 10-12 administrative and wholesale employees at this location. Employment opportunities will be available for up to 15-20 part-time and full-time people. A manager, an assistant manager, multiple team leads, and multiple customer service representatives will handle retail operations. In addition, 3-6 corporate operational administrators will need to be hired to handle Cannabis Nation California operations as site of our California headquarters. The maximum number of employees per shift expected is 15. All positions will need to be filled by local individuals living in Santa Rosa and the surrounding area. Cannabis Nation enforces a no tolerance policy for drugs and alcohol while at work. Cannabis Nation employees as well as customers will be prohibited from the consumption, ingestion, or inhalation of usable marijuana products on the premises of the proposed location. Any employee caught doing so will be terminated.

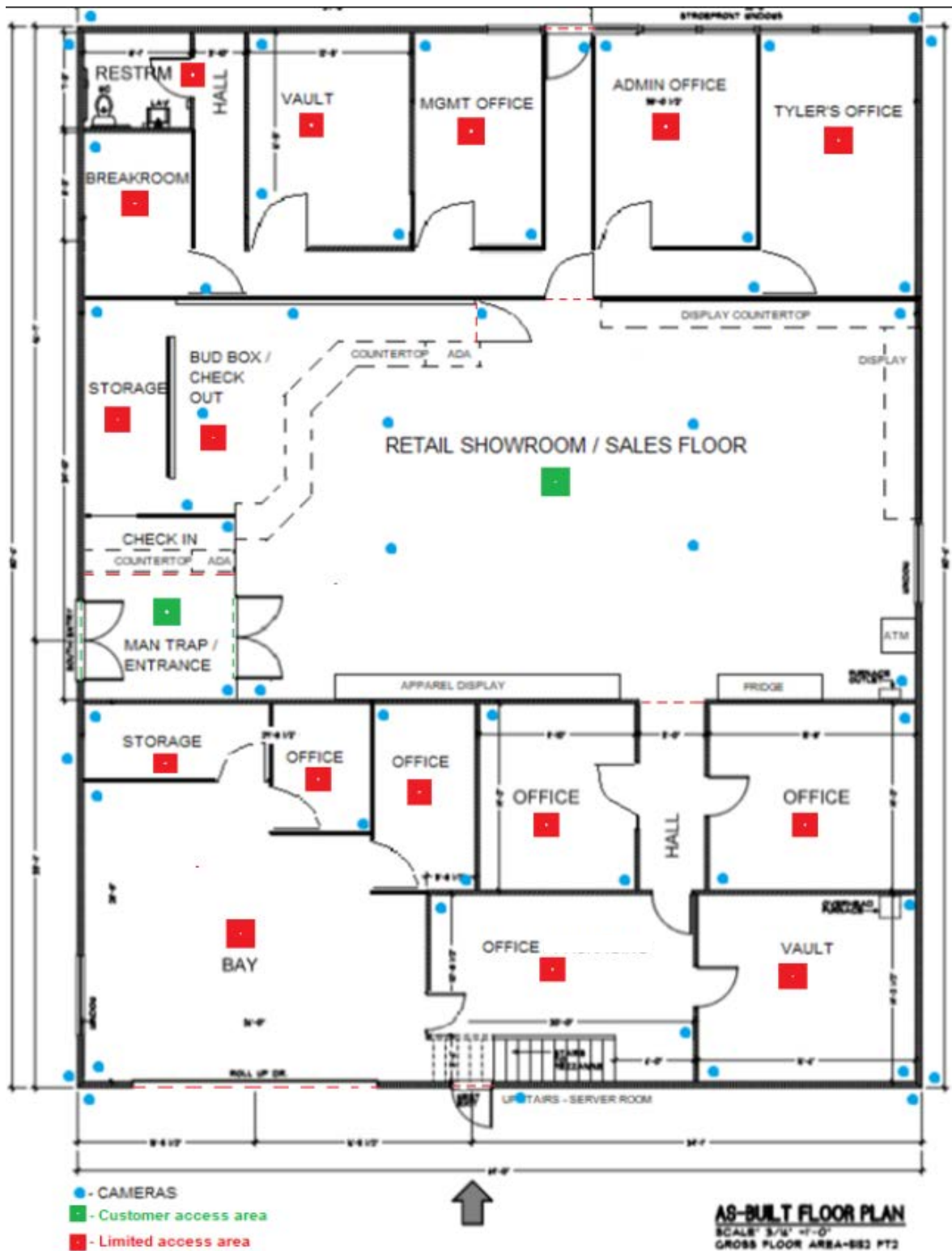
The Company's existing retail locations currently participate in fundraisers, community volunteer programs, and partnerships with other local businesses for promotions and support. For example, all locations participated in a t-shirt fundraiser in the month of October, national cancer awareness month; a specially design t-shirt was created and for every t-shirt purchased, the profits were donated to a Breast Cancer Research Foundation in Oregon. Different locations volunteer for community clean-ups in their local areas as well. The Seaside location did a beach clean-up while the suburban inland Beaverton location is scheduling a park clean-up. The local communities have strongly supported our existing locations, so we have made sure, as we have grown in size and resources, to give back when and how we can. We will bring this mentality to the city of Santa Rosa to help with

community volunteer programs that reveals to members of the community that the cannabis industry is more than meets the eye.

Partnerships and promotions with local businesses is also a practice we have established and plan to continue with businesses in the city of Santa Rosa for the mutual benefit of all involved. For example, during large sales days, we use catering services from local businesses and hire local bands to play. Local artists work with the company's Branding & Marketing Coordinator to design, with artist credits, different logos for apparel as well as images and art for posters, social media posts and more to help them achieve more recognition and visibility.

Cannabis Nation is grateful to the communities it is a part of and actively participates within each community to show that gratitude with the intent to create a culture of trust for our dedication to legal business practices and nurture long-lasting, positive relationships with customers, patients, fellow businesses and members of the community.

Exhibit C-1 – Customer Access vs. Limited Access Areas



d. Deliveries, On-site Consumption:

No on-site Consumption activities are being proposed.

No Delivery Service of Cannabis to customers is being proposed with the Type 10 Retail (Dispensary) license.

e. Special Events:

No Special Events that would take place on public property are being proposed. In the event of a special event sales day where a food truck or live music is desired, Cannabis Nation will work with the city of Santa Rosa to determine if an Events Permit will be required to have special event entertainment, such as a live band, or food vendors in the parking lot of the proposed site. Nothing blocking public right-of-way or streets will be proposed. If there is a live band, all Santa Rosa noise ordinances will be strictly adhered to.

Special events will only be advertised within the store as well as on appropriate marketing channels so only customers of age to purchase legal cannabis will be able to view event announcements and advertising. If special events, such as large sales day, expect to garner high-volume customer traffic, Cannabis Nation will work with surrounding businesses and plan for extra precautions to mitigate loitering, trash, and prevent any illegal public consumption of products purchased.

f. Storefront, Signage, and Window Treatments:

The land use for the CN Santa Rosa outlet at 2612 Santa Rosa Avenue will have improved exterior design and window treatments that will fit in with the high-end appeal of the surrounding General Commercial zoned neighborhood retail outlets in the quickly developing area. Exterior branding with signage and paint scheme will be clean, appealing, recognizable, and memorable - on par with other big names in the area such as McDonalds. The stability of the surrounding neighborhood will be improved with a fresh burst of high-demand retail commerce and the financial benefits from that commerce in a building that used to house a low-demand auto accessories store.

Please see **Exhibit F-1** for several proposed storefront signage options with the understanding that three of any combination of allowed sign types are permitted, except only 1 freestanding sign could be used. The LED Cannabis Nation branding will be on the front of the building and another version of LED signage along the side of the building leading to the entry way at a height that will not be allow for vandalism. Allowable square footage for signage, calculated at 1 square foot of signage for each foot of primary building store front, plus 0.5 square feet for each foot of secondary frontage, and without exceeding the total linear feet in that frontage, the maximum signage space that could be used on the Street frontage elevation is 80.5 square feet with an additional maximum of 32 square feet allowed on the entrance side frontage elevation. Signage will be approved by the City in accordance with all city codes and regulations prior to installation. The proposed versions in **Exhibit F-1** can be adapted as needed. There will be no use of portable A-Frame signs, flags, or inflatable balloon installations as they are prohibited. If banners will be used, they will only be used on four occasions throughout a calendar year with a maximum of 32 square feet each in total sign area.

Proposed window treatments will be a reflective tint that can only be seen through from the inside. Most windows on the front of the building will be in offices, with only a couple of windows on the side of the building to brighten the entryway. Window signage will be minimal, with only hours of operation and social media handles on the entryway door as well as "Minors Prohibited" in both English and Spanish. Any window signage will not exceed 20% of the window space. As the industry has advanced, we will not be putting medical marijuana crosses on the windows as other locations have done in the past.

In accordance with the law, signage will be displayed in English and Spanish educating our customers on California's laws on transporting cannabis or cannabis products in a vehicle, in accordance with Section 23222 of the Vehicle Code. The sign will state that "In California, it is an infraction punishable by a fine not exceeding \$100 for a person to possess a receptacle containing cannabis or cannabis product that has been opened, or a seal broken, or to possess loose cannabis flower not in a container, while driving a motor vehicle, with certain exceptions." Any other signs or permits required by the State of California or the City of Santa Rosa will be clearly displayed in the manner desired by the regulating body.

Exhibit F-1: Proposed Signage



One LED illuminated wall logo mounted flush to building.



Illumination View

CANNABIS NATION

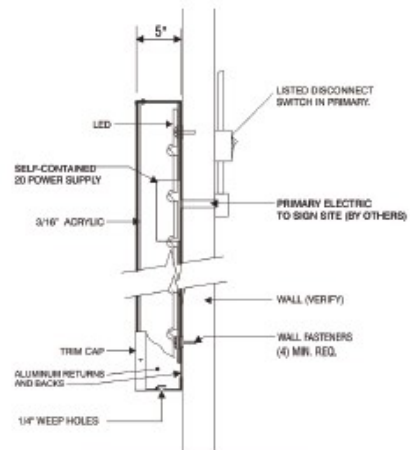
LED Illuminated raceway mounted channel letterset with polycarbonate faces.



Illumination View



Perspective View



UL APPROVED INSTALLATION DETAIL

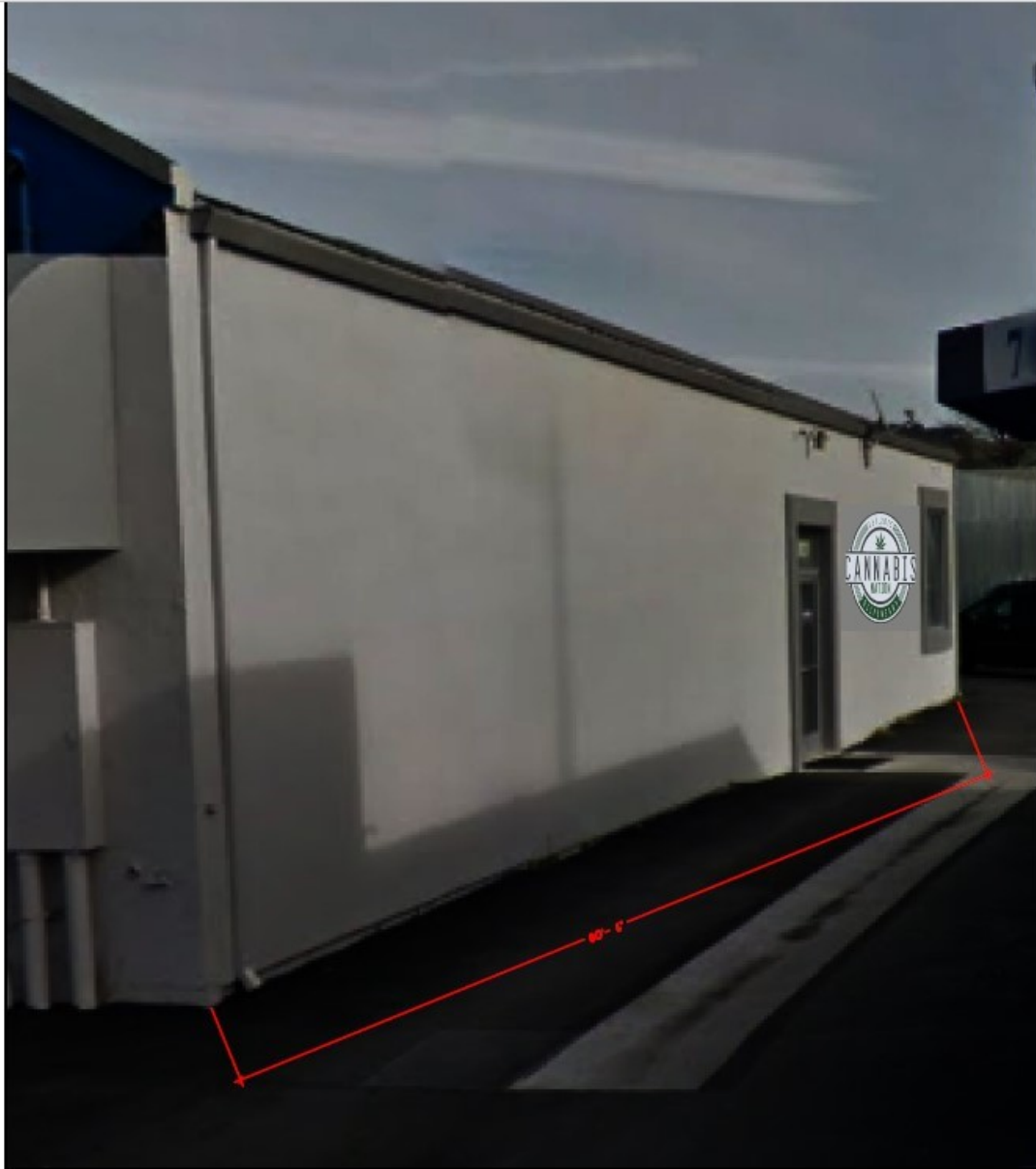


Perspective View



SOUTH / RIGHT ELEVATION PHOTO

SCALE: NOT TO SCALE



SOUTH / RIGHT ELEVATION PHOTO

SCALE: NOT TO SCALE



SOUTH / RIGHT ELEVATION PHOTO

SCALE: NOT TO SCALE



WEST / FRONT ELEVATION PHOTO

SCALE: NO SCALE



WEST / FRONT ELEVATION PHOTO

SCALE: NO SCALE

g. Site Management Plan:

Many of the site management plans for day-to-day operations have been laid out in Section C - Operational Plan of this Cannabis Use Retail Specific Application, including how cannabis product will be monitored to prevent diversion via cameras, very minimal customer access to product in protective displays, and regular inventory audits compared to the inventory log of the State tracking Metrc system and internal POS system. Cannabis product will be removed every night and stored in safes in a vault room. The product will be put out every morning before business hours. During business hours, this product will be displayed in secured cabinets and fridges. Product will also be on a slat wall behind the sales counter where only employees are able to access it at the time of sale. Flower displays are sealed and attached to theft-prevention zip-ties that still allows customers the enjoyment of inspecting and smelling the flower without the ability to walk away with displays.

Maintenance of the proposed site of the dispensary and surrounding area will include picking up trash, cleaning the parking lot, and really caring for the upkeep of the high-end storefront CN Santa Rosa will be. Cameras on the outside of the building will be monitored for loitering, illegal public consumption on the property, and potential nuisance impacts. These situations will be addressed immediately by a management team member with the authority to diffuse situations for our business and prevent situations from spilling over into the surrounding area with the assistance of security personnel if necessary.

The project does not establish a new building site along Santa Rosa Avenue, but rather an existing site will be remodeled and updated. Parties associated with this project understand the importance of “green” business practices that benefit rather than harm the environment. A retail adult use dispensary does not require huge amounts of water consumption or energy-use. Any landscaping will require minimal water with minimal water run-off or waste. If watering restrictions are set in place by the city, county, and/or state during a time of drought, the company will comply with these limits. Waste and recyclables will be separated and placed in correct trash receptacles that will be secured. No marijuana or products containing marijuana will be put in the trash; those products will be destroyed according to state and local recommendations and regulations.

High-quality, low-energy use LED lighting is used at our other retail dispensary locations to illuminate the sales floor and product within display cases. Security cameras will be in place recording 24/7, however they run on low voltage Ethernet. The cameras are capable of filming in night vision as well, requiring zero lights to be on while the dispensary is closed, saving additional hours of energy. Computers are shut down every evening, except for a server computer for the POS system and other operational programs such as Quickbooks and surveillance back-up storage systems.

The site will be managed by principles and established Cannabis Nation corporate administration entities. While the principles have no prior experience operating a cannabis retail business in the North Bay Area specifically, they and they Cannabis Nation corporate administration entities involved with CN Santa Rosa have extensive experience with legal cannabis retail business during medical and recreational industry changes. Cannabis Nation’s cultivation, wholesale, processing and dispensary activities have all been successful within the regulated legal marijuana markets for half a decade. Please see **Section H Merit-based Review** for biographies of the principles involved with CN Santa Rosa.

h. Merit-based Review:

1. Local and State Compliance (20 Points maximum)

i. State Regulations

Cannabis Nation Santa Rosa will operate completely in accordance with all State Regulations under MAUCRSA. Cannabis Nation Santa Rosa is proposed to operate as a Type 10 A- adult use, and M- medical use, Licensed Retail (Dispensary) outlet. ***A copy of state-issued license to operate will be displayed in a visible location upon entry to the location.*** All other state and local required signage and permits will be clearly and conspicuously placed where required, including but not limited to the main entrance doors.

If approved by the City of Santa Rosa, a document from the landowner or landowner's agent that states that Cannabis Nation has the right to occupy the property and acknowledging that Cannabis Nation may use the property for commercial cannabis activity, as well as a copy of the rental agreement, shall be provided to the Bureau of Cannabis Control upon application for state licensure. Cannabis Nation will demonstrate how operations will meet with State and Local regulations.

In accordance with the law, signage will be displayed in English and Spanish educating our customers on California's laws on transporting cannabis or cannabis products in a vehicle, in accordance with Section 23222 of the Vehicle Code. The sign will state that "In California, it is an infraction punishable by a fine not exceeding \$100 for a person to possess a receptacle containing cannabis or cannabis product that has been opened, or a seal broken, or to possess loose cannabis flower not in a container, while driving a motor vehicle, with certain exceptions." Any other signs or permits required by the State of California or the City of Santa Rosa will be clearly displayed in the manner desired by the regulating body.

The Retail dispensary will sell cannabis commercially to individuals with valid and current state-acceptable ID cards 21 years and older for recreational use and medical customers age 18 years and older with a valid and current California Medical Card.

Every Customer will have their ID check and validated in a separate and secured, locked check in area prior to being allowed access to the sales floor. Only allowable state certified identification will be accepted, such as a Passport or State issued Driver's license. Any person with an expired, non-valid ID, or under the age of 21 without a valid California medical card will not be granted access. Any person under the age of 18 will not be granted access. All persons must provide a valid ID and license for entry, and this must be presented every time. Even if the individual is a frequent customer, if the license is presented and has expired, it will not be accepted, and the individual will have to wait for a new license to re-enter the premises and purchase Cannabis.

Safety and security is a major concern that is covered by many of the State regulations for the Recreational Cannabis Industry. Cannabis Nation plans to mitigate any of the concerns by complying above and beyond to those state regulations in the following ways.

To enter, work for, or do business with Cannabis Nation, any employee or vendor will be 21+ years old, have a valid ID and, when the time comes, a valid Marijuana Handler's card if California requires it. California and or other governmental personnel will be admitted to the facility only if they can produce identification that identifies them as members of the Bureau of Cannabis Control (BCC) and thereby are

California government personnel. BCC personnel with valid identification will be admitted immediately. Employees must notify the MOD (Manager on Duty) immediately if BCC or any other government personnel attempt to enter or request permission to enter the facility. Employees must cooperate with BCC personnel during any inspections.

Government Personnel, Vendors, Contractors or other Construction Personnel will always be accompanied by an employee of the facility especially if they need to enter restricted limited access areas. Minors will never be allowed anywhere inside the retail premises even during non-business hours when Cannabis product has been put away. Please see **Exhibit C-1** for a diagram of **Customer Access Areas vs. Limited Access Areas** where authorized visitor will be accompanied by employees.

All employees are required to pass background checks. Any employee of Cannabis Nation will be listed in the **Employee Register** of the Seed-to-Sale tracking system Metrc. Additionally, Human Resources Department of Cannabis Nation will ensure all employee personnel files are stored in accordance with BOLI laws and other Human Resources rules. All employees will be made aware of their federal and state rights and Cannabis Nation ensures all HR policies and rules are available to employees upon demand. Records of terminated employees will be kept on file with the Cannabis Nation HR Department for 7 years. An employee file check-list is utilized to ensure all employees have received training, levels of training, all HR policies and procedures have been signed, all state and local employee documents have been filled out, and a proper timeline is kept for 90-day trial period reviews as well as annual reviews post-90 days.

Throughout the day, Cannabis Sales are recorded and tracked in the POS System and communicated to the Seed-to-Sale Metrc system for state tracking. Sales records are kept in the POS System, Metrc, as well as with Cannabis Nation's Finance Department's accounting systems. Sales are reconciled and confirmed correct through regular inventory audits by the retail management teams and using financial reports from Quickbooks, Metrc, and the POS system. All Hard copies of records will be kept in a locked filing cabinet and, as the records become older, stored in boxes in a locked storage area. No electronic records will be deleted or destroyed without an express authorization of personnel in charge of accounting and only in accordance with State and Local record keeping requirements. All electronic records will be kept for a minimum of one year.

Accounting for Cannabis Nation is done via Quick Books accounting software which is only be accessible by authorized personal in charge of accounting/book keeping. Inventory containing Cannabis will be tracked and monitored through the state seed-to-sale system Metrc as well as the Point of Sale System used at the location. Records of inventory and sales of said inventory will be backed up and stored in a secure manner to ensure they are not tampered with or compromised.

The video surveillance system is monitored by the Cannabis Nation IT department, a monitored alarm company, as well as Management staff responsible for the operations of the retail location. The security system is monitored throughout the day. If a camera goes down, IT is notified immediately, and remote assistance gets the camera up and running in a few minutes. A diagnostic check of the video surveillance system is run weekly to ensure all cameras are fully operational 24 hours a day and that all are recording, with nothing blocked or dirty cameras obscuring video, all restricted areas and points of entry/exit. Weekly diagnostics checks are performed to ensure the battery backup is fully charged and maintaining proper functionality as well. Archived surveillance recordings are kept for a minimum of 90

days as per State regulations. At the end of every night, the video surveillance system backs up new data to an offsite location via the cloud.

Employees must be aware of the location of every "panic button" located in the facility. The panic buttons silently alert local authorities when pressed. Located in offices and behind the sales counter and check-in counter, they are only used in the event of a situation requiring police presence within a couple of minutes. In the event of any emergency or threat to employees or customers, such as a robbery, an employee must utilize the "panic button" to alert the security company, and if possible must dial 911. The alarms and motion detectors need to be tested monthly to ensure batteries are active and the alarm system is fully operational. Contacting the security company to test the system is also required monthly or more often as needed.

Product brought from distributors to the retail operations will be verified to have been tested by a state certified cannabis testing lab before being offered for sale to customers. All packaging and labeling will be inspected as well prior to the acceptance of any product transferred via distributors. Transfers using manifests through Metrc and protocols for accepting Metrc transfers have been in place at our Oregon locations since October 2016. All original transfer forms with required signatures of both transferee and licensee will be retained on-site.

All other non-Marijuana specific state regulations for building, retail businesses, ADA requirements and other codes of conduct, such as California Green Standards Codes, will be adhered to as well.

ii. County/regional permit requirements

Cannabis Nation Santa Rosa will comply with all county and regional requirements. If the Conditional Use Permit is approved, the project will apply for the required Building Permit from the County of Sonoma to update the exterior and interior of the building. An environmental assessment will also be done through the building department if the license is approved. Business permits to operate in the legal cannabis industry from the state will be applied for as well.

As a Cannabis Dispensary, an application will be submitted for a Health Permit to Environmental Health. The Sonoma County Fire and Emergency Service will conduct fire safety inspections. A division of Weights and Measures will inspect and seal all scales used at the time of sale. Scanners are not currently used at our Oregon Locations, but if we implement scanner systems and point of sale, it will be checked to be accurate. Labeling of packaged products will be compliance with state and federal regulations in accordance with the County of Sonoma's Cannabis Program.

iii. Santa Rosa General Plan policies

The City of Santa Rosa's General Plan is a roadmap for the increased improvement and betterment of Santa Rosa as it grows. Cannabis Nation Santa Rosa will fit with these plans by accomplishing the goals laid out in the General Plan and enhancing Santa Rosa Avenue in the following ways:

- The business will be connected to other services and businesses in the area through bicycle and pedestrian paths along Santa Rosa Ave.

- LUL-H – The remodel of the building on Santa Rosa Ave. will add to a development character that is hospitable to pedestrians and bicyclists. It will also eliminate one of the auto-oriented commercial establishments by using the building for a different retail business outside of the auto industry.
- LUL-I – Cannabis Nation Santa Rosa will provide one of a range of commercial services in the area that will be attractive and easily accessible while satisfying the newly legal desire of the people who live and work in Santa Rosa to purchase marijuana and marijuana products. The location is also located near freeway access with the expectation of being a high-volume retail outlet to minimize traffic on city streets.
- UD-D – In avoidance of the strip patterns of commercial development, the existing building will be improved in appearance in the existing strip corridor on Santa Rosa Avenue to separate it out as a non-strip mall entity in a way that meets the general plan desire for quality materials, etc.
- EV-C – Cannabis Nation Santa Rosa will be a new retail outlet along one of the city's regional/arterial corridors – Santa Rosa Avenue. As a retail and business service, it will be in an area with heavy pass-by traffic, good visibility and image.

The exterior of the building will be updated with neutral, natural colors and quality materials such as a stone tile façade leading towards the main entrance. The exterior finish will be attractive from the street view without obstructing the visibility of the entrance.

iv. Santa Rosa City Code locational and operational requirements

In accordance with the Santa Rosa City Code, all requisite Building and Fire permits and codes for Cannabis Related Occupancy issued on March 15, 2018 will be met and/or acquired. In addition to the general fire and building codes, the following Retail specific requirements will be met:

1. Cannabis Retail facilities are to meet CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Mercantile Group, M, Occupancy. CBC § 309.1.
2. Cannabis consumption areas associated with retail facilities shall meet CBC Chapter 3 requirements based upon use and occupancy classification A-2.
3. Retail areas including display cases, checkout counters, credit card readers or point of sale devices shall be accessible to persons with disabilities consistent with the requirements of CBC Chapter 11B.
4. Retail facilities where cannabis foods, beverages, salves, inhalants, tinctures, or other forms intended for human consumption or use are sold are subject to review and approval by the Sonoma County Environmental Health Division. A separate permit application is required through their office. Building permit will not be issued prior to plan approval from Health Department. Final occupancy will not be granted prior to field inspection and approval from Health Department.

Part of the retail space design at all our locations includes ADA wheelchair height check-in and check-out stations. Our display counters are ADA-accessible as well. The building itself will be wheelchair accessible from the parking lot as well as the sidewalk.

Hours of operation when sales will be conducted will be limited to the time between 9am and 9pm. Strict adherence to these hours of operation will be built into the POS system, not allowing any sale to go through before 9:01 am or after 8:59 pm.

With regards to City Zoning, the proposed site for CN Santa Rosa retail/dispensary operations at 2612 Santa Rosa Ave., Building #1, Santa Rosa CA 95407, is correctly located within a General Commercial zoned area in compliance with requirements of Division 2 (Zoning Districts and Allowable Uses) and as designated on Tables 2-6 and 2-10 of the Zoning Code of Santa Rosa. The location does not border any residentially zoned areas, as seen in **Exhibit A-1**. The illustration in **Exhibit A-2**, Neighborhood Context Map, shows that the proposed site of CN Santa Rosa is zoned well away from any 600-ft. school buffers indicated by the City of Santa Rosa on the “Potential Cannabis Dispensary Map”.

The infographic in **Exhibit A-3** demonstrates a lack of any over-concentration of Cannabis businesses in the surrounding area of the proposed site. Many other popular retail businesses, such as McDonalds and Starbucks, are located in the surrounding area of the proposed site. Demographics of the area contained on the infographic reveal that a robust and young working population inhabit residential areas beyond the General Commercial zone in which the proposed site is located. With only a few other dispensaries in the Santa Rosa area, the ratio of licensees to the population of 172,066 (2015 Census Data) has not reached excessive concentration levels.

In addition, **Exhibit A-5** demonstrates that the two “competing” locations for dispensaries in the same area off Santa Rosa Avenue are also outside of the 600-foot buffer zone. With only a few other dispensaries in the Santa Rosa area, the ratio of licensees to the population of 172,066 (2015 Census Data) has not reached excessive concentration levels.

Cannabis Nation is not the landowner of the real property upon which the proposed site is located and therefore has provided to the City of Santa Rosa the landowner’s approval signature with General Use Application.

A document from the landowner or landowner’s agent that states that Cannabis Nation has the right to occupy the property and acknowledging that Cannabis Nation may use the property for commercial cannabis activity as well as a copy of the rental agreement shall be provided to the Bureau of Cannabis Control upon application for state licensure. Cannabis Nation will demonstrate how operations will meet with State and Local regulations.

2. Site Management (20 Points maximum)

i. Experience in operating a cannabis retail business in the North Bay area

The site will be managed by principles and established Cannabis Nation corporate administration entities, including a Finance Department and Human Resources Department. While the principles have no prior experience operating a cannabis retail business in the North Bay Area specifically, they and the Cannabis Nation corporate administration entities who will be involved with CN Santa Rosa have extensive experience with legal cannabis retail business during medical and recreational industry changes. Cannabis Nation’s cultivation, wholesale, processing and dispensary activities have all been successful within the regulated legal marijuana markets for half a decade.

ii. Qualifications and backgrounds of principals

CBN Holdings – Cannabis Nation Inc – Retail and Cultivation - Oregon, USA

Tyler Founded **Walker Twins Farms** in 2014 in Gresham Oregon while Josh founded **JOA Enterprises** at the same location. These were a mid-sized, medical cannabis cultivations conforming with all state and

local regulations. Tyler, Josh, and Ryan oversaw operations, employees, finances, and was hands on in building and cultivating the site. Tyler and business partner Josh Olague decided to combine their separate cultivations into **Cannabis Nation** when they partnered on their first retail store.

The group (including Tim as financial backing) opened their first retail establishment in April of 2015 called **Blooming Deals, dba Cannabis Nation**. This was also a medical retail store serving patients and conforming to state and local regulation. The group covered all aspects of starting and operating this business including a full renovation prior to opening, compliance, finances, patient/product tracking, employee management, customer experience, cannabis medical knowledge and training, security, policy and procedure, and more. Blooming Deals is still in operation today, and one of Oregon's most successful dispensaries.

The group has expanded their Oregon operations by opening 4 additional retail stores in **Seaside**(2015), **Gresham**(2016), **Oregon City**(2018), and **Bend**(2018) Oregon. Each of which included a full renovation, OLCC and Local government licensing, additional staff/training, security, policy, etc. Cannabis Nation has grown from 12 employees to 75 in 3 short years, and the expansion is continuing. A wholesale distribution center will be opening by September of 2018. An expansion of the cultivation will be complete November of 2018 that will increase the size from 12,000 sq ft to 30,000 sq ft and double production.

Cannabis Nation's has also set its eyes on California. They have partnered with **Tyler Champlin**, a Folsom CA resident, to help acquire, license, renovate, staff, and operate multiple retail licenses, and a distribution license. Cannabis Nation will take the structure and blueprints they have used to build successful operations in Oregon and transfer that knowledge to its California licenses. Cannabis Nation Oregon has prided itself in having top notch facilities, high level customer service standards, the best quality and selection of products, and maintaining a pristine record of state and local compliance. They are excited to take their level of expertise to the California Cannabis market.

Each partner has their own unique work experience and a background of starting their own businesses. Below is a synopsis of each partner's history.

Tyler Walker

Owner / Founder / President

In 2003, Tyler Walker graduated high school and moved to Tempe Arizona to attend Universal Technical Institute to achieve his Automotive Mechanic Certification. After working in the automotive field, Tyler Walker moved to Louisiana and attended Young's Memorial College where he earned his Commercial Diving and Underwater Welding certifications. With these accreditations and certifications Tyler Walker moved to Huntington Beach, California, where he worked for Blackledge Diving, an underwater construction and welding company. He worked for that company for roughly a year and a half before deciding to move back to Arizona and open a property maintenance company with his brother Ryan Walker. Together they ran what was known as Walker Maintenance for approximately 5 years until the economy crashed in 2008. The maintenance company was downsized and survived the recession as a result. Additionally, the Walker brothers were able to open a second business for metal fabrication. Both businesses were run simultaneously for several years when himself and the other principals decided to invest in a dispensary in Oregon. Tyler Walker sold all his assets, including his house, and moved to the Northwest.

In 2013, Josh Olague and Tyler Walker started what is now known as Cannabis Nation. Tyler Walker was involved with the licensing and full operations of a legal medical marijuana cultivation. The entire facility was built by himself, Josh Olague, and Ryan walker in full compliance with medical cultivation regulations in the state of Oregon at the time. The principals also operated the facility, taking on all aspects involved from cloning, growing, trimming, handling of final product and seeing that every measure was followed to ensure all product was handled in accordance to state laws. Prior to opening their own dispensaries, they would also oversee the product reached its destination at other Oregon state compliant and licensed facilities.

In 2015, Tyler Walker was tasked with networking and real estate acquisitions to expand operations to include dispensaries. His responsibilities in this role involved going to multiple city council meetings, giving presentations to building owners, and negotiating leases. He first secured a location in Gresham, Oregon. The build out occurred in compliance to state codes and regulations, but the business was held up by a local moratorium on cannabis in Gresham. During the moratorium period, Josh Olague and Tyler Walker attended a half-dozen City Council Meetings but were eventually zoned out of that location. Other options were pursued, and the principals were able to purchase the building across the street that was in a different city zoning.

Josh Olague and Tyler Walker attended more City Council Meetings and extended an invite to Council Members to come tour the current cultivation facility. With much hesitation the council members agreed. After seeing the operation and the high standards under which the cultivation was operated, the City Council granted a license to operate a dispensary in Gresham. Cannabis Nation is still one of only three they have allowed to open, and it remains the longest running dispensary in that city.

Tyler Walker also found and acquired the Cannabis Nation Beaverton location, known as Blooming Deals, which was in a moratorium on cannabis sales as well. Again, Josh Olague and Tyler Walker attended city council meetings and marijuana workshops to help the city determine their rules and regulations. Blooming Deals by Cannabis Nation made the transition from Medical to Recreational sales in October 2015. Open for 3 years now and consistently seeing between 300-700 customers a day, it is one of the most successful operations in Oregon.

In 2016, the Cannabis Nation opened in Seaside, Oregon. Tyler Walker found the location and negotiated terms with the landlord. The principals built out the entire facility to state and local standards and were granted one of only two licenses in the city after attending multiple city council meetings. That number has since increased so, as of now, there are 4 total shops in Seaside, but Cannabis Nation still has great clientele because of how inviting and professional the establishment is.

Also, in 2016, the Cannabis Nation team embarked in what would become the most challenging location to open. Many city council meetings were attended as with the other locations, but public hearings were held as well. After two years of hearings with the county, multiple neighborhood meetings and many reviews, the location was granted the license and became operational, finally opening June 13, 2018. Cannabis Nation has the only rural Deschutes County licensed facility outside of the city of Bend. Due to zoning, there is not and cannot be another licensed dispensary for approximately 20 sq. miles.

Cannabis Nation also opened their 5th location in Oregon city in 2018. This facility had its own challenges due to the location being in a building that is over 100 years old. There have never been any issues with

local or state authorities at any of our locations. Any potential conflicts have been met with professional due diligence to ensure compliance and full cooperation with all local and state regulatory bodies.

Overall, Tyler Walker's job duties to this date include identifying real estate in compliant locations and negotiating leases. This includes all negotiations and acquisitions of future locations to expand the Cannabis Nation brand.

Josh Olague

Owner / Founder / Vice President

Josh Olague started his first business at the age of 20 years old in the construction industry with only \$1,500.00 dollars. He built this Garage Door business over 5 years into a very successful enterprise. Unfortunately, in 2008 the business had to be shuttered due to the Recession of 2008.

At the age of 22 years old Josh Olague was able to purchase his first house for \$75,000.00 as his first Real Estate investment. Two years later, the smart investment and work that he himself put into the property allowed for it to be sold with triple-figure profits. From that moment on Josh Olague found his calling and success in the Real Estate industry.

In 2008, at the age of 25 years old, Josh Olague moved to Lake Havasu, Arizona, to pursue flipping houses while the market was down during the Recession. He was able to use the Recession to his advantage and took the savings from his first house sale to purchase a foreclosure for \$89,000. Josh Olague invested \$25,000 into this second house and flipped it for sale by owner for \$150,000. He continued to purchase properties and flip them for profit for the next 5 years.

In 2012, Josh Olague had his first child at the same time that everybody had caught onto the housing market in Lake Havasu, resulting in available foreclosures for investment running dry. After multiple attempts at the auctions and losing to the big investors, Josh Olague made the business decision to move on and pursue other options.

As a successful entrepreneur, Josh Olague is always looking for opportunity and recognized the newly legalized Cannabis industry as the next big thing. At the time it had already been recreationally legalized in Colorado while Oregon was still pursuing the adoption of recreational cannabis with an established medical cannabis industry growing to become the backbone for when recreational sales would be approved. With the foresight of the shifting desires for the Oregon Medical Marijuana industry to develop into a Recreational one, Mr. Olague moved his family to Oregon.

In September of 2013, Mr. Tyler Walker (Owner/Founder/President) and Mr. Olague started a 12,000 sq. ft. legal Medical Marijuana cultivation operation in Portland, Oregon. Both are very proud to say that, with the help of their two other business partners, Tim and Ryan walker, they have built an empire in Oregon's legal Recreational Cannabis Industry that has over 70 employees, 5 dispensaries, a wholesale license, and an expansion of the original Cultivation for a total of 30,000 sq. ft. of grow space.

Mr. Olague and his other partners are now looking to take their trusted business model that is a proven successful concept to California to embark on a new adventure and pave the way in the Cannabis Industry.

Ryan Walker**Owner / Founder / Secretary**

At the age of 19, Ryan Walker started his first business venture, Walker Maintenance LLC, in 2004. The business was successfully run and profitable for ten years until 2014. Walker Maintenance specialized in sustaining high standards of property maintenance needs for Home Owner Associations, light to major construction, and full house remodels.

Prior to establishing Walker Maintenance LLC, at 17 years old, Ryan Walker pursued an aviation pilots license with the goal of becoming a commercial pilot. Those plans were put on hold when his first child was born at the age of 18. Ryan Walker worked various jobs in the construction industry to properly provide for his young family. Having more drive and entrepreneur desires than most his age, always wanting more and always striving to do bigger and better things for himself and his family, he decided to start his own business.

At the age of 19, Ryan Walker took out a loan of \$15,000.00 and bought a 32-foot boom/bucket truck and set out on his own opening and operating Walker Maintenance. He solely ran this business for 3 1/2 years until his twin brother Tyler Walker joined the enterprise to grow the small one-man operation into a thriving business. All debt and loans were paid as the success of the company grew.

With the downfall of the economy in 2008, but with all prior debt paid, the business decision was made to downsize their employees to just the two of them. Both were able to continue their business operations for the next 4 years, not just weathering the Recession, but with profitability.

As a result of the success of their first business venture, both Ryan and Tyler Walker were able to begin a second business venture, Walker Twins Fabrication, where they built and sold custom motorcycles, side-by-side off road race cars, custom kit cars, and one-off unique hand-crafted creations. Both businesses were operated simultaneously for the next 2 1/2 years.

In 2014, Ryan Walker, Tyler Walker, Tim Walker and Josh Olague were presented with an opportunity to purchase shares in a new medical cannabis start-up business based in Portland, Oregon. Tyler Walker and Josh Olague sold their houses and assets and moved to Oregon to start a 12,000 sq. ft. medical marijuana cultivation separate from the initial investment to support and provide product for the dispensary investment they had made. Unfortunately, over the course of a year, it was realized that the partner who offered the initial dispensary investment did not hold true to the business deal made.

The principals of Cannabis Nation made the correct business decision to cut ties with that first dispensary investment, even with a %100 loss of investment, and build on the success of their Cultivation with their own Cannabis Nation dispensaries. At this point, Ryan Walker sold his assets, closed Walker Maintenance, and went all-in along with his business partners to create one of the most successful cannabis corporations in the Oregon area.

Cannabis Nation has grown from a small medical cultivation in 3 years to include an expansion of the cultivation to 30,000 sq. ft., 5 recreational dispensaries, and a new wholesaler location, all together employing over 75 people full-time. Ryan Walker and his partners are proud of their brand and are eager to expand into every legal market to grow the brand to a nationally recognizable name in the industry. California is the next step in this adventure.

Tim Walker**Owner / Treasurer**

Born in 1956, Tim Walker ran the successful business Meat & Provisions Co. until 2000. He turned his profits and started Walker Maintenance that same year. In 2003, Tim Walker handed the business over to his sons Tyler and Ryan Walker. With that entity being run by his sons, Tim Walker decided to purchase a formerly popular Bar & Grill and built the popularity and success of it back up between 2002 and 2006, then sold it for a profit. Real Estate Investments continued to be made to great success, including 8 houses, land parcels, and a 6,000 sq. ft. commercial building. In 2013, he downsized to 3 houses and the commercial building to liquidate some assets and begin Cannabis Nation in 2013 with Josh Olague, Tyler Walker and Ryan Walker.

Tyler Champlin**Owner California**

Tyler Champlin has extensive experience in both the Real Estate Development and Cannabis Industries. Evidence of his experience and leadership can be seen in his commitment to MHIS Academics at Arizona State University, his senior level management experiences with Vestar Development Co., Starwood Land Ventures and as a Managing Partner of CN Holdings Inc. (Cannabis Nation)

As the Managing Partner of CN Holdings, Tyler Champlin, along with his 4 partners, lead a team of over 70 employees to successfully execute the day to day operations associated with operating 5 retail storefront dispensaries, along with a commercial cultivation operation. Founded in 2015, Cannabis Nation has grown exponentially as they continue to strategically pursue new opportunities within the cannabis industry in multiple markets across the US. (<http://www.cannabisionline.com/>)

In his role as Vice President of Operations with Starwood Land Ventures (a subsidiary of Starwood Capital Group, a private equity RE investment firm with \$55B AUM) Tyler Champlin was responsible for SLV's West Region portfolio, comprised of 5 Master Planned Communities or 6,749 single family home sites. Tyler Champlin managed a team of staff members in all aspects of land acquisition, entitlements, construction/development, asset management, marketing and disposition. During his tenure with SLV, Tyler successfully negotiated and closed 26 transactions with publicly traded home builders totaling upwards of \$200M in revenue. (www.starwoodland.com)

Prior to joining Starwood Land Ventures, Tyler Champlin was heavily involved in large scale, life-style shopping center development with Vestar Development, a nationally recognized, privately held, Retail Development Company. During his time at Vestar, Tyler Champlin was involved in the successful development of approximately 4M square feet of retail space. (www.vestar.com)

Tyler Champlin is a proud Alumnus of Arizona State University, where he earned his bachelor's degree in Real Estate Development.

iii. Business Plan that includes day-to-day operations and how cannabis will be monitored to prevent diversion

Operational Plans for Cannabis Nation Santa Rosa with Type 10 Retail (dispensary) license will follow local Santa Rosa City and California State regulations. Cannabis Nation's daily operation plans for the sale of Adult-Use and Medical-Use cannabis are designed to discretely ensure customer and employee safety while also promoting a relaxed, enjoyable and informative shopping experience.

All exterior doors and windows will be locked and secured during non-business hours. Cannabis product will be stored in safes within secure vault rooms during non-business hours. Employees entering or exiting the facility after hour must ensure safes, interior doors and any entrances/exits are locked behind them and the alarm is set for motion detection, glass breaking, and door tampering. Employees must also ensure that the security video surveillance systems are armed, operational, and images are not blocked before leaving the facility. Outside security lighting will be present at on all sides of the building for the safety of employees and customers leaving at night. All employees will wear a badge indicating their role, under which license, and their permit number while present at the location as per regulations. A copy of an issued state license will be displayed in a visible location upon entry to the location. All other state and local required signage and permits will be clearly and conspicuously placed where required, including but not limited to the main entrance doors.

A video surveillance system used at the location described above plays in real time in the manager's office, so the manager can monitor the sales floor while doing other administrative or intake work. Cameras are not hidden, so the very presence can deter the possibility of someone attempting a theft. However, the team on the sales floor is constantly monitoring customers and the manager is always watching the video feed of the sales floor as well.

During business hours all doors and windows will be locked and secured, except the main entry. Employee key fobs will allow for the entrance through special employee entryways. The doors will only be locked from the outside, so in the event of an emergency, customers and employees can leave through those emergency exits. Any product on display during operational hours are secured in sealed and tethered table displays as well as locked and secured display cases. All Marijuana product is removed at the end of business day and locked in secure safes until the following morning to prepare for opening.

Throughout the day, inventory will be restocked by the management team members on duty only to ensure the correct inventory is being put out and be able to hold only a few employees accountable for any inventory mishandling. Employee cash drawers will be monitored throughout the day as well. Cash drops will be done as needed by management team members, recorded for the nightly count, and then put into a cash drop safe until operating hours are over, the doors are locked, and closing procedures begin. During closing procedures, trash will be taken out in a buddy system to a locked trash receptacle area. No marijuana products will be thrown away in these receptacles – only normal non-marijuana waste. If there are any marijuana items, such as returned defective cartridges, they will be destroyed in accordance with California regulations. Cardboard and other recyclable materials will be recycled separate from non-recyclable waste. The Cannabis packaging will vary between product from outside vendors. However, most packaging will be recyclable pop-tops and tubes as well as reusable child-proof resealable exit bags.

iv. Management plan that prevents and responds to potential nuisance impacts (e.g. loitering, trash, local contact) on adjoining properties, public areas, and the surrounding neighborhoods

Maintenance of the proposed site of the dispensary and surrounding area will include picking up trash, cleaning the parking lot, and really caring for the upkeep of the high-end storefront CN Santa Rosa will be. Cameras on the outside of the building will be monitored for loitering, illegal public consumption on the property, and potential nuisance impacts. The cameras will be able to monitor the exterior of the location. Adjoining properties, public areas and surrounding neighborhoods will be visually monitored by staff and personnel if needed. Any potential situation will be addressed immediately by a management team member with the authority to diffuse situations for our business and prevent situations from spilling over into the surrounding area with the assistance of security personnel if necessary.

v. Performance timeline from land use approval to plan check and construction to dispensary opening

Please refer to **Exhibit H-1** for a timeline from land use approval to plan check and construction to dispensary opening. The conditional Use Permit submission process began April 19, 2018. If everything goes smoothly through the plan check, construction, and state approval, the dispensary will feasibly be able to open by February 2019.

3. Neighborhood Compatibility

i. Description of how the use will fit into the stability and quality of the surrounding neighborhood

The use will fit into the stability and quality of the surrounding neighborhood by providing a high-end retail experience for legal cannabis with a fluid and attractive floorplan and quality interior materials. Please refer to **Exhibit B-3** for examples of our existing locations. Quality materials include treated wood, granite, marble, and stained floors. Each location is designed with the area in mind – more rustic for the Sunriver location on the way to Mt. Bachelor to very fancy for the flagship store in Gresham. CN Santa Rosa will be our flagship California store with high-end materials similar to our Gresham location to really update the quality of the retail space from the current use as an auto accessories store.

Parking is provided around the side and back of the building with ease of access from the street as well as bike parking at the front of the building. The building land use setback from the road provides for an ease of entry into the parking lot from the street. All other setbacks from other lots exist already as the building is currently in existence and will be remodeled rather than a new construction project.

A clear and attractive entrance will be accessible on the side of the building, still visible from the street for pedestrian orientation. Window treatments will be updated on the street side to be classy and inviting. Lighting and discrete security systems will all be installed to provide safety in the evening as well as being attractive and tasteful within the context of the surrounding neighborhood.

ii. Description of odor control measures to prevent odor from being detectable from adjacent properties or businesses

One concern is odor control measures to prevent odor from being detectable from adjacent properties or businesses. CN Santa Rosa will accomplish this, as we have done at our other existing locations, through an odor control plan that is designed to accommodate display and dispensary areas that uses no outside air for ventilating the interior of the building. This is achieved by circulating the air in the building through carbon activated filters and fans. The fans and filters are used as a scrubbing system for the air circulated through the individual rooms of the building containing cannabis odors. **Exhibit B-1** is the Odor Control & Mitigation Plan prepared by a Registered Professional Engineer in the state of California. Among other measures, the plan sites the following:

BO/O shall supervise installment and maintenance of an air treatment system to ensure there is no off-site odor of cannabis overly detectable from adjacent properties or the community. Air treatment systems consists of carbon filtration on the exhaust side of the ventilation system and negatively pressurizing the facility in relation to the exterior ambient condition.

Staff members should immediately report an odor problems to the BO/O, who will take corrective action, implement upgrades to the system, upgrades to the facility or to the internal handling process of product within the facility to further deter odors.

If such upgrades require the approval of any Agency Having Jurisdiction (AHJ), the BO/O shall seek and gain such approval prior to implementing new systems and/or procedures.

It is critical to the success of our organization that our various plans remain transparent to the community so all stakeholders are aware of the importance of mitigated cannabis odors. This mitigation plan and all associated records will be made available to the public for review and documents can be requested at our facility. All requests for documentation shall occur via written request only (email is acceptable).

The company is a cannabis dispensary. In accordance with California State Law all products brought into the dispensary will be in sealed packages. As such, the possibility for odor issues for adjacent properties is limited. Nevertheless, the handling of product will require a properly engineered odor control system in order to mitigate the release of odors to the surrounding properties and community.

Active Measures

All cannabis products will be securely stored in a security room ("WH VAULT", on attached plan). The security area will be provided with an exhaust air system for odor control. The exhaust system shall be provided with a carbon filter that will mitigate any odors which may emanate from the stored product.

Air Pressure & Carbon Filter Control

The facility will be kept under negative pressure by means of an exhaust system with carbon filters for odor mitigation. The exhaust discharge shall be designed with a high velocity outlet to eject the exhaust up and away from any neighbors or pedestrian traffic.

Best Available Technology

The combination of carbon exhaust air filtration and building pressure control represent the current best available technology. This building is also provided with MERV-8 filters for particulate filtration of supply air into the building.

Air System Design

The facility shall have no operable windows or be kept locked and sealed at all times. All doors shall be sealed with proper weather stripping, keeping circulating and filtered air inside the facility.

On site usage of cannabis products is strictly forbidden while on the property. This will assist in mitigating odors to the surrounding neighbors.

Monitoring, Detection and Mitigation: Method for Assessing Impact of Odor

The importance of cannabis odor mitigation is very well understood and we shall make decisions that best to prevent the issue of odor to the surrounding areas. If odors are detected outside the facility this plan shall serve as a guideline to provide corrective action.

iii. Description of how an enhanced retail experience will be achieved with a well-designed site plan and use of quality materials in interior and exterior finishes

The exterior of the building will be updated with neutral, natural colors and quality materials such as a stone tile façade leading towards the main entrance. The exterior finish will be attractive from the street view without obstructing the visibility of the entrance. Updated exterior finishes of all Cannabis Nation locations use natural, neutral colors to be attractive to the eye while also blending in with the surrounding area just like any other retail business without being obtrusive or garish in the public eye. For samples of proposed color and material to update the exterior, please refer to **Exhibit B-2**.

A fresh remodeled interior with high-quality materials and a well-designed site plan will create an enhanced retail experience that has been applauded and critically-acclaimed at our current locations in online reviews, from fellow industry affiliates, and on-the-spot customer testimonials while shopping in Cannabis Nation stores. Using a mix of natural high-quality materials and bright yet neutral color schemes, Cannabis Nation locations are open, bright, clean and welcoming. On multiple occasions, the interior layout has been described as akin to an Apple Store. The exterior finishes will be updated with a more modern color scheme and attractive entrance that will be clearly visible.

Each location is slightly tailored to fit the area in which it is located and the same will apply for the exterior and interior of CN Santa Rosa. For example, Cannabis Nation Seaside is located inside of an old home on Hwy 101 along the Oregon Coast, so the same materials and design was used within a cozier environment than the bustling, more open, high-traffic shop of our Beaverton location. As the flagship store for Cannabis Nation California, CN Santa Rosa's interior will be built out with granite and marble in a fashion to represent the high-quality standards of Cannabis Nation just as we did at the Oregon flagship store in Gresham. Please see **Exhibit B-3** for samples of the open floor plan and materials used at our current locations that will be incorporated at CN Santa Rosa.

The open floor plan allows for customers to browse and shop at their own pace and allows for a natural flow to occur with the ebb and flow of high-volume foot traffic. All product is displayed in an organized

and secured fashion while maintaining a visual appeal on the sales floor as well as behind the sales counter on the product Slat-Wall. With friendly customer service associates available to assist customers as needed, the experience at CN Santa Rosa can be one of full-service assistance with product education and methods of ingestions explained or a quick and happy check-in and check-out to be on with the day.

iv. Demonstrate a clear and attractive entrance, pedestrian orientation, bike parking, and access to transit

Along with exterior finishing upgrades, bike stalls will be added to the front of the building. Thanks to the extensive public transportation network in the City of Santa Rosa, customers have access to public transit only 499 ft. away that takes an average of 2-3 minutes to reach.

For evidence that the storefront entrance is in a visible location that provides an unobstructed view from the public right-of-way, we have provided **Exhibit A-4**, which is a series of photos of the current building that is the proposed site for CN Santa Rosa taken from the sidewalk of Santa Rosa Avenue. The photos are of the building as it currently exists with a color scheme and façade that will be updated as described throughout this Application. The main entrance, as designated on our site plan, will be on the side of the building and can be seen in the third photo. Planning to establish the main entrance on the side of the building still provides an unobstructed view from the public right-of-way as the photo was taken from the sidewalk.

4. Neighborhood Enhancement

i. Quality and extent of improvements to the site, building, and surrounding neighborhoods

Financial benefits will be brought to the City of Santa Rosa and surrounding neighborhoods thanks to the collection of sales tax for the purchase of marijuana. The high-end, attractive shopping experience and quality products makes Cannabis Nation stores one of the more popular choices for customers where our current locations exist. This in turn makes the amount of sales increase by seeing a larger than average customer flow, resulting in more tax revenue for the City of Santa Rosa.

The project does not establish a new building site along Santa Rosa Avenue, but rather an existing site will be remodeled and updated to fit in with the new high standards set in the Santa Rosa General Plan for improving the city. The current building is very blue and out-dated. The exterior color palate, signage, window treatments and parking lot will be improved. The interior will be improved as discussed in the retail experience section with quality materials to bring the Cannabis Nation feel from our Oregon locations to California. The quality of the surrounding neighborhood will be enhanced with the addition of a legal cannabis retail store that will reduce the impact of any illicit or illegally acquired marijuana and keep it away from children through customer education and safety products such as child-resistant exit packaging. With other major businesses along the Santa Rosa Ave. corridor, such as In-n-Out, McDonalds, Costco and more, the project fits with the current types of businesses in the surrounding neighborhood.

ii. Integration of project through attractive façade, setbacks, quality materials and colors, landscaping, safe circulation and location of driveways, and ease of parking

The exterior of the building will be updated with neutral, natural colors and quality materials such as a stone tile façade leading towards the main entrance. The exterior finish will be attractive from the street view without obstructing the visibility of the entrance. Updated exterior finishes of all Cannabis Nation locations use natural, neutral colors to be attractive to the eye while also blending in with the surrounding area just like any other retail business without being obtrusive or garish in the public eye. For samples of proposed color and material to update the exterior, please refer to **Exhibit B-2**. The driveway location provides for safe circulation in and out of the parking lot onto Santa Rosa Ave.

iii. Environmental benefits e.g. “green” business practices related to energy and/or water conservation

Parties associated with this project understand the importance of “green” business practices that benefit rather than harm the environment. A retail adult use dispensary does not require huge amounts of water consumption or energy-use. Any landscaping will require minimal water with minimal water run-off or waste. If watering restrictions are set in place by the city, county, and/or state during a time of drought, the company will comply with these limits. Waste and recyclables will be separated and placed in correct trash receptacles that will be secured. No marijuana or products containing marijuana will be put in the trash; those products will be destroyed according to state and local recommendations and regulations.

High-quality, low-energy use LED lighting is used at our other retail dispensary locations to illuminate the sales floor and product within display cases. Security cameras will be in place recording 24/7, however they run on low voltage Ethernet. The cameras are capable of filming in night vision as well, requiring zero lights to be on while the dispensary is closed, saving additional hours of energy. Computers are shut down every evening, except for a server computer for the POS system and other operational programs such as Quickbooks and surveillance back-up storage systems.

iv. Community benefits e.g. employment opportunities, community programs and contribution

Each one of our current retail locations employs 10-15 full time retail associates, and we expect to employ an additional 10-12 administrative and wholesale employees at this location. Employment opportunities will be available for up to 15-20 part-time and full-time people. A manager, an assistant manager, multiple team leads, and multiple customer service representatives will handle retail operations. In addition, 3-6 corporate operational administrators will need to be hired to handle Cannabis Nation California operations as site of our California headquarters. The maximum number of employees per shift expected is 15. All positions will need to be filled by local individuals living in Santa Rosa and the surrounding area. Cannabis Nation enforces a no tolerance policy for drugs and alcohol while at work. Cannabis Nation employees as well as customers will be prohibited from the consumption, ingestion, or inhalation of usable marijuana products on the premises of the proposed location. Any employee caught doing so will be terminated.

The Company’s existing retail locations currently participate in fundraisers, community volunteer programs, and partnerships with other local businesses for promotions and support. For example, all locations participated in a t-shirt fundraiser in the month of October, national cancer awareness month;

a specially design t-shirt was created and for every t-shirt purchased, the profits were donated to a Breast Cancer Research Foundation in Oregon. Different locations volunteer for community clean-ups in their local areas as well. The Seaside location did a beach clean-up while the suburban inland Beaverton location is scheduling a park clean-up. The local communities have strongly supported our existing locations, so we have made sure, as we have grown in size and resources, to give back when and how we can. We will bring this mentality to the city of Santa Rosa to help with community volunteer programs that reveals to members of the community that the cannabis industry is more than meets the eye.

Partnerships and promotions with local businesses is also a practice we have established and plan to continue with businesses in the city of Santa Rosa for the mutual benefit of all involved. For example, during large sales days, we use catering services from local businesses and hire local bands to play. Local artists work with the company's Branding & Marketing Coordinator to design, with artist credits, different logos for apparel as well as images and art for posters, social media posts and more to help them achieve more recognition and visibility.

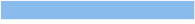
Cannabis Nation is grateful to the communities it is a part of and actively participates within each community to show that gratitude with the intent to create a culture of trust for our dedication to legal business practices and nurture long-lasting, positive relationships with customers, patients, fellow businesses and members of the community.

ID		Task Mo	Task Name	Duration	Start	Finish	Mar '18 Apr '18 May '18 Jun '18			
1			CUP Submittal	1 day	Thu 4/19/18	Thu 4/19/18				
2			City/Completeness Review	45 days	Tue 5/1/18	Sun 7/1/18				
3			CUP Permit Process	90 days	Fri 6/1/18	Thu 10/4/18				
4			Submit CD's to Building Dept.	5 days	Mon 7/2/18	Fri 7/6/18				
5			City Review	35 days	Mon 7/9/18	Fri 8/24/18				
6			Address Building Dept comments	5 days	Mon 9/10/18	Fri 9/14/18				
7			2nd City Review	20 days	Mon 9/17/18	Fri 10/12/18				
8			Pull Permit and Build-out	60 days	Mon 10/15/18	Fri 1/4/19				
9			State Submittal/Review/Approval	90 days	Mon 10/8/18	Fri 2/8/19				

Project: SR Schedule 1

Date: Tue 4/17/18

Task



Inactive Summary



External Tasks



Split



Manual Task



External Milestone



Milestone



Duration-only



Deadline



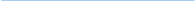
Summary



Manual Summary Rollup



Progress



Project Summary



Manual Summary



Manual Progress



Inactive Task



Start-only

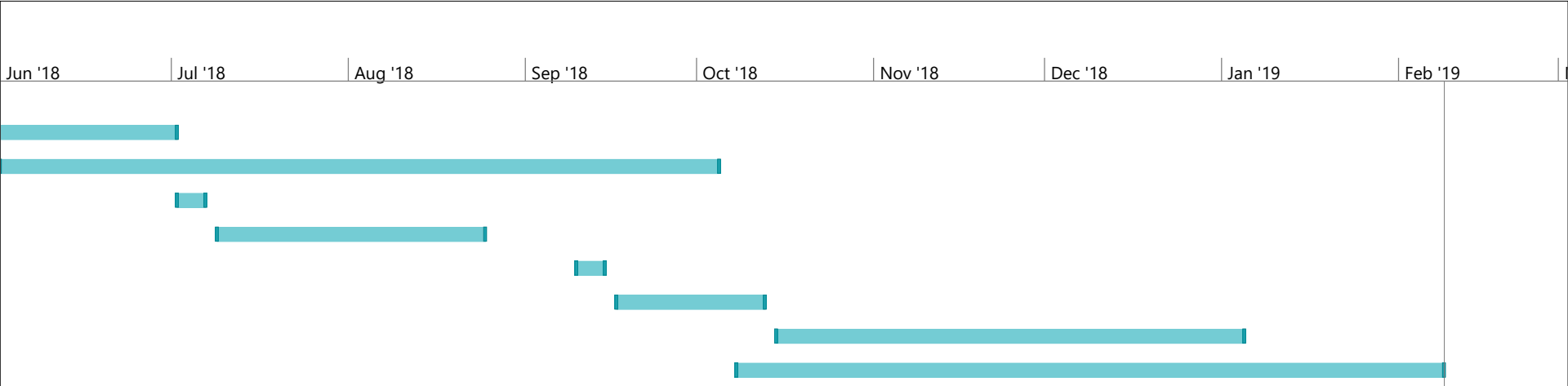


Inactive Milestone



Finish-only





Project: SR Schedule 1 Date: Tue 4/17/18	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			