

Erudite Ventures Inc.
Santa Rosa Project
3059 Coffey Lane

Overview – Erudite Ventures Inc. plans to operate a cannabis retail store operation serving “Adult Use” and “Medicinal Use” consumers at 3059 Coffey Lane.

Erudite plans to create an exceptional retail store (not just an exceptional cannabis retail store – exceptional for mainstream retail). To accomplish this, we will renovate and construct a new “retail box” including retail showroom and highly secure operational space.

The company shall renovate the selected site and create a “best in class” retail façade and interior (renderings attached). The interior retail segment of this project includes construction of a primary retail sales area with a security screen foyer, a “hardened” vault room for inventory storage, a segregated shipping and receiving area, IT/Security room and three support offices for administrative and management functions.

The construction and infrastructure elements for this project are straightforward but sophisticated incorporating state of the art retail experiences, engineered odor mitigation and security. Summarized below are the areas of proposed premise modification by functional grouping.

Interior

Aesthetic – Erudite utilizes merchandising and retail display techniques primarily found in designer retail boutiques. Products are displayed under lighted glass domes; product categories are merchandised in lifestyle vignettes and ten-foot interactive video walls are used to tell the story of the products. Our stores do not have counters, registers or any other physical barriers between the display elements, the sales consultants, and the customer. All inventory is secured and out of view of the customer. The sales consultant uses a wireless tablet to conduct transactions and cash is exchanged through discreet cash drawers that blend with the interior aesthetic and positions changes daily.

The space will utilize a color palette that does not contain green and materials of light hardwoods, metals, and polished concrete flooring. Our interior designed have received editorial praise from multiple media sources including retail design publications and lifestyle publications.

Function – The space consists of eight rooms, a sales floor, receiving area, “hardened” inventory vault, delivery operations room, secure office.

- The Selling floors
 - “Best in Class” merchandising and display
 - Hidden Cash drawers
 - Foyer secured with double electronic locks (only one door may be open at a time)
 - Restricted access
 - Emergency exit route
 - Interactive video walls for shopping and product information
 - Wireless tablet POS environment with automated queuing, customer authentication and consumption profile
- The inventory vault room is a minimum of 170 square feet and hardened with steel plating in the walls and ceiling and a 1-hour fire rated door.
 - All inventory is moved from the sales floor to the vault nightly and returned to the sales prior to opening each day.
 - Independently Secured container for “unsaleable products”

- The IT/Security area executes the following functions:
 - Houses Security controls, monitoring and recording equipment (including delivery vehicle monitoring and recording)
 - Merchandise Display video controls and monitoring
 - Point of Sale (POS) system
 - Wireless network hardware

Security – The company shall invest significantly in security elements as an integral part of the development of the property. The company takes a “belt & suspenders” approach to facility security, and it is outstanding. The physical security elements installed as part of this development include:

- 26 Security Cameras (type & position in security plan)
- 9 motion detectors
- Inventory storage rooms built with steel plating in walls and ceiling
- Segregated and limited access areas for receiving and delivery staging with function specific access.
- 90-day video archive (all footage-not active only)
- Contracted security services covering operating hours +1
- *Physical access to inventory vault, counting room and manager’s office is restricted to designated personnel by functional privilege only with bio metric hardware on the doors*

Exterior

Aesthetic –

- The exterior façade of the property will receive a cosmetic treatment This approach results in a clean updated look without the need for structural modifications to the building

Function –

- *Create a “Secured” Indoor Receiving area within the building with restricted access and double seal protocols*
- Install 2 7-ton HVAC units with 2x 100lb charcoal filtration on the roof to execute the company’s odor mitigation plan.
- Install commercial grade electronic door hardware
- Restore roll-up door and other mechanical elements to good working order
- All Doors shall have inner security gates for non-business hours (to be hidden during business hours)

Security –

- 16 Security Cameras (type & position in security plan)
- 90-day video archive (all footage-not active only)
- Contracted security services covering operating hours +1
- For more security features please see our security and safety chapter and our inventory chapters of our operations manual.