

PACIFIC ROOTS

MARINA, CALIFORNIA

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Commercial Cannabis Business Application

City of Marina

City Manager's Office – City Hall
211 Hillcrest Avenue
Marina, CA 93933
P: 831.384.3715
www.ci.marina.ca.us

DISPENSARY & NON-DISPENSARY PERMIT APPLICATION

APPLICANT (BUSINESS) LEGAL NAME: Pacific Roots Marina, LLC

DBA: _____

Proposed Address/Location: 3100 Del Monte Blvd, Marina, CA 93933

Assessor's Parcel Number (APN): 032-192-018-000

PRIMARY CONTACT: Aaron Herzberg

Title: Owner

Address: [redacted]

Phone: [redacted] Email: [redacted]

24-Hour Contact Information: [redacted]

PROPERTY OWNER NAME: Anthony Lombardi

Address: [redacted]

Phone: [redacted] Email: [redacted]

Commercial Cannabis Business Permit Type: Select from one or more of the following categories. For each category, indicate whether you are applying for Adult-Use ("A") or Medicinal ("M"), and, when applicable, which type of license you are applying for per the State's license types.

- ☑ Retailer (A/M) – Type: A & M
- ☐ Manufacturing (A/M) – Type: _____
- ☐ Cultivation (A/M)
- ☐ Testing Lab (A/M)
- ☐ Distribution (A/M)

For details about the information required as part of the application process, see the Application Procedure Guidelines, Marina Municipal Code Chapter 19 and any additional requirements to complete the application process. All documents can be found online at: https://www.cityofmarina.org/.

OFFICE USE ONLY	**Fees Paid**	**Date Paid**
Date submitted: _____	Phase 1: _____	_____
Application #: _____	Phase 2: _____	_____
Submitted to: _____	Phase 3: _____	_____
	Phase 4: _____	_____

OWNER BACKGROUND INFORMATION (Must be completed by all Owners)

Under penalty of perjury, I acknowledge that I have personal knowledge of the information stated in this application and that the information contained herein is true. I also understand that the information provided in this application, except the Safety and Security Plan and certain confidential information such as Driver's License and Social Security number(s) which can be redacted, may be public information and subject to disclosure under the California Public Records Act.

Name: Aaron Herzberg

Title: Owner

Home Address: [redacted]

Phone: [redacted]

Signature: _____ Date: 05/23/2019

Under penalty of perjury, I acknowledge that I have personal knowledge of the information stated in this application and that the information contained herein is true. I also understand that the information provided in this application, except the Safety and Security Plan and certain confidential information such as Driver's License and Social Security number(s) which can be redacted, may be public information and subject to disclosure under the California Public Records Act.

Name: Alberto Marciano

Title: Owner

Home Address: [redacted]

Phone: [redacted]

Signature: _____ Date: 05/23/2019

Under penalty of perjury, I acknowledge that I have personal knowledge of the information stated in this application and that the information contained herein is true. I also understand that the information provided in this application, except the Safety and Security Plan and certain confidential information such as Driver's License and Social Security number(s) which can be redacted, may be public information and subject to disclosure under the California Public Records Act.

Name: Aaron Johnson

Title: Owner

Home Address: [redacted]

Phone: [redacted]

Signature: _____ Date: _____

Add more pages as necessary to accommodate all Commercial Cannabis Business Owners.

OWNER BACKGROUND INFORMATION (Must be completed by all Owners)

Under penalty of perjury, I acknowledge that I have personal knowledge of the information stated in this application and that the information contained herein is true. I also understand that the information provided in this application, except the Safety and Security Plan and certain confidential information such as Driver's License and Social Security number(s) which can be redacted, may be public information and subject to disclosure under the California Public Records Act.

Name: Brandon Gesicki

Title: Owner

Home Address: [redacted]

Phone: [redacted]

Signature: _____ Date: 5/30/2019

Under penalty of perjury, I acknowledge that I have personal knowledge of the information stated in this application and that the information contained herein is true. I also understand that the information provided in this application, except the Safety and Security Plan and certain confidential information such as Driver's License and Social Security number(s) which can be redacted, may be public information and subject to disclosure under the California Public Records Act.

Name: _____

Title: _____

Home Address: _____

Phone: _____

Signature: _____ Date: _____

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Name: _____

Title: _____

Home Address: _____

Phone: _____

Signature: _____ Date: _____

Add more pages as necessary to accommodate all Commercial Cannabis Business Owners.

ADDITIONAL INFORMATION

List whether the applicant(s) has other licenses and/or permits issued to and/or revoked from the applicant in the three years prior to the year of the permit application, such other licenses and/or permits relating to similar business activities as in the permit application. If yes, list the type, current status, and issuing/denying agency for each license/permit. Please attach a separate document with an explanation, if necessary.

Aaron Herzberg, Alberto Marciano, and Brandon Gesicki are each owners of other licensees. The attached separate document lists the licenses. None of those licenses have been revoked by the licensing agency. Some of the state license are inactive due to backlog in review by state agencies and others were intentionally allowed to expire due to reorganization of licenses by the licensee.

List any and all Owners who have been convicted of a felony or have engaged in misconduct that is substantially related to the qualifications, functions or duties of a cannabis operator, applicant, owner or employee. A conviction within this section means a plea or verdict of guilty, or a conviction following a plea of no contest. Attach a separate document with an explanation, if necessary.

N/A

Describe the Commercial Cannabis Business' organizational status:

Pacific Roots Marina, LLC is an active limited liability company that is registered with the California Secretary of State. Pacific Roots Marina, LLC has the following four members, all of whom are listed as owners on the application: Aaron Herzberg, Alberto Marciano, Aaron Johnson, and Brandon Gesicki.

Name and address of school closest to proposed location:

Marina del Mar Elementary - 3066 Lake Dr., Marina, CA 93933

Name and address of existing alcohol-related establishment closest to proposed location:

Marina Liquors - 3108 Del Monte Blvd., Marina, CA 93933

Have you received a Zoning Verification Letter? (Please check the appropriate response)

☑ Yes (include the letter in your application) ☐ No

Describe the neighborhood around the proposed location (i.e., surrounding uses; nearby sensitive uses such as schools, youth centers, churches, parks, daycare centers, or libraries; transit access to site; etc.):

The proposed location, 3100 Del Monte Blvd., is zoned for commercial use. It is located in a commercial complex and is surrounded to the north and the south by other commercial uses. Behind the parking lot to the east is apartment complex that zoned commercial-residential and across Del Monte Blvd. is zoned residential. There are no parks, schools, youth or daycare centers with 600 feet.

Owner	Legal Business Name	License Type	State Agency	Local Jurisdication	State License Number	Status
Aaron Herzberg & Alberto Marciano	Modern Buds, LLC	Cannabis - Retailer Temporary License	BCC	Long Beach	C10-18-0000127-TEMP	Active
Aaron Herzberg	Bud and Bloom	Cannabis - Retailer License	BCC	Santa Ana	C10-0000044-LIC	Active
Aaron Herzberg	Pure Dispensaries LLC	Cannabis - Retailer Temporary License	BCC	San Bernardino	C10-18-0000191-TEMP	Active
Brandon Gesicki	Testa Sol, LLC	Temporary Cannabis Manufacturing License	CDPH	King City	CDPH-T00001999	Active
Brandon Gesicki	Testa Sol, LLC	Cannabis - Retailer Nonstorefront Temporary License	BCC	King City	C9-18-0000188-TEMP	Active
Brandon Gesicki	Testa Sol, LLC	Cannabis - Distributor Temporary License	BCC	King City	C11-18-0000623-TEMP	Active
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0008092	Active
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0017489	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0017488	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004266	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004265	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004264	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004263	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004256	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004249	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004237	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004236	Inactive
Brandon Gesicki	Dionysus Management Company, LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004235	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0017482	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0017481	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004886	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004885	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004883	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004882	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0004881	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001832	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001357	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001356	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001354	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001353	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001351	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001348	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001347	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001345	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001344	Inactive
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Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001342	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0001341	Inactive
Brandon Gesicki	Canna Rios LLC	Temporary Cannabis Cultivation License	CDFA	Santa Barbara County	TML18-0000338	Inactive

APPLICATION SUBMITTAL CHECKLIST

A complete application will consist of the following items:

- ☐ Commercial Cannabis Business Application
- ☐ Property Owner Consent (page 5 of the CCB Application)
- ☐ Application filing fee(s)
- ☐ Limitations on City's Liability waiver
- ☐ Commercial Cannabis Business Application Financial Responsibility, Indemnity and Consent to Inspection
- ☐ Proof of comprehensive general liability insurance (minimum $1M per occurrence)
- ☐ Approved Zoning Verification Letter
- ☐ Live Scan/Background Check information for each Owner/Principal, including:
  - Proof of submittal of Live Scan application and payment of fee to Oxnard Police Department
  - Cannabis Permit Employee/Owner Background Application
  - Copy of Social Security card
  - Copy of Driver's License or other valid government-issued photo identification
- ☐ Supplemental information to be evaluated in Phases 2 and 3 *(see Appendix A of the Application Procedure Guidelines)*

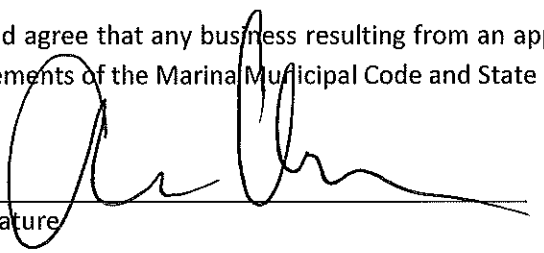
APPLICANT CERTIFICATION

I hereby certify, under penalty of perjury, on behalf of myself and all owners, managers and supervisors identified in this application that the statements and information furnished in this application and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I understand that a misrepresentation of fact is cause for rejection of this application, denial of the permit, or revocation of a permit issued.

In addition, I understand that the filing of this application grants the City of Marina permission to reproduce submitted materials, including but not limited to, plans, exhibits, and photographs, for distribution to staff, Commission, Board, and City Council Members, and other Agencies in order to process the application. Nothing in this consent, however, shall entitle any person to make use of the intellectual property in plans, exhibits and photographs for any purpose unrelated to the City's consideration of this application.

Furthermore, by submitting this application I understand and agree that any business resulting from an approval shall be maintained and operated in accordance with requirements of the Marina Municipal Code and State law.

Aaron Herzberg
Name


Signature

Co-owner
Title

05/30/2019
Date

Property Owner Consent

PROPERTY OWNER CONSENT

If applicant is other than the property owner(s), the owner(s) must provide a signed statement consenting to filing pursuant to Chapter 19 of the Marina Municipal Code. Original signatures only.

I/We, as the owner(s) of the subject property, consent to the filing of this application and use of the property for the purposes described herein. We further consent and hereby authorize City representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or required environmental review for the processing of the application(s) being filed.

ANTHONY G. LOMBARDI
Name

Signature

TRUSTEE / MANAGER / OWNER
Title

5/24/19
Date

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

State of California
County of Alameda

Subscribed and sworn to before me this 24th day of May, 2019, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

PERRY VONGSENA
COMM. # 2235682
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
MARCH 24, 2022

NOTARY PUBLIC

Limitations on City's Liability Waiver

City of Marina Limitations on City's Liability and Certifications, Assurances and Warranties

(Must be completed by all applicants)

a. WAIVER AND RELEASE OF LIABILITY AND AGREEMENT TO INDEMNIFY THE CITY OF MARINA

The applicant and all owners and operators hereby waive and release the City from any and all liability for monetary damages related to or arising from the application for a permit, the issuance of the permit, or the enforcement of the conditions of the permit. The applicant certifies that under no circumstances shall the applicant cause any cause of action for monetary damages against the City of Marina, the permitting official or any City employee or agent as a result of this permit application or issuance or the enforcement of the conditions of the permit.

b. RELEASE CITY OF MARINA FROM LIABILITY FOR ISSUING THE APPLICANT A PERMIT

By applying for a permit pursuant to the Marina City Commercial Cannabis Business Permit Program and by accepting a permit from the City of Marina Administrative Offices acting as the Marina City Local Permitting Authority, the applicant/permittee, owners and operators, and each of them, waives and releases Marina City, and its elected officials, employees, agents, insurers and attorneys, and each of them, from any liability for injuries, damages, costs and expenses of any nature whatsoever that result or relate to the investigation, arrest or prosecution of business owners, operators, employees; clients or customers of the applicant/permittee for a violation of state or federal laws, rules or regulations relating to cannabis activities.

c. AGREEMENT TO INDEMNIFY CITY OF MARINA

By applying for a permit pursuant to the Marina City Commercial Cannabis Permit Program and by accepting a permit from the Marina City Administrative Offices acting as the Marina City Local Permitting Authority, the applicant/permittee, owners and operators, and each of them, jointly and severally if more than one, agrees to indemnify, defend and hold harmless Marina City, and its elected officials, employees, agents, insurers and attorneys, and each of them, against all liability, claims and demands, of any nature whatsoever, including, but not limited to, those arising from bodily injury, sickness, disease, death, property loss and property damage, arising out of or in any manner related to the operation of the commercial cannabis business that is the subject of the permit.

d. CERTIFICATION OF LIVE SCAN/BACKGROUND CHECK

The applicant, commercial cannabis business manager and anyone with an ownership interest in the business referenced herein represents and certifies they have submitted to a Live Scan and/or background check no earlier than 30 days prior to the date of this application.

e. PERMIT RENEWAL CERTIFICATION

For renewals, the applicant represents and certifies that they continue to hold in good standing any permit/license required by the State of California where applicable for a commercial cannabis business operation.

f. PROSECUTION UNDER FEDERAL LAW

The applicant understands that operators, employees and members of the commercial cannabis business may be subject to prosecution under Federal Laws.

g. AUTHORIZED TO SIGN

The person whose signature appears below is authorized to sign this application on behalf of the business and has submitted this information and all attachments as required by the application process to obtain a commercial cannabis permit from the City of Marina.

I declare under penalty of perjury that the information provided on this form is true and correct and do hereby apply for a permit pursuant to Marina City Ordinance Chapter 19 and in compliance with Marina City Ordinance Section 19.02.020 and all other applicable sections of this Ordinance.

Applicant Signature

Aaron Herzberg, Owner
Printed Name and Title

5/28/2019
Date

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

State of California
City of LOS ANGELES
Subscribed and sworn to (or affirmed) before me on this 28 day of MAY, 2019 by AARON HERZBERG, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature

SOPHIA NARANJO
Notary Public - California
Los Angeles County
Commission # 2253918
My Comm. Expires Aug 13, 2022

City of Marina Limitations on City's Liability and Certifications, Assurances and Warranties

(Must be completed by all applicants)

a. WAIVER AND RELEASE OF LIABILITY AND AGREEMENT TO INDEMNIFY THE CITY OF MARINA

The applicant and all owners and operators hereby waive and release the City from any and all liability for monetary damages related to or arising from the application for a permit, the issuance of the permit, or the enforcement of the conditions of the permit. The applicant certifies that under no circumstances shall the applicant cause any cause of action for monetary damages against the City of Marina, the permitting official or any City employee or agent as a result of this permit application or issuance or the enforcement of the conditions of the permit.

b. RELEASE CITY OF MARINA FROM LIABILITY FOR ISSUING THE APPLICANT A PERMIT

By applying for a permit pursuant to the Marina City Commercial Cannabis Business Permit Program and by accepting a permit from the City of Marina Administrative Offices acting as the Marina City Local Permitting Authority, the applicant/permittee, owners and operators, and each of them, waives and releases Marina City, and its elected officials, employees, agents, insurers and attorneys, and each of them, from any liability for injuries, damages, costs and expenses of any nature whatsoever that result or relate to the investigation, arrest or prosecution of business owners, operators, employees; clients or customers of the applicant/permittee for a violation of state or federal laws, rules or regulations relating to cannabis activities.

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For renewals, the applicant represents and certifies that they continue to hold in good standing any permit/license required by the State of California where applicable for a commercial cannabis business operation.

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The applicant understands that operators, employees and members of the commercial cannabis business may be subject to prosecution under Federal Laws.

g. AUTHORIZED TO SIGN

The person whose signature appears below is authorized to sign this application on behalf of the business and has submitted this information and all attachments as required by the application process to obtain a commercial cannabis permit from the City of Marina.

I declare under penalty of perjury that the information provided on this form is true and correct and do hereby apply for a permit pursuant to Marina City Ordinance Chapter 19 and in compliance with Marina City Ordinance Section 19.02.020 and all other applicable sections of this Ordinance.

Applicant Signature

Alberto Avi Marciano, Owner
Printed Name and Title

05/23/2019
Date

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

State of California
City of Los Angeles
Subscribed and sworn to (or affirmed) before me on this 23 day of May, 20 19, by Alberto Avi Marciano, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature

SOPHIA NARANJO
Notary Public - California
Los Angeles County
Commission # 2253918
My Comm. Expires Aug 13, 2022

City of Marina Limitations on City's Liability and Certifications, Assurances and Warranties

(Must be completed by all applicants)

a. WAIVER AND RELEASE OF LIABILITY AND AGREEMENT TO INDEMNIFY THE CITY OF MARINA

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For renewals, the applicant represents and certifies that they continue to hold in good standing any permit/license required by the State of California where applicable for a commercial cannabis business operation.

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The applicant understands that operators, employees and members of the commercial cannabis business may be subject to prosecution under Federal Laws.

g. AUTHORIZED TO SIGN

The person whose signature appears below is authorized to sign this application on behalf of the business and has submitted this information and all attachments as required by the application process to obtain a commercial cannabis permit from the City of Marina.

I declare under penalty of perjury that the information provided on this form is true and correct and do hereby apply for a permit pursuant to Marina City Ordinance Chapter 19 and in compliance with Marina City Ordinance Section 19.02.020 and all other applicable sections of this Ordinance.

Applicant Signature

Brandon Gesicki, Owner
Printed Name and Title

5-31-19
Date

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

State of California
City of Monterey
Subscribed and sworn to (or affirmed) before me on this 31st day of May, 2019, by Brandon Gesicki, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature

NATALIE RAE RAYMOND
Notary Public - California
Monterey County
Commission # 2254542
My Comm. Expires Aug 16, 2022

City of Marina Limitations on City's Liability and Certifications, Assurances and Warranties

(Must be completed by all applicants)

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The applicant and all owners and operators hereby waive and release the City from any and all liability for monetary damages related to or arising from the application for a permit, the issuance of the permit, or the enforcement of the conditions of the permit. The applicant certifies that under no circumstances shall the applicant cause any cause of action for monetary damages against the City of Marina, the permitting official or any City employee or agent as a result of this permit application or issuance or the enforcement of the conditions of the permit.

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Applicant Signature

Aaron P. Johnson
Printed Name and Title

6-4-19
Date

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

State of California
~~City of~~ County of Monterey
Subscribed and sworn to (or affirmed) before me on this 4th day of June, 2019, by Aaron P. Johnson, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature

ELIZABETH C. TILIAIA
Commission # 2135221
Notary Public - California
Monterey County
My Comm. Expires Nov 27, 2019

Financial Responsibility, Indemnity, and Consent to Inspection

CITY OF MARINA
COMMERCIAL CANNABIS BUSINESS APPLICATION
FINANCIAL RESPONSIBILITY, INDEMNITY AND CONSENT TO INSPECTION TERMS

Dated: May 23, **2019**

I hereby agree to the following terms:

1. I am herewith depositing the sum of $8,000 as an initial deposit for the review and processing of a commercial cannabis business application.

2. The entire amount deposited is non-refundable for any reason. There is no guarantee - expressed or implied - that by submitting the application or making the deposit identified above that I will obtain any land use entitlements or a permit to operate a commercial cannabis business. I understand that City staff may recommend denial of the application for any reason, that staff may change its recommendation at any time, and that staff's recommendation of approval does not guarantee approval by any board or commission.

3. All costs incurred by the City in processing said application, including staff time and overhead, shall be paid by me. This is my personal obligation and shall not be affected by sale or transfer of the property subject to the application, changes in business organization, or any other reason. As work proceeds on an application, actual City costs, as established by City Ordinance, will be charged against the deposit account. The City will deduct such costs from said deposits at such times and in such amounts as City determines. The City may demand additional deposits be made by me over the course of processing the application such as prior to each submittal, public review, and hearing(s), as applicable to the permit. "Costs incurred by the City" as identified in this paragraph shall include costs for the services of contractors or consultants. The City shall exercise its sole discretion in determining whether it is necessary to engage the services of an outside contractor to assist with application processing, which costs are to be paid by me.

4. To the fullest extent permitted by law, I shall defend, indemnify, save and hold harmless the City of Marina and its agents, officers, elected officials and employees for any claims, damages, or injuries brought against the City, its agents, officers, elected officials and employees arising from the processing of the application and my conduct of a commercial cannabis business. The indemnification shall apply to any damages, costs of suit, attorneys' fees or other expenses awarded against the City, its agents, officers and employees in connection with any such action. In addition, I shall release the City of Marina and its agents, officers, elected officials and employees from any injuries, damages, or liabilities of any kind that result from any arrest or prosecution for violation of state or federal laws. My obligations under this indemnification shall apply regardless of whether a license or any permits or entitlements are issued.

5. The City will promptly notify the Applicants and Owner of any such claim, action, or proceeding that is or may be subject to this Agreement. The City may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding.

6. In the event that any claim, action, or proceeding as described above is filed against the City, I shall within 30 days of the filing make an additional deposit of $5,000 to the City to cover the costs or expenses involved in City defense. If during the litigation process, actual costs or expenses incurred reach 80% of the amount on deposit, I shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.

7. The City shall have the absolute right to approve any and all counsel employed to defend the City. To the extent the City uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, I will reimburse the City for those costs. Such resources include, but are not limited to, staff time, court costs, City Counsel's time, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action or proceedings.

8. I consent and expressly allow, authorize, and permit the City, all its departments, agents, and employees (collectively, "City"), to enter upon and inspect the subject property identified herein, with or without prior notice, for the purposes of inspecting, photographing, and/or processing this application and to inspect for compliance with all laws, regulations, and conditions placed on land use approvals or the permit. No additional permission or consent to enter upon the property is necessary or shall be required. By signing this application I further certify and warrant I am authorized to, and hereby do, consent and allow such inspections on my behalf and on the behalf of each and all Owners of the property and Applicants.

9. I understand that all materials submitted in connection with my application are public record subject to inspection and copying by members of the public. By filing an application, I agree that the public may inspect and copy these materials and the information contained therein, and that some or all of the materials may be posted on the City's website. For any materials that may be subject to copyright protection, or which may be subject to sections 5500.1 and 5536.4 of the California Business and Professions Code, by submitting such materials to the City I represent that I have the authority to grant, and hereby grant, the City permission to make the materials available to the public for inspection and copying, whether in hardcopy or electronic format.

10. This Agreement shall constitute a separate agreement from any permit approval, and that if the permit, in part or in whole, is revoked, invalidated, rendered null or set aside by a court of competent jurisdiction, I agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

11. This Agreement shall be construed and enforced in accordance with the laws of the State of California and in any legal action or other proceeding brought by either party to enforce or interpret this Agreement; the appropriate venue is the Monterey County Superior Court.

After review and consideration of all of the foregoing terms and conditions, I agree to be bound by and

to fully and timely comply with all of the foregoing terms and conditions.

Applicant(s)/Owner(s):

Aaron Herzberg
Printed Name

Signature

Alberto Avi Marciano
Printed Name

Signature

Brandon Gesicki
Printed Name

Signature

Aaron Johnson
Printed Name

Signature

Printed Name

Signature

Property Owner(s): (if different)

Anthony Lombardi
Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Comprehensive General Liability Insurance

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/03/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. d/b/a/ Hiscox Insurance Agency in CA 520 Madison Avenue 32nd Floor New York, NY 10022	**CONTACT NAME:** **PHONE (A/C, No, Ext):** (888) 202-3007 **FAX (A/C, No):** **E-MAIL ADDRESS:** contact@hiscox.com
INSURED Pacific Roots Marina, LLC 3100 Del Monte Blvd Marina CA 93933	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Hiscox Insurance Company Inc — 10200 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			UDC-4178047-CGL-19	06/03/2019	06/03/2020	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 0
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ S/T Gen. Agg.
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Approved Zoning Verification Letter

City of Marina

City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831-884-1278; FAX 831-384-9148
www.cityofmarina.org

CANNABIS ZONING VERIFICATION LETTER 2019-06

Applicant: **Aaron Herzberg**

APN: **032-192-018-000**

Situs Address: **3100 Del Monte Boulevard Marina, CA 93933**

Property Owner: **Anthony G Lombardi**

Proposed Land Use:

- [x] Adult Cannabis Dispensary
- [x] Medical Cannabis Dispensary

Zoning District:

- [ ] Airport District (AP-2/3)
- [ ] Business Park (BP)
- [ ] Business Park Small Lot Combining District (BP/P)
- [x] Retail Business District (C-1)
- [ ] General Commercial (C-2)
- [ ] Planned Commercial (PC)
- [ ] Transitional Zoning District (T-B-5)

Proposed Land Use:

- [ ] Indoor Cultivation

Zoning District:

- [ ] Airport District (AP-2/3)
- [ ] Business Park (BP)
- [ ] Business Park Small Lot Combining District (BP/P)
- [ ] Transitional Zoning District (T-B-5)

Proposed Land Use:

- [ ] Mixed Light Cultivation

Zoning District:

- [ ] Airport District (AP-2/3)
- [ ] Business Park (BP)
- [ ] Business Park Small Lot Combining District (BP/P)
- [ ] Transitional Zoning District (T-B-5)

Proposed Land Use: ☐ Distribution

Zoning District:

- ☐ Airport District (AP-2/3)
- ☐ Business Park (BP)
- ☐ Business Park Small Lot Combining District (BP/P)
- ☐ Retail Business District (C-1)
- ☐ General Commercial (C-2)
- ☐ Planned Commercial (PC)
- ☐ Transitional Zoning District (T-B-5)
- ☐ Site where another city permit type conducted

Proposed Land Use: ☐ Manufacturing

Zoning District:

- ☐ Airport District (AP-2/3)
- ☐ Business Park (BP)
- ☐ Business Park Small Lot Combining District (BP/P)
- ☐ Retail Business District (C-1)
- ☐ General Commercial (C-2)
- ☐ Planned Commercial (PC)
- ☐ Transitional Zoning District (T-B-5)

Proposed Land Use: ☐ Testing

Zoning District:

- ☐ Airport District (AP-2/3)
- ☐ Business Park (BP)
- ☐ Business Park Small Lot Combining District (BP/P)
- ☐ Retail Business District (C-1)
- ☐ General Commercial (C-2)
- ☐ Planned Commercial (PC)
- ☐ Transitional Zoning District (T-B-5)

Adjacent land uses and zoning districts to the site:

North: Retail, C-1
South: Retail, C-1
East: Marina Grange, C-R; Apartments, C-R
West: Apartments, R-4 (across Del Monte Boulevard)

For Adult Cannabis Dispensary – Site distance from another Adult Cannabis Dispensary: Undetermined at time of letter.

Analysis of Sensitive Uses:
The Cannabis operation must not be within a 600-foot radius of parks, youth centers, schools, and daycare centers, or within 1000-feet of another permitted dispensary as described in Marina Municipal Code Section 19.02.100. Per available records, City staff has determined that the proposed Cannabis use is not located within a 600-foot radius of sensitive uses (measured from nearest building edge containing Cannabis use to parcel edge of sensitive uses listed above, and from parcel edge of Cannabis use to parcel edge of schools) as follows:

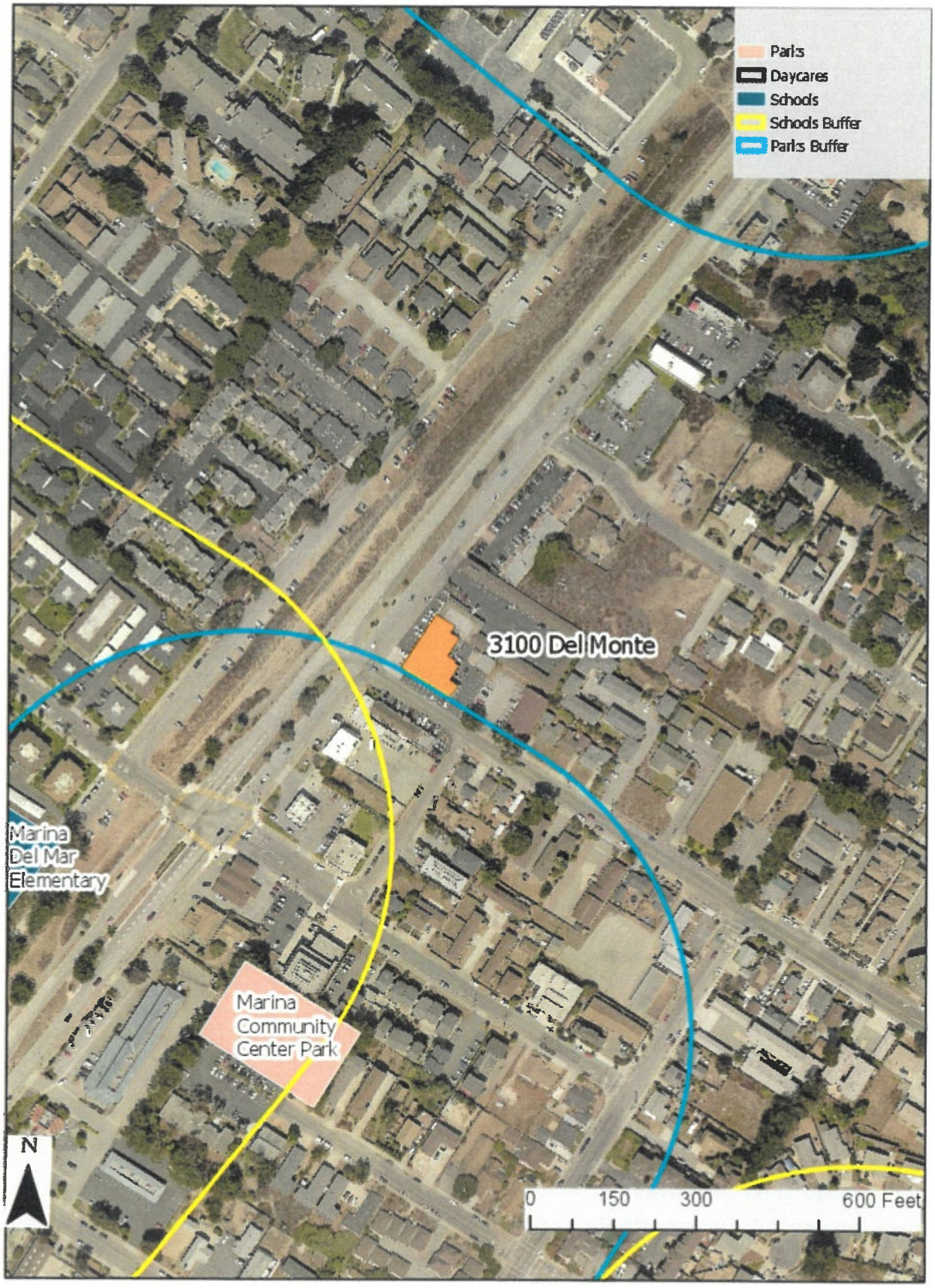
1. The building is located more than 600 feet away from the nearest park, as shown on the attached map
2. The building is located more than 600 feet away from the nearest school, as shown on the attached map
3. The building is located more than 600 feet away from the nearest youth center or daycare

Action for Compliance: None necessary

This zoning verification is based on information available to the Community Development Department – Planning Office as of the date hereof. To the extent cannabis facilities are allowed land uses under Chapter 19.01 of the Marina Municipal Code, such facilities can be established in the specified zoning district only upon issuance by the Planning Commission of a Conditional Use Permit (CUP). This zoning verification letter does not constitute a land use entitlement and is not equivalent to, a substitute for, or issued in lieu of a required conditional use permit.

Issued by: **Alec Barton, Assistant Planner** AB **Date:** **May 10, 2019**

Enclosures: Site Distance Map



This site distance map is based on information available to the Community Development Department – Planning Office as of the date hereof and does not anticipate future land use conditions that may affect the results of this map. This map does not constitute a land use entitlement and is not equivalent to, a substitute for, or issued in lieu of a required conditional use permit.

Updated May 10, 2019 AB

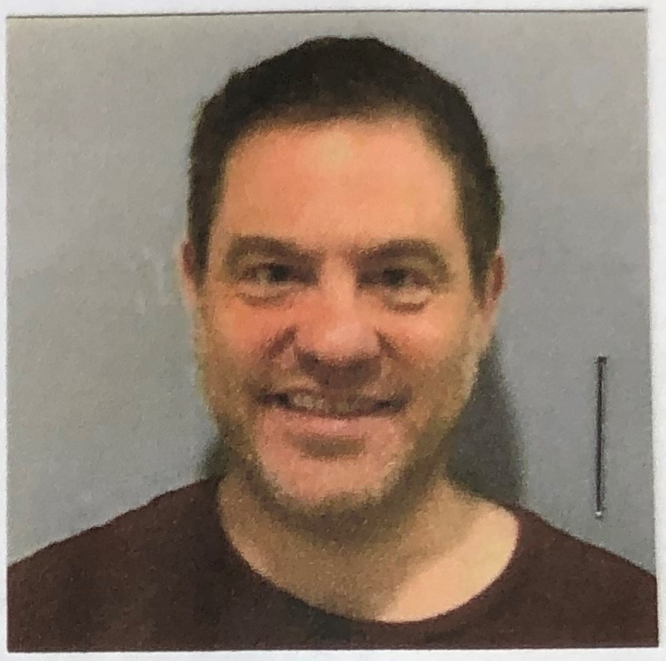
Background Check Information



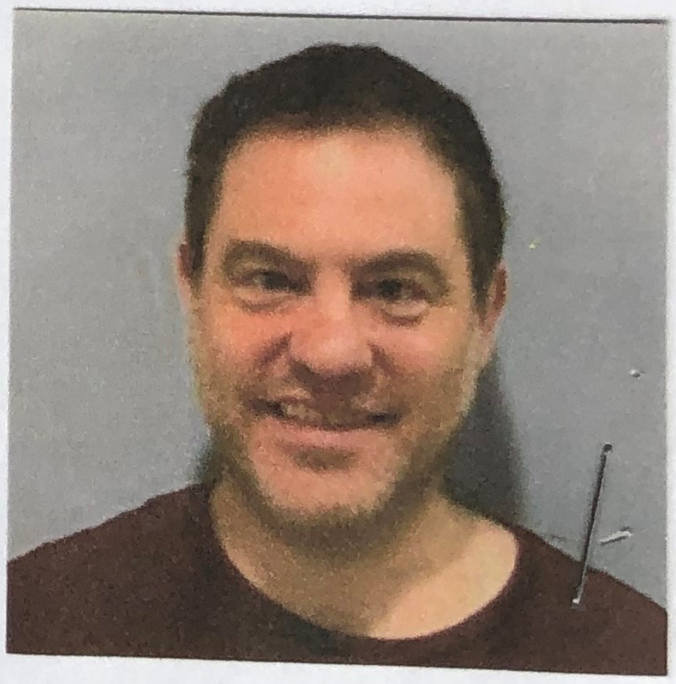


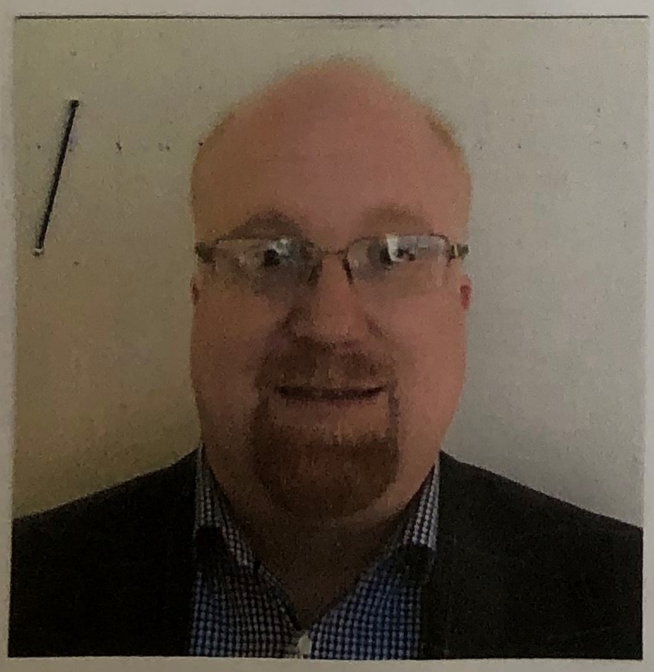












City of Marina

Economic Development Department – City Hall
211 Hillcrest Avenue
Marina, CA 93933
P: 831.384.3715
www.ci.marina.ca.us

CANNABIS BUSINESS EMPLOYEE/OWNER BACKGROUND APPLICATION

CANNABIS BUSINESS INFORMATION

CANNABIS BUSINESS NAME/DBA	IN THE BUSINESS, ARE YOU AN: (CHOOSE ONE)	BADGE ID REQUEST
Pacific Roots Marina, LLC	☒ Owner/Principal ☐ Employee	☐ ID Request

BUSINESS ADDRESS, CITY, STATE, ZIP CODE	STATE BUSINESS LICENSE NUMBER (if known)
3100 Del Monte Blvd, Marina, CA 93933	

APPLICANT INFORMATION

Social Security Number	LAST NAME ON SOCIAL SECURITY CARD	FIRST NAME ON SOCIAL SECURITY CARD	MIDDLE NAME ON SOCIAL SECURITY CARD
[redacted]	Herzberg	Aaron	
Driver's License #/State	**LAST NAME ON DRIVER'S LICENSE**	**FIRST NAME ON DRIVER'S LICENSE**	**MIDDLE NAME ON DRIVER'S LICENSE**
[redacted]	Herzberg	Aaron	

SEX	AGE	DATE OF BIRTH	RACE	HEIGHT	WEIGHT	HAIR	EYES
☒ Male ☐ Female	50	[redacted]	White	5'8"	160 lbs	Brown	Hazel

LIST YOUR CURRENT HOME ADDRESS, CITY, ZIP CODE (***NO P.O. BOXES ALLOWED***)	CELL PHONE #
[redacted]	[redacted]

LIST ANY OTHER NAMES YOU HAVE EVER USED (Maiden, Married, Nicknames, etc.)	BIRTH COUNTRY/STATE	LANGUAGES SPOKEN
Aaron Dishon	[redacted]	English, Hebrew

CRIMINAL HISTORY

List all arrests or convictions other than infractions for traffic violations.

IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA SHEETS TO THIS APPLICATION. PLEASE READ THE APPLICATION CAREFULLY. ANY FALSE OR MISLEADING STATEMENTS, OR OMISSIONS ON THIS APPLICATION OR ON THE COMMERCIAL CANNABIS BUSINESS APPLICATION, SHALL BE GROUNDS FOR DISQUALIFICATION.

	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
1	[redacted]		
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
	The case was rejected for filing; The court granted Factual Finding of Innocence and a petition to seal and destroy the arrest records (see attached).		
2	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		

CITY STAFF USE ONLY

DATE / TIME	$ FEE AMOUNT PAID	RECEIPT #	CITY STAFF'S NAME	CITY DEPARTMENT

CRIMINAL HISTORY (cont.)

	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
3			
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
4	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
5	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		

PRIOR REGULATED CANNABIS EMPLOYERS

BUSINESS NAME	CITY / STATE	PHONE	START DATE	END DATE
Bud and Bloom	Santa Ana, CA	714-576-2150	11/2016	Present
Modern Buds	Long Beach, CA	562-588-9019	01/2019	Present

STATEMENT OF PERJURY

I DECLARE UNDER THE PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT SIGNATURE	JOB TITLE (POSITION ON THE APPLICATION)	DATE
x	Co-Owner	05/23/2019

CRIMINAL BACKGROUND & CREDIT HISTORY INVESTIGATION RELEASE

To Whom It May Concern:

I am an applicant/employee of a Commercial Cannabis Business in the City of Marina. I desire and request the City Manager, or Chief of Police of the City of Marina, and/or his/her agents, employee or lawful representative(s) to take my photograph and fingerprints or use the information in this application for the purpose of conducting a criminal background check to verify that I meet the qualifications required to obtain a Commercial Cannabis Business Permit to operate or to be employed with such business as required by the City Municipal Code and State Law.

I agree to provide any information requested or deemed necessary to provide to the State of California Department of Justice and the Federal Bureau of Investigation, or any other law enforcement agency or third-party consultant authorized by the City Manager or Chief of Police.

I understand this will serve to disclose any record of arrests to which I have been the subject that resulted in conviction. I further agree to hold the City of Marina its officers, agents, or lawfully delegated representatives, harmless from any action(s) or damages whatsoever or at all which may result from the taking of such fingerprints or forwarding them to the appropriate law enforcement agency for a record check and/or obtaining access to any other documentation which pertains to meeting the qualification for a Commercial Cannabis Business Permit or Employee Permit.

Furthermore, I hereby authorize the City Manager or Chief of Police of the City and/or his/her agents, employee or lawful representative(s) to obtain and review my consumer credit report and/or any other credit related information pertaining to me.

By signing this form, I acknowledge and agree to comply with all the conditions and terms of this application. I also understand that falsifying and/or omitting any information on this application may be grounds for denial of a permit or is grounds for termination of employment per the Marina Ordinance.

APPLICANT SIGNATURE	APPLICANT NAME (PRINT)	DATE
	Aaron Herzberg	05/23/2019

STATE OF CALIFORNIA
~~BCIA 8016~~
(orig. 04/2001; rev. 01/2011)

DEPARTMENT OF JUSTICE

REQUEST FOR LIVE SCAN SERVICE

Applicant Submission

1300
ORI (Code assigned by DOJ)

License
Authorized Applicant Type

Cannabis
Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

MARINA POLICE DEPARTMENT
Agency Authorized to Receive Criminal Record Information

00422
Mail Code (five-digit code assigned by DOJ)

211 HILLCREST AVE
Street Address or P.O. Box

MARIA ESPARZA
Contact Name (mandatory for all school submissions)

MARINA
City

CA
State

93933
ZIP Code

(831) 884-1293
Contact Telephone Number

Applicant Information:

Herzberg
Last Name

Aaron
First Name

Middle Initial

Suffix

Other Name (AKA or Alias)
Dishon
Last

Aaron
First

Suffix

[redacted]
Date of Birth

Sex ☒ Male ☐ Female

[redacted]
Driver's License Number

5'8"
Height

160 lbs
Weight

Hazel
Eye Color

Brown
Hair Color

Billing Number
(Agency Billing Number)

[redacted]
Place of Birth (State or Country)

Social Security Number

Misc. Number
(Other Identification Number)

Home Address
[redacted]
Street Address or P.O. Box

City

State

ZIP Code

HOW LONG AT RESIDENCE 5 years

PHONE # [redacted]

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☒ FBI

If re-submission, list original ATI number:
(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City

State

ZIP Code

Telephone Number (optional)

Live Scan Transaction Completed By:

M Esparza
Name of Operator

5/20/19
Date

MPD
Transmitting Agency

LSID

I140HEA318
ATI Number

$68
Amount Collected/Billed

ORIGINAL - Live Scan Operator

SECOND COPY - Applicant

THIRD COPY (if needed) - Requesting Agency

City of Marina
211 Hillcrest Avenue
Marina, CA 93933

Date:	05/20/2019
Receipt:	2019-00004649
Cashier:	Teresa Garcia
Received From:	Arron Herzberg
Description:	Marina dispensary project livescans

PD 5600.901 - (F100) Cannabis Live Scan Marina dispensary project - livescans	840.00
PD 5600.220 - (F100) Credit Card Convenience Marina dispensary project - livescans	25.20
Receipt Total	865.20
Total Charge	865.20
Total Remitted	865.20
Total Received	865.20

Have a nice day!

Customer Copy



CITY OF MARINA
211 HILLCREST AVE
MARINA, CA 93933

05/20/2019 11:33:13

CREDIT CARD

VISA SALE

Card #	XXXXXXXXXXXX8497
Network:	VISA
Chip Card:	CHASE VISA
AID:	A0000000031010
ATC:	0060
ARQC:	9E77EAEBE43BDFD8
SEQ #:	3
Batch #:	754
INVOICE	3
Approval Code:	09408G
Entry Method:	Chip Read
Mode:	Issuer
Tax Amount:	$0.00

SALE AMOUNT $865.20

CUSTOMER COPY

'20/2019
)0004649
Garcia
ierzberg
project

840.00

25.20

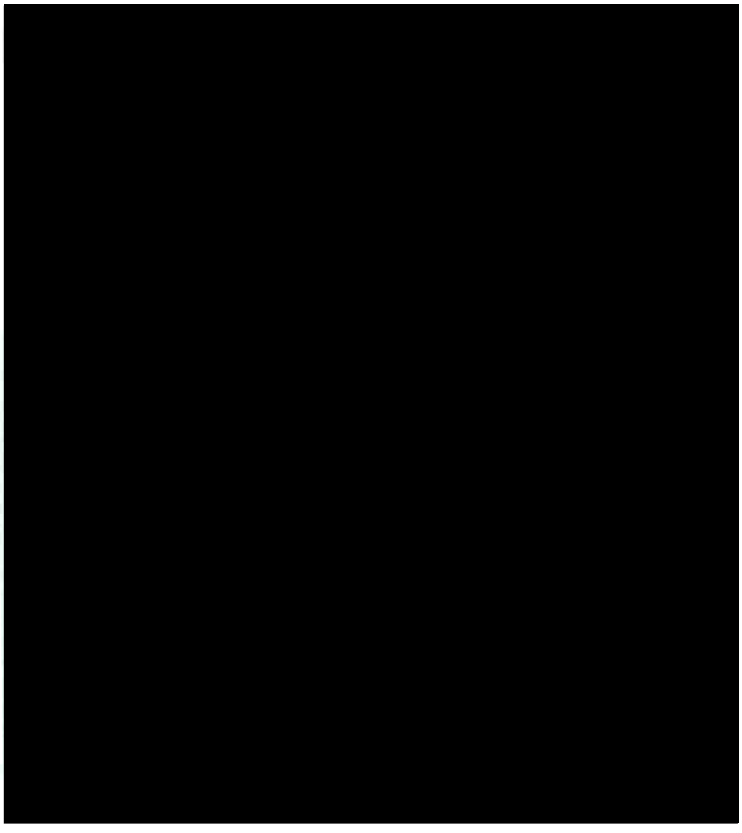
865.20

865.20

865.20

865.20





SoCalGas
A Sempra Energy utility®

ACCOUNT NUMBER [redacted]
SERVICE FOR
AARON HERZBERG
[redacted]

DATE MAILED Apr 11, 2019
24 Hour Service
1-800-427-2200 *English*
1-800-342-4545 *Español*
1-800-252-0259 *TTY*
socalgas.com

H

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at EnergyUpgradeCA.org/credit.

Account Summary

Amount of Last Bill			$112.65
Payment Received	03/28/19	THANK YOU	- 112.65
Current Charges			+ .65
Total Amount Due			**$0.65**

This bill reflects modified gas charges due to a rate change.

Current Charges

Rate: GR - Residential **Climate Zone:** 1 **Baseline Allowance:** 49 Therms
Meter Number: [redacted] *(Next scheduled read date May 8 2019)* **Cycle:** 6

Billing Period	Days	Current Reading	- Previous Reading	= Difference	x Billing Factor	= Total Therms
03/11/19 - 04/09/19	29	2133	2093	40	1.028	41

GAS CHARGES		Amount($)
Customer Charge	29 Days x $.16438	4.77
Gas Service *(Details below)*	41 Therms	

	Baseline		
Therms used	41		
Rate/Therm	$1.02220		
Charge	$41.91	=	41.91

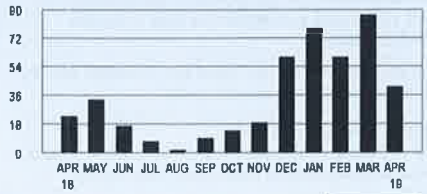
California Climate Credit	-50.23
Total Gas Charges	**-$3.55**

TAXES & FEES ON GAS CHARGES		Amount($)
State Regulatory Fee	41 Therms x $.00191	.08
Public Purpose Surcharge	41 Therms x $.10060	4.12
Total Taxes and Fees on Gas Charges		**$4.20**

(Continued on next page)

DATE DUE	May 1, 2019
AMOUNT DUE	$0.65

Gas Usage History *(Total Therms used)*



	Apr 18	Mar 19	Apr 19
Total Therms used	23	87	41
Daily average Therms	.8	2.7	1.4
Days in billing cycle	29	32	29

Attractive finance rates are available for home energy improvements. Visit socalgas.com/financing

SoCalGas' gas commodity cost per therm for your billing period:
Apr. . . . . .$.29803 Mar. . . . . .$.41230

PLEASE KEEP THIS PORTION FOR YOUR RECORDS. (FAVOR DE GUARDAR ESTA PARTE PARA SUS REGISTROS.)
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SoCalGas A Sempra Energy utility®

Save Paper & Postage
PAY ONLINE
socalgas.com

ACCOUNT NUMBER [redacted]

DATE DUE	May 1, 2019
AMOUNT DUE	$0.65

Please enter amount enclosed.
$

Write account number on check and make payable to SoCalGas.

CY 06 3539 1395

3086.391.9082.7376006 1 AV 0.383 oz 0.552

AARON HERZBERG
[redacted]

SoCalGas
PO BOX C
MONTEREY PARK CA 91756-5111

80 1791802593 00000065 70 1791802593 0001120070

SoCalGas
A Sempra Energy utility®

ACCOUNT NUMBER [redacted]
DATE DUE May 1, 2019
AMOUNT DUE $0.65

DATE MAILED Apr 11, 2019
1-800-427-2200 *English*
1-800-342-4545 *Español*
1-800-252-0259 *TTY*
socalgas.com

Total Current Charges $.65

SoCalGas Policies and Notices

Electronic Check Processing - When you pay your bill by check, you authorize us to electronically process your payment. If your check is processed electronically, your checking account may be debited on the same day we receive the check. Your check will not be returned by your bank, however, the transaction will appear on your bank statement. **If you do not wish to participate in this program, please have your account number ready and *call 1-877-272-3303.***

Closing your Gas Service - We require two (2) working days and access to the meter to close your gas service.

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Amount of Deposit - The amount of deposit required to establish or re-establish service credit is twice the estimated average periodic bill.
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NÓI TIẾNG VIỆT	Vietnamese	**1-800-427-0478**

Self Service Options available 24 hours a day, 7 days a week **1-800-772-5050**
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Direct Debit: Have your payment automatically deducted from your account. For more information, call 1-800-427-2200 or visit socalgas.com

Pay by Phone: Call 1-800-427-2700 to enroll or, if already enrolled, call to authorize a payment from your checking account.

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Dinuba, 239 E. Tulare St.
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Fontana, 9781 Sierra Ave. #C
Glendale, 919 S. Central Ave. #B
Hanford, 321 N. Douty St., Suite B
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Santa Barbara, 134 E. Victoria St.
Santa Fe Springs, 11516 Telegraph Rd.
Santa Maria, 550 E. Betteravia Rd. Suite B
South Gate, 3530 Tweedy Blvd.
Van Nuys, 6550 Van Nuys Blvd.
Visalia, 1305 E. Noble Ave.
Watts, 1665 E. 103rd St.
Wilmington, 929 N. Avalon Blvd.

Drop Box Location

Burbank, Public Service Department, 164 W. Magnolia

SoCalGas: Delivering affordable, clean and increasingly renewable energy to more than 21 million Californians.

City of Marina

Economic Development Department – City Hall
211 Hillcrest Avenue
Marina, CA 93933
P: 831.384.3715
www.ci.marina.ca.us

CANNABIS BUSINESS EMPLOYEE/OWNER BACKGROUND APPLICATION

CANNABIS BUSINESS INFORMATION

CANNABIS BUSINESS NAME/DBA	IN THE BUSINESS, ARE YOU AN: (CHOOSE ONE)	BADGE ID REQUEST
Pacific Roots Marina, LLC	☒ Owner/Principal ☐ Employee	☐ ID Request

BUSINESS ADDRESS, CITY, STATE, ZIP CODE	STATE BUSINESS LICENSE NUMBER (if known)
3100 Del Monte Blvd, Marina, CA 93933	

APPLICANT INFORMATION

Social Security Number	LAST NAME ON SOCIAL SECURITY CARD	FIRST NAME ON SOCIAL SECURITY CARD	MIDDLE NAME ON SOCIAL SECURITY CARD
[redacted]	Marciano	Alberto	Abraham
Driver's License #/State	**LAST NAME ON DRIVER'S LICENSE**	**FIRST NAME ON DRIVER'S LICENSE**	**MIDDLE NAME ON DRIVER'S LICENSE**
[redacted]	Marciano	Alberto	Abraham

SEX	AGE	DATE OF BIRTH	RACE	HEIGHT	WEIGHT	HAIR	EYES
☒ Male ☐ Female	60	[redacted]	Moroccon	5'7"	185 lbs	Brown	Brown

LIST YOUR CURRENT HOME ADDRESS, CITY, ZI[redacted] (NO PO BOXES ALLOWED)	CELL PHONE #
[redacted]	[redacted]

LIST ANY OTHER NAMES YOU HAVE EVER USED (Maiden, Married, Nicknames, etc.)	BIRTH COUNTRY/STATE	LANGUAGES SPOKEN
Avi Marciano	[redacted]	English, Hebrew, Spanish, Arabic

CRIMINAL HISTORY

List all arrests or convictions other than infractions for traffic violations.

IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA SHEETS TO THIS APPLICATION. PLEASE READ THE APPLICATION CAREFULLY. ANY FALSE OR MISLEADING STATEMENTS, OR OMISSIONS ON THIS APPLICATION OR ON THE COMMERCIAL CANNABIS BUSINESS APPLICATION, SHALL BE GROUNDS FOR DISQUALIFICATION.

	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
1			
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
2	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		

CITY STAFF USE ONLY

DATE / TIME	$ FEE AMOUNT PAID	RECEIPT #	CITY STAFF'S NAME	CITY DEPARTMENT

CRIMINAL HISTORY (cont.)

	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
3			
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
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	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
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	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		

PRIOR REGULATED CANNABIS EMPLOYERS

BUSINESS NAME	CITY / STATE	PHONE	START DATE	END DATE
Modern Buds	Long Beach, CA	562-588-9019	01/2019	Present

STATEMENT OF PERJURY

I DECLARE UNDER THE PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT SIGNATURE	JOB TITLE (POSITION ON THE APPLICATION)	DATE
x	Co-Owner	05/23/2019

CRIMINAL BACKGROUND & CREDIT HISTORY INVESTIGATION RELEASE

To Whom It May Concern:

I am an applicant/employee of a Commercial Cannabis Business in the City of Marina. I desire and request the City Manager, or Chief of Police of the City of Marina, and/or his/her agents, employee or lawful representative(s) to take my photograph and fingerprints or use the information in this application for the purpose of conducting a criminal background check to verify that I meet the qualifications required to obtain a Commercial Cannabis Business Permit to operate or to be employed with such business as required by the City Municipal Code and State Law.

I agree to provide any information requested or deemed necessary to provide to the State of California Department of Justice and the Federal Bureau of Investigation, or any other law enforcement agency or third-party consultant authorized by the City Manager or Chief of Police.

I understand this will serve to disclose any record of arrests to which I have been the subject that resulted in conviction. I further agree to hold the City of Marina its officers, agents, or lawfully delegated representatives, harmless from any action(s) or damages whatsoever or at all which may result from the taking of such fingerprints or forwarding them to the appropriate law enforcement agency for a record check and/or obtaining access to any other documentation which pertains to meeting the qualification for a Commercial Cannabis Business Permit or Employee Permit.

Furthermore, I hereby authorize the City Manager or Chief of Police of the City and/or his/her agents, employee or lawful representative(s) to obtain and review my consumer credit report and/or any other credit related information pertaining to me.

By signing this form, I acknowledge and agree to comply with all the conditions and terms of this application. I also understand that falsifying and/or omitting any information on this application may be grounds for denial of a permit or is grounds for termination of employment per the Marina Ordinance.

APPLICANT SIGNATURE	APPLICANT NAME (PRINT)	DATE
	Alberto Marciano	05/23/2019

STATE OF CALIFORNIA
BCIA 8016
(orig. 04/2001; rev. 01/2011)

DEPARTMENT OF JUSTICE

REQUEST FOR LIVE SCAN SERVICE

Applicant Submission

A1300
ORI (Code assigned by DOJ)

License
Authorized Applicant Type

Cannabis
Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

MARINA POLICE DEPARTMENT
Agency Authorized to Receive Criminal Record Information

00422
Mail Code (five-digit code assigned by DOJ)

211 HILLCREST AVE
Street Address or P.O. Box

MARIA ESPARZA
Contact Name (mandatory for all school submissions)

MARINA | CA | 93933
City | State | ZIP Code

(831) 884-1293
Contact Telephone Number

Applicant Information:

Marciano
Last Name

Alberto | A.
First Name | Middle Initial | Suffix

Other Name (AKA or Alias) Marciano
Last

Avi
First | Suffix

[redacted]
Date of Birth

Sex ☒ Male ☐ Female

[redacted]
Driver's License Number

5'7" | 185lbs | Brown | Brown
Height | Weight | Eye Color | Hair Color

[redacted]
Place of Birth (State or Country) | Social Security Number

Billing Number
(Agency Billing Number)

Misc. Number
(Other Identification Number)

Home Address [redacted]
Street Address or P.O. Box | City | State | ZIP Code

HOW LONG AT RESIDENCE --

PHONE # [redacted]

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☒ FBI

If re-submission, list original ATI number:
Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City | State | ZIP Code

Telephone Number (optional)

Live Scan Transaction Completed By:

M. Esparza
Name of Operator

5/20/19
Date

MPD
Transmitting Agency | LSID

I140MRA319
ATI Number

0 108
Amount Collected/Billed

ORIGINAL - Live Scan Operator | SECOND COPY - Applicant | THIRD COPY (if needed) - Requesting Agency





SoCalGas
A Sempra Energy utility®

ACCOUNT NUMBER [redacted]
SERVICE FOR
AVI MARCIANO
[redacted]

DATE MAILED May 14, 2019
24 Hour Service
1-800-427-2200 *English*
1-800-342-4545 *Español*
1-800-252-0259 *TTY*
socalgas.com

H

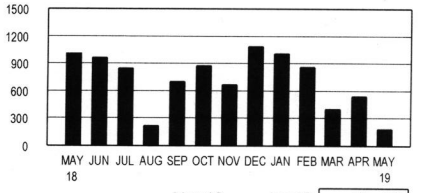
Account Summary

Amount of Last Bill			[redacted]
Payment Received	04/29/19	THANK YOU	[redacted]
Current Charges			[redacted]
Total Amount Due			[redacted]

This bill reflects modified gas charges due to a rate change.

DATE DUE Jun 4, 2019
AMOUNT DUE [redacted]

Gas Usage History *(Total Therms used)*



	May 18	Apr 19	May 19
Total Therms used	1,016	544	189
Daily average Therms	35.0	18.8	6.5
Days in billing cycle	29	29	29

Current Charges

Rate: GR - Residential **Climate Zone:** 1 **Baseline Allowance:** 37 Therms
Meter Number: 13457791 (*Next scheduled read date Jun 11 2019*) **Cycle:** 8

Billing Period	Days	Current Reading	-	Previous Reading	=	Difference	x	Billing Factor	=	Total Therms
04/11/19 - 05/10/19	29	29220		29036		184		1.027		189

GAS CHARGES

		Amount($)
Customer Charge	29 Days x $.16438	4.77
Gas Service *(Details below)*	189 Therms	

	Baseline	Over Baseline	
Therms used	37	152	
Rate/Therm	$.94486	$1.27842	
Charge	$34.96	+ $194.32	= [redacted]

Total Gas Charges [redacted]

TAXES & FEES ON GAS CHARGES

		Amount($)
State Regulatory Fee	189 Therms x $.00247	[redacted]
Public Purpose Surcharge	189 Therms x $.10060	[redacted]

Total Taxes and Fees on Gas Charges [redacted]

Total Current Charges [redacted]

CARE to save? Income-qualified customers may receive a 20% discount through the CARE program. Visit socalgas.com/care for details.

¿Quiere ahorrar? El programa CARE ofrece un 20% de descuento en la factura mensual a clientes elegibles. Visite socalgas.com/careparami para más información.

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ACCOUNT NUMBER [redacted]

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CY 08 3515 2640 P

AVI MARCIANO
[redacted]

SoCalGas
PO BOX C
MONTEREY PARK CA 91756-5111

80 1779994762 00025353 15 1779994762 0004745317

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Van Nuys, 6550 Van Nuys Blvd.
Visalia, 1305 E. Noble Ave.
Watts, 1665 E. 103rd St.
Wilmington, 929 N. Avalon Blvd.

Drop Box Location

Burbank, Public Service Department, 164 W. Magnolia

SoCalGas: Delivering affordable, clean and increasingly renewable energy to more than 21 million Californians.

City of Marina

Economic Development Department – City Hall
211 Hillcrest Avenue
Marina, CA 93933
P: 831.384.3715
www.ci.marina.ca.us

CANNABIS BUSINESS EMPLOYEE/OWNER BACKGROUND APPLICATION

CANNABIS BUSINESS INFORMATION

CANNABIS BUSINESS NAME/DBA	IN THE BUSINESS, ARE YOU AN: (CHOOSE ONE)	BADGE ID REQUEST
PACIFIC ROOTS MARINA	☒ Owner/Principal ☐ Employee	☐ ID Request

BUSINESS ADDRESS, CITY, STATE, ZIP CODE	STATE BUSINESS LICENSE NUMBER (if known)
3100 Del Monte Blvd, Marina, CA 93933	

APPLICANT INFORMATION

Social Security Number	LAST NAME ON SOCIAL SECURITY CARD	FIRST NAME ON SOCIAL SECURITY CARD	MIDDLE NAME ON SOCIAL SECURITY CARD
[redacted]	Gesicki	Brandon	MICHAEL
Driver's License #/State	**LAST NAME ON DRIVER'S LICENSE**	**FIRST NAME ON DRIVER'S LICENSE**	**MIDDLE NAME ON DRIVER'S LICENSE**
[redacted]	Gesicki	Brandon	MICHAEL

SEX	AGE	DATE OF BIRTH	RACE	HEIGHT	WEIGHT	HAIR	EYES
☒ Male ☐ Female	46	[redacted]		6'1	240	Red	BLUE

LIST YOUR CURRENT HOME ADDRESS, CITY, ZIP CODE (NO P.O. BOXES ALLOWED)	CELL PHONE #
[redacted]	

LIST ANY OTHER NAMES YOU HAVE EVER USED (Maiden, Married, Nicknames, etc.)	BIRTH COUNTRY/STATE	LANGUAGES SPOKEN
NO	[redacted]	ENGLISH

CRIMINAL HISTORY

List all arrests or convictions other than infractions for traffic violations.

IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA SHEETS TO THIS APPLICATION. PLEASE READ THE APPLICATION CAREFULLY. ANY FALSE OR MISLEADING STATEMENTS, OR OMISSIONS ON THIS APPLICATION OR ON THE COMMERCIAL CANNABIS BUSINESS APPLICATION, SHALL BE GROUNDS FOR DISQUALIFICATION.

	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
1			
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
2	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		

CITY STAFF USE ONLY

DATE / TIME	$ FEE AMOUNT PAID	RECEIPT #	CITY STAFF'S NAME	CITY DEPARTMENT

CRIMINAL HISTORY (cont.)

3	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
4	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
5	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		

PRIOR REGULATED CANNABIS EMPLOYERS

BUSINESS NAME	CITY / STATE	PHONE	START DATE	END DATE

STATEMENT OF PERJURY

I DECLARE UNDER THE PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT SIGNATURE	JOB TITLE (POSITION ON THE APPLICATION)	DATE
*	Owner	5-30-19

CRIMINAL BACKGROUND & CREDIT HISTORY INVESTIGATION RELEASE

To Whom It May Concern:

I am an applicant/employee of a Commercial Cannabis Business in the City of Marina. I desire and request the City Manager, or Chief of Police of the City of Marina, and/or his/her agents, employee or lawful representative(s) to take my photograph and fingerprints or use the information in this application for the purpose of conducting a criminal background check to verify that I meet the qualifications required to obtain a Commercial Cannabis Business Permit to operate or to be employed with such business as required by the City Municipal Code and State Law.

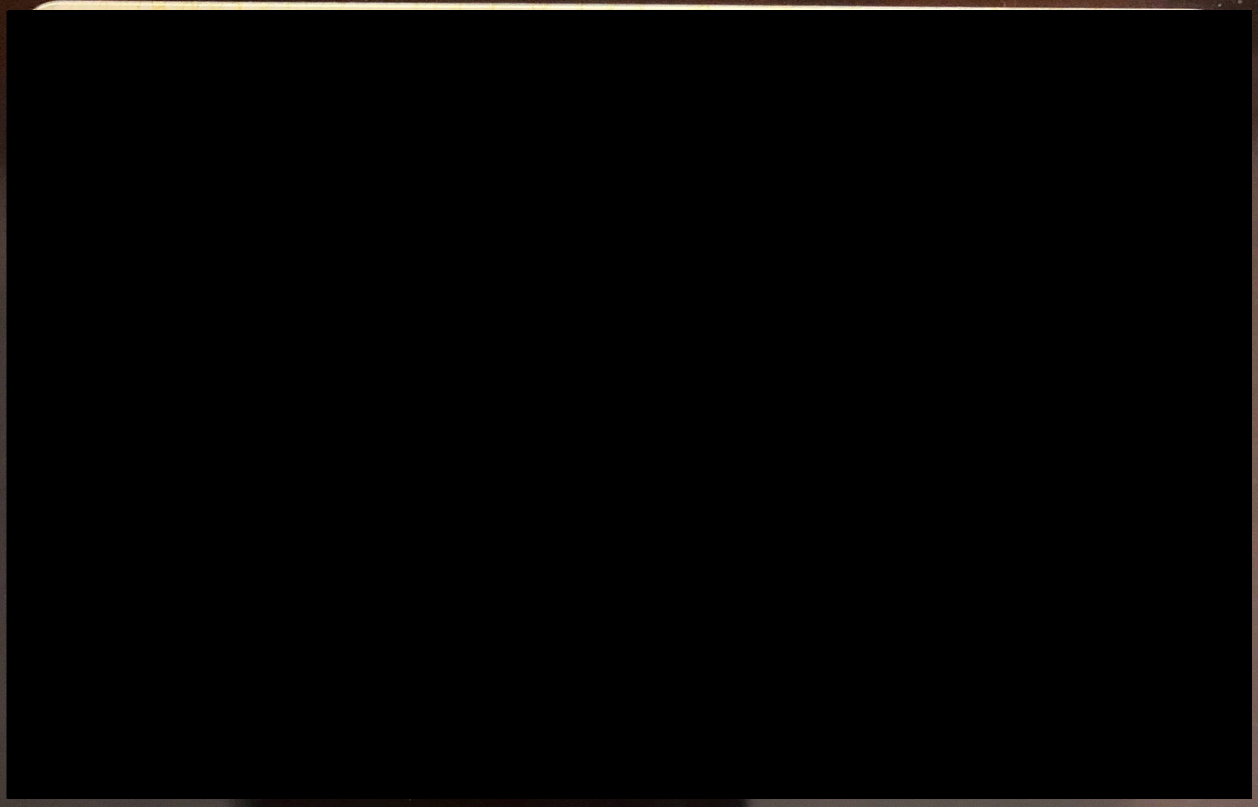
I agree to provide any information requested or deemed necessary to provide to the State of California Department of Justice and the Federal Bureau of Investigation, or any other law enforcement agency or third-party consultant authorized by the City Manager or Chief of Police.

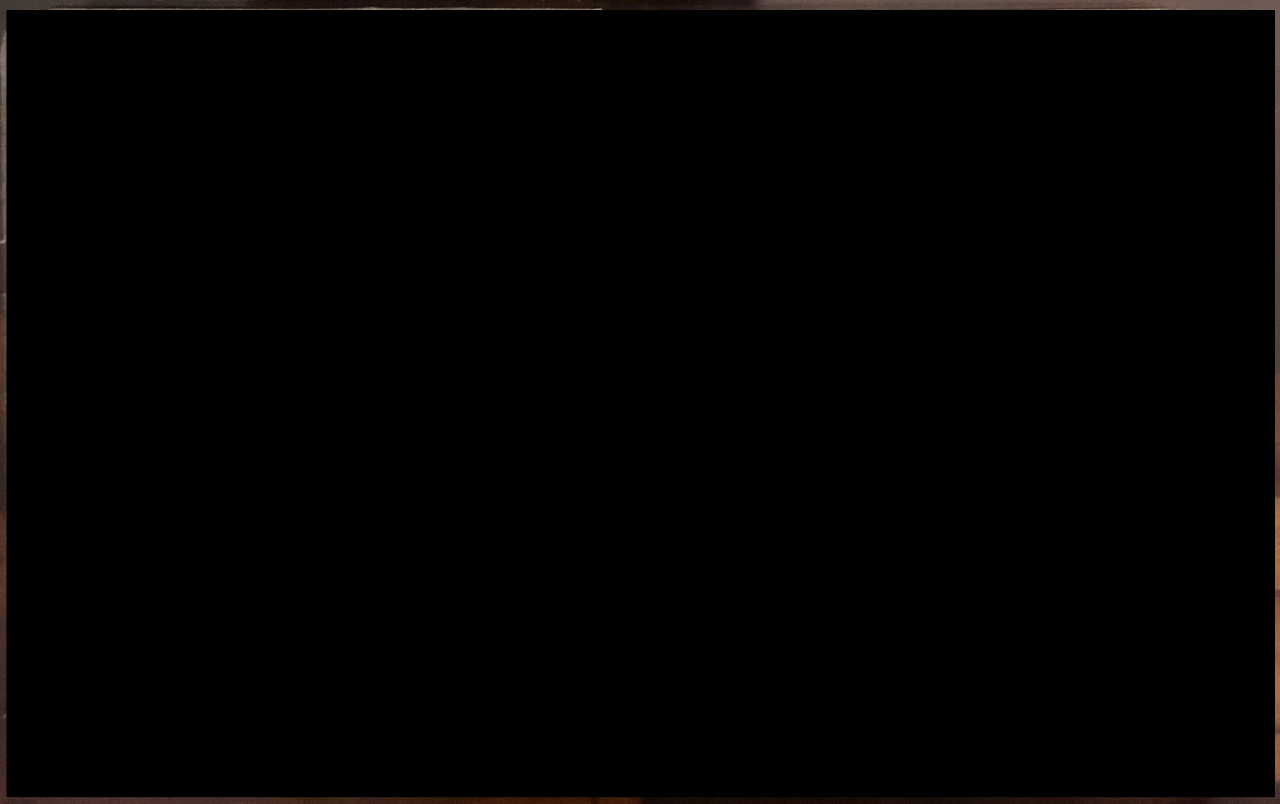
I understand this will serve to disclose any record of arrests to which I have been the subject that resulted in conviction. I further agree to hold the City of Marina its officers, agents, or lawfully delegated representatives, harmless from any action(s) or damages whatsoever or at all which may result from the taking of such fingerprints or forwarding them to the appropriate law enforcement agency for a record check and/or obtaining access to any other documentation which pertains to meeting the qualification for a Commercial Cannabis Business Permit or Employee Permit.

Furthermore, I hereby authorize the City Manager or Chief of Police of the City and/or his/her agents, employee or lawful representative(s) to obtain and review my consumer credit report and/or any other credit related information pertaining to me.

By signing this form, I acknowledge and agree to comply with all the conditions and terms of this application. I also understand that falsifying and/or omitting any information on this application may be grounds for denial of a permit or is grounds for termination of employment per the Marina Ordinance.

APPLICANT SIGNATURE	APPLICANT NAME (PRINT)	DATE
	Brandon Gesicki	5-30-19





STATE OF CALIFORNIA
BCIA 8016
(orig. 04/2001; rev. 01/2011)

DEPARTMENT OF JUSTICE

REQUEST FOR LIVE SCAN SERVICE

Applicant Submission

\1300
ORI (Code assigned by DOJ)

License
Authorized Applicant Type

Cannabis
ype of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

MARINA POLICE DEPARTMENT
gency Authorized to Receive Criminal Record Information

00422
Mail Code (five-digit code assigned by DOJ)

211 HILLCREST AVE
Street Address or P.O. Box

MARIA ESPARZA
Contact Name (mandatory for all school submissions)

MARINA | CA | 93933
City | State | ZIP Code

(831) 884-1293
Contact Telephone Number

Applicant Information:

Gesicki
ast Name

Brandon
First Name

M
Middle Initial

Suffix

ther Name
AKA or Alias) Last

First

Suffix

[redacted]
Date of Birth

Sex ☒ Male ☐ Female

[redacted]
Driver's License Number

'1" | 240 lbs | Blue | Red
Height | Weight | Eye Color | Hair Color

Billing Number
(Agency Billing Number)

[redacted]
Place of Birth (State or Country) | Social Security Number

Misc. Number
(Other Identification Number)

ome [redacted]
ddress Street Address or P.O. Box

City

State

ZIP Code

HOW LONG AT RESIDENCE 6 years

PHONE # [redacted]

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☒ FBI

re-submission, list original ATI number:
Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City | State | ZIP Code

Telephone Number (optional)

ive Scan Transaction Completed By:

M Esparza
ame of Operator

5/20/19
Date

MPD
ransmitting Agency

LSID

I140GEB320
ATI Number

168
Amount Collected/Billed

ORIGINAL - Live Scan Operator | SECOND COPY - Applicant | THIRD COPY (if needed) - Requesting Agency

Capital One Auto Finance

Statement Date: 05/24/2(

Capital One Auto Finance
PO Box 60511
City of Industry, CA 91716-0511
1-800-946-0332

YOUR MONTHLY STATEME

BRANDON M GESICKI
[redacted]

000036448
P305

Account Number: [redacted]
Vehicle:

ACCOUNT STATUS CURRI

YOUR PAYMENT INFORMATION

Past Due Payment(s)	[redacted]
Total Unpaid Late Fees	
Total Unpaid Other Fees	
Current Due Payment	
Total Due	[redacted]
Due Date	06/14/2019

HOW TO MAKE A PAYMEI

PAY ONLINE
www.capitalone.com

PAY BY PHONE
Call 1-800-946-0332
Mon - Fri, 8:00 a.m. - 9:00 p.m. E

PAY BY MAIL
Capital One Auto Finance
PO Box 60511
City of Industry, CA 91716-0511

[redacted]

WASTE MANAGEMENT

INVOICE

Customer ID: 12-03[illegible]
Customer Name: BRA
Service Period: JAN-FEB
Invoice Date:
Invoice Number: 924[illegible]

How To Contact Us	Your Payment Is Due	Your Total Due
Visit **wm.com** To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup Customer Service: **(800) 321-8226**	**Due Upon Receipt** If full payment of the invoiced amount is not received within 60 days of the invoice date, you will be charged a monthly late charge of 1.5% of the unpaid amount, with a minimum monthly charge of $5, or such late charge allowed under applicable law, regulation or contract.	**$88.89** *See Reverse for Important*

Previous Balance	+	Payments	+	Adjustments	+	Current Charges	=	To
88.89		(88.89)		0.00		88.89		

Details for Service Location:
Gesicki, Brandon, [redacted]

Customer ID: [redacted]

Description	Date	Ticket	Quantity
35 Gallon cart service	01/01/19		1.00
96 Gallon cart service - green waste	01/01/19		1.00
96 Gallon cart service - recycle materials	01/01/19		1.00
Total Current Charges			

Please detach and send the lower portion with payment. (Do not staple)

City of Marina

Economic Development Department – City Hall
211 Hillcrest Avenue
Marina, CA 93933
P: 831.384.3715
www.ci.marina.ca.us

CANNABIS BUSINESS EMPLOYEE/OWNER BACKGROUND APPLICATION

CANNABIS BUSINESS INFORMATION

CANNABIS BUSINESS NAME/DBA	IN THE BUSINESS, ARE YOU AN: (CHOOSE ONE)	BADGE ID REQUEST
Pacific Roots	☑ Owner/Principal ☐ Employee	☑ ID Request

BUSINESS ADDRESS, CITY, STATE, ZIP CODE	STATE BUSINESS LICENSE NUMBER (if known)
3100 Del Monte Blvd, Marina, CA 93933	

APPLICANT INFORMATION

Social Security Number	LAST NAME ON SOCIAL SECURITY CARD	FIRST NAME ON SOCIAL SECURITY CARD	MIDDLE NAME ON SOCIAL SECURITY CARD
[redacted]	Johnson	Aaron	P.
	LAST NAME ON DRIVER'S LICENSE	**FIRST NAME ON DRIVER'S LICENSE**	**MIDDLE NAME ON DRIVER'S LICENSE**
[redacted]	Johnson	Aaron	Phillip

SEX	AGE		RACE	HEIGHT	WEIGHT	HAIR	EYES
☒ Male ☐ Female	48	[redacted]	W	5'11"	205	BRN	HZL

[redacted]

LIST ANY OTHER NAMES YOU HAVE EVER USED (Maiden, Married, Nicknames, etc.)	BIRTH COUNTRY/STATE	LANGUAGES SPOKEN
N/A	[redacted]	English

CRIMINAL HISTORY

List all arrests or convictions other than infractions for traffic violations.

IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA SHEETS TO THIS APPLICATION. PLEASE READ THE APPLICATION CAREFULLY. ANY FALSE OR MISLEADING STATEMENTS, OR OMISSIONS ON THIS APPLICATION OR ON THE COMMERCIAL CANNABIS BUSINESS APPLICATION, SHALL BE GROUNDS FOR DISQUALIFICATION.

	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
1	None		
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
2	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		

CITY STAFF USE ONLY

DATE / TIME	$ FEE AMOUNT PAID	RECEIPT #	CITY STAFF'S NAME	CITY DEPARTMENT

CRIMINAL HISTORY (cont.)

	ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
3			
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
4			
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
5			
	DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		

PRIOR REGULATED CANNABIS EMPLOYERS

BUSINESS NAME	CITY / STATE	PHONE	START DATE	END DATE
None				

STATEMENT OF PERJURY

I DECLARE UNDER THE PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT SIGNATURE	JOB TITLE (POSITION ON THE APPLICATION)	DATE
×	Owner	6-3-19

CRIMINAL BACKGROUND & CREDIT HISTORY INVESTIGATION RELEASE

To Whom It May Concern:

I am an applicant/employee of a Commercial Cannabis Business in the City of Marina. I desire and request the City Manager, or Chief of Police of the City of Marina, and/or his/her agents, employee or lawful representative(s) to take my photograph and fingerprints or use the information in this application for the purpose of conducting a criminal background check to verify that I meet the qualifications required to obtain a Commercial Cannabis Business Permit to operate or to be employed with such business as required by the City Municipal Code and State Law.

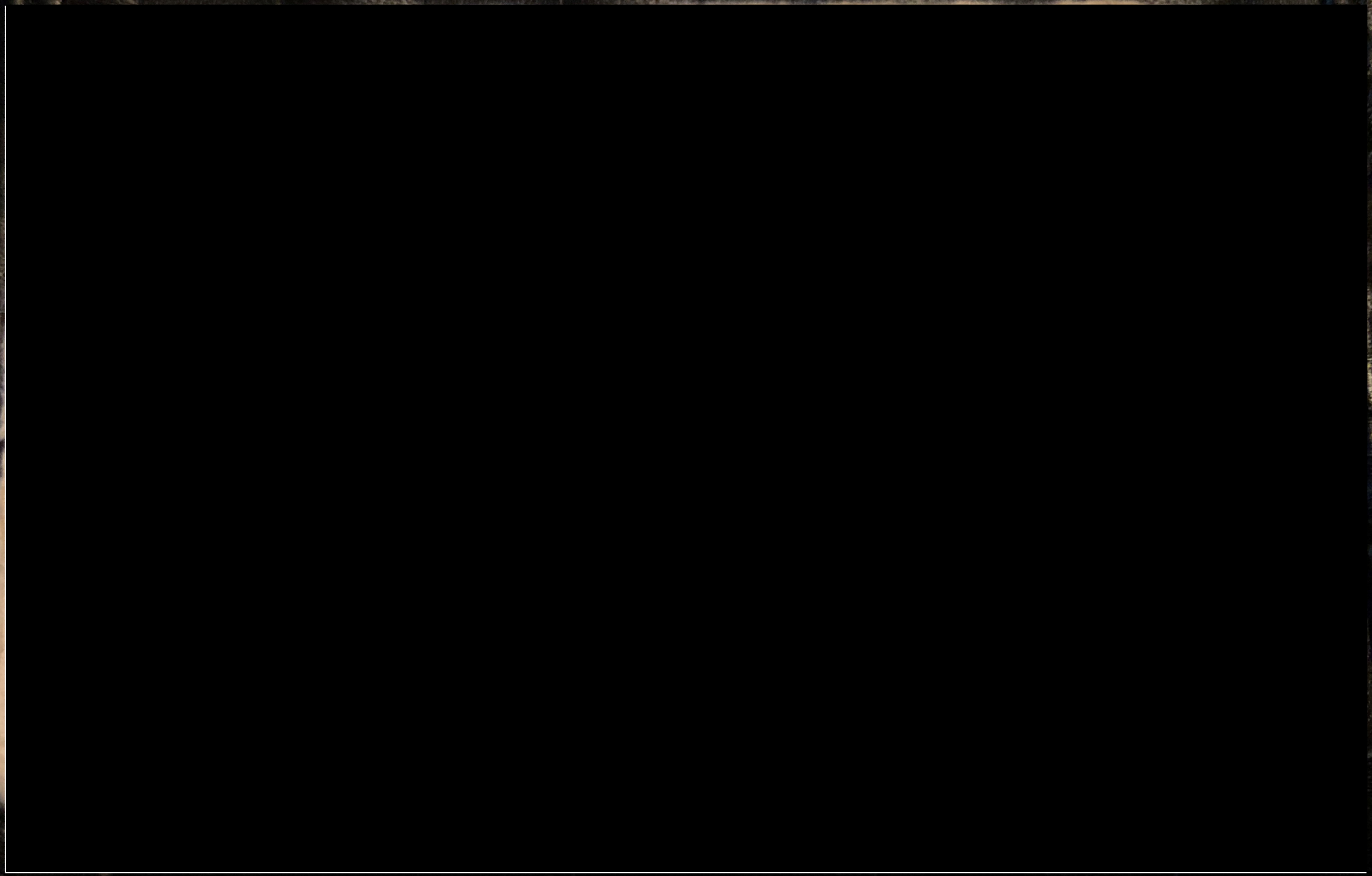
I agree to provide any information requested or deemed necessary to provide to the State of California Department of Justice and the Federal Bureau of Investigation, or any other law enforcement agency or third-party consultant authorized by the City Manager or Chief of Police.

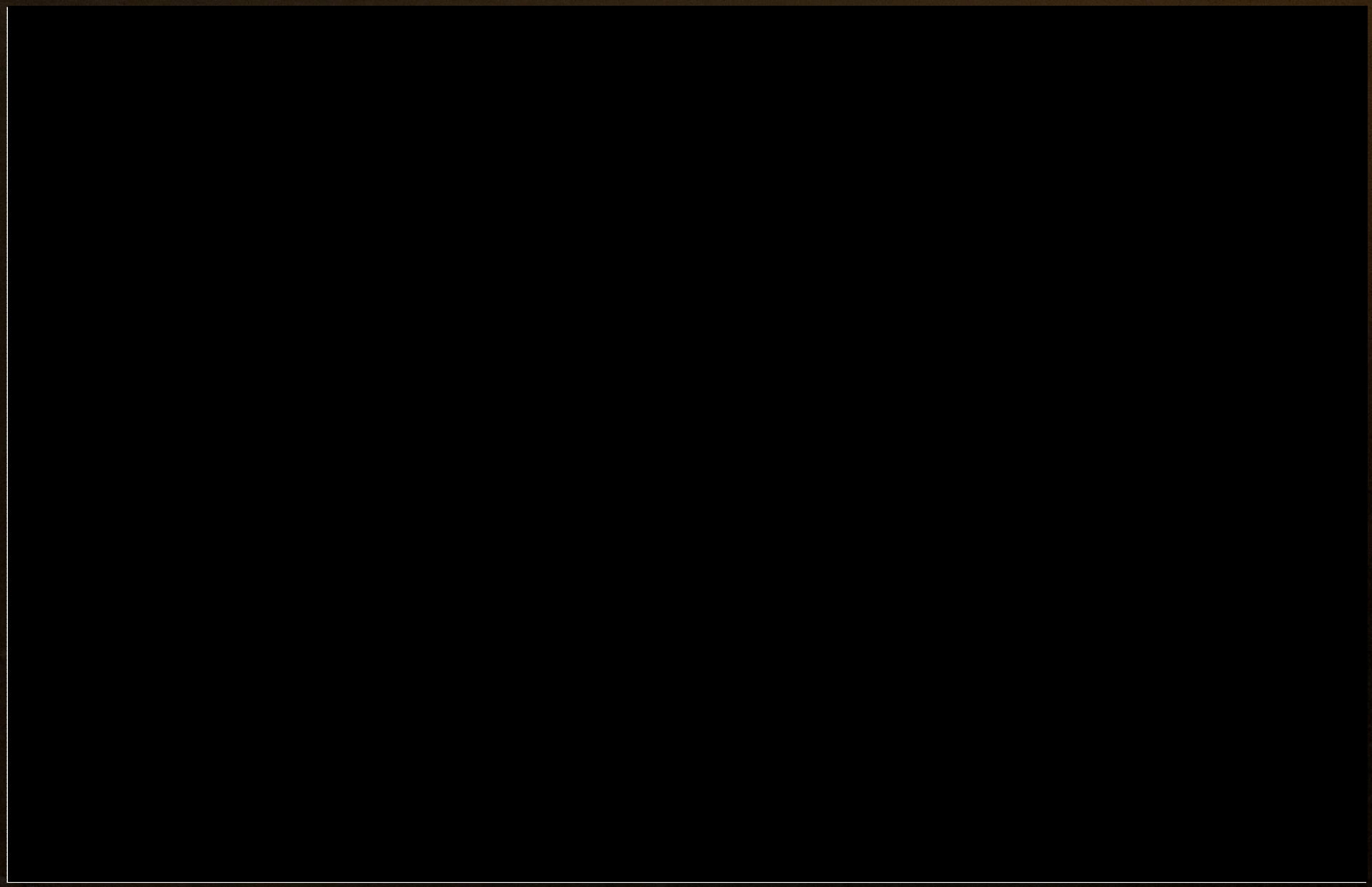
I understand this will serve to disclose any record of arrests to which I have been the subject that resulted in conviction. I further agree to hold the City of Marina its officers, agents, or lawfully delegated representatives, harmless from any action(s) or damages whatsoever or at all which may result from the taking of such fingerprints or forwarding them to the appropriate law enforcement agency for a record check and/or obtaining access to any other documentation which pertains to meeting the qualification for a Commercial Cannabis Business Permit or Employee Permit.

Furthermore, I hereby authorize the City Manager or Chief of Police of the City and/or his/her agents, employee or lawful representative(s) to obtain and review my consumer credit report and/or any other credit related information pertaining to me.

By signing this form, I acknowledge and agree to comply with all the conditions and terms of this application. I also understand that falsifying and/or omitting any information on this application may be grounds for denial of a permit or is grounds for termination of employment per the Marina Ordinance.

APPLICANT SIGNATURE	APPLICANT NAME (PRINT)	DATE
	Aaron Johnson	6-3-19





STATE OF CALIFORNIA
BCIA 8016
(orig. 04/2001; rev. 01/2011)

DEPARTMENT OF JUSTICE

REQUEST FOR LIVE SCAN SERVICE

Applicant Submission

A1300
ORI (Code assigned by DOJ)

License
Authorized Applicant Type

Cannabis
Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

MARINA POLICE DEPARTMENT
Agency Authorized to Receive Criminal Record Information

00422
Mail Code (five-digit code assigned by DOJ)

211 HILLCREST AVE
Street Address or P.O. Box

MARIA ESPARZA
Contact Name (mandatory for all school submissions)

MARINA
City

CA
State

93933
ZIP Code

(831) 884-1293
Contact Telephone Number

Applicant Information:

Johnson
Last Name

Aaron
First Name

P.
Middle Initial

Suffix

Other Name (AKA or Alias) Last

First

Suffix

[redacted]

Sex ☒ Male ☐ Female

[redacted]
Driver's License Number

5'-11"
Height

205
Weight

Hazel
Eye Color

Brown
Hair Color

Billing Number
(Agency Billing Number)

[redacted]
Place of Birth (State or Country)

[redacted]
Social Security Number

Misc. Number
(Other Identification Number)

Home Address [redacted]
Street Address or P.O. Box

City

State

ZIP Code

HOW LONG AT RESIDENCE -3 months

PHONE # [redacted]

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☒ FBI

If re-submission, list original ATI number:
(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

JRG Attorneys at Law
Employer Name

Mail Code (five digit code assigned by DOJ)

318 Cayuga Street
Street Address or P.O. Box

Salinas
City

CA
State

93901
ZIP Code

Telephone Number (optional)

Live Scan Transaction Completed By:

M Esparza
Name of Operator

5/20/19
Date

MPD
Submitting Agency

LSID

I140J0A317
ATI Number

168
Amount Collected/Billed

ORIGINAL - Live Scan Operator

SECOND COPY - Applicant

THIRD COPY (if needed) - Requesting Agency

CALIFORNIA UTILITIES SERVICE
P.O. Box 5100 Salinas, CA 93915
Telephone (24Hrs): (831) 424-0442
Fax: (831) 424-0611
email: mail@calutilities.com

AARON & LEA JOHNSON
[redacted]

PRINT DATE: 04/30/2019

BILLING CYCLE:	4/30/2019-5/31/2019
DAYS:	31
DUE DATE:	**05/10/2019**

THIS BILL CONTAINS A PAST DUE BALANCE. A LATE FEE OF $5.00 OR 1.5% OF THE UNPAID BALANCE HAS BEEN ADDED TO YOUR CURRENT BALANCE. PLEASE PAY THIS BILL BY THE DUE DATE TO AVOID ANY FURTHER LATE FEES.

ACCOUNT:	[redacted]
NAME:	AARON & [redacted]OHNSON
SERVICE ADDRESS:	22281 TORO HILLS DR
CURRENT CHARGES:	
SEWER CHARGE	$133.86
PPBA 2YR	$4.39
PPEO	$2.07
PUC SCHG FEE (1.23%)	$1.73
LATE CHARGE	$ 5.00
TOTAL CURRENT AMOUNT	$147.05
PAST DUE AMOUNT	$139.01
TOTAL AMOUNT DUE AND PAYABLE	**$286.06**

*Per California Public Utilities Commission (CPUC) Resolution No. M-4839 and via CUS's Advice Letter No. 69, the CPUC has authorized CUS to reduce the PUC Surcharge Fee (which was previously 1.4%) to 1.23%.
*Per CPUC Decision 92-03-093 and Resolutions W-4493 and W-4540, and per CUS's Advice Letter No. 70, the CPUC has authorized CUS to increase its monthly rates by 1.9% to offset the 2018 Consumer Price Index (CPI).
*Per PU Code Section 792.5 and GO 96-B Water Industry Rules 7.3.1(7) and 8.4, and via CUS's Advice Letter No. 71, the CPUC has authorized CUS to collect a Purchased Power Expense Offset (PPEO) surcharge in the amount of $2.07 per EDU per month.
*Per PU Code Section 792.5 and GO 96-B Water Industry Rules 7.3.1(1) and 8.5, and via CUS's Advice Letter No. 72, the CPUC has authorized CUS to collect a Purchased Power Balancing Account (PPBA 2YR) surcharge in the amount of $4.39 per EDU per month for 24 months (2 years).

BILL PAYMENT

PAYMENTS MADE IN PERSON MAY BE MADE BY CHECK, CASH, MONEY ORDER OR CERTIFIED FUNDS AT CALIFORNIA UTILITIES SERVICE'S OFFICE AT 249 WILLIAMS ROAD, SALINAS, CA. YOU CAN PARK AND ENTER THE BUILDING (FOR PAYMENTS AND ALL OTHER SERVICES) OR USE OUR CONVENIENT DRIVE-THROUGH WINDOW (FOR PAYMENTS ONLY) DURING OUR REGULAR BUSINESS HOURS (MONDAY THROUGH FRIDAY 8 AM TO 5 PM AND SATURDAY 9 AM TO 1 PM).

PAYMENTS MADE BY MAIL MAY BE MADE BY CHECK, MONEY ORDER OR CERTIFIED FUNDS (PLEASE DO NOT SEND CASH IN THE MAIL) TO CALIFORNIA UTILITIES SERVICE, P.O. BOX 5100, SALINAS, CA 93915-5100.

AFTER-HOURS PAYMENTS MAY ALSO BE MADE BY CHECK, MONEY ORDER OR CERTIFIED FUNDS BY USING CALIFORNIA UTILITIES SERVICE'S CONVENIENT NIGHT DROP BOX LOCATED ON THE DRIVE-THROUGH SIDE OF THE BUILDING AT 249 WILLIAMS ROAD, JUST PAST THE DRIVE-THROUGH WINDOW. PLEASE MAKE SURE THAT YOU INCLUDE YOUR PAYMENT STUB ALONG WITH YOUR PAYMENT OR INDICATE THE SERVICE ADDRESS AND/OR ACCOUNT NUMBER FOR WHICH YOU ARE REMITTING PAYMENT. ***PLEASE DO NOT DROP CASH IN THE NIGHT DROP BOX.***

Supplemental Information



PACIFIC ROOTS

MARINA, CALIFORNIA

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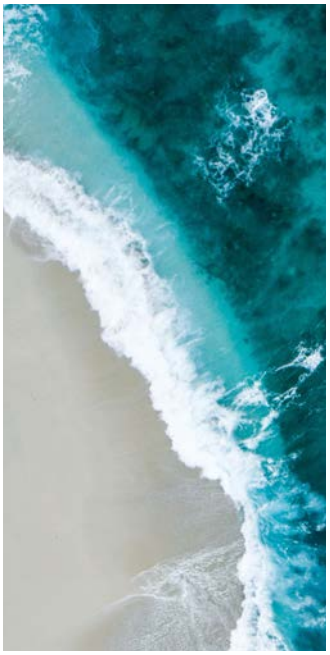
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JUNE 1, 2019

It is with great pride and enthusiasm that we submit Pacific Roots Marina's ("Pacific Roots") application for dispensary permits in the City of Marina. As a small business deeply rooted in Monterey County, Pacific Roots is the perfect applicant to establish a dispensary that is safe, tasteful, and compatible with the local community and its values.



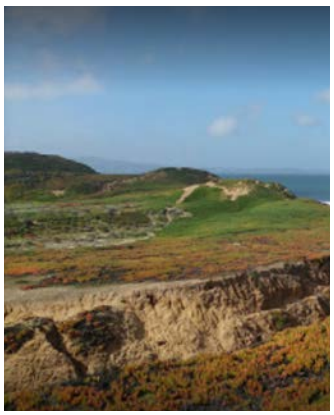
Pacific Roots is a locally owned and managed business. Fifty percent (50%) of the owners reside in Monterey County. One of the owners – Brandon Gesecki – will serve as the Community Liaison and Emergency Contact. He will be available to respond to community concerns 24 hours per day. In addition, Pacific Roots will hire at least 5 residents of Marina to work at its dispensary. This number will increase annually. By having a team comprised of local residents, Pacific Roots will create new economic opportunities, generate meaningful tax revenue for the city, and operate in a manner consistent with community expectations.

Pacific Roots' experience in the cannabis industry is unrivaled. Owner Aaron Herzberg is a cannabis regulatory attorney and is the founder of the award-winning dispensary Bud & Bloom in Santa Ana. Bud & Bloom has been recognized as a top dispensary in Orange County, nationally recognized for its interior design, and featured in the media for its Senior Shuttle program, which transports senior citizens to the dispensary free of charge. Mr. Herzberg will ensure that Pacific Roots incorporates best in class solutions in all aspects of its day-to-day operations. In addition, with six million dollars of funding committed to this project, Pacific Roots is capitalized to complete the project and to launch a successful dispensary.



If selected for a license, Pacific Roots will be a leader in the community. Pacific Roots has developed a robust and meaningful community benefits program. Pacific Roots has made, and will continue to make on an annual basis, substantial financial donations to several local non-profits, including the Veteran's Transition Center, American Legion – Marina Chapter, Marina Grange, Friends of Marina Library, and Filipino American Community Club of Monterey Peninsula. In addition, Pacific Roots will be an educational resource to the local community. Pacific Roots has developed a Community Room for education events at the dispensary. Pacific Roots will partner with local non-profit organizations to offer educational programming to senior citizens, veterans, seriously ill patients, and the community at large. By providing educational programming, Pacific Roots will reduce many of the secondary effects associated with cannabis, including but not limited youth access and impaired driving.

Finally, the Pacific Roots proposed location – 3100 Del Monte – will not become a target for nuisance and crime because Pacific Roots has developed an exceptional security and safety plan. Sapphire Risk Advisory Group, a premier security consultancy, developed the security plan and Uretsky Security will implement it on a local level. The security plan incorporates several proactive measures to deter diversion and prevent crime. Security measures include ongoing employee training, 23 cameras monitoring the facility, and two-factor authentication (ID cards and pin code) for accessing rooms containing cannabis goods. These measures will ensure cannabis goods are not diverted from the dispensary. Moreover, Pacific Roots is committed to allowing state and local regulators audit its books and records to ensure transparency.



No other applicant can match the qualifications, capitalization, security and safety plan, and understanding of and commitment to the local community. Pacific Roots has a proven track record of establishing dispensaries that quickly become vital resources in the community. We look forward to working alongside the City of Marina to deliver a cannabis dispensary that brings our vision to life and sparks new opportunity for all in the city.



Sincerely,

The Pacific Roots Team


PACIFIC ROOTS
MARINA, CALIFORNIA



PROPOSED LOCATION

PROPOSED LOCATION

3100 Del Monte Boulevard, Marina, CA 93933
Assessor's Parcel Number: 032-192-018-000
C-1 (Retail Business District)
230 ft^2 Lobby
714 ft^2 Retail Sales Floor
805 ft^2 Community Room

Pacific Roots submits the following detail description of the proposed location for its medical and adult use cannabis dispensary.

The property for the dispensary is located is 3100 Del Monte Boulevard, Marina, CA 93933 (the Property). The Assessor's Parcel Number is 032-192-018-000. Monterey County Assessor's records indicate that the irregularly shaped parcel is 57,656 square feet in area and that the building on the Property is 2,922 square feet in area. The Property is located on the northeasterly corner of the intersection of Del Monte Boulevard and Carmel Avenue.

The City of Marina Zoning District Map designates the Property as C-1 (Retail Business District). The properties southeasterly, on Carmel Avenue are designated as C-R (Commercial/Multiple Family Residential District). Property northwesterly, across the street from Del Monte Boulevard, is designated R-4 (Multiple Family Residential District).

The businesses on the site consist of miscellaneous retail uses, restaurant, and a club/bar, which the dispensary will occupy. The northerly portion of the Property is developed with motel uses. Portions of both the motel and the commercial building have a second story, as shown in the elevations which are a part of this application.

There is ample surface parking on three sides of the commercial/retail building. Surface parking for the motel is located in the center of the U-shaped motel building.

Properties westerly of the proposed project are developed with a mix of multi-family and single family residential uses. Properties to the east of the proposed project are a mix of office, retail and residential uses. Properties northerly of the proposed project consist of retail and restaurant uses and a large, vacant parcel easterly of the development fronting on Del Monte Boulevard and northerly of the Property, having frontage on Mortimer Lane. The Zoning District Map designates the Property C-1 (Retail Business District). Property to the east on Carmel Rd. is designated C-R, Commercial/Multiple Family Residential District. Property to the west is designated R-4 (Multiple Family Residential District).

The proposed cannabis dispensary will be located at the southerly end of the commercial/retail building. The primary public entrance will be located at the westerly end of the shop, giving public access to a lobby, approximately 230 square feet in area, with seating for customers waiting to enter the cannabis retail sales area. There is a 66 square-foot public restroom on the northerly side of the lobby area. The lobby area also provides access to an 805 square-foot designated community room. At the door between the lobby area and the retail area will be a 75 square foot security/surveillance area where on-site security personnel can view monitors connected to security surveillance cameras located throughout the interior and exterior of the facility. The security/

















surveillance room also provides access to the community room.

The retail sales area, approximately 714 square feet, will have display counters and cash registers to serve customers. A 143 square-foot storage area for material other than cannabis is located northerly of the retail area and is accessed through the 287 square-foot order processing room, which has access to a 322 square-foot corridor, which in turn leads to the storage area. Access to that storage area is also available through the community room.

The order processing room provides access to the 111 square-foot record office and the 252 square-foot record preparation and storage room. In addition to the storage area, the corridor accessed from the order processing room provides access to the 131 square-foot employee break room, a 75 square-foot women's restroom, a 104 square-foot men's restroom and an 82 square-foot unisex restroom, as well as a 143 square-foot non-cannabis storage area. That same corridor provides access to the 44 square-foot secure exit area, through which employees gain secure ingress and egress to and from the shop. The secure exit area also provides access to a 252 square-foot server area.

The building area, including corridors, storage areas and restrooms, is approximately 3,836 square feet in area.

Sensitive Uses: The proposed location is not within the buffer zone for any sensitive uses. The nearest known sensitive uses are Locke-Paddon Park (Del Monte Ave And Reservation Rd Marina, CA 93933), Marina Community Center Park (213 Hillcrest Ave, Marina, CA 93933) and Marina Del Mar Elementary (3066 Lake Dr, Marina, CA 93933). All sensitive uses are outside the sensitive use buffers. The Cannabis Zoning Verification Letter confirms the proposed location is compliant in all respects.

Landlord Authorization: Pacific Roots has obtained a landlord authorization for 3100 Del Monte Blvd., Marina CA 93983. The landlord authorization confirms the property is authorized by the property owner for commercial cannabis use.

EXTERIOR OF 3100 DEL MONTE BOULEVARD







GENERAL BUILDING NOTES

SCOPE:

1.01 THE CONSTRUCTION CONTRACT RELATED TO THE WORK OF THIS PROJECT IS HEREBY MADE A PART OF THESE DRAWINGS AS THOUGH FULLY CONTAINED THEREIN.

1.02 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLETE ALL WORK REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL HAVING JURISDICTION OVER THIS PROJECT. THE SCOPE OF PERMIT COMPLIANCE WORK IS INCLUDED IN THE GENERAL CONTRACT FOR CONSTRUCTION OF THIS PROJECT. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR AND GOVERNED BY ALL OF THE REQUIREMENTS THEREUNDER.

1.03 PRIOR TO CONTRACT APPROVAL, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE, AND BY THEIR OWN INVESTIGATION, DETERMINE EXISTING SITE CONDITIONS AS TO THE QUANTITIES OF MATERIALS, LABOR HOURS, AND ANY OTHER COST ASSOCIATED WITH WORK THAT IS TO BE DONE UNDER THEIR CONTRACT AND AS REQUIRED TO PASS ALL BUILDING PERMIT INSPECTIONS. ALL MODIFICATIONS REQUIRED BY THE INSPECTION AUTHORITY SHALL BE MADE BY EACH SUBCONTRACTOR AT THEIR EXPENSE.

1.04 PRIOR TO CONTRACT APPROVAL, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY AND CONFIRM THE DESIGN REQUIREMENTS OF ALL NEW AND EXISTING ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND REPORT ANY AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO COMPLETE THE CONTRACT RESULTING FROM AMBIGUITIES OR DISCREPANCIES NOT REPORTED PRIOR TO CONTRACT APPROVAL SHALL BE MADE BY EACH SUBCONTRACTOR AT THEIR EXPENSE.

APPLICABLE LAWS, ORDINANCES, REGULATIONS AND STANDARDS

2.01 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO THE LATEST APPLICABLE, ADOPTED EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE-24, CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, AND ALL LOCAL CODES AND ORDINANCES REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL HAVING JURISDICTION OVER THE PROJECT.

2.02 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM ALL WORK REQUIRED BY APPLICABLE BUILDING CODES AND REGULATIONS TO PASS ALL REQUIRED BUILDING INSPECTIONS.

PERMITS, LICENSES, INSPECTIONS AND FEES

3.01 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PLAN REVIEW, PERMIT, LICENSE, AND INSPECTION APPROVALS. ALL FEES REQUIRED FOR APPROVAL SHALL BE PAID BY THE OWNER.

GUARANTEE

4.01 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL GUARANTEE THAT ALL WORK REQUIRED TO CONSTRUCT THE PROJECT BE A COMPLETE WORKING SYSTEM AND SHALL OPERATE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS. THE CONTRACTOR AGREES TO REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY PROJECT COMPONENTS WHICH THE OWNER DETERMINES TO BE DEFECTIVE WITHIN ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL CONTRACT ACCEPTANCE.

DATA AND MEASUREMENTS:

5.01 DRAWING DATA CONTAINED HEREIN IS AS EXACT AS COULD BE DETERMINED WITHIN THE PROJECT DESIGNER'S DESIGN SCOPE OF SERVICES RENDERED. AS SUCH THE ABSOLUTE ACCURACY OF THE DESIGN DATA IS NOT GUARANTEED. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ENDEAVOR TO OBTAIN, VERIFY AND CONFIRM EXACT DESIGN DATA ON SITE AND SUITABLY ADAPT THE WORK TO CONFORM TO EXACT CONDITIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DESIGN DATA AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO ADAPT THE WORK SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

5.02 DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS AND ACTUAL BUILDING MEASUREMENTS TAKE PRECEDENCE OVER SCALED DRAWING INFORMATION.

5.03 DIMENSIONS TO DOORS, WINDOWS, AND OPENINGS ARE NOMINAL WIDTHS. REFER TO THE MANUFACTURER FOR ACTUAL ROUGH OPENINGS.

5.04 ALL WALL DIMENSIONS ARE NOMINAL, FACE OF STUD TO FACE OF STUD. WALL FINISH DIMENSIONS ARE NOT TAKEN INTO ACCOUNT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO DETERMINE PROPER CLEARANCES.

SUBSTITUTIONS FOR SPECIFIED MATERIALS:

6.01 SPECIFIC TRADE NAMES MENTIONED IN THE DRAWINGS ARE FOR THE PURPOSES OF ESTABLISHING MINIMUM STANDARDS OF QUALITY, STYLE OR TYPE, AND SHALL NOT BE CONSTRUED TO RESTRICT SUBSTITUTIONS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER IN WRITING WITHIN A SUFFICIENT TIME FRAME AS NOT TO DELAY PROJECT COMPLETION.

CLEAN UP AND START UP RESPONSIBILITIES

7.01 AFTER COMPLETION OF THE WORK DESCRIBED IN THEIR RESPECTIVE CONTRACTS AND PRIOR TO ACCEPTANCE, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL THOROUGHLY CLEAN ALL EXPOSED SURFACES OF THEIR RESPECTIVE WORK COMPLETED.

7.02 AFTER COMPLETION OF THE WORK DESCRIBED IN THEIR RESPECTIVE CONTRACTS AND PRIOR TO PROJECT ACCEPTANCE, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL THOROUGHLY TEST AND PROPERLY START UP ALL PROJECT EQUIPMENT AS REQUIRED TO SECURE AND MAINTAIN SPECIFIED EQUIPMENT WARRANTIES. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW ALL MANUFACTURER'S RECOMMENDED OPERATIONS PROCEDURE WITH THE OWNER PRIOR TO PROJECT ACCEPTANCE.

7.03 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL TAKE REASONABLE MEASURES TO ENSURE THAT SITE IS PREPPED AND MAINTAINED SO THAT NO EROSION TO STREET, NEIGHBORS, AND REAR LOT DRAIN OCCURS.

AREA OF WORK

10.01 THE GENERAL ENGINEERING CONTRACTOR SHALL REMOVE ALL EXISTING LANDSCAPE MATERIAL NOT PROTECTED, CONCRETE PATIOS/WALKWAYS, YARD FENCING AND POST FOOTINGS, GARAGE STRUCTURE AND FOUNDATION, AND ALL ABANDONED UTILITIES. THE CONTRACTOR SHALL REMOVE EXISTING SITE LIGHTING AND IRRIGATION SYSTEM WITHIN THE AREA OF WORK, TERMINATE/CAP-OFF DISCONNECTION POINTS, AND TURN OVER ALL EXISTING SYSTEM COMPONENTS TO THE OWNER FOR FUTURE USE. ALL TOP SOIL SHALL BE REMOVED AND STORED FOR USE IN FINISH GRADING.

HOURS OF CONSTRUCTION

11.01 NORMAL AND CUSTOMARY CONSTRUCTION ACTIVITY SHALL INCLUDE ANY CONSTRUCTION ACTIVITY CONDUCTED MONDAY THROUGH FRIDAY, 6:00 A.M. TO 8:00 P.M., AND SATURDAYS 8:00 A.M. TO 6:00 P.M., EXCLUDING FEDERAL HOLIDAYS PER CCR 6.348.

DESIGN REVIEW FOR

PACIFIC ROOTS - MARINA

3100 DEL MONTE BOULEVARD
MARINA, CA 93933



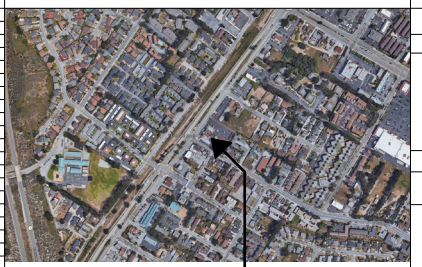
SHEET INDEX

Sheet #	Sheet Title
A1.11	COVER SHEET
A2.11	SITE PLAN
A3.00	AS-BUILT/DEMOLITION PLAN
A3.01	PROPOSED FLOOR PLAN
A3.11	FLOOR PLAN SECURITY PLAN
A4.11	ELEVATIONS EXTERIOR
A5.11	ROOF PLAN & ROOF SECURITY PLAN
A7.11	INTERIOR RENDERINGS
A7.12	INTERIOR RENDERINGS
A7.13	INTERIOR RENDERINGS
A8.11	MATERIALS & COLOR SAMPLES

BUILDING SHEET ABBREVIATIONS

AB	ANCHOR BOLT	FF	FINISH FLOOR	N	NORTH	T	TREAD
ADJ	ADJACENT	FIX	FIXTURE	O/	OVER	TEMP	TEMPERED
ALUM	ALUMINUM	FLUOR	FLUORESCENT	OC	ON CENTER	TOC	TOP OF CONCRETE
BM	BEAM	FP	FIRE PLACE	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	TOG	TOP OF GRADE
BOW	BOTTOM OF WALL					TOF	TOP OF FLOOR
BLKG	BLOCKING	GA	GAUGE			TOP	TOP OF PAVEMENT
BRD	BOARD	GFCI	GROUND FAULT INTERRUPTER	PB	PUSH BUTTON	TOS	TOP OF SLAB
CC	CENTER TO CENTER	GALV	GALVANIZED	PH	PHONE	TOW	TOP OF WALL
CL	CENTERLINE	GL	GLASS	PL	PLATE	TV	TELEVISION
CEM	CEMENT					TYP	TYPICAL
CER	CERAMIC	GYP	GYPSUM	POC	POINT OF CONNECTION	UCR	UNDER COUNTER REFRIG.
CJ	CONTROL JOINT	H	HIGH OR HEIGHT	PT	PRESSURE TREATED		
CLG	CEILING	HB	HOSE BIBB	R	RISER	W	WEST
CLR	CLEAR	JTS	JOIST	REF	REFRIGERATOR	W/	WITH
						WC	WATER CLOSET
CLO	CLOSET	LAV	LAVATORY	REINF	REINFORCED	WD	WOOD
CO	CLEANOUT	LB	POUND	RM	ROOM		
CONC	CONCRETE	LIN	LINEN	RWD	REDWOOD	WH	WATER HEATER
CONTIN	CONTINUOUS	LT	LIGHT	S	SOUTH	WP	WATERPROOF
						WWM	WELDED WIRE MESH
DBL	DOUBLE	MANF	MANUFACTURER	SB	SET BACK		
DF	DOUGLAS FIR	MAX	MAXIMUM	SF	SQUARE FOOT		
DI	DRAIN INLET	MC	MEDICINE CABINET	SHTHG	SHEATHING		
DIA	DIAMETER	MIN	MINIMUM	SHWR	SHOWER		
DR	DOOR	MTL	METAL	SIM	SIMILAR		
DW	DISH WASHER			SIMP	'SIMPSON'		
E	EAST			SLD	SLIDING		
EL	ELEVATION			S&P	SHELF & POLE		
EQ	EQUAL			STRUCT	STRUCTURAL		

PROJECT VICINITY MAP



REFERENCE NORTH

PROJECT LOCATION: APN:032-192-018-000
3100 DEL MONTE BOULEVARD
MARINA, CA 93933

PROJECT DATA

APPLICABLE BUILDING CODE:	2016 CBC, CEC, CMC, CPC, CEC, CEC (ENERGY CODE), CFC, & CGBC
OCCUPANCY GROUP:	M (MERCHANTILE) - DISPENSARY
OCCUPANCY LOAD CALCULATION: 2016 CBC, TABLE 1004.1.2	TENANT SPACE SQUARE FOOTAGE: 1977 SQFT 33 OCCUPANTS
CONSTRUCTION TYPE:	TYPE VB ONE STORY NON FIRE-SPRINKLED
REQUIRED EXIT CALCULATION:	2 REQUIRED EXITS (2 SUPPLIED)
PROJECT SCOPE:	DESIGN REVIEW FOR NEW DISPENSARY LOCATED AT 3100 DEL MONTE BLVD IN MARINA, CA. INCLUDES TENANT IMPROVEMENT.

NOT USED

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PROJECT: 20190505

CLIENT:
PACIFIC ROOTS - MARINA
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DESIGN REVIEW FOR
PACIFIC ROOTS - MARINA
3100 DEL MONTE BOULEVARD
MARINA, CA 93933

TITLE:
COVER SHEET

ISSUES:

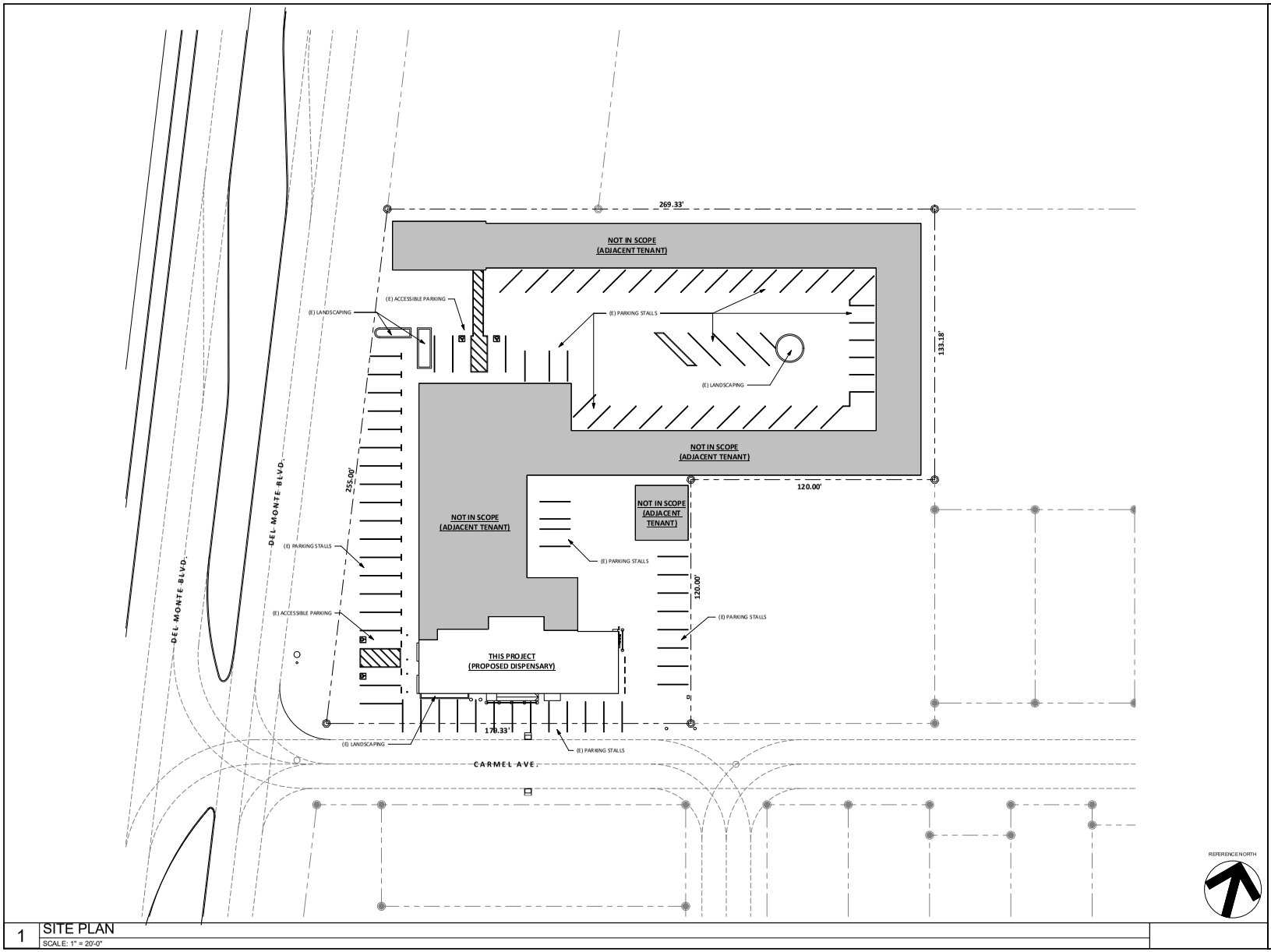
Project Issued on	05-27-2018
Project Status	DESIGN REVIEW
Sheet Issued Date	05-27-2018
Revision Number	
Revision Date	

ARCHITECT'S APPROVAL

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SHEET:
A1.11
SHEET: OF SHEETS

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1 SITE PLAN
SCALE: 1" = 20'-0"

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PROJECT: 20190505

CLIENT:
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DESIGN REVIEW FOR
PACIFIC ROOTS - MARINA
3100 DEL MONTE BOULEVARD
MARINA, CA 93933

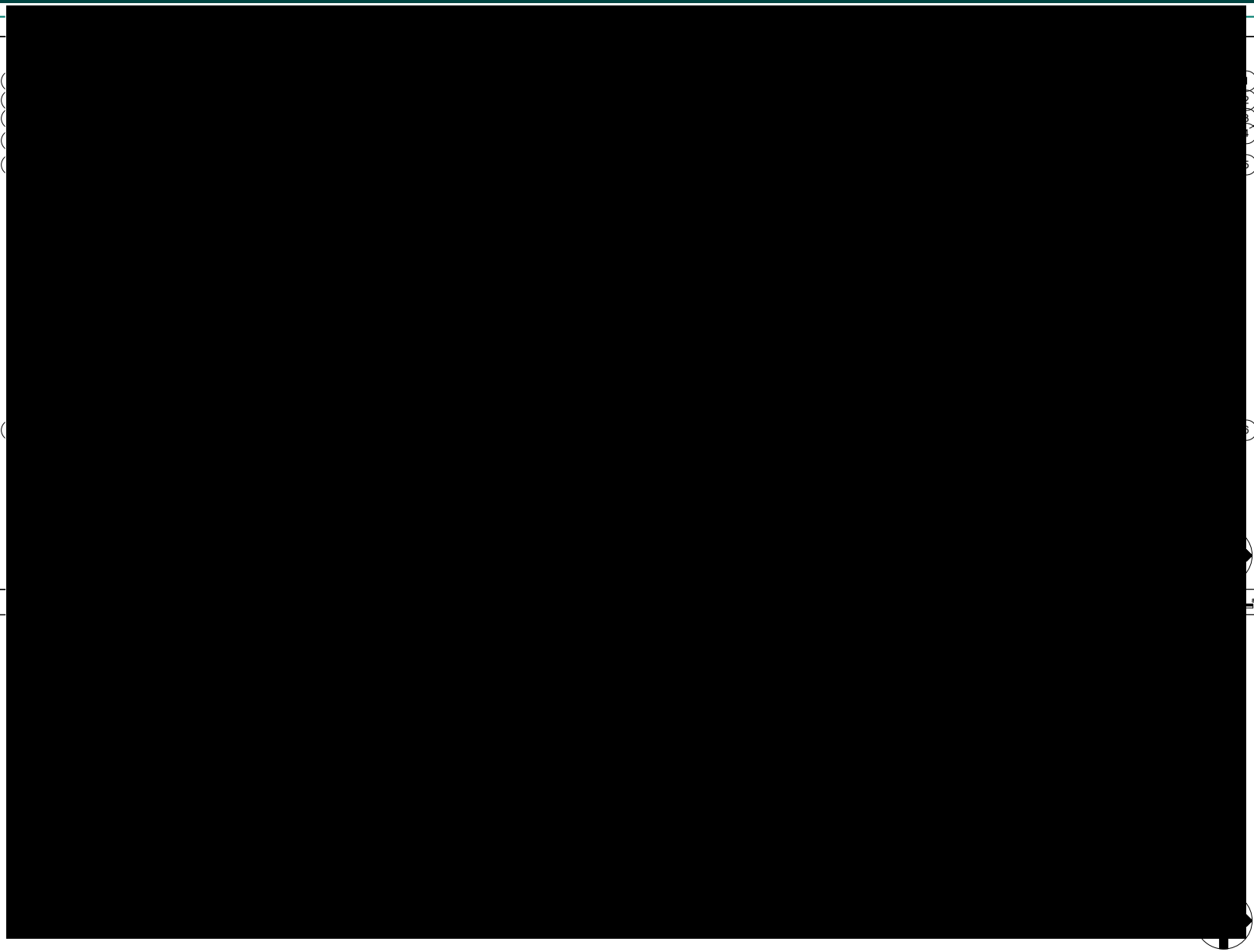
TITLE:
SITE PLAN

ISSUES:
Project Issued on: 05-27-2019
Project Status: DESIGN REVIEW
Sheet Issue Date: 05-03-2019
Revision Number:
Revision Date:

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SHEET:
A2.11
SHEET: OF SHEETS



2 EXISTING AS-BUILT (BASEMENT LEVEL)
SCALE : 1/8" = 1'-0"

SCALE: 0 4" 8" 16"

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PROJECT: 20190505

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DESIGN REVIEW FOR
PACIFIC ROOTS - MARINA
3100 DEL MONTE BOULEVARD
MARINA, CA 93933

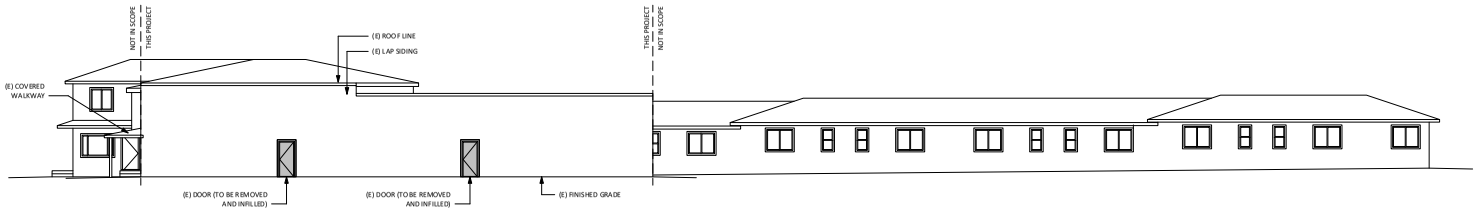
TITLE:
AS-BUILT/DEMOLITION PLAN

ISSUES:
Project Issued on: 05-27-2019
Project Status: DESIGN REVIEW
Sheet Issue Date: 05-03-2019
Revision Number:
Revision Date:

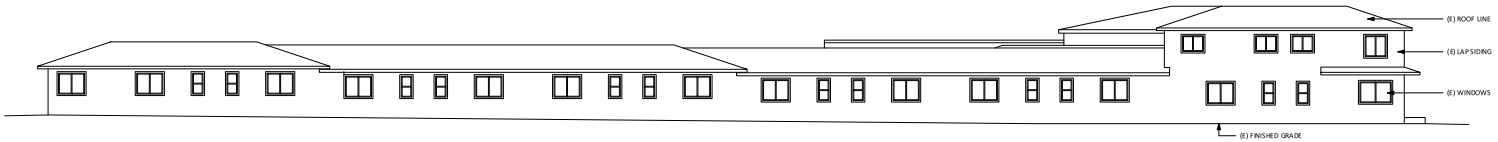
ARCHITECT'S APPROVAL

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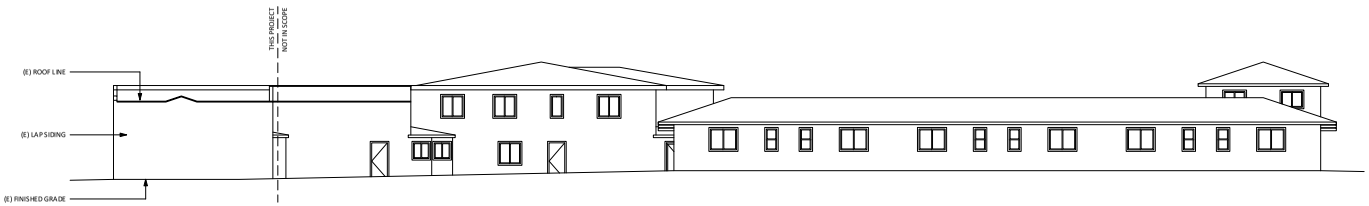
SHEET:
A3.00
SHEET: OF SHEETS



4 (E) EXTERIOR ELEVATIONS - RIGHT
SCALE: 1" = 10'-0"



3 (E) EXTERIOR ELEVATIONS - LEFT
SCALE: 1" = 10'-0"



2 (E) EXTERIOR ELEVATIONS - REAR
SCALE: 1" = 10'-0"



1 (E) EXTERIOR ELEVATIONS - FRONT
SCALE: 1" = 10'-0"

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PROJECT: 20190505

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DESIGN REVIEW FOR
PACIFIC ROOTS - MARINA
3100 DEL MONTE BOULEVARD
MARINA, CA 93933

TITLE:
ELEVATIONS EXTERIOR

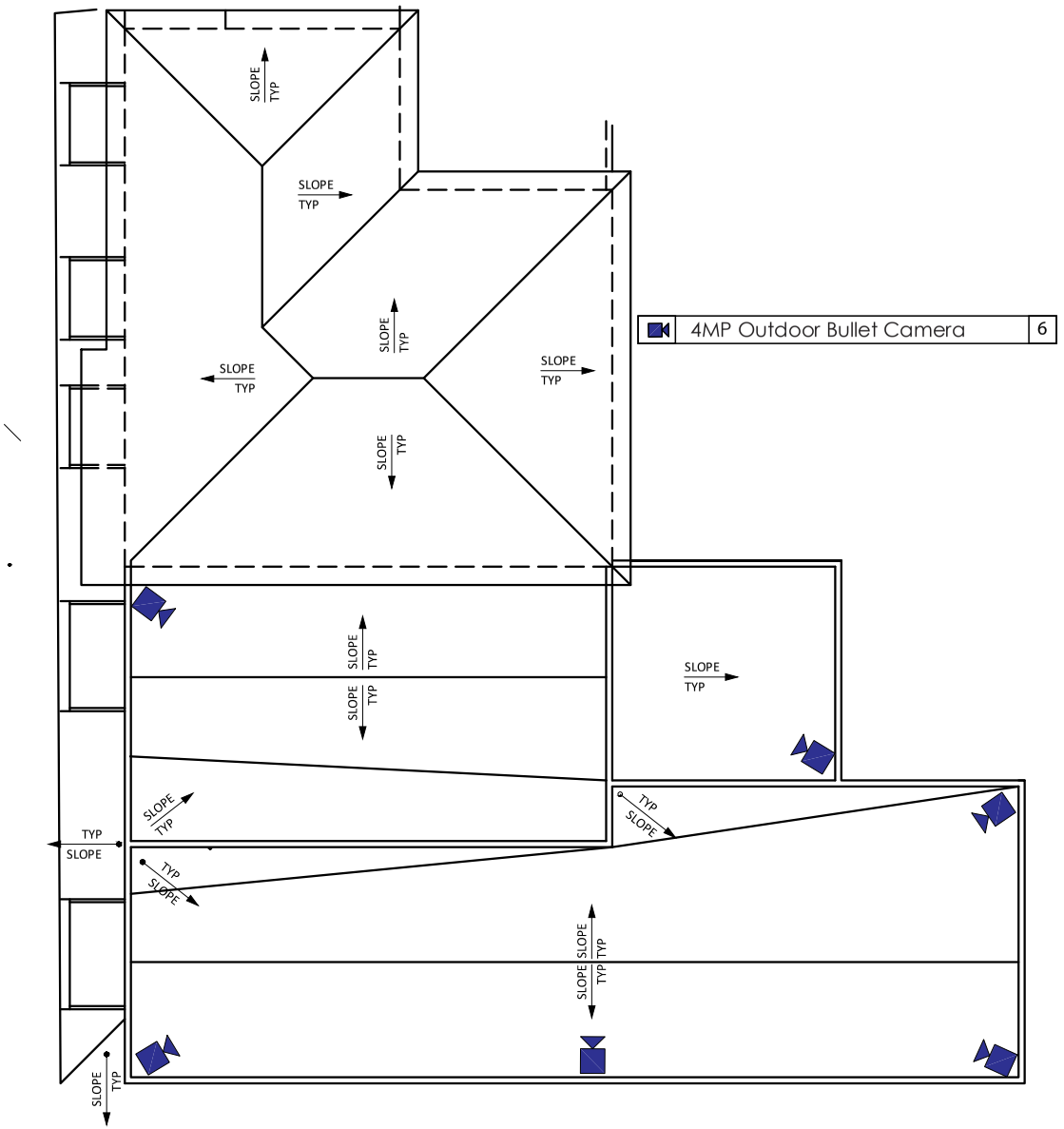
ISSUES:
Project Issued on: 05-27-2020
Project Status: DESIGN REVIEW
Sheet Issue Date: 05-01-2020
Revision Number:
Revision Date:

ARCHITECT'S APPROVAL
SEAN FREITAS
No. C27847
REN. 11/21

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SHEET:
A4.11
SHEET: OF SHEETS

SAPPHIRE
RISK ADVISORY GROUP



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PROJECT: 20190505

CLIENT:

NEW TENANT IMPROVEMENT FOR:
AARON HERZBERG
(DISPENSARY)
3100 DEL MONTE BOULEVARD
MARINA, CA 93933

TITLES:
PROJECT - ROOF PLAN

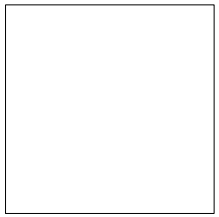
DATE: 5/23/2019

DESIGN REVIEW DRAWING

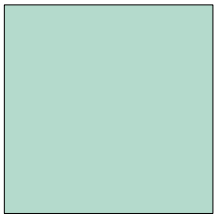
NOT FOR CONSTRUCTION

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION.

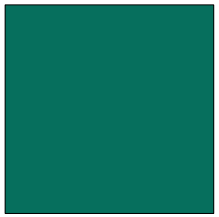
SHEET:
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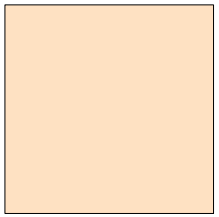
PRIMARY COLOR
(CEILING & WALLS)



ACCENT COLOR
(OBJECTS & WALLS)



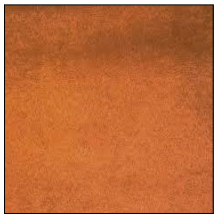
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(OBJECTS & WALLS)



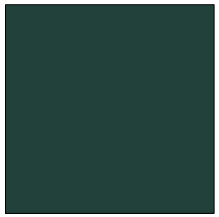
PRIMARY & ACCENT COLOR
(OBJECTS & WALLS)



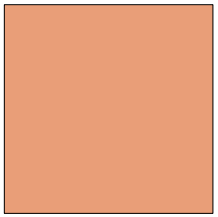
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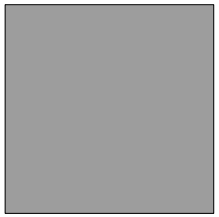
METALS



ACCENT COLOR
(OBJECTS)



ACCENT COLOR
(OBJECTS)



ACCENT COLOR
(OBJECTS)



TILE
(CHECK-IN COUNTER)



FLOORING



COUNTERTOPS



RECESSED LIGHTING



WALL SCONCE LIGHTING



PENDANT LIGHTING
(SALES ROOM)



PENDANT LIGHTING
(COUNTERS)



ART LIGHTING
(LOBBY)

SEAN FREITAS
ARCHITECT
(916) 580-9981
Sean@SeanFreitas.com
SEANFREITAS.COM

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PROJECT: 20190505

CLIENT:
PACIFIC ROOTS - MARINA
ATTN: AARON HERZBERG
(MANAGING PARTNER)
11440 W. BERNARDO COURT
LOS ANGELES, CA 92015
Tel: (213) 429 7071
Email: AARON@PACIFICROOTSGROUP.COM

DESIGN REVIEW FOR
PACIFIC ROOTS - MARINA
3100 DEL MONTE BOULEVARD
MARINA, CA 93933

TITLE:
MATERIALS & COLOR SAMPLES

ISSUES:
Project Issued to Jurisdiction 05-27-2018
Project Status DESIGN REVIEW
Sheet Issue Date 09/17/18
Revision Number
Revision Date

ARCHITECT'S APPROVAL

SHEET:
A8.11
SHEET: OF SHEETS

City of Marina

City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831-884-1278; FAX 831-384-9148
www.cityofmarina.org

CANNABIS ZONING VERIFICATION LETTER 2019-06

Applicant: Aaron Herzberg

APN: 032-192-018-000

Situs Address: 3100 Del Monte Boulevard Marina, CA 93933

Property Owner: Anthony G Lombardi

Proposed Land Use:

- [x] Adult Cannabis Dispensary
- [x] Medical Cannabis Dispensary

Zoning District:

- [ ] Airport District (AP-2/3)
- [ ] Business Park (BP)
- [ ] Business Park Small Lot Combining District (BP/P)
- [x] Retail Business District (C-1)
- [ ] General Commercial (C-2)
- [ ] Planned Commercial (PC)
- [ ] Transitional Zoning District (T-B-5)

Proposed Land Use:

- [ ] Indoor Cultivation

Zoning District:

- [ ] Airport District (AP-2/3)
- [ ] Business Park (BP)
- [ ] Business Park Small Lot Combining District (BP/P)
- [ ] Transitional Zoning District (T-B-5)

Proposed Land Use:

- [ ] Mixed Light Cultivation

Zoning District:

- [ ] Airport District (AP-2/3)
- [ ] Business Park (BP)
- [ ] Business Park Small Lot Combining District (BP/P)
- [ ] Transitional Zoning District (T-B-5)

Serving a World Class Community

Proposed Land Use: ☐ Distribution

Zoning District:

- ☐ Airport District (AP-2/3)
- ☐ Business Park (BP)
- ☐ Business Park Small Lot Combining District (BP/P)
- ☐ Retail Business District (C-1)
- ☐ General Commercial (C-2)
- ☐ Planned Commercial (PC)
- ☐ Transitional Zoning District (T-B-5)
- ☐ Site where another city permit type conducted

Proposed Land Use: ☐ Manufacturing

Zoning District:

- ☐ Airport District (AP-2/3)
- ☐ Business Park (BP)
- ☐ Business Park Small Lot Combining District (BP/P)
- ☐ Retail Business District (C-1)
- ☐ General Commercial (C-2)
- ☐ Planned Commercial (PC)
- ☐ Transitional Zoning District (T-B-5)

Proposed Land Use: ☐ Testing

Zoning District:

- ☐ Airport District (AP-2/3)
- ☐ Business Park (BP)
- ☐ Business Park Small Lot Combining District (BP/P)
- ☐ Retail Business District (C-1)
- ☐ General Commercial (C-2)
- ☐ Planned Commercial (PC)
- ☐ Transitional Zoning District (T-B-5)

Adjacent land uses and zoning districts to the site:

North: Retail, C-1
South: Retail, C-1
East: Marina Grange, C-R; Apartments, C-R
West: Apartments, R-4 (across Del Monte Boulevard)

For Adult Cannabis Dispensary – Site distance from another Adult Cannabis Dispensary: Undetermined at time of letter.

Analysis of Sensitive Uses:
The Cannabis operation must not be within a 600-foot radius of parks, youth centers, schools, and daycare centers, or within 1000-feet of another permitted dispensary as described in Marina Municipal Code Section 19.02.100. Per available records, City staff has determined that the proposed Cannabis use is not located within a 600-foot radius of sensitive uses (measured from nearest building edge containing Cannabis use to parcel edge of sensitive uses listed above, and from parcel edge of Cannabis use to parcel edge of schools) as follows:

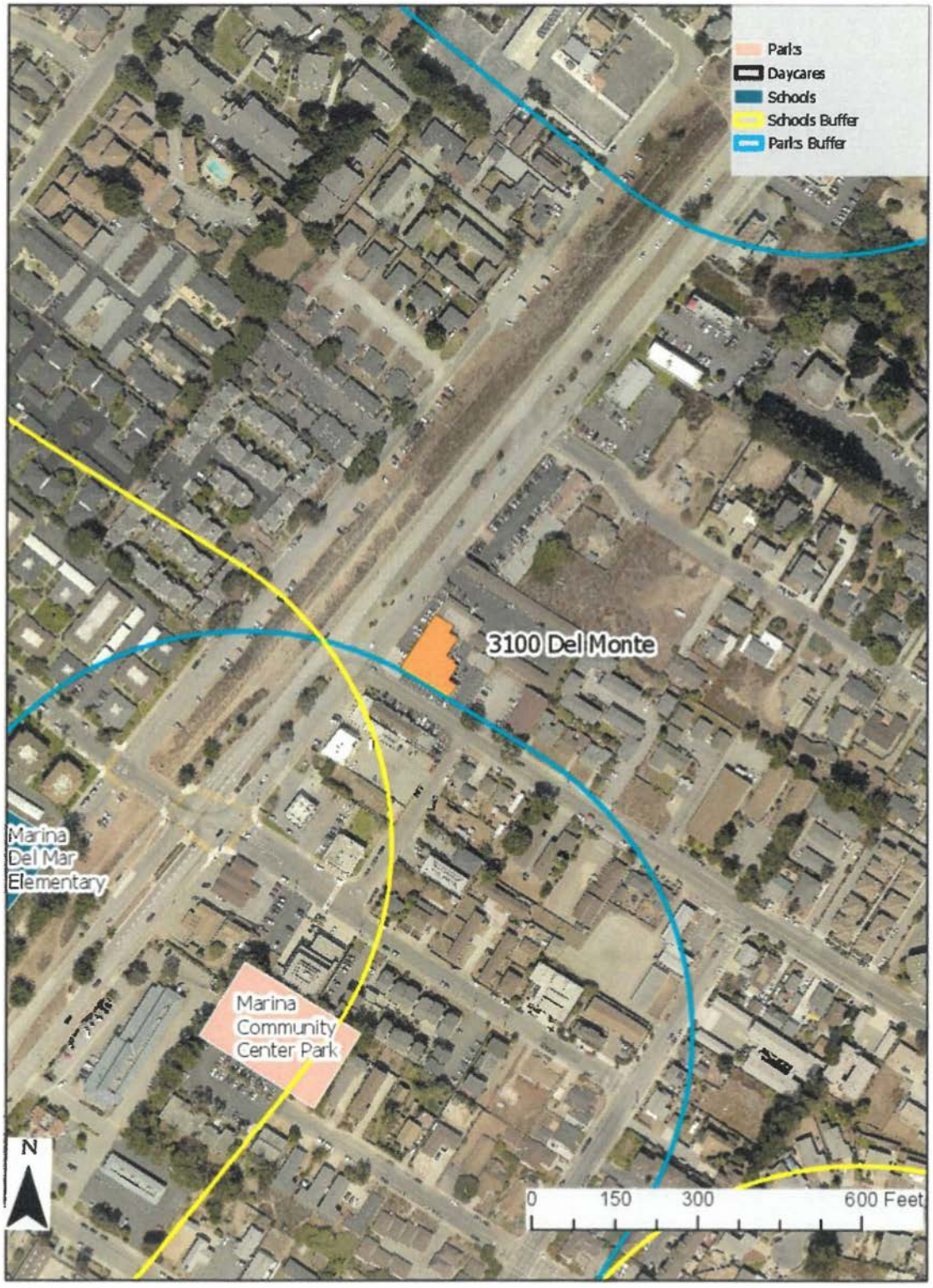
1. The building is located more than 600 feet away from the nearest park, as shown on the attached map
2. The building is located more than 600 feet away from the nearest school, as shown on the attached map
3. The building is located more than 600 feet away from the nearest youth center or daycare

Action for Compliance: None necessary

This zoning verification is based on information available to the Community Development Department – Planning Office as of the date hereof. To the extent cannabis facilities are allowed land uses under Chapter 19.01 of the Marina Municipal Code, such facilities can be established in the specified zoning district only upon issuance by the Planning Commission of a Conditional Use Permit (CUP). This zoning verification letter does not constitute a land use entitlement and is not equivalent to, a substitute for, or issued in lieu of a required conditional use permit.

Issued by: Alec Barton, Assistant Planner AB **Date:** May 10, 2019

Enclosures: Site Distance Map



This site distance map is based on information available to the Community Development Department – Planning Office as of the date hereof and does not anticipate future land use conditions that may affect the results of this map. This map does not constitute a land use entitlement and is not equivalent to, a substitute for, or issued in lieu of a required conditional use permit.
Updated May 10, 2019 AB

PROPERTY OWNER CONSENT

If applicant is other than the property owner(s), the owner(s) must provide a signed statement consenting to filing pursuant to Chapter 19 of the Marina Municipal Code. Original signatures only.

I/We, as the owner(s) of the subject property, consent to the filing of this application and use of the property for the purposes described herein. We further consent and hereby authorize City representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or required environmental review for the processing of the application(s) being filed.

ANTHONY G. LOMBARDI
Name

Signature

TRUSTEE / MANAGER / OWNER
Title

5/24/19
Date

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

State of California
County of Alameda

Subscribed and sworn to before me this 24th day of May, 2019, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

PERRY VONGSENA
COMM. # 2235682
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
MARCH 24, 2022

NOTARY PUBLIC

I, Anthony Lombardi, am the Trustee / Manager / Owner of the property located at 3100 Del Monte Blvd., Marina, CA 93933.

I approve of Pacific Roots, LLC using the 3100 Del Monte Blvd. location for the operation of a dispensary for medical cannabis and adult use cannabis.

I have entered into an option with Pacific Roots, LLC and will lease the property upon approval of the application.

I understand that licenses for cannabis related uses are for one year and can be revoked at the City's sole discretion with or without reason.

I attest the foregoing is true and correct.

DocuSigned by:
Anthony Lombardi
2A3DEAAD480A430...
Anthony Lombardi

BUSINESS PLAN

BUSINESS PLAN

Pacific Roots submits this Business Plan for consideration with its application. The Business Plan identifies the Owners and Key Staff, and contains an Operations Plan and Financial Plan, including sales projections and market study. The Operations Plan contains a discussion of its best in class day-to-day operations, how the business will conform to state and local law, and how cannabis inventory will be tracked and monitored to prevent diversion. As explained in more detail below, Pacific Roots is qualified, equipped, and capitalized to operate a successful dispensary in the City of Marina.

KEY OWNERS

Pacific Roots is a locally owned business with a firm establishment in and affiliation with Monterey County. The business draws on the knowledge and experience of a dynamic and proficient ownership team that is well-versed in the cannabis retail business and the City of Marina. Its broad and diverse expertise guarantees the success of its latest venture in the cannabis industry.

Aaron Johnson, Owner & General Manager



Aaron Phillip Johnson is a prominent cannabis legal expert from Salinas, California, who grew up working on his family's vineyards in Fresno, California.

Mr. Johnson earned a bachelor's degree in Plant Science/Viticulture from California State University in Monterey Bay in 1994 and completed his Juris Doctor at San Joaquin College of Law, Clovis in 1997. In 1998, he was awarded an LLM in Taxation from the Golden Gate University School of Law in San Francisco. He has been practicing agricultural law since 1999 and for the past five years has been a partner of Johnson, Rovella, Rosenthal and Gilles, PLC.

Mr. Johnson has focused his legal skills to encourage compliant cannabis operations at every level of the vertical market chain. At JRG Attorneys, Mr. Johnson has advised numerous clients on cannabis business entity formation and regulation; business transactions, including operations; mergers and acquisitions; real estate; and land use (CEQA) law. Mr. Johnson is also practiced in communicating effectively with regulators, other public agencies, and non-governmental organizations and has assisted in the development of robust public policy on agricultural issues.

Mr. Johnson is well-known in the Marina area for being a knowledgeable, patient, and approachable educator, as well as a passionate speaker on issues affecting the cannabis community. Since 2008, he has been a member of the part-time faculty at California State University, Monterey Bay, where he has taught Agricultural Policy and Regulatory Environment. In this class, he encourages students to consider ethical and stakeholder issues such as water use, land use, pesticides, and food and worker safety and to evaluate the effect of the regulatory climate on local business planning and operations.

Beyond teaching positions, Mr. Johnson has spoken at the Western Growers Association Panel Discussion with Lori Ajax; at the International Cannabis Bar Association (MJBizConNEXT) on "Real Estate: Location (Zoning), Location (Environmental), Location (Nuisance)!"; and at several other National Cannabis Association events.

As a longtime resident of Salinas, California, Mr. Johnson has served on the boards of many important agricultural committees. He was formerly President of the Hartnell Community College Board of Trustees (2003–2007) and President of Monterey County Cattlemen's Association. Currently, he serves as President of Monterey County Ag Land Trust. In addition, Mr. Johnson has served on the Monterey County Farm Bureau Board of Directors. At the 2015 American Farm Bureau Federation national meeting, he was elected to serve as a delegate. Mr. Johnson has also been involved with the Canadian cannabis industry, serving on the Board of Directors for Nutritional High International, a manufacturing and distribution company.

Mr. Johnson is not only a lifetime member of International Cannabis Bar Association (formerly National Cannabis Bar Association) but also founded and became the first President of the Coastal (Cannabis) Growers Association.

AARON PHILLIP JOHNSON

[redacted]
JRGattorneys.com

PROFESSIONAL MEMBERSHIPS

- Cannabis Law Attorney (5+Years)
- Coastal Growers Association (Cannabis), Founding Member and Past President
- Monterey County Ag Land Trust, (Current President) Board Member
- Hartnell Community College, Board of Trustees (President 2 years), 2003-2007
- Monterey County Cattlemen's Association, (President) Board Member
- CSU Monterey Bay Adjunct Professor – Ag Policy and Regulatory Environment

EDUCATION & LICENSE

CA BAR MEMBER | DECEMBER 30, 1997
#193924

JURIS DOCTORATE | 1997
San Joaquin College of Law | Fresno, CA

L.L.M. IN TAXATION DEGREE | 1998
Golden Gate University School of Law | Fresno, CA

BACHELOR OF ARTS IN SPEECH COMMUNICATION | 1994
California State University, Fresno | Fresno, CA

TEACHING EXPERIENCE

LECTURER (Part-Time Faculty) | Fall 2008 to present *CSU, Monterey Bay* | Marina, CA

I teach BUS 434 (Agribusiness Policy and Regulatory Environment), which is described as a class which examines the complex policy and regulatory environment within which agribusiness operates. Students survey federal, state, county and local policies and regulations, and analyze their effect on local business planning and operations. Explores the process by which policies and regulations are made and enforced. Cannabis is frequently used as an example (students identify well with the subject). Individually and in teams, they address specific ethical and stakeholder issues such as water use, land use, pesticides, food safety, and worker safety.

LECTURER (Part-Time Faculty) | Fall 2003 to 2007 *Hartnell Community College* | Salinas, CA

I taught CON-62 (Construction Law) and a Real Estate Law, both of which were designed to provide an overview of our legal system and detailed look into the policies and regulatory aspects of their respective licensing agencies. These classes are also designed for the contractor or real estate professional seeking a general contractor's or broker's license.

LEGAL EXPERIENCE

ATTORNEY/PARTNER | April 2014 to Present
Johnson, Rovella, Retterer, Rosenthal & Gilles, PLC (JRG, Attorneys At Law) | Salinas & Paso Robles, CA

I am a partner of a law firm representing cannabis businesses throughout the State of California. I guide business owners through all parts of the vertical market chain and lead teams through the entitlement process, and through various business cycles depending on the client's goals. I communicate with agencies, decision-makers, non-governmental organizations and politicians in formulating public policy and strategies on agricultural land use, general plans, community & specific plans, water discharge requirements, and land use permits. I analyze agricultural, business and tax implications in business and real property transactions.

ATTORNEY/PARTNER | April 2004 to May 2014
Johnson & Moncrief, PLC | Salinas & Paso Robles, CA

I was a founding partner of a law firm representing agriculture businesses. I guided property owners through the entitlement process, providing analysis on property rights and advising on real property legal matters. I communicated with agencies, decision-makers, non-governmental organizations and politicians in formulating

public policy and strategies on agricultural land use, general plans, community & specific plans, water discharge requirements, and land use permits. I analyzed agricultural, business and tax implications in business and real property transactions.

ASSOCIATE ATTORNEY | October 1999 to April 2004
Lombardo & Gilles | Salinas, CA

I utilized my agricultural/business background representing growers and shippers in the Salinas Valley on land use and agricultural issues before local government agencies, the Attorney General's Office, Department of Fish & Game, and other various public agencies.

ASSOCIATE ATTORNEY | March 1999 to October 1999
Kahn, Soares & Conway, LLP | Hanford, CA

OTHER RELEVANT EXPERIENCE

- Board Member, Nutritional High International (Canadian cannabis company focused on manufacturing and distribution)
- Lifetime Member: International Cannabis Bar Association (Formerly National Cannabis Bar Ass'n)
- Speaker: International Cannabis Bar Association (MJBizConNEXT): "Real Estate: Location (Zoning), Location (Environmental), Location (Nuisance)!"
- Speaker: Western Growers Association Panel Discussion with Lori Ajax
- Speaker: Other National Cannabis Bar Association events

Brandon Gesicki, Owner and Community Liaison

Brandon Michael Gesicki is an experienced political consultant with deep ties to Monterey County.



He was born in Monterey Community Hospital after his father's military service brought the Gesicki family from Ohio to the West Coast. He attended Carmel Middle School and Carmel High School, where he was an active all-star football and soccer athlete, before later studying at Monterey Peninsula College, the University of California, Berkeley, and the Washington DC semester program at American University. Mr. Gesicki completed his studies at Baldwin-Wallace University.

Prior to entering the cannabis space, Mr. Gesicki established his reputation for astute political insight under Allan Hoffenblum, the author of the California Target Book, the leading nonpartisan legislative authority on California elections. Mr. Gesicki also spent more than 20 years as a leading political strategist and trusted advisor on numerous congressional, state legislative, county, and city campaigns. Many elected officials regarded his astute counsel highly, evidenced by his service as Chief of Staff and Senior Advisor to former California Lieutenant Governor Abel Maldonado.

As the President and CEO of Capitol Consulting and Public Relations since 2008, Mr. Gesicki has managed multi-million-dollar political campaigns and has developed substantial legislative, political, and public-relations experience. He is well-rehearsed in project management, target setting, advanced communication, budgeting, and research. Crucially, Mr. Gesicki has been able to win the confidence of diverse members across the Marina community, forging his reputation as one of the foremost organizers on California's Central Coast.

Since 2015, Mr. Gesicki has also been a dynamic presence in the emerging cannabis industry, and his input was pivotal to legalization in the Monterey area. In 2016, Mr. Gesicki was chief consultant for Monterey County, managing both the Yes on Measure Y Cannabis Ordinance and Tax campaign (which passed with 75% of the vote) and the Yes on Measure J - King City Cannabis tax measure (which passed with 80% of the vote). Additionally, policy makers in King City, Monterey, and Santa Barbara Counties enlisted Mr. Gesicki to assist in the development of cannabis business ordinances, a reflection of his broad policy experience and sound instincts.

Of particular note is Mr. Gesicki's extensive knowledge of cultivation, processing, regulation, and research related to industrial hemp. This expertise has led government leadership and other interested parties in Monterey, San Luis Obispo, and Santa Barbara Counties to call on Mr. Gesicki to guide them in crafting new ordinances and administrative policy and structures.

Mr. Gesicki is constantly advocating on his clients' behalf for growth and clarity in cannabis business regulations and licensing across the central coast of California. His track record of obtaining licenses and permits is impressive, totaling 46 cultivation licenses, 11 Type 7 manufacturing licenses, eight distribution licenses, five nursery licenses, and three non-storefront dispensary licenses. His transparent explanations and helpful attitude regularly find favor before Boards of Supervisors, City Councils, and Planning Commissions.

Mr. Gesicki is excited to open a dispensary in Marina and, reflecting his aptitude for networking and problem solving, will take a hands-on approach ensuring the facility is suitable for the neighborhood and welcomed by the community. Mr. Gesicki is already the owner of several successful cannabis businesses in Santa Barbara County and King City, California. He is a trusted license holder for cultivation and processing (under Canna Rios, LLC), for cultivation (under Dionysus Management Company), and for manufacturing, distribution, and non-storefront retail (under Testa Sol, LLC).

In the City of Marina venture, Mr. Gesicki will draw upon his advanced communication skills to serve as Pacific Roots' Community Liaison. He is already a member of Monterey Peninsula Chamber of Commerce Government Relations Committee and the Marina Chamber of Commerce and is actively involved in National Cannabis Industry Association, King City Chamber of Commerce, and American Legion Post 694 – Marina – SALS (Sons of American Legion). He also served as Director of the Cypress Fire Protection Board. The community outreach role fits well with his outgoing and approachable personality and his appetite for extensive civic participation.

BRANDON MICHAEL GESICKI

[redacted] | CapitolCpr.com

PROFESSIONAL MEMBERSHIPS

- American Association of Political Consultants, Member
- Cypress Fire Protection Board Trustee (2015-17) Board Member
- National Cannabis Industry Association, Member
- King City Chamber of Commerce, Member
- Monterey County Cannabis Industry Association, Member
- Marina Chamber of Commerce, Member
- Too many other memberships and associations over the years to list.

EDUCATION

STUDIED POLITICAL SCIENCE & HISTORY | 1995-1997
Baldwin-Wallace University | Berea, OH

GENERAL STUDIES | 1997
Monterey Peninsula College | Monterey, CA

STUDIED AMERICAN GOVERNMENT | 1998
American University | Washington, DC

PROFESSIONAL EXPERIENCE

PRESIDENT AND FOUNDER | March 2006 to Present *Capitol Consulting & Government Relations* | Carmel, CA

For over 20 years I have worked consulting on political campaigns and in the private sector representing various clients in a government relations role. I have had the privilege to work closely with some of the most influential elected officials in California and around the country. I have consulted for and worked with US House Majority Leader Kevin McCarthy, former California Lt. Governor Abel Maldonado, and Hon. Brooks Firestone among many others. Including a long and lengthy list of local elected officials in Monterey County and the central coast. I have managed multi-million-dollar political campaigns, served as chief spokesman, fundraiser, and strategic advisor to numerous campaigns and elected officials

I have developed relationships and key contacts in every area of industry and sectors of local, state and federal government. I believe due to my years of government service and working in the private sector I have earned the confidence of leading policy makers and I understands how best to work with them.

In 2016, I managed and was chief consultant on Monterey County - Yes on Measure Y Cannabis Ordinance and Tax campaign that passed with 75% of the vote. Additionally, Brandon managed and was chief consultant on Yes on Measure J - King City Cannabis tax measure which passed with 80% of the vote.

In the new California Cannabis business space, I have been fortunate to earn the trust of many policy makers and provide insight, advice and counsel to them as they adopt various ordinances. I have also been very successful in working with dynamic clients seeking licenses and cannabis business opportunities in this new exciting industry. I believe I have been a leader in advocacy for the promotion of the industry on the California central coast. Successfully achieving cannabis business permitting and licensing for numerous clients.

PARTNER/FOUNDER | January 2018 to Present *SOL INVICTUS, LLC* | Carmel, CA

I was a founding partner of Sol Invictus, LLC that manages commercial Cannabis Businesses properties in King City, California. Under our management are 9 cannabis business licenses: 3 Type 7 Manufacturing, 3 Distribution Licenses and 3 Non-Store Front Dispensary Licenses. All of these represent 3 different cannabis companies.

PARTNER/VP OF COMPLIANCE | January 2018 to Present *CAL-KAN Investment Group, LLC* | Santa Maria, CA

I was a founding partner of Cal-Kan Investment Group that manages several Cannabis Businesses including a large

cultivation enterprise called Canna Rios, LLC and a manufacturing and distribution businesses as well. In total, Cal-Kan Investment Group manages over 40 cannabis business licenses. My role is to ensure those licenses remain in compliance both at the state and local levels.

PRESIDENT | October 2015 to Present *King City Cultivation* | King City, CA

King City Cultivation is the real estate cannabis land management company first formed in King City in 2015 and has been the catalyst to most of the cannabis business activity in the city. King City Cultivation has leased or controls more than 20 acres of the active cannabis green zone in the cities industrial park. Most of these properties were raw land of which today are in various stages of development. When the current active projects are all complete the collective operations will represent more than 70 plus cannabis business licenses in the areas of cultivation, manufacturing, distribution and non-store front dispensary.

CHIEF OF STAFF/SENIOR ADVISOR | April 2010 to January 2011 *Lieutenant Governor Abel Maldonado* | Sacramento, CA

Served the Lieutenant Governor as senior advisor and early on as Chief of Staff in his appointed term of office under Governor Arnold Schwarzenegger. I also managed the nomination process for Lt. Governor Maldonado that lasted over 150 days but ended with his ultimate confirmation. During his term some of the highlights included serving as acting Governor (while Gov. Schwarzenegger was out of state) 57 days, signing 2 bills that amended the California constitution, approving a large low-income housing development project in Oakland, California and managing emergency response to the San Bruno pipeline explosion and the aftermath of that event. In addition to serving on the UC Board of Regents and other various state agencies Lt. Governor Maldonado served with distinction and I was honored to play a small role in that service.

Aaron Herzberg, Owner and Compliance Officer



Aaron Herzberg is a cannabis regulatory attorney with hands-on operations experience through his ownership of Bud and Bloom, a premier Orange County cannabis retailer, and Modern Buds, a premier Long Beach, CA dispensary.

Mr. Herzberg graduated Cum Laude, with the highest distinction, from the University of California, San Diego with a degree in Economics and History in 1992. He attended the University of California, Hastings College of Law in San Francisco, graduating in 1995, before being admitted to the California State Bar in 1996 and founding the family law firm Dishon & Block, APC.

At every juncture, Mr. Herzberg has proven himself to be an outstanding lawyer, noted for both professional ability and robust ethical compliance. Significantly, Mr. Herzberg carries a "Superb" 10 out of 10 AVVO rating (rated by peers and clients) and is an AV Preeminent® Rated "Super Lawyer." Moreover, OC Metro Magazine recognized Mr. Herzberg as a Top Lawyer in Orange County from 2011 to 2014, and in 2017, he was noted as one of the Top 100 most influential people by the Orange County Register. These achievements are a testament to his commitment to hard work and ethical practice.

In 2017, Mr. Herzberg founded the Puzzle Group Law Firm to help the cannabis community by providing legal advice on commercial cannabis licensing and compliance issues. Since forming the Puzzle Group Law Firm, Mr. Herzberg has assisted clients in acquiring over one million square feet of licensed cultivation space in Los Angeles, California. He has also managed investments of more than $80 million into the industry. He regularly advises clients on all aspects of governmental affairs, licensing, and transactional matters.

Prior to establishing Puzzle Group Law, Mr. Herzberg also acted, from 2015 to 2017, as co-founder, partner, and general counsel to the firm CalCann Holdings LLC ("CalCann"), a medical cannabis real estate and operating company based in Orange County, California. Through CalCann, Mr. Herzberg assisted in numerous cannabis-suitable property purchases and successfully obtained licenses for cannabis dispensaries in Santa Ana, Long Beach, Lynwood, Montebello, San Bernadino, and Desert Hot Springs.

Mr. Herzberg has brought to the industry the same enthusiasm and professionalism that has typified his legal career. As the founding partner and President of the award-winning dispensary Bud and Bloom, located in Santa Ana, California, he has revolutionized access to treatment for cannabis patients and consumers. In addition to Bud and Bloom, Mr. Herzberg is an active equity partner in several other notable or award-winning California dispensaries, including Modern Buds in Long Beach and Pure Dispensary in San Bernardino. Mr. Herzberg was also formerly an owner in OC3 in Santa Ana.

In addition to being a hands-on partner in his industry-leading dispensaries, Mr. Herzberg is an active advocate for the California cannabis industry. He has appeared in numerous forums, including speaking engagements at the Canna West Wrap-Up Panel: Being Compliant in Distribution & Retail (June 2018); the IC3 – 2ND Institutional Capital & Cannabis Conference (May 2018); the State of Marijuana in Long Beach, California (2017); and the National Cannabis Industry Association Policy Conference – Local Regulation of Cannabis. He has lectured on cannabis real estate at the UCLA Anderson School of Business for the past two years, and his incisive commentary on the emerging cannabis industry has been sought out by national news media, including The Wall Street Journal, The New York Times, Los Angeles Times, OC Register, and National Public Radio.

Mr. Herzberg has been involved in cannabis policy in the state. For example, as a board member of the City of Long Beach Medical Marijuana Task Force in 2015, he made recommendations to City Council on ordinance proposals affecting cannabis operations in Long Beach. Mr. Herzberg also championed the interests of pioneer businesses in the Nevada cannabis industry, laying pivotal groundwork for a positive regulatory climate in 2014–2015 by founding the Nevada Cannabis Industry Association in Las Vegas, Nevada.

AARON HERZBERG

[redacted] PuzzleGroupLaw.com

HIGHLIGHTS & EXECUTIVE SUMMARY

1996 ADMITTED TO THE CALIFORNIA STATE BAR | Admitted United State District Court – Central District of California

EDUCATION

JURIS DOCTOR | 1995

University Of California, Hastings College Of Law | San Francisco, CA

Coursework concentrated in litigation and business law; Moot Court, Appellate Advocacy, Trial Advocacy, Advanced Evidence, California Civil Procedure, Federal Tax, Bankruptcy, Secured Transactions, Insurance.

BACHELOR OF ARTS IN ECONOMICS AND HISTORY, CUM LAUDE, WITH HIGHEST DISTINCTION | 1992

University Of California, San Diego | San Diego, CA

PROFESSIONAL EXPERIENCE

FOUNDING PARTNER & PRESIDENT | January 2017 to Present *Bud & Bloom Dispensary* | Santa Ana, CA

Bud and bloom is an award winning cannabis dispensary located in Santa Ana, California.

FOUNDING MEMBER | January 2019 to Present *Modern Buds Dispensary* | Long Beach, CA

Bud and bloom is an award winning cannabis dispensary located in Santa Ana, California.

FOUNDING PARTNER | November 2017 to Present *Puzzle Group Law Firm* | Los Angeles, CA

- Founder of Puzzle Group Law Firm, PC a Law Firm focused on cannabis licensing in Southern California.
- His expertise includes governmental affairs and lobbying, municipal and land use law, drafting ordinances, obtaining municipal licenses, preparing winning merit-based applications and transactional law specific to cannabis.
- Involved in acquiring over 1 million square feet of licensed cultivation space in the Los Angeles area as well as making in excess of $50 million dollars of investment in the cannabis space.

PARTNER & GENERAL COUNSEL | May 2015 to December 2017 *Calcann Holdings LLC* | Orange County, CA

- Co-founded CalCann Holdings, Inc., a California medical marijuana real estate and operating company
- Successful in transacting in multiple cannabis real estate transactions in Southern California
- Obtained municipal cannabis dispensary retail licenses

BOARD MEMBER | February 2015 to December 2015 *City Of Long Beach Medical Marijuana Task Force* | Long Beach, CA

Made recommendations to City Counsel with regards to a proposed ordinance that will allow for licensed dispensaries as well as cultivation facilities in Long Beach, California.

FOUNDING MEMBER | August 2014 to December 2015 *Nevada Cannabis Industry Association* | Las Vegas, NV

- Lead businesses and organizations in Nevada's emerging cannabis industry.
- Worked to defend and advance the industry in the state and local political arenas.
- Promoted the growth of a responsible and legitimate cannabis industry and to work for a favorable social, economic and legal environment for that industry in Nevada.

FOUNDING PARTNER | June 1996 to December 2013 *Dishon & Block, APC* | Irvine, CA

- Founding Partner at one of Los Angeles' and Orange County's premiere family law firms.
- Started practice right of law school and grew the practice to a 29-employee firm with 6.5 million dollars in Annual Revenue.

- Practice focused on working with clients in divorce, child custody, property division, paternity, guardianship, and adoption.
- With considerable experience handling complex divorces for high net-worth individuals, frequently represented leaders of industry, business owners and professional athletes in their complicated dissolutions.

BOARD SERVICE & CHARITABLE ORGANIZATIONS

BOARD MEMBER | 2012 - 2014 *Orangewood Children's Foundation*

Orangewood Children's Foundation began with a vision to build a facility to shelter Orange County children who were the victims of abuse, neglect an abandonment.

TRUSTEE | 2011 - 2013 *Orange County Young Executives*

- OCYE is a collection of young professionals, executives and entrepreneurs, seeking to make a difference through philanthropy and the exchange of innovative ideas.
- OCYE Membership provides exclusive access to the best professional development, social and civic programming in Orange County.
- OCYE Members are committed to:
  1. philanthropy with a focus on making a real and tangible difference in Our community;
  2. developing leaders through education, mentorship, and the mutual support between Members;
  3. creating the next generation of ambassadors promoting business growth; and
  4. forming the most influential network of future business and community leaders.

BOARD MEMBER | 2013 - 2015 *Jewish Federation & Family Services Of Orange County*

BOARD MEMBER | 2012 - 2014 *Solomon Society Of Orange County*

Solomon Society is a fellowship of men—friends, brothers, fathers and sons who inspire each other through their values and actions.

BOARD MEMBER | 2011 - 2013 *Big Brothers & Big Sisters Of Orange County*

The Big Brothers Big Sisters Mission is to help children reach their potential through one-to-one relationships with mentors that have a measurable impact on youth.

BOARD MEMBER | 2008 - 2010 *Kids First*

Kids First is an educational program designed to meet the specific needs of children whose parents are separated or divorced.

EDITORIAL BOARD MEMBER | 2006 - 2008 *Divorce Magazine*

Served on the Editorial Board of Divorce Magazine.

PUBLICATIONS & AWARDS

CHILD SUPPORT OBLIGATIONS FOR HIGH INCOME EARNERS | *Daily Journal* | July 16, 2012

UNREALIZED GOALS MAY JUSTIFY SPOUSAL SUPPORT MODIFICATION | *Daily Journal* | September 24, 2012

RATED "SUPERB" 10 OUT OF 10 | *AVVO Legal Rating* | Rated by Peers and Clients

TOP LAWYER IN ORANGE COUNTY | *OC Metro Magazine* | 2011 - 2014

SELECTED AS SUPER LAWYER | 2015

Super Lawyers is a rating service of outstanding lawyers from more than 70 practice areas who have attained a high-degree of peer recognition and professional achievement. The patented selection process includes independent research, peer nominations and peer evaluations.

"AV" RATED WITH MARTINDALE HUBBLE

AV Preeminent is a significant rating accomplishment—a testament to the fact that a lawyer's peers rank him or her at the highest level of professional excellence. The Martindale-Hubbell® Peer Review Ratings™ are an objective indicator of a lawyer's high ethical standards and professional ability, generated from evaluations of lawyers by other members of the bar.

TOP 100 MOST INFLUENTIAL PEOPLE | *OC Register* | 2017

"Herzberg is helping shape California's legal cannabis industry while keeping the focus on medical patients as his [dispensaries] bus in seniors for free, host workshops for veterans and offer low-cost consultations for cancer patients."

PAST SPEAKING ENGAGEMENTS

CANNA WEST WRAP-UP PANEL: BEING COMPLIANT IN DISTRIBUTION & RETAIL | June 2018

IC3 - THE 2ND INSTITUTIONAL CAPITAL & CANNABIS CONFERENCE | May 2018

UCLA MBA CLASS - PROF. ERIC SUSSMAN: ADVANCED CASES IN REAL ESTATE ENTREPRENEURSHIP | April 2018 / 2019

IMN 3RD ANNUAL REAL ESTATE FAMILY OFFICE AND PRIVATE WEALTH MANAGEMENT FORUM | May 2017

STATE OF MARIJUANA IN LONG BEACH, CA

NATIONAL CANNABIS INDUSTRY ASSOCIATION POLICY CONFERENCE – LOCAL REGULATION OF CANNABIS

Alberto "Avi" Marciano, Owner



Alberto "Avi" Marciano was born in Morocco and spent his early years in France and Israel. After his experiences overseas working in the military as a combat medic confirmed his desire to alleviate suffering, he came to the United States to study pre-medicine at the University of Minnesota in the early 1980s. Though he struggled to fund his education by working odd jobs, he nevertheless completed his studies and relocated to California, where in 1993, he single-handedly built Physical Therapy Services, which has grown to be the region's largest chain of orthopedic and physical therapy clinics. With over 66 sites in Southern California and annual profits of over $40 million, these clinics offer aquatic physical therapy treatments for patients recovering from strokes and spinal cord injuries.

Building on the success of Physical Therapy Services, Mr. Marciano has expanded his enterprise network to include many other therapeutic businesses. He is now a prominent and well-regarded businessman based, alongside his family, in Irvine, California.

In 2003, he founded Gil RX, LLC, a clinical medical laboratory that specializes in testing patients for a variety of diseases for the purpose of diagnosis, prevention, and treatment. In 2004, he established Medical Distributors, Inc. ("MDI") to distribute spinal and orthopedic medical products and implants, as well as other durable goods, to hospitals. In 2014, he founded the largest network of laser nail fungus treatment centers in the United States, growing the network to over 50 locations. In 2017, Mr. Marciano's commercial property operation, Caesars Plaza LLC, purchased a Class A office building in the Antelope Valley to house numerous medical practices, including the Embassy Surgery Center, LLC, which Mr. Marciano founded in the same year to offer same-day surgery procedures. He also owns Morningwood Properties LLC, a local Riverside County business that houses numerous medical practices and health and wellness businesses in its City of Riverside offices.

In the financing sector, Mr. Marciano's company, EDS Financial Services, Inc., funds medical treatment and the costs of litigation for people who have been injured and find themselves without medical insurance. The company also provides case-management services for healthcare providers and personal injury attorneys.

Recognizing opportunities for the healing potential of cannabis, Mr. Marciano entered the cannabis space in 2017 and is the Co-Manager of Modern Buds, LLC in Long Beach, California. Mr. Marciano's influence was critical in locating the real estate for Modern Buds. He also supervised the successful buildout of the dispensary and directed operations according to the stringent standards required by the local and state licensing process.

Mr. Marciano's leadership and effort have created a corporate portfolio that assures the Marina project will be well-insulated from the typical financial risks associated with cannabis start-ups. In particular, drawing on his substantial charity work with organizations such as Save a Child's Heart, Jewish Federation, Family Philanthropy, Family Services, Orange County, Solomon Society, Parent's Health Foundation, TVT Community Day School, and Chabad, Mr. Marciano is interested in expanding considerable philanthropic initiatives to bring prosperity to vulnerable members of the Marina community.

ALBERTO "AVI" MARCIANO

SUMMARY

Prominent businessman and philanthropist based in Southern California looking to expand into cannabis industry.

EDUCATION

BACHELOR OF SCIENCE | 1981
University Of Minnesota | Minneapolis, MN
Major: Pre-Medicine

PROFESSIONAL EXPERIENCE

CO-MANAGER | 2017 to Present *Modern Buds, LLC* | Long Beach, CA

Owner and Operator of a cannabis dispensary in the city of Long Beach. Mr. Marciano managed the buildout of the dispensary and worked with his co-managers on the application process to operate a dispensary at both the local and state level.

CO-MANAGER | 2017 to Present *Broadway Investment Holdings, LLC* | Long Beach, CA

Owner of real estate housing Modern Buds dispensary in the City of Long Beach. Mr. Marciano Oversaw the real estate purchase.

FOUNDER & PRESIDENT | 2017 to Present *Embassy Surgery Center, LLC* | Antelope Valley, CA

Ambulatory Surgery Center in Antelope Valley for same-day surgery procedures.

FOUNDER & PRESIDENT | 1992 to Present *EDS Financial Services, Inc.*

- EDS assists in funding medical treatments for patients who are injured and need to have their medical services be provided on a medical lien.
- Provides case management services for healthcare providers and personal injury attorneys.

FOUNDER & PRESIDENT | 1993 to Present *Physical Therapy Services*

Physical Therapy services specializing in aquatic physical therapy that grew to be the largest sole proprietor in Southern California (Over 66 clinics opened).

FOUNDER & PRESIDENT | 2004 to Present *MDI, Inc.*

MDI is a distributor and provider for spinal and orthopedic implants.

FOUNDER & PRESIDENT | 2003 to Present
*GIL RX, LLC*Clinical medical laboratory that specializes in testing for the purposes of diagnosis, prevention, and treatment of any disease or impairment of, or the assessment of patients.

FOUNDER & PRESIDENT | 2014 to Present *Laser Nail Therapy*

Chain of treatment centers dedicated to treating nail fungus, with over 50 locations across the United States. It is currently the largest network provider of its kind in the United States.

PHILANTHROPIC ACTIVITIES

Save a Child's Heart
Jewish Federation
Family Philanthripy
Family Services
Orange County
Solomon Society
Parent's Health Foundation
TVT Community Day School
Chabad

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LOCAL OWNERSHIP, MANAGEMENT & HIRING PLAN

Local ownership is a core tenet of Pacific Roots' business model. Pacific Roots appreciates that some communities may have concerns about cannabis businesses locating to their neighborhoods. Pacific Roots believes local owners are best equipped to operate a cannabis business in a manner that satisfies community concerns and benefits the entire community. In that regard, Pacific Roots has made local ownership a priority in its corporate structure.

Owner and General Manager Aaron Johnson owns 25% of Pacific Roots. Mr. Johnson is a resident of Monterey County and has been for over 20 years. As General Manager, Mr. Johnson offers his commitment to operate Pacific Roots in accordance with community expectations and values. His experience as a cannabis attorney ensures operations will comply with state and local cannabis regulations.

Similarly, Brandon Gesicki is a 25% owner in Pacific Roots. Mr. Gesicki is a lifelong resident of Monterey County. Mr. Gesicki serves as Pacific Roots' Community Liaison. In that capacity, Mr. Gesicki will coordinate with concerned citizens and provide an open line of communication to local residents, law enforcement, and state and city regulators. Mr. Gesicki's decades of political advisory work and community outreach demonstrate his connection to the local community and commitment to the public.

As local owners, Mr. Johnson and Mr. Gesicki provide a level of insight into community needs and community outreach that foreign applicants lack. As explained in their biographies, Mr. Johnson and Mr. Gesicki have longstanding ties to Monterey County, a history that sets them apart from other applicants. Their qualifications and professional backgrounds demonstrate their ability to operate a dispensary in accordance with community standards and expectations.

Local ownership is important, but local owners need the tools to succeed. Pacific Roots is dedicated to providing those resources. Avi Marciano is a 25% shareholder and has committed the capital necessary to fund this project through the first year of operations. As noted in the financial plan, Mr. Marciano has committed to lending $6 million to this project. Mr. Marciano's commitment ensures that Pacific Roots will be able to create well-paying jobs with benefits, tax revenue, and economic growth for residents of the City of Marina.

Likewise, Aaron Herzberg, another 25% shareholder, provides best-in-class solutions for operating a retail cannabis business. His Santa Ana dispensary, Bud and Bloom, has been nationally recognized for its compliant operations, community benefits and customer education, and facility design. Consistent with the city's purposes in regulating cannabis activity, Pacific Roots will establish a top-of-the-line operation that reduces the social harms that may arise from cannabis, including youth exposure and impaired driving.

Unlike other applicants, Pacific Roots is the only applicant with the funding, the expertise, and the understanding of the local community necessary to succeed. Pacific Roots is committed to hiring at least six Marina residents per year.

BUSINESSES SIMILAR TO PACIFIC ROOTS

As demonstrated in the Financial Plan, Pacific Roots has $6 million in capital for this project. Nevertheless, the owners have operated businesses in similar size to Pacific Roots, as well as much larger. For example Avi Marciano founded and grew Physical Therapy Services, which has over 66 sites in Southern California and over $40 million annual profit. The best comparison to the current project is Aaron Herzberg's Bud & Bloom and Modern Buds, of which Avi Marciano is also an owner.

Bud & Bloom in Santa Ana has been in business for 2 years. It sees 2100-2200 customers per month, with most customers shopping at the dispensary 2-3 times per month. Its gross receipts total approximately $6 million annually. Similarly, Modern Buds in Long Beach has around 1600 customers per month. Its annualized revenue is $1.14 million. This is a conservative prediction based on only the first four months of operations. It does not factor in future growth that is likely to occur.

Bud & Bloom and Modern Buds, as well as the businesses discussed in each owner's bio, demonstrate that the Pacific Roots ownership team is equipped to operate a dispensary in Marina.

STANDARD OPERATING PROCEDURES & BEST PRACTICES

STANDARD OPERATING PROCEDURES

Pacific Roots will establish Standard Operating Procedures ("SOPs") for all aspects of its commercial cannabis operations, including but not limited to the receipt, storage, handling, tracking, sales, and dispensing of cannabis and cannabis products. All SOPs will be compiled in detailed, step-by-step operations that are directly related to its ultimate goal of creating a safe and compliant cannabis business.

Detailed SOPs for all tasks relating to receipt, storage, packaging, labeling, handling, tracking, and dispensing of products containing cannabis and cannabis waste will include the following: use of an electronic track-and-trace inventory control system to track cannabis products and waste; receipt of products from licensees; inspection of unopened containers for evidence of tampering; recording date, shipping licensee name and address, invoice number, shipment identification number, weights, batch numbers, descriptions, and storage locations of each product received in a shipment; recording date, weight, and batch numbers of products dispensed to customers; product-storage procedures focused upon maintaining product integrity; and procedures for handling expired, damaged, adulterated, deteriorated, opened, or recalled products.

The SOPs will be compiled in a way that clearly demonstrates the intention of the task and leaves no room for individual interpretation by Pacific Roots' employees. All persons hired by Pacific Roots will need to display problem-solving and situational-assessment skills. Pacific Roots understands that the only way to ensure consistent performance and compliance is to require strict adherence to the SOPs. The SOPs will be stored in both paper and digital formats that can be readily recalled, updated, and redistributed in the event of an amendment. The SOPs will provide on-site guidance to all dispensary employees for every aspect of daily operations within the licensed premises.

Each position will have a job description that details all associated SOPs that must be followed to perform the particular demands of the position. Upon hiring and prior to active employment at the licensed premises, each dispensary employee will undergo an extensive Training Program that will be reviewed and renewed annually.

A current copy of all SOPs will be available on-site at all times to any employee, owner, or authorized regulatory representative upon request. If at any point the SOPs are updated or amended, the newly adopted procedure will be widely shared and explained to ensure cooperation of all dispensary employees affected by the change in procedure. Pacific Roots will reevaluate all SOPs at least once per year, or as needed in conjunction with all changes to relevant state or local laws and regulations, to ensure current procedures consistently represent industry-wide best practices and comply with current laws and regulations.

BEST PRACTICES

Pacific Roots will incorporate best practices into several aspects of its operations, which are explained in more detail in the Operations Plan below.

Local Hire: Pacific Roots is committed to hiring at least six Marina residents for jobs in the retail dispensary. Pacific Roots will track its local hire efforts and publish its local hire stats to the City of Marina annually.

Security: Security is designed to prevent diversion both internally and externally. The security plan is exemplary and exceeds standards. Specifically, limited accesses areas where cannabis is stored require two factor authentication (a keycard and a PIN) to access. Employees without proper credentials will be unable to access the room, even if they use another employee's card. Moreover, all cannabis goods in inventory will be stored inside burglary-resistant safes which are bolted down in a room built with a concrete/steel reinforced wall. These measures ensure that all cannabis goods in the facility will remain secure.

Preventing Diversion: Pacific Roots will incorporate multiple safeguards to prevent diversion of cannabis goods, including but






not limited to:

i. establishing a culture of compliance;
ii. limiting employee access to cannabis inventory;
iii. conducting multiple customer identification checks;
iv. strictly adhering to daily limits for customer sales;
v. utilizing technology to identify outlier purchase histories; and
vi. training employees to identify evidence of customers diverting cannabis goods.

Preventing Minor Access and Exposure: To ensure minors do not access cannabis goods, Pacific Roots will check customer identifications at entrance and at point of sale. Security will patrol the premises to keep minors from loitering on the property. Pacific Roots will also provide customers education on proper storage to ensure minors are unable to access cannabis goods in the home. Pacific Roots will work with neighboring businesses to improve detection of cannabis use by minors in the area.

Barcode Scanning: Pacific Roots will incorporate barcode scanning into inventory management. The barcode scanning will allow Pacific Roots to track each cannabis good from receipt into inventory through final sale to the customer. The use of barcoding technology will enhance customer safety and reduce the risk of diversion from the facility.

Government Audits: Pacific Roots welcomes the opportunity to operate in the City of Marina and will voluntarily participate in all state and local audits. Pacific Roots point of sale platform – MJ Freeway – records all historical sales and inventory data and will be provided immediately to government investigators upon request.

Preventing Impaired Driving: Pacific Roots recognizes the threat from cannabis impaired driving. To reduce the number of impaired drivers, Pacific Roots will train its employees to recognize signs of cannabis impairment. Employees will not sell cannabis goods to customers who appear to be under the influence of cannabis or alcohol. Pacific Roots will also educate customers on the dangers of impaired driving in the community. Pacific Roots also has a zero tolerance policy towards consumption on site.

Conservative Marketing: Pacific Roots will not employ advertisements that are targeted to or attractive to minors. Pacific Roots' marketing practices are intended to minimize youth exposure to cannabis advertisements. Pacific Roots' website will contain an age gate to prevent minors from accessing cannabis media. Pacific Roots will not add a customer to its email list until the customer's age has been verified.

Education: Pacific Roots will provide education to its customers. Customer education will include information about proper cannabis storage at home, impaired-driving prevention, and cannabis-abuse disorder. Pacific Roots will offer education to customers in a one-on-one setting or group setting. Mr. Herzberg's other dispensary, Bud and Bloom, is recognized for its community education.

DAY-TO-DAY OPERATIONS

Pacific Roots will operate a medical and adult-use cannabis retail facility subject to the laws of the State of California and the City of Marina. Pacific Roots will maintain an operations plan that describes how the dispensary will operate with state and local law. MMC § 19.02.030. Below is a description of Pacific Roots' planned day-to-day operations relating to customer verification, cannabis retail sales, inventory monitoring and tracking, facilities maintenance, and delivery.

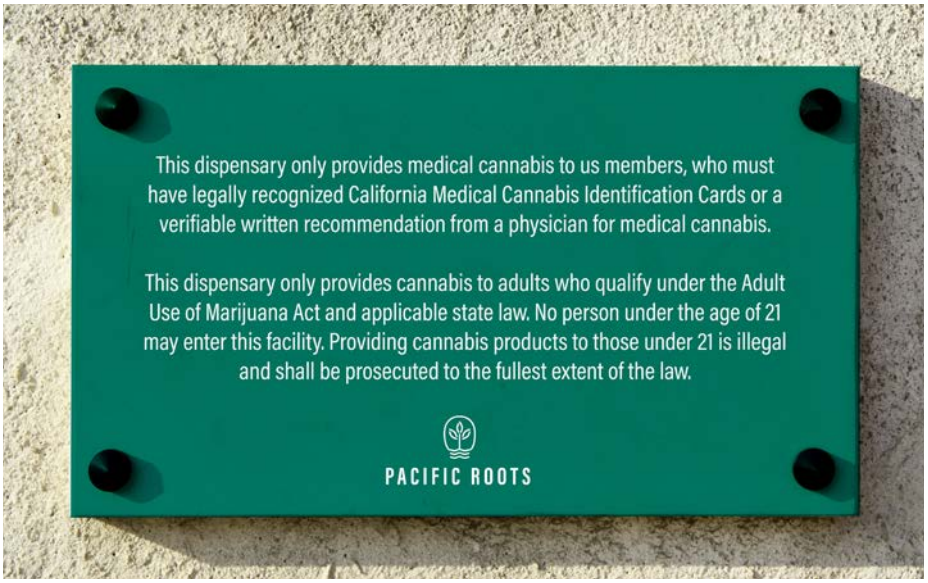
Customer Screening

Hours of Operation: [redacted]

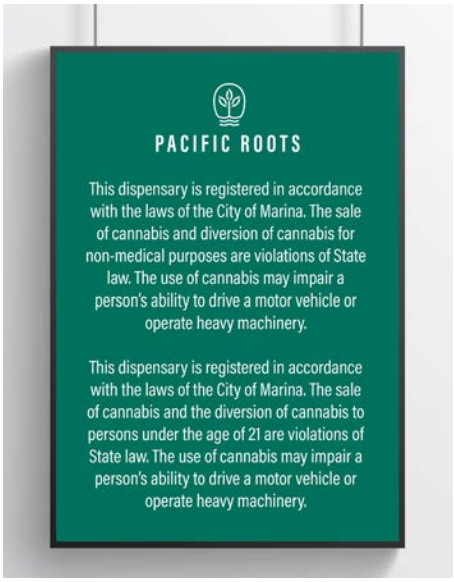
Required Licenses: Pacific Roots will not begin operations until it receives all required use permits from the City of Marina, including a Use Permit pursuant to Marina Municipal Code section MMC § 19.08.010.D; MMC § 19.02.060.E. It also will obtain from the Bureau of Cannabis Control a retailer permit for adult-use and medical-use sales. No cannabis sales will occur without state and local licenses. Pacific Roots will prominently display the license in the lobby of its licensed premises. 16 CCR § 1539.

One Location: Pacific Roots is located at 3100 Del Monte Boulevard, Marina, California 93933 and will not dispense cannabis from more than one location in the City of Marina. MMC § 19.02.040.D and MMC § 19.02.060.C. Pacific Roots and its owners will not open a second dispensary in the City of Marina. MMC § 19.02.040.E and MMC § 19.02.060.D.

Entrance Signage: Pacific Roots will post a sign at the entrance to the dispensary that includes the following language:



Lobby Signage: Pacific Roots will post a sign in a conspicuous location inside the lobby advising:



The text on the sign will be of sufficient size to be easily read from a distance of five feet. MMC § 19.02.080.A.

The signage will be maintained in accordance with MMC § 19.02.080.B.

Customer Screening: [redacted]

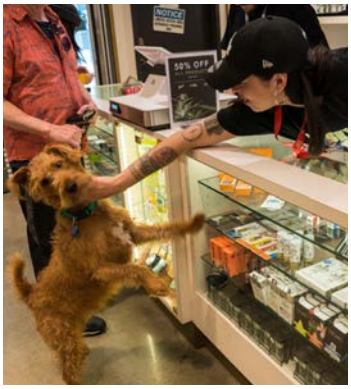
Medical Patients: All medical patients will be required to become members of the medical dispensary. MMC § 19.02.030.A.

Medical members will be required to present a valid form of identification issued by a state or federal governmental entity and a valid physician's recommendation. All first-time visitors will be required to apply for membership and to provide all of the following:

PROOF OF RESIDENCY AND AGE	All applicants for membership must present valid proof of California residency in the form of a California driver license or California identification card, United States military identification card, or United States passport. All applicants will have their age verified to ensure they are age 18 or older. 16 CCR § 5400(b); 5404(c). The dispensary will maintain an electronic copy of said identification in the patient's electronic file in the point-of-sale system.
MEDICAL RECOMMENDATION	All medical applicants must present a medical cannabis recommendation issued by a California physician in good standing with the California Medical Board. Recommendation will be verified online, by telephone, or by fax. Physician status will be verified through the California Medical Board Website. MMC § 19.02.030.C
PATIENT INFORMATION FORM	All patients must complete a HIPAA - compliant Patient Information Form that records the patient's name and contact information.

[redacted]



[redacted]

[redacted]

DISPENSARY SALES FLOOR

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

No Free Samples: Pacific Roots will not provide free samples of any type, including cannabis goods, to any person. 16 CCR §5411. Pacific Roots will not distribute any free samples for promotional purposes in the retail sales area or outside the dispensary premises. MMC § 19.02.060.B. Pacific Roots will not allow any non-employees to provide free samples of any type, including cannabis goods, to any person on its premises.

Sale of Cannabis Goods: Pacific Roots employees will be trained to discuss patients' needs and personal preferences and to suggest appropriate cannabis goods. The patient will inform the Budtender of final selection, and the Budtender will scan the order into the POS system and collect payment. The Budtender will place the selected products and the receipt into an opaque child-resistant bag and hand it to the customer. 16 CCR § 5413. The customer will be directed to the exit by staff or security.

Sales: Pacific Roots will strive to be a cashless business and will work with merchant services processors to accept debit and credit cards. MMC § 19.02.070. At checkout, employees in the retail premises will require that identification be provided for a second time. The checkout employee will verify the patient's or customer's identity using the [redacted]. If the checkout employee suspects a fake or forged identification document is being used, management will be notified immediately.

Daily Limits: Pacific Roots will track and record all sales of cannabis goods, and all staff will be trained to comply with the regulations regarding daily limits. [redacted] prohibits sales to customers beyond daily sales limits. Once a customer's daily purchasing limit has been met, the software will not allow that customer to "check out" or make any further purchases.

Pacific Roots will not sell more than 28.5 grams of non-concentrated cannabis, eight grams of cannabis concentrate, or six immature cannabis plants to an individual adult-use customer in a single day. 16 CCR § 5409(a). Pacific Roots will not sell more than eight ounces of medical cannabis to an individual medical cannabis patient (or authorized primary caregiver for each patient for whom they are authorized to make purchases) in a single day unless the patient's valid physician recommendation contains a different amount consist with the patient's needs. 16 CCR § 5409(b) and (c); MMC § 19.02.040.B. Pacific Roots will not allow customers to combine the adult-use and medical purchases to circumvent limits.

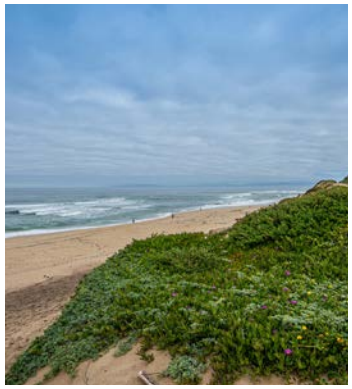
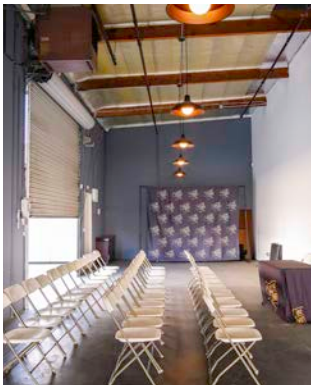
On-Site Consumption: On-site consumption of cannabis will be strictly prohibited on the premises of Pacific Roots. Pacific Roots management, employees, and third-party security contractors will actively monitor persons on or near the premises of Pacific Roots to ensure compliance. Further, the presence and consumption of alcohol and tobacco is prohibited on the premises of Pacific Roots and the areas immediately surrounding the premises. 16 CCR § 5025(d). Signs will be posted in conspicuous areas of the premises notifying all customers and guests that on-site consumption of cannabis, alcohol, and tobacco is strictly prohibited.

Customer Education: Pacific Roots will provide cannabis-related education to customers and local residents. The education may be oral or written. Pacific Roots will provide education in a one-on-one setting. Pacific Roots will also host group education events that are open to the community. As an example of the model Pacific Roots will follow, Mr. Herzberg's other dispensary, Bud and Bloom, regularly hosts educational events for the community. In addition, Pacific Roots will provide printed educational material related to cannabis goods, including preventing minor access, impaired driving, and cannabis dependency. Printed educational material may take the form of leaflets or instructional cards. Pacific Roots intends to collaborate with county health organizations when preparing education material. A copy of all education material will be kept on file in accordance with the recordkeeping policy.

Employee Training: Pacific Roots will provide job-specific training to each employee when he or she is hired and on an ongoing basis. Owner and Compliance Officer Aaron Herzberg has designed the training program for employees. Training will include job-specific duties, cannabis science, product information, regulatory compliance, and security and safety procedures. In addition, to provide the highest quality customer service, Pacific Roots will train each employee in active listening techniques.

STAFFING PLAN

Pacific Roots will implement the staffing plan described below. Through the leadership of Owner and Compliance Officer Aaron Herzberg in other licensed commercial cannabis operations, Pacific Roots is committed to competitive compensation in comparison to other mainstream commercial businesses and, accordingly, has developed an ongoing relationship with the United Food



and Commercial Workers International Union ("UFCW"), which has become deeply involved in the cannabis industry.

Pacific Roots will pay all employees a salary beyond the minimum living wage. The living wage for one adult in Monterey County is $13.83 per hour or $28,766 annually. Salaries at Pacific Roots will begin at $35,000, or 22% above the stated living wage. Pacific Roots is committed to employing the following labor practices:

Competitive Compensation: Pacific Roots will establish and maintain competitive pay rates relative to similar positions in other businesses. Well beyond the city's living wage, Pacific Roots has proposed the following staffing levels and salaries for its cannabis retail facility to promote jobs, tax revenue, and economic growth. The following jobs and compensation packages are set forth below:

POSITION		2019	2020	2021	2022	2023
General Manager	$90,000 + 3% annual increase	1	1	1	1	1
Inventory Control + Purchasing Manager	$65,000 + 3% annual increase	0	1	1	1	1
Community Liaison	$0 Brandon Gesicki, partner in business	1	1	1	1	1
Bookkeeper / Administration	$60,000 + 3% annual increase	1	1	1	1	1
Retail Store Manager	$65,000 + 3% annual increase	0	1	1	1	1
Marketing + Events	$40,000 + 3% annual increase	1	1	1	1	1
Budtenders	$35,000 + 3% annual increase	4	6	8	10	10
Delivery Drivers	$35,000 + 3% annual increase	1	2	3	4	5
Security Guards	$52,000 + 3% annual increase	2	2	2	2	2
	TOTAL	11	16	19	22	23

Living Wage: Pacific Roots will set base wages that exceed the minimum wage by at least $2 per hour. Presently, the California minimum wage is $12 per hour, while the federal wage is $7.25 per hour. Pacific Roots' living wage of $18.22 per hour will be more than $6 per hour greater than both the state and federal minimum wages.

Health Benefits: Pacific Roots will make group health benefits available to full-time employees and contribute at least $1.25 per hour, or $2,500 per year, per employee.

Leave and Paid Time-Off: Pacific Roots will offer leave and paid time-off under the following circumstances:

i. personal leave of absence;
ii. vacation;
iii. sick leave;
iv. voting;
v. bereavement;
vi. jury or witness duty;
vii. temporary disability;
viii. emergency responder;
ix. felony crime victim;
x. civil air patrol;
xi. school disciplinary matters;
xii. bone marrow donation;
xiii. organ donation;
xiv. pregnancy;
xv. military;
xvi. military spouse; or
xvii. school activities.

Labor Peace Agreement: Pacific Roots will enter into a "labor peace agreement" regardless of its number of employees and

has already entered into a labor peace agreement with the UFCW.

Local Hire: Pacific Roots is committed to hiring at least six Marina residents for jobs in the retail dispensary. Pacific Roots will track its local hire efforts and publish its local hire stats to the City of Marina annually.

EMPLOYEE TRAINING

[redacted]

MARKETING PLAN

Pacific Roots will promote its medical and adult-use cannabis business primarily through education initiatives.

Audience Data: Before undertaking any marketing effort, Pacific roots will reliable up-to-date audience composition data demonstrating that at least 71.6 percent of the audience viewing the advertising or marketing is reasonably expected to be 21 years of age or older. 16 CCR § 5040(a)(1). Pacific Roots will not uses images of minors or anyone under 21 years of age in its advertisements, images that are appealing to children, and promotions for free cannabis goods or giveaways. 16 CCR § 5040(a).

Website: Prior to commencing operations, Pacific Roots will launch a website for its business. The website will feature informa-







tion on Pacific Roots and contain a mechanism for submitting feedback. The website will contain information about the business, cannabis goods, the legal status of cannabis dispensaries in Marina, and other educational material. The website will also contain a community calendar featuring events relating to Pacific Roots.

Social Media: Pacific Roots will establish an education- and community-centric social media presence. Social media platforms include Instagram, Facebook, and Weedmaps. Social media postings will highlight dispensary events, educational material, newsworthy events, and information pertaining to Pacific Roots. Pacific Roots will incorporate an electronic age gate to reduce exposure to minors.

Educational Seminars: Pacific Roots will host public education events at its retail location. The education events will feature expert speakers and topics related to cannabis. Possible topics include:

i. introduction to cannabis;
ii. the science of cannabis; and
iii. what's up with CBD?.

The educational seminar program is modeled on Bud and Bloom's educational programing.

No Billboards or Sign Spinners: To reduce minors' exposure to cannabis, Pacific Roots will not establish billboards for its Marina location. Pacific Roots will not hire sign spinners or utilize any other portable outdoor signage.

Community Visibility: When appropriate, Pacific Roots may maintain a presence at community events aimed at adults. Possible events include Monterey County Peninsula Pride Parade and Celebration, expungement clinics, and Monterey Wine Festival. Pacific Roots will not dispense cannabis goods to anyone at community events. Pacific Roots will sell branded merchandise for a penny at events.

Direct Solicitation: Once a customer or patient has been verified, Pacific Roots may email that customer or patient. Direct solicitations may include information about in-store events, promotions, and new products. Pacific Roots will not add an individual to its email list until that individual has personally visited the store and has had their age verified. 16 CCR § 5041(a) and (d).

FACILITY MAINTENANCE

Pacific Roots is committed to providing a dispensary that will blend with and not become a nuisance to the surrounding neighborhood. Pacific Roots will not display cannabis goods or graphics depicting cannabis goods in a manner such that they will be visible from the exterior of the premises. Management and employees of Pacific Roots will inspect the exterior of the premises periodically to ensure that no cannabis goods or graphics depicting cannabis goods are visible from the exterior.

[redacted]

[redacted].

Signage: Pacific Roots intends to install a wall sign reading "Pacific Roots Marina." The sign will occupy existing signage space on the structure. Prior to installation, Pacific Roots will apply for permits and will undergo architecture design review. MMC § 17.59.040. Pacific Roots will submit accurate plans, drawings, color boards, examples of materials, and any other information specified by the director of planning showing the size, shape, location, color, materials, and physical relationship to the site of the sign and sign structure. Pacific Roots will not install any prohibited signs, including but not limited to portable signs, animated signs, billboard signs, vehicle signs, roof signs, and/or projecting signs. MMC § 17.59.160.

[redacted]

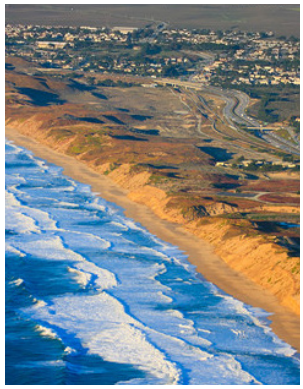
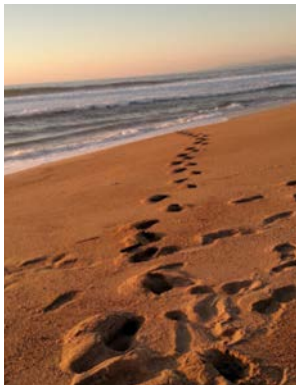
Emergency Contact and Community Liaison: To facilitate easy and open communication for the community, Pacific Roots has designated an Emergency Contact and Community Liaison. Contact information for the Emergency Contact and Community Liaison will be displayed on the exterior of the facility. Contact information will include the name, telephone number (both mobile and landline), and email address. The Emergency Contact will be available 24 hours per day and will be able to respond to emergency situations immediately. Owner Brandon Gesicki will serve as the Emergency Contact and Community Liaison.

Odor Control: As discussed in greater detail in the Neighborhood Compatibility Plan, Pacific Roots has a thorough Air Quality Plan. Air scrubbers and filtration systems will be constructed and installed to eliminate odor from escaping and to ensure that cannabis odors are undetectable outside the dispensary or in any space or area adjacent to the dispensary. The dispensary will not engage in any processes that will cause noxious fumes or gases. Further, Pacific Roots is committed to minimizing odor from its facility prior to operations. The dispensary will feature a ventilation exhaust system that will be designed by a qualified HVAC technician to ensure a constant negative pressure in the building sufficient to minimize any cannabis odors in and around the dispensary.

The Odor Control System will revolve around rooftop-mounted exhaust fans that are coupled to in-line carbon filters. Air is drawn into the carbon filters, where odors are trapped by the activated charcoal and discharged to the exterior. This continuous drawing of air into the filter system creates a negative pressure or vacuum in the space in relation to the outside barometric pressure. That means that rather than air escaping the building's interior through small cracks, around doors, etc., it draws air into the building through any crack or void that may exist. Odors are prevented from escaping, and the air is constantly being scrubbed and replaced by outside air.

Pacific Roots will also regularly communicate with and actively respond to its neighbors to quickly address any concerns they might have.

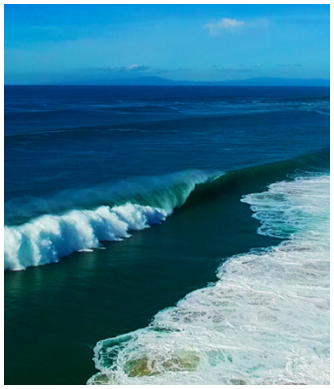
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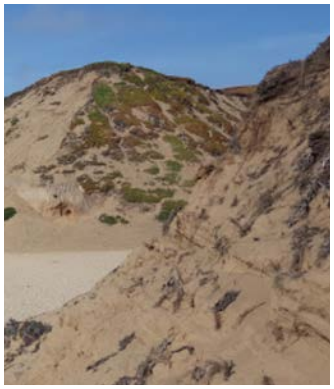
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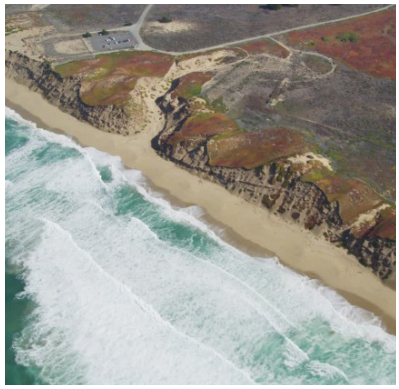
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[redacted]

[redacted]






iii. [redacted]

COMPLIANCE WITH STATE AND LOCAL LAW

Pacific Roots will comply with all applicable local and state laws, ordinances, and regulations related but not limited to the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance Nos. 348, 457, 657, 745, and 787, Airport Land Use Compatibility Plans, weights and measures regulations, track-and-trace requirements, pesticide use, water quality, storm water discharge, and the grading of land ("Applicable Law").

Pacific Roots will implement a Regulatory Compliance Program overseen and administered by well-known cannabis attorney and owner-operator of Pacific Roots Aaron Herzberg, Esq. to ensure compliance with Applicable Law through:

i. policies and procedures;
ii. a compliance officer;
iii. training and education;
iv. effective lines of communication;
v. well-publicized disciplinary standards;
vi. routine audit and monitoring; and
vii. corrective-action plans and discipline for compliance violations.

Policies and Procedures: Pacific Roots will establish policies and procedures for all aspects of its operation, including but not limited to security, quality control, waste management, inventory, transportation, track-and-trace, security, retail sales, facility cleanliness, and reporting compliance violations. The SOPs will describe compliance and operational expectations. To ensure compliance with state and local law, SOPs will provide guidance to employees and others on dealing with suspected, detected, or reported compliance issues.

Compliance Officer: Pacific Roots has appointed Aaron Herzberg to serve as its Compliance Officer. In this capacity, Mr. Herzberg will be responsible for overseeing and enforcing the organization's compliance program.

Training and Education: All employees will receive training, including the CEO, senior executives and management, and compliance officer. Pacific Roots will provide initial training upon hire and annual refresher training. Additional training will be provided as new requirements or issues emerge. Pacific Roots will document training with employee signatures and maintain such records for seven years.

Lines of Communication: Pacific Roots will establish multiple lines of communication to transmit compliance information, including newsletter, email, flyers or posters with contact information, regular meetings, and training materials with clear contacts. Employees may confidentially report compliance violations and/or concerns to management through various means, including email transmission and a staff comment box. All trainings and compliance material will emphasize a clear policy of reporting without fear of retaliation. Supervisors will regularly communicate with the Compliance Officer about operational compliance issues.

Auditing and Monitoring: [redacted]

[redacted]

[redacted]

[redacted]

COMMUNITY BENEFITS SUMMARY

Pacific Roots has developed a robust community benefits program for Marina. Please see the Community Benefits & Neighborhood Compatibility Plan for the full plan.

The proposed community benefits plan features annual gifts to local non-profits. The local non-profits include the Veteran's Transition Center, American Legion - Marina Chapter, Marina Grange, Friends of Marina Library, and the Filipino American Community Club of Monterey Peninsula. Pacific Roots has already made initial donations to these organizations. Pacific Roots commits to making larger annual donations if awarded a permit to operate a dispensary.

Second, the community benefit plan incorporates a local hiring program into its staffing plan. Pacific Roots will hire at least six local Marina residents initially. Pacific Roots will continue to hire more with growth. Pacific Roots will provide an annual report documenting outreach efforts and local hiring statistics. This will ensure new economic opportunities for residents in Marina.

Third, Pacific Roots will provide educational programming at the dispensary site. The dispensary includes a community educational room. Pacific Roots will partner with local non-profits for programming, including veterans groups, support groups for the seriously ill, and civic organizations. Pacific Roots will also provide a Senior Shuttle to ensure that the elderly have a means of transportation to the dispensary.

Finally, whenever possible, Pacific Roots will utilize local businesses and contractors to outfit its business. Pacific Roots has identified several local companies for its construction buildout and a local company to implement its security plan.

FINANCIAL PLAN

Pacific Roots hereby submits this Financial Plan for consideration in connection with its application for dispensary permits. This plan includes discussions pertaining to:

i. financial recordkeeping;
ii. startup costs, sales projections, and 3-year pro forma;
iii. source of funds and proof of funds; and
iv. market study.

FINANCIAL RECORDKEEPING

Pacific Roots will maintain all records and capture all transactions within an enterprise resource planning (ERP) accounting system. All records will be maintained under U.S. Generally Accepted Accounting Principles (U.S. GAAP) and internal policies and procedures. Internal accounting policies and procedures will govern the application of U.S. GAAP for our records and internal controls of the business.

REVENUES

Revenues will be maintained and recorded on an accrual basis. All retail sales will be tracked within a cannabis focused Point-Of-Sale (POS) system with built in Seed-To-Sale (STS) and Metrc tracking capabilities, and reconciled daily to cash receipts and the accounting records. Sales records will be systematically transferred to accounting system.

EXPENSES

Expenses will be maintained and recorded on an accrual basis. Internal processes to monitor expenses include: monthly cash outflows reconciliations and review and classification of all invoices. Internal controls will be established over authorized account signatories, contract approval limits, and expense coding guidelines.

ASSETS

Assets will be maintained and recorded on an accrual basis. An inventory management system with STS and Metrc tracking capabilities will be used to maintain inventory records and will be updated daily with inventory counts. Inventory records will be systematically transferred to accounting system. Internal controls will be established over independent inventory counts and inventory coding guidelines. Property, plant, and equipment will be maintained and recorded within the accounting system, adjusted for appropriate depreciation methodology on a monthly basis. Asset receivables will be reconciled and aged each month to evaluate collectability and write-offs.

LIABILITIES

Liabilities will be maintained and recorded on an accrual basis within the accounting system.

Internal processes to monitor liabilities include monthly expense accrual classifications, invoice analysis, contract assessments, and reconciliation of outstanding debt and repayments.

CASH MANAGEMENT

Cash will be reconciled on a daily basis with all cash receipts and cash payments internally tracked. Cash will be maintained in both banking institutions that are open to working with local licensed cannabis operators, and secured cash vaults. Internal controls will be established over cash management process included independent cash counts and segregation of duties.

STARTUP BUDGET, SALES PROJECTIONS, AND PRO FORMA

Income Statement

	Year 1	Year 2	Year 3
Revenues			
Recreational			
Flower	$ 748,952	$ 861,295	$ 990,489
Concentrates	962,939	1,107,379	1,273,486
Edibles	213,986	246,084	282,997
Topicals	128,392	147,651	169,798
Pre-Rolls	85,595	98,434	113,199
Accessories & Others Units	112,624	123,042	141,498
Total Gross Revenues - Recreational	**$ 2,252,488**	**$ 2,583,885**	**$ 2,971,468**
Medical			
Flower	$ 182,291	$ 209,635	$ 241,080
Concentrates	234,374	269,530	309,960
Edibles	52,083	59,896	68,880
Topicals	31,250	35,937	41,328
Pre-Rolls	20,833	23,958	27,552
Accessories & Others Units	27,412	29,948	34,440
Total Gross Revenues - Medical	**$ 548,244**	**$ 628,904**	**$ 723,240**
Total Gross Revenues	**$ 2,800,732**	**$ 3,212,789**	**$ 3,694,708**
	-	-	-
COGS			
Flower	$ 530,809	$ 589,011	$ 665,047
Concentrates	682,468	757,300	855,061
Edibles	151,660	168,289	190,014
Topicals	90,996	100,973	114,008
Pre-Rolls	60,664	67,316	76,005
Accessories & Others Units	79,821	84,144	95,007
Packaging Costs	24,000	27,600	31,740
Total COGS	**$ 1,620,417**	**$ 1,794,634**	**$ 2,026,882**
Gross Profit	**1,180,315**	**1,418,155**	**1,667,826**
% Gross Profit	*42%*	*44%*	*45%*
Operating Expenses			
Advertising & Promotion Expense	$ 180,000	$ 180,000	$ 180,000
Bank Service Charges	24,000	24,000	24,000
Delivery Expenses	16,200	18,630	21,425
Dues & Subscriptions Expense	10,200	10,560	10,974
Insurance Expense	60,000	61,800	63,654
Legal & Professional Expense	62,000	62,000	62,000
Licensing Expense	27,000	19,000	19,000
Office Supplies Expense	6,000	6,000	6,000
Payroll Expense	394,363	659,344	792,355
Rent Expense	138,000	138,000	138,000
Repairs & Maintenance Expense	8,000	8,000	8,000
Security Expense	111,956	115,315	118,774
State LLC Fees	6,000	6,000	6,000
Telephone & Internet Expense	8,400	8,400	8,400
Utilities Expense	30,000	30,900	31,827
Total Operating Expenses	**$ 1,082,119**	**$ 1,347,948**	**$ 1,490,409**
EBITDA	**98,196**	**70,207**	**177,417**
Less: Depreciation	(49,048)	(49,048)	(49,048)
Less: Amortization	(6,667)	(6,667)	(6,667)
Total Depreciation & Amortization	**(55,714)**	**(55,714)**	**(55,714)**
EBIT	**42,482**	**14,493**	**121,702**
Less: Interest Expense	$ -	$ -	$ -
Less: State Tax Expense	800	800	800
Total Interest & Tax Expenses	**$ 800**	**$ 800**	**$ 800**
Net Income	**$ 41,682**	**$ 13,693**	**$ 120,902**

Summary Statements

	Year 1	Year 2	Year 3
Revenue	$ 2,800,732	$ 3,212,789	$ 3,694,708
COGS	1,620,417	1,794,634	1,620,417
Gross Profit	**1,180,315**	**1,418,155**	**1,180,315**
% Gross Profit	*42%*	*44%*	*45%*
Operating Expenses	$ 1,082,119	$ 1,347,948	$ 1,082,119
EBITDA	**$ 98,196**	**$ 70,207**	**$ 177,417**
Less: Depreciation	$ (49,048)	$ (49,048)	$ (49,048)
Less: Amortization	$ (6,667)	$ (6,667)	$ (6,667)
EBIT	**$ 42,482**	**$ 14,493**	**$ 121,702**
Less: Interest Expense	$ -	$ -	$ -
Less: Income Tax Expense	800	800	800
Net Income	**$ 41,682**	**$ 13,693**	**$ 120,902**

Balance Sheet

Assets			
Current Assets			
Cash	$ 676,606	$ 734,013	$ 893,469
Accounts Receivable	-	-	-
Inventory	150,000	165,000	186,450
Prepaid Expense	-	-	-
Total Current Assets	**$ 826,606**	**$ 899,013**	**$ 1,079,919**
Fixed Assets			
Tenant Improvements	$ 650,000	$ 650,000	$ 650,000
Equipment	40,000	40,000	40,000
Accumulated Depreciation	49,048	98,095	147,143
Net Real Assets	**$ 640,952**	**$ 591,905**	**$ 542,857**
Intangibles	$ 100,000	$ 100,000	$ 100,000
Accumulated Amortization	6,667	13,333	20,000
Net Intangible Assets	**$ 93,333**	**$ 86,667**	**$ 80,000**
Total Assets	**$ 1,560,891**	**$ 1,577,584**	**$ 1,702,776**
Liabilities			
Current Liabilities			
Accounts Payable	$ 30,000	$ 33,000	$ 37,290
Other Current Liabilities	-	-	-
Total Current Liabilities	**$ 30,000**	**$ 33,000**	**$ 37,290**
Long-Term Liabilities			
Notes Payable	$ -	$ -	$ -
Total Long-Term Liabilities	**$ -**	**$ -**	**$ -**
Total Liabilities	**$ 30,000**	**$ 33,000**	**$ 37,290**
Owner's Equity			
Beginning Capital	$ -	$ 1,530,891	$ 1,544,584
Contributions	1,489,210	-	-
Net Income	41,682	13,693	120,902
Total Owner's Equity	**$ 1,530,891**	**$ 1,544,584**	**$ 1,665,486**
Total Liabilities & Owner's Equity	**$ 1,560,891**	**$ 1,577,584**	**$ 1,702,776**

Statement of Cash Flows

	Year 1	Year 2	Year 3
Operating Activities			
Net Income	$ 41,682	$ 13,693	$ 120,902
Accounts Receivable	-	-	-
Inventory	(150,000)	(15,000)	(21,450)
Prepaid Expense	-	-	-
Amortization	6,667	6,667	6,667
Depreciation	49,048	49,048	49,048
Accounts Payable	30,000	3,000	4,290
Net Cash Flow from Operations	**$ (22,604)**	**$ 57,407**	**$ 159,457**
Investing Activities			
Real Assets	$ (690,000)	$ -	$ -
Intangibles	(100,000)		
Net Cash Flow from Investing	**$ (790,000)**	**$ -**	**$ -**
Financing Activities			
Equity Issued	$ -	$ -	$ -
Debt Issuance	-	-	-
Net Cash Flow from Financing	**$ -**	**$ -**	**$ -**
Beginning Cash	$ 1,489,210	$ 676,606	$ 734,013
Net Change in Cash	(812,604)	57,407	159,457
Ending Cash	$ 676,606	$ 734,013	$ 893,469

Contribution Schedule

Estimated Buildout Costs	$ 650,000	$ -	$ -
Operating Expenses	270,530	-	-
Cash Reserve	251,680	-	-
Inventory	150,000	-	-
Legal & Professional Fees - Licensing	100,000	-	-
Licenses	27,000	-	-
Equipment	40,000	-	-
Total	**$ 1,489,210**	**$ -**	**$ -**

SOURCE OF CAPITAL AND PROOF OF CAPITAL

The source of capital is cash on hand. Owner Avi Marciano has committed $6 million for this project. Wells Fargo has confirmed that Avi Marciano has cash on hand to cover transactions of up to $6 million. This is sufficient to cover startup costs identified in the pro forma, including construction ($650,000), and 12 months of operating expenses ($1,089,119) and inventory ($1,620,417).

Alberto Avi Marciano

[redacted]

May 23, 2019

Pacific Roots Marina, LLC
Attention: Aaron Herzberg, Managing Member
3100 Del Monte Boulevard
Marina, CA 93933

Subject: Proof of Funds for Pacific Roots Marina, LLC

Dear Mr. Herzberg,

This letter will confirm that I, Alberto Avi Marciano, shall provide funding as needed of up to $6,000,000.00 (per the budget) to Pacific Roots Marina, LLC to assist in financing the first year of operations of its cannabis dispensary in the City of Marina. The enclosed letter from Wells Fargo, dated May 23, 2019, verifies that the funds are available in my personal Wells Fargo accounts.

Alberto Avi Marciano

WELLS FARGO THE PRIVATE BANK

5 Park Plaza
20th Floor
Irvine, CA 92614

May 23, 2019

Subject: Verification of available funds for Alberto Avi Marciano

To Whom it May Concern:

We are providing this letter as verification that Alberto Avi Marciano has sufficient funds available with Wells Fargo to cover transactions up to $6,000,000.00 as of 5/23/2019. Please note that this amount of availability does not reflect items or amounts that may not have yet posted. The information provided is accurate as of the stated date, but is not a guarantee of funds availability after that date.

Thank you.

Sincerely,

Pamela Goyette
Private Bank Client Associate
WM Orange County Region
NMLSR ID 614883

MARKET STUDY

INTRODUCTION

Pacific Roots hired Steven Davenport to perform a market study of the cannabis market in Marina, CA. This report estimates annual sales of cannabis by a potential licensed cannabis dispensary to be operated by Pacific Roots Marina in Marina, California. To do so, Pacific Roots followed a three-step methodology:

- Estimate aggregate demand for cannabis by individuals living in or visiting Marina, California, considering population counts and typical cannabis use profiles.
- Estimate sales volumes for all cannabis retailers in Marina, given estimates for market share across recreational, medical, and illicit markets.
- Estimate sales volumes for a particular licensed cannabis retailer, as a function of its license type and market competitiveness.

Demand can be decomposed to two separate sources: 1) residents of Marina, California and nearby areas who use cannabis and purchase year-round and 2) overnight visitors to Monterey County who may purchase cannabis during their visit. Demand estimates are calculated by estimating demand from all past-month cannabis users and then annualizing. This demand-estimation approach has been used for several notable market estimates (Kilmer et al, 2013, 2014). For each, Mr. Davenport estimates aggregate cannabis consumption and the share of that consumption that may be captured by local retailers (rather than the illicit market or non-Marina retailers).

After demand has been estimated, Mr. Davenport estimates sales for all stores in Marina, and also expected sales for a hypothetical store operated by Pacific Roots. To do so Mr. Davenport adjusts for three factors:

- The portion of demand captured by recreational, medical, or illicit retailers
- The number of licenses to be issued by Marina, CA
- The expected competitive market share of the Pacific Roots license.

Steven Davenport (M.S., m. Phil) is a doctoral candidate at the Pardee RAND Graduate School, an assistant policy researcher at the RAND Corporation, and an advisor and former managing director at BOTEC Analysis. Mr. Davenport is trained as a policy-oriented data scientist and regulatory consultant. He holds a Master's Degree in Public Policy and Management (Data Analytics track) at Carnegie Mellon University, and a B.A. from UCLA in International Development. He will finish his PhD in August 2019.

Mr. Davenport has consulted for a number of governments seeking to develop medical and recreational cannabis regimes, including Washington State, Canada, Jamaica, and a Federally-recognized Indian Tribe. During the period that BOTEC Analysis consulted for the Washington State Liquor and Cannabis Board regarding the implementation of Initiative 502, he served as project manager and Managing Director of BOTEC.

His academic research focuses on the study of licit and illicit cannabis markets, largely in the United States, specifically regarding the quantitative analysis of available market-related data (e.g. relating to licensees, products, prices) and patterns of cannabis use.

Mr. Davenport has published in Addiction, International Journal of Drug Policy, Journal of Drug Issues, and the Journal of Drug Policy Analysis, on topics including nationwide trends in cannabis use and markets; analysis of the recreational cannabis market in Washington State; and review of medical cannabis licensing regimes in Jamaica. He has served as reviewer for numerous journals related to drug policy, including American Journal of Public Health, Drug and Alcohol Dependence, International Journal of Drug Policy, and Journal of Drug Issues. His writing has also appeared in the United Nations Office of Drugs and Crime report "World Drug Report 2017" and the National Academy of Science's "Health Effects of Marijuana and Cannabis-Derived Products" (2017). His work has been featured in popular outlets including New York Post, VICE, Vox, and Washington Post.

ESTIMATING LOCAL CANNABIS DEMAND

To estimate marijuana demand (i.e. "consumption"), Mr. Davenport first identifies a catchment area, then considers local population counts, past-month cannabis use rates, daily cannabis use quantities, and an estimated average price of THC.

A catchment area is constructed at the census tract-level, consisting of five census tracts within Marina, California (Tracts 141.02, 142.01, 142.02, 143.01, and 143.02). Mr. Davenport also identifies three tracts that lie between Marina and the nearest stores in Salinas, Castroville, and Seaside (Tracts 141.05, 141.04, and 141.07), for which he assumes respectively 75%, 50%, and 10% of consumption purchased from licit channels will be purchased at a store in Marina. Considering this catchment area, Mr. Davenport identifies 24,564 individuals in 2017 according to the American Community Survey Five-Year Estimates, which he projects forward to 2020 at a 2% annual growth rate, yielding 26,068 people. Of these, he estimates 18,248 are over 18 years old and therefore of age to purchase medical cannabis.

Rates of cannabis use are provided from the National Survey on Drug Use and Health (NSDUH). For the four-county region of Monterey, San Benito, Santa Cruz, and San Luis Obispo counties, NSDUH data show 13.5% of 18+ year-old respondents reported cannabis use in the past-month, and 20.6% in the past year (SAMHSA, 2018).

Respondents are known to under-report substance use to surveys; to account for this, he adjusted self-reported use rates upward by 15%, somewhat below the 20% figure typically used in well-respected cannabis demand estimates, given that cannabis use is less stigmatized in California than the nation overall, so under-reporting rates may be somewhat more moderate (Kilmer et al. 2014, 2013). Given these data, he estimates 4,210 Marina residents are past-month cannabis users. The average past-month user reports using cannabis on 14 days of the past 30 (Davenport and Caulkins, 2016). Referencing the academic literature regarding typical quantities of cannabis consumption from past-month years, Mr. Davenport estimates each past-month user to use 1.36 grams per day of cannabis flower or equivalent quantities of cannabis concentrates and/or other cannabis-derived products, equal to 272mg of THC (Kilmer et al, 2014).

Monterey County collects 4.6 million overnight visitors per year, for a total of 12,100,000 person-days (Dean Runyan Associates, 2019), of which he estimates 9.5 million are from individuals aged 18 years or older. Tourism surveys suggest 62% of overnight visitors come from elsewhere in California, and another 14% from elsewhere in the U.S. (Monterey County Convention and Visitors Bureau, 2018). For modeling purposes, Mr. Davenport assumes overnight visitors use cannabis during their trip at a rate resembling the average daily use typical of California adults (18+, 11.8% of whom report past-month use), consistent with the fact that 74% of Monterey County visitors are on vacation or a weekend getaway. He further assumes that during their trip visitors will purchase cannabis in equal proportion to their cannabis use, though not necessarily from legal stores or stores in Marina. Monterey County tourism statistics indicate 4% of all overnight visitor spending in the county accrues to Marina, California (Tourism Economics, 2017). Mr. Davenport assumes Marina collects this same share of cannabis spending from overnight visitors.

Based on observations in Colorado and Washington post-legalization, Mr. Davenport anticipates there may be increases in past-month cannabis use among Californians in the years since the most recent NSDUH survey data. Recreational cannabis stores opened in 2014 in Washington and Colorado and 2018 in California. He expects cannabis use rates in California to follow a trajectory equal to the average of the growth rates in Washington and Colorado. Therefore, he calculates the relative increase in past-month cannabis use rates in Washington and Colorado from the three years preceding the opening of recreational restores (2011-2013) to the three years post-opening (2015-17) finding a 15% increase in Washington and a 40% increase in Colorado. Mr. Davenport takes the average of the two, estimating the use rates in California will grow by 28% from 2015-2017 (the most recent available data point) to 2019-2020 (the time period for the market estimation). This increase is factored in for both resident and visitor demand. Table 1 displays estimates for annual cannabis demand by source.

Table 1. Local Marijuana Demand (Consumption)

SOURCE	PEOPLE YEARS IN AREA	PAST-MONTH USER-YEARS (18+)	KG FLOWER EQUIVALENT DEMANDED ANNUALLY	KG THC DEMANDED ANNUALLY	RETAIL VALUE
Resident	26,068	4,209.6	191.7	38.3	$11,225,370
Visitor	1,326	180.0	8.2	1.6	$480,036
TOTAL	**27,394**	**4,389.6**	**199.9**	**40.0**	**$11,705,406**

Demand from residents is expected to dominate local cannabis demand. This may be counter-intuitive given that the visitors to Monterey County (12.1 million) vastly outnumber the population of the resident catchment area (26,068). However, visitor demand is limited by overnight visitors' short average stay (2.8 days) and the fairly low rate at which Marina captures spending from visitors to the county (4%).

ESTIMATING TOTAL LOCAL SALES

The portion of cannabis demand captured by tax-paid retailers is not well understood, and varies from one area to another; moreover, as legal cannabis markets mature, licit market share generally grows. In their report for the County, HdL estimates that 70% of marijuana consumed in the local demand area will be purchased from recreational stores, 7% to medical, and the remaining 23% to the illicit market. Mr. Davenport takes these assumptions at face value, with modifications for 18-20 year-old residents and overnight visitors. These groups cannot legally purchase recreational cannabis, and so are more likely to purchase at medical stores or on the black market. Mr. Davenport assumes that 50% of cannabis used by 18-20-year-old residents will be purchased from medical cannabis stores, and a lower rate (30%) among 18-20-year-old visitors, as those from out-of-state are unlikely to acquire a recommendation to use medical cannabis.

BDS Analytics reports that the average cannabis flower transaction in California in 2019 cost $8.88 per gram before tax, and that concentrates sold for $39.30 per gram. At an estimated 20% average THC for cannabis flower and 70% THC for concentrates, this equates to $44.40 and $56.14 per gram THC. Assuming that flower will account for 50% of THC consumed, concentrates for 45%, and other products for 5%, Mr. Davenport computes a weighted-average price per gram THC of $58.56. Converting back to a THC-equivalent amount of flower at 20% THC, this produces an estimated price of $11.71 for cannabis flower. This price estimate is multiplied against the estimates for THC consumed to generate estimates for pre-tax sales revenue of cannabis products (excluding accessories and other apparel).

Mr. Davenport estimates a total of 2,993 unique buyers to Marina cannabis stores per month, demanding a total of 136.3 kilograms of THC worth $7.98 million per year (Table 2). Overnight visitors to Monterey County are expected to demand cannabis equal to a value of $7.93 million, $317,374 (4%) of which will accrue to stores in Marina. For the point of comparison, this estimate of county-wide cannabis demand is roughly 11% of the among that visitors to Monterey County spent on food services in 2015 ($73 million).

Table 2. Sales in Marina by Market, Demographic

SOURCE	MARKET	UNIQUE MONTHLY BUYERS	KG THC SOLD ANNUALLY	ANNUAL CANNABIS REVENUES
Resident	Recreational	2,308.6	105.1	$6,156,078
Resident	Medical	565.8	25.8	$1,508,632
Visitor	Recreational	98.7	4.5	$263,255
Visitor	Medical	20.3	0.9	$54,118
TOTAL	**TOTAL**	**2,993.4**	**136.3**	**$7,982,083**

ESTIMATING SALES PER LICENSED RETAILERS

Marina has announced an intent to issue three recreational and three medical licenses, with the potential for co-location of medical and recreational licenses. For modeling purposes, we assume the Pacific Roots license will have equal market share in its market, e.g., each recreational license will capture one-third of recreational sales, and if that store also has a medical license, it will additionally capture one-third of medical sales. It may be the case that one retailer captures greater market-share than others, e.g., if one store has a premium location, marketing competency, or a delivery service. For simplicity, assuming even market share and dual-licensed store (medical and recreational), Mr. Davenport estimates $2.8 million in cannabis sales annually.

Cannabis stores may also sell accessories that do not contain cannabis, e.g. pipes and vaporizer equipment. BDS Analytics data show that in 2019, these products accounted for 5% of sales by dollar value. This additional product category may be added to

the prior estimate to total revenue inclusive of accessories. Table 3 provides these results.

Table 3. Estimated Cannabis Sales per License in Marina

LICENSE TYPE	UNIQUE MONTHLY BUYERS	KG THC SOLD ANNUALLY	ANNUAL CANNABIS REVENUES	ANNUAL REVENUES WITH ACCESSORIES
Medical	195.35	8.9	$520,917	$548,334
Red	802.44	36.5	$2,139,777	$2,252,398
Both	997.79	45.4	$2,660,694	$2,800,732

COMPARISON WITH HDL ESTIMATES

Mr. Davenport's estimate for annual licensed cannabis sales in Marina ($8M) is substantially higher than HdL's "middle" estimate and roughly equal to the HdL "high" estimate. There are several reasons why this is the case, due to differences between the methodologies, discussed below.

Rates of cannabis use. HdL's middle estimate assumes 14% of the population uses cannabis, equal to the most recent past-month use rate among 18-year-olds and older for the four-county region containing Monterey County. Unlike HdL, Mr. Davenport used separate past-month use rates for residents and visitors. Like HdL, he took 14% as the past-month use rate for residents near Marina, California, but he then adjust this number upwards 1) by 15%, to account for under-reporting bias common with use of intoxicating substances, and 2) by 27%, to anticipate increases in past-month use occurring as a result of legalization. Visitor past-month use rates are also adjusted upwards by 15% to account for under-reporting but are not projected to increase in the future.

Population in catchment area. HdL takes Marina's population as 20,371. Mr. Davenport's research finds a population in 2017 of 22,145, and he then projects forward three years at a 2% growth rate, consistent with historical trends in Marina, California. Unlike HdL, Mr. Davenport then removes from the population base any individual under 18 years old, who are not allowed to legally purchase cannabis. This produces a net of 4,210 residents using cannabis in a given month. Overnight visitors contribute another 180 person-years of cannabis use (i.e., after adjusting the visitor use count downwards in proportion to the average length of stay).

Spending per user. HdL assumes each past-month cannabis user purchase twice per month, at $73 per transaction (i.e. $146 per user per month). Our approach instead first estimates the total cannabis consumption from cannabis users, then multiplies this by an estimated price for cannabis. The HdL approach equates to $146 per user per month, compared to $222 per month by our methodology (52% more). Both estimates appear reasonable: academic literature identifies that the average past-month cannabis user in the US from 2002-2012 spent $2200/year or $183 per month on cannabis (Davenport and Caulkins, 2016), approximately the midpoint of the two parameters used by HdL and our method.

Incorporation of Accessories and Paraphernalia. It is unclear from HdL's methodology whether they include purchase of cannabis paraphernalia such as pipes, vaporizing equipment, etc. Mr. Davenport's method takes this into account explicitly, accounting for an additional 5.2% in sales revenue.

Both estimates seem reasonable, and in making market estimates, especially when they involved forecasting, it is helpful to benefit from multiple estimation methods. Each model takes different assumptions and handles uncertainty differently. That said, based on the results of Mr. Davenport's model, Pacific Roots expects to see higher sales than that estimated by HdL, for the reasons discussed above.

CONSIDERING SOURCES OF UNCERTAINTY

Actual sales revenues from a cannabis store may vary from the estimated amount due to uncertainty regarding the parameters used in the model. For example, actual sales would be lower than the estimate if cannabis prices decrease substantially, or if the illicit market takes a larger hold than 30% of consumption. The most likely factor that might cause the store to sell more than

estimated regards competitiveness and market-share relative to other stores in the area, e.g. if instead of capturing an even one-third of the market (assuming 3 pairs of co-licensed operations), a very competitive store might capture 40% or even 50% of the entire market. There are many factors that contribute to a store's ability to take outsize market share, including marketing, product quality, location, and the ability to capture sales from residents in a larger radius away from the store. The Pacific Roots team has signed a memorandum of understanding (MOU) with Compassionate Bay Delivery, an experienced delivery service already operating in Monterey County, which was rated "Best Cannabis Dispensary" in Monterey County, 2019. Pacific Roots will hire as employees key Compassionate Bay Delivery personnel to operate its delivery service. Compassionate Bay Delivery reports they sell an average of $1,000 per day in Monterey County, but they anticipate they may sell $3,000 to $4,000 per day via delivery as they add marketing and branding. This agreement may be expected to help the store compete against its competitors, and therefore at least meet but perhaps exceed these sales estimates.

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Davenport, Steven S., and Jonathan P. Caulkins. 2016. "Evolution of the United States Marijuana Market in the Decade of Liberalization before Full Legalization." Journal of Drug Issues 46 (4): 411–27. https://doi.org/10.1177/0022042616659759.

Dean Runyan Associates. 2019. "Monterey County Travel Impacts 1992-2018."

Kilmer, Beau, Jonathan Caulkins, Greg Midgette, Linden Dahlkemper, Robert MacCoun, and Rosalie Pacula. 2013. "Before the Grand Opening: Measuring Washington State's Marijuana Market in the Last Year Before Legalized Commercial Sales." Before the Grand Opening: Measuring Washington State's Marijuana Market in the Last Year Before Legalized Commercial Sales. https://doi.org/10.7249/rr466.

Kilmer, Beau, Susan S. Sohler Everingham, Jonathan P. Caulkins, Greg Midgette, Rosalie Liccardo Pacula, Peter H. Reuter, Rachel M. Burns, Bing Han, and Russell Lundberg. 2014. "What America's Users Spend on Illegal Drugs: 2000-2010." Santa Monica, CA: RAND Corporation. https://www.rand.org/pubs/research_reports/RR534.html.

Monterey County Convention and Visitors Bureau. 2018. "Marketing Intelligence Report FY17-18." www.analyticpartners.com.

SAMHSA. 2018. "2014-2016 NSDUH Substate Region Estimates – Excel Tables and CSV Files | CBHSQ." 2018. https://www.samhsa.gov/data/report/2014-2016-nsduh-substate-region-estimates-—-excel-tables-and-csv-files.

Tourism Economics. 2017. "Competitive Analysis of Funding: Monterey, California," no. March.

STEVEN S. DAVENPORT

[redacted]

SUMMARY

Prominent businessman and philanthropist based in Southern California looking to expand into cannabis industry.

EDUCATION

PH.D., POLICY ANALYSIS | 2019
Pardee RAND Graduate School | Santa Monica, CA
Honors: James Q. Wilson Dissertation Award; Tech Lab Pilot Dissertation Award; Pardee RAND Re-Design Committee, Student Rep.; Student Government Rep., 2015 Cohort; Featured in 2017 RAND Annual Report; RAND Media Training

MASTERS OF SCIENCE IN PUBLIC POLICY AND MANAGEMENT, DATA ANALYTICS TRACK | 2015
Carnegie Mellon University, Pittsburgh, Pennsylvania | Santa Monica, CA
Activities: Lead Editor, Heinz Journal; Board member, Heinz Graduate Women's Association

BACHELOR OF ARTS, INTERNATIONAL DEVELOPMENT; MINOR IN PUBLIC AFFAIRS | 2009
University of California Los Angeles | Los Angeles, CA
Honors: Dean's List (3-time), Bruin Leadership Program
Activities: Nourish International UCLA, Co-founder
Study Abroad: University of Legon, Ghana; Washington, DC (Center for American Politics and Policy)

PROFESSIONAL EXPERIENCE

ASSISTANT POLICY RESEARCHER | October 2015 to Present — *RAND Corporation* | Santa Monica, CA

ADVISOR | 2013 to Present — *BOTEC Analysis, LLC* | Los Angeles, CA
MANAGING DIRECTOR | December 2011 to August 2013

ACADEMIC SERVICE

2019 North American Cannabis Summit | Planning Committee Member

UCLA Cannabis Research Initiative | Criminal and Juvenile Justice Research Team, Contributor

Reviewer | Addiction; Journal of Drug Issues; International Journal of Drug Policy; Drug and Alcohol Dependence; Drugs: Education, Prevention, and Policy; Journal of Drug Policy Analysis; Journal of Cannabis Research; American Journal of Public Health.

CANNABIS PROJECTS (BY CLIENT)

Washington State Liquor and Cannabis Board (via RAND/BOTEC, 2013 - 2019)

- Consultation for I-502 Implementation (2013). As BOTEC managing director and project manager, liaised with LCB and media and managed and contributed to BOTEC/RAND team research, managing over $800,000 in contracts.
- Estimated size of medical marijuana market (2015). Via BOTEC, lead analytic author for report to LCB.
- Assessing the Cannabis Market in Washington (2018). Via BOTEC, developed, conducted, and analyzed surveys of producer and/or processor licensees regarding market conditions. Via RAND, provided report analyzing state traceability data regarding canopy use, volumes of production and sale, and product potency.

United States Office of National Drug Control Policy (RAND, 2018)
What America's Users Spend on Illegal Drugs. Estimated size of U.S. cannabis markets (2002-2016).

National Academy of Sciences (Independent Consultant, 2017)
The Health Effect of Cannabis and Cannabinoids: The Current State of Evidence and Recommendations for Research. Contributing author to introductory chapter.

National Institute on Alcohol Abuse and Alcoholism (RAND, 2017)
Cannabis Use Trajectories among Adolescents. R01AA025848. Scraped dispensary data from WeedMaps/Leafly. National

Institute of Justice (RAND, 2017)
- Marijuana Legalization: Assessing Impact of Local Regulatory Policies. R01DA039293. Scraped dispensary data. Pure O&M (Independent, 2017)
- As independent subcontractor, forecasted medical cannabis revenues by Ohio licensing district (2017-2020).

A Federally-Recognized Indian Tribe (Independent, 2016)
As independent subcontractor, estimated local demand for medical cannabis under various policies.

United Nations Office of Drugs and Crime (Independent, 2016)
United Nations World Drug Report (2016). Co-authored chapter on illicit cannabis markets.

Health Canada (BOTEC, 2016)
As BOTEC project manager and lead analyst, subcontracted by Marijuana Policy Group, drafted use survey, led analysis of survey responses for input to market demand estimation models.

Jamaica, Cannabis Licensing Authority (BOTEC, 2015)
As project manager for BOTEC, conducted economic modeling and extensive interviews with government and private stakeholders; lead author for report recommending regulatory options for a medical cannabis regime.

OTHER DATA SCIENCE PROJECTS

National Cancer Institute
Using Big Data to Estimate the Effects of Complex Cost-Sharing Rules (R21CA219229) - Data management, targeted maximum likelihood estimation (tMLE), propensity score models, logistic regression, data visualization.

U.S. Army
High-Risk Civilian Population Suicidality (W91CRB-15-D-0022) – Data management, propensity scores, National Violent Death Reporting System (NVDRS).

RAND Corporation, Internal
RAND Internal Twitter Research Portal. Prepare and manage queries on behalf of researchers “Truth Decay”. Web scraping, data cleaning, management, visualization (R and Python).

EXPERT TESTIMONY

Clark County Court, Nevada
2018. Case A-15-729535-B. Marlon Tinana, Plaintiff(s) vs. TGIG LLC, Defendant(s). Qualified witness, deposed. Forecasted licensed Nevada marijuana sales to 2022.

TEACHING EXPERIENCE

Teaching Assistant
Causal Inference, Pardee RAND
Exploring and Visualizing Data, Carnegie Mellon
R Programming, Carnegie Mellon

Instructor
R Programming workshop, Pardee RAND

MEDIA APPEARANCES, ABRIDGED

- Luthra, Shefali. “How High is Too High to Drive?”, Kaiser Health News / Daily Beast, Dec 27, 2018.
- RAND Corporation, Annual Report 2017, “The Potency of Legal Marijuana”, 2018.
- Black, Lester. “Legal Weed Isn’t The Boon Small Businesses Thought It Would Be”, Fivethirtyeight, Dec 29, 2017. Pearl, Mike. “A New Study Says Weed Use Among Weed Users Has Skyrocketed”, VICE, Aug 16, 2016. Ingraham, Chris. “What Makes Marijuana Users Different from Everyone Else”, Washington Post, Aug 14, 2016. Humphreys, Keith. “So, Something Interesting Happens to Weed After It’s Legal”, Washington Post, May 4, 2016.

MERITS AND AWARDS

- GRE Percentiles: Verbal (99%), Quant (88%), Writing (96%) LSAT, Scored 171 (98th percentile)
- HackerRank: Python Language Proficiency (80% completed) Eagle Scout, Troop 100, Boy Scouts of America
- RAND Media Training

PUBLICATIONS

Software

- Microsynth, a CRAN R Package for Synthetic Controls. (2018). Co-authored with Michael Robbins.
- Cannabis Policy Dashboard, an R Shiny website (2017). https://stevedavenport.shinyapps.io/CannabisPolicyDashboard/

Peer-Reviewed

- Davenport, S. (2018). Falling Rates of Marijuana Dependence Among Heavy Users, Drug and Alcohol Dependence, 191(1), 52-55.
- Caulkins, J. P., Bao, Y., Davenport, S., Fahli, I., Guo, Y., Kinnard, K., Najewicz, Mary., Renaud, L., & Kilmer, B. (2018). Big Data on a Big New Market: Insights from Washington State’s Legal Cannabis Market. International Journal of Drug Policy, Vol 57 (86-94).
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- Smart, R., Caulkins, J. P., Kilmer, B., Davenport, S., & Midgette, G. (2017). Response to Commentaries: new data sources for understanding cannabis markets, Addiction, 112(12):2180-2181.
- Davenport, S. and Pardo, B. (2016). The Dangerous Drugs Act Amendment in Jamaica: Reviewing Goals, Implementation, and Challenges, International Journal of Drug Policy.
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- Davenport, S., Caulkins, J. P., and Kleiman, M. (2015). Controlling Underage Access to Legal Cannabis, Case Western Law Review.
- Kleiman, M and S. Davenport (2012). Strategies to Control Mexican Drug-Trafficking Violence, J Drug Policy Analysis 5(1): 4

Reports and Books

- National Academy of Sciences (2017). The Health Effect of Cannabis and Cannabinoids: The Current State of Evidence and Recommendations for Research. Contributor to introductory chapter.
- United Nations Office of Drug Control. (2016). 2016 World Drug Report. Co-authored section on illicit cannabis markets. Davenport, S., and Pardo, B. (2015). “A Regulated Cannabis Industry for Jamaica.” Report for Jamaica’s Cannabis Licensing Authority, available at www.cla.org.jm.
- Kleiman, M. A. R., Davenport, S., Rowe, B., Ziskind, J., Mladenovic, N., Manning, C., & Jones, T. (2015). “Estimating the Size of the Medical Cannabis Market in Washington State”. Available at: http://www.lcb.wa.gov.
- Hawken, A., Davenport, S., and M. Kleiman. (2013). “Managing Drug-Involved Offenders,” National Institute of Justice. Habib, R., Hsia, J., and S. Davenport. (2013). “Methods for Producing and Testing Extracts and Infusions,” report for the Washington State Liquor Control Board.
- Habib, R., Finighan, R., and S. Davenport. (2013). “Testing for Psychoactive Agents,” report for the Washington State Liquor Control Board.

Conference Presentations

- International Society for Study of Drug Policy, 2018. “Product and Price Variation in Washington’s Cannabis Market”.
- International Society for Study of Drug Policy, 2017. “Do Marijuana Stores Increase Traffic Accidents? Evidence from Oregon”.
- National Cannabis Summit 2017. “Do Marijuana Stores Increase Local Traffic Accidents? Evidence from Oregon”. (Poster)
- Association for Public Policy Analysis & Management, Student Regional, 2017. “Do Marijuana Stores Increase Car Crashes?”.
- NYU / BOTEC “Cannabis Science & Policy Summit”, 2016. Presented on Cannabis Taxes and Prices in Washington State.
- Case Western Law School, “Marijuana, Federal Power, and the States”, 2014. Presented on underage cannabis access.

TIMELINE & BUDGET FOR CONSTRUCTION

Pacific Roots estimates that it will be operational in approximately 16 weeks after approval of the project. Tenant improvements and buildout at the proposed location will last approximately 14 weeks. Pacific Roots will take two weeks to install security equipment and train its staff for a soft opening.

WEEK 1	Sanden Construction will put together a team for the project and demolish the existing floorplan at 3100 Del Monte.
WEEKS 2 - 3	Sanden Construction will frame the tenant space and build the floor plan identified on the premises diagram.
WEEKS 3 - 5	Central Coast Plumbing will check existing system, develop and install plumbing fixtures and pipes for the retail space. Ed Bogner Mechanical will check existing system, develop and install and/or upgrade HVAC system for heating and cooling in the tenant space. KJM Electric will check existing system and upgrade existing electrical system if necessary for retail use. Johnson Electronics will install low voltage electrical systems, including telephone, cable, and other installations.
WEEK 6	Sanden Construction will install insulation at the premises. Johnson Electronics will continue installation of low voltage electrical systems.
WEEKS 7 - 8	Consolidated Drywall will install drywall at the premises. Johnson Electronics will conclude installation of low voltage electrical systems. Williams Roofing will examine, repair, and upgrade the roofing as needed. Williams Roofing will also examine existing drainage systems on the roof.
WEEKS 9 - 13	Sanden Construction will install doors and casework, including custom displays. Sanden Construction will paint walls and finish the tenant space as needed. Sanden Construction will finish the floors and install hardwood. Sanden Construction will install Pacific Roots signage
WEEKS 14 - 16	Sapphire Risk Advisory will install security technology into the tenant space. Sanden Construction will perform final cleanup of the tenant space.

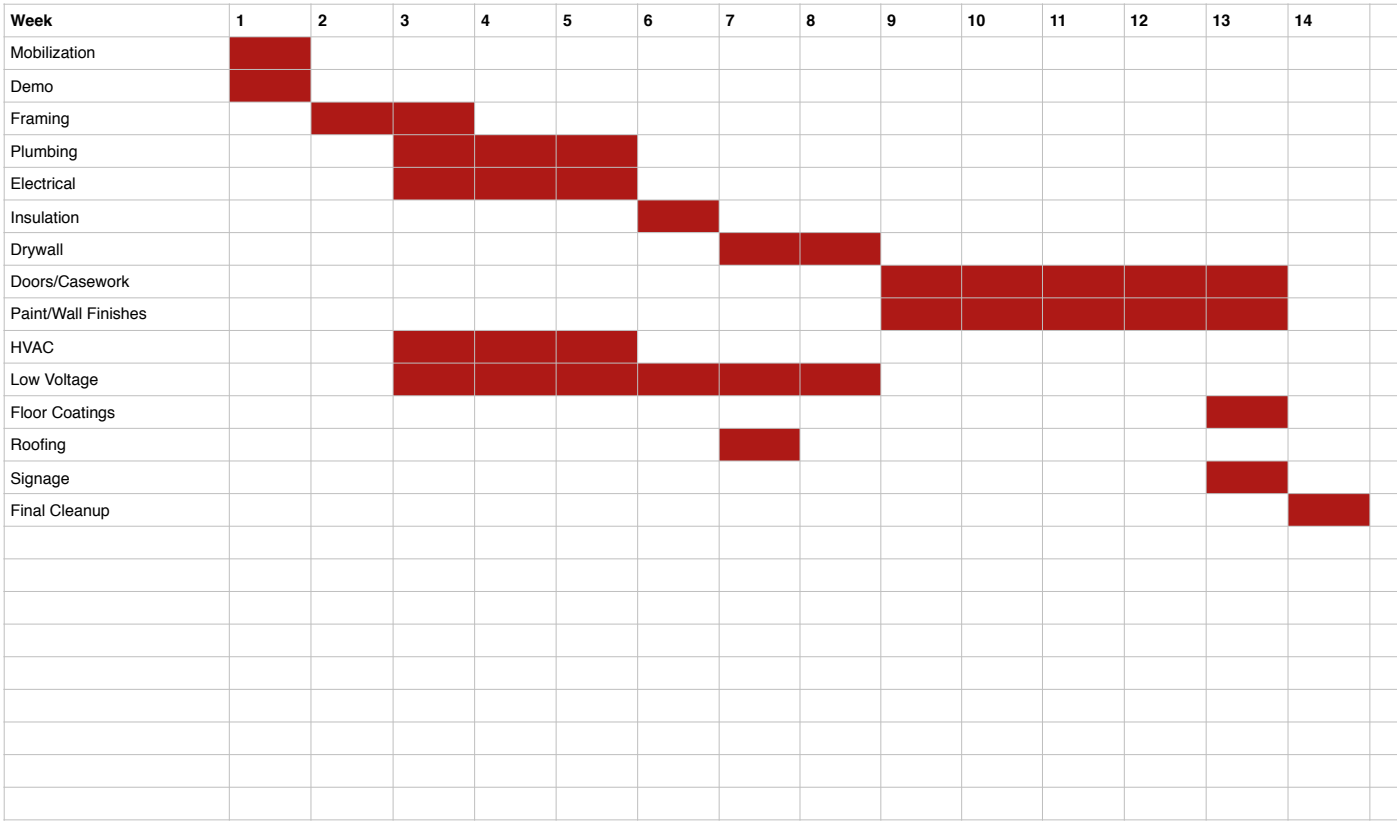
A copy of the construction budget from Sanden Construction is included with the application.

DEL MONTE BLVD. DISPENSARY BUDGET NUMBERS

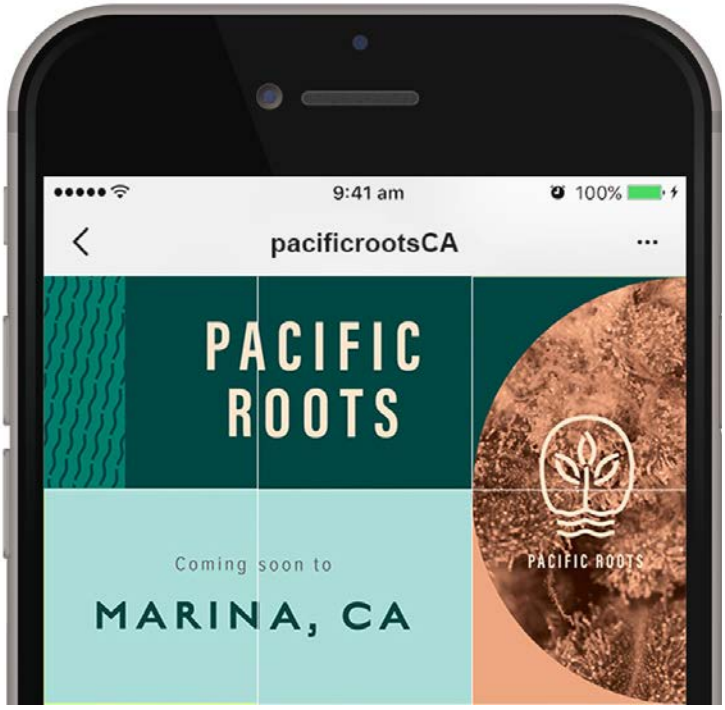
PROJECT:	Del Monte Dispensary T.I.				
			SANDEN CONSTRUCTION.INC		
OWNER:	Puzzle Group, PC				
ARCHITECT:	Sean Freitas				
DRAWING SET:	Plan Set Dated 5/21/19				
ADDRESS:	3100 Del Monte Blvd. Marina, California 93933		CA Lic #1024054 NV Lic #0082462	162 Mar Monte Ave, Watsonville, CA 95076	
SPECS:	N/A		**TOTAL BLDG SF:**	3050	

ITEM	DESCRIPTION		BUDGET TOTAL	COST / SF	
0	General Requirements		$50,000.00	$16.39	8.0%
1	Demolition (Sanden Construction)		$10,000.00	$3.28	1.6%
2	Framing (Sanden Construction)		$60,000.00	$19.67	9.6%
3	Plumbing (Central Coast Plumbing)		$30,000.00	$9.84	4.8%
4	Electrical (KJM Electric)		$70,000.00	$22.95	11.2%
5	Insulation (Sanden Construction)		$15,000.00	$4.92	2.4%
6	Drywall (Consolidated Drywall)		$20,000.00	$6.56	3.2%
7	Doors/Casework (Sanden Construction)		$80,000.00	$26.23	12.8%
8	Paint/Wall Finishes (Sanden Construction)		$50,000.00	$16.39	8.0%
9	HVAC (Ed Bogner Mechanical)		$45,000.00	$14.75	7.2%
10	Low Voltage (Johnson Electronics)		$70,000.00	$22.95	11.2%
11	Floor Coatings (Sanden Construction)		$40,000.00	$13.11	6.4%
12	Roofing (Williams Roofing)		$10,000.00	$3.28	1.6%
13	Signage (Sanden Construction)		$10,000.00	$3.28	1.6%
14	Equipment (United Rentals)		$5,000.00	$1.64	0.8%
	SUBTOTAL:		$565,000.00	$185.25	
	OVERHEAD:	5%	$28,250.00		
	SUBTOTAL:		$593,250.00		
	PROFIT:	5%	$29,662.50		
	TOTAL CONSTRUCTION COST:		**$622,912.50**	$204.23	
	Above numbers are for budgetary purposes only and were formed with limited information.				

SCHEDULE - Del Monte Dispensary T.I.






9:41 am
100%
pacificrootsCA
PACIFIC ROOTS
Coming soon to
MARINA, CA
PACIFIC ROOTS


PACIFIC ROOTS
OG Kush
THC 26.53%
CBD 0.06%

SECURITY PLAN

SAFETY & HEALTH ASSESSMENT REPORT

SAFETY & HEALTH ASSESSMENT REPORT











MAY 24, 2019

Prepared by Paul W. Gantt, Ph.D., CSP President

I. INTRODUCTION

This report is prepared at the request of Pacific Roots Marina, which is proposing to open a cannabis retail and delivery operation site in Marina, California (City). As part of the permitting process, a detailed safety report and plan (Report) is required to be prepared by a fire and safety professional with expertise in the issues involved in the proposed operations. This Report is required to review the fire protection and related systems that are or are proposed to be present in the building/facility where the operations are to be conducted, and to assess the adequacy of building safety features as they relate to the proposed operations. The Report is also required to address issues related to the proposed use of hazardous materials and other health and safety concerns related to both employees and where applicable, the public. This Report will address the safety and health concerns related to the proposed operation and activities that are planned to be conducted within the facility.

The Report is prepared by Paul Gantt, who is the President and Founder of Safety Compliance Management, Inc. (SCM), a safety and health consultation firm headquartered in San Ramon, California. Prior to founding SCM, Dr. Gantt served in four California fire departments where he advanced through the ranks holding positions that include Firefighter/Paramedic, Fire Captain, Fire Battalion Chief, Fire Marshal, Fire Training Officer, Fire Division Chief, and Deputy Fire Chief. Dr. Gantt is a Safety Engineer with a Master of Engineering degree in Advanced Safety Engineering, a Doctorate in Health and Human Services, and is a Board-Certified Safety Professional (CSP). He is also certified by the Office of the California State Fire Marshal as a Certified Fire Officer, Certified Fire Prevention Officer, Certified Public Education Officer, Certified Fire Training Officer, and additionally is certified to teach courses in many of these disciplines for the Office of the State Fire Marshal. Additionally, Dr. Gantt is a qualified Expert Witness and has testified in deposition and court on matters of the California Fire Code and fire safety matters. A copy of Dr. Gantt's CV is contained in Appendix A of this report.

In preparing the Report, Dr. Gantt consulted with the business owners and developers, reviewed the proposed building plans and related documents relative to the building, and information on the specific information on the operations that will take place within the building. This information was used as the basis for this evaluation and report, and also to identify the various ongoing safety programs that will be required to be implemented once the operations have been established.

The codes relied upon in the formation of this report include the 2016 edition of the California Building Code (CBC), the 2016 edition of the California Fire Code (CFC), the current California Health and Safety Code, and applicable Cal/OSHA regulations found in Title 8 of the California Code of Regulations (8 CCR). From this review, the Report also contains plans and programs that will be required to ensure the safety of employees and the public.

II. BUILDING DESCRIPTION

The proposed operation that is the subject of this analysis and report will be conducted in an existing building that is located at 3100 Del Monte Boulevard, Marina, California. The building is a two-story structure. Pacific Roots Marina will occupy only the first floor of the building. The size of the first floor of the building is approximate 3,475 square feet, most of which is proposed to be retail dispensary operations. The proposed plan of the building is found in Appendix B.

Because the project is currently in the proposal state and being reviewed by the Planning Department and other City Departments, some of the specific building features have been identified and the building plans currently have not been finalized. Once the project is approved, the building will be subject to significant review by the various City agencies including, but not limited to, the Fire and Building Departments. This will provide an extensive evaluation of all aspects of the buildings to ensure compliance with applicable Code requirements including those related to building setbacks, overall building design and size, exiting from the building, ADA compliance, portable fire extinguisher types and placement, building alarm and detection systems as required, parking, and signage. This extensive review will help ensure that all necessary and required safeguards relative to fire and life safety are in place.

III. SUMMARY OF OPERATIONS AND HAZARDS

All areas of the proposed project will involve operations that are classified as standard or traditional building uses and are covered by various aspects of the current versions of the CBC and the CFC. These Codes classify buildings, or portions thereof, into Groups and Divisions based on the type of use of the building and any hazards created by the use. For each area, safety and health assessment information is provided to ensure the safety of employees and the facility.

Given the nature of the project, public access will be provided. The maximum occupant load in each area of the building will be based on the requirements of CBC Table 1004.1.1. Appropriate numbers of exits from the building will be provided and will be part of the overall building plan review process. The initially proposed building plans that are contained in Appendix B identify adequate exiting from each area of the facility. Following is a summary of the occupancy types and groups for each of the areas and operations within the proposed facility.

A. Office and Support Operation Areas

As proposed, a portion of the building will be used for the business and support operations associated with the primary retail, dispensary and delivery operations. This area of the building will be classified by the CBC as Business, Group B, occupancy types. As with all areas and operations of the overall project, these areas will be subject to the requirements relative to the number and location of exits, ADA compliance, signage requirements, and the inclusion of other fire protection and life safety features as required by the various Codes.

B. Storage Areas

An area is proposed that will be used for the storage of cannabis products awaiting sale or delivery. This area of the building would be classified as a Moderate Hazard Storage, Group S-1, by the CBC. The storage area will have high security with limited and restricted access. Operations that are proposed to occur within these areas will be done using standard storage equipment with minimal hazards associated with their use.

The materials stored in these areas will be on shelving that are less than six feet in height allowing for manual handling of the boxes and containers holding the packages awaiting sale. These pre-packaged materials will be retail-sized packages that are similar to those found in other retail establishments such as commercial pharmacies. The packaging is mostly composed of cardboard and clear plastic sleeves and will conform to the State of California Cannabis Packaging regulations.






C. Retail / Dispensary and Delivery areas

The proposed dispensary operations will occur in two dispensary areas in the building that will be open and accessible to the public. These areas are expected to be similar in layout, design, and operation as a traditional retail establishment. They will have the required configuration to allow adequate aisles and exiting and would be classified as Group M, Mercantile, occupancies. The layout, design, exit plans, and other elements of the fire and life safety requirements will undergo standard code review processes by the various agencies once the final plans have been developed.

IV. HAZARDOUS MATERIALS SAFETY AND COMPLIANCE

Because this project involves retail dispensary operations and delivery services there will be no expected use of hazardous materials. Standard commercially available cleaning supplies and office materials such as toner will be used to support the business activities. These materials will not be present nor used in a manner that does not conform to the label and manufacturer's requirements.

V. OCCUPATIONAL (EMPLOYEE) SAFETY

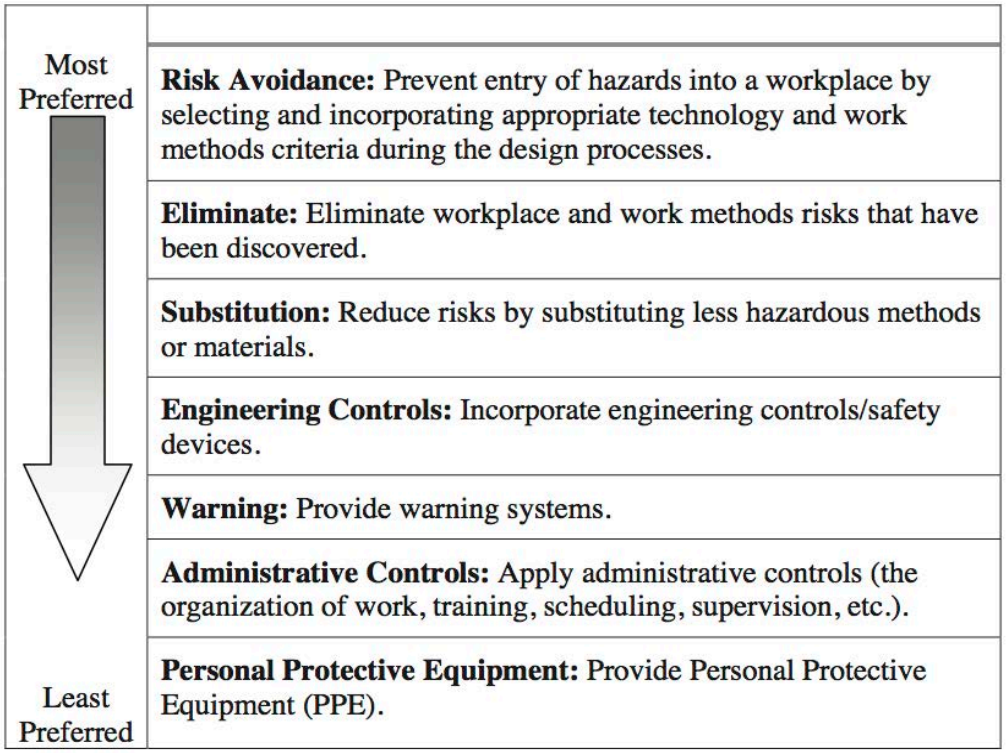
A. Approach:

When the facility is operational, it is planned that about 13 employees will be conducting the various activities at the site while it is open for business, from 9:00 AM to 10:00 PM. In addition, principles may be present to oversee the management of the business operations and services.

As part of the review of the safety aspects of the project, the issues involving employee safety and health were reviewed. Once the facility is operational, a comprehensive safety and health assessment will be conducted to identify other areas that may require additional safeguards. The goal of the occupational safety and health programs is not only to ensure compliance with the applicable regulatory requirements as found in Title 8 of the California Code of Regulations, but also to help manage the occupational risk and reduce it to acceptable levels. To that end, the following information describes the occupational safety and health program philosophy and details of how these will be implemented once the facility is operational.

Effective health and safety systems and programs encompass several key areas including the use of a hierarchy of controls that include both Inherent Safety Programs and the application of Safety Controls when hazards cannot be eliminated. The programs that will be implemented for the site will use the hierarchy of controls established by the American National Standards Association (ANSI) including ANSI Z10 - 2012, Occupational Health and Safety Management Systems, and ANSI Z590.3 - 2011, Prevention through Design Guidelines for Addressing Occupational Hazards and Risks in Design and Redesign Processes. This process is more robust than the limited approach taken by Cal/OSHA and exceeds all of their requirements. Near the top of the hierarchy are steps that afford the greatest levels of protection and rely less on employee performance. At the bottom of the system are steps that are less effective in controlling hazards and which rely on employee performance and use of personal protective equipment (PPE). In all aspects of the safety and health programs, efforts will be made to incorporate the use of the higher levels of controlling hazards that are identified.

Following is a summary of each of these elements that were part of the review process of the assessment team.



1. Inherent Safety Programs: The top components of the hierarchy include those that either do not introduce or eliminate the hazards associated with a particular task or operation, or which remove some more hazardous processes and substitute less harmful processes or materials. Examples of inherent safety programs include elimination of the need to expose someone to a fall hazard through the relocation of elevated controls to lower levels thus completely eliminating the need to work at an elevated, or the removal of a significantly hazardous materials with the substitution of less harmful materials.

2. Safety Controls: When the hazards cannot be eliminated using the inherent methodology, Cal-OSHA requires that measures to be implemented for controlling the exposure or potential exposure that employees have to a particular hazard. These measures are termed “Controls” and are required to be implemented in an order of decreasing effectiveness with the higher Controls being the most protective and required whenever feasible. When possible, multiple levels of these Controls can be used together to further reduce the potential for exposure by the employee. The Controls within the ANSI process are as follows:

    a. Engineering Controls. Engineering Controls are the first step used to help reduce the potential exposure of the employee to the hazards that are (or potentially could be) present in the workplace. Examples of this form of control include the installation of guardrails at elevated locations, the use of ventilation systems to reduce the level of airborne hazards, automatic fire doors that close upon activation of the alarm systems, fire resistive construction, and the use of noise dampening equipment in noisy areas. Engineering Controls require the least involvement of the employee in order to be effective but are not always feasible in many types of situations such as emergency response.

    b. Warning Systems. When Engineering Controls are not effective or are not feasible, the use of warning systems helps to ensure that employees are made aware of situations that require their attention and action. Examples of warnings include alarm systems, workplace signage, and backup alarms on vehicles.

    c. Administrative Controls. Administrative Controls are often used in conjunction with Engineering Controls or alone or in combination with other Controls when they are not effective in fully controlling personnel exposure to a given hazard. Examples of Administrative Controls include training programs, scheduling, supervision, and the use of standard oper-






ating procedures. The use of this level of control requires significant employee involvement and their conformance to rules and procedures.

d. Personal Protective Equipment (PPE). The final level of controlling the exposure of employees to occupational hazards is through the use of PPE. There are numerous types of PPE that provide protection from a wide range of hazards that could be present. Examples of PPE include respirators to provide protection from airborne hazards, gloves and body coverings that protect employees from chemical or physical hazards, and ear plugs and muffs that limit exposure to loud noises. As with the issues associated with the application of Administrative controls, the use of PPE has a high degree of employee involvement in order for this form of Control to be effective. Additionally, there are numerous variables that limit or reduce the effectiveness of PPE including proper selection, proper maintenance of the equipment, and the proper use of the equipment when required.

B. Written Compliance Programs

Based on an initial review of the operations, the overall safety and health programs will require the development and implementation of several written occupational safety and health programs.

PROGRAM	REQUIREMENT	REQUIREMENT
Injury and Illness Prevention Program (IIPP)	8 CCR §3203	Foundation of Safety Programs and Systems
Hazard Communication Program (may be required.)	8 CCR §5194	Because only household materials are use, this Program may not be required. The initial evaluation will determine the degree to which employee exposure might be present and ascertain if the Program will be required.
Emergency Action Plan	8 CCR §3220	Plans for evacuation and all other emergencies that might occur. This will also include evacuation of the public when they are present.
Fire Prevention Plan	8 CCR §3221	Plans to prevent any type of site fire hazard.






Each of these programs will be customized for the specific operations that will be conducted at the facility. The foundation of the overall safety and health programs will be the IIPP. The IIPP has eight required elements. These will include the following:

ELEMENT	APPLICATION
Responsibility	Responsibility will be assigned for implementing the program. Additional responsibility will be delegated throughout the organization to managers, supervisors, and employees.
Compliance	Safety work rules will be developed for all aspects of the operations. Programs for employee recognition and discipline will be developed. This area will also identify other written safety programs and their role in the overall safety management system.
Communication	Programs to communicate safety related matters within the organization will be developed including procedures for anonymous reporting of safety concerns. Programs will include worksite postings, employee meetings, and the implementation of a Safety Committee.
Training	Training and retraining programs for all aspects of the facility operations will be established and implemented.
Hazard Identification	Hazard identification programs including identification of the frequency and responsibility for worksite inspections will be developed and implemented. Included in this will be an assessment of the site to identify the required personal protective equipment that will be needed for specific tasks and operations.
Hazard Correction	Programs to correct all identified hazards in a timely manner will be identified and implemented.
Hazard Investigation	A robust incident investigation process will be developed and implemented. The program will also include a program of near-miss (close call) reporting. The program will be based on current safety research that focuses on system improvements and organizational learning.
Recordkeeping	Records retention and availability programs will be identified and implemented for all safety-related records.

C. Training Programs

Full implementation of the occupational safety and health programs requires training in several areas. Following is a description of the training programs that have been identified for implementation. Most of these training programs were identified in the initial report on the proposed dispensary operations.

TRAINING	DESCRIPTION	EMPLOYEES
IIPP Training	Training in accordance with 8 CCR §3203 on all elements of the IIPP and responsibilities for each level of employee within the organization.	All employees
Hazard Communication (If required)	Training in accordance with 8 CCR §5194 on hazardous substances found in the workplace including the Hazard Communication Program, labeling systems, the availability of the Safety Data Sheet, definition of terms, and the newly implemented Globally Harmonized System of Hazard Communication.	All employees
Emergency Action Plan	Training on the elements of the site Emergency Action Plan in accordance with 8 CCR §3220 including employee responsibilities and procedures for reporting emergencies, emergency action to be taken for each type of anticipated emergency, and evacuation routes and areas of safe refuge. Emergencies that will be covered in the training and Plan include medical, fire, power failure, earthquake, workplace violence and active shooter, chemical release, and weather emergencies.	All employees
Fire Prevention Plan	Training on the elements of the Fire Prevention Plan in accordance with 8 CCR §3221 including employee responsibilities for prevention, maintenance of aisles, and inspection and maintenance requirements for the fire protection systems found at the site.	All employees
Inspection Programs	Training will be provided to personnel involved in the inspection of safety equipment and emergency systems involved in the dispensary activities.	Affected / involved Employee
Equipment Specific / Job Training	Training of personnel in the safe operations of all equipment and Personal Protective Equipment (PPE) as required by 8 CCR §3203.	Affected / involved Employee
Driver Safety	Training in the proper safe driving requirements and in security while operating vehicles.	Affected / involved Employee

Additionally, while not required, training in the following areas has been identified to be included in the firm's occupational safety and health training matrix.

TRAINING	DESCRIPTION	EMPLOYEES
Cardiopulmonary Resuscitation (CPR) and First Aid	Training in accordance with 8 CCR §3400 to provide CPR and First Aid in accordance with the guidelines of the American Heart Association.	Emergency Response Team (ERT) members
Automatic External Defibrillator (AED)	Training in accordance with 8 CCR §3400 to use an AED in accordance with the guidelines of the American Heart Association.	Emergency Response Team (ERT) members
Portable fire extinguisher use/Incipient Fire Control	Training in accordance with 8 CCR §6151 on the use of portable fire extinguishers including requirements for notification and evacuation prior to use, selection of the proper type of fire extinguisher, inspection and service requirements, and proper use.	Emergency Response Team (ERT) members

D. Inspection Programs

Once the safety systems are implemented, inspection and testing programs will be required to ensure that the equipment and systems are properly maintained and usable. Inspections that are expected to occur are as follows:

EQUIPMENT/SYSTEM	FREQUENCY
Portable fire extinguishers	Visual inspection monthly by site personnel. Annual service by a licensed vendor.
Emergency lighting systems (if present)	Testing for 30 seconds monthly by site personnel. 90-minute test annually by site personnel.
First Aid Kits	Regular inspections of inventory by site personnel or vendor.
Portable ladders (if used)	Regular inspections – recommended quarterly.
Detection and alarm systems (if present)	Maintained and tested in accordance with manufacturer's and CCR Title 19 requirements.

E. Recordkeeping

To ensure ongoing compliance within the safety systems, records will be developed and maintained in compliance with Cal-OSHA requirements found in 8 CCR §3203, 8 CCR §3204, 8 CCR §5194, Titles 19 and 22 CCR, and other equipment-specific sections. Following is a list of the records that may be required. As with some of the other required safety elements, these are similar to those that are required and identified in the manufacturing report.

- Personnel safety training records.
- Equipment inspection records such as mobile equipment.
- Facility inspection records.
- Operation inspection records.
- Emergency equipment inspection records (e.g. alarms, detectors, fire extinguishers, emergency lighting, etc.).
- OSHA Log 300 and 300A.

F. Driver Safety and Security

[redacted]d

[redacted]

VI. CONCLUSION

Based on a review of the materials provided and consultation with key personnel involved in the project, it is my opinion that upon completion of the required code review processes that the project will undergo once it has been approved, coupled with the implementation of the employee safety programs outlined in this report, the project will contain the necessary fire and life safety elements to approve the project.

APPENDIX A:

PAUL W. GANTT, PH.D.

CSP Curriculum Vitae Summary

SUMMARY / OVERVIEW

Dr. Gantt is an experienced **Safety Engineer** and **Board-Certified Safety Professional (CSP)** with an extensive background as both a regulator and in private practice encompassing over 40 years. He is experienced in many areas of occupational and construction safety, safety systems and programs, multi-employer worksites, fire and life safety, workplace and premises evaluation and liability, general safety practices, OSHA and Cal-OSHA health and safety regulations, fire and life safety, and Fire and Building Code safety and health requirements. He has considerable experience inspecting and evaluating construction sites, occupational settings, and conducting safety assessments in a broad range of public and private facilities. Additionally, his expertise includes the delivery of training programs with the ability to explain complex regulations, hazards, and practices in an easy-to-understand manner that can be essential in testimony and reports. He is a nationally recognized speaker in many areas related to occupational health and safety, fire safety, premises safety, and regulatory compliance.

OCCUPATIONAL EXPERIENCE

PRESIDENT & FOUNDER | January 1991 to Present *Safety Compliance Management, Inc* | San Ramon, CA

Owner and operator of a tenured and successful private business that provides solutions in the areas of evaluating and implementing occupational health and safety systems and programs, emergency management and response, and safety programs (training, consultation, compliance, and written programs) to a range of clients in both the private and public sectors.

Safety and Regulatory Compliance Consulting/Expert Witness
Provides regulatory and litigation (Expert Witness) consultation services in areas involving regulatory compliance, safety systems, fire and life safety, construction safety, Fire and Building Code compliance, and premises liability matters. He has provided testimony in the areas of safety program development and implementation, multi-employer worksites, construction safety, and the application of safety regulations both occupationally and generally.

Safety Programs – Development, Training, Evaluation, and Consultation
Provides services in the design and delivery of a range of safety program/systems that include training and inspection programs in the areas of general safety and construction safety. Evaluates current programs to ensure compliance and develops organizational-specific Injury and Illness Prevention Programs (IIPP), Code of Safe Practices, Fall Protection Programs, and other regulatory required programs as needed. Oversees and participates in inspection programs at a range of general industry, private/public facilities, and construction projects. Assists with accident investigation, risk assessment, and evaluation of workplace and property hazards. Represents clients with OSHA issues including citations, site audits, and permits. Provides and coordinates the delivery of numerous safety training programs to a range of clients in all aspects of OSHA and Cal-OSHA required programs including Fall Protection, CPR/First Aid, Confined Space Operations, Energy Control (Lock Out/Tag Out), Fire Safety, Excavation Safety, Hazardous Materials, and other safety topics.

March 1978 to July 1992 *California Fire Service: Four Departments*

Positions Held:

Fire Chief (Acting)	Deputy Fire Chief	Fire Battalion Chief
Fire Marshal	Fire Division Chief	Firefighter/Paramedic
Fire Captain	Fire Training Officer	

Held increasingly responsible positions in four California fire departments. Managed the operations of the Fire Department as the Chief in charge of Fire Operations, Fire Prevention, Fire Training, Public Education, Hazardous Materials enforcement, Administration, and Safety. Served as Training Officer and Instructor in Regional

Fire Academies.

EDUCATION / CERTIFICATIONS

- Doctor of Philosophy (Ph.D.), Capella University, April 2019.
- Master of Engineering (M.Eng), Advanced Safety Engineering and Management. The University of Alabama, Birmingham, 2014.
- Bachelor of Public Administration (BPA), The University of San Francisco, 1988.
- Associate of Science (AS), Fire Science. Solano College, 1981.
- Certified Safety Professional (CSP). Board of Certified Safety Professionals (BCSP), #19001, 2006.
- Certified Environmental and Safety Trainer (CET). BCSP, #13001, 2013.
- Construction Health and Safety Technician (CHST). BCSP, # C3565, 2013.
- BCSP Subject Matter Expert.
- Professional Member - American Society of Safety Engineers (ASSE) (#13536), since 1999.
- Advanced Certificate of Achievement, Fire Science. Solano College, 1982.
- Certified Auditor – OHSAS 18001 Safety Systems.
- Certified Fire Officer, Public Education Officer, Fire Instructor, and Fire Prevention Officer - Office of the California State Fire Marshal.
- Registered Environmental Assessor, Class I - California EPA, # REA I-06538, 1996-2012.
- Community College Lifetime Teaching Credentials – Fire Technology, #251342 and Health and Related Technologies, #267782.
- Emergency Medical Technician 1 Instructor/ Mobile Intensive Care Paramedic (Previous).
- Instructor Levels I and II – Office of the California State Fire Marshal.

HONORS/ASSOCIATIONS (PAST/PRESENT)

- Professional Member -American Society of Safety Engineers/Professionals (ASSE/ASSP).
- Member - National Safety Council (NSC).
- Member - National Fire Protection Association (NFPA).
- Life Member - California Fire Training Officers' Association.

TEXTS AND PROFESSIONAL ARTICLES AUTHORED

1. Gantt, P. (2009) Hazardous Materials; Regulations, Response, And Site Operations (2nd ed.). Independence, KY: Delmar/ Cegage. Note: Also authored 1st Edition 1999.
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5. Gantt, P. (2014). "Expert Witness 301- Tips to Help You Become A Successful Expert Witness." Advisor – Technical Publication of the Consultancy Practice, American Society of Safety Engineers. 13(2).
6. Gantt, P. (2010). "Expert Witness 201- Achieving Success in a Time of Economic Downturn." Advisor – Technical Publication of the Consultancy Practice, American Society of Safety Engineers. 10(1).
7. Gantt, P. & O'Connell, M. (2012). "Safety DNA." Advisor – Technical Publication of the Consultancy Practice, American Society of Safety Engineers. 12(2).
8. Gantt, P. & Gantt, R. (2012). "Disaster Psychology – The Myths of Panic." Professional Safety. 57(6). (pp. 42-49).
9. Gantt, P. (2006-2008). "Confined Space Activities." (7-part series). Carolina Fire Journal. 20(4). – 22(3).
10. Gantt, P. (2016). "The Role of the International Fire Code in Promoting Safety: What Safety Practitioners Need to Know." Proceedings of Safety 2016: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
11. Gantt, P. (2015). "Safety, Not Good Enough." Proceedings of Safety 2015: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
12. Gantt, P. (2014). "Safety by Accident: A Call to Action For The Safety Profession." Proceedings of Safety 2014: The American

Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
13. Gantt, P. (2013). "There Is No Glory in Fighting a Fire That Could Have Been Prevented. Using The ANSI/ASSE Z590.3-2011 Process in Your Safety Prevention Programs." Proceedings of Safety 2013: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
14. Gantt, P. (2012). "Now What? Case Studies on How to Be Successful As An Expert Witness." Proceedings of Safety 2012: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
15. Gantt, P. & Gantt, R. (2011). "Disaster Psychology – The Myths of Panic." Proceedings of Safety 2011: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
16. Gantt, P. (2010). "Expert Witness 201." Proceedings of Safety 2010: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
17. Gantt, P. (2009). "Expert Witness 101." Proceedings of Safety 2009: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.18.
18. Gantt, P. (2008). "30-Second Rules for Hazardous Materials Response." Proceedings of Safety 2008: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
19. Gantt, P. (2007). "Multi-Employer Worksites: The Need to Effectively Pre-Qualify Contractors." Proceedings of Safety 2007: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
20. Gantt, P. (2006). "What am I Supposed to Do? HazMat Incident Command Made Simple." Proceedings of Safety 2006: The American Society of Safety Engineers Professional Development Conference. Des Plaines, IL: ASSE.
21. Gantt, P. (2005). "ICS For Dummies." Proceedings of Safety 2005: The American Society of Safety Engineers Professional Development Conference. Des Plaines, Il: ASSE.

APPENDIX B:
Building Plans

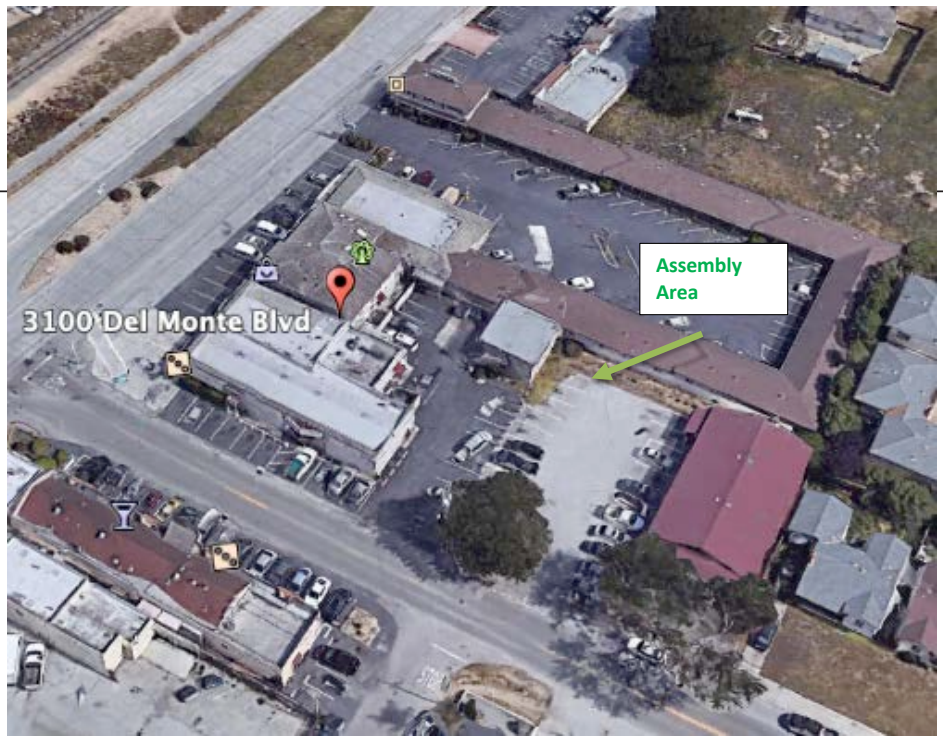
North

To Assembly Area

[redacted]

Legend:
FE – Fire Extinguisher
Emergency Exit

AN - LEVEL 1 SCALE: 1



COMMUNITY BENEFITS & NEIGHBORHOOD COMPATIBILITY PLAN

COMMUNITY BENEFITS & NEIGHBORHOOD COMPATIBILITY PLAN



INTRODUCTION

Pursuant to Marina Municipal Code Section 19.08.010(B)(1)(b) and (c), Pacific Roots presents these proposals detailing how it will meet its responsibilities to spark local enterprise and distribute community benefits to the City of Marina. The business owners are a hardworking, homegrown team committed to negotiating with the city, with local stakeholders, and with community coalitions to develop a community benefits plan that meets community needs and enhances the quality of life for everyone.



By engaging in early outreach, Pacific Roots is confident that its cannabis retail business will be welcomed as a trusted neighbor, delivering transformational impact to the community and the deserving local causes they care about and intend to support. Similarly, Pacific Roots is certain that its local hiring pledge, its strong stance on protecting neighborhood children from the risk of cannabis diversion, its commitment to working with law enforcement and regulators, and its proven track record of operational compliance will be embraced by the community, paving the way for a highly successful business that will generate significant tax revenue for the city.



I. COMMUNITY BENEFITS

(a) A Proven and Impressive Record of Community Engagement

Each of Pacific Roots' owners has a proven record of community engagement. The team's history of charitable giving, along with its members' other business ventures, is a powerful testimony to Pacific Roots' commitment to help those less fortunate and an indication of the energy and investment they will bring to Marina. Former City Councilman for City of Santa Ana attests in a letter to the applicant's history of giving back. (See Appendix D)

1. Community-Focused Business Solutions

Pacific Roots' owners were drawn to the legal cannabis industry in order to meet therapeutic need and provide greater access to medicinal cannabis products by overcoming practical obstacles facing those in the communities they serve.



An example of this problem-solving based approach to community service is Owner and Compliance Officer Aaron Herzberg's initiatives to provide transportation and education to underserved sections of his community in Orange County. Since 2016, Mr. Herzberg's other business, Bud & Bloom, has financed a Senior Shuttle to ensure those without transport are still able to access the dispensary. A shuttle from Leisure World Seal Beach also transports seniors to Modern Buds, where Mr. Herzberg is an active equity partner, in Long Beach. In 2017, Mr. Herzberg was recognized for his commitment to the community when he was named one of the Top 100 Most Influential People by the Orange County Register, which noted:

> "Herzberg is helping shape California's legal cannabis industry while keeping the focus on medical patients as his two Orange County dispensaries bus in seniors for free, host workshops for veterans and offer low-cost consultations for cancer patients."



As a result of Mr. Herzberg's efforts, approximately 200 seniors can be reached with regular email communications and as many as 50 utilize shuttle and lunch programs on a monthly basis, providing them a vital lifeline that helps them stay engaged in the community.

Beyond this, Mr. Herzberg has facilitated for qualified customers individual patient consultations with trained medical personnel. The consultation program focuses on the therapeutic benefits of cannabis. This has allowed many community members to learn about cannabis, often for the first time. The program has led to an improved quality of life that many patients had not imagined possible.

Similarly, the Pacific Roots' owners' other business ventures highlight their desire to create solutions to problems within the community. For example, Owner Avi Marciano's healthcare businesses have assisted in the recoveries of numerous patients across Southern California. In addition, Mr. Marciano established financing and litigation cost-recovery solutions for those who have been injured and lack health insurance.

2. Other Philanthropy and Community Engagement
Pacific Roots' attitude to broader community giving and social advancement can also be appreciated when considering the substantial contributions the owners have made in other California cities, where they are each highly regarded. As a team, they have shown the energy and proven motivation necessary to advance deserving causes, especially those that benefit veterans and young people.

Veterans: Pacific Roots' owners' existing dispensaries offer special discount rates for military veterans and also sponsor Memorial Day events. Additionally, the applicants have been hosting a monthly meeting at Mr. Herzberg's Bud & Bloom facility for Tactical Patients, an organization focused on reducing suicides in former members of the armed forces. Pacific Roots intends to continue its owners' dedication to veterans by sponsoring talks that speak to veterans' issues. For example, a recent on-site lecture series at Bud & Bloom featured a special focus on Post Traumatic Stress Disorder in recognition of Memorial Weekend. Pacific Roots' other Owner, Brandon Gesicki, is also an existing member of the American Legion Post 694 – Marina – SALS (Sons of American Legion). Clearly, as outlined above, veterans' services are a priority for the Pacific Roots and form one of the flagship features of its community benefits proposals for the City of Marina.

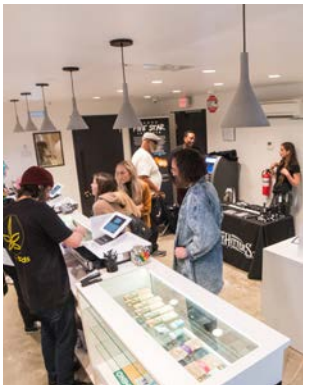
Financial Donations: Mr. Marciano has made numerous financial contributions to charitable organizations in the City of San Diego, such as to the homelessness charity, Father Joe's Villages, as well as to the Parent's Health Foundation, TVT Community Day School, and Chabad. In addition, the ownership team has jointly provided more than $5,250 in support to local nonprofit organizations in the greater Palm Desert and greater Coachella Valley areas of Riverside County. Preliminary donations in the City of Monterey currently sit at just under $10,000, which has been donated to various organizations detailed below.

Children and Young People: Mr. Herzberg organized fellow cannabis operators to raise more than $20,000 for Kidworks OC, a gift that represented funding for one third of its 2018 summer youth program. In addition, the coalition provided financial contributions to Youth in Government, a leading non-profit youth organization that helps send high school students to the state capital competition. Mr. Herzberg has also worked hard to encourage customers, employees, and fellow dispensary owners to participate in Christmas toy drives for Mercy House, a non-profit benefiting homeless children. Mr. Herzberg has deployed many smaller in-store customer donation drives to support Whole Plant Access for Autism, which educates the public on cannabis-based treatments for autism spectrum disorder to alleviate difficult symptoms such as self-injury, aggression, severe insomnia, cognitive impairment, and communication difficulties.

Mr. Herzberg's devotion to young people is also evidenced by his service on the boards of numerous philanthropic engagements centered on helping children. One of which, the Orangewood Children's Foundation, on whose board Mr. Herzberg served from 2012 to 2014, built a shelter for Orange County children who were victims of abuse, neglect, and abandonment. From 2011 to 2013, Mr. Herzberg was also a board member for the Big Brothers and Big Sisters of Orange County, which helps children reach their potential through one-to-one relationships with mentors. Prior to this, from 2008 to 2010, he was a board member of Kids First, an educational program designed to meet the needs of children who have separated or divorced parents.

Similarly, Mr. Marciano and his own children are involved and dedicated advocates for young people. They have undertaken multiple overseas missions with Save a Child's Heart, the Jewish Federation, Family Services of Orange County, and the Solomon Society to assist with unmet medical needs and support families who are suffering from poverty and abuse.



Mentorship, Teaching, and Training: Each of Pacific Roots' owners has a strong commitment to nurturing young people and guiding them away from destructive paths and toward those that will prove more fruitful. Owner and Community Liaison Brandon Gesicki has been nurturing his community's next generation of athletes, acting in the past as Defensive Coordinator for the Junior Varsity football team at Carmel High School from 1992 to 1994 then working as Head Coach of the winning west squad of the Monterey County Football All-Stars in 2006.

Owner and General Manager Aaron Johnson has taught young people since 2003 at Hartnell Community College and later at California State University, Monterey Bay.

Mr. Herzberg is also actively engaged with mentoring young professionals to help them become equipped for leadership positions within the community. He and Mr. Marciano have also participated and served for many years on the boards of various faith and family groups such as the Jewish Federation, Family Services of Orange County, and the Solomon Society of Orange County.

Public Services: Mr. Gesicki has served as a Director of the Cypress Fire Protection District from 2015 to 2018, working closely over the years with fire fighters and fire fighter organizations on the Central Coast. He works closely with local enforcement, having served as campaign consultant to Monterey County Sheriff Steve Bernal on both of his successful campaigns in 2014 and 2018. Mr. Gesicki has also worked with various law enforcement associations, both state and local.

Community Education: In their existing dispensaries, Aaron Herzberg and Avi Marciano have created community event spaces, which they make available to community non-profit groups on an ongoing basis. Messrs. Herzberg and Marciano sponsor educational events with the groups that utilize the room. Groups that have used the facilities for events include the National Organization for Reform of Marijuana Laws, Tactical Patients, and Orange County Needle Exchange. At all times, Pacific Roots' owners have been vigilant ensuring that all security procedures have been followed for accessing the facilities and that limited-access areas remain secured and inaccessible to members of the public.

Animals: Mr. Gesicki is very passionate about protecting the health and welfare of animals. He has funded and supported numerous local animal charities and is a major sponsor of Max's Helping Paws Foundation, which provides help to pet owners who cannot afford the costs of urgent medical care required by their pets.

(b) Understanding What Matters to the City of Marina

1. Preliminary Engagement Initiatives

Pacific Roots is hopeful it can bring some of its owners' previous philanthropic sponsorship to similar causes within the City of Marina, but the team understands meaningful contributions to any community are best determined by the community itself. To this end, Pacific Roots' owners are proud members of the Marina Chamber of Commerce and are actively involved in forging relationships with local community partners, including the Veteran's Transition Center, the American Legion, the Marina Grange, Friends of Marina Library, and the Filipino American Community Club of Monterey Peninsula. Pacific Roots has already made donations to several community organizations, as set forth on the following page.

Pacific Roots is committed to supporting these organizations with larger contributions (at least three times the current donations) once it begins operations.

2. Research and Consultation

2019 DONATIONS IN MONTEREY COUNTY

ORGANIZATION	DONATION AMOUNT	FUTURE AMOUNTS
Veteran's Transition Center	$2,000	$6,000+
American Legion – Marina Chapter	$2,500	$7,500+
Marina Grange	$2,500	$7,500+
Friends of Marina Library	$1,000	$3,000+
Filipino American Community Club of Monterey Peninsula	$1,000	$3,000+
TOTAL	**$9,000**	**$27,000+**

Pacific Roots has carried out a research exercise to determine local opinion regarding where community investment would be best placed. The findings underpin the decision to support four important projects that will benefit veterans, seniors, and young people in the City of Marina. These are described in more detail below.

3. Ongoing Engagement

Engagement efforts will continue and be led by Mr. Gesicki, who will assume the Community Liaison post due to his deep familiarity with the City of Marina and his background in networking and advanced communication strategies. Mr. Gesicki will not only liaise with previously identified charitable project commitments but also consider additional ways for Pacific Roots to assist the community. These further opportunities may arise as a result of targeted research, open houses, meetings with county officials and law enforcement, and interactions with regulators.

(c) The Four Key Benefits for the City of Marina

Pacific Roots has devised a four-point plan that will direct its charitable and outreach endeavors in the City of Marina. This plan is designed to maximize its reach to many vulnerable groups within the community, including veterans, children, and seniors.

1. Giving Back to Those Who Have Served and Protected

Veterans' causes are close to the hearts of Pacific Roots' owners. In particular, Mr. Gesicki has been responsible for ensuring the community benefits plan prioritizes veterans of the armed forces like his father, who served in the United States Army at Fort Ord and the Presido in Monterey Bay. As a member of both the American Legion and Sons of American Legion, Marina, a collection of men of all ages whose parents or grandparents served in the U.S. military, Mr. Gesicki is familiar with opportunities in this area that would assist and honor veterans. Pacific Roots has donated to organizations in the Marina area that can be trusted to advance these goals. It intends to partner with the American Legion, the Veteran's Transition Center, and the Marina Grange, in addition to continuing its relationship with Tactical Patients, an organization whose cause has been championed by Messrs. Herzberg and Marciano through their existing dispensaries.

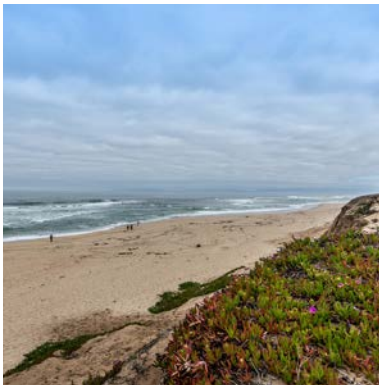
The Veterans Transition Center, a key resource in Monterey, offers transitional housing and case-management programs to prevent homelessness in those returning from service and to encourage them back into employment. Tactical Patients aims to provide relief, resources, and recreational activities that can reduce the rate of suicide among those returning from service.

Pacific Roots will also commit to taking practical efforts to welcome veterans on site. The owners intend to investigate measures that have been successful in their other facilities. These measures include discount pricing, Memorial and Veteran's Day events, transport possibilities, and military-focused speaking commitments. In these ways, Pacific Roots intends to fight hard to enhance the respect and compassion for deserving veterans in the Marina area.

2. Providing for Community Vitality and Celebrating Cultural Diversity Through Sponsoring Community Services

To further the goals of community enrichment, Pacific Roots has partnered with the Marina Grange and the Filipino American Community Club of Monterey Peninsula. Pacific Roots has already made an initial donation to these important associations. The Marina Grange is a worthy organization that provides scholarships and grants to deserving residents. It supports schools and educational programs that benefit students and backs organizations and events that benefit the community. Its goal is to encourage the pursuit of education, knowledge, and participation in extracurricular activities such as music, arts, and sports.







Pacific Roots has been impressed with the Foundation's efforts to make educational field trips possible for children who cannot afford them, to establish nutritional programs that provide healthy food to students, and to contribute to facilities that offer play, socialization, and recreational equipment suitable for children of all ages. For seniors, it has assisted with transport and accessibility needs. For the community, it organizes numerous community-strengthening events and hosts the Marina Man and Woman of the Year Awards and the annual Marina Community Non-Profit Summit. Pacific Roots is certain it can offer the best support to the wider social causes it cares about by sponsoring the Marina Grange.

In addition, Pacific Roots recognizes cultural diversity is critical to maintaining the vibrant and inclusive culture of the Marina community. For this reason, it has decided to support the Filipino American Community Club of Monterey Peninsula. This organization holds academic, social, and athletic activities for its members and friends in cities within the Monterey Peninsula, all of which are intended to preserve and celebrate Filipino history and culture. These events, which include Children's Christmas Party, Street Food of Manila, Comedy Night, barbecues, cook-off challenges, craft fairs, and many other culturally affirming occasions, provide many important opportunities for people to gather together. Because the ownership team includes an immigrant to California, it would like to contribute to welcoming and celebrating other immigrants and their families who have also settled in the state.

3. Preserving Important Community Resources for Future Generations in the City of Marina
As referenced in the chart above, Pacific Roots has so far donated to organizations in Marina that are dedicated to preserving educational resources for the community, including the Friends of Marina Library, the Marina Grange, and the Filipino American Community Club of Monterey Peninsula.

The Marina Grange and the Filipino American Community Club have both been engaged in efforts to preserve historical information through the collection of oral histories, tapes, and video-recorded memories that have relevance to the City of Marina and might otherwise be lost. Similarly, the Friends of Marina Library was established in 1990 and is run exclusively by Marina residents who join together to support programming and maintenance at the Marina Library, initiatives like purchasing new books, e-books, and videos that are made available to the entire county library system. The Friends also operate a community book store that recycles donations of books from residents in four rooms of inventory that are open to the public Tuesdays through Sundays. In addition, bi-monthly book sales are held at the library itself. The Friends also organize community events such as bi-monthly movie showings and concerts and a Little Kid Block Party on the second Saturday of each month that offers a valuable opportunity for neighborhood children to play and socialize.

Pacific Roots would like to offer support to the Marina Grange in its fundraising efforts in order to keep this important community institution flourishing for the benefit of all residents who have come to rely so heavily on it.

4. Delivering Public Education on the Science and Healing Power of Cannabis
In their existing dispensaries, Pacific Roots' owners have brought monthly cannabis education on cannabis laws and research to the community through their public lecture series. They would like to explore providing a similar free-of-charge education plan to those in the Marina community who want a source of unbiased and reliable information about cannabis. This lecture series could create a forum for discussion that would increase awareness of the therapeutic benefits of cannabis for those who may wish to explore treatment options. Crucially, in collaboration with local law enforcement, it may also contribute to the education of young people about the risks of cannabis impairment, such as intoxicated driving and drug awareness.

This type of forum is something the owners are well-equipped to present. As an educational speaker, Mr. Herzberg has advocated for retail and distribution compliance on the Canna West Wrap-Up Panel in June 2018. He was also a guest speaker at IC3 – The Second Institutional Capital and Cannabis Conference in May 2018 and has spoken about cannabis and cannabis regulation before the National Cannabis Industry Association Policy Conference, as well as locally in Long Beach, CA. In addition, Mr. Johnson is well-known in the Marina area for his teaching on agriculture and regulation, both at CSU and, previously, at Hartnell Community College, as well as his speaking engagements at the Western Growers Association Panel Discussion with Bureau of Cannabis Control Chief Lori Ajax, and other National Cannabis Association events.

Pacific Roots has created a community events space adjacent to the dispensary premises. Pacific Roots will utilize the space to host events with veterans group, support groups for terminally ill residents, and community organizations.

2. LOCAL ENTERPRISE

(A) A CONSCIENTIOUS AND SUPPORTIVE EMPLOYER PROVIDING OPPORTUNITIES TO CITY OF MARINA RESIDENTS

Pacific Roots' owners are extremely accomplished veterans of the medical, legal, and cannabis sectors, who together for the last three decades have built numerous separate successful businesses, generating millions of dollars in tax revenue and employing countless valued staff members. Accordingly, the owners are proven and competent managers of human capital and bring with them a dynamic business development plan that initially will give rise to six new employment opportunities for the City of Marina. **Pacific Roots is committed to hiring at least six Marina residents for jobs in the retail dispensary.**

Because of Pacific Roots' owners' previous success in establishing numerous profitable businesses, the proposed City of Marina project is well-capitalized, allowing for immediate development. To guarantee open positions will be filled by local residents, Pacific Roots will be reaching out to the following community partners:

- Economic Development Agency for Monterey County
- Nonprofits and community organizations
- Coordinators of city job fairs and hiring events

Pacific Roots will also advertise the identified posts through local media until it has identified qualified and deserving local candidates who share its dynamic vision for responsible, safe, and innovative cannabis retail within Monterey County. All employees will be over the age of 21.

Furthermore, Pacific Roots commits to making every effort to nurture and retain employees in the same way that has hallmarked all its owners' previous business ventures. This means committing to a living wage, striving to provide competitive health care and other employee benefits, a comprehensive employee education and training program, financial assistance for role-relevant educational workshops, and entering into a Labor Peace Agreement. In this way, Pacific Roots hopes not only to equip employees to excel in their initial positions but also to motivate them to stay with the company to develop long-term relationships for the benefit of customers and to become eligible for wage increases and opportunities for promotion.

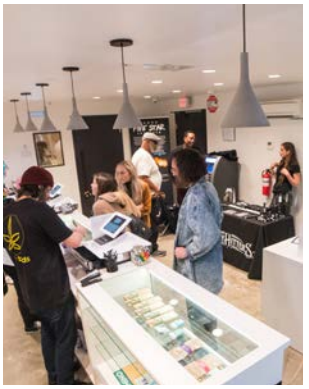
(B) STAFFING PLAN

Pacific Roots, through the leadership in other licensed commercial cannabis operations of its Owner and Compliance Officer, Aaron Herzberg, is committed to competitive compensation in comparison to other mainstream commercial businesses and, accordingly, has developed an ongoing relationship with The United Food & Commercial Workers International Union (the "UFCW"), which has become deeply involved in the cannabis industry. The UFCW currently supports Pacific Roots' application licensure. (See UFCW letter in Appendix C)

Pacific Roots pays all employees beyond a living wage. The living wage for one adult in Monterey County is $13.83 per hour or $28,766 annually. Salaries at Pacific Roots begin at $35,000 per year, a 22% increase on the living wage.

Pacific Roots also commits to the following labor practices:



Competitive Compensation: Pacific Roots will establish and maintain competitive pay rates for similar positions in other businesses. Well beyond its living wage, Pacific Roots has proposed the following staffing levels and salaries for its cannabis retail facility. The following jobs and compensation packages are set forth below:

POSITION		2019	2020	2021	2022	2023
General Manager	$90,000 + 3% annual increase	1	1	1	1	1
Inventory Control + Purchasing Manager	$65,000 + 3% annual increase	0	1	1	1	1
Community Liaison	$0 Brandon Gesicki, partner in business	1	1	1	1	1
Bookkeeper / Administration	$60,000 + 3% annual increase	1	1	1	1	1
Retail Store Manager	$65,000 + 3% annual increase	0	1	1	1	1
Marketing + Events	$40,000 + 3% annual increase	1	1	1	1	1
Budtenders	$35,000 + 3% annual increase	4	6	8	10	10
Delivery Drivers	$35,000 + 3% annual increase	1	2	3	4	5
Security Guards	$52,000 + 3% annual increase	2	2	2	2	2
	TOTAL	11	16	19	22	23

Living Wage: Pacific Roots will set base wages that exceed the minimum wage by at least $2 per hour. Presently, the California minimum wage is $12 per hour, while the federal wage is $7.25 per hour. Pacific Roots' living wage of $18.22 per hour will be more than $6 per hour greater than both the state and federal minimum wages.

Health Benefits: Pacific Roots will make group health benefits available to full-time employees and contribute at least $1.25 per hour, or $2,500 per year, per employee.

Leave and Paid Time-Off: Pacific Roots will offer leave and paid time-off under the following circumstances:

i. personal leave of absence;
ii. vacation;
iii. sick leave;
iv. voting;
v. bereavement;
vi. jury / witness duty;
vii. temporary disability;
viii. emergency responder;
ix. elony crime victim;
x. civil air patrol;
xi. school disciplinary matters;
xii. bone marrow donation;
xiii. organ donation;
xiv. pregnancy;
xv. military;
xvi. military spouse; or
xvii. school activities.

Labor Peace Agreement: Pacific Roots has entered into a "labor peace agreement" with the UFCW. It will honor that agreement regardless of its number of employees it has.

Local Hire: Pacific Roots is committed to hiring at least six Marina residents for jobs in the retail dispensary. Pacific Roots will track its local hire efforts and publish its local hire stats to the City of Marina annually.

3. NEIGHBORHOOD COMPATIBILITY

(A) OUTREACH AND COMMUNITY SUPPORT

Encouraging strong community support is pivotal to Pacific Roots' values and business development strategy. Accordingly, Pacific Roots has conducted a community support study across several weeks to determine support within 250 feet of the proposed facility. The study took the form of written correspondence that identified the neighborhood liaison and the physical address of the proposed site. The documentation further informed neighbors of intended design features, local hiring commitments, community benefits, the likely effect of increased security presence for the neighborhood, and waste disposal arrangements. In addition, the correspondence made clear that a zero-tolerance feature of all dispensaries run by Pacific Roots will be strict facility access controls to prevent cannabis diversion to neighborhood children, including secure displays and age verification measures. The full correspondence can be viewed at Appendix A below. In addition to the correspondence, representatives of Pacific Roots, led by Mr. Gesicki, canvassed the local area on foot to engage neighbors in discussions intended to provide further information about the project, answer queries, and alleviate any concerns.

Based on the above initiatives, Pacific Roots has determined majority support for the project across all respondents. Specifically, Pacific Roots has obtained a majority of owner signatures in connection with the properties within 250 feet of the proposed project. (See Appendix E for signatures.)

Where reservations were encountered, Pacific Roots will incorporate remedial measures to address them, for example, by providing additional neighborhood patrols by the security team. As a result of this outreach effort, Pacific Roots feels able to place its application before the licensing committee with full confidence that its presence will be a welcome addition to the intended neighborhood.

(B) COMPLIANCE, COMMUNICATION AND NUISANCE ABATEMENT

Pacific Roots understands that blending seamlessly into the neighborhood is crucial to growth and sustainability. As explained throughout this application, the owners of Pacific Roots have worked hard to earn the support of their neighbors in every location where they have previously operated a cannabis business. The letter from former Councilman David Benavides attests to the applicant's history of compliant operations. (See Appendix D)

In order to replicate this success in the City of Marina, Pacific Roots will pursue and maintain visually appealing premises finished to high quality specifications intended to harmonize and enhance the surrounding area. There will be no large or obtrusive signs, unlandscaped parking areas, overly bright or garish lighting, or design features that could represent a nuisance to the community. Pacific Roots employees will regularly patrol the property to pick up trash and make sure the location is tidy. Moreover, Pacific Roots employees will make sure patrons are not loitering or smoking in cars.

For the polite consideration of residential neighbors in the vicinity, the facility will operate only between the hours of 9:00 a.m. PST and 10:00 p.m. PST.

All business suppliers will be fully licensed and held to the high standards expected of their licensure when they are visiting the Pacific Roots facility (e.g. for transportation purposes).

In acknowledgment of the valid concerns of parents regarding children and cannabis exposure, apprehensions which are to be expected in all areas where cannabis is legalized, Pacific Roots will ensure that no cannabis products will be visible from outside the facility, no individuals under the age of 21 will be employed, no individuals under 18 will be allowed on site, and no advertising or promotional materials will be distributed to any children in the area at any time. This will minimize both exposure to youths as well as social harms that may arise from a cannabis business.

A key way in which Pacific Roots can assure friendly neighborhood relations is by the appointment of Mr. Gesicki, an experienced neighborhood liaison coordinator who takes his role very seriously and has a strong commitment to working with law enforcement. Mr. Gesicki will work proactively to ensure business operations run smoothly and disturbances are eliminated or kept to a minimum. Mr. Gesicki's full and current contact information will be provided to the City of Marina Police Department and all residents and property owners within 250 feet. The community can easily report directly to Mr. Gesicki any operating issues it might perceive and can expect a prompt resolution. In addition, Pacific Roots will ensure that a manager is present





on-site at all times the facility is open, and that the contact information for all managerial staff, including a 24-hours on call manager, will be forwarded to the Police Department. Mr. Gesicki will be available 24 hours per day to community members. His contact information will be posted on the exterior to the facility.

Mr. Gesicki will also ensure all state and city licenses and permits will be prominently displayed on site so that they are visible to the public. In addition, all signage regulations including Marina Municipal Code Section 17.40 will be observed. No alcohol or tobacco will be sold on the premises, and areas around and adjoining the facility will be closely monitored to ensure they are kept free of smoking (including cannabis use); noise disturbance; drinking; loitering; littering; and graffiti (any graffiti found will be removed within 24 hours). Adequate litter receptacles will be provided and closely maintained to ensure trash does not accumulate anywhere on site or in the vicinity, and cannabis waste will be disposed of in accordance with regulations. Cannabis odors will be prevented through the use of an appropriate air filtration system.

The premises will be protected by comprehensive security measures in accordance with a security plan approved by the Police Department and the Office of the City Manager, although these will be designed to operate in a manner that is non-conspicuous and unobtrusive so the tone and character of the neighborhood will not be altered by their presence. Security measures for the protection of employees and customers will include 24-hour on-site fully licensed and unarmed security guards who will carry a valid Department of Consumer Affairs "Security Guard Card" at all times. In addition, the premises will be equipped with 24 hour per day, seven days per week camera coverage of all dispensing areas, storage areas, cultivation areas, all doors, parking lots, and any place where new product is delivered. All surveillance footage will be retained for a period of 90 days and made available to the Marina Police Department for purposes of investigation of alleged crimes. Surveillance will be surrendered promptly upon request without the necessity of a warrant or subpoena. The premises will have adequate lighting that complies with Marina Municipal Code 15.34.080 and will extend to all areas of the parking lot. During non-operating hours, all cannabis goods and cash will be protected in a locked safe and all points of entry will be secured with commercial-grade locks and concealed bars, retractable, folding or sliding metal gates, or metal rollup or accordion doors. An alarm system will be activated and monitored by a security company licensed by and in good standing with the California Department of Consumer Affairs.

By strict compliance will all state and local regulations, Pacific Roots will carefully control its premises for the enjoyment and protection of its staff, customers, and community and will at all times welcome on-site inspections from law enforcement and regulators, with whom it is determined to foster excellent working relations.

CONCLUSION

Pacific Roots is confident that should its licensing application be approved, there are many ways in which its presence in the City of Marina will enhance the lives of the people who live in this community. Most obviously, Pacific Roots' objective will be to provide safe and easy access to high-quality cannabis products, but its business will also be capable of generating employment, educational, and advocacy opportunities, and producing significant tax revenue for the City of Marina. Finally, the city can count on Pacific Roots' support for the myriad community-enriching projects outlined in this plan that will pave the way to a prosperous future. In this way, Pacific Roots will repay the residents of the city for the privilege of becoming one of the first fully licensed cannabis operators open for service in the City of Marina.

APPENDIX A

The below is a sample neighborhood compatibility letter that was generated during the public consultation process.

PACIFIC ROOTS

MARINA, CALIFORNIA

Dear Neighboring Property Owner:

As you may know, the City of Marina recently opened its application process for commercial cannabis businesses. Pacific Roots of Marina is preparing to submit an application for a commercial cannabis retail business ("dispensary"), which is located at 3100 Del Monte Boulevard on a property that is within 250 feet of your property.

First, we are committed to working with and hiring within residents of Marina for all positions, including management, related to our dispensary. To find more information about the look, feel and vibe of our planned dispensary, please see www.budandbloomoc.com.

As a part of the application, the city is requesting that applicants demonstrate support from a majority of the property owners within 250 feet. We are reaching out to you to ask for your support of our proposed project and application.

Some of the benefits of our proposed business are as follows:

- Support of local businesses, nonprofits, community groups, and our local veterans who have been in the area for decades;
- Increased security to the area through 24-hour security personnel, who will oversee the interior and exterior of the property. In addition, the proposed operation will have professionally installed interior and exterior security cameras and an alarm system that will be monitored by a licensed security company. This will help keep the neighborhood safer and many studies have shown that increased private security deters crime;
- Strict controls for accessibility to the business and products, including secure displays and age verification; no children/minors will be allowed on the premises and we will provide for outreach and education regarding preventing diversion to minors;
- Attractive renovation of the interior and exterior of the business; and,
- Secured waste disposal to be hauled by Waste Management. Any cannabis waste is destroyed and documented.

In addition, during the application process, and if the application is approved, the business will always have a Community Liaison with 24-hour contact information for anyone with issues, questions, or concerns. This contact information will be provided to the City of Marina, neighboring properties, and business owners, and will also be available to members of the public from the City of Marina. At this time, the community liaison is Brandon Gesicki. Brandon is a local resident of Monterey County and will reach out to you as needed with any questions or concerns that may affect the area around the property. Brandon can be reached at (831) 206-6460.

Please note that this is a competitive application process, and the city will score each application as part of the selection process with the objective of identifying projects with the highest likelihood of success. We would greatly appreciate your support and are available to speak with you further regarding our application and proposed business.

By signing below, I, _____(name), located at _____ _____ (address), support Pacific Roots of Marina, located at 3100 Del Monte Blvd in Marina.

X_____ Email:_____






APPENDIX B

> I so appreciate the opportunity to visit Bud & Bloom on the senior shuttle that was provided and all information I received from staff and vendors.
> **Becky Osborn**

> "has been a godsent. The education provided and opportunity to experience with peers is greatly appreciated."
> **Elaine Perez**

> "Thank you for this stress-free time out from my otherwise hectic week days."
> **Kay Van Gunst**

> "Great experience, nice people. Thank you for caring about us."
> **Vivian Clark**

> "This was my first time on the senior shuttle. I found it very well organized and very informative. Bud & Bloom has made understanding cannabis easy for seniors."
> **Jenny Rhodes**

SEE OTHER REFERENCES FROM AARON HERZBERG 3 PAGE BIO



John Nunes
President

Jack Landes
Secretary - Treasurer

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4121 Alhambra Ave.
Martinez, CA 94553
(925) 228-8800
Fax: (925) 228-8355

1145 North Main St.
Salinas, CA 93906
(831) 757-3094
Fax: (831) 757-9115

323 Geary Street, Room 709
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(415) 693-0143
Fax: (415) 693-9352

85 Galli Drive, Suite H
Novato, CA 94949
(415) 883-6833
Fax: (415) 883-1043

840 E Street, Suite 8
Eureka, CA 95501
(707) 442-1751
Fax: (707) 442-9572

To Whom It May Concern:

The purpose of this letter is to convey that Pacific Roots Marina, LLC and UFCW 5 have signed a "Labor Peace Agreement" with the intent to work together in partnership to provide good union jobs in the city of Marina.

The contours of this agreement would include a collective bargaining agreement that would guarantee fair wages sic pay, vacation, and health benefits for employees of Pacific Roots. Pacific Roots has committeed to comply with all aspects of local and state labor laws and will do the fair thing by their employees if they choose to organize a union.

It is with this understanding that UFCW 5 and the thousands of members we represent in Monterey County, that we support the application of Pacific Roots for a cannabis dispensary

Sincerely,

James Araby
Strategic Campaigns Director
UFCW 5
[redacted]

APPENDIX D

From the desk of
David Benavides

To Whom It May Concern:

I am a former Councilmember for the City of Santa Ana having served three terms from 2006 to 2018. I am presently a Planning Commissioner for the City of Santa Ana. I am the Executive Director of KidWorks, a community based, non-profit organization, which nurtures and empowers children and families through academic support and leadership development. KidWorks works with youth and families in four of the most under-resourced neighborhoods in Orange County.

I have gotten to know Aaron Herzberg over the years through his involvement in the City of Santa Ana by way of his dispensary business, including Bud & Bloom, as well as his generous support of good community causes such as KidWorks. Mr. Herzberg opened one of the first licensed dispensaries in Orange County. Bud & Bloom has been compliant and exemplary in terms of the community outreach it conducts. I am personally aware of the community work Herzberg and Bud & Bloom have conducted in outreach to seniors, hiring local employees, and running a well-managed and highly regarded operation.

I am glad to serve as a reference for Mr. Herzberg. Should you have any questions please feel free to contact me at [redacted]

Respectfully,

David Benavides

APPENDIX E

3100 Del Monte Blvd. Marina, California 93933 Neighborhood Compatibility

250 Feet Outreach

The City of Marina allocates 5 (five) points for demonstrating neighborhood support for a majority of property owners within 250 feet of our proposed dispensary's measured from the property lines in which the proposed establishment will be located. Pacific Roots Marina, LLC has demonstrated neighborhood support for a majority of property owners within 250 feet and is eligible for the 5 Points.

Per MMC 19.08.010 SELECTION CRITERIA: Neighborhood Compatibility

> Applicants which demonstrate neighborhood support with a majority of property owners within 250 feet will receive five points. Applicants who do not demonstrate neighborhood support with a majority of property owners within 250 feet will receive zero points.

Furthermore, we requested the City of Marina clarify how this should be measured and the city's response was as follows (from the FAQ's):

> Question: In the Ordinance, it states that applicants will be scored in a Neighborhood Compatibility (5 Points) category. The description states: "Applicants which demonstrate neighborhood support with a majority of property owners within 250 feet will receive five points. Applicants who do not demonstrate neighborhood support with a majority of property owners within 250 feet will receive zero points." The question asked was, will the 250 feet be measured from the front door of the proposed establishment or from the property line in which the cannabis establishment is proposed to be located?
>
> Answer: For purposes of evaluating applicants in this category, the 250-foot distance will be measured from the property lines in which the proposed establishment will be located.

In order to determine the addresses that were considered within 250 feet from our property for the community outreach signatures, we started with the Monterey County GIS Map located at the following URL:

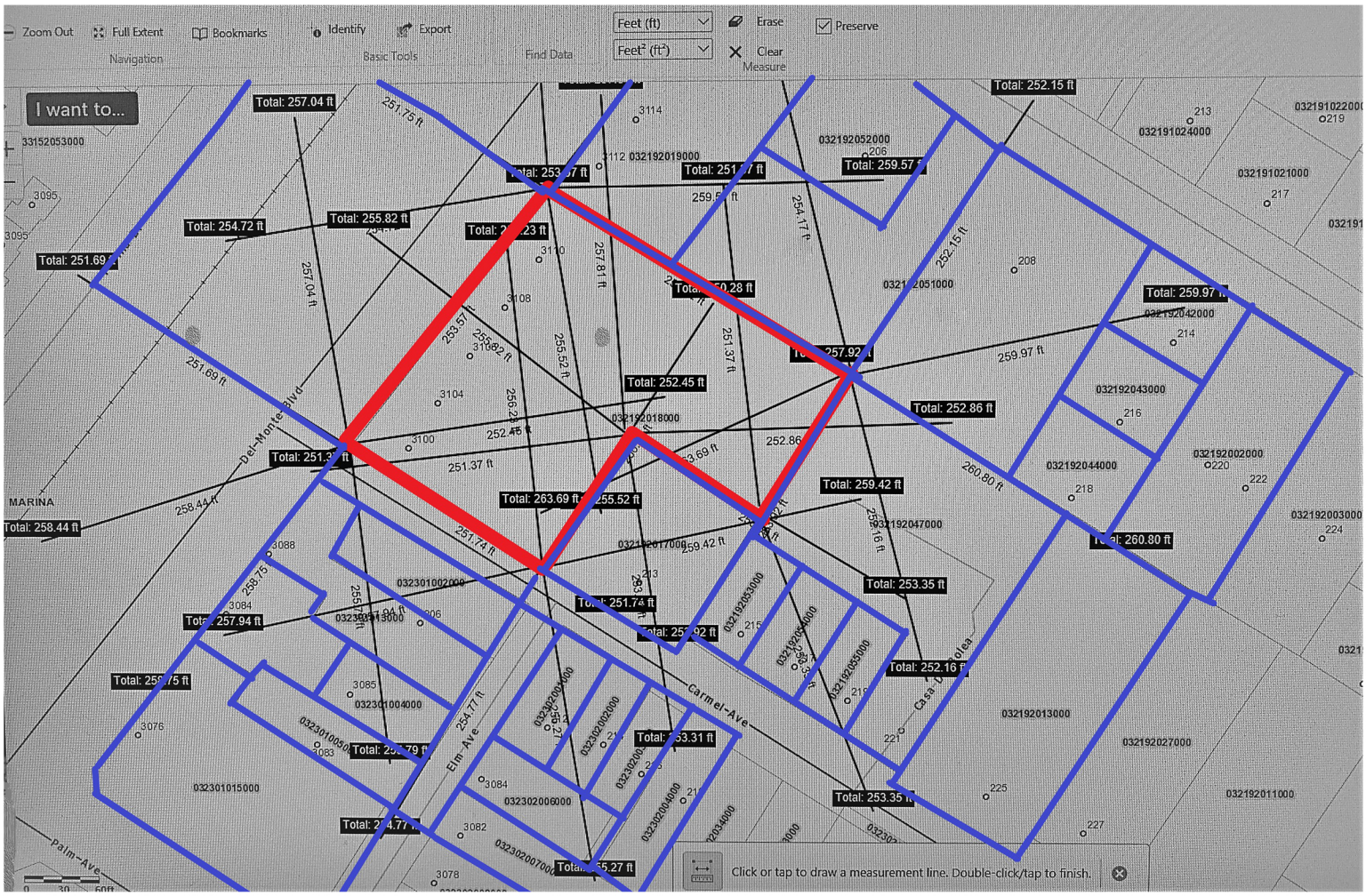
> http://gis.co.monterey.ca.us/Html5Viewer/Index.html?configBase=http://gis.co.monterey.ca.us/Geocortex/Essentials/external/REST/sites/Base_Map_Out/viewers/BaseMapViewer/virtualdirectory/Resources/Config/Default

We used the measuring tool built into the site and drew lines that measured between 250 ft every direction possible (horizontal, vertical and diagonal) from each corner of the parcel on which our dispensary is located APN No. 032192018000. Attached hereto as is a screen shot from the Monterey County GIS Map website showing the properties

APPENDIX E

that fall within 250 feet and how we determined the measurements. The parcel highlighted in RED is APN No. 032192018000 containing our address 3100 Del Monte Blvd. The parcels highlighted in Blue are the parcels within 250 feet.

Also Attached is a map that again identifies the parcels within 250 feet and also contains a legend setting forth the APN's and addresses of properties that fall within 250 Feet.


Zoom Out
Full Extent
Bookmarks
Identify
Export
Navigation
Basic Tools
Find Data
Feet (ft)
Feet² (ft²)
Erase
Clear
Preserve
Measure
I want to...
Total: 257.04 ft
Total: 252.15 ft
Total: 254.72 ft
Total: 255.82 ft
Total: 251.69 ft
Total: 259.57 ft
Total: 259.97 ft
Total: 252.45 ft
Total: 252.86 ft
Total: 251.37 ft
Total: 263.69 ft
Total: 259.42 ft
Total: 258.44 ft
Total: 260.80 ft
Total: 253.35 ft
Total: 257.94 ft
Total: 251.74 ft
Total: 252.16 ft
Total: 253.31 ft
Total: 253.35 ft
Del Monte Blvd
Elm Ave
Carmel Ave
Palm Ave
MARINA
Click or tap to draw a measurement line. Double-click/tap to finish.

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Frank Calvario ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Frank Calvario
Name

6-4-19
Date

Frank Calvario
Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

FIRMA DE PROPIETARIO

Dolores Cabrera
[redacted] ("Propietario") es el dueño actual de la propiedad localizada en [redacted] estoy al tanto de que una solicitud para un permiso está siendo preparado para un negocio comercial de cannabis (dispensario) propuesto al 3100 Del Monte Blvd., Marina, California, en una propiedad localizada dentro de 250 pies de mi propiedad.

Yo apoyo la solicitud y el negocio siendo propuesto.

Dolores Cabrera — Nombre

6/4/19 — Fecha

X Dolores Cabrera — Firma

Este formulario es Privado y Confidencial, no debe hacerse público ni ser sujeto a publicación.

Puede comunicarse con nuestro intermediario de 24 horas, Brandon Gesicki, al [redacted] con sus preguntas o preocupaciones.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

SAL Ventimiglia ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

SAL Ventimiglia — Name

6/5/19 — Date

[signature] — Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Gilles Cummings ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Gilles Cummings
Name

6-4-19
Date

G. Cummings
Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] eel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

David Service ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

DAVID SERVICE
Name

5/25/19
Date

Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Christine M Leetch ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Christine M Leetch — Name

06-05-19 — Date

Christine M Leetch — Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Maria Lucido ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Maria Lucido
Name

6/4/19
Date

Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Joseph Dimaggio ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Joe DiMaggio
Name

6-2-19
Date

Joe DiMaggio
Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Lester Henkel ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Lester Henkel
Name

6/2/19
Date

Signature

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Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Lester Henkel ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Lester Henkel
Name

6/2/19
Date

Signature

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Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Lester Henkel ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Lester Henkel
Name

6/2/19
Date

Signature

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Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

GERALD TAYLOR ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

GERALD TAYLOR
Name

6-3-19
Date

Gerald Taylor
Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

MICHAEL MARKOVITCH ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

MICHAEL D. MARKOVITCH
Name

4 JUNE 2019
Date

Michael D. Markovitch
Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Margaret Susan Warrington ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

M. Susan Warrington 5/25/19

Name Date

Susan M Warrington

Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Corey Wood ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Corey Wood
Name

5/30/19
Date

C Wood
Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.

PACIFIC ROOTS MARINA, LLC
PO BOX 1017, MARINA, CA 93933

PACIFIC ROOTS MARINA

PROPERTY OWNER SIGNATURE FORM

Lester Henkel ("Owner") is the current owner of the property located at [redacted] Marina, California. I am aware that a permit application is being prepared for a commercial cannabis retail business (dispensary) proposed at 3100 Del Monte Boulevard, Marina, California, on a property located within 250 feet of my property.

I support the application going forward and the proposed business.

Lester Henkel
Name

6/2/19
Date

Signature

This form is Private and Confidential never to be made public or published.

Our 24-hour Community liaison is Brandon Gesicki who can be reached at [redacted] feel free to contact him for information or any questions or concerns.