



COMMERCIAL CANNABIS BUSINESS
INITIAL APPLICATION
CITY OF FAIRFIELD

City of Fairfield

Community Development Department
1000 Webster Street
Fairfield, CA 94533
Ph: 707.428.7461
Email: planning@fairfield.ca.gov
<https://www.fairfield.ca.gov/cannabis>

APPLICANT (ENTITY) INFORMATION

APPLICANT (ENTITY) NAME: The Showcase LLC DBA: The Showcase Fairfield
Physical Address: 101 Grobric Ct. City: Fairfield State: CA Zip: 94534
PRIMARY CONTACT (Same as above? Yes No): Victor Nguyen
Title: CEO
Address: 101 Grobric Ct. City: Fairfield State: CA Zip: 94534
Phone: [REDACTED] Email: victor@elevatedsf.com

HAS ANY INDIVIDUAL IN THIS APPLICATION APPLIED FOR ANY OTHER CANNABIS PERMIT IN THE CITY OF FAIRFIELD: Yes No

Select one or more of the following categories. For each category, indicate whether you are applying for Adult-Use ("A") or/and Medicinal ("M") or both.

- Adult Use Medical Use
- Retail (Storefront) Retail (Non-Storefront) Manufacturing Testing

Business Formation Documentation: Describe how the business is organized (attach to Business Plan).

- Sole Partnership Corporation S-Corporation Limited Liability Company Limited Partnership

PROPOSED LOCATION

PROPERTY OWNER NAME: Green Properties Investments LLC
Address: _____ City: Fairfield State: CA Zip: 94534
Phone: [REDACTED] Email: adam@onlyomega.com
Zoning Verification Letter (Please attach): Not Applicable Yes No
Assessor's Parcel Number (APN): 0044-080-290
Proposed Location Square Footage: 15,160

APPLICATION SUBMITTAL CHECKLIST

Applications failing to submit any of the following will be determined ineligible unless otherwise noted by an asterisk for special deadlines, and will not move forward in the application process:

- ✓ One (1) printed hard copy of a complete and signed Commercial Cannabis Initial Application form (Pages 1-9), with the Application Fee, and one (1) printed hard copy of the entire application submittal.
- ✓ All Evaluation Criteria outlined in Appendix A saved in PDF format on a single USB flash drive. (This section shall not exceed 200 pages).*
- ✓ Proof of Capitalization (All bank statements, loan documents, promissory notes, financial and commitment letters) – to be contained within the Business Plan listed in Appendix A
- ✓ Proof of comprehensive general liability insurance (minimum \$1M per occurrence) or evidence by an Insurance Agency that the cannabis business is insurable.**
- ✓ A signed and notarized Property Consent form, or Lease Agreement, or a "Letter of Intention" to Lease.
- ✓ A signed and notarized Terms and Conditions form.
- ✓ Live Scan/Background Check information for each Owner/Principal, and Proof of Preliminary Background Check payment.
- ✓ Zoning Verification Letter (ZVL).

* Background and Proof of Capitalization/Financial documents are not part of the 200-page limitation.

** The only information that can be submitted after the initial application is proof of insurance prior to the City Awarding a Cannabis Permit however, at a minimum proof of insurability must be provided with the initial application package.

SUPPORTING INFORMATION

List all fictitious business names the applicant is operating under including the address where each business is located:

The Showcase

The Showcase Fairfield

Has the Applicant or any of its owners been the subject of any administrative action, including but not limited to suspension, denial, or revocation of a cannabis business license at any time during the past three (3) years? If so, please list and explain:

No

Is the Applicant or any of its owners currently involved in an application process in any other jurisdiction?

Yes, a Cannabis Microbusiness in San Francisco.

APPLICATION 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 the attached exhibits present the data and information required for this initial evaluation to the best of my ability. I further certify, under penalty of perjury, that the facts, statements, and information presented are true, complete, and accurate, 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 Fairfield permission to reproduce submitted materials for distribution to staff, Commission, Board and City Council Members, and other Agencies 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 City of Fairfield Municipal Code and State law.

Name

Victor Nguyen

Title

CEO

Signature



Date

10/09/2020

For details about the information required as part of the application process, see the Application Procedures & Guidelines, City of Fairfield Municipal Code Chapter 10E and any additional requirements to complete the application process. All documents can be found online at www.fairfield.ca.gov/cannabis. For questions please contact the Community Development Department at 707.428.7461.

OWNER INFORMATION

This section must be completed by all owners. The total ownership percentage should equal 100%.


I declare under the penalty of perjury that the information provided on this disclosure form is true and accurate to the best of my knowledge.

Ownership % 50%

Name: Victor Nguyen Title: _____

Address: _____ City: _____ State: CA Zip: _____

Background Information Included as required? Yes No

Signature:  Date: 10/23/2020


I declare under the penalty of perjury that the information provided on this disclosure form is true and accurate to the best of my knowledge.

Ownership % 50%

Name: Brian Wong Title: _____

Address: _____ City: _____ State: CA Zip: _____

Background Information Included as required? Yes No

Signature:  Date: 10/23/2020

I declare under the penalty of perjury that the information provided on this disclosure form is true and accurate to the best of my knowledge.

Ownership % _____

Name: _____ Title: _____

Address: _____ City: _____ State: _____ Zip: _____

Background Information Included as required? Yes No

Signature: _____ Date: _____

I declare under the penalty of perjury that the information provided on this disclosure form is true and accurate to the best of my knowledge.

Ownership % _____

Name: _____ Title: _____

Address: _____ City: _____ State: _____ Zip: _____

Background Information Included as required? Yes No

Signature: _____ Date: _____

I declare under the penalty of perjury that the information provided on this disclosure form is true and accurate to the best of my knowledge.

Ownership % _____

Name: _____ Title: _____

Address: _____ City: _____ State: _____ Zip: _____

Background Information Included as required? Yes No

Signature: _____ Date: _____

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

PROPERTY OWNER CONSENT FORM
Commercial Cannabis Business

PREMISES LOCATION INFORMATION:

101 Grobric Ct. Fairfield, CA 94534

Physical Address _____ City _____ State _____ Zip Code _____

The Showcase LLC

Tenant Applicant (Business Name)

If the applicant is not the property owner(s), the applicant must provide the name, address and telephone number of the property owner pursuant to Fairfield Municipal Code Section 10E.8.

PROPERTY OWNER INFORMATION:

OWNER PROPERTY MANAGER OTHER: _____

Name Adam Brady Title President

Business Name (if applicable) Green Property Investment LLC Phone Number [REDACTED]

Mailing Address 101 Grobric Ct City Fairfield State CA Zip Code 94534

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.

Name Adam Brady

Signature [Signature]

Title President

Date 10-15-2020

THE ABOVE SIGNATURE MUST BE ACCOMPANIED BY
AN ACKNOWLEDGEMENT FROM A NOTARY PUBLIC



See Attached
[Signature]
10-15-2020

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Solano)
On 10-15-2020 before me, Heidi Ciabattari, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Adam Bracke
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**CITY OF FAIRFIELD
COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION
TERMS AND CONDITIONS**

Dated: October 23, 2020

With submission of the attached Commercial Cannabis Business Permit Application ("Application"), I, the undersigned, hereby agree to the following Terms and Conditions:

1. I am submitting to the City an application deposit in the amount of \$11,727.00 for the review and processing of a commercial cannabis business permit.
2. The entire amount of the Application deposit is not refundable for any reason. I understand that there is no guarantee, express or implied, that by submitting an Application or making the application deposit identified above that I will obtain a commercial cannabis business permit or any land use entitlements necessary in order to operate a commercial cannabis business. I understand that the City may deny my Application for any reason.
3. All costs incurred by the City in processing my 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 the Application, actual City costs, as established by the City Council, will be charged against the deposit account. The City will deduct such costs from the deposit at such times and in such amounts as City determines. "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. If at any point the City determines that the amount deposited will not be adequate to cover all costs associated with Application processing, the City may make a written request for additional deposit(s) and staff will suspend work on the Application until sufficient funds are deposited. I agree to deposit such additional sums within the time stated in City's request. If I fail to deposit additional funds I understand that my Application will be deemed withdrawn.
5. To the fullest extent permitted by law, I shall defend (with counsel of City's choosing), indemnify, and hold harmless the City of Fairfield and its agents, officers, elected officials, employees, and volunteers (together, "City indemnitees") from and against any claims, actions, damages, injuries, costs (including attorneys' fees and other expenses), or liabilities of any kind, including those arising from bodily injury, sickness, disease, death, property loss and property damage, arising from or related to the processing of my Application for a commercial cannabis business permit, the issuance of the permit, the enforcement of the conditions of the permit, or the conduct or operations of the commercial cannabis business that is the subject of a permit. My obligations under this paragraph shall apply regardless of whether a license or any permits or entitlements are issued.
6. I hereby waive and release the City Indemnitees from any and all claims, injuries, damages, or liabilities of any kind arising from or related to the Application for a commercial cannabis business permit, the issuance of the permit, the enforcement of the conditions of the permit, or the conduct or operations of the business that is

the subject of the permit.

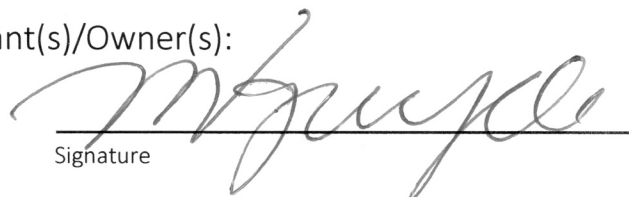
7. I consent to and expressly allow, authorize, and permit any City officer, agent, or employee to enter upon, inspect, and photograph the property identified in my Application, with reasonable prior notice, for the purposes of processing the Application and ensuring compliance with all laws, regulations, and conditions of any existing land use approvals. No additional permission or consent to enter upon the property is necessary or shall be required.
8. I understand that all materials submitted in connection with my Application will become records of the City when received, and that such records may be subject to disclosure under the California Public Records Act ("CPRA"). I understand that any information considered to be proprietary and exempt from disclosure must be clearly marked within the Application, identifying the specific lines containing the information and the applicable exemption under the CPRA. I understand that such marking is not determinative as to whether the information is exempt from disclosure under state law, and that the City retains the right to disclose or withhold information in accordance with state law.
9. I represent and certify to the following:
 - I have submitted the necessary information for the Fairfield Police Department to conduct a Live Scan and/or background check.
 - If I am submitting an application for the renewal of a commercial cannabis business permit, I continue to hold in good standing any permit/license that is required by the State of California for the operation of the commercial cannabis business.
 - I understand that owners, operators, employees and members of a commercial cannabis business may be subject to prosecution under Federal Laws.
10. These Terms and Conditions shall constitute a separate legal document 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 and Conditions, which shall survive such invalidation, nullification or setting aside.
11. These Terms and Conditions shall be construed and enforced in accordance with the laws of the State of California. Any legal action or other proceeding arising in connection with these Terms and Conditions shall be filed in Solano County Superior Court.

I have reviewed, understand, and agree to be bound by and to fully comply with all of the foregoing Terms and Conditions.

Applicant(s)/Owner(s):

Victor Nguyen

Printed Name



Signature

Brian Wong

Printed Name

Signature

Printed Name

Signature

the subject of the permit.

7. I consent to and expressly allow, authorize, and permit any City officer, agent, or employee to enter upon, inspect, and photograph the property identified in my Application, with reasonable prior notice, for the purposes of processing the Application and ensuring compliance with all laws, regulations, and conditions of any existing land use approvals. No additional permission or consent to enter upon the property is necessary or shall be required.
8. I understand that all materials submitted in connection with my Application will become records of the City when received, and that such records may be subject to disclosure under the California Public Records Act ("CPRA"). I understand that any information considered to be proprietary and exempt from disclosure must be clearly marked within the Application, identifying the specific lines containing the information and the applicable exemption under the CPRA. I understand that such marking is not determinative as to whether the information is exempt from disclosure under state law, and that the City retains the right to disclose or withhold information in accordance with state law.
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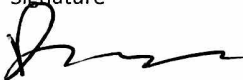
I have reviewed, understand, and agree to be bound by and to fully comply with all of the foregoing Terms and Conditions.

Applicant(s)/Owner(s):

Victor Nguyen

Printed Name

Signature



Brian Wong

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

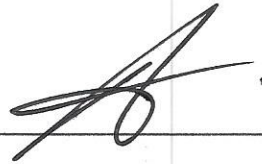
Signature

Property Owner(s): (if different)

Adam Brady

Printed Name

Signature



Printed Name

Signature

Printed Name

Signature

EACH OF THE ABOVE SIGNATURES MUST BE ACCOMPANIED BY
AN ACKNOWLEDGEMENT FROM A NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 SAN FRANCISCO)

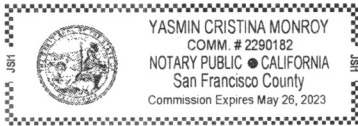
On OCTOBER 23, 2020 before me, YASMIN CRISTINA MONROY, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared VICTOR NGUYEN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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State of California)
County of San Francisco)

On Oct 23, 2020 before me, Jessica Elaine Flores, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Brian Wong
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

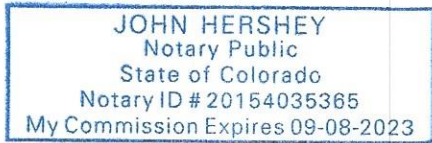
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Colorado)
County of Denver)
On October 23, 2020 before me, John Hershey, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Adam Brasly
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

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Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____



THE

SHOWCASE

FAIRFIELD

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Appendix

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Tenant Improvement Plan & Parcel Map

CCR Title 16, Division 42, § 5006. Premises Diagram

Meadow Point of Sale Letter of Intent

GAIACA Cannabis Waste Plan

Letter of Intent with Northern California Carpenters Council

Zoning Verification Letter

A Commitment to Fairfield **October 23, 2020**



This is Fairfield.

It's a special place borne of deep roots in the agriculture that thrives in the Valleys surrounding us. We've been shaped by war and peace as the proud home of Travis Air Force Base and host of thousands of its veterans and retirees. We've been defined by the booming lights of Budweiser and the sweet smell of candy. And even as we've grown and welcomed new friends and neighbors, we've maintained that special character that makes Fairfield unique.

In this application, we don't seek to re-create something found in San Francisco, Long Beach, Sacramento or even Vallejo – we want to build something that respects the community it's coming to – not asking the community to change for us.

We're respecting the community's needs and becoming a true partner with a City committed to improvement. Our operation will help fund solutions to the City of Fairfield's chronic problems with homelessness – as a true partner to effective programs that get them a helping hand off the streets, and as a partner with law enforcement by keeping watch on an area with encampment issues. We're gearing our education dollars largely toward The Leaven – they're in the right neighborhoods and operating programs effectively. We don't need to reinvent the wheel when we can support success.

We also seek to set the bar higher – and we're starting with safety and security, with concepts that well exceed state requirements. Our intake controls and

delivery systems will all take place within the walls of the building – not open to exposed shopping centers. Round-the-clock security based on-site will protect not just our building, but the neighboring enterprises as well – we’ll remove the loss of travel time from the safety equation.

Our deliveries will be made by a fleet of 100% electric vehicles, charged on site in a controlled environment, doing our part to help Fairfield reach its emissions goals. Our early partnership with labor sets the tone for our commitment to providing living-wage jobs. Our construction will be done under a freshly inked agreement with the Carpenter’s Local 180, and we’re starting employees at \$17 an hour with plenty of opportunity to grow, and we’re putting in place a competitive health plan with local health care providers. As we develop our management team, we’ll be offering jobs that can pay a mortgage.

Our team is home grown. Ivan Campbell, our Director of Security and Veterans Affairs, is a distinguished veteran of both the Solano County Sheriff’s Office and the US Department of Homeland Security. He’s also the Commander of the American Legion Post 182 and has called Fairfield home for nearly five decades. Dan Sharp, our Community Relations Advisor, came on board because of our proven commitment to giving back to local non-profits. A former Chief of Staff in the US House of Representatives and Armijo Grad, Dan serves as a public affairs advisor to numerous corporations, local governments and elected officials, has served on the board of several of Solano County’s leading non-profits.

Our team is experienced. Our CEO, Victor Nguyen, has been on the frontier of the industry, with impressive experience not just in retail, but in the entire production chain. His successful shop in San Francisco is leading the industry in sales per square foot, while making real improvements in the community. Our Board Chairman, Ghassan ‘Gus’ Murad is a successful real estate investor and entrepreneur, with significant investments in the industry. Their combination of experience and success will allow The Showcase to open as a self-funded operation – without a need to cut corners, and with a commitment to becoming a community partner for a long time to come.

You know the rest of our team – because we’re recruiting from Fairfield. We want a team that lives, works and plays in Fairfield; one that is empowered to give back to the community through a program that pays them to volunteer, right here in Fairfield.

Our history is based in compassion and care. We saw a need for an alternative to the opiate epidemic that has taken the lives of so many Americans, leaving

broken people and families in its wake. Our mission began with offering natural alternatives in communities that were left behind. We reinvested our profits not just into our store, but into the community it continues to serve.

This is Fairfield. We want to be true community partners by filling a need, reinvesting in our community, showing that safety and security should be the foundation of this industry, and setting the bar higher as we grow.

We look forward to this process, and to creating something that meets Fairfield where it is, and grows together.

Victor Nguyen
Chief Executive Officer

THE
SHOWCASE
FAIRFIELD

SECTION 1:
**BUSINESS
PLAN**

OWNER QUALIFICATIONS



Our ownership team has significant experience in the cannabis industry – from cultivation and manufacturing to distribution and retail. Our retail shops in San Francisco continue to set the highest bar for compliance, sales, and positive community involvement.

About Purple Star



Purple Star is a leading cannabis dispensary in the heart of San Francisco. On a revenue-per square-foot basis, it is the most productive dispensary in the Bay Area. Located at 2520 Mission Street in San Francisco's vibrant Mission District, Purple Star was originally established in 2013 as a non-profit medical dispensary to serve the City's Mission community.

From the day its doors opened, Purple Star prided itself on being a productive member of the community it called home. This commitment went far beyond just the sale of products that delivered healing to those with chronic illness and offered material support to underserved communities, seniors and veterans.

As laws changed, so did Purple Star, and today it is one of the Bay Area's best-known cannabis businesses. Purple Star's legendary service, selection and everyday low pricing draws customers from across Northern California, as well as many tourists visiting from outside the state and from international locations. In addition to its highly trafficked retail storefront, Purple Star also operates two large cannabis farms and a robust manufacturing and distribution facility in the City's Bayview neighborhood. By vertically integrating, Purple Star ensures a

supply of quality, ethically sourced goods that deliver healing, medicinal, and therapeutic value at a highly competitive price.

While Purple Star has evolved, one thing that has not changed is the company's commitment to sound business practices and the Bay Area community it serves. Since inception, there has not been a single violation, complaint or grievance registered against any of the cannabis licenses Purple Star holds. It is also the only dispensary in San Francisco that offers "always on" discounts for veterans, seniors, students, and all medical patients including those battling cancer. Moreover, the company shares a portion of its proceeds with four distinguished San Francisco non-profit organizations with deep roots in the community - The Shanti Project, Breast Cancer Emergency Fund, San Francisco LGBTQ Community Center and AGUILAS.

Purple Star is debt free, owner operated and piloted by a tenured management team with unique experience in building a welcoming retail experience and creating THC/CBD brands that consumers interact with regularly. Over the past seven years, the Purple Star name has become synonymous with high-touch customer service and the lawful delivery of high-quality cannabis products into the retail and medicinal marketplace. Under that same management, the company is guided by those same work ethics and values of compassion that date back to its modest roots as a medical dispensary. Our goal is to bring this same value-based operating approach to Fairfield.

About Elevated San Francisco



Elevated San Francisco opened its doors in December 2017 with the purpose of providing safe, affordable, and convenient access to medical cannabis to underserved patients in the Visitacion Valley area, and helping to revitalize the commercial corridor and the community in partnership with civic leaders (with an emphasis on education and youth centers, non-profits, charities, service providers), and becoming a trusted community partner.

Elevated San Francisco has since fulfilled its promise to the community and City of San Francisco and will continue to be one of the pillars of the community. Elevated San Francisco has reinvested hundreds of thousands of dollars into our community since opening in 2017 and has secured its position as one of the top-rated cannabis dispensaries in Northern California.

Conveniently located off U.S. Highway 101, Elevated San Francisco services San Francisco and San Mateo Counties offering in-store shopping, pre-order pick-ups, and delivery. Debt-free and owner operated, Elevated San Francisco will continue its growth and will honor the mission it was founded on.

About Our Leadership Team

VICTOR NGUYEN
CHIEF EXECUTIVE OFFICER



Victor Nguyen brings an entrepreneurial spirit and a proven track record in the industry to develop this unique offering in Fairfield. A serial small-business owner from an early age, Victor shifted gears to medical cannabis cultivation in 2004. As the industry grew, so did his knowledge, expertise and interest in innovation.

Currently managing several California-licensed cannabis operations – including cultivation facilities, Type-7 manufacturing, retail and distribution – Victor has launched some of the leading cannabis brands distributed under his own label to retailers throughout California.

In 2012, he founded Elevated Systems, Inc, a not-for-profit Cannabis Collective with the goal of providing safe and affordable access to medical cannabis for patients. In 2017, Elevated San Francisco expanded its reach by opening in the underserved Visitacion Valley area of San Francisco, helping to revitalize the struggling commercial corridor in partnership with civic leaders and non-profits serving youth centers and education programs. In addition to being one of the top-rated cannabis dispensaries in Northern California, Elevated San Francisco's commitment to community partnerships has returned hundreds of thousands of dollars in funding for non-profits that make a difference. Elevated San Francisco remains owner operated and debt-free. Seemingly never at rest, in 2019, Victor launched Greensfer, operating cannabis farms, distribution and manufacturing.

Victor believes that a well-regulated cannabis industry is critical for its success in reducing the illicit drug market in California. A cannabis business is a partnership between owners, operators, regulators and the community it serves, requiring

transparency and communication. It's the same approach he'll bring to The Showcase in Fairfield. A Bay Area native, Victor studied Accounting at San Francisco State University.

BRIAN WONG
CHIEF OPERATING OFFICER



In just five short years, Brian Wong has risen quickly in the fast-growing cannabis industry, honing his retail and sales management expertise while developing a strong interest in innovation.

Generally considered one of the top minds in cannabis retail and merchandising, Brian's career in the industry follows nearly a decade of management and business sales with a major telecommunications company. Brian joined the medical cannabis dispensary Purple Star MD as an advisor in 2015. Just a year later, he took on the role of CEO, guiding its re-branding from medical to recreational cannabis dispensary. In 2017, Brian opened the highly successful Elevated San Francisco cannabis dispensary with business partner Victor Nguyen.

Wong is a San Francisco Bay Area native and graduated from San Francisco State University with a Bachelor of Science in Business Administration.

IVAN CAMPBELL
DIRECTOR OF SAFETY AND VETERANS AFFAIRS



Ivan Campbell has more than 40 years of experience in the safety sector at the local and federal level as well as significant private sector experience. A former Terrorism Liaison Officer at Sacramento International Airport (SMF) and retired Solano County Sheriff's Correctional Sergeant, Campbell maintains his secret clearance with the United States Department of Homeland Security.

Following his distinguished service in the US Navy from 1972 – 1982, he began working with American Protective Services for major clients including Shell Oil, Chevron and Bishop Ranch. In 1987, he was recruited for an undercover

operations assignment through Confidential Management, Inc., exposing major crimes in partnership with the Contra Costa Sheriff's Office.

In 1989 Ivan began his career at the Solano County Sheriff's Office. In 1995 Ivan was named Officer of the Year by his peers in recognition of his efforts and accomplishment in creating and implementing the first alcohol and drug treatment program for incarcerated adult males to the Solano County Jail Facilities. Ivan was promoted to Custody Sergeant the same year and retired in 2011.

From 2011 to 2017, Ivan served with the Department of Homeland Security, ultimately as the Supervisory Agent in the Behavior Detection Analysis and Insider Threat Unit assigned to SMF.

Today, Ivan is the CEO of Confidential Security Solutions, specializing in Behavior Detection and Insider Threats. Licensed as a private patrol operator and qualified manager through the California Bureau of Security and Investigative Services (BSIS), Ivan also owns Signal 88 Security based in Fairfield.

Ivan is proud to call Fairfield home, and continues his service as Commander of the American Legion Post. A graduate of University of the State of New York, California Peace Officer Standards and Training Academy at Napa, and Southern Illinois University at Carbondale, he holds degrees in Liberal Arts and Health Care Services Administration. He has significant additional training in Threat Mitigation and Behavioral Detection.

About Our Advisory Committee

Our Advisory Committee members bring a wealth of knowledge in cannabis science, business management, cannabis law, land use and local government in Solano County.

GUS MURAD
CHAIR OF THE ADVISORY COMMITTEE



Real estate developer, hospitality visionary and philanthropist, Ghassan “Gus” Murad worked tirelessly to improve, develop and promote San Francisco’s Mission District, putting a permanent mark on its landscape with some of his projects.

In 2013, Murad participated in the first veterans housing pilot in San Francisco and opened a non-profit medical cannabis dispensary in the heart of the Mission to serve its community and benefit four San Francisco established organizations.

Today, Purple Star has evolved into one of the Bay Area’s best known and leading recreational cannabis storefronts. Purple Star prides itself in operating ethically and lawfully while giving back to veterans, seniors, and people affected by life-threatening illnesses. Purple Star operates under Murad’s vertically integrated cannabis business that includes distribution, manufacturing and growing operations.

Murad grew up in the Presidio of San Francisco Army Base and has been a Bay Area resident since 1975.

SEAN BAENEN
STRATEGIC ADVISOR – BUSINESS



Prior to joining The Showcase, Sean was President of Greensfer Holdings – a leading cannabis concentrates manufacturer serving California’s adult-use market. He previously served as Chief Operating Officer of Guthy|Renker, the world’s largest direct response advertiser. As an executive or advisor, Sean has architected numerous highly-successful retail strategies, including the design, planning and execution of ClearChoice Holdings award winning direct response-to-retail campaigns as that company’s Chief Revenue Officer. He began his career as an analyst with Andersen Consulting and has served in senior advisory roles at DirecTV, Kohlberg Kravis Roberts, Texas Pacific Group and The Coca Cola Company.

DAN SHARP
STRATEGIC ADVISOR – PUBLIC AFFAIRS



Solano native and Armijo graduate Dan Sharp is a public affairs consultant with more than 26 years of experience in the worlds of politics, public policy and land use. For the past 15 years, Dan has consulted for local governments, law enforcement, Fortune 500s and industry leaders in health care, transportation development and energy. Locally, he led the public affairs efforts for Waste Connections' expansion of Potrero Hills Landfill, the designation of Kaiser Permanente as a Level II Trauma Center and for McDonald's expansions.

Prior to his consulting career, Dan served as Chief of Staff in the United States House of Representatives, as a Senior Advisor in the California State Senate, and as Chairman of the Vacaville Planning Commission. He has served on the Board of Directors and Advisory Boards for numerous local non-profits including the Salvation Army and the Mayor's Gala Committee for The Leaven. Dan studied Government at California State University, Sacramento, and was a Research Fellow at the Claremont Institute's Golden State Center for Policy Studies.

STEFANIE GANGANO, PhD
STRATEGIC ADVISOR – SCIENCE AND COMPLIANCE



Dr. Stefanie Gangano has been working professionally for 26 years in the laboratory, manufacturing, and regulatory compliance sectors. Her track record includes successful engagements in private industry (Kellogg's, Monsanto, Pfizer), government agencies (San Francisco Police Department, FBI), start-up companies (Applied Biosystems, IntegenX, Greener Frontiers), and she maintains her Homeland Security Clearance.

Since 2015, she has worked in the cannabis industry designing, developing, and licensing manufacturing, distribution, and retail operations in the state of California and within the tribal reservation of the Iipay Nation of Santa Ysabel. She has a "boots-on-the-ground" work ethic and enjoys helping cannabis companies be compliant with state and local regulations, creating quality management systems and documentation, and delving into cannabis product formulation.

Gangano holds a doctorate in Analytical Chemistry from the University of Florida and serves on the faculty at Oaksterdam University, where she teaches cannabis laboratory and extraction courses at the nation's first recognized institution focused on cannabis education.

ELLIOT S. BECKELMAN
GENERAL COUNSEL TO THE OWNERS



Elliot S. Beckelman is a licensed California and Oklahoma attorney, who specializes in cannabis business and regulatory law. Before entering private practice, he was an attorney in the California State Labor Commissioner's Office where he established and managed its Criminal Investigation Unit. Previously, he was a San Francisco Assistant District Attorney under two administrations, including now Senator Kamala Harris, where he worked in the narcotics, sexual assault, gang, and elder abuse units, and managed its career criminal and child abuse units.

Prior to that, he was the in-house counsel for the Hotel Employees and Restaurant Union, San Francisco's largest private union. Currently, he volunteers as Board Chair of the non-profit agency Centers for Equity and Success, that provides workforce development, education programs (including high school equivalency) and art programs for the Bay Area's marginalized communities and incarcerated youth.

Beckelman's cannabis practice is focused on ethical and effective business advice, compliance and management practices.

BUSINESS PLAN

A budget for construction, operation, and maintenance, compensation of employees, equipment costs, utility cost, and other operation costs.

The cost of tenant improvements will be **REDACTED**. In addition to a redesign of the interior space to accommodate our retail floorplan, we will be including a custom designed Worldwide UL Rated Modular Vault System, charging stations for our delivery vehicles, and extensive security measures.

Proof of capitalization in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets.

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1 Sansone Street, Suite 1500
San Francisco, CA 94104
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Fax: (415) 820-4771
www.capbridgepartners.com



October 22, 2020


To: Victor Nguyen
C/O The Showcase, LLC

RE: LINE OF CREDIT FOR FACILITY

This letter will serve as a commitment from Lender to make a credit line secured by the business assets of the Borrower. This loan is subject to verification on use of proceeds by Borrower. The terms of this letter are valid for 30 days upon securing a cannabis permit for the proposed application at 101 Grobie Court, Fairfield, CA 94534.

REDACTED

Sincerely,


Kenneth Wei
Partner
Capital Bridge Partners, Inc.
ken@capbridgepartners.com
DRE 02102315 | NMLS ID 1922416

Attachment: [Bank Verification Letter]

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Inc.
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October 22, 2020


Ken G Wei
Capital Bridge Partners, Inc.
P.O. Box 1212
Millbrae, CA 94030

To whom this may concern:

We are happy to inform you that our client, Ken Wei, has been in excellent standing with First Republic Bank since 2009. At this time, Mr. Wei has aggregate balances within his accounts that surpass **REDACTED** digit figures.

Again, we would like to thank you for being a valued client of First Republic Bank.

It's a privilege to serve you,


Ben Marcelo
Senior Preferred Banker
Tel (415) 196-5973
bmarcelo@firstrepublic.com

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THE SHOWCASE FAIRFIELD		3 Year Pro Forma		
Revenue		YEAR 1	YEAR 2	YEAR 3
Total Revenue		REDACTED		
In Store Revenue				
Delivery Revenue				
Fairfield Cannabis Tax Revenue				
Sales Tax				
Community Investment Fund				
Operating Revenue				
Product Cost (Inventory)				
Gross Margin				
Operating Expenses				
Lease				
Utilities (Water, Electricity, Internet, Alarm)				
Transportation (Delivery Vehicles)				
Maintenance				
Legal				
Accounting				
Workforce Total				
Security Total				
Insurance & Benefits		REDACTED		
Medical Benefits				
Payroll (Processing & Tax)				
Worker's Comp				
Training & Continuing Education				
Liability Insurance				
Vehicle Insurance Commercial Policy				
Insurance & Benefits Total				
Bank & Merchant Account Fees				
Marketing & Advertising				
State Licensing				
Office & Cleaning Supplies				
Waste Disposal				
Packaging and Promotional Handouts				
Point of Sale (Meadow)				
Web Development				
G&A				
Total Expenses				
EBITA				

Fully describe hours of operation and opening and closing procedures.

Hours of Operation

The store will be open 7 days per week, 7:00 a.m. – 10:00 p.m.

Opening Procedures

Opening manager, one employee, plus [REDACTED] security agents will be present at the opening. [REDACTED]

The opening manager and employee will arrive on site at 6:30 a.m. to open the registers (which will be made and filled the previous day) and ensure the store is in good operating condition. Once the opening manager and employee are inside the location the security agents will clean the area of any litter, trash and debris. Sales staff will begin arriving at 6:45 to check in and begin their shift.

Closing Procedures

[REDACTED]

Describe the day-to-day operations for Retail application

Describe Customer Check-In Procedures.

Before entering the facility's reception area, the potential customer will be greeted by a security agent who confirms their status as either 21 years of age or

18 with a valid licensed physician's recommendation. In the reception area, a well-trained welcoming receptionist will assist the customer's verification on the Meadow point of sale system, scanning and photographing the customer's ID (and Doctor's Recommendation if applicable) along with phone number and optional e-mail address. Once the guest has been verified and cataloged in our Point of Sale system (POS), they will be allowed to enter the secure sales floor. This process can be completed in less than one minute even for first time guests.

Identify location and procedures for receiving deliveries during business hours.

The Showcase's proposed location at 101 Grobric Court is uniquely situated to allow for a safe and secure delivery reception process. [REDACTED]

[REDACTED] In this screening location, our security team will request the driver's METRC manifest and verify that the delivery vehicle and license plate match what is listed. Here the team will further verify the driver's name, state ID, and company badge and the driver will be required to sign a log-in sheet, listing the date, visitor's name, company, time in, reason for visit, and signature.

With verification completed, the delivery driver will be given a temporary visitor's badge [REDACTED]

[REDACTED] If there are any errors, the delivery is rejected. If the delivery checks out, an invoice is stamped "paid in full", signed and dated by the delivery driver and a team member of The Showcase.

[REDACTED] In addition, The Showcase is committed to fostering a safe and secure delivery environment by accepting deliveries only at scheduled times set prior with the vendor. A set schedule for receiving deliveries allows The Showcase ample time to verify the vendor's CA cannabis license and ensures that deliveries are made at low demand times. The Showcase's location in an existing commercial district and our proven experience in the industry give us confidence in our ability to create a smooth and secure delivery process.

Identify the name of the point of sale system to be used and the number of point of sale locations.

The Showcase is committed to clearly and accurately logging its sales activity and will utilize Meadow for its point of sale system.

Meadow is an all-in-one point of sale software system built to enable California dispensaries to make sales, report their financials, track their inventory and prevent loss, maintain compliance with California state and local regulations, and ensure all business, customer and patient data are protected and secure. With Meadow, POS data is backed up on multiple cloud-based servers and can be remotely accessed 24/7 for maximum transparency.

All inventory and sales records are updated in real-time and integrated with California's track and trace system, METRC. Meadow's team is heavily involved in the California cannabis regulatory process and their expertise ensures that our operations are always compliant and up to date.

The Showcase will have ten socially distanced registers around the patient checkout counter located on the sales floor as well as one placed in the dispatch room used exclusively for deliveries. The Showcase team has extensive experience with Meadow and its many features - some of which we co-designed by staff at Purple Star and Elevated.



Estimate the number of customers to be served per hour/day.

It's important for each of us to recognize the likelihood that COVID-19 has changed how people use delivery services as opposed to visiting brick and mortar retailers. We are prepared to adapt with our delivery program as demands change.

Year 1: 650 Per Day Total = 585 In Store + 65 Deliveries
Average time spent in store: >15 minutes
 Facility closes at 10:00pm daily

Operating Hour	Year 1	Year 2	Year 3
7:00 a.m.	24	43	51
8:00 a.m.	27	49	58
9:00 a.m.	29	53	62
10:00 a.m.	33	58	68
11:00 a.m.	38	69	81
12:00 p.m.	39	70	82
1:00 p.m.	43	78	91
2:00 p.m.	45	80	94
3:00 p.m.	48	86	101
4:00 p.m.	50	90	105
5:00 p.m.	50	90	106
6:00 p.m.	46	82	96
7:00 p.m.	44	79	92
8:00 p.m.	36	64	75
9:00 p.m.	33	59	69
	585	1050	1230

Describe the proposed product line to be sold and estimate the percentage of sales of flower and manufactured products.

We have a working relationship with more than 200 brands and product lines. We will feature many of these brands and will bring Fairfield the most complete menu in the State. The projected numbers are based on the current sell-through rate with an increased focus on wellness products. We will actively seek out and feature “equity brands” or brands to align with equity hiring practices and positive societal impact.

% of Sales	Products
1%	Accessories
2%	Capsules
10%	Concentrates
10%	Edibles
41%	Flower
10%	Prerolls
2%	Tincture
2%	Topicals
22%	Vape Cartridges

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If proposed, describe delivery service procedures, number of vehicles, and product security during transportation.

All delivery vehicles will be company owned, insured, and operated. We will launch with four delivery vehicles. All vehicles will be electric and will be charged on premises in a custom-designed interior space. When a delivery request comes in through Meadow, the dispatcher will put the order together. The dispatcher will call the patient to verify their phone number and address. Once this is verified the customer will be loaded into OnFleet and will be given a time frame when the order will be delivered. Onfleet is a logistics management and route optimization software with GPS tracking. Using Onfleet has allowed our delivery services to operate efficiently, effectively and safely by informing customers of their expected delivery time and tracking the orders in route.

Both the driver and dispatcher will double-check the order going out and sign a copy of the order receipt. [REDACTED]

[REDACTED] The driver will be tracked using OnFleet. Once the driver is at the delivery point, they will verify the items with the customer, have the customer sign a copy of the receipt, and take payment. [REDACTED]



THE
SHOWCASE
FAIRFIELD

SECTION 2:
**LABOR AND
LOCAL
ENTERPRISE
PLAN**

LABOR AND LOCAL ENTERPRISE PLAN

Our combined decades of business experience has taught us well that strong relationships with a happy team is beneficial to all. That starts with paying a living wage and continues with offering opportunities to grow in the workplace and to feel valued.

Once again, we're showing that commitment even before we open the doors. Included in this plan is a Letter of Intent already signed between us and the Northern California Carpenters' Union that will make the tenant improvements on our property a union project complete with a working MOU – their version of a Project Labor Agreement (PLA). This unusual step will ensure that we communicate our commitment to high standards for quality and commitment to a living wage right from the start.

Describe whether the CCB is committed to offering employees a living wage.

The Showcase is committed to advancing its employees, and that starts with a living wage.

The starting wage for budtenders and delivery drivers will be \$17/hour, a full 30% more than California's current minimum wage. In addition to monetary compensation, The Showcase aims to cultivate the employees that help make it great by offering training and career planning to every employee. Our managers will start at \$60,000 per year plus local health care benefits once past the probationary period. We are dedicated to the growth of our employees not just because it's the right thing to do, but because it makes for good business.

Briefly describe benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.

Health Care and Dental benefits and competitive leave plans will be provided to management employees once past their probationary period. In addition, each employee will be offered one paid day per month to perform volunteer work in Fairfield.

Describe compensation to and opportunities for continuing education and employee training.

Education and training are the keys to success, and we want our employees to benefit from their time with us. Our regular training programs will offer entry-level employees a chance to grow and build their skill sets, making them more competitive in the marketplace. We also want to grow our management team from within, creating opportunities for entry-level employees to rise within the company. At our existing operations, it is not uncommon for staff to grow through our ranks and take their training to other retail establishments in the community. We are proud of our record of training a highly capable workforce that serves not only our operations but the City as a whole.

Describe the extent to which the CCB will be a locally managed enterprise whose owners/or managers reside, own a commercial business, or operate a non-profit within the City of Fairfield, for at least one year prior to June 1, 2020.

In such a new industry, most California communities won't have residents with both business experience and experience with the cannabis industry. As Fairfield takes this step, it's critical to balance the needs of having a local team with a team that has experience managing the stringent state regulations that protect communities from being overtaken by bad actors involved in illicit activity.

We're confident we'll strike a perfect balance.

Our Director of Safety and Veterans Affairs is a Fairfield business owner and long-time Fairfield resident. His depth of knowledge in both areas is unusual but incredibly fitting for Fairfield, and his ties to the community are strong.

Our Director of Community Relations will be a local. We'll be looking for someone who can bridge the non-profit and business sectors and ensure that everything we do fits Fairfield and helps us become a strong community partner.

Our Public Affairs Advisor is a Fairfield-raised Armijo graduate with deep ties to the community. We're relying on his expertise and contacts to help us recruit the Director of Community Relations and help develop our detailed community relations plan.

Most importantly, the remainder of our management team and floor team will be recruited with an emphasis on Fairfield, using our Fairfield team members in the recruitment and hiring processes.

Describe the expected number of employees, title/position, and their respective responsibilities.

Our locally recruited team will grow between years one and three as our positive reputation increases our customer base. Our business plan for year one includes the following 64 positions:

Store Manager

Responsible for the day-to-day management of the store and its team, in coordination with the ownership team. \$80,000 Starting Salary.

Safety and Veterans Affairs Director

Responsible for overseeing all security functions, coordinating security contracts and contributing to outreach and education programs for veterans.

Community Relations Director

Responsible for managing our community presence and serving as a single point of contact for community concerns. \$60,000 Starting Salary.

Operations Manager

Responsible for ensuring the daily plans from the store director are carried out. \$60,000 Starting Salary.

Inventory Manager

Responsible for compliance and management of all product inventory as well as incoming deliveries. \$60,000 Starting Salary.

Delivery Manager

Manages the delivery team and the delivery programs. \$60,000 Starting Salary.

Sales Manager

Responsible for ensuring compliance on the floor and with each sale, managing staff on shift. (4 positions) \$60,000 – 65,000 Starting Salary.

Floor Staff

Responsible for sales in compliance with all store policies. (42 positions in year 1) \$17/hr starting wage.

Receptionist

Responsible for check in procedures (3 positions) \$17/hr starting wage.

Dispatchers

Responsible for collecting incoming delivery orders and coordinating deliveries. (3 positions) \$17/hr starting wage.

Delivery Drivers

Responsible for making deliveries to customers in a professional and respectful manner, with a full commitment to safety in every aspect of the delivery process. (8 positions) \$17/hr starting wage.

THE
SHOWCASE
FAIRFIELD

SECTION 3:
**NEIGHBORHOOD
COMPATIBILITY
PLAN**

Our choice of this location was intentional. Our vision is for a destination retailer that is a good neighbor, helps achieve the City's goals, all without serving as a nuisance to surrounding properties.

We don't believe a successful cannabis retailer needs to be located in a high visibility and high-traffic spot. A successful retailer offers something for which its customer base is willing to travel – a selection of products that is wider than competitors in neighboring cities at a highly competitive price. This achieves the City's goal of offering a service that is in demand, without negatively impacting the City's gateways, and without losing tax revenue or community benefit funds to other cities.

As we've all experienced COVID, we've become more comfortable with having our everyday needs delivered right to our front door. We'll build on that comfort by offering a safe and discreet delivery service built around a fleet of all electric vehicles, reducing demand for travel to our brick and mortar location.

Describe how the CCB will proactively address and respond to complaints related to noise, light, odor, litter, and, vehicle and pedestrian traffic.

There's simply no substitute for the personal approach. We want to build strong relationships before we open our doors. We'll accomplish this by holding personal meetings with each of the surrounding property owners to answer their questions one-on-one and address any early concerns. Next, we'll hold multiple open meetings for the surrounding area to detail how our business operates and give those neighbors the same opportunity. We'll send invitations to the vicinity to ensure everyone who wants to participate can.

Based on our experience and vision for this project, we're creating a management position as Director of Community Relations, and we'll actively recruit for that position from the wide talent pool in Fairfield itself. Among their duties will be to regularly check in with neighboring businesses and others in the community who raise any early concerns. That team member will also be designated as a single point of contact to ensure that any complaints are recorded, addressed immediately, with a follow up to the person making a complaint.

With the concrete tilt up construction of the existing building, we'll maintain control of interior noise. By keeping deliveries inside the building and only on schedules, we won't have the interruption of delivery trucks, addressing both noise and traffic. We're setting a new bar by committing a portion of our building to house our all-electric delivery vehicles and keeping incoming as well as outgoing delivery traffic inside the building walls and not disrupting neighboring commerce.

After dark, the surrounding neighborhood has little regular traffic. Our lighting and 24/7 security will actually improve safety for the existing site along with area businesses and will be designed and constructed to carefully fit the site. Security will ensure that no loitering is allowed.

Litter management will be part of our day-to-day operations. In coordination with our security and management teams, regular sweeps of the property before opening, during the day and after opening will ensure that the site is clean of any debris or litter. As part of our proposed community give-back days for staff, we'll participate in existing neighborhood cleanup programs, and develop one for the Grobric Court area should the need exist.

In accordance with state regulations, we'll only sell products in sealed packets, and no product use is allowed on the property. All cannabis products will leave the facility in an opaque bag. We'll also install charcoal air filters to ensure air quality in the building and an appropriate exhaust system for the incoming delivery port.

We're joining their neighborhood, and we'll act accordingly.

Describe how the CCB will be managed so as to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community.

Again, our experience and vision for the project informed our decision to locate at Grobric Court – in a building larger than what would be expected of retail cannabis. There are no residential neighbors. Our projected traffic and focus on increasing emphasis on delivery won't impact neighboring uses. Our security system and staff, plus our location at the corner of Grobric Court and Central Way, will add camera systems and security agents that will benefit security for surrounding properties. We can be a partner in community safety with our neighbors and the Fairfield Police Department.

Much of our vision comes from lessons learned. By choosing this location and building size, we're able to move some of the more vulnerable spots in retail cannabis to safe and protected areas within the building, under watch of security agents and 24-hour camera monitoring.

By creating a Director of Community Relations position, we'll seek input, anticipate concerns, address them, check-in regularly and re-tool our management plans should needs arise to ensure our goal of being a good neighbor.

Describe odor mitigation practices.

We understand that air quality and odor control are critical to our business. From achieving a balanced environment for storage of our product, to creating a safe and healthy environment for our customers and employees, and preventing disturbance to our neighbors with undesirable odors, it's a concern we don't take lightly.

The HVAC system will have zoned controls for the different areas and uses of the building. Critical product areas like storage rooms and distribution production will be temperature and humidification controlled, with higher filtration efficiencies and UV-C air disinfection systems to reduce the chances of transferring powdery mildews and other mold, bacteria and virus contaminants. The building will have negative air pressure which will keep any potentially noxious air from escaping.

From the sensitive areas to the general business areas, the HVAC supervisory control system will provide a controlled and efficient air conditioning strategy that will aim to exceed all NAFA and ASHRAE design parameters. Odor control will be implemented through balancing the interior environment for minimal and direct venting of air exchanges through HEPA, HEGA and Air oxidation purifiers for a higher degree of odor control than the typical carbon loaded air scrubbers.

Identify potential sources of odor.

Our proposed project is unlikely to generate odor of any kind. Per state regulations, all cannabis products will be delivered in final, packaged form as required by California state regulations. Our aggressive plan to maintain a clean parking lot, our contract with a proven waste vendor in the cannabis sector and Republic Service's track record in the City of Fairfield all serve our preventive approach to odor management. We address solutions to any potential occurrences in our more detailed Odor Management Plan.

Describe odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the licensed premises.

In compliance with state law and in keeping with our core principles, we do not sell or maintain an inventory of unpackaged or unsealed cannabis products. Our internal controls will prevent product packaging from damage, and our odor management plan will address any issues immediately.

Describe all proposed system maintenance.

Regular system maintenance will be performed by licensed HVA contractors on a set schedule, with annual major systems checks.

Odor Management Plan

The following air quality management plan demonstrates that air circulation resulting from The Showcase does not impact our employees' health and welfare nor cause a nuisance for surrounding businesses and outdoor areas.

Our proposed project is unlikely to generate odor of any kind. All cannabis products will be delivered in final, packaged form as required California state regulations. All packaging shall:

- protect the product from contamination;
- be tamper evident and sealed so the contents cannot be opened without destruction of the seal; and
- be child-resistant as stipulated by the California Department of Public Health Code, Section 40415.

The scope of our proposed project includes receiving, storing and selling packaged products in their final form only. It is improbable that any onsite product will emit odor. Should there be any odor, The Showcase will employ methods to prevent odors emanating from the storefront retail facility from being detected either inside or outside the facility.

Showcase will not be conducting any cultivation, testing, packaging, extraction or distribution, and no noxious fumes or gases will be released. The Showcase will use a carbon charcoal scrubber to remove contaminants and impurities using chemical absorption which will prevent odor from escaping the facility in keeping with best practices currently employed in effectively neutralizing and mitigating

odor from other industries. Carbon filtration systems will be installed inside the facility -- recommended for most effective use.

The Showcase will be responsible for the development, implementation and maintenance of the Odor Management Plan. This includes maintenance of all records relating to Odor Management including system installation, maintenance, equipment malfunctions and deviations from the plan. We will verify the effectiveness of the air quality management system weekly by physically inspecting the system by listening for the sound of the system, visually ensuring the lights are on and the system is functioning and verifying there is no odor. We will further log that the system has been checked weekly in an odor control maintenance log. In the unlikely event The Showcase receives an odor complaint, we will:

1. Log the date, time, source, contact information and description of the complaint.
2. Within 30 minutes, we will identify the source of the odor by physically inspecting the facility for any unpackaged cannabis product that may be emitting odor. This includes inspection of all areas of the retail premises including secure storage area and retail floor, or any other areas where cannabis products are featured or stored. Upon identification of the source of odor, we will dispose of the flower, or cannabis product, in a secure and air-tight, secure waste disposal area as mandated by State regulations and log the disposal in the track and trace system as well as the odor control log.
3. We will further physically inspect the odor control system, within 30 minutes of receiving an odor complaint, to ensure it is functioning properly. If we determine the odor control system is malfunctioning, then we will immediately contact the manufacturer.
4. If the odor control system cannot be fixed, we will immediately place an order for the first available replacement part or a new system.

We will immediately communicate the complaint and resolution with the The Showcase team via email within 2 hours. We will discuss the source of the odor complaint or issue and its with our staff at the next team meeting procedures to avoid a future odor complaint. In the event that The Showcase makes a modification to the cannabis facility operation that has the potential to impact the nature or degree of odor, or affect the control of odor, we will update the Odor Management Plan.

Describe the waste management plan.



The Showcase will be using Republic Services for its non-cannabis related waste removal. We only have one planet and it's important to make every effort in reducing litter and pollution. Our dispensary will have both trash and recycling bins in as many places as possible including (but not limited to) the security office, the retail floor, each individual office, the distribution center, etc. Recycling bins will be shaped for the use they are intended for. We will have paper recycling bins with a thin slot for papers, bottle-shaped recycling bins, and a standard trash can. Staff will be highly encouraged to refrain from bringing in single-use cutlery, bottles, and other single-use eating containers.



For cannabis-related waste removal, The Showcase will be using GAIACA, a full-service solution for cannabis operators in meeting local, State, and Federal requirements pertaining to compliant cannabis waste management. Regulatory compliance can be confusing and unclear, especially in a new, burgeoning industry such as cannabis, making regulatory compliance of utmost importance. Having serviced all facets of the industry from cultivators, manufacturers, distributors, retailers and testing labs, GAIACA has solutions to make the regulatory compliance an easy and clear process. GAIACA handles all the hard work with cannabis waste, so operators can focus on what they do best.

THE
SHOWCASE
FAIRFIELD

SECTION 4:
**SAFETY
PLAN**

SAFETY PLAN

Our Emergency Management Plan modeled after our experience in our other stores will address all areas related to emergency management including but not limited to:

- Earthquake Procedures
- Emergency Medical Response Procedures
- Evacuation Procedures
- Fire Extinguishers
- Fire Prevention
- Record Maintenance
- Training & Evaluations

The Safety Plan should consider all possible fire, medical, and hazardous situations, and shall be prepared and/or assessed by a professional fire prevention and suppression consultant. Complete policy/procedures manuals are not required with the initial application materials but may be requested by the City during the application evaluation process. Please describe each of the following:

Accident and incident reporting procedures.

The Showcase encourages all employees to report accidents of any kind, no matter how small. Accidents involving minor injuries (i.e. small cuts, bruising) are not required to be reported to the company (although they can be). However, any accident involving more serious injuries or that require investigation or action from the company must be dutifully reported. Employees are required to report any of the following incidents which occur on facility premises:

- Fatalities
- Damage to the head, face, or skull
- Damage to the senses (i.e. loss of hearing, loss of sight)
- Incapacitation or otherwise serious injury to any limbs (i.e. paralysis or amputation)
- Damage to the skin (i.e. Serious cuts, bruising, or burns)

- Injuries to the spine, back, or ribcage
- Loss of consciousness or injuries to the nervous system (i.e. electrocution, hypothermia)
- Poisoning or contamination from hazardous substances
- Any injury resulting in hospitalization

Especially in cases where an employee requires medical care, reporting an accident is imperative as insurance benefits may require investigation.

Employees are also required to report incidents in which an injury may not have occurred but could be potentially dangerous in that respect if repeated. These include but are not limited to:

- Explosions
- Slippery surfaces
- Water or gas leaks
- Inadequate insulation of circuits
- Collapses of walls, ceilings etc.
- Breaking of window glasses or frames

Evacuation routes.

Evacuation routes will meet or exceed code, and are identified in all planning documents.

The location of fire extinguishers and other fire suppression equipment.

REDACTED

Complete diagrams are located in the Appendix.

Procedures and training for all fire and medical emergencies.

When a fire occurs at the facility, employees will be trained to follow procedures as follow:

- Close the door to the room in which the fire has broken out to confine the blaze.
- Pull the nearest fire alarm to alert all occupants as to the emergency.
- Call 911 to warn fire authorities that a fire has broken out.
- If the fire is small and manageable, attempt to use the provided fire extinguisher to put it out. If the fire has grown too large, evacuate the building as soon as possible.
- Do not re-enter the building until the fire alarm has silenced or until the qualified fire authority has said it is acceptable to do so.

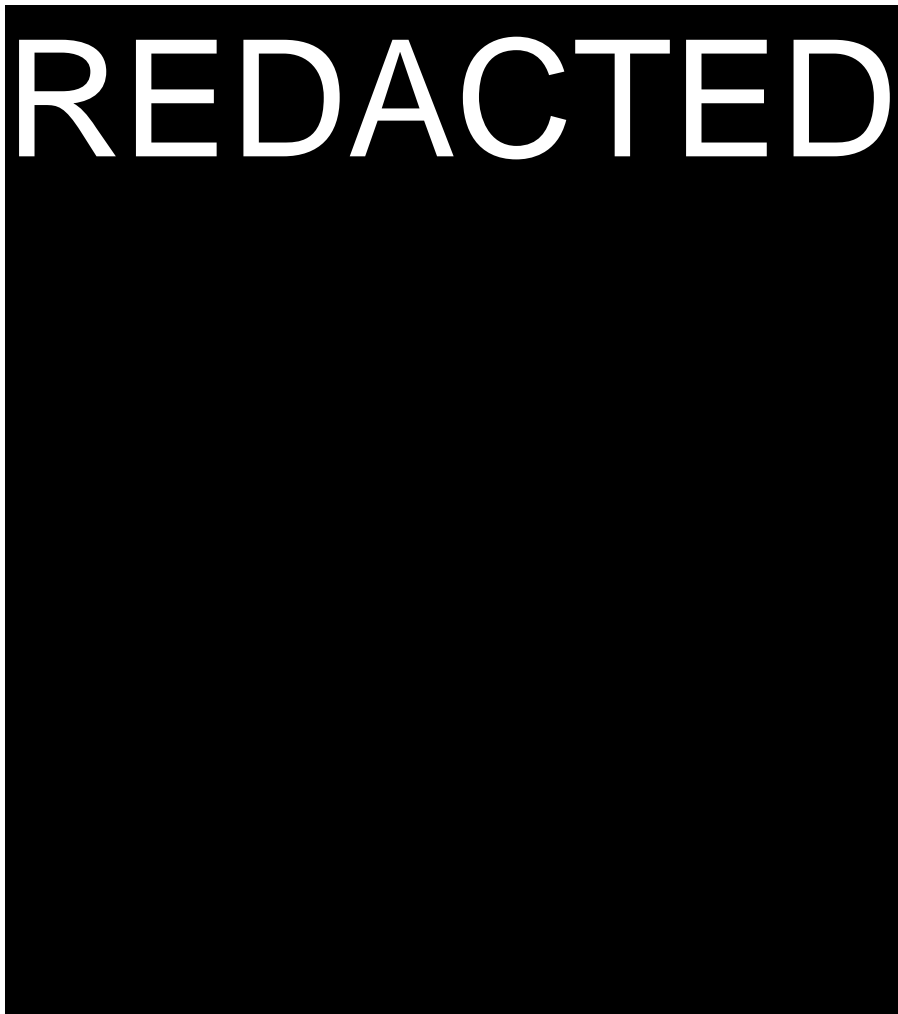
When a medical emergency occurs, employees will be trained to dial 911 immediately and take detailed steps as defined in the Employee Safety Manual.

THE
SHOWCASE
FAIRFIELD

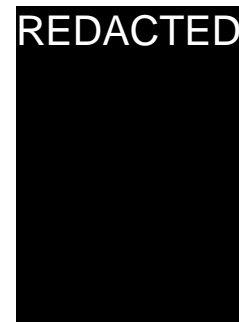
SECTION 5:
**SECURITY
PLAN**

SECURITY PLAN

Premises (Security) Diagram. Applicants shall submit a premises diagram (or site plan) which focuses on the proposed security measures and how they relate to the overall business. (This is identical to the state requirement for such a diagram contained in CCR Title 16, Division 42, § 5006. Premises Diagram).



Security plans prepared by:



Complete diagrams are located in the Appendix.

Number and location of all video surveillance cameras.

REDACTED

Please see detailed locations on diagram.

Identify the intrusion alarm and monitoring system including the name and contact information for the monitoring company.

The Showcase will utilize Foxtron Security for its comprehensive business security system, and we are in direct contact with the company's president John Ma. The facility will be equipped with a burglar alarm that is monitored by a UL-listed central station.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Managers and/or security agents are responsible for reasonably controlling the conduct of persons on the site and will immediately disperse loiterers. Employees

will wear company-issued identification badges while at the facility. Unauthorized persons on the property will be immediately responded to by Signal 88 on-site security. If there is an immediate threat, the manager or security agent will call 911. (Bureau of Cannabis Control Order of Adoption, Article 5, Section 5042)

REDACTED

Camera recordings are maintained for a minimum of 90 days in accordance with code.

Recorded images will clearly and accurately display the time and date.

REDACTED

REDACTED

REDACTED

John Ma, President
Foxtron Security, Inc.
(415)-939-8232
John@foxtrons.com

Briefly describe cash handling procedures.

REDACTED

REDACTED
REDACTED

REDACTED
REDACTED
REDACTED

REDACTED

**Discuss whether the CCB will utilize the services of on-site security agents.
Include in the discussion:**

Number of agents.

REDACTED

Hours agents will be on-site.

REDACTED

Locations at which they will be positioned.

REDACTED

Agents' roles and responsibilities.

Agents will be primarily responsible for ensuring the health and safety of all people on the property. They will also be charged with ensuring security measures are enforced as detailed in the Operations Manual. Finally, as we take the cleanliness of the property very seriously, all members of the team – including owners, the Store Director and all staff – will have a willing attitude toward maintaining the cleanliness of the site at all times.

Detailed responsibilities will be included in the Operations Manual.

Additional Security Considerations

Outdoor Lighting

Outdoor lighting will be white light using LED lamps with full cutoff fixtures to mitigate glare and light, including shielding to avoid unnecessary spill-over in unwanted areas. However, in this area, downward facing lighting is a net positive adding to the safety and security of a commercial area, with no impact whatsoever on residential property. Broken or damaged exterior lighting will be repaired or replaced within 12 hours of being noted.

Perimeter Security

101 Grobric Court is surrounded by other commercial businesses, both inside the Court and on Central Way. Neighboring businesses include Statewide Safety & Signs, Cordelia Gun Exchange, and Cordelia Automotive. [REDACTED]

security provided by Signal 88 will ensure extra security for neighboring businesses and prevent homeless encampments from forming in the area. The location is adjacent to the Interstate 680 merge lanes onto Interstate 80 East.

Employee and Vendor Building Access

Employees and vendors have access to parking on the East side of the building as well as abundant street parking on Grobric Court with a separate entrance from dispensary customers. [REDACTED]

Client Entrance & Parking

Clients have access to a parking lot on the East and North sides of the building, while the main entrance is located on the North side. A security agent will be stationed in the lobby to confirm customer eligibility for entrance.

General Security Risks

[REDACTED]

THE
SHOWCASE
FAIRFIELD

SECTION 6:
LOCATION

LOCATION



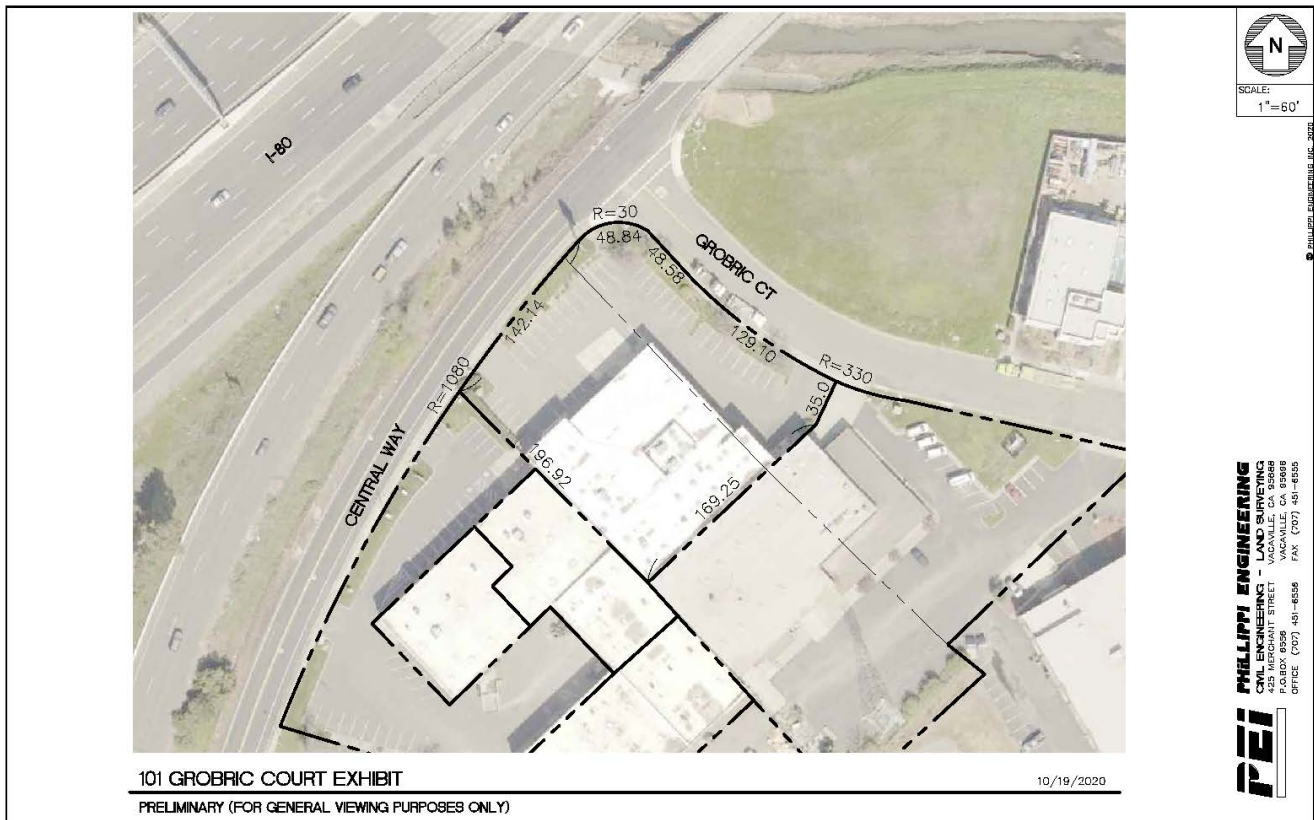
This bears repeating: Our choice of this location was intentional. Our vision is for a destination retailer that is a good neighbor, helps achieve the City's goals, all without serving as a nuisance to surrounding properties.

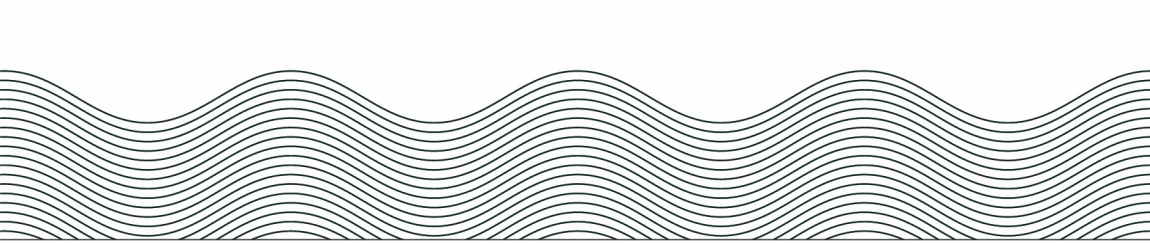
We don't believe a successful cannabis retailer needs to be located in a high visibility and high-traffic spot. A successful retailer offers something for which its customer base is willing to travel – a selection of products that is wider than competitors in neighboring cities at a competitive price. This achieves the City's goal of offering a service that is in demand, without negatively impacting the City's gateways, and without losing tax revenue or community benefit funds to other cities.

The Showcase Fairfield will be located at 101 Grobric Court, at the corner of Central Way in a CS (Service Commercial) zone. We are in receipt of the Zoning Verification Letter from the City of Fairfield.



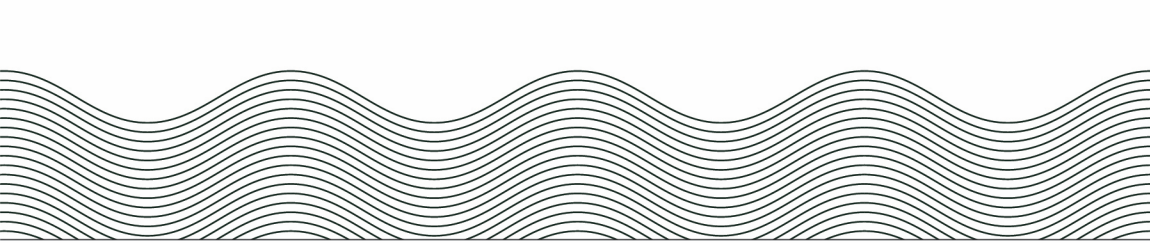
REDACTED





Complete diagrams are located in the Appendix.

REDACTED



REDACTED

THE
SHOWCASE
FAIRFIELD

SECTION 7:
**COMMUNITY
RELATIONS
PLAN**

COMMUNITY RELATIONS PLAN



Proven Commitment to Community Empowerment

It's easy to make promises in an application about what you might do; it's far better to show results. Our track record at our established stores shows a deep commitment to the communities we serve, and it's never been just about financial contributions, it's about becoming a part of the fabric itself.

We give of our time, talent and treasure to benefit San Francisco's underserved neighborhoods in many ways. We do make direct contributions to established non-profits that serve without wasteful overheads – where we know the money is going directly to people in need. We take on personal responsibility to ensure after-school and mentoring programs get food delivered so they can take that off their list of concerns. Regular days of store-funded community give-back days give our team the opportunity to feel the joys of personal involvement in making change.

But that's San Francisco and this is Fairfield. Two cities within an hour's drive that couldn't be more different. So, we want our outreach effort to be guided by a local – someone who knows the community's real needs, knows the people, and knows the culture. Someone who can help us be part of the fabric of Fairfield and Northern Solano County, because they already are.

2% of Gross Sales Reinvested in Community Programs

In creating a Director of Community Relations post that is dedicated to this store, we'll charge that person to hit the ground running and help us educate, give back, anticipate need and respond – and we'll give that person a budget to do the work right.

We're making a commitment to dedicate no less than 2% of our gross sales to community programs. We'll fund education and outreach programs directed specifically at youth related to the risks of addiction to cannabis, drug addiction and prevention, and we'll do so at a meaningful level. We'll also develop targeted outreach to at-risk adults about prevention and treatment.

Our Director of Security and Veterans Affairs is already on board and proven in this area. In addition to his decades of law enforcement experience, he is a veteran and Commander of the American Legion Post here in Fairfield. In the mid-90's, then-Correction Sergeant Ivan Campbell developed a first-of-its-kind men's drug addiction program within The Solano County Sheriff's Office. His program proved to be such a success that he was awarded Officer of the Year in 1995 as a recognition of that success.

We're also adapting our employee engagement program to fit here in Fairfield. Each month, every employee will be given one day to volunteer in the community, and we're leaving the choice of non-profit to them, so they feel personally invested, and choose a program that's meaningful to them. As we expect the bulk of our hires to be Fairfield residents, we see plenty of opportunity to make a difference as a team.

We don't want to reinvent the wheel as we engage with the community. We want to partner with existing organizations that are doing the work already.

We've identified The Leaven as a successful program that's already working with youth in underserved communities. We envision funding successful DARE-type programs that already exist and helping them get delivered by addiction and public safety professionals. We believe in the work they're doing, and we're participating as table hosts at their annual gala this month – online, of course. We want to show commitment from the start and be ready to go should we be awarded one of the licenses. Even if we don't receive the license, we know this funding is money well spent.

We've also identified the revived-Mission Solano as a likely recipient of funding geared toward addiction intervention for the homeless population. Our experience in San Francisco has shown us that the current methods of managing homelessness aren't working. We want to be part of the solution that includes being real about the connection between addiction and homelessness in portions of that population.

Beyond that, we'd like to turn decisions over to whomever we bring on as Director of Community Relations prior to signing a formal Community Relations Plan with the City.

Community & Neighborhood Integration

As existing local business owners, we understand the need for ongoing engagement and collaboration with the community at large and the neighborhood housing our operations. In addition to the extensive community benefits programs detailed above, we have also identified ongoing engagement strategies to ensure thoughtful integration.

Open Houses

We'll host no fewer than four Open House events within one month of obtaining the right to apply for a commercial cannabis activity land use permit to provide ample opportunity for residents, neighbors, businesses and other interested parties to meet with us as owners, ask questions about our proposed operations, and get a better understanding of our vision for the retail environment. During these Open Houses, we will focus on impact mitigation and community benefits but will be available to answer any and all community questions and/or concerns.

Informational Canvassing

Our leadership team will canvas the community, with a particular focus on the immediately surrounding neighborhood, to introduce ourselves personally, the company generally and provide information about our proposed operations.

Drip eMail Marketing Communications

Once operational, we will offer a pre-opening mailing list sign up where people can opt-in voluntarily to receive eMail communications at a consistent (but not overly persistent) rate providing updates on The Showcase's operationalization, community benefits, upcoming events and more.

Designated Staff Point of Contact

Our Director of Community Relations – a newly created position sourced from the community – will be charged with the responsibility and empowered with the authority to keep our team engaged and creating cohesion. This position will be responsible for handling any and all community concerns, comments, suggestions and questions. This individual will also serve as a direct point of contact for residents. Their contact information will be easily accessible to the public through our business website, and they or a member of their team will be available by phone, text or email between the hours of 8:00 a.m. and 10:00 p.m. This position will spend time reviewing and attending City Council meetings to ensure that The Showcase has first-hand knowledge of information pertaining to the community. We will use this knowledge to adapt and create our methods of community outreach.

Area Beautification in Partnership with the Fairfield-Suisun Chamber

Educating and engaging the neighborhood are critical. However, we also believe in the importance of rolling up our sleeves and engaging in ongoing neighborhood beautification efforts. As part of our volunteerism program, our staff will serve as a street team that will volunteer on beautification along the particular corridor of the interstate in which we will be located. We will seek to identify opportunities to partner with the Main Street Association to help on an ongoing basis, from helping to create and fund open space projects to picking up litter on the street, and are proud to be joining the Fairfield-Suisun Chamber of Commerce.

THE
SHOWCASE
FAIRFIELD

APPENDIX

APPENDIX

Proof of Capitalization

Tenant Improvement Plan & Parcel Map

CCR Title 16, Division 42, § 5006. Premises Diagram

Meadow Point of Sale Letter of Intent

GAIACA Cannabis Waste Plan

Letter of Intent with Northern California Carpenters Council

Zoning Verification Letter

October 22, 2020

To: Victor Nguyen
C/O The Showcase, LLC

RE: LINE OF CREDIT FOR FACILITY

This letter will serve as a commitment from Lender to make a credit line secured by the business assets of the Borrower. This loan is subject to verification on use of proceeds by Borrower. The terms of this letter are valid for 30 days upon securing a cannabis permit for the proposed application at 101 Grobic Court, Fairfield, CA 94534.

REDACTED

Sincerely,



Kenneth Wei
Partner
Capital Bridge Partners, Inc.
ken@capbridgepartners.com
DRE 02102315 | NMLS ID 1922416

Attachment: [Bank Verification Letter]



FIRST REPUBLIC BANK
It's a privilege to serve you®

October 22, 2020

Ken G Wei
Capital Bridge Partners, Inc.
P.O. Box 1212
Millbrae, CA 94030

To whom this may concern:

We are happy to inform you that our client, Ken Wei, has been in excellent standing with First Republic Bank since 2009. At this time, Mr. Wei has aggregate balances within his accounts that surpass [REDACTED] digit figures.

Again, we would like to thank you for being a valued client of First Republic Bank.

It's a privilege to serve you,

Ben Marcelo
Senior Preferred Banker
Tel (415) 196-5973
bmarcelo@firstrepublic.com

October 21, 2020
The Showcase
Fairfield, CA 94533

RE: Letter of Intent for Inventory Control of Services for The Showcase, for a licensed commercial cannabis dispensary located in Fairfield.

To whom it may concern:

Meadow provides sophisticated and secure technology solutions for the California state-legal cannabis industry. Meadow is an all-in-one point of sale software system built to enable California dispensaries to 1) make sales, 2) report their financials, 3) track their inventory and prevent loss, 4) maintain compliance with California state and local regulations, and 5) ensure all business, customer and patient data are protected and secure.

The Meadow system offers advanced, industry-leading Metric Track and Trace workflows with 100% accurate and reliable inventory. Our secure and reliable software keeps data encrypted and safe. Meadow keeps detailed records in compliance with state and local regulations.

Built-in California, for California compliance since 2014, our regulatory expertise simplifies compliance requirements and streamlines workflows, ensuring dispensaries remain compliant with the Medical and Adult-Use Cannabis Regulation and Safety Act beginning January 1, 2018.

This Letter of Intent confirms Meadow's intentions to enter into a business agreement with The Showcase to provide software services to satisfy all California and Fairfield reporting, regulation, and compliance guidelines for a cannabis retail business, should The Showcase become a licensed dispensary in Fairfield.

Thank you for considering Meadow. We are here to help support your business and look forward to formalizing an agreement to be your software service provider after you receive your license to operate.

Best,



David Hua
CEO & Co-Founder
david@getmeadow.com



WASTE MANAGEMENT PROPOSAL

DATE CREATED

October 13, 2020

PREPARED FOR

Purple Star MD

**GAIACA**TM

GAIACA.COM

WASTE REVITALIZATION

831.264.4242



GAIACA

P.O. Box 188
Gonzales, CA 93926
United States
831.264.4242 (p)

Issued: 2020-10-13

Quote Expiration: 2021-01-13

Proposal No. 201013-03

SHIP TO

The Showcase LLC
101 Grobric Ct
Fairfield, CA 94534

BILL TO

Same as Ship?

PRIMARY CONTACT

Victor Nguyen
415.990.0857
victor@elevatedsf.com

ACCOUNT REP

Valeria Sandoval
831.313.5562
vsandoval@gaiaca.com

MEMBERSHIP

- Unlimited Service Calls
- Tier 1 Disposal Rates
- Ongoing Support
- Cloud Data Storage
- 24/7 Portal Access

ON-CALL

- As-Needed Service
- Tier 3 Disposal Rates
- 2-Year Contract
- No Monthly Obligation
- Containers Provided

A LA CARTE

- One-Time Project
- Tier 5 Disposal Rates
- BCC Destruction Events
- Regulatory Reporting
- Compliance Guaranteed!

- CULTIVATION
- MANUFACTURING
- DISTRIBUTION
- RETAIL STOREFRONT
- RETAIL DELIVERY
- TESTING LABORATORY
- EVENT ORGANIZER
- _____

SERVICE

- MEMBERSHIP
- ON-CALL
- A LA CARTE
- WASTE MANAGEMENT PLAN
- VAPE PEN RECYCLING
- ENVIRON. CONSULTING
- INDUSTRIAL HYGIENE
- TRAINING
- _____

ITEM/CODE

UNIT/SIZE

PRICE PER

DETAIL

TOTAL

ITEM/CODE	UNIT/SIZE	PRICE PER	DETAIL	TOTAL
SI11	One-Time	REDACTED	Per Location	REDACTED
PN	21gal		Monthly	

NOTES Service initiation cost includes Waste Management Plan (WMP).

WASTE CODES

- CN Cultivation Plant Material, Non-Haz
- DN Contaminated Disposables, Non-Haz
- GN Grow Medium, Non-Haz
- KN Empty Packaging, Non-Haz
- MN Post-Extraction Biomass, Non-Haz
- ON Other, Non-Haz
- PN Packaged Product, Non-Haz
- RN Refinement Byproduct, Non-Haz
- TN Stalks & Stems, Non-Haz
- WN Wastewater, Non-Haz
- XN Unpackaged Product, Non-Haz
- BU Batteries, Universal
- LU Lighting/Lamps/Bulbs, Universal
- VU Vape Pens, Universal
- AH Aqueous Corrosive, Hazardous, pH <2, >12.5
- YH Aqueous Corrosive, Hazardous, pH 2-12.5
- CH Solid/Mixed Corrosive, Hazardous, pH <2, >12.5
- ZH Solid/Mixed Corrosive, Hazardous, pH 2-12.5

- LH Flammable Liquid, Hazardous
- SH Flammable Solid/Mixed, Hazardous
- BH Biological Substance, Hazardous
- MH Biomass, Hazardous
- NH Non-RCRA Liquid, Hazardous
- RH Non-RCRA Solid, Hazardous
- LH Lab Pack, Hazardous
- WH Wastewater, Hazardous
- DA ARV, Dry, Non-Haz
- SA ARV, Solid, Non-Haz
- WA ARV, Wet/Comingles, Non-Haz

CONTAINERS

- | | | |
|----------------|------------|-------------|
| 4Ft. Box | 8Ft. Box | 27Ft. Box |
| 5Gal Drum | 7Gal Chest | 21Gal Chest |
| 15Gal Drum | 30Gal Drum | 55Gal Drum |
| 32Gal Cart | 64Gal Cart | 96Gal Cart |
| 1.5yd Sack/Box | 3yd Bin | 6yd Bin |
| 10yd Bin | 20yd Bin | 40yd Bin |

“INNOVATIVE

solutions

to industrial WASTE

concerns.



GAIACA

P.O. Box 188
Gonzales, CA 93926
United States
831.264.4242 (p)

v2.2 (2020-09)



Service Provider Agreement

Proposal No.

This Service Provider Agreement (“Agreement”), effective as of the Effective Date set forth below, is made and entered into by and between Gaiaca, LLC, a California Limited Liability Company, GWR CA, LLC, a California limited liability company (collectively referred to as “GAIACA”) and the Company identified below. This Agreement is comprised of this Cover Page, the attached Account Billing Agreement, and any exhibit(s), appendix, or addenda thereto. Services will commence within two (2) weeks of the date signed (“Effective Date”).

LIMITATIONS

- A standard Service Initiation is inclusive of up to two (2) containers. Additional containers are billed at a per-container rate outlined in Appendix A (GAIACA Professional Rate Sheet).
- Per Title 16 CCR, Div. 42 (BCC), and Title 17 CCR, Div. 1, Chapter 13 (MCSB), all cannabis goods/product are, at a minimum, separated from packaging and rendering unrecognizable and unusable onsite into cannabis waste. All waste material is transported to the appropriate permitted facility for further treatment and/or disposal.
- A Certificate of Destruction (COD), Bill of Lading (BOL), and/or Uniform Hazardous Waste Manifest is provided at the completion of every project. Video surveillance and GPS reporting is also available upon request.
- Prior to scheduled pickups, GAIACA will provide a 30-minute courtesy call to confirm availability. If unanswered, GAIACA will assume confirmation. Onsite cancellation, denied access to facility, extended wait time (greater than 15 minutes), and waste not present for pickup, all constitute a “Late/No Cancellation” event, subject to fees.
- Weight limits, per container type and size, are as listed (open-top/solid waste only): 55 Gal Drum (300 lbs), 30 Gal Drum (200 lbs), 15 Gal Drum (100 lbs), 5 Gal Drum (50 lbs), 96 Gal Cart (400 lbs), 64 Gal Cart (300 lbs), 32 Gal Cart (200 lbs).
- Additional surcharges and fees are outlined in Appendix A. Any applicable taxes or fees will be confirmed prior to start of service.

COMPANY

OWNER/ENTITY NAME: The Showroom LLC		
BUSINESS NAME (D.B.A.): The Showroom	BRAND NAME (if applicable):	
COMPANY ADDRESS: 101 Grobric Ct.		
CITY: San Francisco	STATE: CA	ZIP: 94534
ENTITY TYPE: <input type="radio"/> SOLE OWNER <input type="radio"/> PARTNERSHIP <input type="radio"/> CORPORATION <input type="radio"/> L.L.P. <input checked="" type="radio"/> L.L.C.		
STATE OF INCORP. CA	FEDERAL TAX ID#	

FACILITY

FACILITY ADDRESS (if same write SAME): 101 Grobric Ct.		
CITY: Fairfield	STATE: CA	ZIP: 94534
CONTACT (NAME, TITLE): Victor Nguyen, Owner		
(PHONE): 415-990-0857	(EMAIL): victor@greensfer.com	
ALT. CONTACT (NAME, TITLE): Brian Wong, Manager		
(PHONE): 415-710-4411	(EMAIL): brian@elevatedsf.com	
BUSINESS LICENSE NUMBER(S) (include BCC/CDPH/CDFA): propsoed		

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the Effective Date.

Company:

By: The Showroom LLC

Name: Victor Nguyen

Title: Manager

Date: 10/15/20

GAIACA:

By: _____

Name: _____

Title: _____

Date: _____



GWR CA, LLC

P.O. Box 188
Gonzales, CA 93926
United States
831.264.4242 (p)

v2.2 (2020-09)



Account Billing Agreement

Client No.

TERMS & FEES

Term

The term of this Agreement will commence on the Effective Date and shall continue in full force and effect for a period of two (2) years after the Service Date ("**Term**"). Upon expiration of the Term, this agreement shall be automatically renewed unless sixty (60) days advanced written notice of intent to terminate services is given to GWR CA, LLC from Company. At any time during the term of this Agreement, GWR CA, LLC may terminate this contract.

Change of Terms

Rates and condition of services are subject to change.

I have read, understood, and agree to GWR CA, LLC's Terms and

Conditions (initial here): VN

Setup Fees

Initial Deposit and/or first month's membership (if applicable) is required from Company prior to start of Service.

Service Fees

Company agrees to pay to GWR CA, LLC the following monthly membership fees, service fees, plus any additional container fees and/or surcharges. "Membership" type accounts are subject to monthly membership fees. Monthly membership fees, if applicable, are due first (1st) of the month, prior to the month of service.

Payments can be made by credit card, debit card, check, or money order deposited into GWR CA, LLC's business account or paid online. Checks and money orders are to be payable to: **GWR CA, LLC**. Cash payments, including any late payments, will be assessed a ten percent (10%) processing fee.

Late Payments

All payments are due upon receipt. Any payments not paid within 15 days from date of statement is considered a Late Payment and will be assessed a 2% per diem *per day* until full payment is received. *No Service* will be provided until *full payment* has been received.

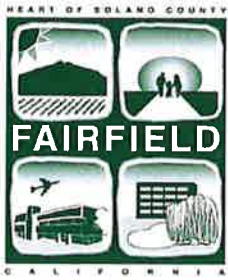
BILLING CONTACT INFORMATION:

PAYMENT METHOD:

CUSTOMER SIGNATURE:

DATE:

10/15/20



CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

COMMUNITY DEVELOPMENT DEPARTMENT

Home of
Travis Air Force Base

COUNCIL

Mayor
Harry T. Price
707.428.7395

Vice-Mayor
Pam Bertani
707.429.6298

Councilmembers
707.429.6298

Catherine Moy

Chuck Timm

Rick Vaccaro

•••

City Manager
Stefan T. Chalwin
707.428.7400

•••

City Attorney
Gregory W. Stepanich
707.428.7419

•••

City Clerk
Karen L. Rees
707.428.7384

•••

City Treasurer
Arvinda Krishnan
707.428.7036

DEPARTMENTS

City Manager's Office
707.428.7400

•••

Community Development
707.428.7461

•••

Finance
707.428.7036

•••

Fire
707.428.7375

•••

Human Resources
707.428.7394

•••

Parks & Recreation
707.428.7465

•••

Police
707.428.7362

•••

Public Works
707.428.7485

October 15, 2020

Victor Nguyen
The Showcase LLC
2442 Bayshore Blvd.
San Francisco, CA 94134

Re: Zoning Letter for 101 Grobric Court, Fairfield, CA 94534, ZL2020-036

Dear Mr. Nguyen:

In response to your request for zoning information for cannabis permitting at the above referenced property, I trust that you will find the following information useful:

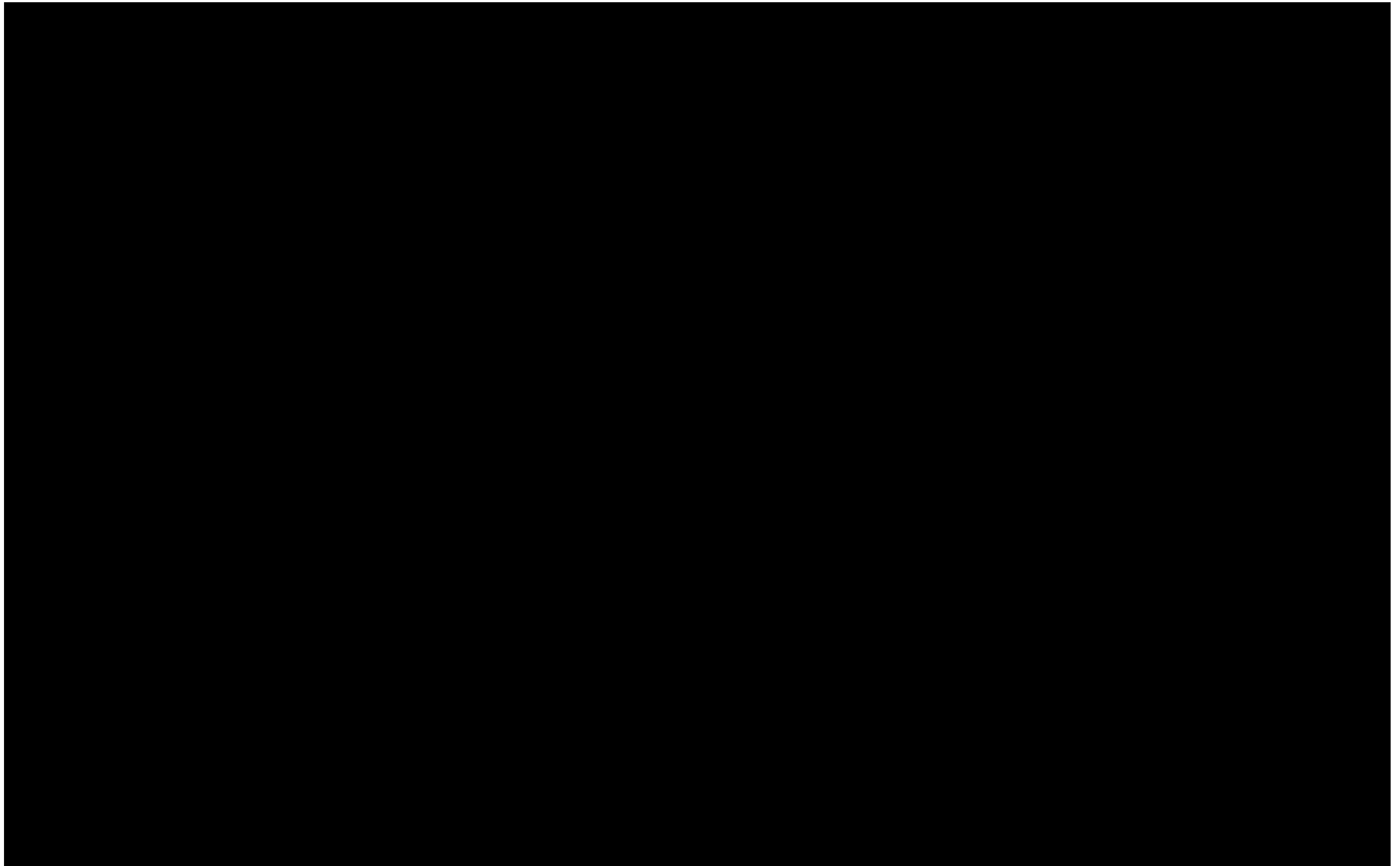
- The current zoning classification for the subject property is CS (Service Commercial).
- Commercial cannabis - retail is a permitted use in the CS zone subject to the requirements of the Fairfield Municipal Code (FMC) Chapter 10E.
- The City has not identified any sensitive uses, as defined in FMC Section 10E.18 (c), within 600 feet of the subject property at the time of this writing.

All information was obtained from public records, which may be inspected during regular business hours. For further information regarding zoning requirements, the entire Zoning Ordinance can be reviewed at the City website, www.fairfield.ca.gov.

Please contact me at 707-428-7450 or akreimeier@fairfield.ca.gov with any questions or concerns.

Sincerely,

AMY KREIMEIER
Senior Planner

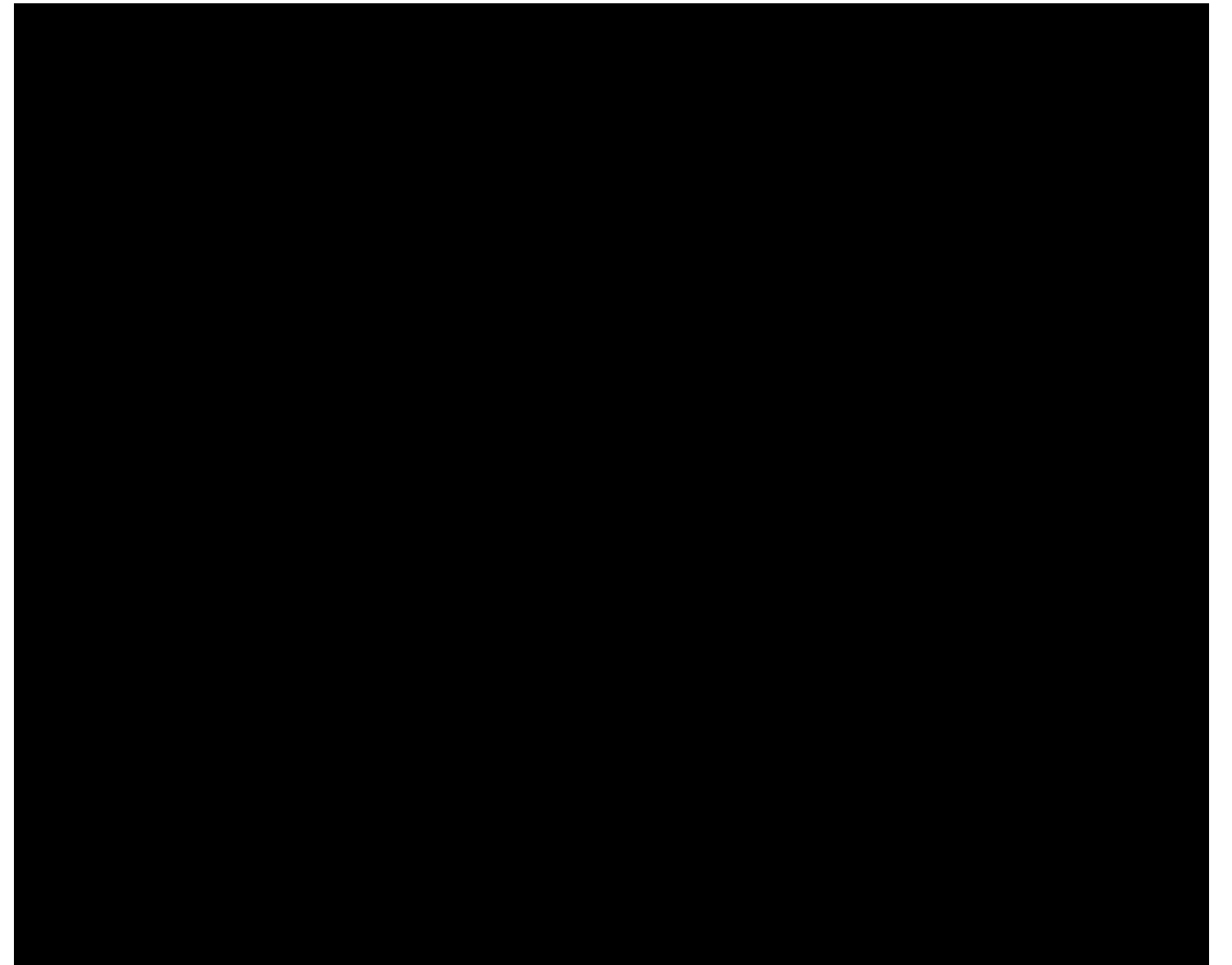


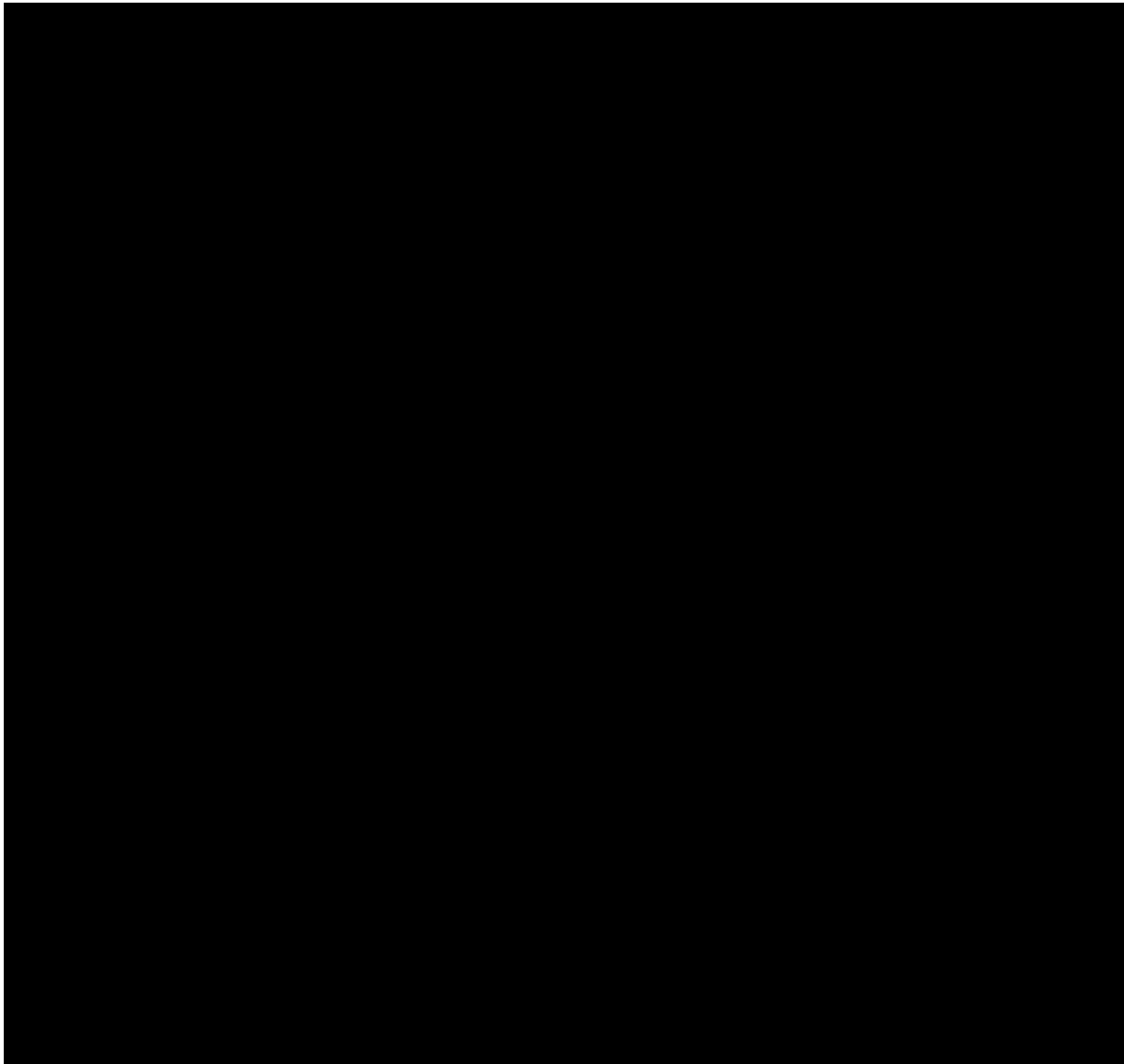
PROPOSED TENANT IMPROVEMENT

RETAIL CANNABIS DISPENSARY
101 GROBRIC COURT
FAIRFIELD, CA 94534

TENANT / OWNER

THE SHOWCASE, LLC.
2442 BAYSHORE BOULEVARD
SAN FRANCISCO, CA 94134





OWNER / DEVELOPER

THE SHOWCASE, LLC.
2442 BAYSHORE BOULEVARD
SAN FRANCISCO, CA 94134

PROJECT NAME:

PROPOSED CANNABIS RETAIL BUSINESS
101 GROBRIC COURT
FAIRFIELD, CA 94534

DRAWING TITLE:

**EXISTING
FLOOR PLAN
REFERENCE DRAWING**

DRAWING DATE: OCTOBER 2020

DRAWING NUMBER

A2

REDACTED



OWNER / DEVELOPER

THE SHOWCASE, LLC.
2442 BAYSHORE BOULEVARD
SAN FRANCISCO, CA 94134

PROJECT NAME:

PROPOSED CANNABIS RETAIL BUSINESS
101 GROBRIC COURT
FAIRFIELD, CA 94534

DRAWING TITLE:

PROPOSED FLOOR PLAN

DRAWING DATE: OCTOBER 2020

DRAWING NUMBER

A3

REDACTED

REDACTED



OWNER / DEVELOPER

THE SHOWCASE, LLC.
2442 BAYSHORE BOULEVARD
SAN FRANCISCO, CA 94134

PROJECT NAME:

PROPOSED CANNABIS RETAIL BUSINESS
101 GROBRIC COURT
FAIRFIELD, CA 94534

DRAWING TITLE:

PRELIMINARY FLOOR PLAN
PARKING CALCULATIONS

DRAWING DATE: OCTOBER 2020

DRAWING NUMBER

A4

FLOOR PLAN PARKING CALCULATIONS

SCALE: 1/8" = 1'-0"



REDACTED



OWNER / DEVELOPER

THE SHOWCASE, LLC.
2442 BAYSHORE BOULEVARD
SAN FRANCISCO, CA 94134

PROJECT NAME:

PROPOSED CANNABIS RETAIL BUSINESS
101 GROBRIC COURT
FAIRFIELD, CA 94534

DRAWING TITLE:

EXISTING
EXTERIOR ELEVATIONS
REFERENCE DRAWING

DRAWING DATE: OCTOBER 2020

DRAWING NUMBER

A5

REDACTED



OWNER / DEVELOPER
THE SHOWCASE, LLC.
2442 BAYSHORE BOULEVARD
SAN FRANCISCO, CA 94134

PROJECT NAME:
PROPOSED CANNABIS RETAIL BUSINESS
101 GROBRIC COURT
FAIRFIELD, CA 94534

DRAWING TITLE:
PRELIMINARY
EXTERIOR ELEVATIONS
PROPOSED SCHEME

DRAWING DATE: OCTOBER 2020

DRAWING NUMBER
A6

REDACTED

Security plans prepared by:



Contact: John - 415.939.8232
Email: John@foxtrons.com



OWNER / DEVELOPER

THE SHOWCASE, LLC.
2442 BAYSHORE BOULEVARD
SAN FRANCISCO, CA 94134

PROJECT NAME:

PROPOSED CANNABIS RETAIL BUSINESS
101 GROBRIC COURT
FAIRFIELD, CA 94534

DRAWING TITLE:

PROPOSED FLOOR PLAN

DRAWING DATE: OCTOBER 2020

DRAWING NUMBER

A3



THE

SHOWCASE

FAIRFIELD

Your HdL Companies receipt [REDACTED]

HdL Companies <receipts+acct_1FXG5eDFTf40VZQ@stripe.com>
Reply-To: HdL Companies <support@hdlcompanies.com>
To: victor@elevatedsf.com

Thu, Oct 22, 2020 at 5:35 PM



Receipt from HdL Companies

Receipt [REDACTED]

AMOUNT PAID

[REDACTED]

DATE PAID

October 22, 2020

PAYMENT METHOD

[REDACTED]

SUMMARY

Order Details: Fairfield gov services - 1 pcs.

[REDACTED]

Amount paid

[REDACTED]

If you have any questions, contact us at support@hdlcompanies.com or call at +1 909-861-4335.

Something wrong with the email? [View it in your browser.](#)

You're receiving this email because you made a purchase at [HdL Companies](#), which partners with [Stripe](#) to provide invoicing and payment processing.

Fwd: Your HdL Companies receipt [REDACTED]

Brian Wong <brian@elevatedsf.com>

Thu, Oct 22, 2020 at 5:56 PM

To: Dan Sharp <dan@dansharp.com>, [REDACTED], Victor Nguyen <victor@elevatedsf.com>

Background check receipt for Brian.

----- Forwarded message -----

From: HdL Companies <receipts+acct_1FXG5eDfTtf40VZQ@stripe.com>

Date: Thu, Oct 22, 2020 at 5:48 PM

Subject: Your HdL Companies receipt [REDACTED]

To: <brian@elevatedsf.com>



Receipt from HdL Companies

Receipt [REDACTED]

AMOUNT PAID

[REDACTED]

DATE PAID

October 22, 2020

PAYMENT METHOD

[REDACTED]

SUMMARY

Order Details: Fairfield gov services - 1 pcs.

[REDACTED]

Amount paid

[REDACTED]

If you have any questions, contact us at support@hdlcompanies.com or call at +1 909-861-4335.

If you are reading this message, but you are not the intended recipient, you are hereby notified that you may not disclose, print, copy, store, forward or otherwise use or disseminate the information contained in this transmission. If you have received this message in error, immediately contact the sender or intended recipient and destroy all copies of the original.

From: HdL Companies <receipts+acct_1FXG5eDfTtf40VZQ@stripe.com>

Sent: Thursday, October 22, 2020 8:57 PM

To: Ivan Campbell <**REDACTED**>

Subject: Your HdL Companies receipt **REDACTED**



Receipt from HdL Companies

Receipt **REDACTED**

AMOUNT PAID

REDACTED

DATE PAID

October 22, 2020

PAYMENT METHOD

REDACTED

SUMMARY

Order Details: Fairfield gov services - 1 pcs.

REDACTED

Amount paid

REDACTED

If you have any questions, contact us at support@hdlcompanies.com or call at +1 909-861-4335.

Something wrong with the email? [View it in your browser.](#)

You're receiving this email because you made a purchase at [HdL Companies](#), which partners with [Stripe](#) to provide invoicing and payment processing.

October 22, 2020

To: Victor Nguyen
C/O The Showcase, LLC

RE: LINE OF CREDIT FOR FACILITY

This letter will serve as a commitment from Lender to make a credit line secured by the business assets of the Borrower. This loan is subject to verification on use of proceeds by Borrower. The terms of this letter are valid for 30 days upon securing a cannabis permit for the proposed application at 101 Grobic Court, Fairfield, CA 94534.

REDACTED

[REDACTED]

Sincerely,



Kenneth Wei
Partner
Capital Bridge Partners, Inc.
ken@capbridgepartners.com
DRE 02102315 | NMLS ID 1922416

Attachment: [Bank Verification Letter]



FIRST REPUBLIC BANK
It's a privilege to serve you®

October 22, 2020

Ken G Wei
Capital Bridge Partners, Inc.
P.O. Box 1212
Millbrae, CA 94030

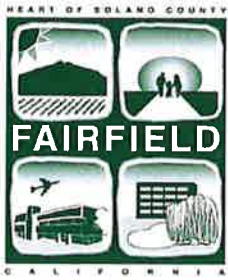
To whom this may concern:

We are happy to inform you that our client, Ken Wei, has been in excellent standing with First Republic Bank since 2009. At this time, Mr. Wei has aggregate balances within his accounts that surpass [REDACTED] digit figures.

Again, we would like to thank you for being a valued client of First Republic Bank.

It's a privilege to serve you,

Ben Marcelo
Senior Preferred Banker
Tel (415) 196-5973
bmarcelo@firstrepublic.com



CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

COMMUNITY DEVELOPMENT DEPARTMENT

Home of
Travis Air Force Base

COUNCIL

Mayor
Harry T. Price
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Vice-Mayor
Pam Bertani
707.429.6298

Councilmembers
707.429.6298

Catherine Moy

Chuck Timm

Rick Vaccaro

•••
City Manager
Stefan T. Chalwin
707.428.7400

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City Attorney
Gregory W. Stepanich
707.428.7419

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City Treasurer
Arvinda Krishnan
707.428.7036

DEPARTMENTS

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Human Resources
707.428.7394

•••
Parks & Recreation
707.428.7465

•••
Police
707.428.7362

•••
Public Works
707.428.7485

October 15, 2020

Victor Nguyen
The Showcase LLC
2442 Bayshore Blvd.
San Francisco, CA 94134

Re: Zoning Letter for 101 Grobric Court, Fairfield, CA 94534, ZL2020-036

Dear Mr. Nguyen:

In response to your request for zoning information for cannabis permitting at the above referenced property, I trust that you will find the following information useful:

- The current zoning classification for the subject property is CS (Service Commercial).
- Commercial cannabis - retail is a permitted use in the CS zone subject to the requirements of the Fairfield Municipal Code (FMC) Chapter 10E.
- The City has not identified any sensitive uses, as defined in FMC Section 10E.18 (c), within 600 feet of the subject property at the time of this writing.

All information was obtained from public records, which may be inspected during regular business hours. For further information regarding zoning requirements, the entire Zoning Ordinance can be reviewed at the City website, www.fairfield.ca.gov.

Please contact me at 707-428-7450 or akreimeier@fairfield.ca.gov with any questions or concerns.

Sincerely,

AMY KREIMEIER
Senior Planner

PROPERTY OWNER CONSENT FORM
Commercial Cannabis Business

PREMISES LOCATION INFORMATION:

101 Grobric Ct. Fairfield, CA 94534

Physical Address City State Zip Code

The Showcase LLC

Tenant Applicant (Business Name)

If the applicant is not the property owner(s), the applicant must provide the name, address and telephone number of the property owner pursuant to Fairfield Municipal Code Section 10E.8.

PROPERTY OWNER INFORMATION:


OWNER PROPERTY MANAGER OTHER: _____

Adam Brady President
Name Title

Green Property Investment LLC [REDACTED]
Business Name (if applicable) Phone Number

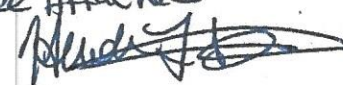
(21) Grobric Ct Fairfield CA 94534
Mailing Address City State Zip Code

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.

Adam Brady President 
Name Signature
President 10-15-2020
Title Date

THE ABOVE SIGNATURE MUST BE ACCOMPANIED BY
AN ACKNOWLEDGEMENT FROM A NOTARY PUBLIC



See Attached

10-15-2020

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Solano)
On 10-15-2020 before me, Heidi Ciabattari, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Adam Bracke
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____