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CCC ASSOCIATES OF FAIRFIELD



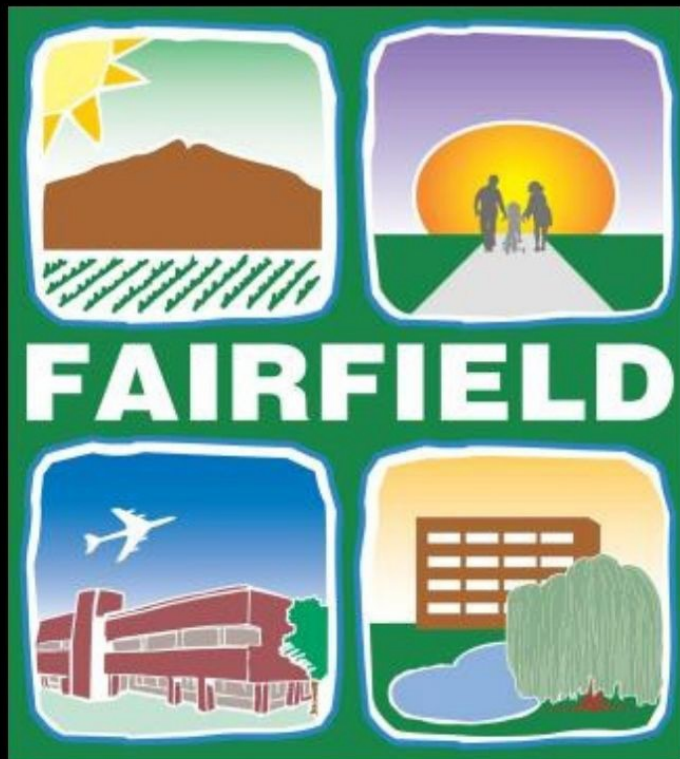
**CA**

CANNABIS CLUB

4455 CENTRAL WAY

**CULTURE**

/ 4455 CENTRAL WAY



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**CULTURE**





**DEVON JULIAN**

Chief Operating Officer

12 Years in Cannabis

15 Years Scaling Small Businesses in Diverse Industries

**Day to Day Oversight**



**JANA MODENA**

Director of Community Outreach

**26 Year Fairfield Resident**

Civic Organizations Ardent Volunteer

4 Years Cannabis Legislative Experience



**CHRIS FRANCY**

Chief Executive Officer

8+ Years in Cannabis

**Funding to Build and Operate**

Owner-Operator Since 2015

Proven Record of Compliance



**JULIE LE**

Director of Administration

5 Years in Cannabis

Cannabis Entrepreneur

**Creator of Culture Brand**

Day to Day Oversight



**JENNIFER BARTON**

Consultant in Community and Government Affairs

**29 Year Fairfield Resident**

Strong Ties to Many Fairfield Community Groups



Ownership has collectively owned and/or operated 14 licenses

12 retail licenses in development

Active construction on 3 retail stores, 1 microbusiness, and 1 consumption lounge

**OPERATIONS EXPERIENCE**

**FUNDING**

**SAFETY & SECURITY**

**SPEED TO MARKET**

**LOCAL ROOTS**

**UNION CONTRACTS**

**LOCAL WORK FORCE**

**LOCAL PRODUCTS & SERVICES**

**REGULATORY COMPLIANCE**

**COMMUNITY**



# GROSS SALES

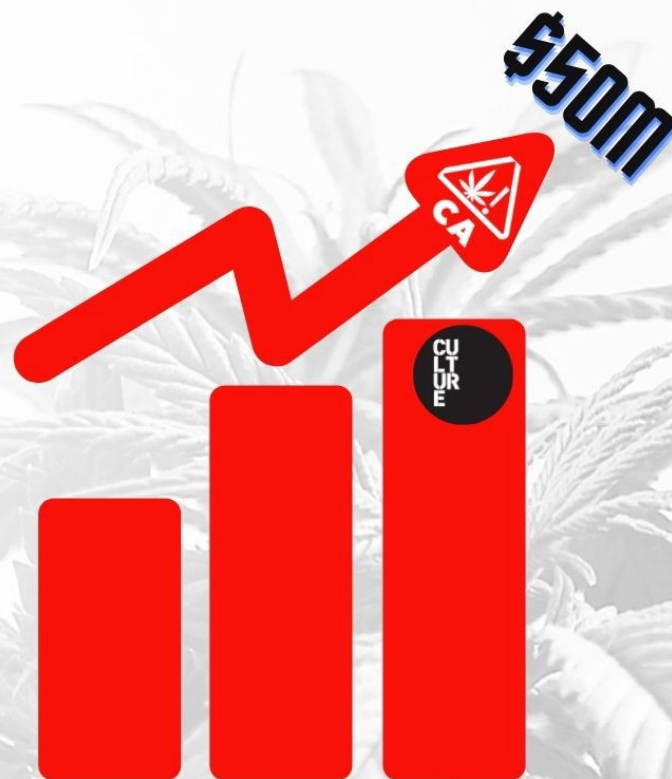
GROSS REVENUE SEEN BY OWNERS IN THEIR CAREERS

# \$50,000,000.00

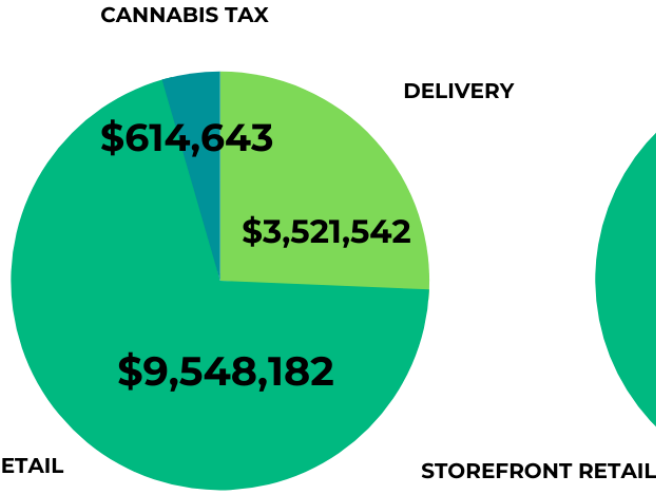
LIFETIME SALES

TOTAL GROSS SALES HISTORY OF ALL OPERATORS

/ OWNERS' SUCCESSES

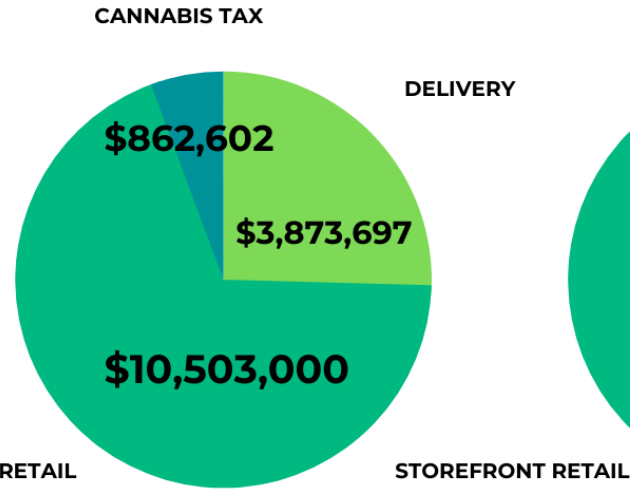


**Year 1**  
Total Revenues



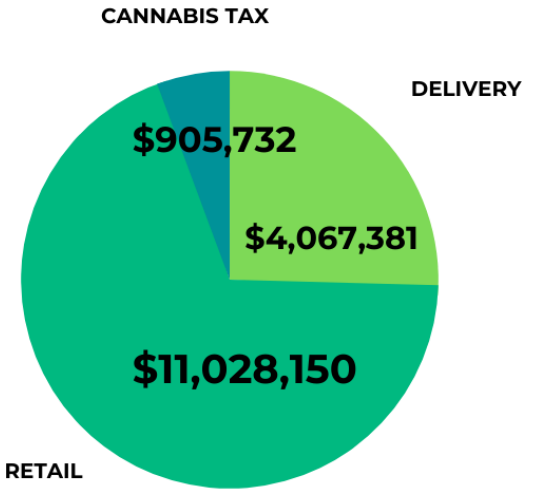
**Year 1 : Total Revenue**  
**\$13,069,724.53**

**Year 2**  
Total Revenues



**Year 2 : Total Revenue**  
**\$14,376,694.40**

**Year 3**  
Total Revenues



**Year 3 : Total Revenue**  
**\$15,095,529.20**

**FAIRFIELD  
PROJECTED  
REVENUE**

\$100 AVERAGE  
CUSTOMER  
BASKET SIZE

NEXT TO FREEWAY

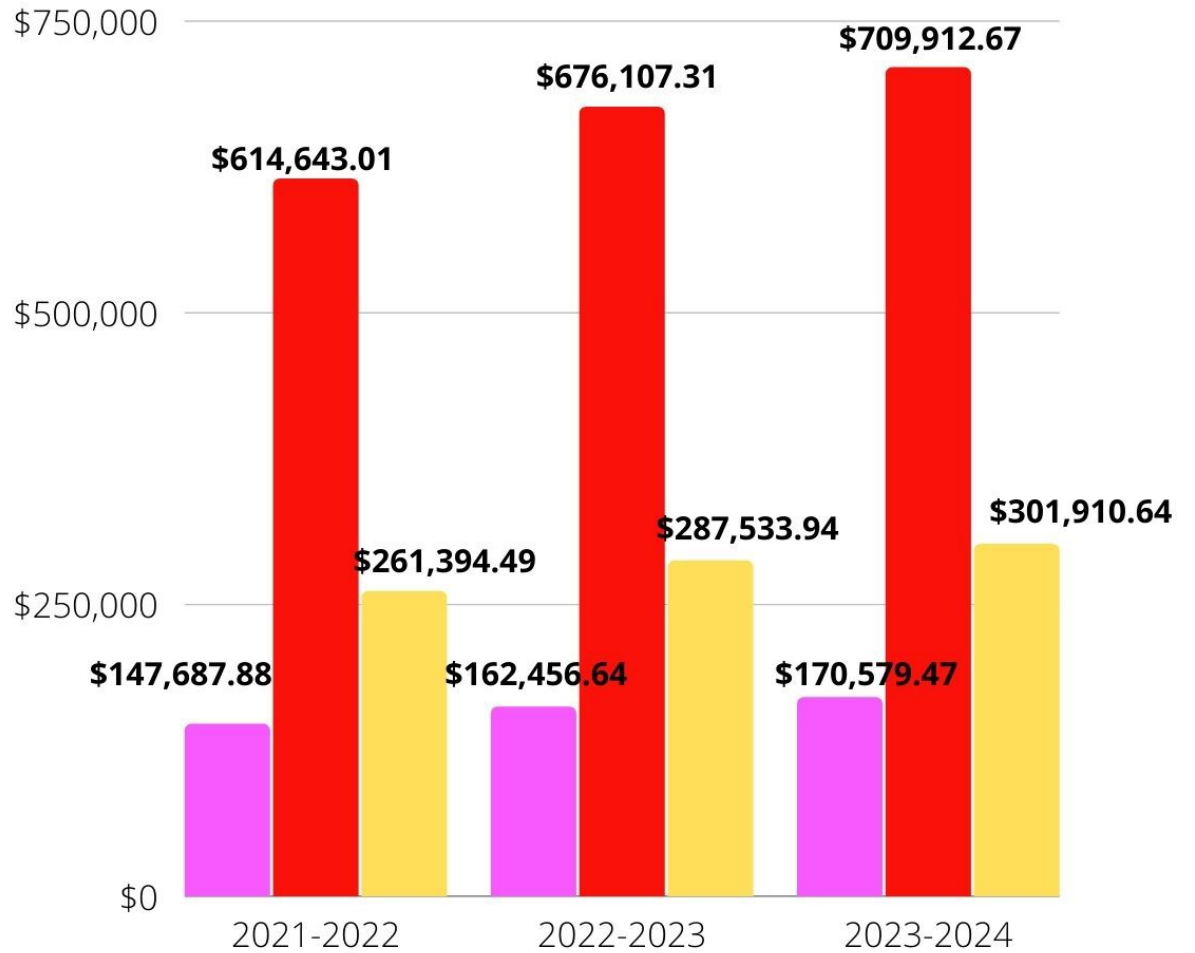
7,417 MONTHLY CUSTOMERS



**TAX DOLLARS FOR CITY OF FAIRFIELD FIRST 3 YEARS**

**Revenue for Fairfield Taxes and Contributions**

- 1.13% Sales Tax To Fairfield
- 6% Cannabis Tax
- 2% Community Benefits Contributions



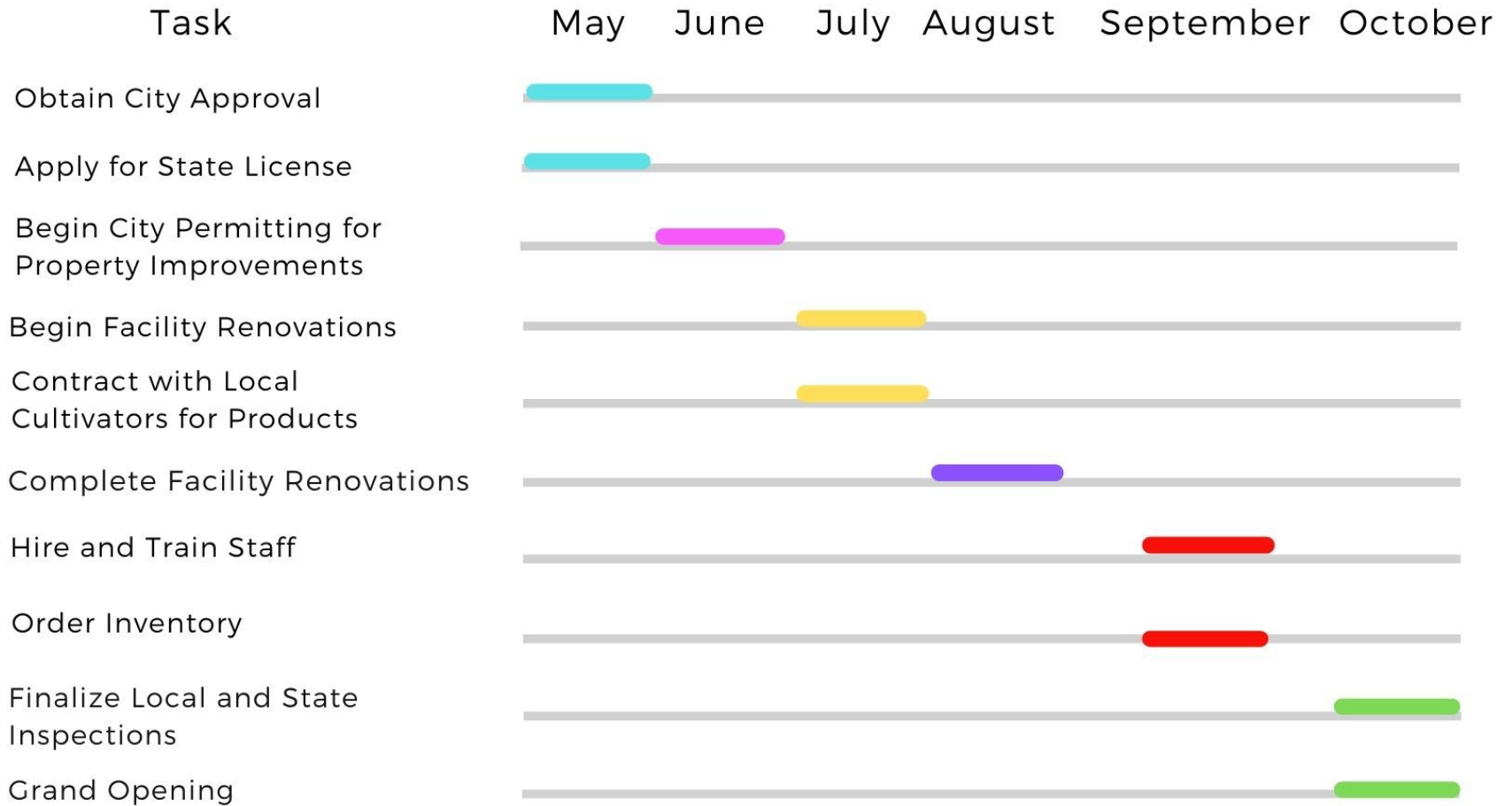
**\$1 MILLION TO FAIRFIELD BY 2022**

**INITIAL \$25,000 COMMUNITY BENEFITS START-UP FUND**

**\$3.3 MILLION GENERATED FOR FAIRFIELD BY YEAR 3!**

# OPEN IN 6 MONTHS

SPEED TO MARKET



CUP APPLICATION IS PREPARED BY OUR ARCHITECT  
UPON APPROVAL OF LICENSE, IT IS READY FOR SUBMISSION TO THE CITY

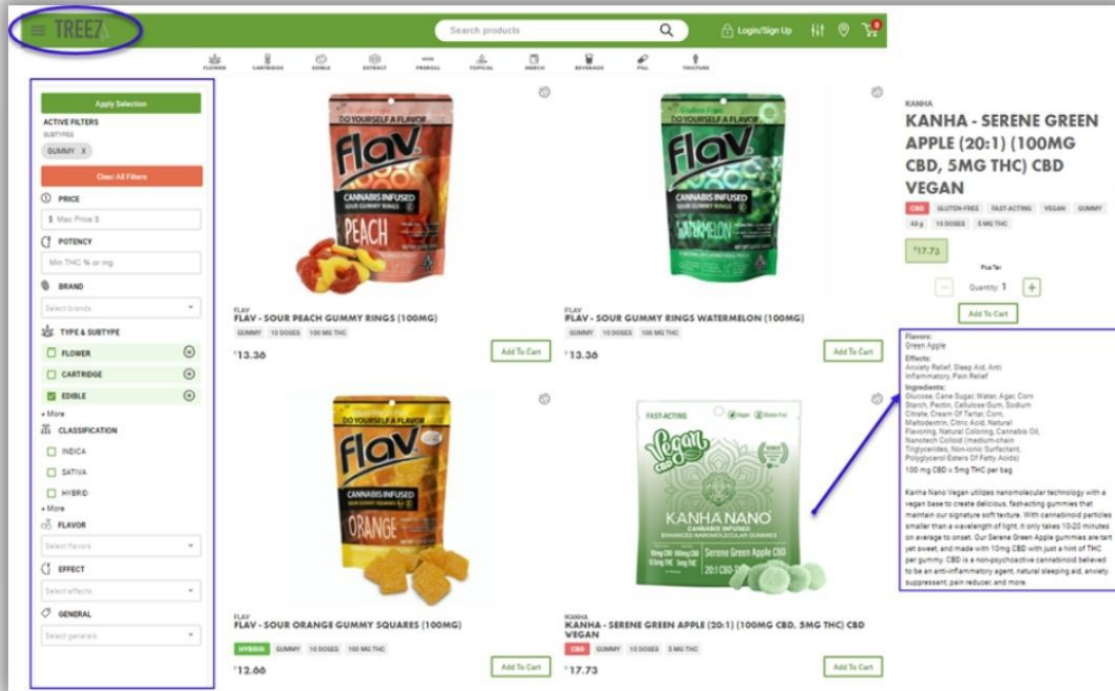




## STATE-OF-THE-ART TECHNOLOGY

- Unique retail experience
- Allow interaction with demonstration packaging
- Customized personal shopping experience
- Educational system to help patients make product selection
- Products not accessible by customers until end of transaction





## ONLINE ORDERING PLATFORM

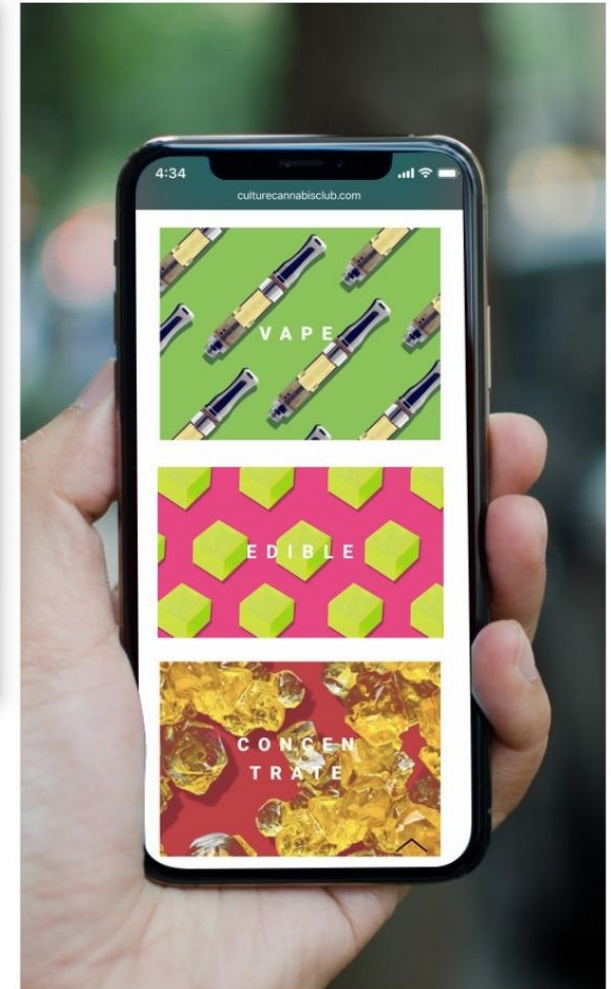
Reduced time in facility with expedited order options

Online and mobile order platform

Special incentives for pre order and delivery customers

Designated POS counter for online/mobile orders

No delivery fees



FIND OUT MORE BY VISITING  
[CULTURECANNABISCLUB.COM](https://culturecannabisclub.com)



CULTURE

/ RETAIL STORES



Culture / Long Beach, CA

# STORE DESIGN

CULTURE CANNABIS CLUB

LONG BEACH LOBBY  
JURUPA VALLEY SALES FLOOR





CULTURE

/ FAIRFIELD





CULTURE

/ FAIRFIELD





Near highway 680 and 80 junction

Next to high traffic eateries and hotels

At the western gate of the city of Fairfield

In a commercial area away from sensitive uses

246,800 annual average daily traffic passing Suisun Valley Rd. on highway 80 per *dot.ca.gov*. Nearly 500,000 total passing vehicles in a given day



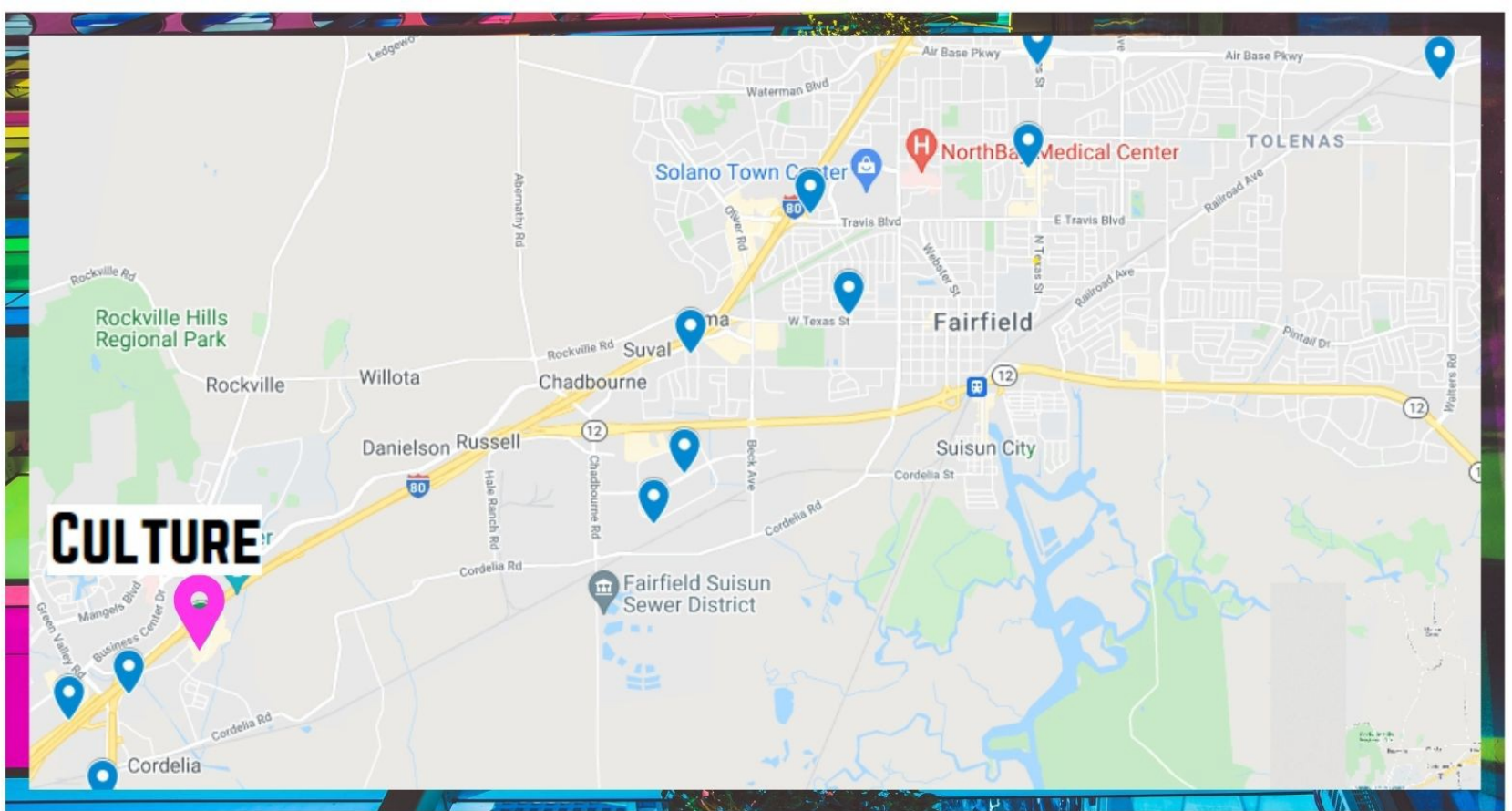
# FAIRFIELD LOCATION ADVANTAGES

Ample parking for use

Speed to market

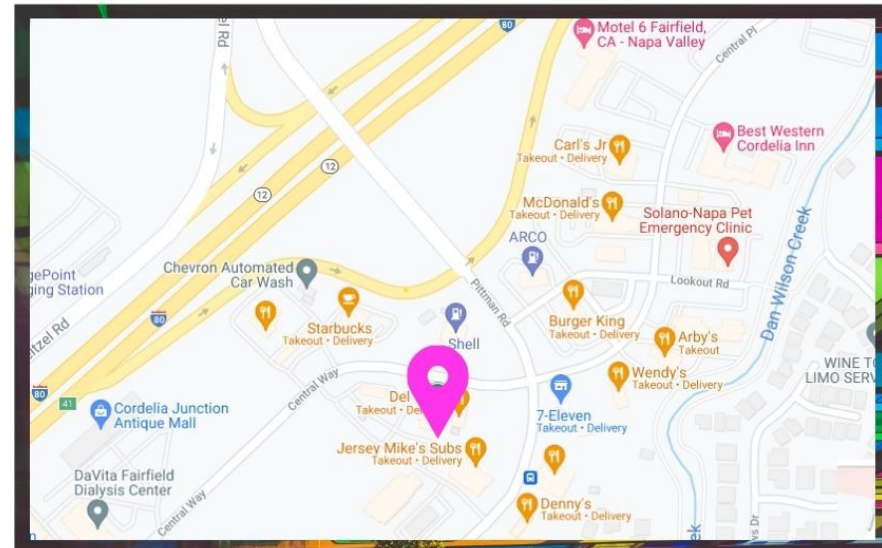
Integrated security and safety measures to be installed throughout the facility

Expects a customer count of at least 115-300 customers per day

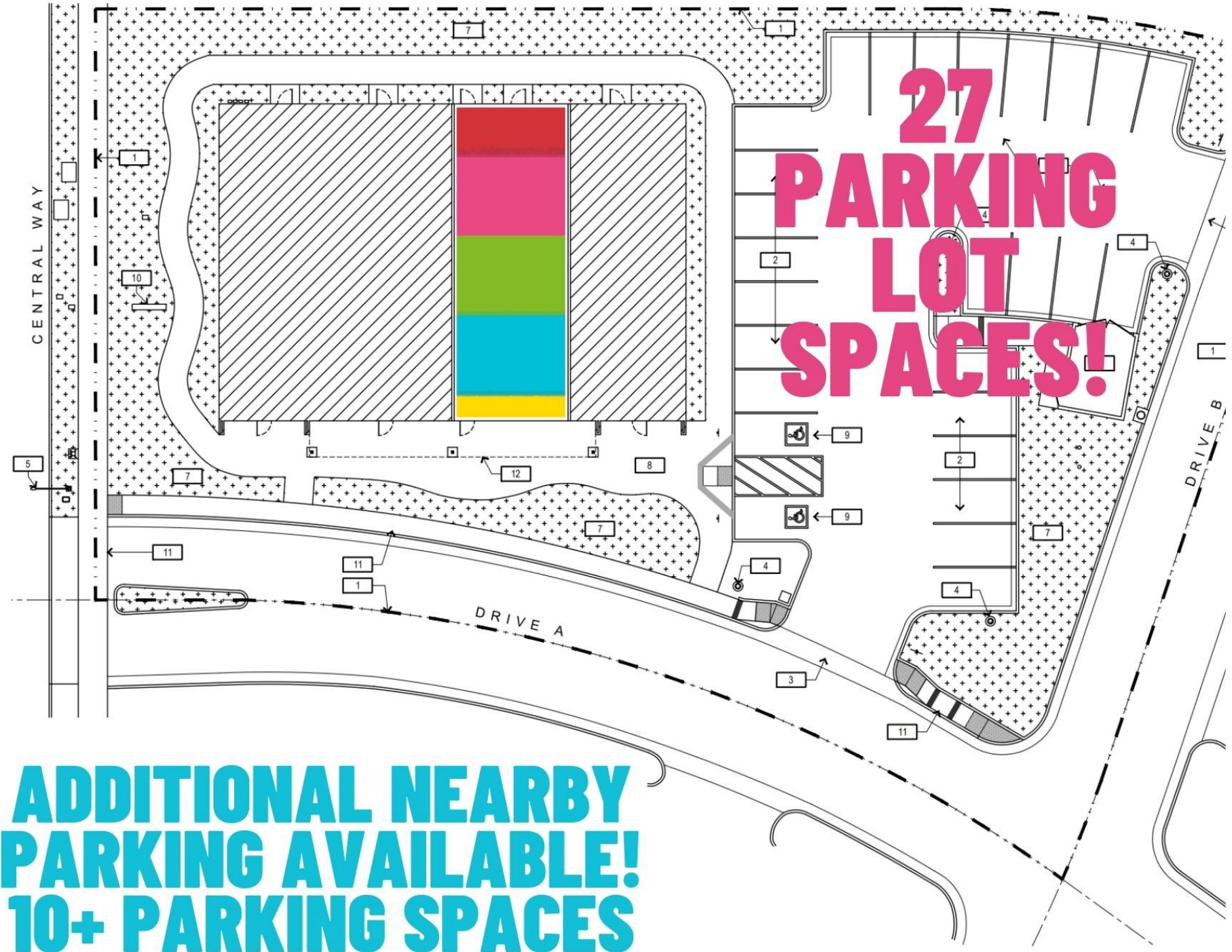


# LOCATION DIVERSITY

- Best location in western district
- Easiest on and off freeway access
- No traffic burden on residents
- Serves residents and commuters







**27  
PARKING  
LOT  
SPACES!**

**ADDITIONAL NEARBY  
PARKING AVAILABLE!  
10+ PARKING SPACES**





FAIRFIELD RESIDENT &  
CULTURE ASSISTANT MANAGER  
WENDY FABIAN

Lifetime resident and product of Fairfield local public schools

# LABOR PLAN

100% LOCAL HIRING

INTERNSHIPS &  
CONTINUING EDUCATION

## WE PROMOTE FROM WITHIN



Hiring Up To 30+ Employees, With Delivery  
We Hire, Train, And Promote A Local Work Force

Commitment to Diversity

We Aim To Have 100% Of Our Employees Local

All Full-time Employees Get Health Benefits

Background Checks

Employees Badges with Security Levels

4-week Intensive Training Program



# LABOR PEACE AGREEMENT AND CARPENTER'S UNION SUPPORT

April 20, 2021

Fairfield City Hall  
1000 Webster Street, 4<sup>th</sup> Floor  
Fairfield, CA 94533

Re: Letter of Support for CCC Associates of Fairfield Corp Retail Application

Dear Mayor Price and members of the City Council,

On behalf of Carpenters Local Union 180 and its members, we strongly support the retail application of Jana Modena's, CCC Associates of Fairfield Corp.

CCC Associates of Fairfield Corp has made the commitment to use a Union General Contractor on their proposed facility in the City of Fairfield. This commitment ensures that the construction workers renovating and upgrading their building will be local residents, paid area standard wages, receive healthcare and retirement benefits and participate in Joint Labor Management Programs. Additionally, it exhibits CCC Associates of Fairfield Corp's desire to be part of the community before, during and after construction of their retail project. These types of partnerships are what allow us to retain an essential workforce of trained, skilled and experienced construction workers in Northern California, which are able to perform at a high level and in a safe and timely manner. The result is high worker productivity and a career pathway for new apprentices, including women, minorities, and veterans from our local community.

Generally, carpenters who perform retail construction in this area are unrepresented and the contractors who build them consistently inflict downward pressure on carpenter wages and benefits. This is the trend in Fairfield and Solano County. It is our desire to protect the wages, benefits, working conditions and job opportunities for local construction workers who depend on this work for a livelihood in Fairfield and Northern California. CCC Associates of Fairfield Corp's commitment to Union carpenters provides a unique opportunity to do just that.

CCC Associates of Fairfield Corp cares about this community, its local residents and the job opportunities this retail project creates. We encourage you to support their retail application and their intent to be a great partner for the City of Fairfield.

Sincerely,

  
Fidel Chavez  
Senior Agent  
Carpenters Union Local 180

CONFIDENTIAL

## Labor Peace Agreement

CCC Associates of Fairfield Corp ("the Company") and the United Food and Commercial Workers Union Local 5, 324, 1167 & 1428 ("the Union") hereby agree to the following terms:

- 1. Neutrality and Non-Disparagement.** The Company agrees to take a neutral approach to unionization of workers, meaning that the Company, which also includes any managers, agents, and representatives, will neither help nor hinder the Union's organizing effort, including making any statement or taking any action that directly or indirectly indicates or implies any opposition to workers selecting the Union as their collective bargaining representative, or directly or indirectly supporting or assisting in any way any person or group who may oppose the Union. This includes the Company refraining from making negative comments or otherwise demean by word or action the Union, Union representatives, or unionization. The Union agrees to refrain from exercising its rights to picket, handbill, boycott, work stoppage nor engage in any other economic interference. Against the Company's facilities or operations; however, if the Company recognizes another union as the bargaining representative of any workers, the union's obligation will automatically cease to apply to those workers' facilities or operations.
- 2. Bargaining Unit:** The Union will notify the company of the facilities and/or operations for which the union seeks to invoke this agreement's unionization process and, in this notice, the Union will designate the bargaining unit. The Union will invoke this agreement's unionization process for any of the Company's employees no more than 1 (once) per Quarter. If the unit of employees to be covered by this Agreement is one in the exclusive jurisdiction of the California Agricultural Labor Relations Act, the Parties will meet within ten days of such knowledge and modify the Agreement to comply with that law as mandated by its terms.
- 3. Access.** The Company grants the Union and its Union representatives access onto the Company's premises during working hours to speak with bargaining unit employees for any duration during any non-working time, including meal periods and rest breaks. The Company will cooperate with the Union in making arrangements to permit these conversations to be held in areas where the employees will be able to speak to the Union representatives without monitoring by the Company. If the Company believes that the Union's access on the premises is disrupting operations, it may discuss the issue with the Union.
- 4. Meeting.** At the Union's request, the Company will conduct a meeting on a mutually agreeable date(s) and time(s) with all of the bargaining unit employees on Company time. Meeting(s) will not exceed a duration of one (1) hour. At the meeting, the Company will tell the employees that it is neutral, does not object to their talking to and supporting the Union, and will negotiate a collective bargaining agreement (CBA) with the Union if a majority of the bargaining unit employees designate the Union as their collective bargaining representative. Union representatives will attend the meeting and, after the Company has introduced them and left the meeting, the Union representatives will talk with the employees about the Union. The Union will request this meeting no more than once per Quarter.
- 5. Contact information.** At the Union's request, the Company shall furnish to the Union the names, job classifications, home addresses, cell phone numbers, home phone numbers and email addresses, if known, of the bargaining unit employees (collectively, "contact information"). The Company further agrees thereafter to provide updated worker contact information, as reasonably requested by the Union.



# LIVING WAGES

HEALTH, DENTAL, VISION  
 LABOR PEACE AGREEMENT  
 VETERAN EMPLOYMENT  
 LIVING WAGES  
 CULTURE CONVICTED PROGRAM

EMPLOYEE BENEFITS

Position	Retail									
	Year 1		Year 2		Year 3		Year 4		Year 5	
	Employee s	Pay Rate/Hr	Employee s	Pay Rate/Hr	Employee s	Pay Rate/Hr	Employee s	Pay Rate/Hr	Employee s	Pay Rate/Hr
General Manager	2	\$33.00	1	\$33.99	1	\$35.09	1	\$36.32	1	\$37.41
Assistant Manager	2	\$24.00	2	\$24.72	2	\$25.52	2	\$26.42	2	\$27.21
Budtender	14	\$17.50	11	\$18.03	12	\$18.61	8	\$19.26	8	\$19.84
Reception/Dispatcher	3	\$16.00	3	\$16.48	4	\$17.02	4	\$17.61	4	\$18.14
Inventory Manager	2	\$20.00	1	\$20.60	2	\$21.27	2	\$22.01	2	\$22.67
Delivery Personnel	6	\$16.00	3	\$16.48	4	\$17.02	3	\$17.61	3	\$18.14

“THE GRASS IS GREENER WHERE YOU WATER IT.”  
 — NEIL BARRINGHAM

Source Local & Regional Cannabis Products

Choose Environmentally Responsible Operators

Local Commuter Incentive Programs,  
 Reimbursements, Public Transport Stipends

Contracting with local businesses





Jennifer Submitting Application



Jennifer Food Bank Volunteering



Judging the Veteran's Day Parade  
Jana and Jesse Branch



Jana in the 4th of July Parade  
with the Sister City Program



**Jana Modena**

Fairfield Resident and Culture Owner

Community Outreach



**LOCAL ENTERPRISE**

**Jennifer Barton**

Fairfield Resident and Community Leader

Community Outreach





# NEIGHBORHOOD COMPATIBILITY



Contact Information  
posted publicly,  
provided to neighbors.

- Community Relations Officer available 24/7 by phone
- Nuisance avoidance policy
- Odor mitigation filters and policy
- Recycling/waste management programs
- Modern façade, improved aesthetic
- Loitering control
- Complaint Intake Form



**SEALED  
CARRY OUT  
BAGS**

## CANNABIS ODOR MITIGATION

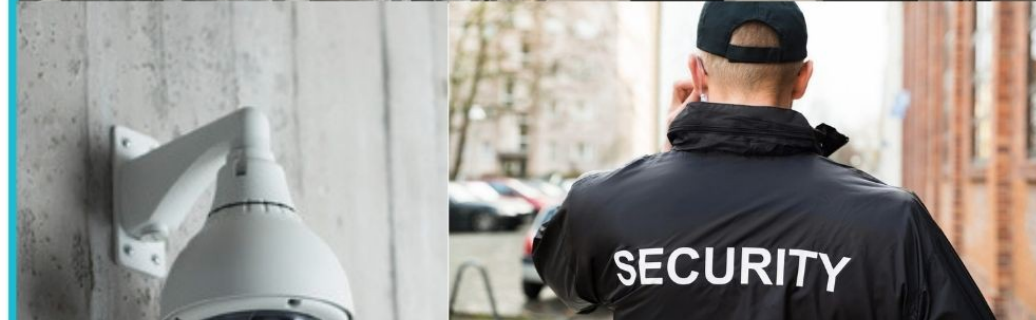
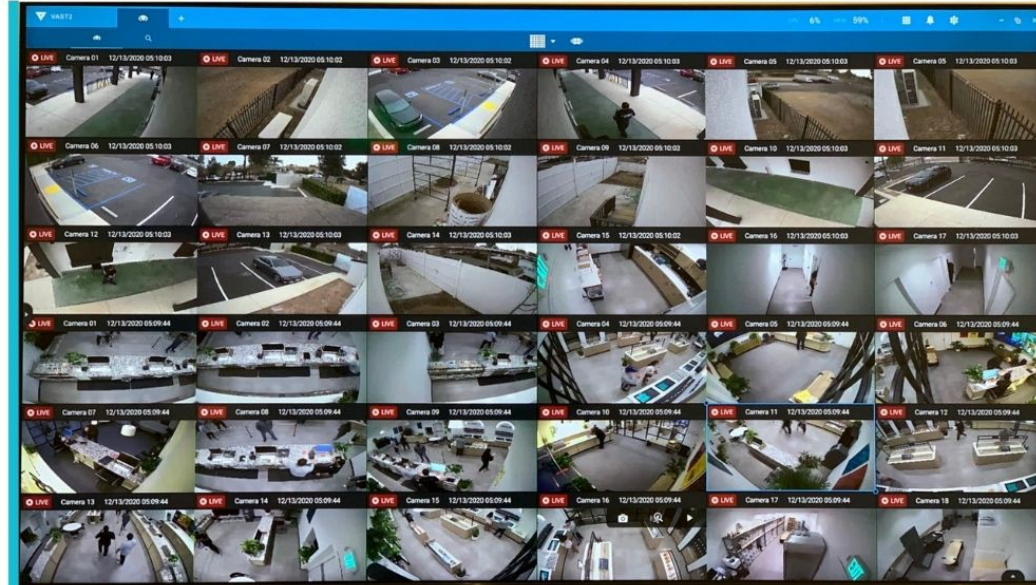
Only carrying pre-sealed products, no on-site consumption, activated charcoal/UV light treated air within the facility, designed by an engineer.



# SECURITY + SAFETY

SECURE STORAGE ROOM AND INVENTORY MANAGEMENT OFFICE / SECURITY CAMERA SYSTEM / CULTURE, LONG BEACH, CA

- +21 Over ID Verification
- Key Card Access to All Areas
- Bank-level Video Surveillance
- 24-hour feed to Fairfield PD
- 24/7 Security Armed guards
- Panic Buttons
- Daily Armored Car Service







# FAIRFIELD ROOTS

SPEARHEADED BY JANA AND WENDY,  
SUPPORT FROM JENNIFER

- Local Chambers, Courage Center, CAN-B, Leaders of Men
- Culture Work in Other Communities*
- Kidworks in Orange County
- Vision Walk of America in California
- St Vincent De Paul
- Veterans Walk and Talk veteran support group
- Gavin's Groupies fighting childhood blindness
- Freedom Ranch drug rehabilitation center in San Diego
- And many more!







# MAKING A DIFFERENCE

## LOCAL COMMITMENTS

- COMMITMENTS & DONATIONS MADE TO DATE:
- ST. STEPHEN CME CHURCH/LEADERS OF MEN
- COURAGE CENTER
- COMMUNITY ACTION NORTH BAY
- FAIRFIELD CHAMBER GOLF TOURNAMENT

2% GROSS REVENUE DONATION

# \$348,526

## CULTURE COMMUNITY PROGRAM

AN ADDITIONAL \$25,000

FOR FAIRFIELD COMMUNITY

IN THE FIRST YEAR





# CULTURE

**EXECUTIVE SUMMARY**

We are CULTURE CANNABIS CLUB, entered throughout this document as "Culture" and you are excited and appreciative of the opportunity to apply for a license to conduct legal cannabis operations in the City. Culture seeks a permit to operate a storefront retail business for medicinal and adult use cannabis consumers.

**BRAND STATEMENT**

CULTURE is committed to providing the refreshing benefits of cannabis products in a modern, comfortable, and soothing retail atmosphere. Our commitment to meeting the needs of the community is unyielding and our operations are focused on being the premier retail destination for responsible care for the health and well-being of our neighbors. This commitment means Culture will be establishing a strong presence as a community resource and ensuring sustainability over time. We trust our employees to embody the Culture of safe and responsible consumption, so that their selection of customers and community is focused on the safe, quality selection of products to best meet personal needs and desires.

# COMMUNITY OUTREACH



/ OUTREACH

COMMUNITY ZOOM MEETING

Alan Korgav

Bella Colarusso

Andrea's iPhone

**CA**

**CULTURE**

culturecannabisclub.com

**JOBS  
COMMUNITY SUPPORT  
BENEFICIAL \$ TO CITY GROWTH AND  
PROSPERITY**

FOR MORE INFORMATION CONTACT JANA AT  
JANA@CULTURECANNABISCLUB.COM

**COMMUNITY FLYER**





**Tucker Associates, Inc.**

2723 Crow Canyon Road, Suite 100A • San Ramon, California 94583 • (925) 736-0100

To Whom It May Concern,

Hello my name is Jeff Tucker with Tucker Associates, Inc. We developed and manage the building on 4455 Central Way in Fairfield, CA. We are the proud home of Yu Smiles Dental, Looking Glass Salon and Mir Sazon Inaquieta. This letter is to state our unequivocal support for the business venture being applied for and undertaken by CCC Associates of Fairfield at our building.

In this business environment we can not afford to turn away active growth industries that will contribute tax dollars to municipalities, foot traffic for other businesses and vital goods and services to the community. We have looked at their business plans and evaluated them thoroughly as tenants. We look forward to their approval and we stand ready to assist in any way we can. Please let us know if we can be of any assistance.

Warm Regards,

Jeff Tucker  
Vice President

A Development • Real Estate • Management Corporation  
FAX: (925) 736-0124



Ms. Jennifer Barton  
Culture Cannabis Club  
4455 Central Way Suite C  
Fairfield, CA 94534

Thursday October 23, 2020

Dear Jennifer,

Thank you for selecting CANB as a recipient of a \$500 donation from Culture Cannabis Club. It is our understanding that your donation comes to us in conjunction with your application to the City of Fairfield for the opportunity to operate in the City. We are grateful that you considered CANB as the beneficiary of this donation.

CANB is interested in educating the community of homeless issues and solutions and we hope to engage with your employees for this purpose. We appreciate you giving us the opportunity to speak at another venue as well.

CANB is in support of holistic approaches to healing community members and offer you our support in your venture to be approved by the City of Fairfield.

Best of luck to you and thank you!

Bert Gaulke  
Board Chairperson

Kari Rader  
Executive Director

To Whom it may concern,

I am writing this as a resident of Fairfield, CA and a business owner in the building in which the applicant would be opening their business. We believe strongly that the proposed use would greatly benefit our community and that the Culture Cannabis Club of Fairfield are the right operators to bring that use to our community. They are local owners who are passionate about the business and dedicated to doing it right. We strongly support the approval of their application.

Alondra Rodriguez  
Looking Glass Salon



**The Courage Center 2**  
*A journey of truth, hope, and strength.*



1261 Travis Blvd., Ste. 270  
Fairfield, CA 94553  
(707) 846-9605

10/21/2020

To Whom It May Concern,

Napa-Solano SANE-SART would like to express our gratitude for the donation of \$500 to our Courage Center Program from the proprietors of Culture Cannabis Club. We appreciate the intention to partner as their community non-profit organization and support their business plan to establish a Culture Cannabis Club location here in Fairfield.

Our organization provides a wide variety of services to victims of violent crime in the City of Fairfield and Solano County. We collaborate with and provide services for city and county agencies, such as the Solano County District Attorney's Office, Child Welfare Services, and all local law enforcement jurisdictions. Our forensic teams ensure medical examinations and child interviews are neutral, fact-finding endeavors to support the District Attorney's mission of seeking justice for survivors. Our victim services specialists include mental health professionals and victim advocates to ensure hope and healing for survivors regardless of their case status in the courts.

We look forward to the opportunity to work with Culture Cannabis Club as their philanthropic community partner because their business success will translate into a reduction of the severity of traumatic experiences for victims of violence in Solano County through their generous donations.

Sincerely,

Kari Cordero  
Executive Director, Napa-Solano SANE/SART



**LEADERS OF MEN, INC.**  
**RESPECT IS EVERYTHING**

January 26, 2021

Dear Culture Fairfield,

Leaders of Men Inc (LOM) would like to thank you for your generous donation to the efforts of our nonprofit. We are excited to partner and support the Algebra Program/DARE program this summer to benefit our youth. Again thank you for your generous donation and the opportunity to work with you.

Best Regards  
Anthony

Anthony E. McDonald Sr.  
Executive Director/Founder

**Green Valley Investors, LLC.**

4455 Central Way, Fairfield, CA.  
(925) 736-0100

To Whom it may concern,

I am writing this as a business owner in Fairfield. We believe strongly that Cultural Cannabis Club of Fairfield is the right ownership group to bring this specific use to Fairfield's business community. We believe their combination of passion and dedication to the business and their local roots make them the perfect fit. We strongly support the approval of their application.

Green Valley Investors, LLC.  
Brent A. Tucker





# CULTURE

THANK  
YOU!

CANNABIS CLUB

4455 CENTRAL WAY