



COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION (Retail Applications)

City of Santee
10601 Magnolia Ave
Santee, CA 92071
Email:
cannabisinfo@cityofsanteeca.gov

APPLICANT (ENTITY) INFORMATION

Applicant (Entity) Name: **EAST COUNTY PROSPECT LLC** DBA: **GREEN RESEVE**

Physical Address: **15122 CROSS STONE DR** **SAN DIEGO** **CA** **92127**
Street City State Zip

Primary Contact: **ILHAM POLIS** Title: **MEMBER**

Mailing Address: **15122 CROSS STONE DR** **SAN DIEGO** **CA** **92127**
Street City State Zip

Phone Number: **[REDACTED]** Email: **SUNSETINC@AOL.COM**

HAS ANY INDIVIDUAL IN THIS APPLICATION APPLIED FOR ANY OTHER CANNABIS PERMIT IN THE CITY OF SANTEE? ☐ Yes ☒ No

Indicate whether you intend to operate a Microbusiness with Retail. ☐ Yes ☒ No

Business Formation: Describe how the business is organized.

☐ Sole Partnership ☐ Corporation ☐ S-Corporation ☐ Limited Partnership ☒ Limited Liability Company
☐ Other (please describe): _____

PROPOSED LOCATION

Property Owner Name: **THE SNYDER DECLARATION OF TRUST**

Proposed Location Address: **10612 PROSPECT AVE** **SANTEE** **CA** **92071**
Street City State Zip

Property Owner Phone Number: **619-921-8895** Email: **MIKE@JACOR-SD.COM**

Zoning Clearance Letter : ☒ Yes ☐ No

Assessor's Parcel Number (APN): **384-260-09-00, 384-260-10-00, 384-260-11-00**

APPLICATION SUBMITTAL CHECKLIST

Applications must be submitted online via the City of Santee's Permitting and Licensing Portal. Applicants failing to submit any of the following will be deemed incomplete and will not move forward in the application process:

- ✓ A complete and signed Commercial Cannabis Business Permit Application form and Evaluation Criteria. The evaluation criteria response is limited to 125 pages.
- ✓ A signed Financial Responsibility, Indemnity and Consent to Inspection Agreement form.
- ✓ A signed Agreement to Limitations of City Liability and Indemnification to City form.
- ✓ Verification of Live Scan background submittal
- ✓ A signed and notarized Property Owner Consent/Landlord Affidavit.
- ✓ Proof of Insurance or Letter of Insurability from the Insurance Company
- ✓ Proof of Capitalization
- ✓ Zoning Verification Letter.
- ✓ Application Fee. (Note that this fee should be submitted in person to the City).

OWNER INFORMATION

For the purpose of this section, "owner" shall have the same meaning as the word "owner" set forth Santee Municipal Code Section 7.04.060, which includes any of the following:

1. A person with an aggregate ownership interest of 10 percent or more in the commercial cannabis business, unless the interest is solely a security, lien, or encumbrance;
2. An individual who manages, directs, or controls the operations of the commercial cannabis business, including but not limited to: A) member of the board of directors of a nonprofit; B) A general partner of a commercial cannabis business that is organized as a partnership; C) A non-member manager or manager of a commercial cannabis business that is organized as a limited liability company; D) The trustee(s) and all persons who have control of the trust and / or the commercial cannabis business that is held in trust; E) An individual with the authority to provide strategic direction and oversight for the overall operations of the commercial cannabis business, such as the chief executive officer, president or their equivalent, or an officer, director, vice president, general manager or their equivalent; F) An individual with the authority to execute contracts on behalf of the commercial cannabis business.

Ownership percentages should total 100%. If any individual(s) own(s) less than 10%, list the number of individuals who own less than 10% and the total percentage to reach 100%. For example, If John Doe owns 5%, Joe Smith owns 8%, and Mary Jones owns 9% state at the bottom of this form that three individuals own 22% so that the total will equal 100% once you individually include all those who own 10% or more.

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 %	100%	Background information is included as required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Owner Name:	ILHAM POLIS	Title:	MEMBER	
Address:	10612 PROSPECT AVE	SAN DIEGO	CA	92127
Signature:	<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;"> <i>Ilham Polis</i> </div>		Date: 10/23/2024	
794E96A9D10F42D...				
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 %		Background Information is included as required?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Owner Name:		Title:		
Address:	<i>Street</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
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 %		Background Information is included as required?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Owner Name:		Title:		
Address:	<i>Street</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
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 %		Background information is included as required?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Owner Name:		Title:		
Address:	<i>Street</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
Signature:		Date:		

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

SUPPORTING INFORMATION

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

NONE

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 in the previous five (5) 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(s)? If so, which jurisdiction(s)?

NO

APPLICATION CERTIFICATION

I hereby certify, under penalty of perjury, on behalf of myself and all owners, corporate officers, partners, and managers 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, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I understand that a misrepresentation of fact is cause for rejection of this application, denial of the permit, or revocation of a permit issued.

In addition, I understand that the filing of this application grants the City of Santee permission to reproduce submitted materials for distribution to staff, Commissions, Boards 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 Santee Municipal Code and State law.

Under penalty of perjury, I hereby declare that the information contained in within and submitted with the application is true, complete, and accurate. I understand that a misrepresentation of the facts is cause for rejection of this application, denial of a license or revocation of an issued license. I further authorize the City, its agents, and employees to seek verification of the information contained in the application.

ILHAM POLIS

Name

MEMBER

Title

DocuSigned by:

Ilham Polis

Signature 794E96A9D10F42D...

10/23/2024

Date

For information required as part of the application process, see the Application Procedures and Review Criteria, City of Santee Municipal Code Chapter 7.04. All documents can be found online at <https://www.cityofsanteeca.gov/business/cannabis-business>. For questions, please email: cannabisinfo@cityofsanteeca.gov.

GREEN RESERVE

*Cultivating community trust and wellness
through quality cannabis and inclusive care.*

Prepared On: September 23, 2024

Prepared For: City of Santee

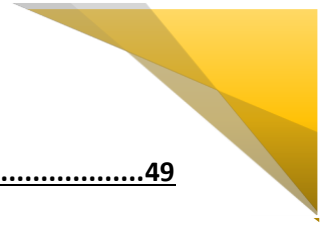
Prepared By:

East County Prospect, LLC



Table of Contents

EXECUTIVE SUMMARY	4
BUSINESS PLAN.....	6
FINANCES.....	6
LEASE:	6
ESTIMATED COMMUNITY BENEFIT AND LOCAL SALES TAX REVENUE	20
DAILY OPERATIONS.....	20
CUSTOMER CHECK-IN PROCEDURES.....	21
RECEIVING DELIVERIES	23
POINT OF SALES SYSTEM OVERVIEW - INDICA IS THE SYSTEM USED & CUSTOMERS SERVED	23
POINT OF SALE TERMINALS WHEN BUSINESS IS AT FULL CAPACITY.....	23
PROPOSED PRODUCT & ESTIMATED SALES PERCENTAGES	25
ADULT-USE CANNABIS PRODUCTS OFFERED	25
PRODUCT LINE AND SALES BREAKDOWN	25
DESCRIPTIONS OF PRODUCTS	26
COMPLIANCE WITH LOCAL AND STATE LAWS.....	26
PRODUCT HANDLING PROCEDURES	27
CANNABIS GOODS.....	27
DELIVERY SERVICE PROCEDURES.....	29
CASH HANDLING PROCEDURES	29
INVENTORY CONTROL	30
RECORD OF RETURNS.....	32
SECURE INVENTORY STORAGE	34
RECEIVING OF CANNABIS PRODUCTS:	36
BEST PRACTICES – PREVENTING UNAUTHORIZED ACCESS TO CANNABIS PRODUCTS	39
MARKETING PLAN	40
LABOR AND EMPLOYMENT PLAN	42
NUMBER OF EMPLOYEES AND EMPLOYEE RESPONSIBILITIES.....	42
EMPLOYEE DEMOGRAPHICS AND TRAINING	43
LOCAL WORKFORCE INTEGRATION	43
LOCAL MANAGEMENT.....	43
PRINCIPAL PROFESSIONALS	43
BREAKDOWN OF TRAINING, RESPONSIBILITIES, & ROLES.....	43
EMPLOYEE BENEFITS	46
SECURITY:	47
EMPLOYEE POLICY AND PROCEDURES MANUAL, EMPLOYEE HANDBOOK	47



SECURITY PLAN	49
QUALIFIED SECURITY PROFESSIONAL.....	49
PREMISES DIAGRAM – UPDATED:.....	53
ACCESS CONTROL SYSTEM – NOTES:.....	54
ALARM & SURVEILLANCE SYSTEM – NOTES:	56
MAINTENANCE AND INSPECTION OF ALARM AND SURVEILLANCE SYSTEM	60
ACCESS CONTROL SYSTEM	60
OPERATIONAL SECURITY PLAN	61
CASH HANDLING PROCEDURES	63
PERIMETER SECURITY	67
EMPLOYEE TRAINING & POLICIES	74
SUSPICIOUS ACTIVITY AND LOITERING	76
QUALIFICATION OF OWNERS.....	77
NEIGHBORHOOD COMPATIBILITY PLAN	81
COMMUNITY BENEFITS AND INVESTMENT PLAN	91
ESTIMATED COMMUNITY BENEFIT PROGRAM REVENUE:.....	91
COMMUNITY LIAISON	92
DIRECT EMPLOYMENT	92
LOCAL EMPLOYMENT COMMITMENT	92
CONTRACT AND SERVICES EMPLOYMENT.....	93
COMMUNITY BENEFIT FOR THE CITY OF SANTEE	93
PROPOSED SITE PLAN.....	95
EXISTING SITE.....	95
PROPOSED SITE	97
IMPACT ON SURROUNDING AREA.....	97
CONCLUSION.....	103



EXECUTIVE SUMMARY

Green Reserve: *Cultivating community trust and wellness through quality cannabis and inclusive care.*

Green Reserve is a pioneering cannabis retail store in the City of Santee, operated by a dedicated women-led team. Our establishment aims to bridge the gap between quality cannabis products and community wellness, fostering an inclusive environment that respects the diverse needs of the local population. Committed to education and responsible usage, we strive to create a safe and informed atmosphere for all customers. Our extensive industry experience makes us a trusted resource for cannabis knowledge and best practices, ultimately contributing positively to the City of Santee community.

Mission

Our mission is to provide high-quality cannabis products while promoting wellness and education in a supportive and inclusive environment. We aim to empower our customers by offering them the information and resources they need to make informed choices about cannabis, enhancing their quality of life and strengthening community ties.

Problem

As cannabis legalization expands, many consumers face confusion over product safety, effectiveness, and proper usage. Additionally, minority voices are often underrepresented in the cannabis industry, leading to potential gaps in service and education. Green Reserve seeks to address these issues by providing a safe shopping experience and fostering an accommodating atmosphere that encourages community engagement.

Solution

Green Reserve provides high-quality, lab-tested cannabis products in a welcoming environment, complemented by knowledgeable staff committed to educating customers. We offer workshops, informational sessions, and resources to demystify cannabis use and promote responsible consumption. We prioritize community engagement and inclusivity to ensure customers feel respected and valued.

Primary Products & Services

Our selection of products includes a diverse array of cannabis strains, edibles, concentrates, and accessories, catering to both recreational and medicinal users. We also offer educational seminars, one-on-one consultations, and community events focusing on the benefits and uses of cannabis, aligning our product offerings with the wellness goals of our customers.

Primary Business Model

Green Reserve operates a retail storefront. Our business model focuses on direct-to-consumer sales and leveraging Weedmaps online platform (21+ years old access only), an e-commerce platform, to allow customers to browse and purchase products conveniently.

Additionally, we aim to establish partnerships with local health and wellness organizations to reach broader audiences and engage in community-driven initiatives.

Industry Overview

The cannabis industry continues to grow exponentially, with increasing legalization and acceptance throughout the United States. As a result, consumers are seeking reliable sources of quality products and education. Our operation in Santee, CA, will position us within a burgeoning market, allowing us to respond to the needs of an expanding customer base while contributing to the local economy.

Core Marketing Activities

Our marketing strategy involves a multi-channel approach, including community outreach events and collaborations with local influencers and organizations. We aim to build brand awareness and foster long-term relationships with our customers by focusing on education and community in our messaging.

High-Level Financial Targets

Green Reserve aims to achieve **\$10,000,000** in revenue in our first year of operation, with a projected growth rate of 10% annually. Our financial strategy includes prudent expense management and strategic reinvestment in community initiatives and product development to ensure sustained profitability and growth in the competitive cannabis landscape.

Proposed Site Location

Green Reserve has identified the site at 10612 Prospect Avenue as a tremendous opportunity to create a state-of-the-art retail cannabis storefront through its highly effective development and management team. The following budgets and pro forma are based on realistic expectations based on past projects and existing operations. A startup schedule of 10 months is envisioned, with 4 months for permitting and 6 months for Tenant Improvement permitting and the build-out phase. Our startup budget includes six months of operations.

The site consists of roughly a 2,600-square-foot suite in an existing 6,074-square-foot building on an approximately 16,107-square-foot lot with 13 reserved parking spaces plus ample street parking for retail use.





Business Plan

Finances

East County Prospect LLC is confident in its potential for success, aiming to break even within the first twelve months of opening the store. The project is being financed by Ilham Polis using personal funds, demonstrating strong commitment and belief in the venture's profitability.

Lease:

The applicant has a Lease Agreement signed and in place at the proposed site. A copy of the Lease Agreement is attached following this page:

CALIFORNIA COMMERCIAL LEASE AGREEMENT

This Lease Agreement (the "Lease") is entered into on May 1, 2023 by and between The Snyder Declaration of Trust dated 03/15/2016 (the "Landlord" or "Lessor") whose mailing address is 1003 Rachelle Way, El Cajon, CA 92019, and East County Prospect LLC, a California Limited Liability Company (the "Tenant" or "Lessee") whose mailing address is 15122 Cross Stone Dr, San Diego, CA 92102. Collectively the Landlord and Tenant shall be known as the "Parties."

- I. **PREMISES:** The Landlord hereby leases to the Tenant the premises located: 10612 Prospect Ave, Santee, CA 92071 of which approximately the front facing Prospect Avenue 3,500 sq ft is leased for use as a Cannabis Retail Store (out of a total of 6,074 sq. ft. on the premise) subject to the following terms and conditions:
- II. **INITIAL TERM:** The initial term of this lease shall be for two (2) years, commencing on May 1, 2023, and ending on April 30, 2025, unless extended in accordance with the terms of this Lease. Other than the initial deposit, no rent shall be paid during the initial term.
- III. **POSSESSION:** The Tenant shall not take possession of the premises until they have obtained a Conditional Use Permit (the "CUP") for the Retail Sale of Cannabis from the City of Santee. If the Tenant fails to obtain the CUP within two (2) years, this Lease shall terminate, unless extended in accordance with the terms of this Lease.
- IV. **NON-REFUNDABLE INITIAL DEPOSIT:** Upon execution of this Lease, Tenant shall pay to Landlord a non-refundable deposit of twenty-five thousand dollars (\$25,000.00).
- V. **EXTENDED TERM:** If the Tenant fails to obtain the CUP within the initial term of this Lease, they may extend the initial term of this lease for an additional one (1) year term by paying to Landlord an additional non-refundable deposit of fifteen thousand dollars (\$15,000.00) not later than thirty (30) days before the end of the initial term. Other than this additional deposit, no rent shall be paid during this extended term until the Tenant obtains the CUP. If the Tenant fails to obtain the CUP within this extended term this Lease shall terminate.
- VI. **LEASE:** If the Tenant obtains the CUP within the initial or extended term of this Lease, they shall take possession of the premises and this Lease shall be for a term of five (5) years, commencing on the date the Tenant obtains the CUP ("First Term"). In the event Tenant is not in default, Tenant may exercise eight (8) options to renew for additional five (5) year term each ("Renewal Terms"), provided Tenant provides Landlord with 90 days written notice prior to expiration of the then current term of the Lease.
- VII. **RENT:** Once Tenant obtains the CUP monthly rent shall be \$2.00 per square foot for the first year, payable on the first day of each and every month. Thereafter, the monthly rent shall increase to \$4.00 per square foot with a 3% annual increase thereafter, during the First Term and each year of three (3) Renewal Terms. For all remaining Renewal Terms rent shall be the greater of "Fair Market Rent Value", or the rent during the proceeding term plus 3% annual increases. Fair Market Rent Value shall be determined by Landlord using its best good faith judgment in accordance with projected prevailing market rentals being paid for comparable

space in the surrounding area within 30 days after receipt of Tenant's notice to renew. Tenant shall have 15 days to accept or object to the new rent. Landlord and Tenant shall use their best good faith efforts to reach agreement on the rent. In the event Landlord and Tenant fail to reach agreement of the Fair Market Value within 15 days following Tenants objection the determination shall be submitted to binding arbitration before the American Arbitration Association. The costs of arbitration shall be paid by Landlord and Tenant equally. Rent shall be payable at such place as Landlord may from time to time designate by written notice delivered to Tenant. Rent for partial calendar months occurring at the commencement and termination of the term of this Lease shall be prorated accordingly.

- VIII. **LATE CHARGES:** Tenant hereby acknowledges that late payment by Tenant to Landlord of rent or other sums due hereunder will cause Landlord to incur Accordingly, if any installment of rent or any other sum due from Tenant shall not be received by Landlord or Landlord's designee by the tenth (10th) day of each month, the Tenant shall pay to Landlord a late charge equal to five percent (5%) of the amount due, plus any attorney's fees incurred by Landlord by reason of Tenant's failure to pay rent and/or other charges when due hereunder. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs that Landlord will incur by reason of the late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder. costs not contemplated by this lease, the exact amount of which is extremely difficult to ascertain.
- IX. **GROSS LEASE:** During the lease, it is recognized by the Parties that the rent is the entirety of the payments to the Landlord. Therefore, the Tenant is not obligated to pay any additional expenses, which include utilities, real estate taxes, insurance (other than on the Tenant's comprehensive form public liability, property damage, and personal property insurance), charges, or expenses of any nature whatsoever in connection with the ownership and operation of the Premises. The Landlord shall be obligated to maintain the general exterior structure of the Premises, in addition, shall maintain all major systems such as the heating, plumbing, and electrical. The parking area shall be maintained by the Landlord, including the removal of any snow or environmental hazards as well as the grounds and lands surrounding the Premises.
- The Landlord shall maintain at their expense casualty insurance for the Premises against loss by fire which may or may not include any extended coverage. Once the Tenants informs the Landlord of the build out start date, the Tenant will provide and maintain personal liability and property damage insurance as a lessee, at least to the limits of One Million Dollars (\$1,000,000.00). The Tenant will designate the Landlord as an "also named insured" and shall provide the Landlord with a copy of such insurance certification or policy prior to the effective date of beginning the build out.
- X. **PARKING:** The Landlord agrees to provide and maintain sufficient parking spaces to operate a Cannabis Retail Store as is or may be mandated by the City of Santee. Cannabis Business Ordinance No. 602 dated on August 11, 2022, requires each business to have approved

building permits and inspections (Ordinance No. 602, Chapter 7.04.260) and to comply with City of Santee parking requirements.

- XI. USE:** The Tenant shall use the premises solely for the exclusive purpose of operating and conducting a retail cannabis store and for no other purpose. The tenant shall not use or permit the Premises to be used for any other purpose.
- XII. SUBLETTING:** Tenant shall not encumber, assign, or otherwise transfer this lease, any right or interest in this Lease, or any right or interest in the Premises, including the right to operate a business on the Premises, or any of the Improvements that may now or hereafter be constructed or installed on the Premises without first obtaining the express written consent of Landlord, which shall not be unreasonably withheld. Tenant shall not sublet the Premises or any part of the Premises or allow any other person, other than Tenant's agents, servants, and employees, to occupy the Premises or any part of the Premises without the prior written consent of Landlord. A consent by Landlord to one assignment, one subletting, or one occupation of the Premises by another person shall not be deemed to be a consent to any subsequent assignment, subletting, or occupation of the Premises by another person. Any encumbrance, assignment, transfer, or subletting without the prior written consent of Landlord, whether voluntary or involuntary, by operation of law or otherwise, is void and shall, at the option of Landlord, terminate this lease. The consent of Landlord to any assignment of Tenant's interest in this Lease or the subletting by Tenant of the Premises or parts of the Premises shall not be unreasonably withheld. However, the Tenant shall remain fully responsible for the payment of rent and any damage to the premises caused by the sublessee.
- XIII. FIRST RIGHT OF REFUSAL:** During the term of this Lease the Tenant shall have the first right of refusal to purchase the building from the Landlord in the event that the Landlord decides to sell the property. The Tenant shall have a period of sixty (60) days to exercise their right of refusal by submitting an offer to purchase the property following notice from the Landlord of an offer from a third party.
- XIV. EXCLUSIVE USE:** The Landlord agrees not to lease any other properties on Prospect Ave or in the 92071 ZIP code to any third party for the purpose of operating a retail cannabis business while this Agreement is in effect without giving Tenant 30 days written notice thereof. Thereafter Tenant shall have a period of 15 days to exercise a right of first refusal to lease the property at the price and terms offered by Landlord by signing a lease provided by Landlord. In the event Tenant fails to lease the property or exercise its first right of refusal as provided herein, the Landlord may lease the property to a third party for the operation of a retail cannabis business.
- XV. LEASEHOLD IMPROVEMENTS:** The Tenant agrees that no leasehold improvements, alterations, or changes of any nature (except for those listed on any attached addenda) shall be made to the leasehold premises or the exterior of the building without first obtaining the consent of the Landlord in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Landlord at the expiration or termination of this Agreement. Furthermore, any leasehold improvements shall

be made only in accordance with applicable federal, state, or local codes, ordinances, or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises.

If the Tenant makes any improvements to the Premises, the Tenant shall be responsible for any costs associated.

Nothing in this Agreement shall be construed to authorize the Tenant or any other person acting for the Tenant to encumber the rents of the Premises or the interest of the Tenant in the Premises or any person under and through whom the Tenant has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Tenant be construed to be the agent, employee, or representative of Landlord. In the event a lien is placed against the Premises, through the actions of the Tenant, Tenant will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Tenant fails to have the lien removed, the Landlord shall take steps to remove the lien, and the Tenant shall pay Landlord for all expenses related to the lien and removal thereof and shall be in default of this Agreement.

XVI. LICENSES AND PERMITS: A copy of all local, state, or federal permits acquired by the Tenant which are required for the use of the Premises shall always be kept on-site and shall be readily accessible and produced to the Landlord and/or their agents or any local, state, or federal officials upon demand.

XVII. INSURANCE: I Tenant shall, at its own cost and expense, procure and maintain during the entire term of this lease comprehensive form public liability insurance and property damage insurance, coverage issued by an insurance company acceptable to Landlord and insuring Landlord against loss or liability caused by or connected with Tenant's occupation and use of the Premises under this lease in amounts not less than:

(a) One Million Dollars (\$1,000,000) for injury to or death of one person and, subject to that limitation for the injury or death of one person of not less than Two Million Dollars (\$2,000,000) for injury to or death of two or more persons as a result of any one accident or incident; and

(b) One Million Dollars (\$1,000,000) for damage to or destruction of any property of others.

The insurance required under this section shall be issued by a responsible insurance company or companies authorized to do business in California rated A or better by the A.M. Best Key Rating Guide and shall be in a form reasonably satisfactory to Landlord. Tenant shall within ten (10) days of the date prior to occupancy deposit with Landlord a certificate showing that insurance to be in full force and effect. Landlord and Tenant each hereby release and relieve the other and waive their entire right of recovery against the other, for loss or damage arising out of or relating to the perils insured against occurring in or about the Premises, whether due to the negligence of Landlord or Tenant, or their agents, employees, contractors or invitees. Landlord and Tenant shall, upon obtaining policies of insurance required hereunder, give notice to the insurance carrier(s) that the foregoing mutual waiver of

subrogation is contained in this lease. In the event the Tenant shall fail to obtain the insurance required hereunder and fails to maintain the same in force continuously during the Term, Landlord may, but shall not be required to, obtain the same and charge the Tenant for same as additional Rent. Furthermore, Tenant agrees not to keep upon the Premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event, the insurance rates applicable to fire and extended coverage covering the Premises shall be increased by reason of any use of the Premises made by Tenant, then Tenant shall pay to Landlord, upon demand, such increase in insurance premium as shall be caused by said use or Tenant's proportionate share of any such increase.

- XVIII. DAMAGE TO LEASED PREMISES:** In the event the building housing the Premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Tenant and which precludes or adversely affects the Tenant's occupancy of the Premises, then in every such cause, the Rent herein set forth shall be abated or adjusted according to the extent to which the leased Premises have been rendered unfit for use and occupation by the Tenant and until the demised Premises have been put in a condition at the expense of the Landlord, at least to the extent of the value and as nearly as possible to the condition of the Premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Landlord's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.
- XIX. INDEMNIFICATION:** The Tenant hereby covenants and agrees to indemnify, defend, and hold the Landlord harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Tenant's use and occupancy of the Premises, and further shall indemnify the Landlord for any losses which the Landlord may suffer in connection with the Tenant's use and occupancy or care, custody, and control of the Premises. The Tenant also hereby covenants and agrees to indemnify and hold harmless the Landlord from any and all claims or liabilities which may arise from any latent defects in the subject Premises that the Landlord is not aware of at the signing of the lease or at any time during the Term.
- XX. BANKRUPTCY – INSOLVENCY:** The Tenant agrees that in the event all or a substantial portion of the Tenant's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Tenant make an assignment for the benefit of creditors or be adjudicated bankrupt; or should the Tenant institute any proceedings under the bankruptcy act or any amendment thereto, then such Agreement or interest in and to the leased Premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Landlord hereunder or by law provided, it shall be lawful for the Landlord to declare the Term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom, and the Tenant shall have no further claim thereon.
- XXI. SUBORDINATION AND ATTORNMEN:** Upon request of the Landlord, Tenant will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage or the Landlord under such Agreement shall

agree that this Agreement shall not be divested or in any way affected by foreclosure, or other default proceedings under the said mortgage, obligation secured thereby, or agreement, so long as the Tenant shall not be in default under the terms of this Agreement. Tenant agrees that this Agreement shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby.

Tenant shall, in the event of the sale or assignment of Landlord's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Landlord covering the Premises, attorn to the purchaser and recognize such purchaser as Landlord under this Agreement.

XXII.

XXIII. **REFERRAL FEE PAYMENT SCHEUDLE:** East County Prospect LLC shall pay Wiztra Inc. One Thousand Dollars (\$1000) upon signing this agreement and Eleven Thousand Dollars (\$11,000) once the Cannabis Retail CUP is approved by City of Santee and Tenant signs its first 5-year term lease.

Snyder Trust shall pay Wiztra Inc. Two Percent (2%) of the first-year total gross rent once the Cannabis Retail CUP is approved by City of Santee and Tenant signs its first 5-year term lease.

XXIV. **NOTICES:** Payments and notices shall be addressed to the following:

Landlord

Name: The Snyder Declaration of Trust Address: 1003
Rachelle Way, El Cajon, CA 92019
Phone: 619-921-8895
E-Mail: mike@jacor-sd.com

Tenant

Name: East County Prospect LLC
Address: 15122 Cross Stone Rd, San Diego, CA 92127
Phone: Ilham Polis, [REDACTED]
E-Mail: sunsetinc@aol.com

XXV. **ESTOPPEL CERTIFICATE:** Tenant at any time and from time to time, upon at least ten (10) days prior notice by Landlord, shall execute, acknowledge and deliver to Landlord, and/or to any other person, firm, or corporation specified by Landlord, a statement certifying that this Agreement is unmodified and in full force and effect, or if this Agreement has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the Rent have been paid, and stating whether or not there exists any default by Landlord under this Agreement and, if so, specifying each such default.

XXVI. **DEFAULT AND POSSESSION:** In the event that the Tenant shall fail to pay said Rent, and expenses as set forth herein, or any part thereof, when the same is due and payable, or shall otherwise be in default of any other terms of said Agreement for a period of more than

1, 1



15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Landlord may declare this Agreement terminated and may immediately re-enter said Premises and take possession of the same together with any of Tenant's personal property, equipment or fixtures left on the Premises which items may be held by the Landlord as security for the Tenant's eventual payment and/or satisfaction of rental defaults or other defaults of Tenant under this Agreement. It is further agreed that if the Tenant is in default, that the Landlord shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Landlord in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Landlord may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Tenant's, at the Tenant's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Tenant's property, including the storage of the same, under reasonable terms and conditions at Tenant's expense, and, in addition, it is understood that the Landlord may sue the Tenant for any damages or past Rents due and owing and may undertake all and additional legal remedies then available.

If any litigation is commenced between the parties to this Lease concerning the Premises, this Lease, or the rights and duties of either in relation to the Premises or to this Lease, the party prevailing in that litigation shall be entitled to, in addition to any other relief that may be granted in the litigation, a reasonable sum as and for its attorney's fees in that litigation that are determined by the court in that litigation or in a separate action brought for that purpose.

XXVII. MISCELLANEOUS TERMS:

- a. **Usage by Tenant.** Tenant shall comply with all rules, regulations, and laws of any governmental authority with respect to use and occupancy. Tenant shall not conduct or permit to be conducted upon the Premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the Premises is insured, nor will the Tenant allow the Premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the Premises. Furthermore, the Tenant shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the Premises by other tenants of the building.
- b. **Condition of Premises/Inspection by Tenant.** The Tenant has had the opportunity to inspect the Premises and acknowledges with its signature on this Lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. Furthermore, the Landlord makes no representation or warranty with respect to the condition of the Premises or its fitness or availability for any particular use, and the Landlord shall not be liable for any latent or patent defect

IP



therein. Furthermore, the Tenant represents that the Tenant has inspected the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof.

- XXVIII. WAIVER:** Waiver by Landlord of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.
- XXIX. AMENDMENT:** No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.
- XXX. BINDING EFFECT:** This Lease and any amendments thereto shall be binding upon the Landlord and the Tenant and/or their respective successors, heirs, assigns, executors, and administrators.
- XXXI. GOVERNING LAW:** This Lease shall be governed by and construed in accordance with the laws of the State of California.
- XXXII. ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements between the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Landlord's Signature: [Signature] Date: 9-19-24

Print Name: JAMES H. Saxe

Tenant's Signature: [Signature] Date: 9-24-24

Print Name: Elhamgol's

Funding Sources: An investment of \$3,150,000.00 has been designated, utilizing the proceeds from the current operations in Wildomar where she has a 50% of ownership.

Budgeting: To effectively manage our finances, we have developed a detailed budget that outlines initial startup costs, operating expenses, and projected revenue.

Phase I: CUP: The anticipated duration from application submission to Conditional Use Permit (CUP) issuance is 4 months, from October 2024 to February 2024, with an estimated expenditure of \$117,000.

Phase I: Cannabis Retail Application - Obtaining CUP Phase	
Lease: Initial Payment	25,000
Legal and Professional	8,000
Entity Formation	500
Architecture & Design	15,000
Consulting/Project Management	35,000
Accounting	1,500
Application Fees/Miscellaneous	32,000
Total	117,000

Phase II involves tenant improvement work until the Certificate of Occupancy is issued, expected to take 6 months from March 2025 to September 2025.

Phase II: Certificate of Occupancy Phase	
Lease: \$7000 NNN/month	54,000
Architecture Tenant Improvement	20,000
Landscape Architecture	4,500
Engineering	12,500
Project Management	35,000
Other Consultants	7,500
City Permit & Other Agency Fees (Budget)	75,000
Signage	12,500
Security Cameras, Exterior Lighting, Etc.	30,000
Windows, Window Security	10,000
Bike Racks	5,000
Solar	35,000
Interior Lighting (Inc. in Elec.)	8,850
Interior Flooring	5,000
Interior Framing, Carpentry, & Hardware	15,000
Safe Room Design & Equipment (some inc. in)	7,500
Website	4,500
Painting	5,000
Plumbing	1,500
Doors, Locks	5,750
HVAC Install/Upgrade	1,700
Odor Control Equipment & Air Filtration System	15,000
Cabinetry, Custom Fabrication, and Display	17,000
Security, Alarm Systems	9,000
IT, Networking, Equipment, & Workstations	12,000
Fire, Life Safety/Sprinkler system	12,500
Demolition	5,000
Entry System	7,500
Misc. (Inc. Hardware & Imp. Store Items)	12,500
Artwork	2,500
Supervision, OH, Profit - Contractors	25,000
Contingency (~10%)	52,880
Total:	526,680

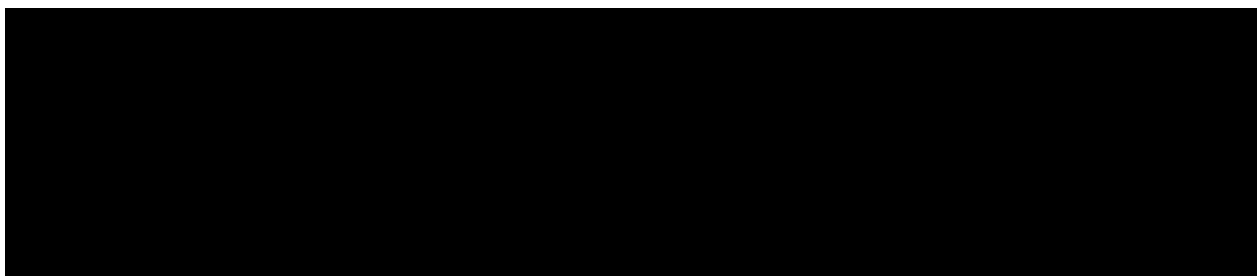
Phase III: Operating Capital for 6 months: The estimated operational expenditure was determined by considering the existing costs of running a cannabis retail business and then increased by 10% to provide a buffer for unforeseen circumstances. Furthermore,

the operating expenses were budgeted 6 months from the projected opening date in October 2025.

Phase III: Operating Capital - 6 Months	
Initial Period Payroll	609,339
Initial Cash Reserve	200,000
Initial Salary Reserve - Preopening Training	100,000
CPU Monitors / CPU's / Laptops / Scanners / Printers	12,500
Software, Cash Counting Equipment	2,500
Security System Maint.	2,500
Security Personnel	90,000
Scales	1,750
Furniture & Furnishings	8,500
Filling, Packaging, and Labeling Equipment	7,500
Waste Disposal Storage	3,000
Storage Equipment, Refrigerators, etc.	14,800
Misc.	7,500
Opening Inventory	410,000
Contingency (~10%)	146,989
Total:	1,616,878

We have prepared a financial projection encompassing profit and loss statements, a cash flow analysis, and a break-even analysis to assess our financial sustainability thoroughly. The total investment required for permits, business setup, and the first six months of operation, Phases I to III, is estimated to be 2,260,558.

Considering that the initial start-up capital is [REDACTED], we are confident that we are set for success.



Revenue Projections: Based on market research and an analysis of local demand, we project steady growth in revenue over the first three years. Our revenue strategy includes a tiered pricing model to cater to a diverse customer demographic, including first-time users, wellness seekers, and seasoned cannabis consumers. We will continuously assess sales data to fine-tune our inventory and marketing strategies.

Green Reserve East County Prospect LLC

Profit and Loss Projection (3 Years)

East County Prospect LLC dba Green Reserve
Starting year 2025

	2025	%	2026	%	2027	%
Sales	\$ 10,010,378	100.00%	\$ 16,592,202	100.00%	\$ 18,707,707	100.00%
Cost/ Goods Sold (COGS)	4,104,255	41.00%	6,636,881	40.00%	7,108,928	38.00%
Gross Profit	<u>\$ 5,906,123</u>	<u>59.00%</u>	<u>\$ 9,955,321</u>	<u>60.00%</u>	<u>\$ 11,598,779</u>	<u>62.00%</u>
Operating Expenses						
Payroll (Office & Overhead)	\$ 1,184,892	11.84%	\$ 1,244,137	7.50%	\$ 1,306,343	6.98%
Lease	180,000	1.80%	187,200	1.13%	194,688	1.04%
Alarm	6,000	0.06%	6,000	0.04%	6,000	0.03%
Repairs/ Maintenance/Supplies	40,000	0.40%	44,000	0.27%	48,400	0.26%
Advertising	150,000	1.50%	150,000	0.90%	157,500	0.84%
Security Personnel	180,000	1.80%	180,000	1.08%	189,000	1.01%
Accounting and Legal	20,000	0.20%	20,000	0.12%	22,000	0.12%
Consulting/Profesional Fees	20,000	0.20%	20,000	0.12%	20,000	0.11%
Utilities	1,100	0.01%	1,100	0.01%	1,210	0.01%
Insurance	8,500	0.08%	8,840	0.05%	9,194	0.05%
Janitorial/Landscaping	4,560	0.05%	4,560	0.03%	5,016	0.03%
Community Benefit 8%	800,830	8.00%	1,327,376	8.00%	1,496,617	8.00%
Community Benefit - Charities						
2%	200,208	2.00%	331,844	2.00%	374,154	2.00%
Depreciation	81,000	0.81%	81,000	0.49%	81,000	0.43%
Santee Sales Tax 7.75%	750,778	7.50%	1,244,415	7.50%	1,403,078	7.50%
Other	500,519	5.00%	829,610	5.00%	935,385	5.00%
Total Expenses	<u>\$ 4,128,387</u>	<u>41.24%</u>	<u>\$ 5,680,082</u>	<u>34.23%</u>	<u>\$ 6,249,585</u>	<u>33.41%</u>
Net Profit Before Taxes	1,777,736		4,275,239		5,349,194	

Green Reserve East County Prospect LLC

Banking: Current Veterans Wildomar South LLC has partnered with Herring Bank's comprehensive Cannabis Banking division since August 2021, leveraging their specialized Cannabis-Related Business (CRB) services to drive business growth. This partnership will extend to East County Prospect LLC, providing tailored banking solutions that align with the evolving needs of the cannabis industry. A letter from Herring Bank is attached:



HERRING BANK

P.O. BOX 50488 • AMARILLO, TX 79159-0488 • 806/677-7000

September 18, 2024

To Whom It May Concern:

This letter serves as confirmation that East County Prospect LLC, doing business as Green Reserve, has successfully opened a bank account with Herring Bank on September 16, 2024 for the operation of its cannabis retail store.

Herring Bank provides a comprehensive range of banking services for cannabis-related businesses, including but not limited to:

- Cash handling, cash pickup, and delivery services,
- ACH payment services,
- Payment processing and wire services.

Furthermore, East County Prospect LLC's account with Herring Bank is fully insured by the FDIC, ensuring security and reliability for their financial operations.

We are committed to supporting East County Prospect LLC and look forward to providing them with the tailored financial services they need to successfully manage and grow their business.

If you require any further information, please feel free to contact our office.

Sincerely,


Daniel Gomez
Business Banker
Herring Bank

1-719-470-2340

Estimated Community Benefit and Local Sales Tax Revenue

Green Reserve will continue to follow the owner's vision and ethos: to benefit the community with a destination that showcases the harmony of the California cannabis culture in a well-designed, state-of-the-art cannabis retail store where the safety of our customers, employees, and the community is paramount. As demonstrated in our Security Plan, our core design concept is founded on crime prevention and safety through environmental design, state-of-the-art security systems, and expert third-party security personnel.

In keeping with the owner's philanthropic commitment to all her businesses, GREEN RESERVE will provide a revenue source for the City of Santee to further the City's objectives and strategic priorities in support of quality-of-life programs.

In addition to the annual community benefit fee contribution of 8.00% of gross sales, our financial plan contemplates that Green Reserve will contribute 2.00% to charities serving the local community.

Green Reserve suggests that community leaders select which charitable organizations they feel are most likely to further the City's goals to support the work of local non-profits, community-based organizations, civic organizations, or social service organizations. Of particular interest to Green Reserve are veteran's programs, youth-oriented drug education, and addictive illness prevention programs, public safety programs to support local fire protection and police services, support for scholarship programs at local schools, community-based programs to enhance homeless outreach programs, and support for local businesses including sponsorship of vocational training and internship programs. GREEN RESERVE also emphasizes programs vital to our employees.

Estimated Community Benefit Program revenue:

	2025	Tax	2026	Tax	2026	Rate	Total Year 1
Community Benefit 8%	800,830	8.00%	1,327,376	8.00%	1,496,617	8.00%	3,624,823
Community Benefit - Charities 2%	200,208	2.00%	331,844	2.00%	374,154	2.00%	906,206
Santee Sales Tax 7.75%	750,778	7.50%	1,244,415	7.50%	1,403,078	7.50%	3,398,272

Daily Operations

Green Reserve's Standard Operating Procedures (SOPs) detail our day-to-day operations to ensure that all staff are adequately trained and understand what is expected at every level. All SOPs conform to City Santee Municipal Code 7.04.360. Green Reserve will prevent unauthorized entrance into the facility and implement safety and security technology and measures to deter and prevent theft and misuse of cannabis and cannabis products by following strict day-to-day procedures.

Green Reserve will operate from 7:00 A.M. to 9:00 P.M., as specified in the Commercial Cannabis Business Permit issued by the City of Santee, Monday through Sunday, or as specified by the City of Santee regulations or guidelines.

Any time the facility is not open for operations, Green Reserve will ensure the following:

- The facility will be securely locked with commercial-grade, non-residential door locks.
- The facility's alarm system will be active during non-business hours, with panic buttons activated 24/7.
- All cannabis and cannabis products will be stored in a locked safe or vault, other than limited amounts of cannabis used for display purposes or samples on the retail storefront floor.
- Only authorized employees and contractors of the licensee will be allowed to enter the facility during non-business hours.

At least one Security Guard will be on-site at the facility 24 hours a day, including non-operational hours, along with a second security guard as needed during operational hours.

No delivery service is contemplated for **Green Reserve** at the time of this application.

Customer Check-in Procedures

Green Reserve has a proven track record of implementing customer flow techniques that mitigate any excessive queuing of customers outside the building and minimize customers' parking offsite. Seeing as the proposed site will be completely renovated, Green Reserve enjoys the flexibility of creating the most optimal design for managing customer flow inside and outside the facility.

Green Reserve strives to deliver an exceptional retail experience for patrons and to be a conscientious community member. From every aspect, our facility will be beautifully designed, properly lit, clean, and well-organized. It will comply with all State and local laws, regulations, and requirements.

The Retail Cannabis facility will have very similar customer flow protocols to GREEN RESERVE's other Retail Cannabis business. Generally, customers will access the facility from the main entrance into the large reception area. Upon entering the facility, patrons check in with the receptionist, who asks them to present their government-issued identification again. Once patrons have completed the checking and verification procedure, GREEN RESERVE will ask them to wait in the large reception area until a budtender is available. All patrons in line for their "turn" will remain in the reception area so that no customers are queuing outside the building.

To deliver the exceptional service we strive for, we implement a one-on-one sales approach where one budtender attends to one patron at a time on the retail sales floor. All employees are trained in using our state-of-the-art IndicaOnline point-of-sale (POS) software, specifically designed for the cannabis industry, and offers robust features that streamline retail processes while ensuring regulatory compliance. Cash and inventory management training is also paramount in all GREEN RESERVE operations as IndicaOnline integrates with METRC, further enhancing compliance with state cannabis tracking and reporting requirements.

The receptionist searches for existing patron data and ensures that all patron information is current. Suppose the patron is new to GREEN RESERVE. In that case, the receptionist creates a new profile in the software. Suppose a medical patient scans the patron's identification and physician's recommendation into the software. In that case, the documents are attached to the patron's profile. Valid proof of identification is required on each visit. Acceptable forms of identification include the following:

- A document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, physical description, and picture of the person.
- A valid identification card issued to a member of the Armed Forces that includes a date of birth and a picture of the person.
- A valid passport issued by the United States or by a foreign government.

Limiting the number of patrons on our retail sales floor also helps us manage the safety and security of all patrons and employees. GREEN RESERVE limits the number of customers in the retail sales area to achieve a one-on-one experience with a budtender. Access management also enhances safety and security by strategically managing the number of people in the retail sales area. GREEN RESERVE will install a buzz-in style door lock to limit access into the retail sales area further. The receptionist will "buzz in" customers when a budtender is available.

When patrons have made a purchase decision, budtenders pick the cannabis and cannabis products off the shelves behind the glass display counters for patron inspection. When patrons are ready to purchase, budtenders bring the products to the cashier station. The cashier looks up each patron's profile and adds the products to be bought to the order. Each order is, therefore, associated with a patron profile, and daily sales limits are easily determined. The cashier provides the total amount due for the order and collects the cash payment from the patron. When the sales transaction is complete, the cashier places all cannabis and cannabis products in an opaque exit bag as required and provides a receipt that lists our business name and address, product type, quantity, time, date, and the patron's assigned identification number. Patrons now exit the retail sales floor.

Receiving Deliveries

Upon receipt of cannabis products from a licensed distributor, GREEN RESERVE enters the following information into the Track and Trace system:

- The distributor's name and license number.
- Type and kind of cannabis products.
- Amount received by weight or count.
- Best-by, sell-by, or expiration date of the batch, if any.
- The person who holds title to the cannabis products.
- The date of receipt of the cannabis products.
- The unique identifiers associated with the cannabis products or the batch number.
- Any other information required elsewhere by the State or City of Santee cannabis regulations.

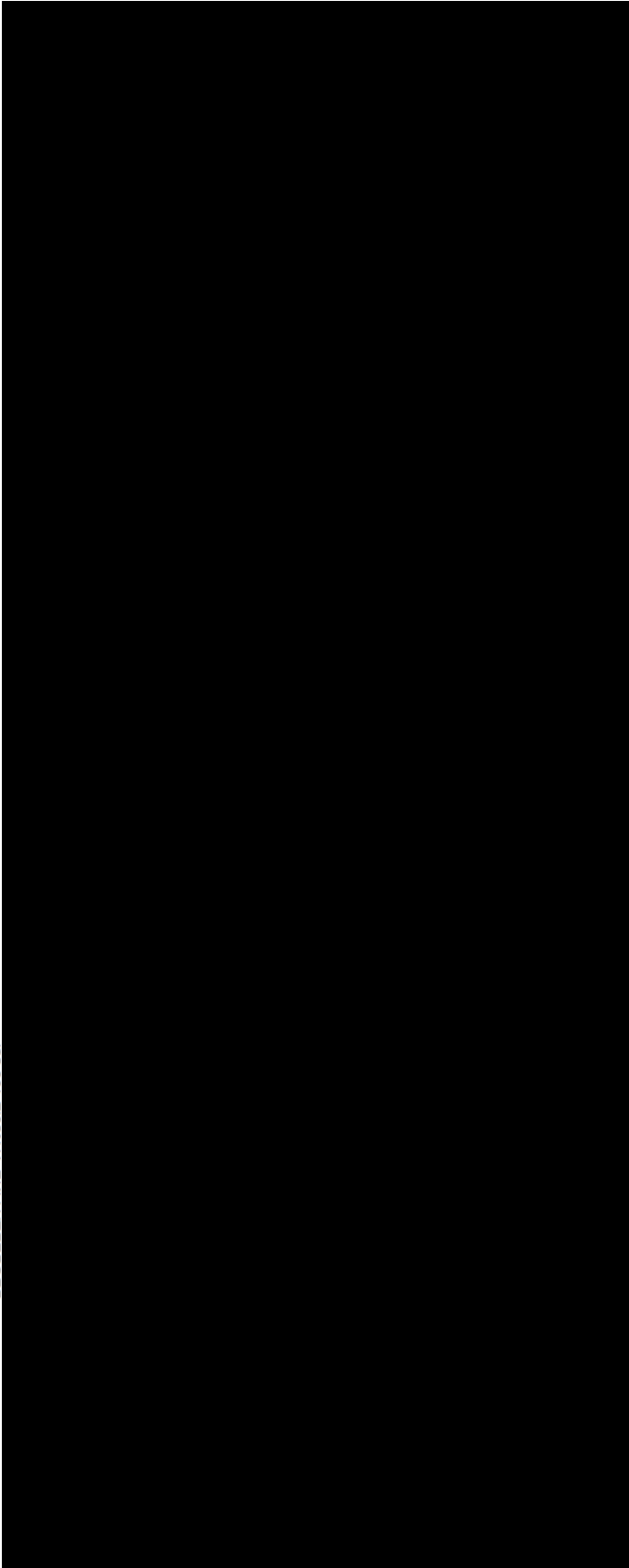
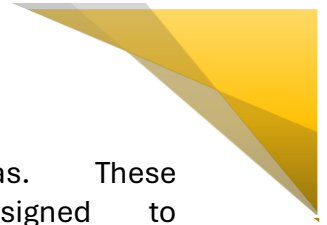
Point of Sales System Overview - Indica is the System Used & Customers Served

Green Reserve will utilize the Indica Point of Sale (POS) system, a comprehensive solution to ensure full compliance with California's and City of Santee regulatory requirements. Indica integrates directly with the state-mandated track-and-trace system (METRC), providing real-time inventory and sales data synchronization. This integration streamlines compliance reporting and minimizes errors by automating the tracking of product movement from intake to sale.

Indica offers robust inventory management features, advanced analytics for sales performance, and secure transaction processing, all while maintaining strict adherence to customer data privacy standards.

Point of Sale Terminals when Business is at full capacity

The sales floor will feature seven (7) POS terminals strategically positioned in cashier check out area to handle customer transactions efficiently. The sales floor will also be securely separate from the Manager's office, Stock and Safe Room, Delivery area, back offices, and



employee-only areas. These terminals are designed to accommodate an anticipated volume of around 500 customers daily once steady sales numbers are achieved. The number of terminals and their placement ensures optimal operational flow, minimizing wait times and enhancing the overall customer experience.



Proposed Product & Estimated Sales Percentages

We will source medicinal-use and adult-use cannabis and cannabis products from licensed local distributors, as well as popular products from well-known brands. Our robust product menu and pricing model offer choices for patrons of all budgets and needs, including various THC and CBD potencies. GREEN RESERVE will offer a broad selection of flower, concentrates, tinctures, edibles, and topicals. Estimated sales percentages are 45% for flower and 55% for manufactured products.

Adult-Use Cannabis Products Offered

At Green Reserve, we are committed to providing a diverse range of high-quality cannabis products and services that cater to the needs of our community in Santee, CA. Our core offerings are designed to enhance the customer experience and promote education, wellness, and responsible cannabis use. By focusing on inclusivity and sustainability, we aim to establish ourselves as a trusted resource in the cannabis industry.

Premium Cannabis Products include a carefully curated selection of high-quality cannabis flowers, edibles, and concentrates from reputable suppliers. Each product is tested for purity and potency, ensuring our customers a safe and pleasant experience.

Product Line and Sales Breakdown

Green Reserve is dedicated to offering diverse, high-quality cannabis products, prioritizing collaboration with established brands while providing space for emerging brands. Working with well-known cannabis brands ensures a reliable, consistent product line, boosts customer trust, and enhances brand recognition. Additionally, dedicating space to new brands allows Green Reserve to offer unique and innovative products, catering to evolving market demands and consumer preferences. This strategy not only attracts a diverse customer base but also supports the growth of new businesses in the cannabis industry.

In line with our commitment to the local community, Green Reserve prioritizes supporting Santee businesses and collaborating with local vendors. We aim to create a thriving local economy and strengthen our community ties by fostering these partnerships.

Our selection of flowers includes well-established brands such as Steezy, High Garden, Dab Daddy, Tyson, Dime Bag, CBX, Top Shelf, Crew, Blam, Alien Labs, Connected, and Nameless Genetics. By working with these reputable names, we ensure our customers receive high-quality, reliable options that meet their preferences and needs. This approach builds trust and loyalty, making Green Reserve a destination for premium flower products.

Our selection of manufactured products includes a variety of popular and high-demand brands, including Stiizy, Plug Play, Rove, Sauce, Raw Garden, Crew, Cold Fire, 710 Labs, Gelato, the High Nineties, and Kushy Punch. By offering these sought-after products, we cater to the growing demand for potent and innovative cannabis experiences.

Our curated selection of flower and concentrates reflects our commitment to quality and variety, ensuring our customers have access to the best products available.

Descriptions of Products

Whole Plant Products and Flowers: Dried flowers of the cannabis plant. Flowers are available in a variety of strengths and strains in variable quantities.

Concentrates/Extracts: Cannabis can be extracted by several different processes. Extractions allow patrons to regulate dosage more quickly and are available in various strains and strengths.

Food-Based Products: Some patrons prefer the products in food form. Under all new state regulations, all edibles will be discreetly packaged and clearly labeled to ensure safety and will meet all requirements outlined in the California Food and Agricultural Code.

Tinctures: Tinctures are liquid preparations in which the cannabis plant material is infused. These tinctures can be added to beverages and produce a more rapid onset.

Cannabis Supplements: There are a number of delivery methods that include capsules, pills, sprays, patches, and tonics infused with adult-use cannabis. These methods are ideal for patrons seeking curative treatment and cannabinoid saturation treatments. They are available in a variety of strengths and sizes.

Topical Preparations: Cannabis can be infused into several topical ointments and lotions that may help with conditions such as eczema or dry skin.

Live Plants: Individuals can cultivate up to six plants per household in California. We provide a selection of live plants in various strains and growth stages that patrons can add to their patient gardens. All live plants are adequately cared for and free of pests and disease.

Compliance with Local and State Laws

Green Reserve is committed to full compliance with all applicable local and state laws governing the operation of cannabis businesses. The business will adhere to the regulations outlined in **Santee Municipal Code (SMC) Section 7.04.360**, which specifies requirements for retail cannabis establishments in the City of Santee. These requirements address operational, security, and reporting obligations to ensure the safe and lawful operation of cannabis businesses within the community.

At the state level, Green Reserve will conform to all regulations set forth by the **California Department of Cannabis Control (DCC)**, including but not limited to licensing, track-and-trace compliance through METRC, and adherence to health and safety standards. Specific measures include:



1. **Licensing and Permits:** Green Reserve will maintain all required local and state cannabis business licenses and permits, ensuring they remain current and in good standing throughout operations.
2. **Track-and-Trace System:** The business will utilize the METRC system to track cannabis products from acquisition to sale, maintaining transparency and compliance with inventory control requirements.
3. **Security Measures:** In compliance with SMC Section 7.04.360, Green Reserve will implement robust security measures, including video surveillance, secure storage areas, and restricted access protocols, to ensure the safety of the premises and community.
4. **Employee Training:** All employees will undergo thorough training on Santee-specific requirements and state regulations, ensuring consistent compliance and professional conduct.

By integrating these practices into daily operations, Green Reserve will align with all local and state requirements, fostering a compliant and responsible business environment in the City of Santee.

Product Handling Procedures

Transportation:

A licensed distributor must ship all cannabis goods. **Green Reserve** is not authorized to transport cannabis goods between licensed commercial cannabis businesses.

Receiving Hours:

Shipments may be received during business hours. Refer to the Business Hours section.

Non-Cannabis Goods:

Apparel and Cannabis Accessories are taken in through receiving but stored in separate dry storage areas.

Cannabis Goods

Receiving & Returning Shipments of Inventory:

1. All commercial cannabis activity shall only be conducted between entities the California Department of Cannabis Control licenses. The inventory or store manager is required to verify the license status of the distributor at the time of ordering and when receiving inventory.

2. All orders received must be on a manifest, including the distributor's name, address, and license number.
3. All cannabis shipments from distributors are received through the delivery entrance.
4. The manual inventory log must be utilized if the inventory management system is unavailable. All information entered in the manual log must be updated in the inventory system once fully operational. Please refer to the Incident Response section on proper escalation and notification procedures.
5. Cannabis merchandise is only received or returned to licensed distributors on the approved list. [REDACTED]
[REDACTED]
6. All the merchandise must be verified against the manifest (bill of lading) and entered into the inventory system before being transferred from the receiving area to the inventory or processing areas.
7. All the merchandise must be verified and tracked based on its type (M-retail, A-retail) and only received from vendors and distributors with the appropriate license type.

Condition of Goods Received:

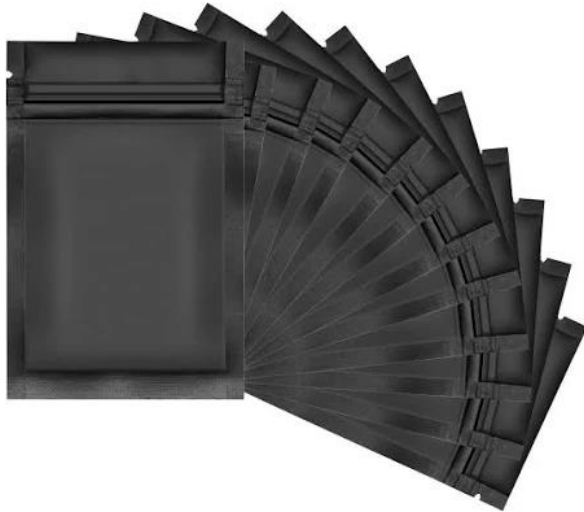
1. All goods must be inspected to ensure they are packaged and labeled before receipt.
2. All goods must be inspected to ensure they have been laboratory tested by a licensed testing lab.

Storage after Receiving Process:

1. All goods received should be transferred to storage after being received and recorded in the inventory system.
2. Products that require refrigeration should be stored in the refrigerated storage area.
3. Products not requiring refrigeration should be stored in the dry storage area.
4. All inventory should be rotated when placed in storage to avoid items going stale or expiring.

All products sold in the dispensary are purchased from state-licensed commercial cannabis distributors and comply with all state testing and product safety regulations. In addition, Green Reserve carefully tracks all products for recalls and expiration dates. All products are inspected before being accepted through the receiving process.

Additionally, Green Reserve recognizes the need to carefully select the products it sells to ensure they are not attractive to children per the California Department of Public Health guidelines, are in proper child-proof packaging, and are placed in child-resistant exit s. GREEN RESERVE will be offering a program to credit customers who reuse the exit bags to have them keep them to be used to store products at home.



Delivery Service Procedures

Green Reserve will not offer cannabis and cannabis product delivery.

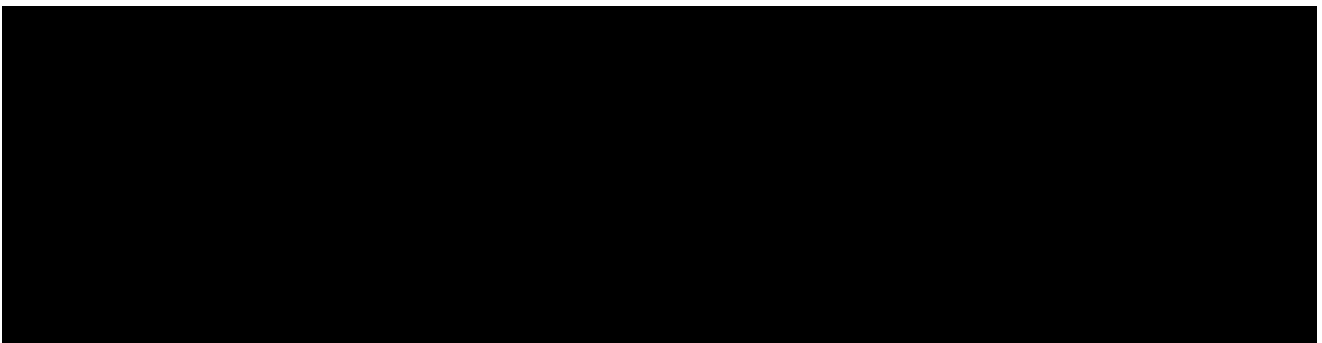
Cash Handling Procedures

Because GREEN RESERVE accepts cash-only for the purchase of cannabis and cannabis products, we manage cash in the retail storefront area carefully. [REDACTED]

GREEN RESERVE's process and procedures for the handling and accounting of cash are managed and enhanced with our use of the IndicaOnline software system's fully integrated customer relationship management, Point Of Sale, inventory tracking, and financial reporting system.

Using IndicaOnline allows Green Reserve to maintain the highest level of operational efficiency while adhering to the stringent regulations in the cannabis industry. The software provides real-time reporting, enabling management to monitor sales trends, staff performance, and cash flow, ensuring smooth business operations. Additionally, IndicaOnline integrates with METRC, California's compliance tracking system, to further enhance compliance with state-level cannabis tracking and reporting requirements.

Stock and Safe Room – Security:





Inventory Control

Location of Inventory Storage:

Please refer to the premises diagram for details on the cannabis storage location. The primary storage areas are located in the rear of the premises.

Access Control:

The storage area entrances are secured with access control and video surveillance systems. The employee roster is posted in the security office. Please refer to the Security Plan for additional information.

Inventory Management:

Inventory management keeps a detailed record of all sales, returns, inventor orders, and inventory adjustments. It is critical to comply with state regulations to account for all cannabis inventory accurately. The inventory management system integrates with the state's track and trace system. The inventory management must also separately track all inventory categorized as A-retail or M-retail.

Inventory Documentation Verification:

When merchandise is received, the following documentation (manifest) for the inventory must be verified as recorded in the inventory management system prior to acceptance of the delivery:

1. A description of each item received. This description will allow cannabis goods to be easily identified.
2. Unique identifiers, serial numbers, or batch numbers match the manifest
3. An accurate measurement of the quantity or THC content of the item.
4. The date and time the cannabis goods were received.
5. The sell-by or expiration date on any cannabis goods, if available.
6. The name and license number of the distributor that provided the cannabis goods to the retailer.
7. The price the retailer paid for the cannabis goods, including taxes, delivery costs, or any other costs.



Inventory Reconciliation:

Audit Frequency:

1. An internal inventory reconciliation or audit is required to be conducted every 30 days.
2. An audit supervised by a third-party auditor is required to be conducted annually.

Audit Log:

1. A log entry shall be made each time inventory is taken.
2. Each person's date, time, and name is recorded in the log.
3. Unique products shall log all discrepancies.

Method of Inventory Audit:

1. An audit shall be conducted to verify the inventory accuracy in the inventory system, track and trace system, and actual inventory on the premises.
2. Two employees shall conduct and verify all audits.
3. The audit shall be conducted after business hours, and all inventory has been returned to storage areas.
4. Reporting of Results of Audit
5. The audit results will be reported to management within 12 hours.
6. Suppose a significant discrepancy of \$5,000 or 3 percent of average monthly sales, whichever is smaller, is discovered between the store's physical and inventory records. In that case, management will be required to notify the Department of Cannabis Control and law enforcement following the Incident Response policy. The discrepancy shall be calculated as follows:
7. \$5,000 or 3 percent of average monthly sales, whichever is smaller.
 - a. The average shall be for the past six months or, if less than six months are available, for those months.
 - b. The cost of the goods purchased from the distributor shall be the value used.

Inventory Reconciliation

State regulations require retailers to reconcile inventory periodically. GREEN RESERVE reconciles inventory every seven days. Reconciliation is when the inventory manager compares Track, and Trace reports to our IndicaOnline reports to ensure correct data entry and accuracy between the two systems. Then, all physical inventory will be counted and compared to Track and Trace system reports. An audit will be conducted if there is a discrepancy between the physical inventory count and the Track and Trace reports. After the audit, any discrepancies in physical inventory of at least \$5,000 or 2 percent of the average monthly sales that cannot be resolved will be reported in the Track and Trace system and to the Department of Cannabis Control.

Record of Returns

All returns through the Point-of-Sale system will update the inventory system and customer sales database, including:

1. Transaction number
2. Point of Sale Device Number
3. Type of sale: A-retail or M-retail
4. Customer First Name and Unique Number
5. Sales Employee Number
6. Total amount refunded
7. Tax refunded
8. Method of refund
9. Payment reference code, if available
10. For each item returned:
 - a. Date and time of transactions
 - b. Inventory code of item returned
 - c. Serial number of items returned if available
 - d. Weight of product returned
 - e. THC content of product returned if available
 - f. Item price



Record of Destruction & Waste Disposal:

All inventory that is destroyed is tracked in the inventory system

1. When the item is removed from the inventory
2. Returned by a customer
3. No longer used for display
4. Determined to be defective or expired

Track and Trace (METRC): Our IndicaOnline software is integrated with the state METRC track and trace system. It will report all inventory received, sold, returned, or destroyed.

Track and Trace Account Administrator:

1. The Director of Retail Operations is the track and trace system administrator.
2. The administrator is responsible for being trained by approved trainers before operating the system.
3. The administrator is responsible for managing user accounts.
4. The administrator is responsible for monitoring all compliance notifications.
5. The administrator is responsible for all actions of any user assigned access to the system.

Compliance Notifications:

1. The administrator is responsible for monitoring all compliance notifications.
2. All compliance notifications will be logged following the Incident Response policy.

Inventory Management System Outages:

1. All outages are reported per the Incident Response and Regulatory reporting policy.
2. All cannabis business conducted when the outage occurred must be manually recorded and then updated into the system within three business days.

Customer Data Base:

The system maintains a list of all the customers that have made purchases. The primary purpose of this database is to track customers who have set up purchase restrictions, self-exclusions, and state-mandated daily limits.



Sales Tracking for Daily Limits:

The customer tracks all sales to support purchase restrictions and state-mandated daily limits.

Daily Limit Calculation:

1. A retailer shall not sell more than the following amounts to an adult-use cannabis customer (subject to state regulations):
2. A retailer shall not sell more than 28.5 grams of non-concentrated cannabis in a single day to a single customer.
3. A retailer shall not sell more than 8 grams of concentrated cannabis as defined in Business and Professions Code section 26001, including concentrated cannabis contained in cannabis products, in a single day to a single customer.
4. A retailer shall not sell more than six immature cannabis plants in a single day to a single customer.
5. A retailer shall not sell more than the following amounts to a medicinal cannabis customer.
6. A retailer shall not sell more than eight ounces of medicinal cannabis in a single day to a single medicinal cannabis customer.
7. If a valid physician's recommendation contains a different amount than the limits listed in this section, the medicinal cannabis customer may purchase an amount of medicinal cannabis consistent with the patient's needs as recommended by a physician.

Secure Inventory Storage

Inventory not staged for display and readily available for retail sale is securely stored in the Stock and Safe Room, which remains locked at all times except when access is needed. The built-in shelving units are labeled to ensure that adult-use cannabis and cannabis products are stored distinctly and separately, as required. Inventory is also organized according to date and product type.

The Stock and Safe Room access is limited to the General Manager, Assistant Managers, and Utility Managers. Two video surveillance cameras will be permanently affixed to the interior of the Stock and Safe Room so that the facial features of any person entering are identifiable. There are also video surveillance cameras in the area outside of the Stock and Safe Room.

Inventory Tracking

Under City of Santee cannabis regulations, GREEN RESERVE will ensure a Point Of Sale and management inventory tracking system to track and report on all aspects of the Commercial Cannabis Business, including, but not limited to, such matters as cannabis product tracking, inventory data, gross sales (by weight and by purchase) and other information which may be deemed necessary by the City. GREEN RESERVE will ensure that such information is compatible with the City's record-keeping systems. In addition, the system can produce historical transactional data for review.

With hundreds of different cannabis and cannabis products offered by GREEN RESERVE, inventory tracking is critical to our success. The key to an effective inventory tracking system is robust inventory tracking and reconciliation procedures using our IndicaOnline internal software that will integrate with the State's Metrc® system once an applicant's annual license is issued. Our comprehensive inventory tracking, Point Of Sale, customer relationship management, and reporting approach exceeds all requirements.

Track and Trace System Requirements:

GREEN RESERVE's inventory control manager will be the State-required Track and Trace account manager responsible for daily maintenance of data entry and weekly reconciliation. Under the guidance of the inventory control manager, the following Track and Trace requirements will be met:

- The designated Track and Trace account manager may authorize additional GREEN RESERVE representatives to obtain Track and Trace system administrator accounts.
- Each representative authorized to access the Track and Trace system on behalf of GREEN RESERVE will obtain their own unique Track and Trace system log-on and password and will only use that log-on and password.
- GREEN RESERVE will maintain an accurate Track and Trace system administrators and users list.
- GREEN RESERVE will accurately record all transactions involving inventory of cannabis products, physical movement, or destruction of cannabis products in the Track and Trace system.
- GREEN RESERVE will ensure that all transactions will be entered into the Track and Trace system no later than the end of the day that the transaction occurred.
- If, for any reason, GREEN RESERVE cannot access the Track and Trace system, we will create and maintain records detailing all transactions that would have been entered into the Track and Trace system. Upon restoring access to the Track and Trace system, all transactions that occurred while access to the Track and Trace system was unavailable will be accurately entered into the Track and Trace system.

GREEN RESERVE will only enter accurate information into the Track and Trace system. It will immediately correct any known errors in the information entered into the Track and Trace system upon discovery.

Receiving of Cannabis Products:

Upon receipt of cannabis products from a licensed distributor, GREEN RESERVE enters the following information into the Track and system:

- The distributor's name and license number.
- Type and kind of cannabis products.
- Amount received by weight or count.
- Best-by, sell-by, or expiration date of the batch, if any.
- The person who holds title to the cannabis products.
- The date of receipt of the cannabis products.
- The unique identifiers associated with the cannabis products or the batch number.
- Any other information required elsewhere by the State or City of Santee cannabis regulations.

Return of Cannabis by Patrons

Upon the return of cannabis and cannabis products to Green Reserve by a patron, we will enter the following information into the Track and system:

- The name of the Green Reserve employee who processed the return.
- The name or identification number of the patron who made the purchase.
- The date and time of the transaction.
- A list of all cannabis products, including a description of the quantity returned.
- The unique identifiers associated with the cannabis products or the batch number.
- Any other information required elsewhere by the State or City cannabis regulations.

Return of Cannabis to Distributors

Upon the return of cannabis products by **Green Reserve** to a licensed distributor, we will enter the following information into the Track and Trace system:



- The distributor's name and license number.
- Type and kind of finished cannabis and cannabis products.
- Amount received by weight or count.
- Best-by, sell-by, or expiration date of each item or product returned, if any.
- The date of return of the cannabis products.
- The unique identifiers associated with the cannabis products or the batch number.
- Any other information required elsewhere by the State or City cannabis regulations.

Destruction of Cannabis

Upon the destruction of cannabis products by **Green Reserve**, we will enter the following information into the Track and system:

- The name of the Green Reserve employee who performed the destruction.
- The date and time of the destruction.
- A list of all of the cannabis products, including a description of the quantity destroyed.
- The unique identifiers associated with the cannabis products or the batch number.
- Any other information required elsewhere by the State or City cannabis regulations.

Transfer of Cannabis for Destruction:

Upon the transfer of destructed cannabis products to a distributor for destruction, GREEN RESERVE will enter the following information into the Track and system:

- The distributor's name and license number.
- Type and kind of finished cannabis and cannabis products.
- Amount transferred by weight or count.
- The date of transfer of the finished cannabis and cannabis products.
- The unique identifiers associated with the finished cannabis and cannabis products.
- Any other information required elsewhere by the State or City cannabis regulations.

Diversification Prevention

The use of Track and Trace tools is critical to preventing diversion. GREEN RESERVE runs sales reports daily and tracks sales and buying trends. Suppose we notice individual patrons are purchasing quantities of cannabis that are within daily limit allowances. In that case, we will observe potential diversion activities such as supplying cannabis to persons under the age of 21. If there is objective evidence of diversion, we will report the incident to law enforcement and the Department of Cannabis Control for further investigation.

Cannabis Products Return and Recall

GREEN RESERVE accepts returns of cannabis products purchased by patrons if the products sold were defective in some manner. Patrons are offered an exchange for products of equal or lesser value. Our return policy ensures that GREEN RESERVE and its licensed distributors will be made aware, as soon as possible, of any consumer complaints associated with the cannabis products or the possibility that the cannabis products may be misbranded or adulterated.

After acceptance of returned cannabis products from a patron, GREEN RESERVE will contact the distributor or manufacturer and the testing laboratory of the cannabis products and work to determine the next appropriate step: disposal by GREEN RESERVE at the facility, transfer back to the licensed distributor or manufacturer, and institution of recall procedures.

GREEN RESERVE will consider cannabis products "misbranded" if it has any of the following characteristics:

- Its labeling is false or misleading.
- Its labeling or packaging does not conform to the requirements of applicable law.

Recall of Cannabis Products

GREEN RESERVE and its licensed distributor and manufacturing partners will recall any misbranded or adulterated cannabis products if GREEN RESERVE and its partners determine both of the following conditions exist:

- The manufacture, distribution, or sale of cannabis products creates or poses an immediate and severe threat to human life or health.
- Other procedures available to GREEN RESERVE to remedy or prevent the occurrence of the situation would result in an unreasonable delay.

GREEN RESERVE's inventory manager will initiate and coordinate all recall activities with GREEN RESERVE's licensed distributors and manufacturers and be the point of any contact with the State Department of Public Health and any other relevant regulatory or law enforcement authorities. In the event of a product recall, GREEN RESERVE's inventory manager and GREEN RESERVE's licensed distributors will:



- Provide contact details for key personnel to the State Department of Public Health and any other relevant regulatory or law enforcement authorities.
- Lay down precise methods for notifying and implementing a recall from all distributive channels and retailers where the affected product might be, as well as affected products in transit, and for halting any further distribution of affected products.
- Lay down the process for recalling products from consumers.
- Ensure that the notification of recall includes the following information:
 - The name, pack size, and adequate description of the product.
 - We are identifying the features of the products and the many things concerned.
 - The nature of the defect.
- Actions required, with an indication of the degree of urgency involved.
- The contact's name and telephone number of contact who can supply further information.
- Ensure the proper treatment of withdrawn or recalled material or product, which should be quarantined until a decision is made as to appropriate treatment or disposal.
- Ensure that quantities of the recalled lot of product are reconciled with the total lot quantity in question.

GREEN RESERVE's primary role in the event of a recall will be to collect information from patrons, pass that information to other persons in the supply chain, and offer the facility as a drop-off point and waypoint for the transfer and disposal of the recalled cannabis products.

Best Practices – Preventing Unauthorized Access To Cannabis Products

To prevent unauthorized access to cannabis and cannabis products, cameras will be placed throughout the facility for loss prevention. A detailed security plan with camera placements shown on site plans and floor plans will be provided with the application. Detailed information on GREEN RESERVE's best practices and procedures to prevent unauthorized access to cannabis products is part of our Security Plan.

Marketing Plan

Our 360-degree plan will hit all five pillars of marketing: product, price, place, promotion, and, most of all, people. The GREEN RESERVE dispensary will bring quality products from licensed manufacturers and cultivators that follow all state-mandated testing and procedural requirements to market. The highly curated product assortment will be offered at the best value/price to the customer and presented through beautifully designed visual merchandising displays. The GREEN RESERVE ethos of leading with education will be seamlessly integrated throughout the store with interactive kiosks providing detailed information and insights into product experience and guiding safe usage, assisting the consumer in navigating all product mediums and brand offerings. GREEN RESERVE will continue to execute tasteful advertising campaigns that have proven successful in its current retail operations. GREEN RESERVE will leverage its intimate understanding of the vast cannabis consumer demographic to ensure all marketing efforts properly communicate to all customers at all levels of education and experience.

Strategy & Competition

As touched upon in the Business Model section above, GREEN RESERVE is known for its exceptional customer intimacy while providing a top-quality product line, two significant primary competitive advantages GREEN RESERVE has proven to implement successfully. GREEN RESERVE thus will continue to provide fair, low pricing.

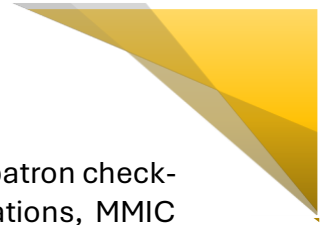
A typical competitor matrix may be foregone as local competition still needs to be determined. However, GREEN RESERVE will continue to differentiate itself as the source of affordable cannabis products with consistent branding across each location.

Customer Relationship Management (CRM) and Point of Sale Software System

GREEN RESERVE's process and procedures for the handling and accounting cash are managed and enhanced with our use of the IndicaOnline software system's fully integrated customer relationship management, Point of Sale, inventory tracking, and financial reporting system.

Using IndicaOnline allows Green Reserve to maintain the highest level of operational efficiency while adhering to the stringent regulations in the cannabis industry. The software provides real-time reporting, enabling management to monitor sales trends, staff performance, and cash flow, ensuring smooth business operations. Additionally, IndicaOnline integrates with METRC, California's compliance tracking system, to further enhance compliance with state-level cannabis tracking and reporting requirements, including the following:





- Customer Relationship Management (CRM) is capable of managing patron check-in and identity verification, patron profiles, physician recommendations, MMIC documentation, and individual sales tracking (including daily limits).
- Point of Sale cash register that calculates excise, state, and local taxes and prints patron receipts.
- Unique employee logins to track every transaction and entry in the system, including the ability to assign different levels of access to associates and managers.
- Inventory management and tracking of quantities and storage location of each cannabis good.
- Inventory dispositioning, including the ability to track adult-use storage and sales and retail sale floor sales.
- Distributor account management features allow GREEN RESERVE to track which cannabis products came from which distributors.
- Secure data storage, backup, and archiving that is HIPAA compliant.
- I reported for cannabis Track and Trace, inventory management, employee management, gross sales, and other accounting.
- Financial reports, including sales, taxes collected, revenue, and numerous other reports.

Labor and Employment Plan

Green Reserve is dedicated to creating a positive, professional, and compliant working environment.

Number of Employees and Employee Responsibilities

Green Reserve has carefully designed its staffing structure to accommodate initial operations and future growth at total capacity. This plan ensures we have the right personnel to efficiently manage customer flow, inventory control, compliance, and overall store operations.

Position	Responsibilities	Salary Range	# of Employees at Initial Opening	# of Employees at Full Capacity
General Manager (Full-time)	Oversee daily operations, manage all departments, ensure compliance with regulations, handle financial reporting, develop strategies for business growth, manage staff, and maintain relationships with vendors and stakeholders. Also responsible for payroll, hiring, and store efficiency.	\$7,000 - \$10,000 monthly	1	1
Assistant Manager (Full-time)	Support the General Manager by overseeing retail floor operations, managing customer service, supervising cashiers, handling employee scheduling, and ensuring smooth store operations.	\$6,000 - \$8,000 monthly	1	2
Utility Manager (Full-time)	Manage inventory receiving and METRC (Marijuana Enforcement Tracking Reporting Compliance) system, ensure proper stock management, and oversee the storage and tracking of cannabis products.	\$4,200 - \$5,200 monthly	1	2
Utility Assistant Manager (Part-time)	Assist the Utility Manager in product labeling, help with product inventory management, and ensure accuracy in tracking inventory through the METRC system.	\$19 - \$23/hour	1	2
Receptionist (Full-time & Part-time)	Greet customers, check IDs for age verification, answer phone calls, schedule appointments if necessary, assist with inquiries, and direct customers to the appropriate staff.	\$18 - \$20/hour	2 Full-Time & 1 Part-Time	3 Full-Time & 2 Part-Time
Shift Leads (Full-time)	Supervise budtenders, manage sales and customer service operations, ensure compliance with store policies, assist in training new staff, and handle daily cash reconciliation.	\$22 - \$24/hour	4	6
Budtenders (Full-time & Part-time)	Assist customers with product selection, provide product knowledge, process sales, ensure compliance with legal requirements, and maintain excellent customer service.	\$19-21/hour + tips	8 Full-Time & 8 Part-Time	12 Full-Time & 12 Part-Time



Employee Demographics and Training

Local Workforce Integration

Launching a successful, professionally managed cannabis business in a community requires hiring most new employees from the local community and "seeding" the local enterprise with several experienced professionals to oversee the business's initial launch. GREEN RESERVE's goal is that new employees will be residents of 100% of the City of Santee. Our business model and industry-leading training programs are designed so that we can recruit talented individuals from the local community who may not have experience in the cannabis industry.

Local Management

GREEN RESERVE intends for all its retail storefronts to be staffed and managed by local community members. Upon being granted a license from the City of Santee, we will begin recruiting local talent for critical positions, especially management positions, to guide the hiring, community relations, compliance, and other operational needs. This early hiring will be vital in achieving our Community Benefits and Investment Plan and Neighborhood Compatibility Plan objectives.

To launch our City of Santee location, GREEN RESERVE will send professionals from our existing locations to staff and train at the local facility. These professionals will stay approximately six to nine months while the new facility is being established in the community. It is our objective to hire locally, including managers.

Principal Professionals

Seeding the City of Santee operation with principal professionals will ensure a seamless launch of this new facility. GREEN RESERVE can relocate one or two highly experienced retail storefront dispensary management professionals who will ensure that best practices are implemented and adhered to. These professionals will hire local talent and train those new hires on all aspects of running a safe and professional cannabis business.

Breakdown of Training, Responsibilities, & Roles

Age Verification and Restriction

All applicants must be twenty-one years of age to be eligible to apply for employment. Each applicant must complete the application, sign it, and date it. The applicants must provide identification that meets the Acceptable Government Identity Documents Policy to the receptionist in the check-in area for age confirmation. The receptionist will attest if the applicant is or is not twenty-one years of age on the application.

Mandatory Background Checks

As with all principals, managers, owners, operators, and investors, each employee must agree to submit their fingerprint images and apply for background verification as required by Santee Municipal Code (SMC) Section 7.04.080. To apply for all positions, each potential employee must agree to Live Scans by the San Diego County Sheriff's Department, which must be approved by the California Department of Justice and the Federal Bureau of Investigation.

Mandatory Reporting to Management

All Owners and Employees must report to management any offense that is substantially related to the qualifications, functions, or duties of the retail cannabis business. GREEN RESERVE will report any such information to the City of Santee as federal, state, or local ordinances require.

Employment Agreement and Non-Disclosure Agreement

All employees must read and sign an employment and non-disclosure agreement before or on the first day of work.

Mandatory Annual Vacation

All employees are required to take a two-week vacation each year.

Compliance Responsibilities and Training Requirements

All employees of GREEN RESERVE receive compliance training as required by local

and state statutes and regulations. All employees are also trained in using our state-of-the-art IndicaOnline point-of-sale (POS) software, specifically designed for the cannabis industry, and offers robust features that streamline retail processes while ensuring regulatory compliance. Cash and inventory management training is also paramount in all GREEN RESERVE operations as IndicaOnline integrates with METRC, further enhancing compliance with state cannabis tracking and reporting requirements.

Compliance Training Materials

GREEN RESERVE uses compliance training materials provided by <https://cannabistrainers.com/classes/>.

Training Outline

In-store product training is provided to the sales staff and cannabis consultants by each vendor. In addition, the store manager provides cannabis education about endocannabinoid systems and the safe use of cannabis. The following is the outline of the training:



Safety Procedures:

1. Security and Fire Safety
2. Emergency Evacuation
3. Pandemic best practices
4. HVAC, CO, and Odor Control Systems Operation and Maintenance

Customer Check-In Procedures:

1. Advise Customer of Wait Time
2. Optionally Set Reservation
3. Assign Customer Service Number

Adult Use Customer:

1. Present Government ID
2. Daily Limits Check

Medical Customer:

1. Present Government ID
2. Present Government-Approved Medical Card
3. Prescription
4. Caregiver card
5. Daily Limits Check

Entry to Retail Area:

1. Service Number Called
2. Escort into the Retail Area Through the Entry Door

Samples:

1. Allow customers to view and or smell samples



Check Out:

1. Enter Customer Unique Identifier
2. Enter Items into the Sales System
3. Verification of Daily Limits
4. Packaging

Exit Upon Sales:

1. Escort Customer to Exit Door

Employee Benefits

Green Reserve is dedicated to supporting the well-being, professional growth, and work-life balance of our employees. We offer a comprehensive and competitive benefits package designed to attract and retain top talent in the industry. Below is a detailed overview of the benefits available to all eligible employees:

Health and Wellness

Green Reserve prioritizes the health and wellness of its employees, offering a robust set of health benefits:

- Health Insurance: We provide comprehensive medical, dental, and vision coverage for all full-time employees. Part-time employees become eligible based on tenure of 3 months, ensuring access to essential healthcare for all staff.
- Health Savings Account (HSA): For employees enrolled in high-deductible health plans, Green Reserve offers employer contributions to their HSAs. This benefit helps employees manage healthcare expenses and save for future medical needs while enjoying tax advantages.
- Employee Assistance Program (EAP): Our EAP provides confidential support services for mental health, substance abuse, and personal challenges. Through this program, employees can access counseling, resources, and referrals to help manage life's challenges.

Paid Time Off (PTO)

To promote rest and work-life balance, Green Reserve offers paid time off for eligible employees:

- Vacation: Full-time employees accrue vacation days based on their years of service, starting with 10 days per year. This increases as employees gain tenure, encouraging long-term loyalty and providing ample time for personal rest and recharge.

- Sick Leave: In compliance with California law, all employees receive paid sick leave.

Additional sick days are provided based on tenure to ensure that employees have the flexibility to manage their health needs without financial stress.

Security:

Green Reserve will contract with a Santee-based security firm to provide Security Staff. This ensures that a reliable, experienced team maintains safety and compliance. The security firm will monitor store activities, ensure customer and employee safety, and safeguard against theft or other incidents. This role will be fulfilled through a third-party security company, and the contract terms with the firm will determine the salary range. Employing a local Santee-based firm also strengthens our commitment to supporting local businesses.

Certified Public Accountant

Additionally, GREEN RESERVE will engage the services of a Certified Public Accountant (CPA) to handle the financial aspects of our operations. The CPA will oversee accounting tasks such as tax filings, payroll management, cash flow tracking, and providing regular financial reporting. The role is essential for ensuring the economic health of the business and maintaining regulatory compliance in a highly regulated industry. This position will also be contracted with the salary determined based on the scope of work and the terms negotiated with the CPA. This external partnership ensures that our business can maintain the highest standards of financial oversight while remaining cost-effective.

Employee Policy and Procedures Manual, Employee Handbook

Every employee is provided with GREEN RESERVE's employee handbook. This handbook is extensive and does not fit within the application page limit but is available for review anytime by the City. GREEN RESERVE offers a complete benefits package to all employees after a 90-day probation period, including:

Health Care Insurance

Paid Vacation

Paid Sick Leave

Paid Leaves of Absence for:

Disability Leave



California Family Rights Act
Pregnancy-Related Job Modification or Disability Leave
Family Leave
Workers Compensation Leave
Jury Duty/Attendance as a Witness
Military Leave
Victims Leave for Domestic Violence, Sexual Assault, Stalking, Crime, or Abuse
Bereavement Leave
Reproduction Loss Leave
Time off to Vote
Visiting Child's School
Volunteer Firefighter/Peace Officer/Rescue Personnel

Compliance And HR Services

Green Reserve partners with ADP HR Services to ensure that all labor regulations are consistently met and that we stay up-to-date with employment law changes. ADP provides comprehensive HR management support, including:

- Payroll Compliance: ADP ensures all payroll processing is accurate and compliant with federal and state laws.
- Regulatory Updates: We receive regular updates on changes to labor laws and compliance requirements, allowing us to adjust policies as necessary.
- Employee Onboarding and Training: ADP supports our onboarding process, ensuring new hires are trained and integrated smoothly while maintaining compliance with California cannabis industry regulations.

By working with ADP, Green Reserve ensures that all HR and compliance requirements are met efficiently and professionally, safeguarding our business and employees



Security Plan

Qualified Security Professional

The security plan for GREEN RESERVE has been professionally prepared by Elite Security and Surveillance, a highly qualified security consulting firm based in El Cajon, CA. Elite Security and Surveillance specializes in cannabis retail security and has extensive experience in developing compliant security protocols that meet and exceed both local (SMC Section 7.04.320) and state regulations. The firm's expertise ensures that all aspects of the security planning, from surveillance systems to access control measures—are designed to uphold the highest professional standards, providing a safe and secure environment for both customers and staff. Please find a letter from the firm on the following pages



Electronic Security System

Martin Samo
6350 El Cajon Blvd.
San Diego, CA 92115
Tel (619) 588-6964
Fax (619) 324-7795
Lic #: 457107 & ACO 6970
Email: msamo@sd-elite.com

June 1, 2024

City of Santee
Re: Security Plan & Review
East County Properties, LLC., dba High Garden
10612 Prospect Ave.,
Santee, CA 92071

I am the C.E.O. of Elite Security. I am considered a qualified physical security expert. I have developed dozens of cannabis business security plans that have been submitted with cannabis business license applications. I have analyzed many cannabis businesses in California and other states. Like other cannabis security consultants, I observe and advise these businesses regarding their security risk and how to be compliant. In addition to understanding the theory, I manage the day-to-day operations of a security company with a significant client base focused on cannabis.

Personal Qualifications include:

- ☐ ALARM COMPANY QUALIFIED MANAGER (Current)
- ☐ ALARM COMPANY OPERATOR (Current)
- ☐ NICET certified
- ☐ Security consultant since 1999
- ☐ Certificates/course completion of First Alert (DSC)
- ☐ Potter Fire Alarm Certified Technician/Training
- ☐ Honeywell/Silent Knight, and DMP Fire Alarm System Certification
- ☐ Designed over 90 licensed cannabis facilities in California
- ☐ Authored over 75 SOP for licensed cannabis facilities in California
- ☐ Electrical Engineer 1990 SDSB BS Degree

I have reviewed the attached Security Diagram (Diagram) and Security Plan (Plan) that identifies the site security related to the proposed cannabis dispensary and have advised East County Properties, LLC regarding the implementation of the security industry best practices.

The Diagram and Plan incorporate the following best practices:

- Building design, the lends itself to being secured;
- Physical entry and access control;
- Security lighting;
- Intrusion detection;
- Video surveillance

The Diagram and Plan identify all active security measures including the assignment of uniformed security officers, live-monitored video surveillance (during business hours) and an array of UL listed and monitored alarms inclusive of contact points, motion detectors and duress/robbery alarms situated.

There will be two (2) redundant alarm systems. The alarm systems will be wired with door contacts, motion sensors, sirens, keypad and duress/hold-up switches. The alarm panel will be placed in a secure office or dedicated closet/cabinet. The Alarm system will detect movement in all required areas within the premises when it is vacant using motion detectors placed throughout the facility. In the event of an intrusion, the alarm system will notify the central dispatch center that will immediately get in contact with its authorized assignee and on-site Security Guard Company. If the authorized assignee cannot be reached, local police will be notified and dispatched. The burglar alarm practices meet and/or exceeds those requirements of the City of Santee, the State of California, and best industry practices.

Passive security measures are described in appropriate detail and will be effective. The measures incorporated into the Plan include a robust surveillance system exceeding State and local requirements, as well as comprehensive CPTED (crime prevention through environmental design) concepts inclusive of target hardening, territorial reinforcement, and natural surveillance.

The security camera plan is described in appropriate detail and will be effective. It involves 52 cameras, each operating at 90 days recording at 4MP resolution and 20 frames per second. The camera layouts are provided for both interior and exterior environments, ensuring no blind spots and distinctive coverage of all areas where cannabis and currency may be stored, loaded, unloaded, moved, or transacted upon and about the premises.

Incorporated into the Plan are customer parking spaces situated for strong natural surveillance from the public thoroughfare, sufficiently near the structure to provide for uniform, white lighting, and sufficiently close to the structure to provide for high- quality video production of these areas. Outdoor perimeter detection for any overnight delivery vehicle.

A detailed premise diagram demonstrating stringent access control and staff protection, enhanced natural surveillance and placement of critical areas (security infrastructure, cannabis storage and

currency storage) in areas that cannot be seen by customers, and which maximize the time and distance that an offender would have to overcome in accessing these critical areas of the premises. The design inherently reduces opportunities for diversion, restricting access to these areas to management personnel.

Within the product security heading of the Security Plan that follows, procedures are outlined that describe how the retail area will maintain only that stock required to support average daily sales, how cannabis goods will be securely stored after hours.

Beyond the local and state requirements, the Plan implements a vast array of best practices including but not limited to exterior lighting commitments, specific training standards/ content for employees, off-premises security measures for delivery personnel, contingency plans, crime prevention measures and more.

For these reasons it is my opinion that the site security Plan and Diagram exceed the City and State requirements and provide for a very safe and secure operation.

If you have any questions, please contact me at 619-588-6964 Ext.2

Sincerely,

A handwritten signature in blue ink, appearing to read 'MS', with a horizontal line extending to the right.

Martin Samo
Elite Security & Surveillance, Inc.

Premises Diagram – Updated:

PROJECT: 10612 PROSPECT AVENUE, SANTEE, CA 92071

DATE: Thursday, January 23, 2025

Project Record ID.: CAN-001020-2024

APNs: 384-260-09-00, 384-260-10-00 & 384-260-11-00

PREMISE DIAGRAM WITHIN THE SECURITY PLAN

1 - Comment: The Premise Diagram does not meet §15006 (e). "The diagram shall be to scale to clearly determine the bounds of the premises."

Response: Please see revised security plan sheets AS-1, AC-1 & SS-1 for plan showing the entire premises and its boundaries and scale set at 1/8"=1'-0".

2 – Comment: The Premise Diagram does not meet §15006 (b), (c), (d) and (f). See comments below for additional details.

2.1 Comment: The Premise Diagram does not meet §15006 (b). The Premise Diagram did not provide the property boundaries.

Response: Per response to previous comment, the revised security plan shows now the property boundaries (PLs)

2.2 Comment: The Premise Diagram does not meet §15006 (c)- The Premise Diagram did not identify all limited-access areas.

Response: See revised SS-1 for labeled limited-access areas.

2.3 Comment: The Premise Diagram does not meet §15006 (d)- The Premise Diagram did not assign a number to each camera for identification purposes.

Response: See revised SS-1 for proposed cameras numbered 1 to 31.

2.4 Comment: The Premise Diagram does not meet §15006 (f). The Premise Diagram did not provide the property boundaries, and which part of the property will be used for the licensed premises and what activities will be used for the remaining property (if applicable).

Response: Per previous responses, plans have been revised to show the property boundaries. Please see revised legends on sheets AS-1, AC-1 & SS-1 for new hatch indicating the remaining of property area not part of licensed premises. New text added within hatch indicating the existing conducted activities for the remaining of the property as requested.





Access Control System – Notes:

Designed and submitted by: Martin Samo

ACCESS CONTROL

ACCESS PLAN DOOR SCHEDULE/DESCRIPTION

DOOR A: FRONT GLASS DOOR TO REMAIN OPEN DURING NORMAL BUSINESS HOURS.

DOOR B: DOUBLE GLASS DOORS TO REMAIN UNLOCKED FOR INGRESS ONLY DURING NORMAL BUSINESS HOURS. DOORS TO BE MONITORED AND MANNED BY SECURITY GUARD.

DOOR C: EXIT DOOR ONLY WITH EXIT RIM DEVICE. UNACCESSABLE FROM EXTERIOR.

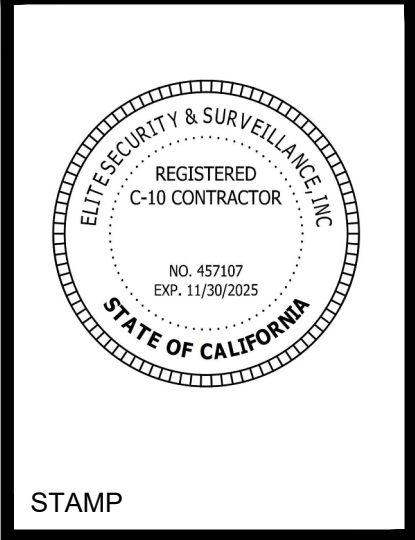
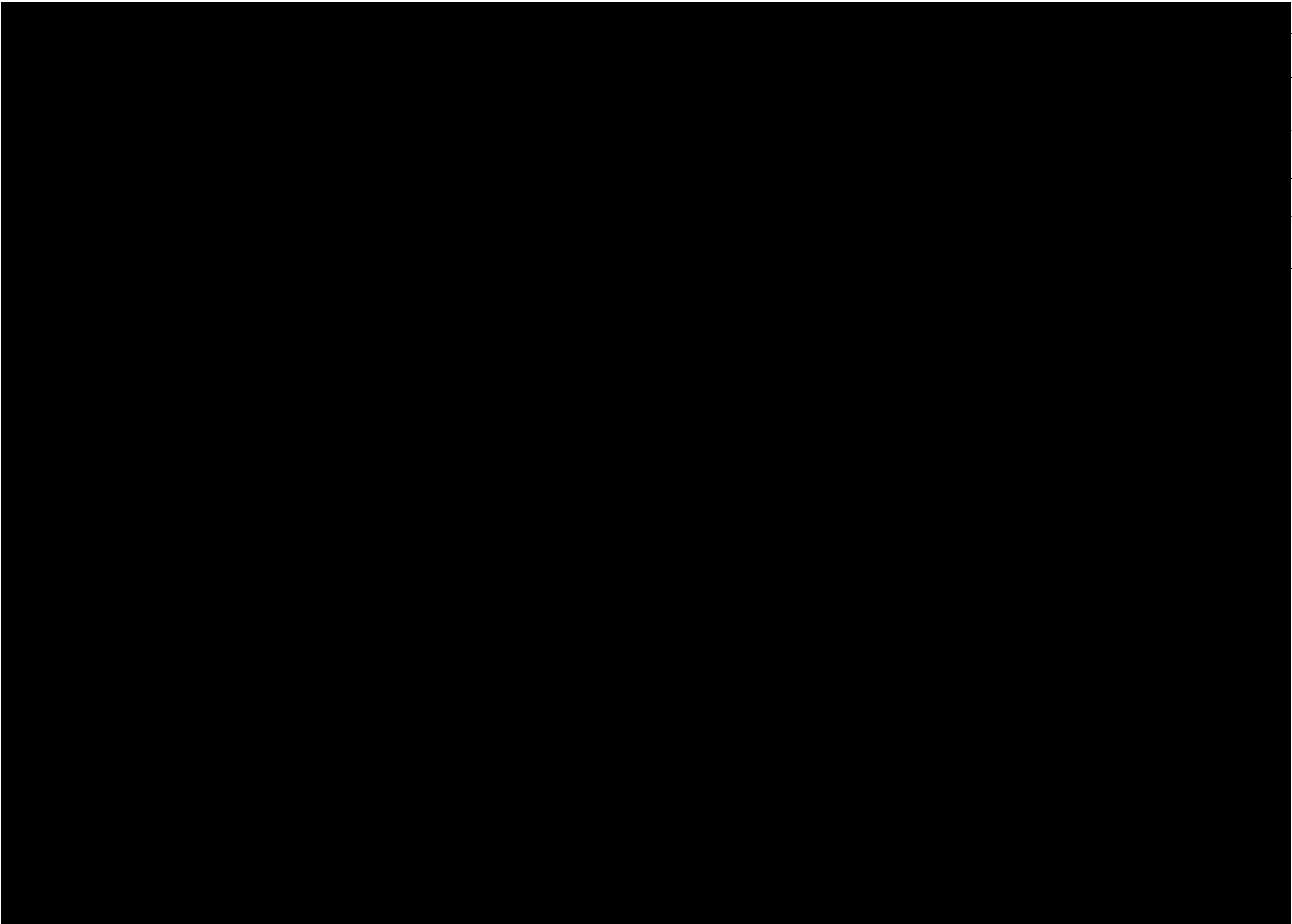
DOOR D: EMPLOYEE ONLY ENTRANCE, CONTROLLED ACCESS FROM EXTERIOR W/CARD READER/FOB. SINGLE ACTION EXIT FROM INTERIOR. NON-MAGNETICALLY LOCKED DOOR, ELECTRIFIED EXIT RIM DEVICE.

DOOR E: DOOR TO REMAIN UNLOCKED FROM BOTH SIDES AT ALL TIMES.

DOOR F, G, H, I, J: AUTHORIZED PERSONNEL/MANAGEMENT ONLY DOOR/ENTRANCE, CONTROLLED ACCESS FROM EXTERIOR W/CARD READER/FOB. SINGLE ACTION EXIT FROM INTERIOR. NON-MAGNETICALLY LOCKED DOOR, USE OF ELECTRIFIED SOLENOID ONLY.

Notes:

All doors to have self closures. Each employee must have their own credentials. Employee credentials are set in timed schedules. Management to have access to all doors around the clock.



SHEET TITLE:
**ACCESS CONTROL
SYSTEM**

MARTIN
PRESIDENT

Elite
Security & Surveillance

msomo@sd-elite.com
www.sd-elite.com
Lic# 457107 & AC 6970

**10612 Prospect Ave.,
Santee, CA 29071**

REVISIONS

Alarm & Surveillance System – Notes:

Designed and submitted by: Martin Samo

The cannabis facility shall have an audible interior and exterior security alarm system installed on all perimeter entry points and perimeter windows, operated, and monitored by a security company licensed by the department of consumer affairs, bureau of security and investigative services, and approved by the city. "Perimeter entry points" includes, regardless of size, all doors, windows, hatches and/or points at which systems (such as HVAC systems) enter a structure

Intrusion and Motion Detection

There will be two (2) redundant alarm systems. The alarm systems must be wired with door contacts, motion sensors, sirens, keypad and duress/hold-up switches. The alarm panel must be placed in a secure office or dedicated closet/cabinet. The Alarm system will detect movement in all required areas within the premise when it is vacant using motion detectors placed throughout the facility.

Burglary Alarm System – Notes:

A centrally monitored alarm system shall be installed with motion sensors and strikes on all exterior doors as well as the safe/vault room and will always be maintained and monitored. The system will detect unauthorized entrance at all potential entry or exit points of the premises. In the event of an intrusion, the alarm system will notify the central dispatch center that will immediately get in contact with its authorized assignee. If the authorized assignee can't be reached, local police will be notified and dispatched.

Duress Codes and Panic Procedures

All employees will be assigned a 4 digit "duress" code. In the event of an emergency, such as a threat of violence, robbery, or employee being coerced into "disarming" the alarm system by an intruder; by entering the duress code, the alarm system will trigger a "silent" alarm that will dispatch police. Panic buttons can bring 24/7 help in the event of an emergency, as they enable you to remotely send emergency signals to an alarm system, even if you can't physically access the control panel. These consist of a single, small button designed to remotely trigger an alarm and are strategically placed in a discreet and hidden location throughout the facility that, when triggered by staff, automatically alerts police to an emergency. On duty police in the area will be dispatched to your location immediately. Triggering a panic button can either sound an "audible" alarm or a "silent" alarm which will depend on the potential risk scenario at hand.

Maintenance and Inspection of alarm and surveillance system

The alarm and surveillance systems shall be inspected and tested regularly. All repairs should be made within and no later than 24 hours of inspection.

Auxiliary Power System

A back up power system for alarm systems and video surveillance equipment shall be maintained and periodically tested. Power conditioner shall be installed to control any voltage spikes/abnormal issues. A DMP XT50 with a backup GSM communicator will be installed at the site. 8 motion sensors contact switches, and tamper switches will be located per plan attached. Panic buttons will be located at each register, security guard entrance, and rear business office. Panic buttons will be 24 hour monitored. All contacts, motions, keypads, panic buttons/hardware will be wired. No wireless sensors will be installed at the site for greater security and battery issues.

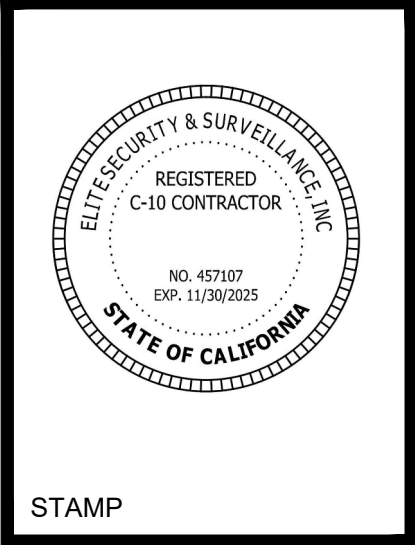
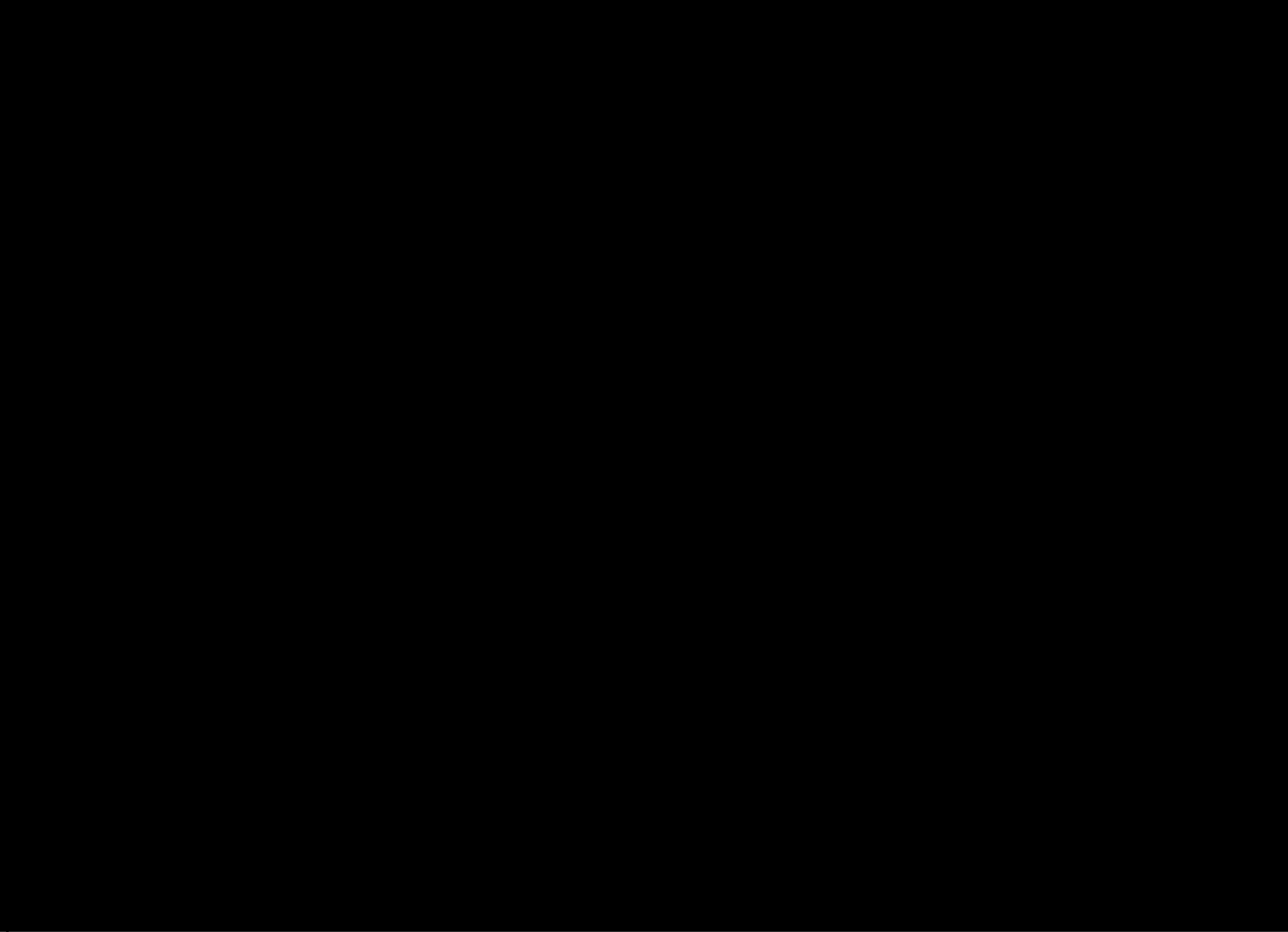
- Panel Type: DMP XT50*
- Alpha PK5500*
- Motion Sensor Bosch DS-CS15*
- Contact Switch (NC)*
- Hold-Up Duress*
- GSM Wireless Communicator LE4G4000*
- Battery Back-up: 12U*

Signage requirement.

The medical cannabis facility must comply with the following signage requirements. - A sign shall be posted in a conspicuous place near each point of public access which shall be not less than twelve (12) inches wide and twelve (12) inches long, composed of letters not less than one inch in height, stating "All Activities Monitored by Video Camera." - Limited access areas shall be clearly identified by the posting of a sign which shall be not less than twelve (12) inches wide and twelve (12) inches long, composed of letters not less than a half inch in height, which shall state, "Limited Access Area--Authorized Personnel Only."

In addition to the requirements set forth in the zoning ordinance and applicable CUP, signage shall be limited to the business name and address with no logos, advertising, banners, green crosses, or similar insignia.

- 1. POLICE DISPATCH*
- 2. NOTIFY CONTACT LIST*



STAMP

SHEET TITLE:
ALARM SYSTEM

MARTIN
PRESIDENT

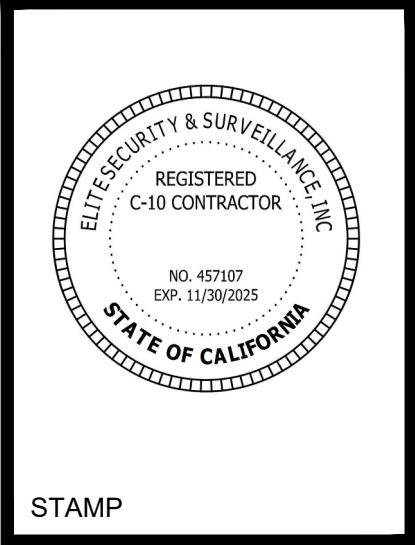
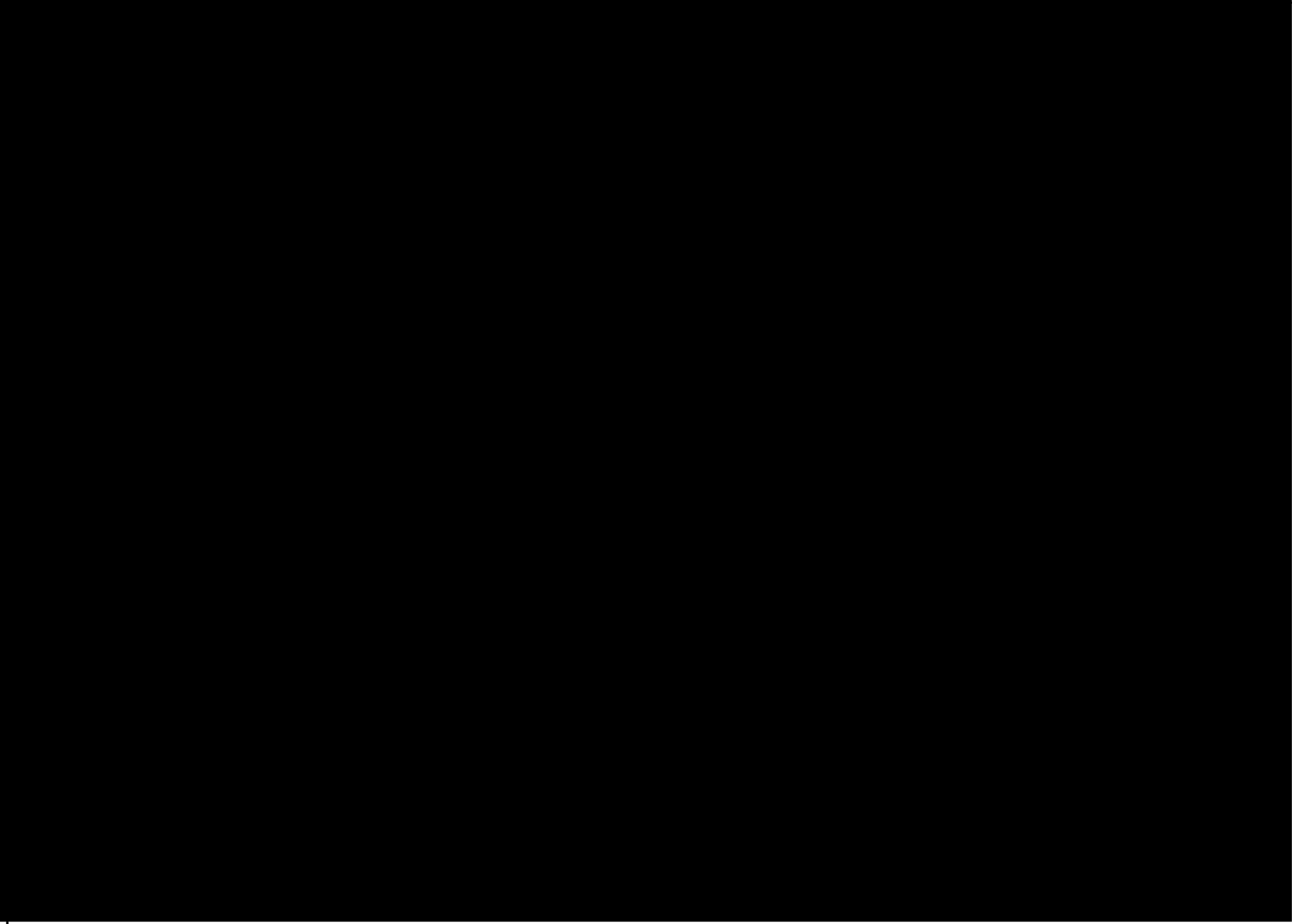

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**10612 Prospect Ave.,
Santee, CA 29071**

REVISIONS

AS-1



SHEET TITLE:
**SURVEILLANCE
SYSTEM**

MARTIN
PRESIDENT

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www.sd-elite.com
Lic# 457107 & AC 6970

**10612 Prospect Ave.,
Santee, CA 29071**

REVISIONS



Maintenance and Inspection of Alarm and Surveillance System

The alarm and surveillance systems shall be inspected and tested regularly. All repairs should be made within and no later than 24 hours of inspection. A back up power system for alarm systems and video surveillance equipment shall be maintained and periodically tested. Power conditioner shall be installed to control any voltage spikes/abnormal issues. A DMP XT50 with a backup GSM communicator will be installed at the site. 8 motion sensors contact switches, and tamper switches will be located per plan attached. Panic buttons will be located at each register, security guard entrance, and rear business office. Panic buttons will be 24 hours monitored. All contacts, motions, keypads, panic buttons/hardware will be wired. No wireless sensors will be installed at the site for greater security and battery issues. Equipment specifications are as follows:

1. Panel Type: DMP XT50
2. Alpha PK5500
3. Motion Sensor Bosch DS-CS15
4. Contact Switch (NC)
5. Hold-Up Duress
6. GSM Wireless Communicator LE4G4000
7. Battery Back-up: 12U

Access Control System

Access Plan Door Schedule/Description:

- Door A: front glass door remains open during normal business hours.
- Door B: Double glass doors remain unlocked for ingress only during normal business hours. Doors to be monitored and manned by security guard.
- Door C: Exit Door only with exit rim device. Inaccessible from exterior.
- Door D: Employee only entrance, controlled access from exterior w/card reader/fob. Single action exits from interior. Non-magnetically locked door, electrified exit rim device.
- Door E: Door to remain unlocked from both sides at all times.
- Door F, G, H, I, J: Authorized personnel/management only door/entrance, controlled access from exterior w/card reader/fob. Single action exit from interior. Non-magnetically locked door, use of electrified solenoid only.

All doors to have self-closures. Each employee must have their own credentials. Employee credentials are set in timed schedules. Management to have access to all doors around the clock.



Operational Security Plan

GREEN RESERVE is committed to implementing a robust operational security plan that meets and exceeds all security requirements set by the City of Santee and California state law for cannabis retail businesses. This plan has been designed to ensure a safe and secure environment for our employees, customers, and community while fully complying with local and state regulations. The following elements detail our approach to operational security, including access/visitor control and inventory management.

Access Control and Visitor Management

To regulate and monitor access to the facility, GREEN RESERVE will implement a comprehensive access control system designed to restrict and manage entry to sensitive areas of the business:

- Access Control System: All entry points to the facility, including staff entrances and inventory areas, will be equipped with electronic access control systems utilizing key cards or biometric authentication. Only authorized personnel will access restricted areas; permissions will be assigned based on role and responsibility.
- Visitor Check-In Procedures: Visitors, including contractors and service personnel, must check in at the reception area and present valid identification. Visitors will be required to sign a logbook, and security personnel will escort and monitor their movements within the facility. No visitors will have unaccompanied access to inventory or restricted areas.
- Customer Entry Control: All customers entering the premises must present a valid government-issued ID for age verification, in compliance with California state law. A trained security staff member will be stationed at the entrance to verify IDs and ensure that only eligible adult consumers (21+) and qualified medical patients enter the premises.
- Surveillance Monitoring: High-definition surveillance cameras will cover all entry points, exits, and critical areas within the facility. The surveillance system will operate 24/7, recording all activity and providing real-time monitoring from a secure control room staffed by trained personnel.
- Emergency Protocols: In an emergency, security staff will immediately implement lockdown procedures, restricting access to critical areas and securing all exit points until law enforcement arrives. Panic buttons, installed at strategic locations, will alert local authorities directly.

Inventory Control and Product Security

GREEN RESERVE's inventory control procedures are designed to prevent diversion theft and ensure compliance with California's METRC (Marijuana Enforcement Tracking Reporting Compliance) system:

- **Inventory Tracking:** All cannabis products will be logged into the METRC system upon arrival. Products will be tracked at every stage—from receipt, storage, and sale to disposal—ensuring real-time inventory updates and complete transparency. The METRC system will be used to reconcile inventory daily to prevent discrepancies.
- **Storage and Security:** All cannabis products will be stored in a secure vault in a restricted area accessible only to authorized personnel. The vault will have reinforced doors, advanced locking mechanisms, and high-definition surveillance cameras for 24/7 monitoring.
- **Restricted Inventory Access:** Only select employees, such as the General Manager, Inventory Manager, and designated staff members, will have access to the inventory area. Access will be managed through a biometric authentication system, and all access logs will be reviewed regularly for compliance.
- **Product Transfer Protocols:** Staff will follow strict protocols when transferring products from the inventory area to the retail floor. Transfers will occur only during designated times, with dual-employee verification to maintain accountability. Products will be transported in tamper-proof containers and monitored via security cameras.
- **Daily Inventory Audits:** A daily audit will reconcile physical inventory with digital records in the METRC system. Any discrepancies will be immediately investigated, and appropriate action will be taken. Monthly and quarterly audits will be performed by senior management to ensure compliance and identify any potential gaps in the process.
- **Secure Disposal of Cannabis Products:** Cannabis expired, damaged, or otherwise unsellable products will be logged for destruction in compliance with state regulations. Surveillance cameras will monitor destruction, and a compliant third-party waste disposal service will manage the secure disposal process.

Operational Procedures and Staff Training

To support the effective implementation of our security measures, GREEN RESERVE has developed rigorous operational procedures and a comprehensive staff training program:

- **Employee Training:** All employees will undergo extensive training on compliance requirements, security protocols, and emergency response procedures. Training sessions will include modules on visitor management, inventory control, surveillance monitoring, and emergency protocols.
- **Security Personnel:** GREEN RESERVE will employ a licensed and trained security team responsible for monitoring the premises, managing customer entry, conducting ID

verification, and enforcing security policies. Security staff will be positioned in critical areas of the facility to ensure a visible and influential presence.

- Regular Compliance Audits: To maintain the highest security standards, GREEN RESERVE will conduct regular compliance audits, reviewing all access logs, surveillance footage, and inventory records. The results of these audits will be used to continuously improve operational procedures and ensure alignment with all City of Santee and state regulations.

GREEN RESERVE's operational security plan is designed to provide a safe, secure, and compliant environment for our staff, customers, and community. By incorporating advanced security technologies, rigorous protocols, and comprehensive employee training, we ensure that our facility operates at the highest level of security and compliance, meeting and exceeding all requirements set by the City of Santee and California state law.

Cash Handling Procedures

Opening a Cash Drawer Process:

1. Drawer Assignment:

- The budtender receives a designated cash drawer from the Shift Manager. All cash drawers are securely stored in the Vault Room when not in use.
- Drawers are serial numbered and assigned to specific POS locations to track usage accurately.

2. Initial Cash Setup:

- The Shift Manager places the starting cash (in various denominations) into the drawer according to the pre-determined opening balance for the day or shift. This amount is documented in the daily opening register log.

3. Verification:

- The budtender verifies the starting balance by counting all coin and dollar denominations and records the total on the POS system. Double-counting ensures accuracy. Any discrepancies are reported immediately to the Shift Manager.
- The drawer is then inserted into the terminal, and the system is updated to confirm the cash drawer's status.

Closing a Cash Drawer Process:

1. Cash Count:

- At the end of each shift, the budtender counts all cash in the drawer. [REDACTED]

2. Reconciliation:

- The budtender counts each denomination, ensuring accuracy through double-counting. The drawer should be reduced to zero, and any remaining cash should match the sales recorded during the shift.

- Cash is placed into a labeled, tamper-evident bag and submitted to the manager for review.

3. Manager Review:

- The manager verifies the cash total against POS records. If the counts match, the drawer is closed, and the final amount is logged.

- In case of discrepancies, the manager recounts and follows the discrepancy protocol outlined below.

- [REDACTED]

Cash Drop Process:

1. Routine Cash Drops:

- [REDACTED]

- Cash is counted by the manager, placed into a sealed, tamper-evident cash bag, and transported immediately to the vault.

- The process must occur when customer traffic is minimal to enhance security. Cash drops are documented in the drop log with timestamps and amounts.

2. Safety Protocols:

- Ensure the surrounding area is clear of customers and staff not authorized to handle cash.

- The sealed bag is promptly deposited in the Vault Room safe, ensuring minimal exposure time.

Payout Process:



1. Authorized Payments:

- Only the Shift Manager or authorized personnel are allowed to conduct payouts from the cash drawer for vendor payments or business expenses.
- Payments are made using cash from the designated register, and receipts are collected and logged for documentation purposes.
- All receipts are stored securely in the Manager's Office until the end-of-day reconciliation.

Depositing Money into the Safe Process:

1. Authorized Personnel Only:

- Only authorized personnel, such as managers and selected shift supervisors, are allowed access to the Vault Room for depositing funds.
- Cash deposits occur in the Vault Room with surveillance coverage. Managers must ensure the surroundings are secure before opening the safe.

2. Documentation:

- Each deposit is accompanied by a slip detailing the amount, time, and date, and it is logged in the secure deposit log.
- The safe is secured immediately after each deposit, and access codes are regularly updated to maintain security.

Collecting Payment/Giving Change Process:

1. Accurate Transaction Processing:

- Budtenders process transactions using the POS system. They communicate the total amount to the customer and verify the cash received.
- Cash is counted aloud in front of the customer and confirmed a second time before placing it in the drawer.
- The POS system calculates the change due, and budtenders count the change back to the customer, verifying amounts before closing the drawer.

Reconciling Drawer Discrepancies Process:

1. Discrepancy Handling:

- If discrepancies occur (e.g., drawer is over or short by \$5 or more), the manager follows these steps:

- Review the transaction logs and recount the drawer.
- If the discrepancy persists, it is logged, and further action is taken, including monitoring the involved employee's cash handling records.
- Repeated discrepancies are recorded in the employee's file, and corrective actions are implemented per company policy.

2. Discrepancy Documentation:

- All discrepancies are logged with detailed information, including the amount, employee, and timestamp, in the end-of-day report and audit log.

Cash Storage & Transport Process:

1. Safe and Secure Storage:

- Green Reserve keeps limited cash on-site, and all cash handling follows strict procedures to minimize risks of loss or theft.
- Cash is stored in the vault, which is equipped with a combination lock. The combination is accessible only to authorized managers and is updated when employees leave the company.

2. Cash Transport:

- Cash is transported by a licensed and state-compliant cash management company. The schedule for pickups is coordinated by the store manager, occurring four times a week.
- During pickups, cash is securely bagged and logged, and the company ensures proper transport to preselected financial institutions.

Vault Room Procedures/Controls:

1. Shift Change Protocol:

- At each shift change, the manager and assigned supervisor count and verify vault cash collected from each cash drawer.
- Both sign off on the cash audit form, and the vault is immediately secured.

2. Morning Reconciliation:

- The opening manager reconciles the previous day's sales using the POS summary and cash audit forms, addressing any discrepancies through a secondary count if needed.

Security Controls:

1. Video Surveillance:

- The facility is under 24-hour surveillance, with cameras positioned over each register, throughout the sales floor, and inside the Vault Room.

2. Vault Security Standards:

- [REDACTED]

Cash Safety and Security Policies

- All cash handling activities occur in designated, monitored areas, ensuring that cash remains out of public view.
- Surveillance cameras are in place to monitor all transactions, ensuring transparency and accountability.
- Staff are trained in these procedures, emphasizing safety protocols, proper cash counting techniques, and the importance of minimizing exposure during cash drops or transport.

Business Hours:

- Retail Operations: 7 AM to 9 PM, Monday through Sunday.
- Vendor Access: 9 AM to 5 PM, Monday through Sunday.
- Visitor Hours: 9 AM to 5 PM, Monday through Sunday.

Perimeter Security

Location

Security is critical for walls, doors, windows, gates, safes, vaults, cabinets, etc.. Access control to these vital zones requires a visible employee identification program. These secured locations will be labeled with individual location codes, which will correspond to the item's location on a premises map.

Security Features

The primary objective is to protect life and property and deter criminal activity by serving as a visible presence. Our operatives deter criminal or other activity that could destroy

property, injury, or loss of life. Security officers will monitor and notify the appropriate authorities if a crime has been committed or is in progress. Any security response beyond the skills or scope of our operatives, contrary to the company's policies, or outside the boundaries of the contracted area of responsibility or the client's directives should be reported only to the appropriate authorities.

The Facility Surveillance Center will continuously monitor any activities relating to the sale of Cannabis. It will be staffed during regular business hours. This facility will be staffed with a sufficient number of security officers at all times. It will continuously monitor the security entrance and all facility transport vehicles.

Material construction of the facility, including doors, windows, and all other potential points of entry, must be suitable to withstand forced entry, will require locking devices, and shall be closed and locked except when authorized personnel enter or exit the controlled area. All windows and skylights must have security bars/screens.

Intrusion Detection Systems will be provided for all storage areas. In addition, a duress switch or holdup button will be provided in a hidden location to enable personnel to dispatch local police.

Property Lighting

The dispensary shall have enough lighting to provide light to all areas of the building and ensure that adjacent sidewalks and parking areas comply. The facility and its storage areas will be provided with sufficient exterior and interior lighting to enable visual surveillance by security personnel, surveillance video systems, or other designated personnel. Particular attention will be directed to doors, windows, and other possible entry points. Lighting shall be adequate to identify all persons entering and exiting the facility and parking areas supporting the video monitoring system, and lighting must be illuminated during evening hours. The applicant shall comply with the City's lighting standards regarding fixture type, wattage, illumination levels, shielding, and other restrictions, and secure the necessary approvals and permits.

Facility Security Guards

At a minimum, one guard will always be present, based on the facility size and layout. Additional Security Officers will be added as needed. They will work closely with local law enforcement and the DCC (Department of Cannabis Control). Security Officers will be highly trained and meet or exceed the required certifications. Semi-annual tactical, situational, ID, and classroom training will ensure that security officers are best equipped to handle situations and maintain their positions. A proactive approach to Security will be taken with zero tolerance for complacency.

The site/security manager will oversee all aspects of Security and will manage all security personnel onsite and the transport vehicles. Security Officers will be assigned to designated

areas during their workday to maximize their effectiveness and the facility's safety and Security. A guard must be present for staffed entry points to allow site access during working hours.

Background screenings must be conducted on any individual or entity before hiring. These background screenings must be documented and shall include, at minimum, verification of personal identity, a criminal background check, validation of required certifications, and ability to operate within their jurisdiction.

Perimeter Security

The Cannabis facility entry doors are raised with two steps and will be protected with bollards for vehicle penetration. Camera and guard views along the perimeter barriers and cleared adjacent space cannot be obstructed and must be patrolled by Security. Adequate video surveillance and monitoring systems will be installed. Sufficient lighting on all property/perimeter will serve as a visual deterrent. "No Trespassing-Private Property" signage will be posted all along the perimeter barrier line and at the entrance gate, along with video surveillance and armed Security Forces on duty signage.

Information Protection

The general manager, will ensure all technology devices have the proper security features to protect the company's technology infrastructure, patient information, proprietary information, trade secrets, point-of-sale data, records, intellectual property, financial information, and seed-to-sale data for a security breach. Any IT security breach could be catastrophic to the operation and cause the loss of personal and proprietary information.

Great care is taken to ensure this data is protected and backed up on multiple platforms, secured with an onsite and offsite firewall and security system. The Chief Technical Officer will issue and maintain All company technology devices and use background security measures to detect and quarantine any threats. The Chief Technical Officer and IT Security Company will immediately notify the Chief Technical Officer and IT Security Company that a threat has been detected. The Chief Technical Officer will also run support for the Security Manager, assisting with any video or electronic entry systems.

All employees must also implement strict security measures to control access to and protect the storage and transmission of confidential electronic information. Information security functions must protect all networks and servers. They may only be stored on secure servers protected from general-purpose computer networks by a dedicated firewall. Confidential electronic information may not be stored on any internal drives to which external portable media recordable devices can be attached to extract confidential data. All vital computer resources must be housed by the equipment manufacturer's operating specifications for temperature ranges, humidity levels, and other pertinent limitations. Data centers and computer rooms housing vital computer resources must be equipped with fire suppression systems.

Facility Access by Authorized Staff

All means of access control (keys, alarm codes, access control cards, etc.) in the facility will be strictly controlled and monitored to ensure that no unauthorized persons can access the facility. Multiple layers of Security have been implemented to prevent any violations, including closed circuit television, access control readers, alarm systems, vaults, etc. Employees will be issued access control credentials, limiting their access to only the areas of the facility that are required by their job description.

Employee Identification Badges

Comprehensive policy regarding all Identification Badges and Visitor Policies aims to prevent unauthorized access to the Cannabis facility. The security measures outlined in this document will ensure that the site effectively prevents unauthorized access to any area of the Cannabis facility. Only authorized employees, contractors, and visitors will have authorized access to the facility and designated limited access areas.

Explicit security measures have been put in place to protect all employees and the facility from potential harm, both physically and financially. Only specific personnel will be authorized to distribute permanent and temporary identification badges. It must adhere to a stringent process in doing so. Identification badges are assigned based on the category level of employees, vendors, contractors, and visitors. Identification badges are further restricted based on necessary access areas, with different levels of access clearly defined for ease of identification by employees and security personnel.

Limited Access Areas

All entry points to a limited access area will require electronic credentials and be equipped with video surveillance. Sensors such as motion detectors will be installed to detect entry and exit from all secure regions. They shall be monitored in real-time, consistent with OSDP (Open Supervised Device Protocol). Access control logs generated by this policy or through the employment of digital access control systems will be retained for at least 90 days.

Key Cards/Access Control Locks

Before issuing, all critical orders should be properly authorized by an authorized employee and the key holder. The issuance of keys and access control cards to employees will be recorded on a security access log (Appendix A). Each key will have its appropriate level of access, which will determine which areas of the facility the employee has permission to enter, access to safes or vaults, and what data can be accessed within the computer system. The appropriate level key shall be issued to each individual, granting only the proper level of access. It shall not be issued by request but by need. Extra keys and access cards are to be stored in a vault or safe in the Office. All employees issued a key or access control card will sign a Key/Key Card User Agreement attesting to their understanding of the procedures. The paper version of the security access log will be stored in a locked location

when not in use. Commercial-grade locks. Note that all points of ingress and egress to this cannabis facility shall ensure the use of commercial-grade, nonresidential door locks and window locks.

Facility Access by Site Visitors

All vendors, contractors, and visitors must obtain permission to enter the facility 24 hours before arrival, and only authorized visitors will be permitted access to the site. The identity of all visitors must be verified against government-issued identification before they are granted access to the facility, and the identification must be verified electronically or directly by staff security. Upon arrival, all visitors will be issued an identification badge and will always be escorted by a designated employee.

Visitors and vendors must always be accompanied by an authorized employee when accessing secure internal locations in the facility. The site shall maintain a visitor log documenting all visitors and vendors, which must be retained for 12 months.

All visitors shall be allowed access to storage areas with prior leadership approval, a government-issued ID, and an authorized escort. Facility Access by retail customers is as follows;

- 18 years and older must have a valid government ID
- Visitor Identification Badges
- Short-term guests, vendors, observers, or other visitors will be issued a temporary visitor badge approved for use by the facility and will always be escorted. The visitor ID cards shall be retrieved and secured at the end of the temporary worker's shift. Once the temporary worker or contractor has completed their assignment, the ID card shall be retrieved and returned to Human Resources.

Valid Identification and Age Verification

Security Officers are the first line of defense of the Cannabis facility to ensure only authorized persons are granted access. All persons granted access to the facility must be 18 years old and provide valid state or government-issued identification. Security Officers must inspect identification\cards closely and use the electronic verification system to verify the identification and age of each person who attempts to enter the Cannabis facility. Under no circumstances are persons allowed into the facility without valid identification, regardless of age.

Facility Access by Officers, Officials, and Professionals Other Than Site Visitors or Authorized Staff

All visitors, vendors, and non-employees shall be logged and screened before entering the facility. Security will be required to walk the facility's interior and exterior hourly and operate the video surveillance area constantly.



Electronic Security System

Video Surveillance Equipment

Cameras will be positioned strategically throughout the facility to monitor activity in all areas. The resolution of live and recorded playback images must be good enough to recognize individuals and items/events and allow for generating images capable of capturing facial detail. Video surveillance must be maintained 24 hours per day for 90 days. It must cover all sides of the facility and potential entry points. Video must be both monitored in real-time and recorded. The surveillance system must include continuous date and time-stamping. Video recording must be on digital media rather than analog tape. Cameras must be 1280*720-pixel resolution or higher. All surveillance shall be TCP (Transmission Control Protocol) and remotely accessed online. All video footage will be maintained for a minimum of ninety (90) days and available to law enforcement upon request. The video surveillance equipment and recordings are stored in a locked, secure area that is accessible only to authorized personnel.

The video surveillance system is equipped with a failure notification system that provides prompt notification to Elite Security & Surveillance, licensed by the Department of Consumer Affairs, Bureau of Security and Investigative Services, of any surveillance interruption or complete failure of the surveillance system that lasts longer than fifteen (15) minutes. The licensed alarm company must promptly report any such notification to San Diego County Sheriff Santee Station.

The video surveillance system shall have sufficient battery backup to support at least one hour of recording during a power outage. She recommended an APC Smart-UPS X 3000VA or better.

The video surveillance system shall be available upon request with live stream/playback to the San Diego County Sheriff Santee Station via a secure internet portal, virtual private network, or other secure remote access.

Intrusion and Motion Detection

There will be two (2) redundant alarm systems. The alarm systems must be wired with door contacts, motion sensors, sirens, keypads, and duress/holdup switches. The alarm panel must be in a secure office or dedicated closet/cabinet. The Alarm system will detect movement in all required areas within the premises when vacant using motion detectors placed throughout the facility.

Burglary Alarm system

The cannabis facility shall have an audible interior and exterior security alarm system installed on all perimeter entry points and perimeter windows, operated, and monitored by a security company licensed by the department of consumer affairs, bureau of security and

investigative services, and approved by the city. "Perimeter entry points" includes, regardless of size, all doors, windows, hatches and/or points at which systems (such as HVAC systems) enter a structure.

A centrally monitored alarm system shall be installed with motion sensors and strikes on all exterior doors as well as the safe/vault room and will always be maintained and monitored. The system will detect unauthorized entrance at all potential entry or exit points of the premises. In the event of an intrusion, the alarm system will notify the central dispatch center that will immediately get in contact with its authorized assignee. If the authorized assignee can't be reached, local police will be notified and dispatched.

Intrusion and Motion Detection

There will be two (2) redundant alarm systems. The alarm systems must be wired with door contacts, motion sensors, sirens, keypad and duress/hold-up switches. The alarm panel must be placed in a secure office or dedicated closet/cabinet. The Alarm system will detect movement in all required areas within the premise when it is vacant using motion detectors placed throughout the facility.

Duress Codes and Panic Procedures

All employees will be assigned a 4 digit "duress" code. In the event of an emergency, such as a threat of violence, robbery, or employee being coerced into "disarming" the alarm system by an intruder, by entering the duress code, the alarm system will trigger a "silent" alarm that will dispatch police. Panic buttons can bring 24/7 help in the event of an emergency, as they enable you to remotely send emergency signals to an alarm system, even if you can't physically access the control panel. These consist of a single, small button designed to remotely trigger an alarm and are strategically placed in a discreet and hidden location throughout the facility that, when triggered by staff, automatically alerts police to an emergency. On duty police in the area will be dispatched to your location immediately. Triggering a panic button can either sound an "audible" alarm or a "silent" alarm which will depend on the potential risk scenario at hand.

Maintenance and Inspection of alarm and surveillance system

The alarm and surveillance systems shall be inspected and tested regularly. All repairs should be made within and no later than 24 hours of inspection.

Auxiliary Power System

A back up power system for alarm systems and video surveillance equipment shall be maintained and periodically tested. Power conditioner shall be installed to control any voltage spikes/abnormal issues.

A DMP XT50 with a backup GSM communicator will be installed at the site. 8 motion sensors contact switches, and tamper switches will be located per plan attached. Panic buttons will

be located at each register, security guard entrance, and rear business office. Panic buttons will be 24 hour monitored. All contacts, motions, keypads, panic buttons/hardware will be wired. No wireless sensors will be installed at the site for greater security and battery issues.

- a. Panel Type: DMP XT50
- b. Alpha PK5500
- c. Motion Sensor Bosch DS-CS15
- d. Contact Switch (NC)
- e. Hold-Up Duress
- f. GSM Wireless Communicator LE4G4000
- g. Battery Back-up: 12U

Maintenance and Inspection of alarm and surveillance system

The alarm and surveillance systems shall be inspected and tested regularly. All repairs should be made within and no later than 24 hours of Inspection.

Auxiliary Power System

A backup power system for alarm systems and video surveillance equipment shall be maintained and periodically tested. A power conditioner shall be installed to control any voltage spikes/abnormal issues.

Fire Safety Management and Emergency Plan

Fire detection and suppression systems will be employed in the data centers and computer rooms housing critical computer resources. In case of fire or any other emergency requiring evacuation, the establishment will have a designated fire Assembly Point outside the building at least 50 feet away. All occupants should evacuate the building by the nearest exit to the outside of the building and then proceed to Assembly Point.

During training, all employees will know the locations of fire extinguishers and how to use them. Fire extinguishers will be mounted and maintained according to fire code regulations. All staff will follow recommended procedures to prepare for emergencies that require evacuation and take preventive measures such as keeping doorways, corridors, and exits clear of any obstructions.

Employee Training & Policies

All employees will be trained in the variety of products offered for sale, their potency, absorption time (if known), and effects of the products. Employees will educate all customers on those items to ensure responsible consumption. Every sale will hand out brochures containing safe consumption and potency/absorption. The manager/owner understands that the city manager or their designee shall have the discretion to require other business operations training as necessary under any circumstances.



Staffing Procedures

All hired employees will be given proper background checks for the last 5 years. All employees must sign security handbooks and will be given appropriate training on procedures in case of an emergency. Handbooks will always be kept on-site for updating and safekeeping. All security

officers/personnel hired or contracted shall be licensed by the Bureau of Security and Investigative Services. It shall comply with Chapters 11.4 and 11.5 of Division 3 of the Business and Professions Code.

Staff Security and Emergency Response Training

All employees must adhere to security protocols in this manual and the emergency response manual.

First Aid Kits shall be installed in the front lobby and the rear grow facility. Proper fire extinguishers will be installed based on the fire plan (to be provided later with w/working drawings). Protocols for emergency response shall also be provided in the employee handbook.

Incidents and Emergencies Procedures

Visitors, vendors, or contractors will not be permitted access to the facility without prior approval except in cases of an emergency such as plumbing, electrical, HVAC system failure, etc. The Security Officers or authorized staff will only allow a visitor, vendor, or contractor access to the facility after documenting the emergency circumstances.

Security guards will manage all activities to ensure employees' and customers' safety and well-being. They will immediately take action to remove from the premises any person(s) that are displaying threatening, disruptive, or violent behavior, attempting to use or using products on site, or appear to be under the influence of drugs and alcohol, have a firearm or other dangerous weapon, or any other indications of unlawful activity. In all instances, law enforcement will be notified to remove persons (s) who fail to leave the premises upon request.

Emergency exits will be accessible as egress points only if an emergency exit is required.

Emergencies and Notifying Authorities

All POS registers, rear offices, and front lobby are equipped with duress/holdup buttons in case of robbery or emergency. If a duress button cannot be reached, call 911 first, then if it is safe, contact management.

Security Officers may only become involved in a possibly toxic situation involving blood, vomit, or other bodily fluids if adequately trained, certified, and equipped. Proper eyewear,

plastic gloves, or other barrier items are required. Security Officers shall not give mouth-to-mouth resuscitation unless a protective airway is used. A family member or friend may be asked to do so and should be given instructions. Suppose Security Officers are exposed to possibly toxic substances, such as blood or any other bodily fluid. In that case, they are required to seek immediate medical assistance and take an HIV test. In all situations requiring medical attention, Security Officers must activate emergency medical services (EMS) by notifying dispatch to call 911 or the appropriate emergency telephone number.

Closing Procedures

Authorized personnel must walk the premises to ensure all employees/customers are out of the building, ensure rear and all doors are secured, lights off, and except emergency and

Approved 24-hour lights to remain on, arm alarm system, and secure front door. Caution must be taken to ensure a secured path to vehicles and no suspicious activity outside the building.

Loss Prevention and Diversion

A bag check should occur at the beginning and end of each shift or as employees enter and leave the premises to detect or deter internal theft. All employees working with product processing will be required to wear provided pocket-less clothing.

Preventing Onsite Consumption

Any onsite consumption will lead to an immediate termination of any employee/management. All areas of the grounds will be recorded 24 hours per day. Employees will be tested, and all areas will be monitored by security guards on site for any such activity.

Incident Log

All incidents will be logged and stored for management. All issues with employees will be noted, logged, and inputted into the respective employee's file.

Suspicious Activity and Loitering

Suspicious activity and loitering will be noted and logged. The owner and operator shall prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises. The manager and owner are to notify San Diego County Sheriff Santee Station if anyone continues to loiter around the building or premises after all reasonable action has been taken to remove the individual(s) and the action has failed to do so promptly.

Qualification of Owners

Ownership Team Involvement in Day-to-Day Operations

Ilham Polis, the primary owner and operator of Green Reserve, brings extensive experience in both professional and community settings, making her highly qualified to lead the business in Santee. With 25 years as a Laboratory Supervisor at Scripps Research Institute, she has honed critical skills in regulatory compliance, operational management, and team leadership. These attributes have seamlessly transitioned into her role in the cannabis industry, where she has demonstrated success as a co-founder and 50% owner of a legally licensed cannabis retail store in Wildomar, CA, since 2021.

Ilham will be actively involved in Green Reserve's day-to-day operations and management. She will oversee daily business functions, ensure full compliance with local and state regulations, and manage inventory tracking through the METRC track-and-trace system. Ilham's proven expertise in running a compliant and successful cannabis retail operation will be directly applied to Green Reserve, ensuring smooth operations and regulatory excellence.

Her leadership responsibilities at Green Reserve will include managing staff, training employees, ensuring compliance with California Department of Cannabis Control (DCC) regulations, and maintaining high operational standards. Ilham's active involvement in every aspect of the business will position Green Reserve as a model cannabis retail store in Santee.

To support these efforts, Ilham will collaborate with key team members, including Brian, the General Manager of her Wildomar store, who brings proven expertise in managing compliant cannabis retail operations, and Anna, who will focus on community outreach and regulatory compliance. The leadership team will ensure that Green Reserve meets and exceeds the highest operational and regulatory standards.

Ilham's commitment to community engagement is evident in her charitable work in El Cajon, where she has organized events such as food drives and refugee support programs. For Green Reserve, Ilham plans to extend this dedication to the Santee community by hiring and training residents well before the store's opening, ensuring employees are fully prepared for a successful launch.

With her extensive industry experience, **direct involvement in daily operations and management**, and dedication to compliance and community, Ilham and her team are fully equipped to establish Green Reserve as a trusted and responsible cannabis retail business in Santee.

City of Wildomar Business License

City of Wildomar		2025	
BUSINESS REGISTRATION CERTIFICATE			
<i>"For Services Provided in Wildomar, California Only"</i>		TO BE POSTED IN A CONSPICUOUS PLACE AND NOT TRANSFERABLE OR ASSIGNABLE.	
Business Name	THE CAKE HOUSE	Business Registration Number	09404307
Business Location	32475 Clinton Keith Rd # 104A Wildomar, Ca 92595-8663	Business Type	RETAIL
Business Owner(s)	ILHAM POLIS SAAD S. PATTAH	C of O#	
		Date of Final	
		Effective Date	September 01, 2024
		Expiration Date	August 31, 2025
ILHAM POLIS THE CAKE HOUSE 32475 CLINTON KEITH RD # 104A WILDOMAR, CA 92595-8663		For all inquiries regarding this certificate, contact HdL Business Tax Support Center at (951) 214-4942.	

THE CAKE HOUSE:

Thank you for your payment on your City of Wildomar Business Registration Certificate. ALL CERTIFICATES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST. If you have questions concerning your Business Registration Certificate, contact the Business Support Center via email at: wildomar@HdLgov.com or by telephone at: (951) 214-4942.

Keep this portion for your certificate separate in case you need a replacement for any lost, stolen, or destroyed certificate. A fee may be charged for a replacement or duplicate certificate.

This certificate does not entitle the holder to conduct business before complying with all requirements of the City of Wildomar Municipal code and other applicable laws, nor to conduct business in a zone where conducting such business violates law.

If you have a fixed place of business within the City of Wildomar, please display the Certificate above in a conspicuous place at the premises. Otherwise, every Certificate holder not having a fixed place of business in the City shall keep the Certificate upon his or her person, or affixed in plain view any cart, vehicle, van or other movable structure or device at all times if required by the Collector.

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: <https://www.dca.ca.gov/publications>



BUSINESS SUPPORT CENTER
8839 N CEDAR AVE #212
FRESNO, CA 93720-1832



City of Wildomar BUSINESS REGISTRATION CERTIFICATE

ILHAM POLIS
THE CAKE HOUSE
32475 CLINTON KEITH RD # 104A
WILDOMAR, CA 92595-8663

Business Registration Number: 09404307

Date of Issue: 09/01/2024

Letter Of Support From the City of Wildomar

Green Reserve East County Prospect LLC

Iham Polis (100% owner of GREEN RESERVE) and her General Manager Brian McWilliams have received the attached letter of support from the City of Wildomar praising their store in that City where Iham is the 50% owner and Brian is the General Manager.

Bridgette Moore, Mayor, Dist. 4
Ashlee DePhillippo, Mayor Pro Tem, Dist. 5
Carlos Marquez, Council Member, Dist. 1
Joseph Morabito, Council Member, Dist. 3
Dustin Nigg, Council Member, Dist. 2



23873 Clinton Keith Rd, Ste. 110
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.CityofWildomar.org

October 15, 2024

Brian McWilliams
General Manager
Currnt Veterans Wildomar South LLC
32475 Clinton Keith Road, Suite A
Wildomar, CA 92959

Dear Mr. McWilliams,

Re: Letter of Support for Currnt Veterans Wildomar South LLC

I am writing this letter to express my full support for Currnt Veterans Wildomar South LLC, which has proven to be an outstanding commercial resident in the City of Wildomar. Since Code Enforcement began conducting inspections on the establishment from October 20, 2021, to October 24, 2024, there have been no major municipal code violations, nor have there been any incidents involving Currnt Veterans Wildomar South LLC.

Currnt Veterans Wildomar South LLC operates a clean, well-managed establishment, making code enforcement inspections both straightforward and efficient. Their commitment to compliance and excellence is evident in their day-to-day operations, and they have demonstrated the ability to maintain high standards within the community.

I am confident that Currnt Veterans Wildomar South LLC's new venture will continue to reflect their dedication to operating an outstanding, well-run establishment as they expand to their new location. Their professionalism and responsible management make them an asset to any city.

Thank you for considering my support of Currnt Veterans Wildomar South LLC in their continued endeavors.

Sincerely,

Raul Berroteran
Code Enforcement/ Office of Emergency Management Manager
City of Wildomar

Department of Cannabis Control License from Wildomar

	Department of Cannabis Control CALIFORNIA	Department of Cannabis Control licensing@cannabis.ca.gov, www.cannabis.ca.gov
Cannabis Retailer License Adult-Use and Medicinal		
Business Name: Currit Veterans Wildomar South, LLC		Premises Address: 32475 CLINTON KEITH RD, UNIT 104A WILDOMAR, CA 92595-8663
The Cake House		Valid: 8/11/2021 Expires: 8/11/2025
License Number: C10-0000859-LIC License Type: Retailer (Storefront)		
<p>The license authorizes Currit Veterans Wildomar South, LLC to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.</p>		
		
<p>Scan to verify this license.</p>		
<p>Non-Transferable Post in Public View</p>		



Neighborhood Compatibility Plan

GREEN RESERVE has established a history of involvement in the communities where the owner operates. Our focus in the City of Santee, as outlined in our Community Benefits and Investment Plan, will continue to stress community involvement and neighborhood relations. **Green Reserve** is fully committed to being a conscientious company that is proactive in avoiding any nuisance to its surrounding neighbors and gaining respect for its positive impact on the community.

Community "Q and A" Introductory Meeting

Stemming from previous community relations events in other cities where the owner operates, GREEN RESERVE will host an open Community Question and Answer reception at the site or a location near the proposed site well before the building starts construction. The primary purpose of the "introductory meeting" will be to introduce ourselves to neighbors, address any community questions about how our retail Cannabis business operates, distribute our construction plans and proposed timeline, and communicate local and state cannabis laws and regulations.

GREEN RESERVE aims to visit each neighboring business, introduce our company, and invite them to the neighborhood reception with a flyer. A flyer will be left if the business owner or manager is absent. The neighborhood businesses will be revisited a few days before the event to leave a reminder. GREEN RESERVE will invest time and energy in reaching out to the surrounding community and welcomes the community's feedback.

A takeaway from a previous "Q and A" session is the physical appearance of the proposed building improvements, concerns regarding how GREEN RESERVE will prevent public consumption in the neighborhood, and protocols for keeping cannabis products away from children. Another topic we will address is the legalized retail Cannabis industry and what GREEN RESERVE's team experience has been in dealing with the community in past endeavors in the industry. The primary concern is ensuring that local business owners fully understand and believe there are no negative impacts on their businesses.

Neighborhood Business Tour

Prior to opening, GREEN RESERVE will invite neighboring businesses and community members to tour our Facility so that we can show them how a professionally operated cannabis retail storefront succeeds in creating a safe and legal environment. We believe informing and educating neighboring businesses about our operations is very important. We want our neighbors to get to know us and to feel comfortable calling on our Community Relations Liaison to resolve any nuisance caused by our business. During this tour, neighboring businesses will meet GREEN RESERVE's managers and staff. They will receive a handout of our neighborhood complaint policies and contact information.



Ongoing Neighbor Outreach

Being a good neighbor involves ongoing effort. From time to time, our Community Relations Liaison will proactively seek feedback and communication with our neighbors. GREEN RESERVE may conduct this outreach by conducting neighborhood surveys, inviting neighbors to tour our Facility, or hosting neighbors for feedback sessions at an offsite premise. Commercial Cannabis is new to the City of Santee, and community members may have questions. GREEN RESERVE has a deep appreciation for the concerns of neighboring businesses. It takes our role as leaders in the community very seriously to ensure a harmonious neighborhood environment.

Citizens Advisory Board

GREEN RESERVE will work with existing neighborhood and citizen groups to maintain communication between the community and GREEN RESERVE. If needed, we can also implement a Citizens Advisory Board consisting of local citizens to meet these goals. Our Community Relations Liaison will establish a regular board meeting schedule to proactively seek community input and feedback regarding any impacts on the neighborhood and to seek positive solutions.

Working with community groups and our own Citizens Advisory Board is one way that GREEN RESERVE encourages feedback and input from concerned citizens. We know that operating a high-volume retail cannabis dispensary must involve providing a forum for people to speak and not just listen but also integrate feedback into our operations. We deeply understand that a large part of our success is due to citizens' input.

Community Relations Liaison

GREEN RESERVE has appointed ANNA ULEZKO as our Community Liaison, who is responsible for community outreach, communication, and issue resolution. The Community Liaison will be empowered to solve issues that arise and will ensure that all patrons and employees follow all policies. Our Community Liaison is a crucial aspect of our proactive policy to avoid becoming a nuisance or negatively impacting our neighbors or surrounding community.

Additionally, the Community Liaison will be GREEN RESERVE's designated representative for implementing our Community Benefit and Investment Plan and will coordinate with City personnel and local community groups for all such programs. This information will also be available on GREEN RESERVE's website as we promote a healthy, conscientious lifestyle and do what we can to support the quality of life in the City of Santee. The Community Liaison's contact information will also be provided to all neighboring businesses and law enforcement. This position will be reviewed annually.

The appointed Community Relations Liaison will also attend a periodic meeting with the City and other interested parties as deemed appropriate by the City to discuss costs, benefits, and other community issues arising from implementing this plan.

GREEN RESERVE will establish and maintain procedures to support our community and resolve community concerns/complaints about our operations. We will immediately react, respond, and find solutions to any complaints related to noise, light, odor, public consumption, loitering, vehicle traffic, or pedestrian traffic. We are committed to keeping open communication between our customers, staff, neighbors, and management. We need to educate our neighbors and customers about the procedure for expressing concerns or dealing with complaints about our operations so that requests, questions, concerns, and ideas are addressed positively and timely.

Operational Complaint Procedures

GREEN RESERVE has established formal complaint procedures to ensure we document and address all complaints promptly. Our complaint procedure for this location will be sent to all businesses within 500 feet of our area before opening. It will include a method for expressing concerns or filing a complaint, including the Community Relations Liaison's contact information. The information will also be posted on our website and available in the store. We will monitor and respond to all complaints with our online presence. **Social media typically accessed by youth will not be used by GREEN RESERVE.** This includes media such as blogs, chat rooms, forums, and social networking sites like Facebook/Meta, X/Twitter, LinkedIn, Pinterest, and Instagram. All staff will be trained to proceed when a complaint or concern is expressed. When we receive a complaint about our business, the following procedures will be followed:

- The complainant's name and contact information if the person wishes to provide the information for follow-up purposes;
- A detailed description of the complaint, including events and circumstances giving rise to the complaint;
- The date of the event or if no specific date is available the general timeframe of the event;
- Whether the complaint has been referred to anyone else like law enforcement;
- The Community Relations Liaison will take all reasonable steps to understand the complaint and gather additional information entirely;
- A response will be provided to the complainant, and depending on the outcome of the investigation, the product will be segregated, and regulatory authorities will be notified if necessary.

The Community Relations Liaison will keep a log of all inquiries and complaints. Anonymous complaints will be handled in the same manner. All complaints will receive a response via email, a face-to-face meeting if requested, or an informal discussion over the phone. Complaints that raise particularly challenging issues or are incredibly complex will be investigated thoroughly.

Facility Design, Exterior Areas & Nuisance Avoidance

The dispensary building suite remodel is designed by a licensed architect to be consistent with high-quality commercial development standards and improve the appearance and aesthetics of the surrounding area, mostly older and tired buildings needing upgrades. GREEN RESERVE's architectural team is experienced in commercial real estate development. It is specifically well versed in both the exterior and interior design of commercial cannabis facilities, having completed over 120 cannabis projects in the State of California.

GREEN RESERVE's retail facility in Santee will feature modern, high-quality material choices, as evidenced by the rendering of the architect's plan above. GREEN RESERVE's aesthetic is professional and visually appealing, with a focus on attracting adult patrons seeking high-quality adult-use cannabis products only.



All doors (interior or exterior) shall have electronic surveillance and alarm equipment to deter and detect unauthorized intrusion and emergency exits. There will be ample lighting surrounding the facility and parking area, along with adequately maintained landscaping to allow for visual observation by patrolling security and law enforcement to deter individuals from consuming cannabis on the premises. All exterior lighting will be designed by qualified engineers who use photometrics to ensure adequate light levels at night.

The proposed storefront retail dispensary will encompass full site development, including a detailed drought-tolerant landscape and irrigation designed by a licensed landscape architect to reduce water usage by implementing a drip-type irrigation system and also to provide a quality landscape design to enhance the architecture of the proposed building as well to be congruent with, yet an improvement to, the character of the neighborhood.

GREEN RESERVE will conduct its business operations to mitigate any potential nuisance or disturbance to its neighbors and the larger community. We believe a cannabis business

integrated into the community creates a harmonious environment and a better community. GREEN RESERVE has specific policies that dictate how we will achieve this objective and how we will manage our staff and operations to minimize and remove any potential and perceived negative impacts of its operation.

GREEN RESERVE will build relationships within the community that foster a free and willing exchange of information. Our appointed Community Relations Liaison and their contact information will be available to neighboring businesses and the public. In so doing, GREEN RESERVE hopes to enlist suggestions on how they can improve their operations for the public's good.

GREEN RESERVE employees in and around the retail storefront will professionally conduct themselves at all times. Daily monitoring and cleanup of the subject property and adjacent public areas will occur.

Facility Exterior Cleanliness

In addition to constructing a beautifully designed exterior that fits the appropriate architectural style, GREEN RESERVE attends to the practical matters of ongoing exterior maintenance. Trash receptacles will be in front of the facility and the parking area. Multiple times a day, an employee or one of the security guards visually inspects the exterior areas and surrounding public areas for trash and safety issues. Any such matters will be immediately resolved.

No Cannabis/Alcohol/Tobacco Consumption On-Site or in Vicinity

GREEN RESERVE has a zero-tolerance policy for smoking, vaping, or otherwise consuming cannabis or cannabis products anywhere within or surrounding the retail storefront, including the parking lot and neighboring areas. Any cannabis or cannabis paraphernalia that shows evidence of the Cannabis having been consumed or partially consumed near our facility will be reported to the City and local Sheriff's Department. GREEN RESERVE will place smoke detectors around the facility and routinely monitor via video surveillance to prevent the use of Cannabis at our facility. No person will cause or license the sale, dispensing, or consumption of alcoholic beverages or tobacco products on the property of GREEN RESERVE's Commercial Cannabis Business.

No Loitering

GREEN RESERVE enforces a strict no-loitering policy. Staff will be trained to identify and respond appropriately to all levels of suspicious activity. Security guards will manage patrons who loiter by asking them to leave the facility.

Location

By GREEN RESERVE's Security Plan herein, we will proactively approach security, fire, and safety measures. The security staff will be integral to our neighborhood integration and

"good neighbor" policies. The security team will be tasked with surveillance, patrol, and cleanup of the surrounding areas and being a point of contact for local law enforcement. Video surveillance using a state-of-the-art camera system around the building's perimeter is active 24/7. It is monitored both from within the facility and remotely via internet access (known as TCP - transmission control protocol) to ensure the safety of all people and businesses in the neighborhood. GREEN RESERVE's active video surveillance allows us to ensure proper neighborly etiquette. There will be abundant lighting in the building perimeter and parking lot. Two security guards will be onsite during business hours, and at least one security guard will be onsite during non-business hours. GREEN RESERVE will ensure that there will be immediate response and resolution to all law enforcement or neighborhood concerns.

The address of the proposed Commercial Cannabis Business retail storefront is:
10612 Prospect Avenue
Santee, CA 92071

An existing commercial suite will be improved to meet the business needs of GREEN RESERVE. It will comply with all state and local regulations, including all applicable building, fire, electrical, and health codes.

Parking

GREEN RESERVE will ensure sufficient parking on site that is consistent with City of Santee Municipal Code requirements. All parking managed by GREEN RESERVE will have proper signage, lighting, and litter removal. Patrons and others will not be allowed to loiter or consume cannabis or cannabis products in parking areas. Parking areas will have video surveillance, and our security guards will monitor activities in parking areas. GREEN RESERVE's Community Relations Liaison will promptly follow up on all noise and other nuisance complaints from neighboring businesses, law enforcement, and other entities. Provisions will be made for employees to park off-site or use public transportation as needed. Bicycle transportation is encouraged, and bicycle racks and lockers are also provided. GREEN RESERVE will install at least one publicly available electric vehicular charging station and designate preferred parking for alternative fuel vehicles where feasible, all in a continuing effort to provide eco-friendly alternatives.

Signage

At all times, *no* Signage will obstruct the entrance of the retail storefront in compliance with all state and local agency regulations. All signage will remain free and clear from referencing Cannabis by name or any commonly associated symbols. Further, the following forms of marketing and signage will be strictly prohibited:

- No advertising by sign spinning or similar methods to attract attention or people driving by;
- No banners, flags, or pop-up signs;



Each entrance will be visibly posted with the following notices:

- THESE PREMISES ARE UNDER 24/7 VIDEO SURVEILLANCE.
- NO SMOKING, INGESTING, OR OTHERWISE CONSUMING CANNABIS OR CANNABIS PRODUCTS ON THE PREMISES OR ADJACENT AREAS.
- YOU MUST HAVE PROPER IDENTIFICATION TO ENTER.

At all times, GREEN RESERVE will display its local permit, seller's permit, business license, and eventual State License in a prominent location.

Lighting

Statistics demonstrate that crimes are less likely to occur in well-lit areas because a well-lighted property is a meaningful deterrent against criminals and criminal activity. Security lighting is one of the most practical and effective ways to prevent and deter crime in or around commercial facilities. Exterior lighting at GREEN RESERVE's facility will ensure the safety of the public and our employees while not disturbing any surrounding residential or commercial areas.

The main objective of our security lighting system at the facility is to illuminate dark areas and detect and recognize concerning movement in the protected area. The best vision for outdoor lighting is obtained from downward-directed and shielded security lighting from dusk until dawn, supplemented with instant-on lighting triggered by motion-triggered detectors. Increased lighting will be installed at all points of ingress and egress.

All exterior lighting on the premises and parking area lighting for the location will be balanced and will not result in glare on adjoining properties. Lighting will comply with all City of Santee requirements.

Adults Only Aesthetic

GREEN RESERVE is committed to a commercial cannabis business that will *not* influence the desirability or attraction to the premises among youth. GREEN RESERVE's commitment to an adults-only aesthetic is evidenced by the modern, professionally designed appearance and security/safety features woven throughout our Neighborhood Compatibility Plan above and elements of our Security Plan. Our healthy, thought-out exterior design contains no symbols that may appeal to youth, nor is it associated with youth-oriented facilities. Relatively, GREEN RESERVE's retail business conscientiously markets to responsible, law-abiding adults and respectable local community members. GREEN RESERVE takes great pride in the strong emphasis its plan places on community involvement, designed to address neighborhood concerns and be compatible with a safe adult-use product line.



Letter Of Support from the City of Wildomar

Green Reserve East County Prospect LLC

Iham Polis (100% owner of GREEN RESERVE) and her General Manager Brian McWilliams have received the attached letter of support from the City of Wildomar praising their store in that City where Iham is the 50% owner and Brian is the General Manager.

Bridgette Moore, Mayor, Dist. 4
Ashlee DePhillippo, Mayor Pro Tem, Dist. 5
Carlos Marquez, Council Member, Dist. 1
Joseph Morabito, Council Member, Dist. 3
Dustin Nigg, Council Member, Dist. 2



23873 Clinton Keith Rd, Ste. 110
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.CityofWildomar.org

October 15, 2024

Brian McWilliams
General Manager
Currnt Veterans Wildomar South LLC
32475 Clinton Keith Road, Suite A
Wildomar, CA 92959

Dear Mr. McWilliams,

Re: Letter of Support for Currnt Veterans Wildomar South LLC

I am writing this letter to express my full support for Currnt Veterans Wildomar South LLC, which has proven to be an outstanding commercial resident in the City of Wildomar. Since Code Enforcement began conducting inspections on the establishment from October 20, 2021, to October 24, 2024, there have been no major municipal code violations, nor have there been any incidents involving Currnt Veterans Wildomar South LLC.

Currnt Veterans Wildomar South LLC operates a clean, well-managed establishment, making code enforcement inspections both straightforward and efficient. Their commitment to compliance and excellence is evident in their day-to-day operations, and they have demonstrated the ability to maintain high standards within the community.

I am confident that Currnt Veterans Wildomar South LLC's new venture will continue to reflect their dedication to operating an outstanding, well-run establishment as they expand to their new location. Their professionalism and responsible management make them an asset to any city.

Thank you for considering my support of Currnt Veterans Wildomar South LLC in their continued endeavors.

Sincerely,

Raul Berroteran
Code Enforcement/ Office of Emergency Management Manager
City of Wildomar



Community Benefits and Investment Plan

GREEN RESERVE will continue to follow the owner's vision and ethos: to benefit the community with a destination that showcases the harmony of the California cannabis culture in a well-designed, state-of-the-art cannabis retail store where the safety of our customers, employees, and the community is paramount. As demonstrated in our Security Plan, our core design concept is founded on crime prevention and safety through environmental design, state-of-the-art security systems, and expert third-party security personnel.

In keeping with the owner's philanthropic commitment to all her businesses, GREEN RESERVE will provide a revenue source for the City of Santee to further the City's objectives and strategic priorities in support of quality-of-life programs.

GREEN RESERVE will provide a direct fee offered to the City of Santee of 8.00% of gross receipts. In addition, GREEN RESERVE will contribute 2.00% to charities serving the local community.

GREEN RESERVE suggests that community leaders select which charitable organizations they feel are most likely to further the City's goals to support the work of local non-profits, community-based organizations, civic organizations, or social service organizations. Of particular interest to GREEN RESERVE are veteran's programs, youth-oriented drug education, and addictive illness prevention programs, public safety programs to support local fire protection and police services, support for scholarship programs at local schools, community-based programs to enhance homeless outreach programs, and support for local businesses including sponsorship of vocational training and internship programs.

At GREEN RESERVE, we are deeply committed to supporting our local community and encourage our employees to actively participate in making a positive impact. To foster a culture of giving back, we offer all employees the opportunity to volunteer at a charity of their choice within the City of Santee for up to 5 paid hours per month. This initiative allows our team members to engage with causes they are passionate about while contributing to the well-being and growth of our community. By empowering our employees to volunteer, we aim to strengthen our connection to Santee and demonstrate our dedication to creating a thriving, supportive local environment.

Estimated Community Benefit Program revenue:

	Benefit/ Tax Rat	Year 1	Year 2	Year 3	Total Year 1-3
Community Benefit 8%	8.00%	\$800,830	\$1,327,376	\$1,496,617	3,624,823
Community Benefit - Charities 2%	2.00%	\$200,208	\$331,844	\$374,154	906,206
Santee Sales Tax 7.75%	7.50%	\$750,778	\$1,244,415	\$1,403,078	3,398,272
Total		\$1,751,816	\$2,903,635	\$3,273,849	\$7,929,300

Our Labor and Employment Plan is committed to paid community service days for all employees to further Green Reserve's Community Benefit Program for the City of Santee. Also, to help mitigate the high cost of housing in the region, Green Reserve will provide a housing incentive to assist employees who are first-time home buyers with up to \$10,000 towards their down payment if they purchase in the City of Santee.

Community Liaison

Consistent with our Neighborhood Compatibility Plan, Green Reserve has appointed Anna Ulezko as our Community Liaison, who will be responsible for community outreach, communication, and issue resolution. The Community Liaison will be empowered to solve issues that arise and will ensure that all patrons and employees follow all policies.

Additionally, the Community Liaison will be GREEN RESERVE's designated representative for implementing our Community Benefits Plan and will coordinate with City personnel and local community groups for all such programs. This information will also be available on GREEN RESERVE's website as we promote a healthy, conscientious lifestyle and do what we can to support the quality of life in the City of Santee. The Community Liaison's contact information will also be provided to all neighboring businesses and law enforcement.

Direct Employment

GREEN RESERVE will create employment for City of Santee residents to every extent possible with a goal of 100% local employment as detailed in our Labor and Employment Plan. These newly created jobs will be filled with residents who live, work, and play in the local community, employed at heightened wages, creating a positive feedback loop of gainful employment and local spending for the region. Priority will be given to applicants with immediate family living in the City of Santee. Housing incentives will prioritize City of Santee home buyers, as discussed above. GREEN RESERVE offers wages over state and local minimum requirements, with typical starting hourly wages of \$18 to \$24 per hour for staff and management positions to \$10,000 per month plus benefits per our Labor and Employment Plan.

Local Employment Commitment

Green Reserve is committed to prioritizing local employment and ensuring that City of Santee residents play a significant role in the operation of the business. At the initial opening, approximately **90–95% of total annual payroll hours** are expected to be performed by Santee residents. This high percentage reflects the inclusion of local hires in all roles except for the temporary General Manager, who will assist with the store's launch.

Once Green Reserve reaches full capacity, the involvement of local residents is projected to increase to **98–100% of total annual payroll hours**. A permanent General Manager,

sourced from the Santee community, will replace the temporary General Manager, further solidifying the company's commitment to local employment.

Approximate Breakdown of Local Employment:

- **Initial Opening:** Most payroll hours will be filled by local residents, including Assistant Managers, Utility Assistant Managers, Receptionists, Shift Leads, and Budtenders. Only the General Manager, accounting for a small portion of total payroll hours, will be non-local.
- **Full Capacity:** All positions, including the General Manager, will be transitioned to local hires, ensuring that nearly all payroll hours benefit the local workforce.

This commitment aligns with Green Reserve's dedication to investing in the Santee community by providing high-quality jobs, offering competitive wages, and supporting local economic growth.

Contract and Services Employment

Many jobs and economic benefits will be created via the short-term and long-term contract jobs we create, beginning with construction. Design and permitting consultants will be needed, including architectural, engineering, and environmental experts. Construction services required include a general contractor and specialists in new commercial construction, interior tenant improvements, electrical, painting, plumbing, mechanical, landscaping, materials and equipment vendors, interior finishes and furniture, and others. Ongoing contracted services include security guards, alarm system monitoring, video surveillance system maintenance, cleaning service, and more. As with GREEN RESERVE's staff, City of Santee residents and businesses will be prioritized for these outside contract and service jobs.

Community Benefit for the City of Santee

GREEN RESERVE is committed to offering the citizens of Santee a welcoming space to explore and learn about legal cannabis and its various products, enhancing health, wellness, and quality of life for adult consumers and qualified patients alike. In addition to providing a safe and educational environment, GREEN RESERVE will engage in continuous public outreach through its community benefit program. This initiative focuses on leadership, volunteerism, and direct financial contributions aimed at improving the quality of life for the residents of Santee.

Central to GREEN RESERVE's philosophy is its dedication to community engagement. This commitment is embodied by Ilham Polis, the sole owner of GREEN RESERVE. Ilham's journey is one of resilience, courage, and an unwavering commitment to helping others. Born into a persecuted Christian minority in Iraq, Ilham was raised in a small, close-knit

community where faith and family were the foundation of her life. As political and religious tensions escalated, her family faced increasing threats.



Arriving as to El Cajon, CA as immigrants—Illham and her family faced the challenges of adapting to a new culture, language, and environment. Embracing her new life with determination, Ilham found comfort and support within her local church. The church not only provided her with a spiritual home but also offered her a platform to help others who were experiencing similar challenges.

Ilham's passion for service continued to grow as she became more deeply involved in the church's outreach efforts. She volunteered at food drives, organized community events for newly arrived refugees, and assisted with English classes for children and adults.

Her early experiences of hardship and service ignited a lifelong passion for uplifting others and advocating for underprivileged communities. Today, Ilham's deep empathy and drive to make a difference guide her both personally and professionally. As the owner of GREEN RESERVE, she continues to give back to the community that welcomed her, ensuring her business contributes positively to the fabric of Santee. At her Wildomar, she has been instrumental in organizing multiple charity events, reflecting her dedication to community enrichment and her belief in the transformative power of giving back.



Proposed Site Plan

Existing Site

GREEN RESERVE'S retail facility in the City of Santee is in an existing building at 10612 Prospect Avenue. For the existing site plan, please reference architectural drawing A101 with additional information on drawing G001.

The site is currently occupied by a print shop, while the project suite is vacant. The site comprises a corner parcel, with an approximate area of 16,107sf. The single-story commercial building is built out of exposed CMU with sections of storefront glass and has an area of 6,074sf. The adjacent use to the Southeast of the project is a vacant lot. Immediately adjacent to the East and North there exists a variety of commercial uses including a maintenance construction company, a pool company, a sign company, and a contractor. Immediately adjacent to the West, there exists a gym and other vacant suites.

The project suite is 2,600sf and will be remodeled as designed by a Licensed Architect to be consistent with high-quality commercial development standards and improve the appearance and aesthetics of the surrounding area which are mostly older and tired buildings in need of upgrades.

The existing site is currently configured with 13 parking spaces, 3 driveway curb cuts, landscape areas, and a free-standing trash enclosure. The existing landscape areas include grass, ornamental small trees, and 3 mature palm trees. The adjacent ROW consists of a contiguous sidewalk along Prospect Ave, with ADA pedestrian transitions at the driveway



and at Tumbleweed Terrace. Street lighting is present in front of the adjacent property to the east. Photos of the existing side are as follows:





Proposed Site

The proposed use of the site includes a conversion of a 2,600sf suite into a Cannabis Business. This suite is immediately facing Prospect Ave. A proposed site plan, drawn to scale and showing perimeter fencing, driveways, streets, property lines, buildings, parking areas, and outdoor areas can be found on attached architectural drawings A101. The proposed site improvements include converting one vehicular space to a Clean Air Vehicle space, the addition of 2 short-term bicycle parking spaces, and 2 long-term bicycle parking spaces. Additional improvements will include drought-tolerant landscaping and automatic irrigation, designed by a licensed landscape architect to reduce water usage. The landscaping will also be designed to enhance and complement the architecture.

In addition to the site improvements described above, proposed building improvements include a complete exterior remodel of the project suite, designed by a licensed architect with over 120 cannabis projects of experience. The exterior design will feature modern, high-quality materials as shown in the attached architectural renderings (visual depiction of the proposed exterior) on drawings A901 and A902. Exterior openings will be reinforced along with the storefront systems. Expansion of the building is not part of this proposed project. The building exterior walls are at the property on the north side and most of the East side. In the remaining eastern property line (perimeter), there currently exists a 6' high chain link fence that is proposed to remain.

A Site Plan, drawn to scale, follows the next section.

Impact on Surrounding Area

The proposed modifications and utilization of the site for cannabis retail activity will have a positive impact on the public health, safety, welfare, environmental quality, and quality of life in the surrounding areas. This will be accomplished as follows:

Public Health, Safety and Welfare

The proposed improvements, both interior and exterior, will be designed by licensed and qualified professionals, who will ensure that all improvements are in full compliance with the California Building Code, California Plumbing Code, California Mechanical Code, California Fire Code, CalGreen, Santee Municipal Code and the Americans with Disabilities Act. After successful design and permitting, the construction will be executed by a licensed general contractor and closely monitored by the design professionals to verify adherence to the approved plans and applicable regulations. These improvements could extend off-site as well if needed. The combination of these improvements will result in a facility and site that are in full compliance with the strictest of applicable standards, resulting in a significant improvement to public health, safety, and welfare.

Public safety will furthermore be increased by the implementation of professionally designed exterior lighting, using CPTED principles. Statistics demonstrate that crimes are less likely to occur in well-lit areas because well-lighted property serves as a meaningful deterrent against criminals and criminal activity. Security lighting is one of the most practical and effective ways to prevent and deter crime in or around commercial facilities. Exterior lighting at GREEN RESERVE's facility will ensure the safety of the public and our employees, while not disturbing any surrounding residential or commercial areas. The best vision for outdoor lighting is obtained from downward-directed and shielded security lighting that is on from dusk until dawn, supplemented with instant-on lighting triggered by motion-triggered detectors. Increased lighting will be installed at all points of ingress and egress. All exterior lighting on the premises and parking area lighting for the location will be balanced and will not result in glare on adjoining properties. Lighting will comply with all City of Santee requirements.

As outlined in this submittal, the proposed project will have at least one security guard on-site 24 hours a day, including non-operational hours, along with a second security guard as needed during operational hours. Statistics have shown, and other local cannabis businesses in the San Diego area have experienced this, that the presence of a security guard will increase the safety of those on-site and in adjacent areas. This will have a positive direct impact on the quality of life in surrounding areas.

Environmental Quality

As described above, this project will provide a Clean Air Vehicle parking space along with short-term and long-term bicycle parking spaces.

Apart from the required energy efficiency standards that the project will have to comply with, this specific project is committed to achieving LEED certification. The project's Architect has designed the first LEED-certified dispensary in the United States and is still the only one in San Diego. That experience will be brought to this project so that it achieves LEED certification. Achieving LEED certification will significantly enhance environmental quality by implementing energy-efficient systems that reduce energy consumption and lower carbon emissions, utilizing sustainable materials to minimize waste and resource depletion, and improving indoor air quality through advanced ventilation and filtration systems. This commitment not only fosters a healthier indoor environment for occupants but also contributes to the overall sustainability and resilience of the community. Achieving LEED certification for this cannabis project aligns with the City of Santee's Sustainable Santee Action Plan by reducing energy consumption and carbon emissions, enhancing water efficiency, and promoting sustainable resource use. These efforts will support Santee's target to reduce community-wide emissions and promote a more livable and sustainable community.

Quality of Life in the Surrounding Areas

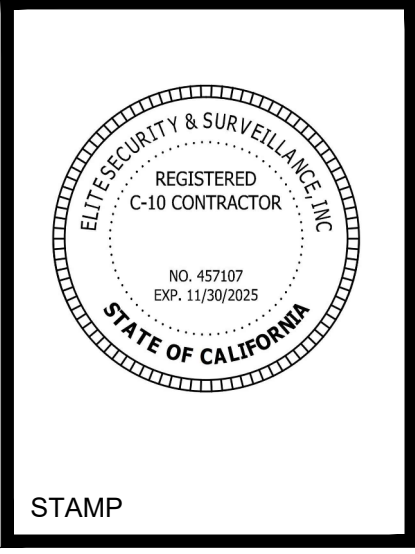
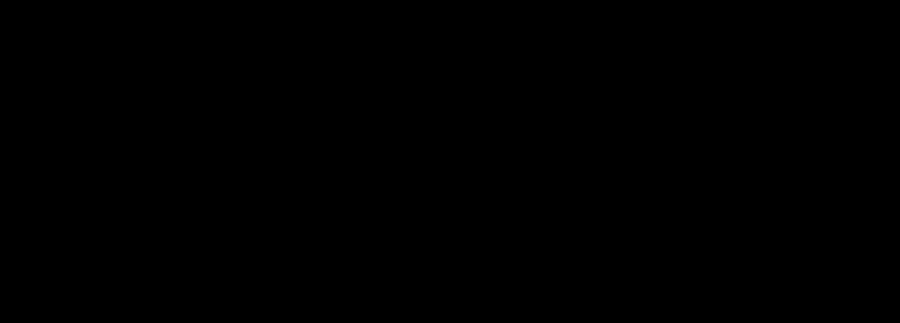
The proposed project will have a positive impact on the quality of life in the surrounding area in various ways, including by significantly increasing the safety of the public on-site and

Green Reserve East County Prospect LLC

immediately adjacent to the site, improving the façade of an existing building which will encourage more visitors to this neighborhood and also by providing a much-needed business in a well located, safe and easily accessible location. This will benefit patients, general consumers, and the public at large.

Visual depictions are as follows:





SHEET TITLE:
**ACCESS CONTROL
SYSTEM**

MARTIN
PRESIDENT

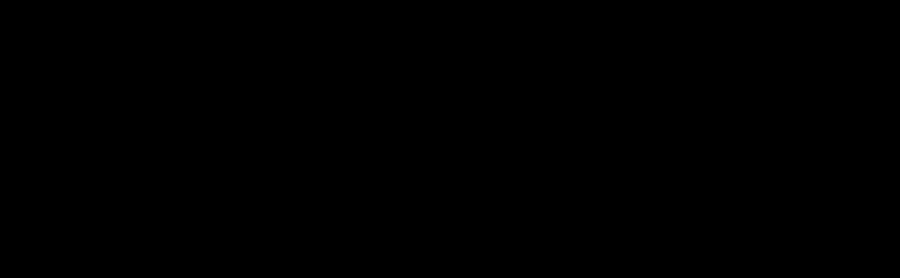
Elite
Security & Surveillance

msomo@sd-elite.com
www.sd-elite.com
Lic# 457107 & AC 6970

**10612 Prospect Ave.,
Santee, CA 29071**

REVISIONS

AC-1



STAMP

SHEET TITLE:
ALARM SYSTEM

MARTIN
PRESIDENT

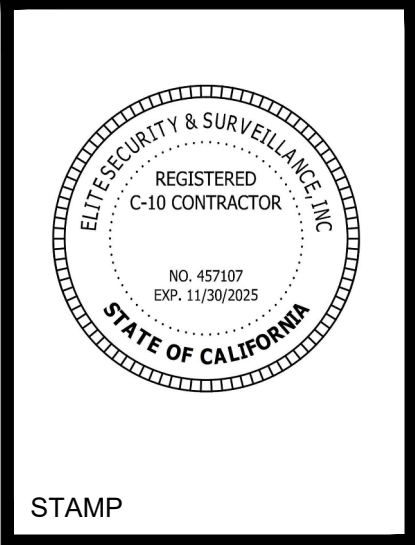
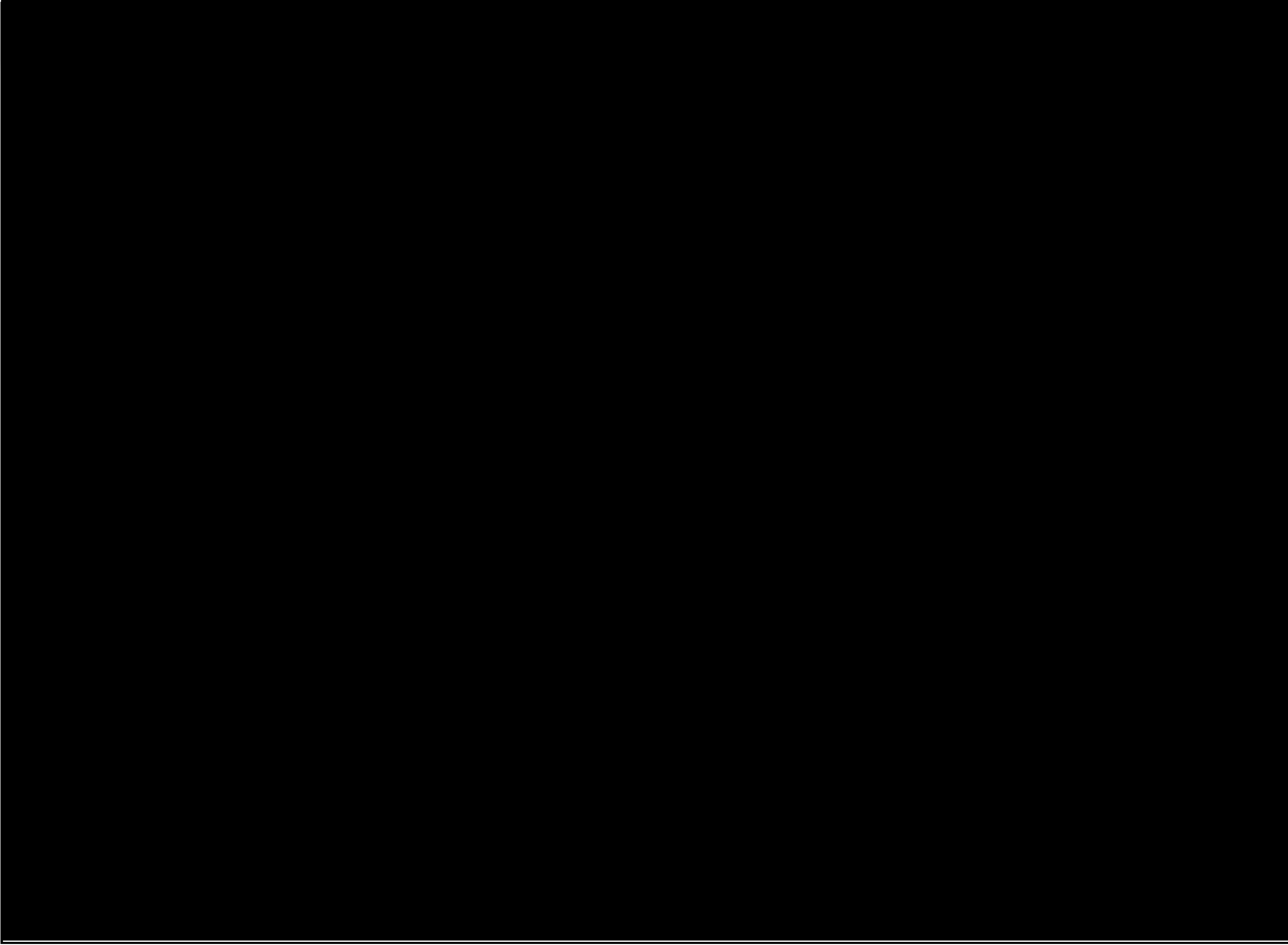

msomo@sd-elite.com
www.sd-elite.com
Lic# 457107 & AC 6970

SA
MO

Security & Surveillance

**10612 Prospect Ave.,
Santee, CA 29071**

REVISIONS



STAMP

SHEET TITLE:
**SURVEILLANCE
SYSTEM**

MARTIN
PRESIDENT


Elite
Security & Surveillance

msomo@sd-elite.com
www.sd-elite.com
Lic# 457107 & AC 6970

**10612 Prospect Ave.,
Santee, CA 29071**

REVISIONS



Conclusion

In conclusion, GREEN RESERVE is strategically positioned to become a leading commercial cannabis facility in the City of Santee. With a commitment to quality, compliance, and innovation, we aim to meet the growing demand for cannabis products while contributing to the local economy through job creation and tax revenues. Our experienced management team, robust operational plans, and focus on community relations will ensure a sustainable and profitable future for the business. By maintaining high standards in sourcing and customer service, GREEN RESERVE is poised to establish itself as a trusted and reputable name in the cannabis industry.

CITY OF SANTEE
COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION
(RETAIL APPLICATIONS)
FINANCIAL RESPONSIBILITY, INDEMNITY AND
CONSENT TO INSPECTION TERMS
(Must be completed by all owners)

Dated: 9-4, 2024

I hereby agree to the following terms:

1. I herewith pay the sum of \$25,711 for the application fee for the review and processing of an application for commercial cannabis business permit.
2. The entire fee amount paid to the City of Santee ("City") is non-refundable. There is no guarantee - expressed or implied - that by submitting the application or paying the application fee that I will obtain a permit to operate a commercial cannabis business.
3. All costs incurred by the City in processing said application, including staff time, attorney's fees, Consultant's fees and overhead, shall be funded from the fees paid. This is a 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.
4. I acknowledge and agree to the defense, waiver, and indemnification obligations stated in the attached "Agreement on Limitations of City's Liability, and Certifications, Assurances Warranties and Indemnification to City", incorporated herein by reference.
5. The City will promptly notify the Applicant(s) and Owner(s) of any claim, action, or proceeding that is or may be subject to this Agreement on Limitations of City's Liability, and Certifications, Assurances Warranties, and Indemnification to City. The City may, within its unlimited and sole discretion, participate in the defense of any such claim, action, or proceeding.
6. I will fund a deposit account ("Fund") to reimburse the City's cost, including attorney's fees, to defend any claim, action, or proceeding that is or may be subject to the Agreement on Limitations of City's Liability, and Certifications, Assurances Warranties, and Indemnification to City. In the event that any such claim, action, or proceeding is filed against the City, I shall within 30 days of the filing, deposit an initial sum of \$20,000 to the Fund to reimburse the appropriate portion of the City defense costs, as determined by the City in its sole discretion. The Fund shall contain an amount necessary to cover three months' worth of budgeted expenditures by the City relating to the City's defense of the claim, action, or proceeding, including all time to appeal, or as long as expenditures made by the City relating to its defense remain unreimbursed, whichever is later. Once all remaining

Agreement of Limitations of City's Liability, and Certifications, Assurances, Warranties, and Indemnification to City

and outstanding reimbursements have been paid to the City by me, City shall return any remaining unused portion of the deposit.

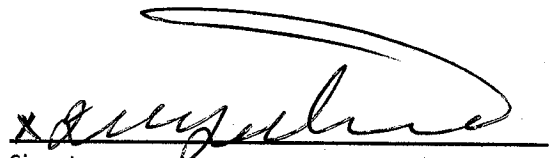
7. The City shall have the sole and absolute right to approve any and all counsel employed to defend the City. To the extent the City uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, I will reimburse the City for those costs. Such resources include, but are not limited to, staff time, court costs, City Attorney's time, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings.
8. I consent and expressly allow, authorize, and permit the City, all its departments, agents, and employees, to enter upon and inspect the subject property identified in the application, with or without prior notice, for the purposes of processing this application or inspection or photographing for compliance with all laws, regulations, and conditions placed on land use approvals or the cannabis business permit. No additional permission or consent to enter upon the property is necessary or shall be required. By signing this agreement, I further certify and warrant I am authorized to, and hereby do, consent, and allow such inspections on behalf of each and all Owners of the property and Applicants.
9. I understand that all materials submitted in connection with the application are public records that the City may in accordance with applicable law determine are subject to inspection and copying by members of the public. By filing an application, I agree that the public may, if the City determines the law requires it, inspect and copy these materials and the information contained therein, and that some or all of the materials may be posted on the City's website. For any materials that may be subject to copyright protection, or which may be subject to Sections 5500.1 and 5536.4 of the California Business and Professions Code, by submitting such materials to the City I represent that I have the authority to grant, and hereby grant, the City permission to make the materials available to the public for inspection and copying, whether in hardcopy or electronic format.
10. This Agreement shall constitute a separate agreement from any cannabis business permit approval, and that if the cannabis business permit, in part or in whole, is revoked, invalidated, rendered null or set aside by a court of competent jurisdiction, I agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
11. This Agreement shall be construed and enforced in accordance with the laws of the State of California and in any legal action or other proceeding brought by either party to enforce or interpret this Agreement; the appropriate venue is the San Diego County Superior Court.

After review and consideration of all of the foregoing terms and conditions, I agree to be bound by and to fully and timely comply with all of the foregoing terms and conditions, and the attached "Agreement on Limitations of City's Liability, and Certifications, Assurances Warranties and Indemnification to City".

Agreement of Limitations of City's Liability, and Certifications, Assurances, Warranties, and Indemnification to City

Applicant(s)/Owner(s):

X Ilhamy POL'S
Printed Name

X 
Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Agreement on Limitations of City's Liability, and Certifications, Assurances, Warranties, and Indemnification to City

(Must be completed by all owners)

A. WAIVER, RELEASE AND HOLD HARMLESS

I hereby waive, release, and hold harmless the City of Santee ("City") and its City Council, boards and commissions, officers, officials, employees, and agents from any and all actual and alleged claims, losses, damages, injuries, liabilities, costs (including attorney's fees), suits or other expenses which arise out of, or which are in any way relate to the application for a cannabis business permit, the issuance of the cannabis business permit, the process used by the City in making its decision, the enforcement of the conditions of the cannabis business permit, or the cannabis business' operations.

I hereby waive, release and hold harmless the City and its City Council, boards and commissions, officers, officials, employees, and agents from any and all actual and alleged claims, losses, damages, injuries, liabilities, costs (including attorney's fees), suits or other expenses which arise out of, or which are in any way relate to: (1) any repeal or amendment of any provision of the Santee Municipal Code or Zoning Ordinance relating to commercial cannabis activity; or (2) any investigation, arrest or prosecution of me, or the cannabis business' owners, operators, employees, clients or customers, for a violation of state or federal laws, rules or regulations relating to cannabis activities.

B. AGREEMENT TO INDEMNIFY

I shall defend, indemnify, and hold harmless the City and its City Council, boards and commissions, officers, officials, employees, and agents from and against any and all actual and alleged liabilities, demands, claims, losses, damages, injuries, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and attorney's fees), which arise out of, or which are in any way related to i) the requested cannabis business permit and any land use entitlement related thereto, ii) the proceedings undertaken in connection with the approval, denial, or appeal of the requested cannabis business permit and any land use entitlement related thereto, iii) any subsequent approvals or licensing/permits relating to the requested cannabis business permit and any land use entitlement related thereto, iv) the processing of the requested cannabis business permit and any land use entitlement related thereto, v) any amendments to the approvals for the requested cannabis business permit and any land use entitlement related thereto, vi) the City's approval, consideration, analysis, review, issuance, denial or appeal of the cannabis business permit; vii) the City's approval, consideration, analysis, review, issuance, denial or appeal of any land use entitlement related thereto, viii) the City's drafting, adoption and passage of an ordinance, and related resolutions, policies, rules and regulations, allowing for cannabis businesses, ix) the City's drafting, adoption and passage of an ordinance, and related resolutions if necessary in the future regarding any zoning law amendment(s) related to the cannabis business, x) the operation of the cannabis business or activity, xi) the process used by the City in making its decision to approve, consider, analyze, review, issue, or deny, the cannabis business permit or any related land use entitlement, or the appeal of either, xii) City's compliance or failure to comply with applicable laws and regulations or xiii) the alleged violation of any federal, state or

Agreement of Limitations of City's Liability, and Certifications, Assurances, Warranties, and Indemnification to City

local laws by the cannabis business or any of its officers, employees or agents, except where such liability is caused by the sole negligence or willful misconduct of the City.

City may (but is not obligated to) defend such challenge as City, in its sole discretion, determines appropriate, all at applicant's sole cost and expense. I shall bear any and all losses, damages, injuries, liabilities, costs, and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any challenge ("Costs"), whether incurred by me, City, or awarded to any third party, and shall pay to the City upon demand any Costs incurred by the City.

C. OBLIGATIONS INDEPENDENT OF AWARD OF PERMIT, LICENSE, OR ENTITLEMENTS

The obligations under this Agreement shall apply regardless of whether a cannabis business permit or any related permits or entitlements are issued.

D. OBLIGATIONS SURVIVE EXPIRATION OF PERMIT, LICENSE, OR ENTITLEMENTS

The obligations under this Agreement shall survive the expiration of any cannabis business permit or related permit or entitlement issued by the City. No modification of the permit, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

E. PROSECUTION UNDER FEDERAL LAW

I understand that I, other applicants, owners, operators, employees, and members of the cannabis business may be subject to prosecution under Federal Laws.

F. AUTHORIZED TO SIGN

The person(s) whose signature appears below is/(are) authorized to sign this Agreement on behalf of the business, applicant/permittee, and operators, and each of them, if more than one, has submitted this information and all attachments as required by the application process to obtain a cannabis permit from the City of Santee.

I declare under penalty of perjury that the information provided on this form is true and correct and do hereby apply for a permit pursuant to City of Santee Municipal Code, Chapter 7.04, and all other applicable sections of the Municipal Code.


Applicant Signature

Ilhamy Pol's
Printed Name and Title

East County Prospect LLC

Name of Business Entity

10612 Prospect Ave, Santee, CA 92071

Address of Permitted Location

Date 09/04/2024

Applicant Signature

Printed Name and Title

Name of Business Entity

Address of Permitted Location

Date _____

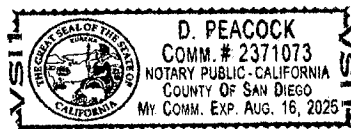
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 4 day of Sept., 2024, by Ilham Polis, proved to me on the basis of satisfactory evidence to be the person(x) who appeared before me.

Signature Speacock

(Seal)



Agreement of Limitations of City's Liability, and Certifications, Assurances, Warranties, and Indemnification to City



City of Santee

10601 Magnolia Ave
Santee, CA 92071
Email: cannabisinfo@cityofsanteeca.gov

PROPERTY OWNER CONSENT/LANDLORD AFFIDAVIT

Property Owner Consent/Landlord Affidavit is required for all Applications. If the business owner is the same person/entity as the property owner, the business owner must complete, sign and notarize the Property Owner Consent/Landlord Affidavit form. If the property is owned by an entity, the entity owner must complete, sign, and notarize the Property Owner Consent/Landlord Affidavit.

☒ I certify that I am/we are the record owner(s) of the property at:

10612 Prospect Ave, Santee, CA 92071

Street City State Zip
384-260-09-00, 384-260-10-00, 384-260-11-00

Accessor Parcel Number (APN)

and that the information filed is true and correct to the best of my (our) knowledge. 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. I/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.

BY MY SIGNATURE BELOW, I CERTIFY TO EACH OF THE FOLLOWING:

☒ I am the property owner or am authorized to act on the property owner's behalf, and the information I have provided above is correct. I acknowledge that I have read and understand the information contained herein.

☒ I acknowledge that the proposed commercial cannabis business East County Properties LLC
Tenant (Corporation/LLC/Partnership/Sole Owner)
has the legal right to occupy the property, and consent to the business conducting the following commercial cannabis activity at the Property:

- ☒ Retail (Storefront)
☐ Retail (Storefront with Deliver)
☐ Microbusiness (with Retail)

☒ I agree to comply with all applicable City Ordinances and State Laws.

SIGNATURE OF PROPERTY OWNER(S):

Supriya Deccanation or Trust.
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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.

Subscribed and sworn to before me this 19th day of Sept., 2024, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me James Snyder.
*NOTARIZATION REQUIRED. This authorization form will not be valid without notarization. The authorization contained in this form automatically expires upon sale or transfer of title to the Property. If sale or transfer of the Property occurs prior to obtaining a business license, the applicant must resubmit this notarized form with approval of the new legal owner(s) of the Property as well as pay any applicable fees. Property Owner authorization must be signed by all Property Owners of the property identified in the Application. Attach additional pages if necessary.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 Diego

On 09/19/2024 before me, Sandra Grow, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared James Snyder

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

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another 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: _____

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

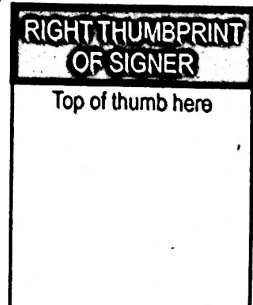
Signer is Representing: _____



Signer's Name: _____

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

Signer is Representing: _____



9/12/2024



To whom it may concern, This letter is confirmation that East County Prospect LLC dba Green Reserve at 10612 Prospect Ave, Santee, CA 29071 is insurable for property and liability coverage. Coverage will be effective upon receipt of payment and signatures. Please reach out if there are any additional questions.

Thank you,

A handwritten signature in black ink, appearing to be "JJ" or a similar stylized mark.

Jesse Jurado, Owner
Sugarleaf Insurance Services

24810 Washington Ave Murrieta, CA 92562951 834
3964jesse@sugaleafservices.com

INVOICE (INV-00006869)
FOR CITY OF SANTEE

BILLING CONTACT

Anna Ulezko
PO BOX 9426
San Diego, CA 92169



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00006869	10/15/2024	11/14/2024	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
ZVL-2024-0021	Cannabis Zoning Verification Letter	\$267.00
SUBTOTAL		\$267.00

REMITTANCE INFORMATION
Pay online at SanteePortal.org or City of Santee 10601 Magnolia Avenue Santee, CA 92071

TOTAL	\$267.00
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