

# Exhibit K

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## **Monterey Retail Solutions, LLC**



Monterey Retail Solutions, LLC

## **Standard Operating Procedures Manual – Dispensary**

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### **Executive Summary**

Handling a commercial cannabis operation (“Commercial Cannabis Activity”) is a task that only an experienced group of professionals such as those at Monterey Retail Solutions, LLC (“MONTEREY RETAIL SOLUTIONS” or “Applicant”) and its established clientele can successfully accomplish. The County of Monterey (“County”) and the new California state licensing program finally present an opportunity for the lawful cultivation of quality cannabis. Currently, this industry is an opportunity for Monterey and Monterey Retail Solutions to set the standard of excellence.

Applicant seeks to obtain a Type 10 cannabis retailer (dispensary) license with the County. The following project description and subsequent operational characteristics are with respect to our proposed dispensary operations.

We are a craft cannabis company whose sole purpose is to provide customers with the best possible overall experience. From the moment they walk in the door, they will understand that we are not an ordinary store front. We will have a high end feel that Monterey citizens can feel proud of.

Our products will be held to the highest standards on the market with an emphasis on becoming self-sustainable with local product lines. Our mission is to have every member come away with a positive and educated experience, which will in turn lead to long-term sustainability.

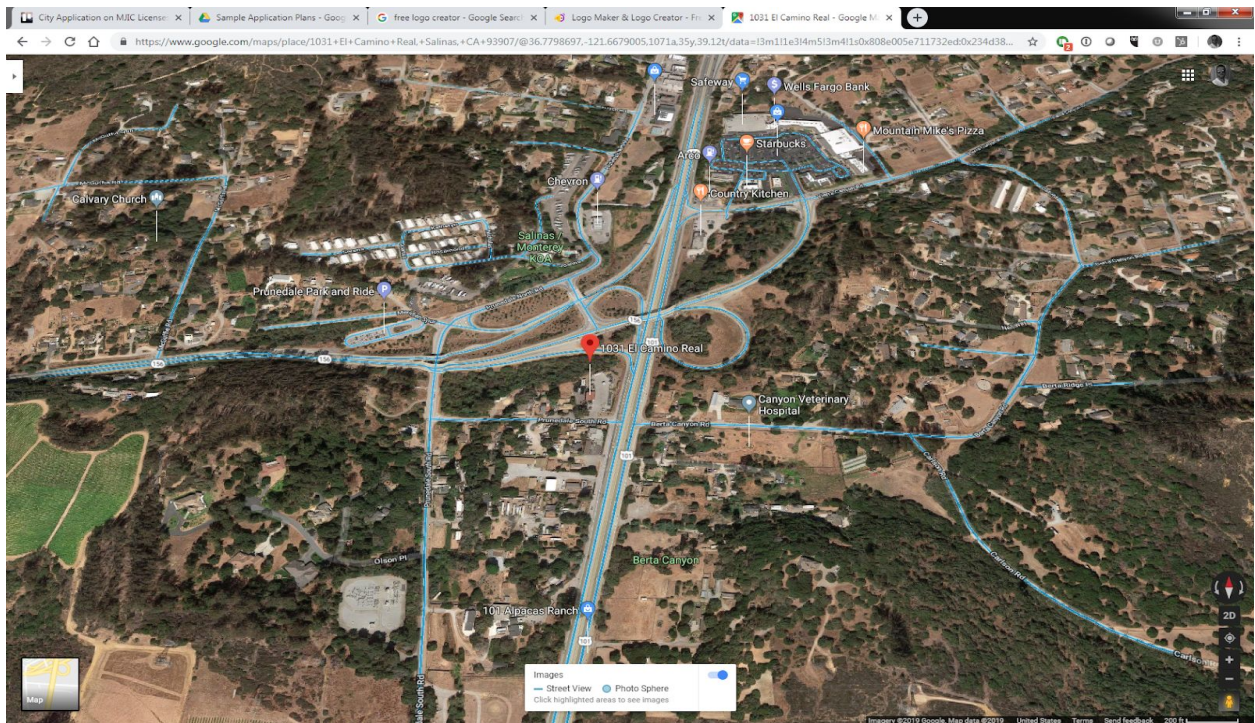
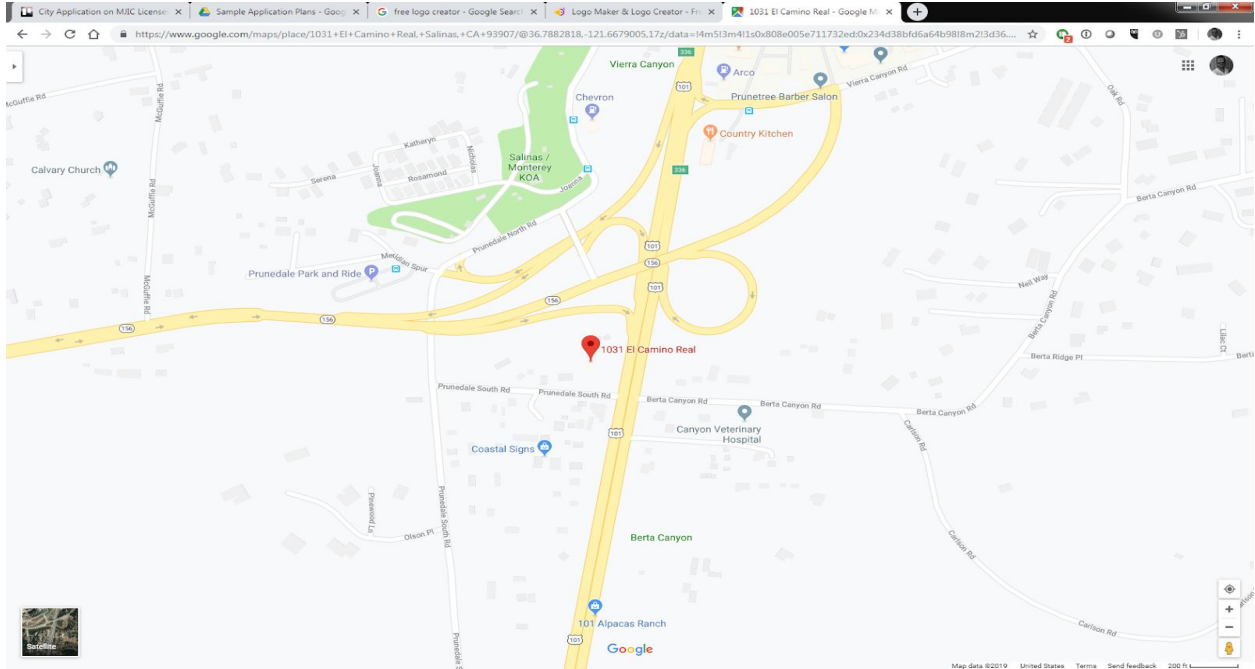
### **Project Location**

The proposed business location for our operations is 1031 El Camino Real, Salinas, CA 93907. The assessor’s parcel number is 133-023-042-000. The location is in the Light Commercial (LC) Zoning District.

A true and correct copy of the Lease documents are attached hereto.

Below is a Google Maps screen grab of our property:

## Monterey Retail Solutions, LLC – Standard Operating Procedures (Dispensary)



Below are photos of the proposed business location:







## Monterey Retail Solutions, LLC – Standard Operating Procedures (Dispensary)





## Monterey Retail Solutions, LLC – Standard Operating Procedures (Dispensary)







### **Operational Characteristics**

The proposed cannabis dispensary operation will be recreational in nature.

The size of the proposed building is 1,413 square feet, and is currently a Tuff Shed Storage retail store.

### ***Compliance with Monterey Ordinance §21.67.040 – “Regulations for cannabis retailers”***

In accordance with §21.67.040, MONTEREY RETAIL SOLUTIONS will ensure compliance with the following County requirements:

- (a) Our location is zoned Light Commercial (LC) which is the permissible zone for our proposed retail operations.
- (b) Our facility is not located within a 600 foot radius of any schools, child care centers, youth centers, playgrounds or drug recovery facilities.
- (c) Our facility is not located within 1,500 feet of another approved retail facility.
- (d) We will only work with other licensed and permitted facilities who maintain operations in full conformance with state and local regulations, and will not distribute any cannabis or cannabis product unless they are labeled and in a tamper-evident package in compliance with Section 26120 of the California Business and Professions Code and any additional rules promulgated by the licensing authority.
- (e) In the event of a significant discrepancy identified during inventory, diversion, theft, loss, or any criminal activity involving the dispensary or any agent or employee of the retailer, the loss or unauthorized alteration of records related to cannabis, patients, or retailer’s employees or agents, or any other breach of security, we shall notify the Monterey County Sheriff’s Office within 24 hours or discovery.
- (f) We shall keep accurate records of all business operations and provide such records for inspection consistent with Section 26160 of the California Business and Professions Code.

- (g) Our security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products shall exceed section 26070 of the California Business and Professions Code and any rules promulgated by the licensing authority.
- (h) Our dispensary operations shall only occur when we have obtained a valid Administrative permit, Land Use/Development Project Approval, Commercial Cannabis Business Permit and Monterey County Business License.
- (i) On-site smoking, ingestion, and consumption of cannabis or alcohol shall be prohibited.
- (j) All employees shall carry a copy of the documentation listed below when making deliveries. This information shall be provided upon request to law enforcement officers and to employees of state and local agencies:
  - a. A copy of the retailer's current permits, licenses, and entitlements authorizing them to provide delivery services;
  - b. The employee's government-issued identification;
  - c. A copy of the delivery request; and
  - d. Chain of custody records for all goods being delivered.

### **Storage**

Our dispensary facility shall have adequate locked storage on the property, identified and approved as part of our security plan, for after-hours storage of cannabis. Cannabis shall be stored in secured rooms that are completely enclosed, or in a safe that is bolted to the floor.

### **Display of Cannabis Dispensary Permit**

Our operation shall display our current valid cannabis dispensary permit, issued in accordance with this chapter, inside the lobby or waiting area of the main entrance to the cultivation site. The permit shall be displayed at all times in a conspicuous place so that it may be readily seen by all persons entering the distribution site.

### **Signs**

We shall post in the lobby of our site signs that state the following:

- 1) "Smoking, ingesting, or consuming cannabis on or within 20 feet of this site is prohibited."
- 2) "Juveniles are prohibited from entering this property unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or legal guardian."
- 3) "Neither the County of Monterey, nor any other governmental agency has tested or inspected any cannabis product for pesticides, or other regulated contaminants, distributed at this location."

Each sign shall be at least 8 inches by 10 inches in size, and shall be displayed at all times in a conspicuous place visible to members and customers in the normal course of a transaction. The signs shall not obstruct the entrance or windows of the facility.

### **Dispensary Site Restricted**

Our business shall adhere to the following measures with respect to restricting access to the premises:

- (a) All entrances into the building shall be locked from the exterior at all times, with entry controlled by our personnel.
- (b) A manager shall be on the site at all times that, any other person except for security guards, is on the site.
- (c) While on the site, managers and staff of our facility shall wear their County-issued cannabis dispensary identification badge at all times.
- (d) Any other person other than managers or staff shall be escorted by a manager at all times while in the dispensary building.

Furthermore, some general specifications about our business that are in accordance with the County of Monterey's requirements include:

- (a) **Juveniles Prohibited.** Juveniles shall be prohibited from the site, and no juvenile shall operate in any capacity, including, but not limited to: as a manager, staff, employee, contractor, or volunteer..
- (b) **Cannabis Consumption Prohibited.** No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within 20 feet of the site.
- (c) **Alcohol Prohibited.** None of our staff shall cause or permit the sale, distribution, or consumption of alcoholic beverages on the property; hold or maintain a license from the State Division of Alcoholic Beverage Control for the sale of alcoholic beverages; or operate a business on or adjacent to the property that sells alcoholic beverages. No alcoholic beverages shall be allowed or stored on the property.
- (d) **Criminal History.** None of our existing owners have, nor will we employ any future team members, who have felony convictions, or are currently on parole or probation for the sale or distribution of a controlled substance.
- (e) **Hours of Operation.** The maximum hours of operation for our dispensary facility shall be from 8:00am to 8:00pm, unless more restrictive hours are imposed as a condition of the business and/or conditional use permit.

### **Compliance with Building, Fire Code, and Permitting Requirements**

We shall ensure that any usage of equipment shall comply with all applicable building and fire code requirements adopted by the County. We shall further ensure that we obtain all permits required for such installation.

### **Dispensary Site Security**

Please see our Security Plan, attached hereto, for specifications on our dispensary site security.

### ***Our Products; Estimated Range of Quantity to Be Produced Annually; To be Sold Via Retail***

We project our operations will produce revenues according to the following schedule:

- Quarter 2 shall produce revenues of \$622,333,
- Quarter 3 shall produce revenues of \$1,294,667, and

- Quarter 4 shall produce revenues of \$1,294,667

For a total projected annual revenue of \$3,211,667.

We will sell our premium strains of cannabis flower and premium oil and manufactured products extracted from our cannabis flower. We will also sell select cannabis goods from third-parties such as the following.

- Flower – All cannabis flowers, shake, or pre-rolls will be pre-packaged, either by licensed, permitted cannabis cultivating and manufacturing facilities, or by Applicant as permitted by MAUCRSA. There will be no at-purchase weighing of loose flower. The only unpackaged flower allowed on the showroom floor will be a small sample to show quality.
- Vaporizers – All vaping products will be sold in original packaging and sourced from licensed, permitted cannabis manufacturing facilities.
- Concentrates – All concentrate products will be sold in original packaging and sourced from licensed, permitted cannabis manufacturing facilities.
- Edibles - All edible products will be sold in original packaging and sourced from licensed, permitted cannabis manufacturing facilities.

### **Labor & Employment Practices**

MONTEREY RETAIL SOLUTIONS will implement and adhere to heightened compensation and benefit standards and practices briefly set forth in this section.

#### **On the Job Training Opportunities**

- Job skill development in a new and thriving industry.
- Team Members will be trained in the proper methods cannabis handling.
- Team members will be encouraged and required to continuously refine their craft by attending workshops and continuing education seminars at no cost to them.

#### **Employment Opportunities**

- During construction and after, for local residents.
- Employees will receive a minimum Living Wage in excess of the minimum required in the application and estimated at approximately 200% of the Federal Poverty Level (for a family of two):
  - o Wages of at least \$20.50 per hour with health benefits; or
  - o The payment of at least \$23.80 per hour if no health benefits are provided as a base pay.



MONTEREY RETAIL SOLUTIONS appreciates the need for a proper shut-down process and procedures to give the County, our customer, and creditors clear notice of our business's closure. To effectuate the closure of our commercial cannabis business we shall take the following steps.

1. Notify the County of our intentions to cease operations.
2. Notify the Bureau of Cannabis Control of our intention to cease operations.
3. Collect outstanding accounts receivable.
4. We will remove all equipment, chemicals and office furniture. All equipment shall include all machine, HVAC, safe, pre-fab walls, and safe shall be removed by professional contractors.
5. Sell off inventory; consider a "going out of business" sale.
6. Properly notifying creditors (suppliers, lenders, service providers, and utilities) so as to limit the amount of time a creditor can ask pursue debts.
7. Notify customers and deal with any remaining contractual obligations. Return any deposits or payments for goods not delivered or services not rendered.
8. Terminate commercial lease Provide landlord the required notice and locate replacement tenant to mitigate damages.
9. Notify and pay employees providing as much notice as possible. If necessary, engage legal counsel to help wind-up the business. Plan to pay employees their last paychecks on their last day, with the value of accrued, unused vacation as prescribed by the Employment Code.
10. Liquidate business assets in an orderly fashion.
11. Settle or pay debts to the extent possible, prioritized to protect personal liability -- money owed to landlord, bank, suppliers, utilities, and service providers. Request letters confirming that bills are settled as we pay off each creditor.
12. Pay final federal and state payroll deposits.
13. Submit final sales tax forms and funds due up to the closeout date.
14. Cancel business credit cards and subscriptions.
15. Comply with "bulk sales laws," if required.
16. Close business bank account and any other accounts.
17. Cancel state or county permits and licenses, including seller's permit, business license, and fictitious or assumed business name.
18. File final employment-related tax returns:
  - o IRS Form 940
  - o IRS Form 941
  - o state tax withholding and wage reporting forms.
19. File final income tax returns, checking the box stating that this is our final return.

20. Upon the sale of business assets, file IRS Form 4797, *Sales of Business Property* or, if we sell the bulk of our business assets to one buyer, file IRS Form 8594, *Asset Acquisition Statement*.
21. Leave contact information with former business contacts, colleagues, and employees, and forwarding address with landlord and US Postal Office.
22. Carefully distribute any remaining assets to equity partners pursuant to governance documents.
23. Dissolve the entity by filing a "certificate of dissolution" with CA Secretary of State.

#### Remediation

We only use nutrients and nonhazardous chemicals which are in containers and will be taken with us when we leave the facility.

#### Estimate Cost

The estimated cost of Closure and remediation is approximately \$225,000, which shall include winding-up the business, attorney's fees, contractors, and cleaning up and contamination albeit unlikely.

#### Post-Closure

Post-closure care costs including long-term maintenance and care of the facility; however, pursuant to the Closure Plan, we do not intend to occupy the facility without a license. As a licensed commercial cannabis operator we are required to maintain commercial records for a period not less seven years which will shall store at our other licensed facilities without additional costs.

#### ***Surety Bond***

We are in the process of obtaining a surety bond from a surety company that shall be submitted to County upon receipt and maintained throughout the life of the cannabis business permit ensuring that all closure and post-closure care requirements are fulfilled.

#### ***Detailed Day to Day Operations***

- ✓ Coordination of transport of upcoming deliveries with local distribution networks.
- ✓ Data entry of Seed to Sale Tracking Manifest of incoming and outgoing product.
- ✓ Verification that all products on the manifest have been received. Entry into inventory system with assignment of batch number.
- ✓ When product has been moved into the available product inventory into storage, the Dispensary Area can be stocked for retail sale.
- ✓ Confirm employee/volunteer compliance with dispensary standard operating procedures.
- ✓ Daily verification of product inventory for shrinkage.
- ✓ Website updates of available products and pricing.
- ✓ Daily security system testing.

***General Procedures, Practices and Guidelines—Basic Standards***

The dispensary will implement the following basic operating standards, in addition to other standards as promulgated by State regulations – “CCB” stands for “commercial cannabis business:”

- Information will be posted in a conspicuous place at or near the primary secured entrance/ lobby to the premises, as follows:
  - A copy of the dispensary’s CCB license;
  - The dispensary’s hours of operation
  - The name and telephone number of the dispensary’s Manager who is authorized to receive service of process and respond to complaints or concerns about its operations.
- The flow of components, product containers, closures, labels, in-process materials and cannabis will be designed to prevent contamination.
- Operations will be performed within specifically defined areas of adequate size, and which does not emit an odor that is detectable from outside the facility.
- There will be separate or defined areas or such other control systems for the operations as are necessary to prevent contamination or miscalculation or misuse of any component in any step of the control, packaging, labeling or distribution of cannabis during the course of the following procedures:
  - Receipt, identification, storage and withholding from use of components, product containers, closures and labels, pending the appropriate sampling, testing or examination by the quality control unit before release for manufacturing, processing or packaging;
  - Holding rejected components, product containers, closures and labels before disposition;
  - Storage of released components, product containers, closures and labels;
  - Storage of in-process materials;
  - Processing operations;
  - Packaging and labeling operations;
  - Quarantine storage before the release of cannabis or cannabis products;
  - Storage of cannabis or cannabis products after release; and
- Cannabis products will not be dispensed until required Quality Assurance (QA) Procedures have been completed; the product will not be not treated or adulterated with any compound that alters its appearance, color, weight or smell.
- Each person who is engaged in processing, packaging or holding cannabis practices good sanitation and health habits, wears clean clothing appropriate for the duties he or she performs and, as necessary to prevent contamination, dons protective apparel, such as head, face, hand and arm coverings.
- Prohibition of consumption of cannabis, tobacco, and alcohol on the premises pursuant to the Ordinance.

- Job descriptions and employment contracts will be provided that, included provisions relating to the Delegation of Duties set forth below.
- Maintenance of business records such as manual/computerized records of assets and liabilities, monetary transactions, journals, ledgers and supporting documents, including agreements, checks, invoices and vouchers.
- Development of education and support materials, including with regard to:
  - The availability of different strains of cannabis and the purported effects of the different strains;
  - Information about the purported effectiveness of various methods, forms and routes of administering cannabis; and
  - Prohibition on the smoking of cannabis in public places, places open to the public and places exposed to public view;
  - Use of proper sanitation methods and techniques, including with regard to:
    - Assigning responsibility for sanitation;
    - Describing the cleaning schedules, methods, equipment and materials be used in cleaning the buildings and facilities of the cannabis establishment.
  - Identifying the use of appropriate rodenticides, insecticides, fungicides, fumigating agents and cleaning and sanitizing agents;
  - Ensuring that all sanitation procedures apply to work performed by contractors or temporary employees and work performed by full-time and regular employee during the ordinary course of operations.
- Recording transactions, including purchases, denials of sale, any delivery options, confidentiality and retention through an encrypted electronic verification system (“EVS”).
- Restricting access to areas containing cannabis to persons authorized to be in those areas and requiring that such persons provide authorizing identification.
- Prevention/discouragement of loitering.
- Security procedures and apparatuses sufficient to prevent and detect unauthorized entrance into the Dispensary (See also Security Plan) which include:
  - Conducting electronic monitoring in and about the premises which includes the use of automatic or electronic notification to alert local law enforcement agencies of an unauthorized breach of security;
  - Devices or a series of devices to detect unauthorized intrusion, which may include a signal system interconnected with a radio frequency method, such as cellular or private radio signals, or other such device;
  - Exterior lighting to facilitate surveillance;
  - Electronic video monitoring surveillance.

## **Delegation of Duties**

The day-to-day duties of dispensary shall be delegated to certain employees of the dispensary will be broken down as detailed below.

**Manager:**

- Responsible for managing the daily activities of the dispensary providing advice about health issues, symptoms and medications in response to patient enquiries.
- Responsible for recruiting, training and managing staff.
- Responsible for meeting representatives
- Responsible for managing the organizations' budgets Responsible for keeping statistical and financial records.
- Responsible for preparing publiCounty materials and displays
- Handles marketing services.
- Interfaces with third – party providers (vendors).
- Controls the sales floor inventory.
- Supervises the entire sales staff and workforce.
- Manages external research and coordinates all the internal sources of information to retain the CCB's best customers and attract new ones.
- Models demographic information and analyzes the volumes of transactional data generated by customer purchases.
- Sources for clients for the CCB.
- Responsible for promoting and maintaining the CCB's image.
- Responsible for creating marketing and sales strategies, etc.
- Represents the CCB in strategic business meetings.
- Handles any other duty as assigned by the CEO.

**Merchandise Manager/ Sales Agents**

- Manages vendor relations, market visits, and the ongoing education and development of the CCB' buying teams.
- Helps to ensure consistent quality of products on the sales floor.
- Responsible for the purchase of goods and products for CCB.
- Responsible for planning sales, monitoring inventory, selecting the merchandise, and writing and pricing orders to vendors.
- Ensures that the dispensary operates within stipulated budget.
- Ensures that the store facility is in immaculate condition and conducive enough to welcome customers (This includes turning on equipment such as computers, scales, printers and fax machines).
- Ensures that goods and products are properly arranged and front-faced.
- Responsible for sterilizing the counter tops, scales, pill counting trays, and other medication measuring devices.
- Handles administrative and bookkeeping tasks, inventory control, stocking shelves, and data entry.
- Performs monthly inventory counts, file paperwork, and stock inventory.
- Handles any other duty as assigned by the manager.

### ***Detailed Standard Operating Procedures to Ensure Enhanced Product Safety***

Product safety involves several aspects: testing of the product itself; the manner in which the product is handled and packaged, the manner in which it is stored, the environment in which all of the foregoing occurs, and information concerning the use of the product. The CCB's policies and procedures address each of these areas in detail.

Prior to receipt by the CCB all cannabis will have been subjected to testing by a State certified and registered Testing Laboratory. If not already packaged and/or labelled, upon receipt, the released product will be weighed, packaged and labeled. Packaged and labeled products will be examined for visual defects in the packaging or obvious deficiencies in the product. This is also part of CCB inventory control process and procedures. Defective products will be segregated for either return to the vendor supplying the product or disposal. Personnel handling the cannabis will be required to adhere to all common pharmaceutical practices for sanitary products.

Through its Manager, the CCB will investigate an appropriate array of certified Testing Laboratories and identify the most qualified facilities. The dispensary will concurrently conduct due diligence of its product suppliers to ensure that the cannabis soled has been verified by qualified Testing Laboratories.

**Ongoing Diligence in Product Safety:** CCB personnel will include a person, who will have the following responsibilities:

- Development of information-sharing and research relationships in the industry and scientific community concerning the various strains of cannabis, the effects of such strains and the THC/CBD constituents therein, and the ongoing state of research into the field of cannabis.
- As to Testing Laboratories to which CCB's suppliers submit their products for testing:
  - Developing knowledge of, and performing due diligence in determining compliance with, laboratory standards of practice, standard operating procedures, chain of custody protocols, quality control and quality assurance and proficiency standards and results;
  - Determining, from information available whether the Testing Laboratory has been subjected to discipline or has rated an unsatisfactory result in proficiency testing;
  - The Testing Laboratory's procedures and methods for testing of cannabis;
- As to suppliers from which CCB obtains cannabis products:
  - Determine the standard operating procedures & good manufacturing practices the suppliers;
  - Develop knowledge of, and perform due diligence in determining compliance with regulatory standards regarding the processing of edibles and infused products, including use of the methods, equipment, solvents, gases and mediums specified therein;
  - Develop knowledge of, and performing due diligence in determining compliance with standards regarding the sourcing and handling of non-cannabis ingredients and cannabis;
  - Ascertain the identity of the Testing Laboratory or laboratories with which they do business;
  - Conduct, where permitted, an on-site inspection of the premises in order to effectuate the foregoing;
- The CCB will further designate a person, who will be responsible for coordinating with the dispensary's Quality Control Officer and Purchasing Agent to ensure an uninterrupted supply of



cannabis and cannabis products that meets the needs of CCB’s customer base. That person will also be responsible for implementing and overseeing the dispensary’s consumer needs’ plan;

- The CCB will also conduct its own random testing to validate results provided by its suppliers.

**Packaging, Labelling and Signage – Format and Specifications:** The CCB shall adhere to, and will ensure adherence by its suppliers to, the following packaging and labeling specifications for information placed on the labels of its products. MONTEREY RETAIL SOLUTIONS shall ensure compliance with the specifications for exit packaging and labeling, as promulgated by the Bureau of Cannabis Control regulations.

- For Cannabis Flower products:
  - o The CCB business name and address;
  - o The lot and/or batch number;
  - o The date and quantity dispensed, including the net weight measured in ounces and grams or by volume, as appropriate;
  - o The cannabinoid/terpinoid profile;
  - o The THC and CBD potency;
  - o A warning that states: “This product may have intoxicating effects and may be habit forming.”
  - o The statement: “This product may be unlawful outside of the State of California.”
- For edible and infused products:
  - o Monterey Retail Solutions, LLC, business name and address;
  - o The lot and/or batch number(s) of all cannabis used to create the product;
  - o The date and quantity dispensed, including the net weight in ounces and grams or by volume, as appropriate;
  - o If the product is perishable, a suggested use-by date;
  - o The terpinoid and THC profile in milligrams;
  - o A list of all ingredients and all major food allergens identified in 21 U.S.C. 343;
  - o A warning that states: “Caution: When eaten or swallowed, the intoxicating effects of this drug may be delayed by 2 or more hours;”
  - o A warning that states: “This product may have intoxicating effects and may be habit forming;”
  - o A statement that: “This product may be unlawful outside of the State of California;”
- In addition to the labeling to be affixed to packages containing cannabis, the dispensary will also provide, with all cannabis dispensed, accompanying material that discloses any pesticides applied to the marijuana plants and growing medium during production and processing and contains the following warnings in at least 12 point font without italics:
  - o “Warning: This product may have intoxicating effects and may be habit forming. Smoking is hazardous to your health;”
  - o “There may be health risks associated with consumption of this product;”
  - o “Should not be used by women who are pregnant or breast feeding;”
  - o “For use only by the person named on the label of the dispensed product. Keep out of reach of children;”
  - o “Marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of this drug;”

- In addition to the labeling to be affixed to packages containing cannabis, the dispensary will also provide, with all edibles and infused products it dispenses, specific accompanying material, printed in at least 12 point font without italics, that:
  - Discloses any pesticides applied to the marijuana plants and growing medium during production of the marijuana used to create the extract added to the edible marijuana products or marijuana-infused products;
  - The type of extraction method used, including the identification of solvents, gases or other chemicals or compounds used to produce or that are added to the extract;
  - Contains the following warnings:
    - “There may be health risks associated with consumption of this product;”
    - “This product contains or is infused with marijuana or active compounds of cannabis;”
    - “Should not be used by women who are pregnant or breast feeding;”
    - “For use only by the person named on the label of the dispensed product. Keep out of the reach of children;”
    - “Products containing marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of this drug;”
    - “Caution: When eaten or swallowed, the intoxicating effects of this drug may be delayed by 2 or more hours;”
- In addition to the foregoing packaging and labeling protocols, the dispensary will:
  - Exercise of strict control over labeling materials issued for use in labeling operations;
  - Carefully examine labeling materials issued for a batch for identity and conformity to the labeling specified in the applicable production or control records;
  - Carefully examine packaged and labeled products during finishing operations to assure that the containers and packages have the correct labels;
  - Collect a representative sample of units at the completion of finishing operations and ensure that the samples are visually examined for correct labeling;
  - Record the results of any examinations performed the applicable production or control records;
- In addition to the foregoing packaging and labeling protocols, the dispensary will post a placard at least 8 inches tall by 11 inches wide in a 48 point font, in a conspicuous place on the premises, that states, for edible and infused products, the following:
  - Edible and Marijuana Infused Products: There may be health risks associated with consumption of edible marijuana products or marijuana infused products;
  - Edible products and marijuana infused products contain marijuana or active compounds of marijuana;
  - Edible products and marijuana infused products should not be used by women who are pregnant or breastfeeding;
  - When eaten or swallowed, the intoxicating effects of edible products and marijuana infused products can be delayed two or more hours;
  - Follow all recommended dosage and serving guidelines and recommendations;
  - **KEEP CANNABIS PRODUCTS OUT OF REACH OF CHILDREN;**

- In addition to the foregoing, the dispensary will post a placard at least 8 inches tall by 11 inches wide in a 48 point font, in a conspicuous place on the premises, that states the following:
  - CALIFORNIA PROP. 65 WARNING: Smoking cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer;
  - The sale or diversion of cannabis or marijuana without a permit issued by the County of Maywood is a violation of state law and the Maywood Municipal Code.
  - Secondary sale, barter, or distribution of cannabis or marijuana purchase from MONTEREY RETAIL SOLUTIONS, LLC. is a crime and can lead to arrest.
  - Patrons must immediately leave the dispensary and not consume cannabis or marijuana until at home or in an equivalent private location. Staff shall monitor the location and vicinity to ensure compliance.
  - The use of cannabis or marijuana may impair a person's ability to drive a motor vehicle or operate heavy machinery.
  - Forgery of documents is a felony crime. Entry into the premises by persons under the age of twenty-one (21) is prohibited unless they are qualified patients and accompanied by a licensed attending physician, parent, or legal guardian.

**Quality Control & Salvage Program:** the CCB shall adhere to guidelines for production, quality control and salvage operations that include the following protocols:

- The establishment of a Quality Control (QC) unit with responsibilities to ensure:
  - That the QC Unit has the responsibility and authority to approve or reject all components, product containers, closures, in-process materials, packaging materials, labeling and cannabis products;
  - That the QC Unit has the authority to review production records to assure that no errors have occurred or, if errors have occurred, that they have been fully investigated and resolved;
  - That the QC Unit is responsible for approving or rejecting products manufactured, processed, packaged or held under contract by third parties; and
  - That the QC Unit is responsible for approving or rejecting all procedures or specifications which may impact the identity, strength, quality and purity of the products.
- That the products have the identity, strength, quality and purity they purport or are represented to possess.
- With respect to cannabis products that may have been subjected to improper storage conditions, including extremes in temperature, humidity, smoke, fumes, pressure, age or radiation due to natural disasters, fires, accidents or equipment failures, the dispensary will ensure that:
  - Such products are not salvaged and returned to the marketplace where it is determined that they have, in fact, been exposed to improper storage conditions;
  - Whenever it is unclear whether such products have been subjected to improper storage conditions, the dispensary will conduct salvaging operations only if there is:
    - Evidence from laboratory tests and assays that the products meet all applicable standards of identity, strength, quality and purity;
    - Evidence from inspection of the premises that the products and their associated packaging were not subjected to improper storage conditions as a result of the disaster or accident, if any;

- Where any such products have been subjected to salvaging operations, the dispensary must document such operations by identifying the name, lot number and disposition of such products.

**Further Disclosures:** The CCB shall provide the following additional disclosures to its customers, upon request, a writing received from any cultivation facility from which it obtains product disclosing:

- All soil amendments, fertilizers and other crop production aids applied to the growing medium or cannabis plant included in the lot; and
- The name of the Testing Laboratory which performed the required quality assurance tests and the results of the required quality assurance tests for the lot.

**Samples:** To the extent permitted by law or regulation, the dispensary may make samples available to its consumers for visual inspection and to smell, as follows:

- The sample will be packaged in a jar protected by a plastic or metal mesh screen;
- The sample jar will contain no more than 3 1/2 grams of usable cannabis;
- The sample will remain in the custody of the Dispensary at all times during inspection.

**Employee Training:** Trained employees are an important aspect of product safety. The CCB will provide instruction/training to its employee that relate to its basic operating procedure (as discussed immediately above) plus the following areas:

- The proper use of security measures and controls that have been adopted by the Dispensary for the security of the facility and to prevent diversion, theft or loss of cannabis;
- Procedures and instructions for responding to an emergency;
- State and federal statutes and regulations regarding confidentiality of information related to the use of cannabis;
- The different strains of cannabis produced or sold by the CCB;
- The different methods of using cannabis, edible cannabis products and cannabis infused products; and
- Signs of medicine abuse or instability in the use of cannabis by a consumer.
- Proper sanitation as to the handling of cannabis products, including:
  - o Avoiding bare hand and arm contact with exposed, finished cannabis products;
  - o The use of suitable utensils such as deli tissue, spatulas, tongs, single-use gloves or dispensing equipment when handling exposed, finished edibles or infused products;
  - o Keeping his or her hands and the exposed portions of his or her arms clean;
  - o Cleaning hands and exposed portions of his or her arms (or, as applicable surrogate prosthetic devices for hands and arms), during the following times and circumstances:
    - Immediately before working with usable cannabis or other cannabis products prior to packaging;
    - After touching bare human body parts other than clean hands and exposed portions of arms;
    - After using the toilet;
    - After coughing, sneezing, using a handkerchief or disposable tissue, using tobacco, eating or drinking;
    - After handling soiled equipment;
    - As often as necessary to remove soil and contamination and to prevent cross-contamination when changing tasks;
    - Keeping his or her fingernails trimmed, filed and maintained so that the edges and surfaces are cleanable;

- Unless wearing intact gloves in good repair, avoiding the use of fingernail polish or artificial fingernails on his or her fingernails;
  - Wearing clean clothing appropriate to the tasks assigned to him or her.
- Proper washing techniques, as follows:
  - Taking at least 20 seconds to complete the washing procedure, using a handwashing sink and cleaning compound;
  - Rinsing under clean, running warm water;
  - Applying an amount of cleaning compound recommended by the manufacturer of the compound;
  - Rubbing together vigorously for at least 15 seconds while paying particular attention to removing soil from underneath the fingernails and creating friction on the surfaces of the hands and arms, fingertips and areas between the fingers;
  - Thoroughly rinsing under clean, running warm water;
  - Thoroughly drying the washed body part.
- The different strains of cannabis produced or sold;
- The different methods of using cannabis, edible cannabis products and cannabis infused products;
- Signs of medicine abuse or instability in the use of cannabis by a consumer;
- The prohibition on transacting cannabis with another Dispensary;
- Understanding the difference between topical products, edible cannabis products and cannabis-infused products, as applicable to the operations of the facility for the production of edible cannabis products or cannabis-infused products;
- The procedures used by the facility for the production of edible cannabis products or cannabis-infused products to create edible cannabis products or cannabis-infused products; and
- The proper procedures for handling edible cannabis products or cannabis-infused products, including, without limitation, the procedures used to prepare, produce, package and store such products as required by the provisions of the governing statute and related regulations.

## **Cash Management**

- Cash will be stored in a safe located at the Proposed Business Location. The safe will be secure, checked by security, and monitored by video.
- Any cash that is acquired by the company will come through an armored car transportation service.
- Transport of the cash will be seen once the car service comes through the loading bay and to the safe. All points of transport inside the building will be monitored by video.
- Ultimately, once the seed-to-sale tracking vendor is engaged a cash management system will be implemented that functions similar to an automated teller machine (ATM) kiosk where the customer inserts cash directly to the kiosk where it is counterfeit-checked, locked, and exchange change provided, if necessary, without employees ever handling the money. These systems

provide full control and transparency of all transactions as every customer, employee, dollar, and gram is tracked.

### **Further Cash Management Precautions**

- MONTEREY RETAIL SOLUTIONS will keep the minimum amount of cash on hand required for daily distribution operations. Cash in excess of this amount will be moved off-premises on a daily basis.
- It is the intention of MONTEREY RETAIL SOLUTIONS to move to a cashless system of operation as soon as the County of Monterey identifies preferred cashless system vendors. We work with several vendors in this space and will be happy to provide recommendations.
- All cash will be stored in a locked fire and waterproof safe inside a secure room accessible only by authorized personnel.
- The cash safe(s) will be monitored 24/7 with a camera and monitoring service.
- The cash will be stored in a vault room with one (1) large fire and waterproof safe that will house and store all cannabis products and cash from this location after hours. This room is to be considered limited access and will only be for authorized managers with the proper access key card.

### **Auditing**

- Every withdrawal and/or deposit will be tracked by our accounting software.
- All sales will be tracked and connected with our sales management software which will then be connected with our accounting software.
- All withdrawals and deposits will be authorized and accounted by the facility manager.

### **Product Complaints**

#### **Process for submittal of a product complaint to the operation:**

- Client who has an issue will submit their complaint using the product complaint form which comprises of:
  - The form number, name of the complaint holder/customer, address, and phone number.
  - The client will describe the nature of their complaint (poor quality/low performance/price related) and will then provide details of the product complaint.
  - How many times has the client registered the complaint with the business, and did the concerned department take any course of action?
  - Does the client possess the packaging and contents of the product and when did the issue arise?
  - Signature of complaint holder/customer.

#### **Identification of the minimum data elements to record for a product complaint:**

- Product Complaint minimum is one product.

#### **Review of product complaints by a qualified person:**

- Operations Manager or designated department.

#### **A procedure for the review and approval of the findings and follow-up action of any investigation performed:**



- Depending on the severity of the product complaint, the product will then be put through the recall process.
- At this point, the complaint holder/customer would be refunded their money.

### **Product Rejection/Recall Plan**

The dispensary shall develop and implement a recall plan addressing at a minimum:

#### **Factors which necessitate a recall procedure;**

- ✓ If the product is not tested properly or packaging has been opened.

#### **Personnel responsible for a recall;**

- ✓ Operation Manager or Specified Department.

#### **Notification protocols:**

- ✓ Through the customer complaint form.

The business shall establish a policy for communicating a recall of cannabis that has been shown to present a probability that the use of or exposure to the product will cause serious adverse health consequences, or could cause temporary or medically reversible adverse health consequences.

This policy should include:

#### **A mechanism to contact all customers who have, or could have, obtained the cannabis from the dispensary operation, which communication must include information on the policy for return or proper disposal of the recalled product;**

- Through the sales and client management software.
- We will track seed to sale which will help operations regulate the recall process.
- By overseeing the distribution network and the collectives, dispensaries, or transportation clients.

#### **Communication and outreach via media, as necessary and appropriate.**

- Communication and outreach will be overseen through our media and sales team. This team will manage our brand and image to help insure a positive reputation in the community.

Any recalled cannabis that is returned to the dispensary must be disposed of in a manner that ensures that it cannot be salvaged and will not be used by a compliant individual or by any other person. The disposal process will take place in our secure trash loading bay.

Our dispensary operation will periodically conduct a mock recall to assess the effectiveness of the recall plan. If any issues are to occur during these periodical mock recalls, we will reevaluate our process to make the process as optimal as possible.

### ***Community Benefits & Involvement***

As with any major business enterprise, the community and people from that community become vital resources. In return, the Monterey community will benefit with:

- **Increased Local Business Revenue**
  - o Utilization of local contractors and supply stores.
  - o Reducing the local unemployment rate and replacing it with disposable income.
- **Increased Sales Tax**
  - o Revenue for the County from increased consumer spending at local businesses (a direct result of employment opportunities).
- **Increased Property Tax Valuations** at the developed property.
- **Increased Property Tax Revenue**
- **Increased funding for vital County services**
  - o The anticipated tax revenues generated by the Commercial Cannabis Activity will also contribute to local government efforts to maintain and improve its public services such as parks and community centers. Applicant will also offer a slate of additional programs and services to help boost the community through services to aid and support our citizens. These ancillary services will focus partnerships with local non-profits and community support organizations, price supports to seniors, the terminally ill, low income individuals and veterans, and an eviction defense program assisting persons who have lost their homes to foreclosure.
- **Substance Abuse Education**
  - o Applicant will support and partner with substance abuse, misuse, and overuse, organizations. Given the recent opioid epidemic, Applicant is dedicated to combat dependency any way it can.
- **Decreased Crime**
  - o The presence of Applicant will decrease vagrancy and crime in the immediate area.
- **Participation in Community Service**
  - o We want to give back to the community in a positive way and we feel the youth is the first step. One of the constant negatives against the cannabis industry is the industry's impact on youth. We want to change that perception with our own time and charitable contributions.
  - o Contributing to/supporting domestic violence prevention programs.
  - o Partnering with local food banks by gathering donations via patient discounts for donating food and clothing to be collected at our facility.
  - o Contributing to/supporting Parks and Recreation Centers, libraries, or funding for arts, culture, and environmental programs.
  - o Contributing to/supporting children/youth programs and intervention services.
  - o Contributing to/supporting substance abuse education and rehabilitation programs.
  - o Funding foreclosure prevention and foreclosure abatement programs, including eviction defense following foreclosure.
  - o Providing high quality cannabis to low income members.
  - o Developing a Care Package program which includes but is not limited to free medicine to qualified members.

- o Developing partnerships with Senior Care Facilities to provide high quality medicine and education to their residents.
- o Offering Senior and Veteran discounts and support groups.
- o Engaging in other neighborhood improvement projects as they arise.

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Security Plan - RMA Response***

## Security Plan

This document contains the Security Plan for the planned commercial cannabis operations in the County of Monterey pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”) and the regulations promulgated thereunder, by professionals at MONTEREY RETAIL SOLUTIONS.

As set forth in greater detail in MONTEREY RETAIL SOLUTIONS’ operations plan submitted to the County, MONTEREY RETAIL SOLUTIONS intends to manage and execute a licensed and fully-compliant commercial cannabis (adult use and medicinal) storefront and non-storefront delivery operations at the facility located at 1031 El Camino Real, Salinas, CA 93907, zone Light Commercial (LC).

Although the security system being implemented is designed to prevent the theft or diversion of commercial cannabis and commercial cannabis-based products (collectively, the “Products”), the protection of MONTEREY RETAIL SOLUTIONS and employees and public safety is our top priority. In the event of an armed intrusion or robbery attempt, access will be limited, preventing a Premises takeover event, and will provide first responders with real-time data. MONTEREY RETAIL SOLUTIONS have designed the security system and measures to exceed industry and or local standards and to comply with Section 17.33.030(B)(8).

**Physical Barriers and Other Measures:** The systems will include physical barriers to secure perimeter access and all points of entry. These systems will include features such as:

- Locking primary entrances and limited access areas with commercial grade, non-residential door locks;
- Fencing around the grounds, driveway, and any secondary entrances including windows, roofs, or ventilation systems.

**Non-Employees:** Individuals who are not engaged in activity expressly related to the relevant Operations at the applicable Premises will not be permitted into the Premises. Likewise, individuals who are engaged in activity expressly related to the relevant Operations at the applicable Premises will be escorted from such Premises as soon as their presence is no longer necessary to the function for which they were admitted. All individuals who are not employees of the relevant Operations (including customers and any outside vendors, contractors, or other individuals conducting business that require access to the applicable Premises) will be escorted at all times while on the applicable Premises.

**Limited-Access Areas:** The entire premises will be treated as limited-access areas, and thus will be accessible only to authorized personnel and employees..

**Finished Products:** All finished Products will be stored in a secured and locked room, safe, or vault, and in a manner that prevents diversion, theft, and loss. All finished Products will contain tamper proof and tamper evident packaging.

**Employee Badge:** All agents, officers, or other persons acting for or employed by MONTEREY RETAIL SOLUTIONS will display a laminated or plastic-coated identification badge issued by us at all times while engaging in activities, as applicable. The identification badge shall, include our “doing business as” name and license number, the employee’s first name, an employee number exclusively assigned to that employee for identification purposes, and a color photograph of the employee that clearly shows the full front of the employee’s face and that is at least 1 inch in width and 1.5 inches in height.

**Alarm Management System:** MONTEREY RETAIL SOLUTIONS will employ a centrally monitored alarm management system, such as a MILESTONE security server. This system will be installed by Safe and Sound Security, which will also maintain, monitor, and respond to the system. This system will include:

- Single-user interface access control system
- CCTV and IP cameras configured with night vision and motion detection for video management, intrusion deterrence and remote access to law enforcement
- Web-based alarm and event management
- Integrated duress (panic) alarm. The duress event will automatically record local video while security and law enforcement are en route to respond to the incident location.
- MILESTONE Server (90 days stored recorded video at continuous recording 24 hours per day)
- 2MP HD cameras
  - 15 Cameras (with night vision, outdoor weather proof and vandal proof)

**Customized Security Procedures:** MONTEREY RETAIL SOLUTIONS's security system will include the following customized security measures:

- Zone authentication (swipe card, pin number, biosecurity) for secure areas that contain any Products;
- Time delay entry to any areas that contain any Products. Time delays are programmable in the system and prevent doors from being accessed immediately holding the door for a period of time. This feature is used to prevent a forced entry to rooms with product and would allow security personnel and police to respond before the room is accessed; and
- Area restriction based upon an individual employee's security level; entry will be limited to their specific area of assignment and based upon the time of day, and security operations protocol.

**Employee or Vendor Database Management:** MONTEREY RETAIL SOLUTIONS will employ an on-site database that includes, for vendors (e.g., contractors or other industry professionals who would require entry to maintain or support the Operations) or employees, the below information:

- Employee or vendor photograph;
- City issued work permit;
- Emergency contact;
- Copy of city or state issued personal identification;
- Vehicle identification information;
- Method of transportation;
- Security clearance levels;
- Areas of access within the facility

The employee database will provide easily accessible verification credentials to MONTEREY RETAIL SOLUTIONS to prevent unauthorized access into the Premises.

**Cash Transactions:** All cash transactions will occur within the designated Transaction Area of the Premises. All cash transactions will be (i) monitored by MONTEREY RETAIL SOLUTIONS management and/or security personnel, (ii) recorded either digitally or on paper and in accordance with the TAT system, and (iii) be done in full view of surveillance cameras.



**Secured Rooms:** The Premises will contain a secured office. For the secured room:

- At the end of each operating day, Products that are vulnerable to diversion or theft will be stored securely in the security room, and all high-value Products and cash will be secured inside a floor safe that meets, or exceeds, all applicable requirements of the applicable state or local laws and regulations (“Safe”), to which only authorized MONTEREY RETAIL SOLUTIONS personnel will have access.
- MONTEREY RETAIL SOLUTIONS will utilize best-in-class, high-definition video surveillance and video storage equipment to record and monitor all activity in their respective Premises.
- Security footage will be recorded at all times and all cameras will employ infrared capabilities.
- Security equipment will be compliant with all applicable requirements of the applicable state or local laws or regulations for resolution and storage capacity and will be stored in a dedicated, secure location in the security rooms of the respective Premises with access by authorized MONTEREY RETAIL SOLUTIONS management and security personnel only.
- Security personnel will ensure that all security equipment is functioning properly at the beginning of each shift and a minimum of two times during each shift. This includes verifying that all cameras are recording and that footage is being stored as required by law.
- Security footage will be stored in the security rooms of the respective Premises for a minimum of 90 days and will be used for investigative analysis in connection with any theft or other possible criminal or malicious activity.
- The security room will contain a wireless activator allowing for silent notification to the Monterey Police Department in the event of a robbery or other emergency situation within the security rooms of the respective Premises.

**Reporting Features:** The security systems will enable facility management, security and City-appointed staff to have immediate access to the following:

- Customizable event reports with associated video instant replay and monitoring of alarm activation incidents as they occur;
- Automatic report generation for specific dates and times;
- Administrative event logs for filing of incident reports with management and the local police department as required by any existing or future ordinance; and
- Web based remote access to generate and view reports.

**Video Surveillance Equipment:** MONTEREY RETAIL SOLUTIONS intend to install video surveillance recording systems that will be operational at all times. Surveillance system will include technology (cameras and software) that will allow for generating images capable of capturing facial detail in designated areas. The systems will be equipped with failure notification systems that will provide, within 1 hour, notification to MONTEREY RETAIL SOLUTIONS of any prolonged surveillance interruption or failure. The systems will have sufficient battery backup to support itself the event of a power outage. The systems will also meet the following City and State requirements:

- The digital video surveillance systems will all cameras shall have minimum resolution of 1280 x 720 pixels and record at 15 fps (frames per second) and shall record continuously 24 hours per day.

- The surveillance-system storage devices or the cameras shall be transmission control protocol (TCP) capable of being accessed remotely through the Internet.
- The video surveillance systems will at all times be able to effectively and clearly record images of the areas under surveillance.
- Each camera shall be permanently mounted and in a fixed location. Each camera shall be placed in a location that allows the camera to clearly record activity occurring within 20 feet of all points of entry and exit on the licensed premises and allows for the clear and certain identification of any person and activities in all areas required to be filmed. To the extent reasonably possible, all video surveillance cameras will be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling.
- The video surveillance system shall at all times record: (1) areas where Products are stored, and unloaded for transportation, or moved within the premises; (2) limited-access areas; (3) security rooms; (4) areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area; and (5) entrances and exits to the premises, which shall be recorded from both indoor and outdoor vantage points.
- Cameras will be placed in rooms with exterior windows, exterior walls, roof hatches, or skylights and storage rooms, including those that may contain safes.
- Coverage of security room in which the server and network infrastructure are located.
- All cameras will be placed so that they capture clear and certain images of any individual and activity occurring within 20 feet both inside and outside of all points of entry to and exit from the licensed premises; and anywhere within secure or limited-access areas in the licensed facility.
- The physical media or storage device on which surveillance recordings are stored shall be secured in a manner to protect the recording from tampering or theft.
- Recorded images shall clearly and accurately display the time and date. Time is to be measured in accordance with the United States National Institute Standards and Technology standards.
- The video surveillance system shall be equipped with a failure notification system that provides notification to MONTEREY RETAIL SOLUTIONS, as applicable, of any interruption or failure of the video surveillance system or video surveillance-system storage device.
- Electronic records will be secured and/or backed up in a manner that prevents unauthorized access and that ensures the integrity of the records is maintained.
- All archived required records not stored electronically shall be stored in a locked storage area. Current records may be kept in a locked cupboard or desk outside the locked storage area during hours when the licensed business is open.
- Archive video recordings in a format that ensures authentication of the recording as a legitimately-captured video and guarantees that no alterations of the recorded image have taken place. Videos can be easily accessed for viewing from security, law enforcement, or an employee upon request.
- Surveillance system will be equipped with redundancy and/or offsite backup to mitigate any risk of tampering with video footage. Video surveillance records and recordings available immediately upon request.

- Surveillance system will be equipped to retain a minimum of 90 days of continuous recording data from every camera installed at the licensed premises. Data will be easily accessible in the event that footage is requested.
- If MONTEREY RETAIL SOLUTIONS has been notified in writing by the BCC or DPH (wherever applicable) or its authorized agents, law enforcement or other federal, state or local government officials of a pending criminal or administrative investigation for which a recording may contain relevant information, licensed operators shall retain an unaltered copy of the recording until the investigation or proceeding is closed or the entity conducting the investigation or proceeding notifies the licensed operator that it is not necessary to retain the recording.
- Surveillance recordings are subject to inspection by the BCC and shall be kept in a manner that allows the Bureau to view and obtain copies of the recordings at the licensed premises immediately upon request. We shall also send or otherwise provide copies of the recordings to the Bureau upon request within the time specified by the Bureau..

### **Third Party Security Policies:**

1. Security services will be provided by a third-party state licensed Security Company that operates in accordance with all local and state laws. We plan to engage Warner Safe Guard, Inc, PPO License #17601. Security equipment and installation will be provided by Valley Video Security.

### **Theft Prevention**

1. Inventory systems will be employed to track Products and the personnel responsible for processing it throughout the manufacturing process;
2. Access of personnel within the premises will be limited to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties;
3. Tasks or processes with high potential for diversion (including the loading and unloading of transportation vehicles) will be supervised and recorded; and
4. Designated areas will be provided for personnel to store and access personal items.

### **Investigations**

1. Any breach or theft shall be investigated internally; included by interviewing employees and (where possible) other third parties. Any evidence of a breach or theft shall be kept pending the investigation.
2. Procedures shall be set up to notify the Monterey Police Department immediately after discovering any of the following: (a) diversion, theft, loss, or any criminal activity; (b) the loss or unauthorized alteration of business records related to employees or agents of the business; (c) significant discrepancies identified during inventory; or (d) any other breach of security.
3. MONTEREY RETAIL SOLUTIONS acknowledge that inspections shall be scheduled by the Monterey police chief whenever deemed necessary by the police chief. Inspections shall take place at a reasonable time with prior notice to MONTEREY RETAIL SOLUTIONS. Upon request, MONTEREY RETAIL SOLUTIONS shall timely provide the police chief with records related to

the business, including, but not limited to, utility bills from the commercial energy provider for the premises. MONTEREY RETAIL SOLUTIONS acknowledge that this section shall not limit any inspection authorized under any other provision of law or regulation.

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Operating Hours - RMA Response***

**Operating Hours**

Monterey Retail Solutions shall operate only in accordance with the operating plans reviewed and approved by the County. The County shall limit the hours of operation for a retail facility to begin no earlier than eight a.m. and to end no later than eight p.m.

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Hazardous Materials, Waste Disposal and Returned Inventory  
- RMA Response***

## **Hazardous Materials, Waste Disposal, and Returned Inventory**

**Purpose:** This document describes responsibilities that shall be implemented by all members of Monterey Retail Solutions as a condition of employment regarding the disposal of waste. The purpose of this document is to ensure all employees follow the Waste Disposal policies and procedures. Monterey Retail Solutions has no intention or plans for use of potentially hazardous waste or other agricultural chemical additives.

**Policy:** In accordance with the California Health and Safety Code and the U.S. Environmental Protection

Agency's Worker Protection Standard, hazardous wastes will be used, handled, stored, and disposed of in a manner conforming to the manufacturer's Safety Data Sheet and labeling guidelines. Policy Citation: 3-8-8307(b)(1). Monterey Retail Solutions will not mix, prepare, over-apply, or dispose of hazardous waste in any location where they may enter the riparian setback or waters of California. Policy Citation: 3-8-8307(b)(8); 3-8-8307(b)(9).

### **Hazardous Materials:**

Monterey Retail Solutions as a retail store does not anticipate any hazardous material on or stored within the premises.

1. As we do not anticipate any hazardous materials we do not have a requirement to upload any hazardous materials information into the CA environmental reporting system database.
2. Monterey Retail Services will have 2 above-ground water tanks, and a septic tank below ground. Human waste, and other ordinary retail waste, will be the primary form of waste to be generated onsite.

### **Returned Product:**

Monterey Retail Solutions will accept returns of cannabis goods that were previously sold on-site. We will not resell cannabis goods that have been returned. We shall treat any cannabis goods abandoned on the Business Premises as a return. We shall destroy all cannabis goods that have been returned to us, as required by the State of California and the DCR.

### **Waste/Returns Disposal:**

- A) Monterey Retail Solutions disposes of cannabis waste in a secured waste receptacle on the licensed premises
- B) Any waste that is disposed of is removed from its packaging, deemed not hazardous, and is made unusable and unrecognizable by the waste management service.
- C) When cannabis products are disposed of, Monterey Retail Solutions will create and maintain a record of the date, type and quantity disposed of, the manner of disposal, and the persons present during the disposal, with their signatures. Info is entered into the track and trace system and disposal records are kept for a minimum of 7 years.



- a. Cannabis waste is considered non-recycleable, and will be disposed of in a 1 - 1 yard locking trash bin supplied by Waste Management.

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Customer Verification Practices - RMA Response***

## **Proposed Customer Verification Practices**

### **1. Relevant statutes - Monterey Retail Solutions will comply with all laws regarding product sales and customer age/identity verification as follows:**

- a. *Except as otherwise provided by state law, access to the Business Premises shall be limited to individuals who are at least 21 years old and have a bona fide business reason for entering the Business Premises. An individual younger than 21 years of age may enter the Business Premises to purchase medical cannabis goods only if the individual is a medical cannabis patient. Any medical cannabis patient younger than 18 years old shall be accompanied by his or her parent, legal guardian, or primary caregiver. (Violation Type – Serious)*
- b. *Individuals shall only be granted access to the area to purchase medical cannabis goods after the Licensee has identified the individual as a medical cannabis patient or a primary caregiver. Prior to identifying an individual as a medical cannabis patient or a primary caregiver, a Licensee shall verify that the individual has valid proof of identification as required by the State of California. In the case of a primary caregiver, valid written documentation containing the signature and the printed name of the medical cannabis patient designating the individual as a primary caregiver for a medical cannabis patient is required. A Licensee shall only sell medical cannabis goods to medical cannabis patients or the primary caregivers of medical cannabis patients once identification is verified. (Violation Type – Serious)*
- c. *All deliveries of cannabis goods must be performed by a delivery employee of a Licensee conducting Delivery for Retailer Commercial Cannabis Activity. Each delivery employee of a Licensee shall be at least 21 years of age. Only authorized employees of the Licensee can be in the delivery vehicle during the time of delivery. A Licensee may use the services of an independent contractor or courier service to deliver cannabis goods if the State of California permits this type of delivery method. (Violation Type – Moderate)*
- d. *EFFECTIVE AS REVISED JULY 23, 2018 22 3. All deliveries of cannabis goods shall be made in person, pre-ordered, packaged for sale, labeled, and placed in exit packaging prior to being dispatched for delivery. A delivery of cannabis goods shall not be made through the use of an unmanned vehicle. A Licensee may only deliver cannabis goods to a physical address within the boundaries of the County of Monterey. A Licensee may only deliver outside of the County of Monterey with the approval of DCR and the affected jurisdiction. A Licensee shall not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency.*
- e. *Electronic age verification shall be utilized to determine the age of any individual attempting to purchase Cannabis goods for delivery and shall be required at each point-of-sales location. All employees shall be instructed in its use. Cannabis products shall not be sold to the public without electronic age verification.*

## **2. Proposed Customer Verification Practices for Retail Customers**

The typical customer workflow will consist of:

- a. Prospective customers presenting their identification at front desk check-in.
- b. Monterey Retail Services will confirm the customer's eligibility for purchase based on their possession of a government-issued ID demonstrating they are over 21 years of age.
- c. Staff will allow the customer into the showroom.
- d. Monterey Retail Services will assist the customers with any product inquiries they may have, guide them through the payment process, and then direct them off-site.

## **3. Verification for Medical Cannabis Patients**

Verifying customers for non-medical retail sales will consist of checking for valid government-issued identification proving customers are over the age of 21. For medical-side patients, however, the process could be somewhat less clear. Medical patients may be under the age of 21, for instance, and in any case will need to be able to demonstrate they are a medical marijuana patient or authorized caregiver.

Pursuant to these regulations, Monterey Retail Solutions will lean on the Medical Marijuana Identification Card Program (MMICP) to verify patient status for any medical cannabis purchases. ID cards issued through this program can only be obtained by patients or their legal representatives if an applicant is diagnosed with a serious medical condition for which the medical use of marijuana is appropriate. They must be able to prove residency within the county where they apply for the MMIC; provide valid government-issued proof of identity at the time they submit their application; and have a copy of written documentation contained in medical records from their physician (medical doctor, osteopath or podiatrist) stating that they have a serious medical condition and that the medical use of marijuana is appropriate. The MMIC card typically lasts for one year before expires and must be renewed.

The MMIC program establishes a data repository of card verification through the development of a web-based system that ensures information security through the use of protected firewalls and assigned user IDs and passwords to county health departments. The MMIC further collects and reports application information entered by counties or their designees; assigns unique card identification numbers, and prints MMICs and send them to county programs. This allows immediate access for the verification of the MMIC by law enforcement officials and others.

In this manner, the MMIC program provides a framework for ensuring integrity in the medical marijuana retail process.

**In the event that a patient does not present a medical patient card**, Monterey Retail Solutions will also accept a valid doctor's recommendation on prescription pad.

- a. Prospective medical patients will present their identification and doctor's recommendation and/or caregiver's documentation at front desk check-in.
- b. Monterey Retail Services will confirm the customer's eligibility for purchase based on their possession of a valid doctor's recommendation, which must be verified in the physician's database.
- c. Upon verification of doctor's recommendation and/or caregiver's documentation, Staff will allow the customer into the showroom.
- d. Monterey Retail Services will assist the customers with any product inquiries they may have, guide them through the payment process, and then direct them off-site.

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Product Supply Chain - RMA Response***

## **Monterey Retail Solutions Product Supply Chain**

Monterey Retail Solutions will be a Type 10 cannabis retailer (dispensary) and delivery service operating at 1031 El Camino Real, Salinas CA 93907.

Cannabis retail storefronts sell cannabis goods to customers at its premises and/or by delivery. A retailer must have a licensed physical location (premises), including an address where commercial cannabis activities are conducted. Licensed cannabis retailers may only sell cannabis goods, cannabis accessories, and licensees' branded merchandise or promotional materials.

Cannabis retailers must adhere to all of the requirements for Commercial Cannabis Licensees that involve storage of inventory, record keeping, security, surveillance requirements, and compliance with the Track and Trace program. Additional requirements that are specific to retailers include highly regulated areas such as retail location, hours of operation, goods display, selling of live plants, daily limits on sale, packaging, labeling, returns, inventory documentation and more

As a licensed retailer may only receive cannabis goods for sale from a licensed distributor Monterey Retail Solutions will only stock and sell inventory items from licensed distributors. Prior to receiving any inventory from a licensed distributor, Monterey Retail Solutions will ensure that the distributor's license is current, that all cannabis goods comply with all packaging and labeling requirements, and that no cannabis goods being purchased from a distributor are expired.

Retailers must meet compliance requirements for their operations concerning hours of operation, packaging, and strict delivery regulations. Retailers cannot accept, possess, or sell cannabis goods if they are not packaged as they will be sold at final sale.

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Inventory Control and Monitoring to Prevent Diversion***

***- RMA Response***



## **Inventory Control Plan for Monterey:**

### **INVENTORY CONTROL & MONITORING TO PREVENT DIVERSION**

As our goal is to demonstrate full compliance with the Bureau's Cannabis Regulations, in advance of their full implementation, MONTEREY RETAIL SOLUTIONS will require seed-to-sale tracking with each of the locally licensed cannabis operations as a condition of sale. There are multiple Seed-to-sale tracking systems available. The system selected must adhere to the specifications listed herein; however, final contract award to a specific vendor has not been made.

At all times during operations we shall maintain an active and functional account within the track-and-trace system prior to engaging in any commercial cannabis activity, including the purchase, sale, packaging, transfer, return, destruction, or disposal of any cannabis goods.

#### **Track-and-Trace Monitoring**

MONTEREY RETAIL SOLUTIONS shall comply with Article 2 of Subchapter 5 of the CDPH's Manufacturing Regulations that govern Track-and-Trace System requirements. Specifically, MONTEREY RETAIL SOLUTIONS shall designate one individual owner as the track-and-trace account manager. The account manager may authorize additional owners or employees as track-and-trace system users and shall ensure that each user is trained on the track-and-trace system prior to its access or use. The account manager and each user shall be assigned a unique log-on, consisting of a username and password. The account manager or each user accessing the track-and-trace system shall only do so under his or her assigned log-on credentials. Log-on, username, or password shall not be transferred between individuals for any reason. The account manager shall maintain a complete, accurate, and up-to-date list of all track-and-trace system users, consisting of full names and usernames.

MONTEREY RETAIL SOLUTIONS shall monitor all compliance notifications from the track-and-trace systems, and timely resolve issues detailed in the compliance notification. MONTEREY RETAIL SOLUTIONS shall keep a record, independent of the track-and-trace system, of all compliance notifications received from the track-and-trace system, and how and when compliance was achieved. If MONTEREY RETAIL SOLUTIONS is unable to resolve a compliance notification within three business days of receiving the notification, the licensee shall notify the Bureau immediately. MONTEREY RETAIL SOLUTIONS shall be accountable for all actions its owners or employees take while logged into or using the track-and-trace system, or otherwise while conducting track-and-trace activities.

Further, MONTEREY RETAIL SOLUTIONS shall comply with the reporting requirements enumerated in §40512, which include:

- (a) A system account manager or user shall record all of the following activities in the track-and-trace system within 24 hours of the activity:
  - (1) Receipt of cannabis material.
  - (2) The transfer to or receipt of cannabis products for further manufacturing from another licensed manufacturer
  - (3) All changes in the disposition of cannabis or cannabis products. A change in disposition includes, but is not limited to:
    - (A) Processing of the cannabis or further processing of the cannabis product;
    - (B) Packaging cannabis products.

- (4) Transfer of cannabis products to a distributor.
- (5) Any other activity required by the track-and-trace system to be captured.
- (b) The following information shall be recorded for each activity entered into the track-and-trace system:
  - (1) The licensed entity from which the cannabis material or product is received, including that entity's license number, and the licensed entity to which the cannabis product is transferred, including that entity's license number.
  - (2) The name and license number of the distributor that transported the cannabis material or cannabis product.
  - (3) The type of cannabis material or cannabis product received, processed, manufactured, or transferred.
  - (4) The weight or count of the cannabis material or cannabis product received, processed, packaged, or transferred.
  - (5) The date of receipt, processing, packaging, or transfer.
  - (6) The unique identifier assigned to the cannabis material or cannabis product.
  - (7) Any other information required by other applicable licensing authorities.

MONTEREY RETAIL SOLUTIONS shall order UID tags within 5 business days of receiving access to the track-and-trace system, and further comply with UID tag requirements per §40517.

Should MONTEREY RETAIL SOLUTIONS lose access to the track-and-trace system for any reason, we will follow the procedures outlined in §40513.

Further, with respect to inventory control of our cannabis and cannabis products, MONTEREY RETAIL SOLUTIONS shall establish and implement a written inventory control plan capable of tracking the location and disposition of all cannabis and cannabis products at the licensed premises, in compliance with §40482. MONTEREY RETAIL SOLUTIONS will also conduct the following procedures in accordance with the Regulations:

- A licensee shall reconcile the on-hand inventory of cannabis and cannabis products at the licensed premises with the records in the track-and-trace database least once every thirty (30) calendar days. Reconciliation shall be performed by one person and independently verified by a second person.
- If a licensee finds a discrepancy between the inventory and the track-and-trace database, the licensee shall conduct an audit.
- The licensee shall notify the Department within 24 hours if an audit reveals a discrepancy that is not within five percent of the documented inventory.
- If a licensee finds evidence of suspected theft or diversion, the licensee shall immediately report the suspected theft or diversion to the Department.

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Record Retention Plan - RMA Response***

## **Record Retention Plan**

### **General (Applicable to all Licensees)**

Under MAUCRSA, each licensee shall keep and maintain the following records related to commercial cannabis activity for at least seven years:

(1) Financial records including, but not limited to, bank statements, sales invoices, receipts, tax records, and all records required by the California Department of Tax and Fee Administration (formally Board of Equalization) under Title 18 California Code of Regulations sections 1698 and 4901.

(2) Personnel records, including each employee's full name, social security or individual tax payer identification number, date employment begins, and date of termination of employment if applicable.

(3) Training records, including but not limited to the content of the training provided, and the names of the employees that received the training.

(4) Contracts with other licensees regarding commercial cannabis activity.

(5) Permits, licenses, and other local authorizations to conduct the licensee's commercial cannabis activity.

(6) Security records, (except for surveillance recordings required pursuant to section 5044 of this division).

(7) Records relating to the composting or destruction of cannabis goods.

(8) Documentation for data or information entered into the track and trace system.

(9) All other documents prepared or executed by an owner or his employees or assignees in connection with the licensed commercial cannabis business.

Records shall be kept in a manner that allows the records to be produced for the Bureau at the licensed premises in either hard copy or electronic form, whichever the Bureau requests.

A licensee may contract with a third party to provide custodial or management services of the records. Such a contract shall not relieve the licensee of the licensee's responsibilities under this section.

### **Distribution Records (Applicable to Distributors)**

In addition to the general record retention requirements of all licensees, Distributors shall maintain the following records:

(1) Inventory logs and records;

(2) Vehicle and trailer ownership records;

(3) Quality-assurance records;

(4) Records relating to destruction of cannabis goods;

(5) Records relating to tax payments collected and paid under Sections 34011 and 34012 of the Revenue and Tax Code.

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Odor Prevention Plan - RMA Response***

## **Odor Prevention**

As our facility will be a retail, our architectural and design specifications shall ensure that any odors emitted within the areas of operations will be contained to such areas.

## **Overview**

**Monterey Retail Solutions**, will serve as a licensed dispensary for cannabis products in the state of California. There will be no cultivation, extraction, manufacturing or packaging of cannabis products. As such "open product" and other "odor-emitting activities" are not part of the operational plan of the facility. Because of the intended use, almost no odor should emanate from the facility. However, in the spirit of local and state compliance, as well as being a good employer and good neighbor, we take Odor Mitigation seriously and provide the following plan for The County of Monterey review.

## **Odor Control and Air Purification**

### **HVAC (Heating Ventilation Air Conditioning) Design**

#### **1. Building Environmental Controls**

a. The building HVAC system will include standard building environment controls for the rooms in the facility.

#### **2. Odor Control**

a. There will be no open product allowed on our premises, which will eliminate the possibility of offensive cannabis odor.

#### **3. HVAC Fire Alarm Interface and HVAC Automatic Shutoff**

a. Per the 2013 California Mechanical Code Section 608.0 and California Fire Code, all air moving systems over 2,000 CFM or a combined service area must have an automatic shut down in the event of fire. Automatic shut off shall be accomplished by interrupting the power source of air moving equipment upon detection of smoke in the main supply-air duct or after activation of the sprinkler monitoring system.

b. Smoke detectors shall be factory installed in the air moving equipment as per California State Fire Marshall requirements and installed in accordance with the manufacturer's recommendations.

c. Centrally monitored Carbon Monoxide detectors will be placed strategically throughout the facility to monitor and maintain a safe Carbon Monoxide level in the facility.

The minimum outdoor airflow rate shall comply with the requirements of the County. The air removed by the mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified by the County. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilation system.

1. The HVAC system air handling units will be outfit with active carbon filters from the Camfil commercial line. These filters are certified with a 1500 Microparticle Performance Rating (MPR) and designed to not only filter airborne dust, allergens, bacteria and viruses, but are electrostatically charged to capture microscopic particulate. Camfil filters also provide:

- a. Reduced energy costs during the entire life of the air filter. Camfil air filters optimize efficiency and energy use reducing HVAC energy costs by up to 50 percent. The media



type coupled with the innovative media configurations deliver lower pressure drops over the life of the air filters -- and a significantly reduction in energy use.

- b. Lower carbon footprint because Camfil air filters perform more efficiently, use less energy and require less-frequent change outs. Using fewer filters means fewer dollars spent on fuel at every step – from raw material acquisition and processing to filter manufacturing, distribution, transportation to users, and ultimately, transport to a landfill, and recycling. The lower amounts of energy consumed at every stage contributes substantially to a reduced carbon footprint.
  - c. Waste reduction is typically reduced 30% to 75% – lowering the frequency of filter replacements means fewer filters go to the landfills.
  - d. Higher IAQ (Indoor Air Quality) rating than is required for hospitals and laboratories. Our air filtration systems operate at a Minimum Efficiency Reporting Value (MERV) certified level 13.
- 2. Air filters will be changed more frequently than directed by the manufacturer (typically every 90 days) to insure proper odor confinement.
  - 3. Fresh air will be brought in through the HVAC filtration/ventilation system.

#### **Building Environmental Controls**

- 1. The building HVAC system will include standard building environment controls for the office, lobby, offices, restrooms and all common areas.

#### **Code and Safety Considerations**

- 1. Automatic power interruption shall occur upon the immediate detection of smoke anywhere in the facility.
- 2. Smoke detectors shall be factory installed in the air moving equipment as per California State Fire Marshall requirements and installed in accordance with the manufacturer's recommendations.
- 3. Centrally monitored Carbon Monoxide detectors will be placed strategically throughout the facility to monitor and maintain a safe Carbon Monoxide level in the facility.

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

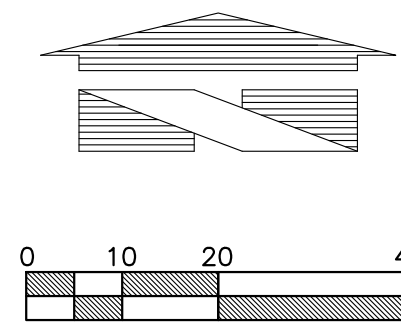
***Parking Plan - RMA Response***

## **Parking Plan**

Property Location: 1031 El Camino Real, Salinas, CA 93907

The current parking plan for Monterey Retail Solutions includes 8 existing striped parking spots on the upper portion of the premise. With consideration to the size of our upper lot, we are anticipating an additional 34 parking stalls to be striped. The total number of parking spots for Monterey Retail Solutions will be 42. Please see the attached diagram for parking stall layout.

**SCALE: 1" = 20'-0"**



EL CAMINO REAL NORTH (HWY 101)

PRUNEDALE SOUTH ROAD

ADDRESS:	1031 EL CAMINO REAL SALINAS, CA 93907
PERMIT #:	TBD
A.P.N.:	133-023-042-000
LOT SIZE:	78,519 S.F. (1.80 ACRES)
COUNTY:	MONTEREY COUNTY
EXISTING ZONE:	LC - LIGHT COMMERCIAL
PROPOSED ZONE:	LC - LIGHT COMMERCIAL
PROPOSED LAND USE:	RETAIL / COMMERCIAL
BUILDING AREA:	1,413 S.F.
BUILDING HEIGHT:	16'-4" EXISTING
CONSTRUCTION TYPE:	V-B/NON-SPRINKLERED
OCCUPANCY:	TYPE: M
OCCUPANCY LOAD:	TBD
HOURS OF OPERATION:	TBD
PARKING REQUIREMENTS:	1 SPACE / 250 S.F. OF FLOOR AREA REQUIRED: 6 SPACES (INCLUDING 1 H.C.) TOTAL PROVIDED: 8 SPACES (INCLUDING 1 H.C.)

1625 SAINT GERTRUDE, LLC  
310 GOEIZ AVE.  
SANTA ANA, CA 92707  
E-MAIL: jeff@aquaticbalance.com  
CONTACT: JEFF THEDERS

EMPIRE DESIGN GROUP, INC.  
PO BOX 944  
MURRIETA, CA 92564  
PHONE: (951) 696-1490  
FAX: (951) 696-1443  
CELL PHONE: (951) 809-7601  
E-MAIL: ghann@empiregr.biz  
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:  
24861 WASHINGTON AVE.  
MURRIETA, CA 92562

AS 1	ARCHITECTURAL SITE PLAN
A 1.0	FLOOR PLAN
A 2.0	EXTERIOR ELEVATIONS

**SITE**

Moss Landing

Cas Hills

Pajaro

Carmel

Nipmoot

San Jose

San Francisco

10 Miles

**NOT TO SCALE**

A diagram of a three-phase transmission line. It consists of three horizontal conductors. The top and bottom conductors are solid cylinders. The middle conductor is a solid cylinder with a central core and an outer sheath, both represented by hatched patterns. To the left of the conductors is a vertical hatched rectangle representing the ground plane. To the right of the conductors is a vertical hatched rectangle representing the tower or support structure. The conductors are labeled with 'a' for the top, 'b' for the middle, and 'c' for the bottom.

24861 Washington Ave.  
Murrieta, Calif. 92562  
Tel 951-696-1490 Fax 951-696-1443

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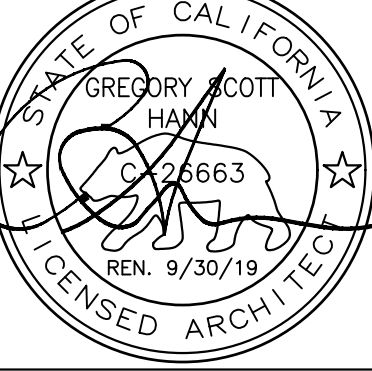
**IENT:**

MANIFESTSEVEN

SALINAS CANNABIS  
1031 EL CAMINO REAL  
SALINAS, CA 93907

chitect of Record:  
REGORY S. HANN, AIA  
4861 WASHINGTON AVE.  
URRIETA, CA 92562  
EL: 951-696-1490  
EL: 951-809-7601  
AX: 951-696-1443  
-MAIL: ghann@empiregr.biz

AL:



ate: JUNE 10, 2019

Project Number: EDG#04588

[illegible]

DESIGNED BY:	GH	
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CKED BY:	GH
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AWN BY:	AH
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<p>AWING TITLE:</p>	
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ARCHITECTURAL  
SITE PLAN

**SHEET NO:**

# AS 1

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Property Owner Authorization - RMA Response***

**PROPERTY OWNER/LANDLORD AUTHORIZATION FOR INSPECTION  
AND RIGHT TO OPERATE A COMMERCIAL CANNABIS OPERATION**

I, Abundant Investments LLC, am the owner of the property located at 1031 El Camino Real, Salinas, CA 93907.

I authorize the commercial cannabis business entitled **Monterey Retail Solutions, LLC**, to operate a commercial cannabis business at the property – as permitted by the County of Monterey – for the specific uses of: sales and dispensing of cannabis, cannabis products, and cannabis related products, and allow the County of Monterey to enter the property for inspection of the property.

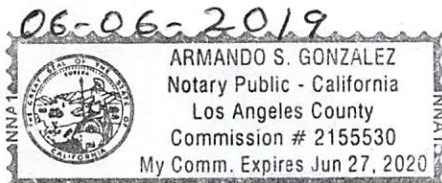
I declare under penalty of perjury that the foregoing information is true and correct.

Executed this 6<sup>th</sup> day of June 2019.



ABUNDANT INVESTMENTS, LLC,  
a Delaware limited liability company

By: Abundant Investments Manager, LLC,  
a California limited liability company  
Its: Managing Member



By: Robert Dee  
Its: Managing Member

By:

  
Robert Dee

1 CA ACK ATTACHED

## 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 LOS ANGELES

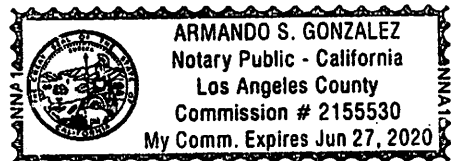
On 06-06-2019 before me, ARMANDO S GONZALEZ, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared ROBERT L. AZZELIO-DEE,  
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] (Seal)





# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Owner/Employee Information - RMA Response***

## Monterey Retail Solutions - Owner/Employee Information

Name	Address
Robert Dee	4001 Inglewood Ave. Bldg. 101, Ste. 751, Redondo Beach, CA 90278
Pierre Rouleau	26401 La Traviata, Laguna Hills, CA 92653
Dmitry Gordeychev	11347 Nebraska Avenue #302, Los Angeles, CA 90025
Sturges Karban	1755 Argyle Avenue #1209, Los Angeles, CA 90028

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***Wastewater Onsite Treatment Systems - RMA  
Response***

On Friday, August 30, 2019, well #7 at 1031 El Camino Real was inspected by Consolidated Chemistry Laboratory. The lab ran a sample test collected from the property for Nitrate Nitrogen and No3 (Nitrate) levels, and issued the following comments: Routing drinking water. Copy forwarded to Monterey County Environmental Health and Central Coast Water sampling. Receiving temperature blank 6.0 degrees Celsius. Report attached.

Notes to Environmental Health:

EHRs: Existing Onsite wastewater treatment system (OWTS) permitted for 200 gallons per day. OWTS was evaluated July 17, 2019 and both the tank and dispersal system were found to be acceptable. Proposed total number of visitors/ employees with access to restrooms will be 6 and access will be restriction from the public.

DWPS: Proposed project served by El Camino WS #7. Historical sampling for Nitrate has been at or under MCL. Quarterly monitoring will be required as a condition of CNB. Recent results for Nitrate as N, sampled August 28, 2019, were 9.2 ppm and below MCL of 10 ppm. Recent Bacteriological testing was requested but not completed. Updated Nitrate and Bacteriological testing will likely be required prior to CNB issuance with continued Nitrate monitoring.

OTHER: Additional EHB Cannabis Program plan check will be required to be completed prior to CP/ CNB review and/ or issuance. Please see attached guidance.



## MONTEREY COUNTY HEALTH DEPARTMENT

### Consolidated Chemistry Laboratory

1270 Natividad Road Salinas, CA 93906

Phone (831)755-4516 Fax (831) 755-4652

ELAP Certification Number: 1395

Manifest Seven  
5800 S. Eastern Ave.  
Commerce, CA 90040

Attn: Tom Ritchie

Friday, August 30, 2019

**Lab Number:** AC26658

**Client code:** ELCAMINO7

Sample Site: EL CAMINO WS #7 - WELL

Collection Date/Time: 8/28/2019 11:35

Source Code :

Submittal Date/Time: 8/28/2019 11:50

Other ID:

Sample Collector: CRYER D

Sample Comments: Routine Drinking Water. Copy forwarded to Monterey County Environmental Health and Central Coast Water Sampling. Receiving temperature blank 6.0°C.

Analyte	Method	Unit	Result	DLR	MCL	PQL	Analysis Start Date/Time
Nitrate Nitrogen	EPA300.0	mg/L	9.2	0.4	10	0.1	8/28/2019 12:30
NO3 (Nitrate)	EPA300.0 REV	mg/L	41	2.0	45*	0.5	8/28/2019 12:30

Report approved by:

A handwritten signature in cursive script, appearing to read "Donna Ferguson".

Donna Ferguson, Ph.D, P.H.M  
Laboratory Director

mg/L : Milligrams per liter (=ppm)

PQL : Practical Quantitation Limit

DLR : Detection Limit for Reporting

ug/L : Micrograms per liter (=ppb)

MCL : Maximum Contaminant Level

ND : Not Detected

N/A : Not Applicable

\* : Primary Standards

\*\* : Secondary Standards

\*\*\* : Action Level

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***North County Fire Protection District - RMA Response***

# **Monterey Retail Solutions, LLC**

1031 El Camino Real, Salinas 93907

***North County Fire Protection District - RMA Response***

## **North County Fire Protection District Response**

Property Location: 1031 El Camino Real, Salinas, CA 93907

Monterey Retail Solutions will be a storefront dispensary and delivery service providing customers with the highest quality cannabis available. Our products will be held to the highest standards on the market, we will have a high end feel that Monterey citizens can feel proud of. Our mission is to have every member come away with a positive and educated experience, which will in turn lead to long-term sustainability.

Historical uses of the property include that of a Tuff Shed retail store and automotive repair. Tuff Shed's activities are to have ceased prior to August 1, 2019, the automotive repair shop will continue to operate on the lower level of the property. The change of operations will have minimal impact on the business activities taking place on the property, which will be in compliance with all California Building and Fire codes.

There currently exists a fire alarm system in the Tuff Shed that will be integrated with the security system. Portable fire extinguishers are installed onsite. We have also purchased a KNOX Box for the property. There will be no security devices (or other) that could obscure means of egress from the building.