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Valley of Grass, LLC
Jonathan Boyer

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Nevada City Medical Cannabis
Business Application Form
Valley of Grass, LLC
Jonathan Boyer



**CITY OF NEVADA CITY
Cannabis Permit Employee/Owner
Background Application**

317 Broad Street
Nevada City, CA 95959
(530) 265-2496 Ext. 130

CANNABIS PERMIT APPLICANT INFORMATION

LAST NAME ON APPLICATION Boyer	FIRST NAME ON APPLICATION Jonathan	MIDDLE NAME ON APPLICATION Howard	BUSINESS NAME ON APPLICATION Valley of Grass LLC
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APPLICANT INFORMATION

Social Security Number [REDACTED]		LAST NAME ON SOCIAL SECURITY CARD Boyer	FIRST NAME ON SOCIAL SECURITY CARD Jonathan	MIDDLE NAME ON SOCIAL SECURITY CARD Howard			
California Driver's License [REDACTED]		LAST NAME ON CAL. DRIVER'S LICENSE Boyer	FIRST NAME ON CAL. DRIVER'S LICENSE Jonathan	MIDDLE NAME ON CAL. DRIVER'S LICENSE Howard			
SEX <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female	AGE 39	DATE OF BIRTH [REDACTED]	RACE wh	HEIGHT 6'1"	WEIGHT 195	HAIR Blk	EYES Hazel
LIST YOUR CURRENT HOME ADDRESS, CITY, ZIP CODE (NO P.O. BOXES ALLOWED) [REDACTED]						CELL PHONE # (805) 290-3983	
LIST ANY OTHER NAMES YOU HAVE EVER USED (Maiden, Married, Nicknames, etc.) Jon, Jonny			BIRTH COUNTRY/STATE USA / CA		LANGUAGES SPOKEN English		

CRIMINAL HISTORY

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

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

ARREST DATE	ARRESTING AGENCY / LOCATION / COURT NAME	REASON FOR ARREST / VIOLATION CODE
1 1995	CHP/Nevada City	DUI
DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.) Two years probation, minor at the time.		
2 2001	City of Santa Rosa	speeding
DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.) License revoked.		
3		
DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		
4		
DISPOSITION (WHAT WAS THE OUTCOME OF THE CASE: Were you sentenced? Did you have to pay a fine? Probation? Parole? Etc.)		

CITY STAFF USE ONLY

DATE / TIME	\$ FEE AMOUNT PAID	RECEIPT #	CITY STAFF'S NAME	CITY DEPARTMENT
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CITY OF NEVADA CITY
Cannabis Permit Employee/Owner
Background Application

317 Broad Street
 Nevada City, CA 95959
 (530) 265-2496 Ext. 130

Page 2 of 2

ADDITIONAL ARREST INFORMATION

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

PRIOR REGULATED CANNABIS EMPLOYERS

BUSINESS NAME	CITY / STATE	PHONE	START DATE	END DATE

STATEMENT OF PERJURY

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

APPLICANT SIGNATURE <i>Jonathan H. Boyer</i>	JOB TITLE (POSITION ON THE APPLICATION) managing member	DATE 6-7-18
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CRIMINAL BACKGROUND & CREDIT HISTORY INVESTIGATION RELEASE

To Whom It May Concern:

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

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

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

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

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

APPLICANT SIGNATURE <i>Jonathan H. Boyer</i>	APPLICANT NAME (PRINT) Jonathan H. Boyer	DATE 6-7-18
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Pre-Employment Background Check Disclosure & Authorization Form

In connection with my application for employment (including contract for services or volunteer services) or tenancy with _____, These consumer reports (investigative consumer reports in California) may include the following types of information: names and dates of previous employers, salary, work experience, education, accidents, licensure, credit (except California), etc. I further understand that such reports may contain public record information such as, but not limited to: my driving record, workers' compensation claims, judgments, bankruptcy proceedings, criminal records, etc., from federal, state and other agencies which maintain such records. In addition, investigative consumer reports as defined by the federal Fair Credit Reporting Act, gathered from personal interviews with former employers and other past or current associates of mine to gather information regarding my work performance, character, general reputation and personal characteristics may be obtained.

I have the right to make a request to the consumer-reporting agency: INTELIFI, Inc. 8730 Wilshire Blvd, Suite 412, Beverly Hills, California 90211; telephone (888) 409-1819 ("Agency"), upon proper identification, to request the nature and substance of all information in its files on me at the time of my request, including the sources of information and the agency, on our behalf, will provide a complete and accurate disclosure of the nature and scope of the investigation covered by the investigative consumer report(s); and the recipients of any reports on me which the agency has previously furnished within the two year period for employment requests, and one year for other purposes preceding my request (California three years). I hereby consent to your obtaining the above information from the agency. You may view our privacy policy at our website: www.intelifi.com. I hereby authorize procurement of consumer report(s) and investigative consumer report(s). If hired (or contracted), this authorization shall remain on file and shall serve as ongoing authorization for you to procure consumer reports at any time during my employment (or contract) period.

California, Minnesota and Oklahoma Applicants: Check box if you request a copy of your consumer report

Notice to California Residents: You have the right under Section 1786.22 of the California Civil Code to contact the Agency during reasonable hours (9:00 a.m. to 5:00 p.m. (PTZ) Monday through Friday) to obtain all information in your file for your review. You may obtain such information as follows: 1) In person at the Agency's offices, which address is listed above. You can have someone accompany you to the Agency's offices. Agency may require this third party to present reasonable identification. You may be required at the time of such visit to sign an authorization for Agency to disclose to or discuss your information with this third party; 2) By certified mail, if you have previously provided identification in a written request that your file be sent to you or to a third party identified by you; 3) By telephone, if you have previously provided proper identification in writing to Agency; and 4) Agency has trained personnel to explain any information in your file to you and if the file contains any information that is coded, such will be explained to you.

Notice to New York Residents: I acknowledge receiving a copy of Article 23A of the NY Correction Law

I AUTHORIZE, WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY THE CONSUMER REPORTING AGENCY TO FURNISH THE ABOVE-MENTIONED INFORMATION. I acknowledge that I have been provided a copy of consumer's rights under the Fair Credit Reporting Act.

Jonathan H. Boyer

Print Name

Social Security #

Date of Birth

Jonathan H. Boyer

Applicant's Signature

Date

6, 7, 18

valleyofgrass@gmail.com

Email (required in order to receive legal notices)

Jon Boyer, Jonny Boyer

Any other names used



City of Nevada City

Planning Department
317 Broad Street, Nevada City CA 95959

Phone: 530-265-2496
Email: Amy.Wolfson@NevadaCityCA.gov

Staff Use

Fee: \$ _____

Date Paid: _____

MEDICAL CANNABIS BUSINESS PERMIT APPLICATION FORM (dispensary applicants, use other specific application form)

Please submit a minimum of **five (5) bound hard copies** and **one (1) digital copy** (usb drive or CD) of all application material.

Check business type being proposed. If multiple types are proposed, each type will need to be distinctly addressed in the supplemental documentation and on this form. A separate form may be submitted if it will help provide clarity.

Manufacturing

Distribution

Cultivation

N/A Dispensary (use separate

Testing Laboratory

form)

** See attached definitions of the above categories to ensure appropriate selection*

Business Name: Valley of Grass, LLC

Business Primary Contact: Jonathan Boyer

Contact Title: Managing Member

Contact's Mailing Address: 138 New Mohawk Rd. suite 174
Nevada City, CA

Phone#: 805 290 3983 E-mail: valleyofgrass@gmail.com

24-Hour Contact Information: (805) 290-3983

For details about the information required as part of the application process, please see the Implementation Procedures to Operate a Medical Cannabis Business in Nevada City, Ordinance No. 2017-06 and additional requirements in order to complete the application process. All these documents can be found on the Nevada City webpage: www.NevadaCityCA.gov

Section A: Principal Background Information (Must be signed by all Principals)

(Add more pages as necessary to accommodate signatures of all Medical Cannabis Business Principals.)

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

Principal Name: Jonathan Boyer

Principal Title: Managing Member

Principal Home or Cell Phone: (805) 290-3983

Principal Home Address: [REDACTED]

Principal Signature: [Signature] Date: 4-11-18

Attachments:

N/A If business will operate as a collective/cooperative provide proof of status as a qualified patient or primary caregiver (State card or doctor recommendation)

 Receipt from Live Scan check *Applicant is obtaining a Live Scan on 6/7/2018 and will submit the receipt to the Planning Department.*

Picture of applicant (two passport quality photographs 2X2)

Copy of Social Security Card

Copy of Driver's License, OMV issued ID Card or Passport

Proof of address (DMV-issued ID/driver's license, and/or recent utility bill under Principal's name)

Staff use only: Pass background check

Principal Name: _____

Principal Title: _____

Principal Home or Cell Phone: _____

Principal Home Address: _____

Principal Signature: _____ Date: _____

Attachments:

 If business will operate as a collective/cooperative provide proof of status as a qualified patient or primary caregiver (State card or doctor recommendation)

 Receipt from Live Scan check

 Picture of applicant (two passport quality photographs 2X2)

 Copy of Social Security Card

 Copy of Driver's License, OMV issued ID Card or Passport

 Proof of address (DMV-issued ID/driver's license, and/or recent utility bill under Principal's name)

Staff use only: Pass background check

Principal/Partner History:

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

N/A

- 2. List any and all partners who have been found guilty of a violent felony, a felony or misdemeanor involving fraud, deceit, embezzlement, or moral turpitude, or the illegal use, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substance Act, with the exception of medical cannabis related offenses for which the conviction occurred after the passage of the Compassionate Use Act of 1996. (Please attach a separate document explanation if necessary)

N/A

Section B: Business Organization Status

- 1. Describe the Medical Cannabis Business organizational status:

California LLC, see attached Business Plan. operating agreement.



Attach proof of status, such as articles of incorporation, by-laws, partnership agreements, and other documentation as may be appropriate or required by the City.

Section C: Medical Cannabis Business Description and Location

- 1. Statement of Purpose of Medical Cannabis Business (a separate sheet may be attached, labeled Section C.1):

To manufacture and distribute CBD rich Cannabis product.

2. Proposed Location of Business: 138 New Mohawk Ste 176
Nevada City, CA 95959

3. Name and address of property owner: William Spencer

Terra Alta Development

138 New Mohawk Rd, Nevada City CA 95949

4. Name and address of school(s) and/or public park(s) closest to Proposed Location: _____

Twin Ridges "Home Study"

111 New Mohawk Rd, Nevada City CA 95949

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

Yes _____ (If yes, include documentation with this section of the application) No X*

**Request for Zoning Verification Letter was sent to the Planning Dept. in February 2018.*

6. Description of neighborhood around the proposed location surrounding uses, nearby sensitive uses (such as schools, churches, parks, daycares, or residents), transit access to site, etc. A separate sheet may be attached and labeled Section C.6.

Railroad museum, LDS church,
Gas Station

Also see attached Zoning and Vicinity Maps.

7. Site plan must be dimensioned and show the entire parcel including parking and additional structures [recommended scale of 1"= 20']. In addition, please attach elevations and photos of proposed location. If any exterior alterations are proposed for the existing building, also attach a proposed site plan that is accurate, dimensioned and to-scale for each potential location and include elevation details. The scale should accommodate an accurate site plan on a sheet of paper no larger than 11X17.

8. Floor Plans shall be attached and shall be accurate, dimensioned and to-scale [recommended scale of 1/4"= 1'] for each potential location. If any interior alterations are proposed for the existing building, also attach proposed floor plans. The scale should accommodate an accurate floor plan on a sheet of paper no larger than 11X17.

Floor Plans will be promptly submitted once completed by T.A. Geiringer of TAG Designs. Applicant anticipates the plans will be complete by the week of June 11.

9. Signage Plan. *N/A - No Signage Proposed*

10. Vicinity Map.

11. Photos of the site and building(s).

Section D: Required supplemental information

This information is required for this application to be considered complete. Attach the following reports to the application.

- Business and Parking Plan
- Neighborhood Compatibility Plan
- Safety and Security Plan
- Environmental Benefits (Water/Energy Efficiency Measures)
- Community Benefits
- Labor and Employment
- Local Enterprise
- Qualifications of Principals

STAFF USE ONLY:

Date of initial application: _____

File Number assigned to application:

Date fee received _____

Date application reviewed for completeness:

Complete

Incomplete

Date Proof of ownership was verified or a signed and notarized statement from the property owner was received

Date application reviewed by Planning Commission: _____

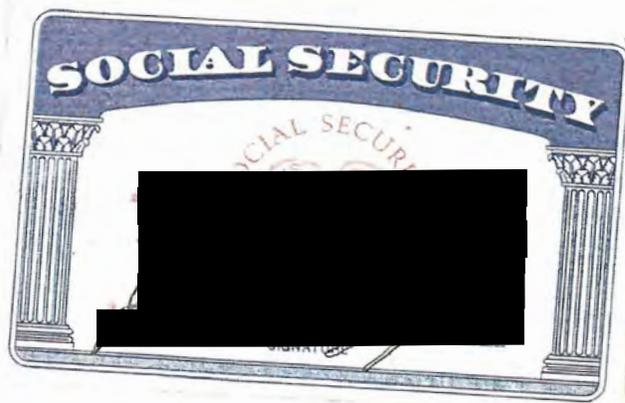
Approved

Denied

Personal Documentation

Valley of Grass, LLC

Jonathan Boyer



This card belongs to the Social Security Administration and you must return it if we ask for it.

If you find a card that isn't yours, please return it to:

Social Security Administration
P.O. Box 33008, Baltimore, MD 21290-3008

Improper use of this card or number by anyone is punishable by fine, imprisonment or both.

Protect Your Number and Card to Prevent Their Mistuse

- Sign your card right away and keep it in a safe place.
- DO NOT carry it with you.

For any other Social Security business/information, contact your local Social Security office. If you write to the above address for any business other than returning a found card, it will take longer for us to answer your letter.

Social Security Administration
Form SSA-3000 (3-2004)



Account summary

Your last bill

Payment, Jan 10 - Thank you!

\$102.01

-\$102.01

Remaining balance

\$0.00

Total due

\$0.00

No payment is required

Ways to pay and manage your account:

myAT&T online
att.com/myatt

myAT&T app
for iPhone and Android

By phone
From AT&T device: call 611 or text *Pay
From any other phone: 800.288.2020
TTY: 800.651.5111



JON BOYER



CHECK FOR AUTOPAY
(SEE REVERSE)

Total due: \$0.00
No payment is required



Make check payable to:

AT&T
PO BOX 5014
CAROL STREAM IL 60197-5014



Proof of Completion of Background
Check Application
Valley of Grass, LLC
Jonathan Boyer

Applicant will complete Live Scan check on June 7, 2018 and will promptly submit proof of completion of the background check to the Planning Department.

Zoning Verification Letter

Valley of Grass, LLC

Jonathan Boyer

Zoning Verification Letter was paid for and a request for the letter was previously sent to the Planning Department. See attached copy of letter requesting Zoning Verification Letter, dated February 12, 2018.

Please note that this Zoning Verification Letter requested cultivation; however, Applicant no longer proposes to conduct cultivation at the premises. Applicant only proposes manufacturing and distribution, as are discussed within this packet.

City of Nevada City
Planning Department
317 Broad Street
Nevada City, CA 95959

Feb. 12, 2018

To Whom It May Concern:

Valley of Grass LLC requests a zoning verification letter for 138 New Mohawk Road, Suite 174, Nevada City, California 95959. We are requesting a zoning letter for distribution, cultivation and manufacturing.

Thank you for your time,

Jonathan Boyer
Valley of Grass LLC

Vicinity Map
Valley of Grass, LLC
Jonathan Boyer

Vicinity Map and Zoning Map





Business Documentation

Valley of Grass, LLC

Jonathan Boyer



**Secretary of State
Statement of Information
(Limited Liability Company)**

LLC-12

18-A45575

FILED

In the office of the Secretary of State
of the State of California

FEB 03, 2018

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.) VALLEY OF GRASS, LLC	
2. 12-Digit Secretary of State File Number 201734810262	3. State, Foreign Country or Place of Organization (only if formed outside of California) CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 138 New Mohawk Road, Ste #174	City (no abbreviations) Nevada City	State CA	Zip Code 95959
b. Mailing Address of LLC, if different than item 4a 138 New Mohawk Road, Ste #174	City (no abbreviations) Nevada City	State CA	Zip Code 95959
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 138 New Mohawk Road, Ste #174	City (no abbreviations) Nevada City	State CA	Zip Code 95959

5. Manager(s) or Member(s) If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b Jonathan	Middle Name Howard	Last Name Boyer	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 138 New Mohawk Road, Ste #174	City (no abbreviations) Nevada City	State CA	Zip Code 95959

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box			
		City (no abbreviations)	State CA
			Zip Code

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b LEGALZOOM.COM, INC. (C2967349)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company Medical cannabis delivery service
--

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address			
		City (no abbreviations)	State
			Zip Code

9. The Information contained herein, including any attachments, is true and correct.

02/03/2018

Cheyenne Moseley

Asst. Sec., LegalZoom.com, Inc., OBO filing entity

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS BEFORE COMPLETING.](#))

Name: []

Company:

Address:

City/State/Zip: []



Secretary of State
Articles of Organization
 Limited Liability Company (LLC)

LLC-1

201734810262

m

FILED
 Secretary of State
 State of California

KM

DEC 14 2017

lpc

This Space For Office Use Only

IMPORTANT — Read Instructions before completing this form.

Filing Fee - \$70.00

Copy Fees - First plain copy free; Additional copies: First page \$1.00 & .50 for each attachment page; Certification Fee - \$5.00

Important! LLCs may have to pay an annual minimum \$800 tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

1. Limited Liability Company Name (See Instructions - Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

Valley of Grass, LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
b. Initial Mailing Address of LLC, if different than item 2a	City (no abbreviations)	State	Zip Code

3. Agent for Service of Process

Item 3a and 3b: If naming an **Individual**, the agent must reside in California and Item 3a and 3b must be completed with the agent's name and complete California street address.

Item 3c: If naming a **California Registered Corporate Agent**, a current agent registration certificate must be on file with the California Secretary of State and Item 3c must be completed (leave Item 3a-3b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
		CA	
c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete Item 3a or 3b			
LegalZoom.com, Inc.			

4. Management (Select **only** one box)

The LLC will be managed by:

One Manager
 More than One Manager
 All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The Information contained herein, including in any attachments, is true and correct.

CM

By: Cheyenne Moseley, Assistant Secretary, LegalZoom.com, Inc.

Organizer sign here

Print your name here

Operating Agreement

Valley of Grass, LLC, a California Limited Liability Company

THIS OPERATING AGREEMENT of Valley of Grass, LLC (the "Company") is entered into as of the date set forth on the signature page of this Agreement by each of the Members listed on Exhibit A of this Agreement.

A. The Members have formed the Company as a California limited liability company under the California Revised Uniform Limited Liability Company Act. The purpose of the Company is to conduct any lawful business for which limited liability companies may be organized under the laws of the state of California. The Members hereby adopt and approve the articles of organization of the Company filed with the California Secretary of State.

B. The Members enter into this Agreement to provide for the governance of the Company and the conduct of its business, and to specify their relative rights and obligations.

ARTICLE 1: DEFINITIONS

Capitalized terms used in this Agreement have the meanings specified in this Article 1 or elsewhere in this Agreement and if not so specified, have the meanings set forth in the California Revised Uniform Limited Liability Company Act.

"Agreement" means this Operating Agreement of the Company, as may be amended from time to time.

"Capital Account" means, with respect to any Member, an account consisting of such Member's Capital Contribution, (1) increased by such Member's allocated share of income and gain, (2) decreased by such Member's share of losses and deductions, (3) decreased by any distributions made by the Company to such Member, and (4) otherwise adjusted as required in accordance with applicable tax laws.

“Capital Contribution” means, with respect to any Member, the total value of (1) cash and the fair market value of property other than cash and (2) services that are contributed and/or agreed to be contributed to the Company by such Member, as listed on Exhibit A, as may be updated from time to time according to the terms of this Agreement.

“Exhibit” means a document attached to this Agreement labeled as “Exhibit A,” “Exhibit B,” and so forth, as such document may be amended, updated, or replaced from time to time according to the terms of this Agreement.

“Member” means each Person who acquires Membership Interest pursuant to this Agreement. The Members are listed on Exhibit A, as may be updated from time to time according to the terms of this Agreement. Each Member has the rights and obligations specified in this Agreement.

“Membership Interest” means the entire ownership interest of a Member in the Company at any particular time, including the right to any and all benefits to which a Member may be entitled as provided in this Agreement and under the California Revised Uniform Limited Liability Company Act, together with the obligations of the Member to comply with all of the terms and provisions of this Agreement.

“Ownership Interest” means the Percentage Interest or Units, as applicable, based on the manner in which relative ownership of the Company is divided.

“Percentage Interest” means the percentage of ownership in the Company that, with respect to each Member, entitles the Member to a Membership Interest and is expressed as either:

- A. If ownership in the Company is expressed in terms of percentage, the percentage set forth opposite the name of each Member on Exhibit A, as may be adjusted from time to time pursuant to this Agreement; or
- B. If ownership in the Company is expressed in Units, the ratio, expressed as a percentage, of:
 - (1) the number of Units owned by the Member (expressed as “MU” in the equation below) divided by

- (2) the total number of Units owned by all of the Members of the Company (expressed as "TU" in the equation below).

$$\text{Percentage Interest} = \frac{MU}{TU}$$

"Person" means an individual (natural person), partnership, limited partnership, trust, estate, association, corporation, limited liability company, or other entity, whether domestic or foreign.

"Units" mean, if ownership in the Company is expressed in Units, units of ownership in the Company, that, with respect to each Member, entitles the Member to a Membership Interest which, if applicable, is expressed as the number of Units set forth opposite the name of each Member on Exhibit A, as may be adjusted from time to time pursuant to this Agreement.

ARTICLE 2: CAPITAL CONTRIBUTIONS, ADDITIONAL MEMBERS, CAPITAL ACCOUNTS AND LIMITED LIABILITY

2.1 Initial Capital Contributions. The names of all Members and each of their respective addresses, initial Capital Contributions, and Ownership Interests must be set forth on Exhibit A. Each Member has made or agrees to make the initial Capital Contribution set forth next to such Member's name on Exhibit A to become a Member of the Company.

2.2 Subsequent Capital Contributions. Members are not obligated to make additional Capital Contributions unless unanimously agreed by all the Members. If subsequent Capital Contributions are unanimously agreed by all the Members in a consent in writing, the Members may make such additional Capital Contributions on a pro rata basis in accordance with each Member's respective Percentage Interest or as otherwise unanimously agreed by the Members.

2.3 Additional Members.

A. With the exception of a transfer of interest (1) governed by Article 7 of this Agreement or (2) otherwise expressly authorized by this Agreement, additional Persons may become Members of the Company and be issued additional Ownership Interests only if approved by and on terms determined by a unanimous written agreement signed by all of the existing Members.

B. Before a Person may be admitted as a Member of the Company, that Person must sign and deliver to the Company the documents and instruments, in the form and containing the information required by the Company, that the Members deem necessary or desirable. Membership Interests of new Members will be allocated according to the terms of this Agreement.

2.4 Capital Accounts. Individual Capital Accounts must be maintained for each Member, unless (a) there is only one Member of the Company and (b) the Company is exempt according to applicable tax laws. Capital Accounts must be maintained in accordance with all applicable tax laws.

2.5 Interest. No interest will be paid by the Company or otherwise on Capital Contributions or on the balance of a Member's Capital Account.

2.6 Limited Liability; No Authority. A Member will not be bound by, or be personally liable for, the expenses, liabilities, debts, contracts, or obligations of the Company, except as otherwise provided in this Agreement or as required by the California Revised Uniform Limited Liability Company Act. Unless expressly provided in this Agreement, no Member, acting alone, has any authority to undertake or assume any obligation, debt, or responsibility, or otherwise act on behalf of, the Company or any other Member.

ARTICLE 3: ALLOCATIONS AND DISTRIBUTIONS

3.1 Allocations. Unless otherwise agreed to by the unanimous consent of the Members any income, gain, loss, deduction, or credit of the Company will be allocated for accounting and tax purposes on a pro rata basis in proportion to the respective Percentage Interest held by each Member and in compliance with applicable tax laws.

3.2 Distributions. The Company will have the right to make distributions of cash and property to the Members on a pro rata basis in proportion to the respective Percentage Interest held by each Member. The timing and amount of distributions will be determined by the Members in accordance with the California Revised Uniform Limited Liability Company Act.

3.3 Limitations on Distributions. The Company must not make a distribution to a Member if, after giving effect to the distribution:

A. The Company would be unable to pay its debts as they become due in the usual course of business; or

B. The fair value of the Company's total assets would be less than the sum of its total liabilities plus the amount that would be needed, if the Company were to be dissolved at the time of the distribution, to satisfy the preferential rights upon dissolution of Members, if any, whose preferential rights are superior to those of the Members receiving the distribution.

ARTICLE 4: MANAGEMENT

4.1 Management.

A. **Generally.** Subject to the terms of this Agreement and the California Revised Uniform Limited Liability Company Act, the business and affairs of the Company will be managed by the Members.

B. **Approval and Action.** Unless greater or other authorization is required pursuant to this Agreement or under the California Revised Uniform Limited Liability Company Act for the Company to engage in an activity or transaction, all activities or transactions must be approved by the Members, to constitute the act of the Company or serve to bind the Company. With such approval, the signature of any Members authorized to sign on behalf of the Company is sufficient to bind the Company with respect to the matter or matters so approved. Without such approval, no Members acting alone may bind the Company to any agreement with or obligation to any third party or represent or claim to have the ability to so bind the Company.

C. **Certain Decisions Requiring Greater Authorization.** Notwithstanding clause B above, the following matters require unanimous approval of the Members in a consent in writing to constitute an act of the Company:

- (i) A material change in the purposes or the nature of the Company's business;
- (ii) With the exception of a transfer of interest governed by Article 7 of this Agreement, the admission of a new Member or a change in any Member's Membership Interest, Ownership Interest, Percentage Interest, or Voting Interest in any manner other than in accordance with this Agreement;
- (iii) The merger of the Company with any other entity or the sale of all or substantially all of the Company's assets; and

- (iv) The amendment of this Agreement.

4.2 Officers. The Members are authorized to appoint one or more officers from time to time. The officers will have the titles, the authority, exercise the powers, and perform the duties that the Members determine from time to time. Each officer will continue to perform and hold office until such time as (a) the officer's successor is chosen and appointed by the Members; or (b) the officer is dismissed or terminated by the Members, which termination will be subject to applicable law and, if an effective employment agreement exists between the officer and the Company, the employment agreement. Subject to applicable law and the employment agreement (if any), each officer will serve at the direction of Members, and may be terminated, at any time and for any reason, by the Members.

ARTICLE 5: ACCOUNTS AND ACCOUNTING

5.1 Accounts. The Company must maintain complete accounting records of the Company's business, including a full and accurate record of each Company transaction. The records must be kept at the Company's principal executive office and must be open to inspection and copying by Members during normal business hours upon reasonable notice by the Members wishing to inspect or copy the records or their authorized representatives, for purposes reasonably related to the Membership Interest of such Members. The costs of inspection and copying will be borne by the respective Member.

5.2 Records. The Members will keep or cause the Company to keep the following business records.

- (i) An up to date list of the Members, each of their respective full legal names, last known business or residence address, Capital Contributions, the amount and terms of any agreed upon future Capital Contributions, and Ownership Interests, and Voting Interests;
- (ii) A copy of the Company's federal, state, and local tax information and income tax returns and reports, if any, for the six most recent taxable years;
- (iii) A copy of the articles of organization of the Company, as may be amended from time to time ("Articles of Organization"); and

- (iv) An original signed copy, which may include counterpart signatures, of this Agreement, and any amendments to this Agreement, signed by all then-current Members.

5.3 Income Tax Returns. Within 45 days after the end of each taxable year, the Company will use its best efforts to send each of the Members all information necessary for the Members to complete their federal and state tax information, returns, and reports and a copy of the Company's federal, state, and local tax information or income tax returns and reports for such year.

5.4 Subchapter S Election. The Company may, upon unanimous consent of the Members, elect to be treated for income tax purposes as an S Corporation. This designation may be changed as permitted under the Internal Revenue Code Section 1362(d) and applicable Regulations.

5.5 Tax Matters Member. Anytime the Company is required to designate or select a tax matters partner pursuant to Section 6231(a)(7) of the Internal Revenue Code and any regulations issued by the Internal Revenue Service, the Members must designate one of the Members as the tax matters partner of the Company and keep such designation in effect at all times.

5.6 Banking. All funds of the Company must be deposited in one or more bank accounts in the name of the Company with one or more recognized financial institutions. The Members are authorized to establish such accounts and complete, sign, and deliver any banking resolutions reasonably required by the respective financial institutions in order to establish an account.

ARTICLE 6: MEMBERSHIP - VOTING AND MEETINGS

6.1 Members and Voting Rights. The Members have the right and power to vote on all matters with respect to which the Articles of Organization, this Agreement, or the California Revised Uniform Limited Liability Company Act requires or permits. Unless otherwise stated in this Agreement (for example, in Section 4.1(c)) or required under the California Revised Uniform Limited Liability Company Act, the vote of the Members holding at least a majority of the Voting Interest of the Company is required to approve or carry out an action.

6.2 Meetings of Members. Annual, regular, or special meetings of the Members are not required but may be held at such time and place as the Members deem necessary or desirable for the reasonable management of the Company. Meetings may

be called by any Member or Members, holding 10% or more of the Percentage Interests, for the purpose of addressing any matters on which the Members may vote. A written notice setting forth the date, time, and location of a meeting must be sent at least ten (10) days but no more than sixty (60) days before the date of the meeting to each Member entitled to vote at the meeting. A Member may waive notice of a meeting by sending a signed waiver to the Company's principal executive office or as otherwise provided in the California Revised Uniform Limited Liability Company Act. In any instance in which the approval of the Members is required under this Agreement, such approval may be obtained in any manner permitted by the California Revised Uniform Limited Liability Company Act, including by conference call or similar communications equipment. Any action that could be taken at a meeting may be approved by a consent in writing that describes the action to be taken and is signed by Members holding the minimum Voting Interest required to approve the action. If any action is taken without a meeting and without unanimous written consent of the Members, notice of such action must be sent to each Member that did not consent to the action.

ARTICLE 7: WITHDRAWAL AND TRANSFERS OF MEMBERSHIP INTERESTS

7.1 Withdrawal. Members may withdraw from the Company prior to the dissolution and winding up of the Company (a) by transferring or assigning all of their respective Membership Interests pursuant to Section 7.2 below, or (b) if all of the Members unanimously agree in a written consent. Subject to the provisions of Article 3, a Member that withdraws pursuant to this Section 7.1 will be entitled to a distribution from the Company in an amount equal to such Member's Capital Account, which must be paid by the Company to such Member within ninety (90) days of the withdrawal date unless otherwise agreed in writing.

7.2 Restrictions on Transfer; Admission of Transferee. A Member may transfer Membership Interests to any other Person without the consent of any other Member. A person may acquire Membership Interests directly from the Company upon the written consent of all Members. A Person that acquires Membership Interests in accordance with this Section 7.2 will be admitted as a Member of the Company only after the requirements of Section 2.3(b) are complied with in full.

ARTICLE 8: DISSOLUTION

8.1 **Dissolution.** The Company will be dissolved upon the first to occur of the following events:

- (i) The vote of the Members holding at least a majority of the Voting Interest of the Company to dissolve the Company;
- (ii) Entry of a decree of judicial dissolution under Section 17707.01 of the California Revised Uniform Limited Liability Company Act;
- (iii) The sale or transfer of all or substantially all of the Company's assets;
- (iv) A merger or consolidation of the Company with one or more entities in which the Company is not the surviving entity; or
- (v) The Company has no members during 90 consecutive days, except on the death of a natural person who is the sole member of the Company, the status of the member, including Membership Interest, may pass to the heirs, successors, and assigns of the member by will or applicable law.

8.2 **No Automatic Dissolution Upon Certain Events.** Unless otherwise set forth in this Agreement or required by applicable law, the death, incapacity, disassociation, bankruptcy, or withdrawal of a Member will not automatically cause a dissolution of the Company.

ARTICLE 9: INDEMNIFICATION

9.1 **Indemnification.** The Company has the power to defend, indemnify, and hold harmless any Person who was or is a party, or who is threatened to be made a party, to any Proceeding (as that term is defined below) by reason of the fact that such Person was or is a Member, officer, employee, representative, or other agent of the Company, or was or is serving at the request of the Company as a director, Governor, officer, employee, representative or other agent of another limited liability company, corporation, partnership, joint venture, trust, or other enterprise (each such Person is referred to as a "Company Agent"), against Expenses (as that term is defined below), judgments, fines, settlements, and other amounts (collectively, "Damages") to the maximum extent now or hereafter permitted under California law. "Proceeding," as

used in this Article 9, means any threatened, pending, or completed action, proceeding, individual claim or matter within a proceeding, whether civil, criminal, administrative, or investigative. "Expenses," as used in this Article 9, includes, without limitation, court costs, reasonable attorney and expert fees, and any expenses incurred relating to establishing a right to indemnification, if any, under this Article 9.

9.2 **Mandatory.** The Company must defend, indemnify and hold harmless a Company Agent in connection with a Proceeding in which such Company Agent is involved if, and to the extent, California law requires that a limited liability company indemnify a Company Agent in connection with a Proceeding.

9.3 **Expenses Paid by the Company Prior to Final Disposition.** Expenses of each Company Agent indemnified or held harmless under this Agreement that are actually and reasonably incurred in connection with the defense or settlement of a Proceeding may be paid by the Company in advance of the final disposition of a Proceeding if authorized by a vote of the Members that are not seeking indemnification holding a majority of the Voting Interests (excluding the Voting Interest of the Company Agent seeking indemnification). Before the Company makes any such payment of Expenses, the Company Agent seeking indemnification must deliver a written undertaking to the Company stating that such Company Agent will repay the applicable Expenses to the Company unless it is ultimately determined that the Company Agent is entitled or required to be indemnified and held harmless by the Company (as set forth in Sections 9.1 or 9.2 above or as otherwise required by applicable law).

ARTICLE 10: GENERAL PROVISIONS

10.1 **Notice.** (a) Any notices (including requests, demands, or other communications) to be sent by one party to another party in connection with this Agreement must be in writing and delivered personally, by reputable overnight courier, or by certified mail (or equivalent service offered by the postal service from time to time) to the following addresses or as otherwise notified in accordance with this Section: (i) if to the Company, notices must be sent to the Company's principal executive office; and (ii) if to a Member, notices must be sent to the Member's last known address for notice on record. (b) Any party to this Agreement may change its notice address by sending written notice of such change to the Company in the manner specified above. Notice will be deemed to have been duly given as follows: (i) upon delivery, if delivered personally or by reputable overnight carrier or (ii) five days after the date of posting if sent by certified mail.

10.2 Entire Agreement; Amendment. This Agreement along with the Articles of Organization (together, the "Organizational Documents"), constitute the entire agreement among the Members and replace and supersede all prior written and oral understandings and agreements with respect to the subject matter of this Agreement, except as otherwise required by the California Revised Uniform Limited Liability Company Act. There are no representations, agreements, arrangements, or undertakings, oral or written, between or among the Members relating to the subject matter of this Agreement that are not fully expressed in the Organizational Documents. This Agreement may not be modified or amended in any respect, except in a writing signed by all of the Members, except as otherwise required or permitted by the California Revised Uniform Limited Liability Company Act.

10.3 Governing Law; Severability. This Agreement will be construed and enforced in accordance with the laws of the state of California. If any provision of this Agreement is held to be unenforceable by a court of competent jurisdiction for any reason whatsoever, (i) the validity, legality, and enforceability of the remaining provisions of this Agreement (including without limitation, all portions of any provisions containing any such unenforceable provision that are not themselves unenforceable) will not in any way be affected or impaired thereby, and (ii) to the fullest extent possible, the unenforceable provision will be deemed modified and replaced by a provision that approximates the intent and economic effect of the unenforceable provision and the Agreement will be deemed amended accordingly.

10.4 Further Action. Each Member agrees to perform all further acts and execute, acknowledge, and deliver any documents which may be reasonably necessary, appropriate, or desirable to carry out the provisions of this Agreement.

10.5 No Third Party Beneficiary. This Agreement is made solely for the benefit of the parties to this Agreement and their respective permitted successors and assigns, and no other Person or entity will have or acquire any right by virtue of this Agreement. This Agreement will be binding on and inure to the benefit of the parties and their heirs, personal representatives, and permitted successors and assigns.

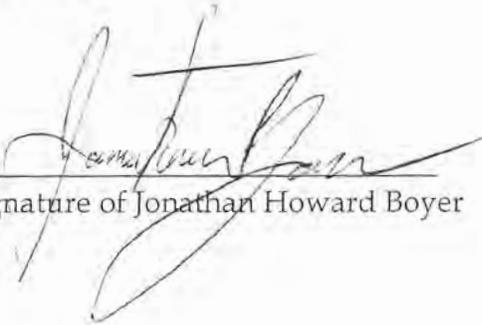
10.6 Incorporation by Reference. The recitals and each appendix, exhibit, schedule, and other document attached to or referred to in this Agreement are hereby incorporated into this Agreement by reference.

10.7 **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all of the Members signed the same copy. All counterparts will be construed together and will constitute one agreement.

[Remainder Intentionally Left Blank.]

IN WITNESS WHEREOF, the parties have executed or caused to be executed this Operating Agreement and do each hereby represent and warrant that their respective signatory, whose signature appears below, has been and is, on the date of this Agreement, duly authorized to execute this Agreement.

Dated: 2-7-18


Signature of Jonathan Howard Boyer

Business Plan
Valley of Grass, LLC
Jonathan Boyer

Business and Parking Plan

Parking Plan

See attached Site Plans for parking information, including ADA-accessibility compliance.

Budget

Jonathan Boyer, the applicant, is the first employee, and his salary will be \$2,000 per month. Once Applicant hires an extractor, this salary will be \$1,800 per month to start.

Please see attached Proforma for monthly expenditures and estimated sales.

Proof of Capitalization



Description of Day-to-Day Operations

Applicant will create CBD tinctures, suppositories and other medical grade cannabis products that can be distributed throughout dispensaries in California, so that medicinal cannabis patients can have access to the proper strength of medicine they need at an affordable cost. Applicant plans to mix cannabis oil with chocolate, honey, cocoa butter, and olive oil to make cannabis products for retail sale. As part of its manufacturing process, Applicant will also engage in proper packaging and labeling prior to distribution. As part of its cannabis distribution business, Applicant will be involved in sales and marketing calls and walk-ins, in order to sell its cannabis products to licensed medicinal cannabis dispensaries throughout California.

Cannabis products usually contain a ratio of tetrahydrocannabinol (THC) and cannabidiol (CBD). THC is the compound in cannabis that generally creates the psychoactive effects, while CBD is a compound that is not psychoactive, but is generally known to boost mood, relieve anxiety, etc. A 1:1 ratio of THC to CBD means that there will be a fairly even ratio of THC and CBD within the cannabis products; this is generally known to increase the therapeutic effects of cannabis¹.

Applicant plans to manufacture the following products:

- **CBD 1:1 (Balance) 2000mg CBD in one bottle**
Psychoactive. For patients who can tolerate THC. A balance ratio can be helpful for neuropathic pain, rheumatism, and overall mood enhancement. Cancer tincture.
- **CBD 3:1 (Synergy) 2000mg CBD in one bottle**
Psychoactive in large doses. For patients who have some tolerance for THC. May help with inflammation, chronic pain, sleep, immune support, sense of well-being. Cancer tincture.
- **CBD 12:1 (CBD Dominant) 2000mg CBD in one bottle**
Non-Psychoactive. For people who do not want to get high. Great for mood disorders, inflammation, parkinsons, pain, sleep, immune support. Cancer tincture.

Schedule for Beginning Operations - Proposed Construction & Improvements Timeline

Applicant anticipates beginning operations quickly after receipt of its permit. Applicant has a contractor that will install a sink in the manufacturing facility within four weeks of Applicant's receipt of its permit. Applicant anticipates that it can then begin operating within two weeks of installation of the sink.

How Cannabis will be Tracked and Monitored to Prevent Diversion

The State's track and trace system is designed to record the movement of cannabis and cannabis products through the supply chain, from cultivation to sale. This will help ensure that if a public safety concern arises, the source will be

¹ <https://www.ncbi.nlm.nih.gov/pubmed/21749363>; <https://www.alpha-cat.org/resources/understand-and-interpret-the-cbd-thc-ratios/>

identifiable. In accordance with Bureau of Cannabis Control Regulations Section 5049 and Department of Public Health Regulations Section 40512, Applicant will report in the track and trace system the disposition of all commercial cannabis activities within 24 hours of occurrence, including the receipt or transfer of cannabis goods from one licensee to another, processing, packaging, and any other activity required to be recorded into the track and trace system by the State Regulations.

Applicant will ensure all data entered into the track and trace system is correct and that any information entered in error is corrected promptly upon discovery of the error. If at any time Applicant loses access to the track and trace system, Applicant will prepare and maintain comprehensive records detailing all required inventory tracking activities conducted during the loss of access (Bureau of Cannabis Control Regulations Section 5049 and Department of Public Health Regulations Section 40513). Once access is restored, Applicant will promptly enter all commercial cannabis activity that occurred during the loss of access (Bureau of Cannabis Control Regulations Section 5050 and Department of Public Health Regulations Section 40513).

Applicant will designate Jonathan Boyer to be the track and trace system account manager, in accordance with Bureau of Cannabis Control Regulations Section 5048 and Department of Public Health Regulations Section 40510; Jonathan Boyer will have the responsibility:

- (i) To designate authorized track and trace system users (employees) and require proper training of these users;
- (ii) To maintain an accurate and complete list of all track and trace system account managers and users and update the list and individual access credentials immediately upon any change;
- (iii) Obtain UID tags from the Department of Food and Agriculture and ensure a sufficient supply is available at all times;
- (iv) Ensure all inventory is tagged and entered into the track and trace system;
- (v) Correct any information that is incorrectly entered into the system upon discovery of the error; and
- (vi) Monitor all notifications from the track and trace system and resolve all issues identified in the notification.

According to Bureau of Cannabis Control Regulations Section 5052 and Department of Public Health Regulations Section 40515, while Applicant operates under a temporary State License, Applicant will not be required to record commercial cannabis activity in the track and trace system, but must still record all commercial cannabis activity with sales invoices and receipts, in accordance with Bureau of Cannabis Control Regulations, Department of Public Health Regulations, CalCannabis Regulations, MAUCRSA, and any other applicable laws and regulations.

Conforming to Local and State Law

State Licensing Requirements

Applicant recognizes that in order to properly maintain a commercial cannabis business, it must comply with both local and state laws and regulations. This compliance process begins with the application process. In order to obtain a State Commercial Cannabis License, Applicant must first obtain local authorization (California Business and Professions Code Section 26050.1 (a)(2); Bureau of Cannabis Control Regulations Sections 5001 and 5002; and Department of Public Health Regulations Section 40126 and 40128). Accordingly, Applicant has not yet applied for either a Temporary License or an Annual License from the Bureau of Cannabis Control (which is the department that issues licenses for cannabis distributors, microbusinesses, retailers, testing labs, and cannabis events), or the Department of Public Health (which is the department that issues licenses for cannabis manufacturers). Applicant will apply for a State License after receipt of a Medical Cannabis Business Permit from the City of Nevada City.

Applicant further recognizes that under California Business and Professions Code Section 26050 (b), all licenses will “bear a clear designation indicating whether the license is for commercial adult-use cannabis activity as distinct from commercial medicinal cannabis activity by prominently affixing an “A” or “M,” respectively.

Applicant is aware of and prepared to comply with all Annual State License Application requirements, as outlined in Section 5002 of the Bureau of Cannabis Control Regulations and Section 40131 of the Department of Public Health Regulations. Such requirements include providing the State with, among other things:

- (i) Business information (including business formation documents, DBAs, funds and a list of all individuals who hold a financial interest in the business, a list of all owners of the business and their contact information, etc.);
- (ii) Conviction information, if applicable (including a detailed description of each conviction, date of conviction, dates of incarceration, dates of probation or parole, description of the offense, and statements of rehabilitation for each conviction);
- (iii) A description of any suspension or revocation of a commercial cannabis license, or sanctions for unlicensed commercial cannabis activity;
- (iv) A premises diagram;
- (v) Proof of local authorization;
- (vi) A detailed description of transportation procedures, inventory procedures, quality control procedures, and security procedures.

Applicant further recognizes that the Bureau of Cannabis Control Regulations Section 5007 and Department of Public Health Regulations Section 40131 require landowner approval to operate a commercial cannabis business; therefore, Applicant will provide the State with the lease agreement between itself and the Property Owner, as well as a signed statement from the Property Owner that states that the Applicant has the right to occupy the Subject Property and to use it as a medicinal cannabis business facility. Applicant understands that the State may request additional information and documents from the Applicant and Applicant will provide the information and documents within the allotted time period, in accordance with Bureau of Cannabis Control Regulations Section 5011.

Applicant recognizes that its Annual State License must be renewed each year and that applicable license fees must be paid each year prior to issuance of a renewed license by the State (Bureau of Cannabis Control Regulations Section 5020). Applicant will timely renew its Annual State License, as well as its Local Permit, to ensure that at all times, Applicant is operating its cannabis business in compliance with both State and Local laws and regulations.

Manufacturing – Compliance with State Law

Edible Products and Maximum THC Levels in Cannabis Products

Applicant understands that according to Section 40305 of the Department of Public Health's Regulations, edible products are limited to a maximum of 10mg of THC per serving and 100mg of THC per package. Other cannabis products, such as tinctures, capsules, and topicals, are limited to a maximum of 1,000mg per package for the adult-use market and 2,000mg of THC per package for the medicinal-use market (Department of Public Health Regulations Section 40306). Applicant will ensure all products created at Applicant's facility do not exceed the limits set by State laws and regulations for medicinal cannabis products.

Food Handler Cards

Applicant recognizes that according to State laws and regulations, all owners, employees, volunteers and any other individual that participates in the production of edible cannabis products at Applicant's facility (collectively referred to as "employees" herein) must be state-certified food handlers. All employees must obtain a food handler card within 30 days after the date they are hired, in accordance with the California Retail Food Code. In order to obtain a food handler card, each employee must complete a food handler training course and examination. These food handler cards will be valid for three years; Applicant will therefore maintain a copy of each employee's food handler card on-site and will ensure records denote the date each employee must renew his or her food handler card.

Food Safety Certification Examination

Applicant understands that the California Retail Food Code requires that there be at least one food safety certified owner or employee at every food facility, although this certified owner or employee does not need to be present at the food facility during all hours of operation. Applicant will ensure an owner or employee of Applicant has successfully passed an approved and accredited food safety certification examination. Such food safety certificate will be retained on file at the food facility at all times and will be made available for inspection by the enforcement officer. Furthermore, such certified individuals will be recertified every five years.

Standard Operating Procedures

In accordance with Section 40275 of the Department of Public Health's Regulations, Applicant will establish and maintain written standard operating procedures that are easily accessible to onsite personnel and will submit these operating procedures to the state with Applicant's full application submittal. The purpose of these procedures is to ensure production occurs in a sanitary and hazard-free environment, cannabis products are contaminant free, and that THC levels are consistent throughout the product and within required limits.

These operating procedures will, at a minimum, include the following:

- (i) Policies and procedures developed in accordance with Applicant's security plan;
- (ii) Emergency response procedures;
- (iii) Policies and procedures for Good Manufacturing Practices;
- (iv) Policies and procedures for Production and Process Control;
- (v) Procedures for complying with all track and trace requirements;
- (vi) Inventory control procedures; and
- (vii) Waste management procedures.

Applicant will implement proper training techniques to ensure all personnel present at the facility are provided with adequate information and training that covers the foregoing topics, among others.

Quality Control and Facility Cleanliness

In accordance with State laws and regulations, including Section 40250 of the Department of Public Health's Regulations, Applicant will ensure appropriate quality control operations are employed to ensure cannabis and cannabis products are suitable for human consumption or use, and that cannabis product-packaging materials are safe and suitable. Applicant will ensure adequate precautions are taken to prevent cross-contact or contamination from any source.

In order to establish good manufacturing processes, and in accordance with Section 40232 of the Department of Public Health's Regulations, Applicant will establish and implement written procedures to ensure the following protocols are followed by all personnel:

- (i) Disease control and exclusion of individuals with illness from the manufacturing space;
- (ii) Cleanliness, including wearing appropriate outer garments, maintenance of personal cleanliness and hand washing, removal of unsecured jewelry, maintaining gloves in a clean, sanitary condition, wearing hair nets, beard covers, etc., storing clothes and personal belongings in separate areas, confining eating and drinking to other areas; and
- (iii) Taking any other necessary precautions to protect against allergen cross-contact and against contamination of cannabis products, cannabis product-contact surfaces, or cannabis product-packaging materials by microorganisms or foreign substances (including perspiration, hair, cosmetics, tobacco, chemicals, and medicines applied to the skin).

The owner or employee who holds the Food Safety Certification will instruct all employees regarding the relationship between personal hygiene and food safety, including the association of hand contact, personal habits and behaviors, and employee health to foodborne illness. Furthermore, a visible sign or poster will be posted at all handwashing stations that notifies employees to wash their hands.

Applicant will maintain clean, sanitary facilities to ensure cannabis and cannabis products are not contaminated and that all cannabis products produced at the facility are safe for consumption or other appropriate uses. Applicant will also ensure the grounds of the premises are kept in a condition that prevents the contamination of components and cannabis products, including, but not limited to:

- (i) Proper storage of equipment;
- (ii) Removal of litter and waste;
- (iii) Inspection of the grounds to ensure no pests, dirt or filth are encroaching on the facility; and
- (iv) Cutting of weeds and grass around the property, to ensure the property does not constitute an attractive breeding ground for pests (Department of Public Health's Regulations Section 40234).

Packaging and Labeling

In accordance with Section 40415 of the Department of Public Health's Regulations, Applicant will ensure no product packaging will resemble traditionally available food packages and that it will not be attractive to children. All manufactured cannabis products will be packaged before they are released to a distributor. All packages will be tamper-evident, child-resistant, and re-sealable if the product includes multiple servings.

Distribution – Compliance with State Law

Under this Distribution use, Applicant will arrange for testing, check for appropriate packaging and labeling, collect taxes, transport cannabis and cannabis products, and may act as a wholesaler, all in accordance with MAUCRSA, the Bureau of Cannabis Control Regulations, and local law. All transportation will be conducted by Applicant and Applicant's employees.

Storage of Batches for Testing

In accordance with the Bureau of Cannabis Control Regulations Section 5302, Applicant will ensure all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the premises. Applicant will ensure a label is attached to each container of each batch that states:

- (i) the manufacturer's or cultivator's name and license number who provide the batch;
- (ii) The date of entry into Applicant's storage area;
- (iii) The unique identifiers and batch number associated with the batch;
- (iv) A description of the cannabis goods with enough detail to easily identify the batch;
- (v) The weight or quantity of units in the batch; and
- (vi) The expiration date, if any (Bureau of Cannabis Control Regulations Section 5302).

Testing Arrangements and Quality Assurance

In accordance with Section 5304 of the Bureau of Cannabis Control's Regulations, after taking possession of a cannabis goods batch, Applicant will contact a testing laboratory and arrange for a laboratory employee to come to the Applicant's facility to select a representative sample for lab testing. Applicant or an employee of Applicant will be physically present to observe the lab employee obtain the sample of cannabis goods for testing and will ensure that all proper procedures and protocols are followed, as outlined in the Bureau of Cannabis Control Regulations Section 5305.

Once a sample "passes" a lab test, the cannabis goods may be transported to one or more retailers for sale, but if a sample "fails" a lab test, then the batch must not be distributed or transported to retailers for sale, and must instead be remediated or destroyed, in accordance with applicable State laws and Bureau of Cannabis Control Regulations Section 5306.

Prior to transporting any cannabis goods to retailers for sale, Applicant will ensure all labels and packaging are compliant with state laws and regulations, and that the weight or count of the cannabis batch comports with the information in the track and trace system (Bureau of Cannabis Control Regulations Section 5307). Applicant will ensure all events have been recorded in the track and trace system. (Bureau of Cannabis Control Regulations Section 5307).

Packaging and Labeling

In accordance with the Bureau of Cannabis Control Regulations Section 5303(a), Applicant may package, re-package, label, and re-label cannabis for retail sale, but will not package, re-package, label, or re-label manufactured cannabis products, except for when Applicant is packaging, re-packaging, labeling, or re-labeling its own manufactured cannabis products.

Inventory Reconciliation

In compliance with Bureau of Cannabis Control Regulations Section 5309, Applicant will reconcile all inventories of cannabis goods at least once every 14 days and will keep an inventory log containing detailed information about each batch. If Applicant finds a discrepancy between the inventory of stock and the inventory log or track and trace system that is outside normal weight loss caused by moisture loss, Applicant will commence a full audit of the batch in which the discrepancy is found (Bureau of Cannabis Control Regulations Section 5309).

Records

In addition to any other records that are required to be maintained by the State or local laws and regulations, Applicant will maintain records relating to branding, packaging, and labeling; inventory logs and records; transportation bills of lading and shipping manifests; vehicle and trailer ownership records; quality-assurance records; records relating to destruction of cannabis goods; lab-testing records; warehouse receipts; and records relating to required tax collection and payments (Bureau of Cannabis Control Regulations Section 5310).

Transportation

In accordance with Section 5413 of the Bureau of Cannabis Control Regulations, transportation of cannabis goods will only be conducted by Applicant or Applicant's employees in a motor vehicle or trailer. No person under the age of 21 will be allowed inside a commercial vehicle or trailer transporting cannabis goods, and only Applicant or Applicant's employees will be in the vehicle while transporting cannabis goods (Bureau of Cannabis Control Regulations Section 5313). Applicant will only transport cannabis goods between licensees shipping or receiving cannabis goods and its own facility (Bureau of Cannabis Control Regulations Section 5311).

Prior to transporting cannabis goods, Applicant will generate a shipping manifest through the track and trace system and will securely transmit the manifest to the Bureau of Cannabis Control and the licensee that will receive the cannabis goods (Bureau of Cannabis Control Regulations Section 5314). Applicant will ensure and verify that the cannabis goods being taken into possession for transport are as described and are accurately reflected in the shipping manifest.

Applicant plans to transport medicinal cannabis. In accordance with Section 5311 of the Bureau of Cannabis Control Regulations, Applicant may transport multiple shipments of cannabis goods at one time. Applicant will ensure that each separate shipment of cannabis goods will be secured and separated from each other in the vehicle or trailer. Applicant will never transport non-cannabis goods with cannabis goods (Bureau of Cannabis Control Regulations Section 5311(k)).

Applicant will ensure that all cannabis goods are locked in a box, container, or cage that is secured to the inside of the vehicle or trailer, and that no cannabis goods will be visible or identifiable from outside the vehicle or trailer at any time (Bureau of Cannabis Control Regulations Section 5311). Vehicles and trailers will have a vehicle alarm system, and while left unattended, all vehicles and trailers will be locked and secured. Packages or containers holding cannabis goods will never be tampered with or opened during transport by Applicant or Applicant's employees (Bureau of Cannabis Control Regulations Section 5311).

Applicant will provide to the Bureau of Cannabis Control all information it requires regarding the vehicles or trailers used for transportation and distribution, including proof of ownership or lease, the year, make, model, license plate number, and numerical VIN for any and all vehicles and trailers that Applicant will use to transport cannabis goods (Bureau of Cannabis Control Regulations Section 5312).

Proforma for three years

Estimated Monthly Sales	\$62,600
First Years Sales	\$751,200
Second Year Sales	\$1,000,000
Third year Sales	\$1,500,000

ESTIMATED MONTHLY EXPENDITURES

Accounting	100.00
Utilities	300.00
Insurance	200.00
Office exp.	100.00
Rent	1000.00
Telephone	250.00
Wages	3800.00

Jon Boyer will do sales and marketing
Tim will be the manufacture

Proforma for three years

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Rent	1000.00
Telephone	250.00
Wages	3800.00

Jon Boyer will do sales and marketing
Tim will be the manufacture

Valley of Grass, LLC Business Plan

Original Submittal

Objective

To manufacture and distribute CBD Rich Cannabis product. The training would involve approximately 80 hours of cannabis education. Merchandising and marketing online will also be included in the future. We want to keep our marketing and merchandising limited. This will ensure our ability to always recommend only high quality, consistent, compliantly labeled products. Expanding too fast and too big have been proven to diminish the purity of a company. We take great pride in the purity of the products we recommend.

Description of Products and Services

High quality, lab tested Cannabis products which include: Salve, 250mg CBD suppositories and Rosin.

Market Plan

To provide "Real" medicine to licensed retailers within California. Eventually hire a branding company to ensure complete success and marketing.

Organizational Structure and Management

Jonathan H. Boyer, Managing Member/Owner

Timothy Wheelless- Manufacturing Engineer

Two handwritten signatures are present. The top signature is in cursive and appears to read 'Jonathan H. Boyer'. The bottom signature is also in cursive and appears to read 'Timothy Wheelless'.

Neighborhood Compatibility &
Community Benefits Plan

Valley of Grass, LLC

Jonathan Boyer

Community Benefits Plan

Applicant has a long-term vested interest and dedication to Nevada City and Nevada County. Applicant plans to begin operating the business as soon as reasonably possible after the local Medical Cannabis Business Permit and applicable state licenses are obtained. This drive to become operational as quickly as feasibly possible will ensure office space is not sitting vacant and will contribute to the vitality of Nevada City's economy.

Applicant's goals to benefit the local community include: (i) utilizing sustainable water use practices at their facility, (ii) employing local community members, and (iii) ensuring the facility's operations and aesthetic fit in with the surrounding businesses and neighborhood.

Applicant plans to give back the local community through its investment in locally sourced talent and products, and through educational awareness programs. Applicant's management will oversee the implementation, development, and allocation of resources to these programs.

Locally Sourced Talent and Products

Applicant plans to purchase wholesale products from locally permitted and licensed businesses. Individuals and businesses in Nevada County will be considered for all needs related to operating the facility including advertising and marketing, landscaping, legal and accounting, security, and general staffing requirements. These efforts not only cultivate community involvement but direct tax dollars back into Nevada County and lessen the environmental impact of commuting.

Educational Awareness Program

Applicant intends to provide information and education to local aligned organizations and community groups to promote both cannabis education and sensible use of medicinal cannabis products. Applicant will hold meetings about cannabis for community members (with a focus on inclusion of veterans) regarding the benefits of medicinal cannabis products.

Economic Incentives

In addition, Applicant will provide discounts to local cannabis retailers who carry its products. In doing this, Applicant will do its part to ensure that local Nevada City and Nevada County community members are receiving their medicinal cannabis at an affordable cost.

Neighborhood Compatibility Plan

Applicant understands that there are inherent risks with running a cannabis business facility; however, Applicant is dedicated to providing comprehensive security measures for itself and its neighbors (as discussed in the Confidential Safety and Security Plan). Applicant plans to create a "Good Neighbor Plan" that will be communicated to all employees and updated as needed to address specific neighbor concerns, if any. Applicant believes that good communication with the residents of the neighborhood, neighboring merchants, the Property Owner, and local law enforcement, will be the key to preventing potential nuisance activities at the Subject Property.

In order to prevent such nuisance activities from taking place around the facility, Applicant will use security cameras for 24/7 facility monitoring, will be accessible to neighbors to discuss any issues, and will work with the Property Owner to mitigate any issues that do or could arise. Applicant also plans to work closely with the Nevada City Police Department to abate any public safety issues or nuisances that may arise at the facility.

Applicant will respond in a timely manner to any concerns from the local community by creating necessary action plans and following up with concerned neighbors to ensure appropriate resolution has been achieved. Applicant will promote open communication with neighbors and local law enforcement.

Applicant will educate all employees about appropriate behaviors in and around the facility. Applicant will ensure that all employees take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in the facility, the parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties. These steps will include calling the police in a timely manner and requesting that those engaging in nuisance activities cease the activities unless the personal safety of Applicant would be jeopardized in making the request.

New Mohawk Tenant
138 New Mohawk
Nevada City, CA 95959

Dear Neighbor,

As you may know, as of January 1, 2018, the State of CA is accepting applications for cannabis related businesses. Part of the requirement is to be pre-approved by the local municipality. The City of Nevada City has created an application process for potential cannabis companies to apply. Nevada City has very specific operational terms and location requirements.

The City of Nevada City zoning requirements require cannabis edible manufacturing, testing labs, and oil processors to locate in light industrial areas. We are reaching out to you because the Terra Alta building at 138 New Mohawk Rd. is in the process of leasing space to cannabis related businesses. As a good neighbor, we wanted to notify you of the building tenant changes and to assure you that all tenants will be following both local and state guidelines.

We care about our building and the community. If you have any questions or concerns, please feel free to contact me directly at (530)277-6240 or via email at wmspencer@yahoo.com

Best regards,

William Spencer
Building Operations Manager
Terra Alta Development
138 New Mohawk Rd.
Nevada City, CA 95959

New Mohawk Tenant

Month to Month

Name: Jonathan Boyer Business Name: Valley of Grass, LLC

Billing address: valleyofgrass@gmail.com

Business Phone: (805) 290-3983 Cell Phone: _____

Email: valleyofgrass@gmail.com

Monthly Rent: 600 Deposit: 600 Due on: 1st

Rent Period to Begin: Feb 1, 2018 Rent Period to End: _____

Tenant Signature: 

Liability Insurance: Informed: JB Tenant Initials: JB 30-day grace ends: JB

Info:

Office/Room # 174 JB Keys Issued: * Room _____ Date Issued: _____

** Mail box # _____ Date Issued: _____

*** Card key # _____ Date Issued: _____

Notes: * Room key replacement cost \$70-\$100

** Mail box key replacement cost \$5

*** Card key replacement cost \$50

No open flames in the building (ie. Candles, etc.) Initials: 

Property Management (Owner/Manager): _____

CONFIDENTIAL

Safety and Security Plans

Valley of Grass, LLC

Jonathan Boyer

CONFIDENTIAL

Safety and Security Plans

Safety Plan

In accordance with Nevada City’s cannabis ordinance, Applicant will have professionally and centrally-monitored fire, robbery, and burglar alarm systems. These systems will be installed and maintained in good working condition. The alarm system will include a private security company that is required to respond to every alarm. All security surveillance and alarm systems will meet state and local code standards.

Fire Prevention and Suppression

Applicant’s facility currently has fire sprinklers installed in the ceiling of each room and working fire alarms throughout the facility. Applicant recognizes that it may be required to have a key box installed in a location approved by the Fire Department in the event that the Fire Code Official determines that access to or within a structure or area is restricted because of secured openings, or that immediate access may be necessary for life-saving or fire-fighting purposes. In this event, Applicant will install and maintain a box of an approved type that will contain keys to gain necessary access, as required by the Fire Code Official and the California Fire Code.

HVAC

The HVAC units at the premises are approximately ten years-old and are in proper working order. There are eleven HVAC units that serve the entire complex that Applicant’s facility is within.

Issues/Threats and Mitigation Measures

Applicant will ensure that all manufacturing activities are conducted with the highest level of care and expertise, to minimize the threat of fire, robbery and burglary. Applicant will ensure that its manufacturing equipment is installed and operated in full compliance with both local and state health codes. Although Applicant does not anticipate any fires at the facility, Applicant will maintain properly working fire extinguishers on-site in each room, in the event that a small fire does occur. These fire extinguishers will be in addition to the comprehensive fire alarm and sprinkler system that exists within the facility.

Applicant does not anticipate any threats or issues will occur at this facility, due to the extent of the policies and procedures implemented within the Security Plan. Nevertheless, Applicant has planned for the possibility that a burglary or robbery may occur, and will install panic and duress buttons in addition to the comprehensive security surveillance and alarm system, as described in detail below.

Applicant will also install odor mitigation systems to ensure that airborne allergens do not cause respiratory issues for Applicant’s employees. These odor mitigation systems will be in the form of fans with carbon filters. These fans and filters can remove both the odor of cannabis, as well as airborne allergens from the air within the facility.

Confidential Security Plan

[Redacted]

Facility Surveillance

[Redacted]

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[Redacted text block]

Electronic Security System

[Redacted text block]

[Redacted text block]

[Redacted text block]

Operational Security

Security Policies

[Redacted text block]

Employee-Specific Policies and Training

[Redacted text block]

[Redacted text block]

Sample Written Policies

- [Redacted text block]

CONFIDENTIAL

- [Redacted]

Security Procedures for: Transactions; Visitors; Deliveries; and Third-Party Contractors

[Redacted]

[Redacted]

Perimeter Security – Monitoring of Ingress & Egress

[Redacted]

[Redacted]

[Redacted]

Product Security

Manufacturing Activities

[Redacted]

CONFIDENTIAL

Distribution Activities

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Product and Consumer Safety Plan

Valley of Grass, LLC

Jonathan Boyer

Product and Consumer Safety Plan

Manufacturing

Edible Products and Maximum THC Levels in Cannabis Products

Applicant understands that according to Section 40305 of the Department of Public Health's Regulations, edible products are limited to a maximum of 10mg of THC per serving and 100mg of THC per package. Other cannabis products, such as tinctures, capsules, and topicals, are limited to a maximum of 1,000mg per package for the adult-use market and 2,000mg of THC per package for the medicinal-use market (Department of Public Health Regulations Section 40306). Applicant will ensure all products created at Applicant's facility do not exceed the limits set by State laws and regulations for medicinal cannabis products.

Food Handler Cards

Applicant recognizes that according to State laws and regulations, all owners, employees, volunteers and any other individual that participates in the production of edible cannabis products at Applicant's facility (collectively referred to as "employees" herein) must be state-certified food handlers. All employees must obtain a food handler card within 30 days after the date they are hired, in accordance with the California Retail Food Code. In order to obtain a food handler card, each employee must complete a food handler training course and examination. These food handler cards will be valid for three years; Applicant will therefore maintain a copy of each employee's food handler card on-site and will ensure records denote the date each employee must renew his or her food handler card.

Food Safety Certification Examination

Applicant understands that the California Retail Food Code requires that there be at least one food safety certified owner or employee at every food facility, although this certified owner or employee does not need to be present at the food facility during all hours of operation. Applicant will ensure an owner or employee of Applicant has successfully passed an approved and accredited food safety certification examination. Such food safety certificate will be retained on file at the food facility at all times and will be made available for inspection by the enforcement officer. Furthermore, such certified individuals will be recertified every five years.

Standard Operating Procedures

In accordance with Section 40275 of the Department of Public Health's Regulations, Applicant will establish and maintain written standard operating procedures that are easily accessible to onsite personnel and will submit these operating procedures to the state with Applicant's full application submittal. The purpose of these procedures is to ensure production occurs in a sanitary and hazard-free environment, cannabis products are contaminant free, and that THC levels are consistent throughout the product and within required limits (as is discussed below).

These operating procedures will, at a minimum, include the following:

- (i) Policies and procedures developed in accordance with Applicant's security plan;
- (ii) Emergency response procedures;
- (iii) Policies and procedures for Good Manufacturing Practices;
- (iv) Policies and procedures for Production and Process Control;
- (v) Procedures for complying with all track and trace requirements;
- (vi) Inventory control procedures; and
- (vii) Waste management procedures.

Applicant will implement proper training techniques to ensure all personnel present at the facility are provided with adequate information and training that covers the foregoing topics, among others.

Quality Control and Facility Cleanliness

In accordance with State laws and regulations, including Section 40250 of the Department of Public Health's Regulations, Applicant will ensure appropriate quality control operations are employed to ensure cannabis and cannabis products are suitable for human consumption or use, and that cannabis product-packaging materials are safe and suitable. Applicant will ensure adequate precautions are taken to prevent cross-contact or contamination from any source.

In order to establish good manufacturing processes, and in accordance with Section 40232 of the Department of Public Health's Regulations, Applicant will establish and implement written procedures to ensure the following protocols are followed by all personnel:

- (i) Disease control and exclusion of individuals with illness from the manufacturing space;
- (ii) Cleanliness, including wearing appropriate outer garments, maintenance of personal cleanliness and hand washing, removal of unsecured jewelry, maintaining gloves in a clean, sanitary condition, wearing hair nets, beard covers, etc., storing clothes and personal belongings in separate areas, confining eating and drinking to other areas; and
- (iii) Taking any other necessary precautions to protect against allergen cross-contact and against contamination of cannabis products, cannabis product-contact surfaces, or cannabis product-packaging materials by microorganisms or foreign substances (including perspiration, hair, cosmetics, tobacco, chemicals, and medicines applied to the skin).

The owner or employee who holds the Food Safety Certification will instruct all employees regarding the relationship between personal hygiene and food safety, including the association of hand contact, personal habits and behaviors, and employee health to foodborne illness. Furthermore, a visible sign or poster will be posted at all handwashing stations that notifies employees to wash their hands.

Applicant will also ensure the grounds of the premises are kept in a condition that prevents the contamination of components and cannabis products, including, but not limited to:

- (i) Proper storage of equipment;
- (ii) Removal of litter and waste;
- (iii) Inspection of the grounds to ensure no pests, dirt or filth are encroaching on the facility; and
- (iv) Cutting of weeds and grass around the property, to ensure the property does not constitute an attractive breeding ground for pests (Department of Public Health's Regulations Section 40234). Applicant will maintain clean, sanitary facilities to ensure cannabis and cannabis products are not contaminated and that all cannabis products produced at the facility are safe for consumption or other appropriate uses.

Packaging and Labeling

In accordance with Section 40415 of the Department of Public Health's Regulations, Applicant will ensure no product packaging will resemble traditionally available food packages and that it will not be attractive to children. All manufactured cannabis products will be packaged before they are released to a distributor. All packages will be tamper-evident, child-resistant, and re-sealable if the product includes multiple servings.

Distribution

Under this Distribution use, Applicant will arrange for testing, check for appropriate packaging and labeling, collect taxes, transport cannabis and cannabis products, and may act as a wholesaler, all in accordance with MAUCRSA, the Bureau of Cannabis Control Regulations, and local law. All transportation will be conducted by Applicant and Applicant's employees.

Storage of Batches for Testing

In accordance with the Bureau of Cannabis Control Regulations Section 5302, Applicant will ensure all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the premises. Applicant will ensure a label is attached to each container of each batch that states

- (i) The manufacturer's or cultivator's name and license number who provide the batch;
- (ii) The date of entry into Applicant's storage area;
- (iii) The unique identifiers and batch number associated with the batch;
- (iv) A description of the cannabis goods with enough detail to easily identify the batch;
- (v) The weight or quantity of units in the batch; and
- (vi) The expiration date, if any (Bureau of Cannabis Control Regulations Section 5302).

Testing Arrangements and Quality Assurance

In accordance with Section 5304 of the Bureau of Cannabis Control's Regulations, after taking possession of a cannabis goods batch, Applicant will contact a testing laboratory and arrange for a laboratory employee to come to the Applicant's facility to select a representative sample for lab testing. Applicant or an employee of Applicant will be physically present to observe the lab employee obtain the sample of cannabis goods for testing and will ensure that

all proper procedures and protocols are followed, as outlined in the Bureau of Cannabis Control Regulations Section 5305.

Once a sample “passes” a lab test, the cannabis goods may be transported to one or more retailers for sale, but if a sample “fails” a lab test, then the batch must not be distributed or transported to retailers for sale, and must instead be remediated or destroyed, in accordance with applicable State laws and Bureau of Cannabis Control Regulations Section 5306.

Prior to transporting any cannabis goods to retailers for sale, Applicant will ensure all labels and packaging are compliant with state laws and regulations, and that the weight or count of the cannabis batch comports with the information in the track and trace system (Bureau of Cannabis Control Regulations Section 5307). Applicant will ensure all events have been recorded in the track and trace system. (Bureau of Cannabis Control Regulations Section 5307).

Packaging and Labeling

In accordance with the Bureau of Cannabis Control Regulations Section 5303(a), Applicant may package, re-package, label, and re-label cannabis for retail sale, but will not package, re-package, label, or re-label manufactured cannabis products, except for when Applicant is packaging, re-packaging, labeling, or re-labeling its own manufactured cannabis products.

Inventory Reconciliation

In compliance with Bureau of Cannabis Control Regulations Section 5309, Applicant will reconcile all inventories of cannabis goods at least once every 14 days and will keep an inventory log containing detailed information about each batch. If Applicant finds a discrepancy between the inventory of stock and the inventory log or track and trace system that is outside normal weight loss caused by moisture loss, Applicant will commence a full audit of the batch in which the discrepancy is found (Bureau of Cannabis Control Regulations Section 5309).

Records

In addition to any other records that are required to be maintained by the State or local laws and regulations, Applicant will maintain records relating to branding, packaging, and labeling; inventory logs and records; transportation bills of lading and shipping manifests; vehicle and trailer ownership records; quality-assurance records; records relating to destruction of cannabis goods; lab-testing records; warehouse receipts; and records relating to required tax collection and payments (Bureau of Cannabis Control Regulations Section 5310).

Transportation

In accordance with Section 5413 of the Bureau of Cannabis Control Regulations, transportation of cannabis goods will only be conducted by Applicant or Applicant’s employees in a motor vehicle or trailer. No person under the age of 21 will be allowed inside a commercial vehicle or trailer transporting cannabis goods, and only Applicant or Applicant’s employees will be in the vehicle while transporting cannabis goods (Bureau of Cannabis Control Regulations Section 5313). Applicant will only transport cannabis goods between licensees shipping or receiving cannabis goods and its own facility (Bureau of Cannabis Control Regulations Section 5311).

Prior to transporting cannabis goods, Applicant will generate a shipping manifest through the track and trace system and will securely transmit the manifest to the Bureau of Cannabis Control and the licensee that will receive the cannabis goods (Bureau of Cannabis Control Regulations Section 5314). Applicant will ensure and verify that the cannabis goods being taken into possession for transport are as described and are accurately reflected in the shipping manifest.

Applicant plans to transport medicinal cannabis. In accordance with Section 5311 of the Bureau of Cannabis Control Regulations, Applicant may transport multiple shipments of cannabis goods at one time. Applicant will never transport non-cannabis goods with cannabis goods (Bureau of Cannabis Control Regulations Section 5311(k)). Applicant will ensure that all cannabis goods are locked in a box, container, or cage that is secured to the inside of the vehicle or trailer, and that no cannabis goods will be visible or identifiable from outside the vehicle or trailer at any time (Bureau of Cannabis Control Regulations Section 5311). Vehicles and trailers will have a vehicle alarm system, and while left unattended, all vehicles and trailers will be locked and secured. Packages or containers holding cannabis goods will

never be tampered with or opened during transport by Applicant or Applicant's employees (Bureau of Cannabis Control Regulations Section 5311).

Applicant will provide to the Bureau of Cannabis Control all information it requires regarding the vehicles or trailers used for transportation and distribution, including proof of ownership or lease, the year, make, model, license plate number, and numerical VIN for any and all vehicles and trailers that Applicant will use to transport cannabis goods (Bureau of Cannabis Control Regulations Section 5312).

Environmental Benefits Plan

Valley of Grass, LLC

Jonathan Boyer

Environmental Benefits

Waste Management and Recycling

All waste management techniques will ensure cannabis products and associated product waste is stored and secured in a manner that prevents diversion, theft, loss, hazards, and nuisance. An onsite dumpster will be used for general waste management and Applicant will ensure this dumpster is locked at all times. Packaging and product waste will be recycled and composted to the maximum extent possible. Cannabis and cannabis products will only be placed into the dumpster for disposal at such time that these items are rendered completely destroyed.

Recyclable Materials

Applicant will recycle or properly dispose of all plastic bags, containers, and irrigation materials. Applicant will train all employees to identify and properly recycle all recyclable material on site. Applicant will provide recycling containers that will be labeled with the types of items allowed in each container.

Non-Recyclable Material

Applicant will train all employees to identify and properly dispose of any and all non-recyclable waste. Applicant will provide trash containers on site, which will also be labeled according to acceptable waste materials allowed in the bin.

Compost of Non-Cannabis Material

Applicant will train all employees on what items can be composted and proper secure storage of greenwaste. Compostable items such as food scraps, unbleached paper towels/plates, some cardboard, etc. will be composted in accordance with the Waste Management Agency's guidelines for municipal composting. A chipper/shredder will be used to break down greenwaste materials, using a 50/50 greenwaste to cardboard ratio, so that it will be rendered unusable and can then be composted. Applicant will provide compost containers, which will be labeled for proper use and securely stored within the facility. Greenwaste will be stored in air- and water-tight containers on site.

Lighting

At Applicant's facility, all lighting will be installed and operated in accordance with the City's regulations to offer safety to employees and third-party vendors, while minimizing the impact on surrounding businesses. Applicant will be utilizing LED down-lighting on all exterior exits. Motion activated lighting will illuminate exterior doors and windows. All exterior lighting systems will be provided for security purposes in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress.

Exterior lighting will be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood and the business park. LED lamps with full cutoff fixtures limit glare and light trespass. Motion activated sensors will reduce the amount of energy used while allowing for proper video surveillance.

Water Usage

Applicant anticipates using minimal water at this facility, as it will not involve a cultivation use. Applicant estimates using approximately 50 gallons of water per day. In order to ensure the water that is used on-site is minimal and to remain environmentally conscious, Applicant will also install water-efficient faucets within the facility.

Labor & Employment Plan

Valley of Grass, LLC

Jonathan Boyer

Labor and Employment Plan

Collective Bargaining

In accordance with Bureau of Cannabis Control Regulations Section 5002, Applicant attests that if Applicant has 20 or more employees, Applicant will enter into a labor peace agreement and will abide by the terms of the agreement. At the time Applicant applies for a state license, Applicant will be required to either provide proof of this labor peace agreement, or if Applicant has not yet entered into a labor peace agreement, Applicant will be required to provide a notarized statement indicating Applicant will enter into and abide by the terms of a labor peace agreement within 30 days of licensure.

Local Hiring Plan

Applicant's employees will be recruited from the local labor pool and Applicant will market its hiring campaigns in order to accomplish this. Applicant plans to cover its work schedule with two part-time employees, Jonathan Boyer, and one extractor. Starting hourly wage will be approximately \$20, thus committing to the creation of head-of-household jobs and sustainable wages in the local labor force.

In addition to the planned employees, Applicant will hire additional employees to ensure all business needs are met. When hiring additional employees, Applicant will focus its hiring plan on local residents. Applicant's dedication to hiring local citizens will help to maintain diversity in the types of jobs available in local community and will help to lessen the local impact of economic cycles in Nevada City and Nevada County. Applicant believes all people are entitled to equal employment opportunities. Applicant will follow local, state, and federal laws prohibiting discrimination in hiring and employment. Applicant will search for talented and motivated individuals to fill vacant positions. Applicant will also encourage employees to recruit and refer potential applicants.

It is essential that all employees are well-trained and knowledgeable in their position. Job descriptions will be used to clearly outline roles and responsibilities. Performance measures will be created to motivate employees and to allow for career progression. While Applicant encourages teamwork and believes it is important to promote from within, Applicant will also leverage the surrounding community talent pool to help its business thrive.

Employee Security

As a condition of employment, Applicant will require all potential employees to submit fingerprints to an approved Live Scan vendor and pass an electronic background check completed by the DOJ and FBI.

Heightened Pay and Benefits Standards

Compensation Plan

Employees will clock in and submit time sheets daily. All employees will be paid bi-monthly. If a payday falls on a holiday, paychecks will be issued on the last workday immediately before that scheduled payday. If a payday falls on a weekend, employees will receive their paycheck on the Friday before. Applicant will provide all employees with a variety of benefit programs. Applicant strongly believes that in order to motivate employees, it must show appreciation for hard work and must make a commitment to employee well-being.

Wage Scale

Applicant plans to cover its work schedule with two part-time employees, Jonathan Boyer, and one extractor. Jonathan's part time wages will be approximately \$2,000 per month, and the extractor's part-time wages will be approximately \$1,800 per month.

Continuing Education and Training

All newly hired employees will receive comprehensive training. Staff training will be ongoing, and will cover topics including safety awareness, emergency procedures, inventory control, cannabis strains, and any other job-specific requirements to ensure employees remain compliant with state and local laws and regulations and have opportunities for ongoing professional success.

Weekly employee training sessions will be conducted, which will cover a review of all security and emergency procedures, compliance with state and local laws and regulations, and address any training deficiencies or necessary clarifications. Employees will meet one-on-one with their manager at least once per month to encourage ongoing conversations related to their roles & responsibilities, training needs, and overall performance.

Local Enterprise Declaration

Valley of Grass, LLC

Jonathan Boyer

Local Enterprise Declaration

Jonathan Boyer, the applicant and owner of Valley of Grass, LLC, hereby attests that he is a local resident that resides in Grass Valley within Nevada County. *See the attached Utility Bill for proof of residence.* Jonathan has worked for Highland Springs Wellness Center in Grass Valley, CA for eight years, as is described in more detail within the Qualifications of Principal document.

Jonathan plans to continue to reside within Nevada County. Additionally, as is described in the Labor and Employment Plan, Applicant plans to hire local residents as its employees and staff. Applicant will contract with other local cannabis licensees to the extent possible and will ensure that its medical cannabis business gives back to the local community, as is explained in the attached Community Benefits Plan.

Qualifications of Principals

Valley of Grass, LLC

Jonathan Boyer

Qualifications of Principal

Since 2010, Jonathan Boyer has been the Assistant Director of Highland Springs Wellness Center in Grass Valley, CA. Highland Springs Wellness Center “provides professional, confidential consultations for patients interested in medicinal cannabis, as well as primary care, integrative pain management, care of chronic adult illnesses, and preventative medicine.” Moreover, the mission of Highland Springs Wellness Center “to provide the Nevada County community with the best, most compassionate, highest-quality primary healthcare services, using traditional, integrative, preventative, and alternative medicine modalities.” Jonathan is in charge of all of the cannabis consultations and patient education at the wellness center.

Based on his eight years of experience in the medicinal cannabis industry, Jonathan believes that the cannabis products currently offered at dispensaries are not what is truly needed to help medicinal cannabis patients in need. Jonathan plans to create 1:1 CBD tinctures, suppositories and other medical grade cannabis products that can be distributed throughout dispensaries in California, so that medicinal cannabis patients can have access to the proper strength of medicine they need at an affordable cost.

A Note on 1:1 Ratio

Cannabis products usually contain a ratio of tetrahydrocannabinol (THC) and cannabidiol (CBD). THC is the compound in cannabis that generally creates the psychoactive effects, while CBD is a compound that is not psychoactive, but is generally known to boost mood, relieve anxiety, etc. A 1:1 ratio of THC to CBD means that there will be a fairly even ratio of THC and CBD within the cannabis products; this is generally known to increase the therapeutic effects of cannabis¹.

¹ <https://www.ncbi.nlm.nih.gov/pubmed/21749363>; <https://www.alpha-cat.org/resources/understand-and-interpret-the-cbd-thc-ratios/>

Site Photos

Valley of Grass, LLC
Jonathan Boyer

Site Photographs



























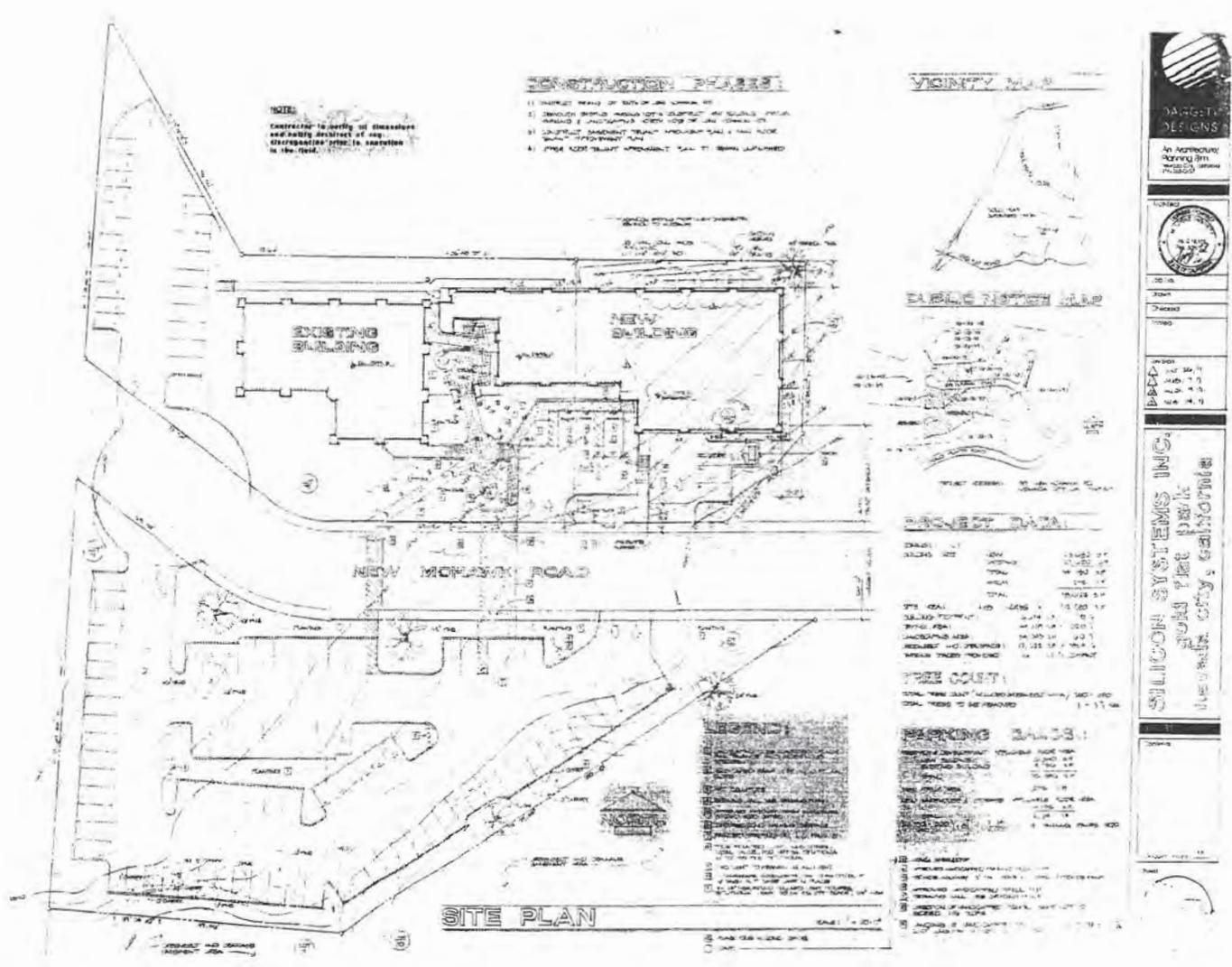
Site Plan and Floor Plan

Valley of Grass, LLC

Jonathan Boyer

*Floor Plans will be promptly submitted once completed by T.A. Geiringer of TAG Designs.
Applicant anticipates the plans will be complete by the week of June 11.*

Site plans



90 sq ft
CAM area
= 1289.75
ROOM AREA

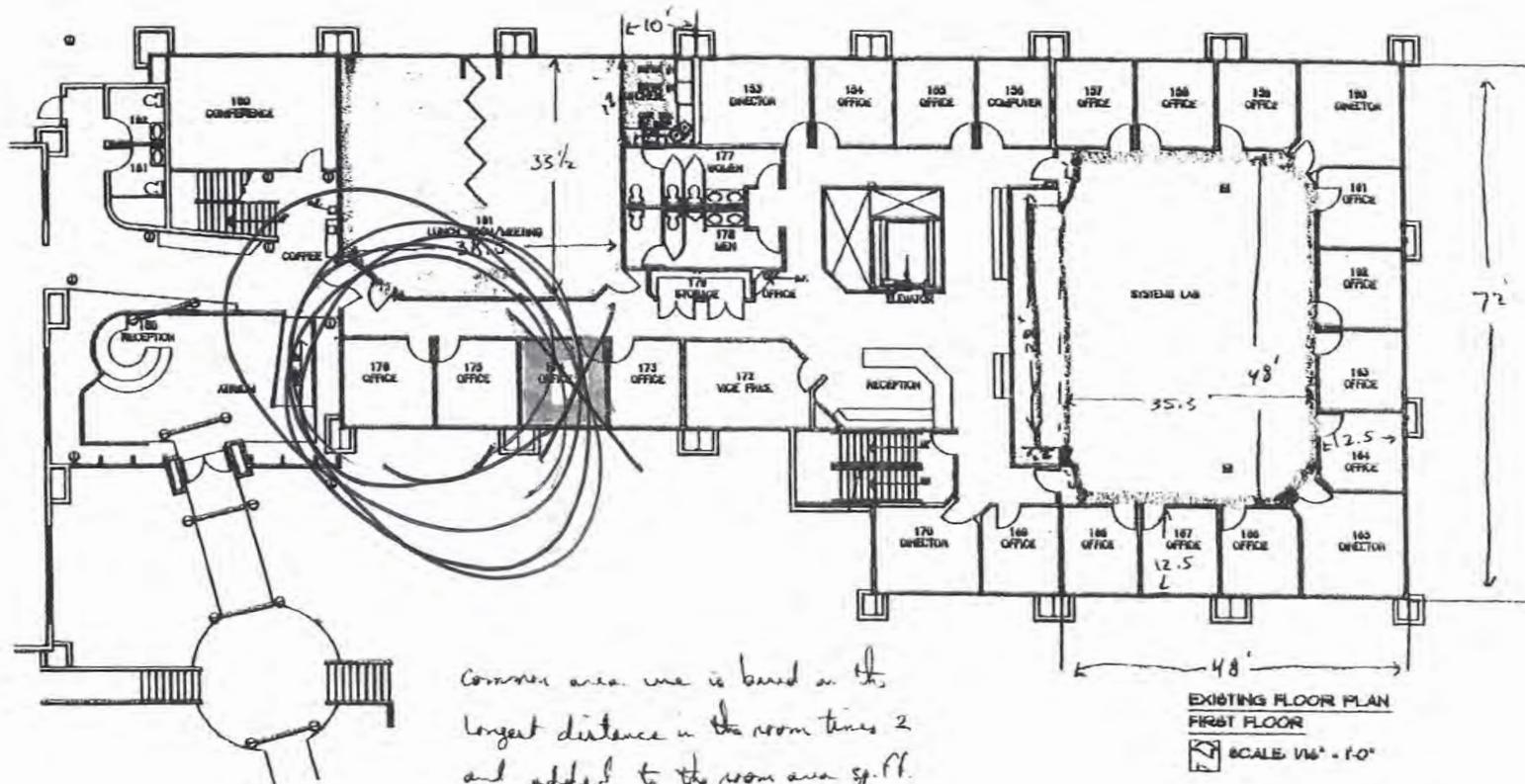
= 120 sq ft
CAM AREA

96 sq ft
CAM AREA

= 144 sq ft
CAM AREA

1964 sq ft
ROOM AREA

= 3728 sq ft
ROOM AREA



135 NEW MOHAWK ROAD

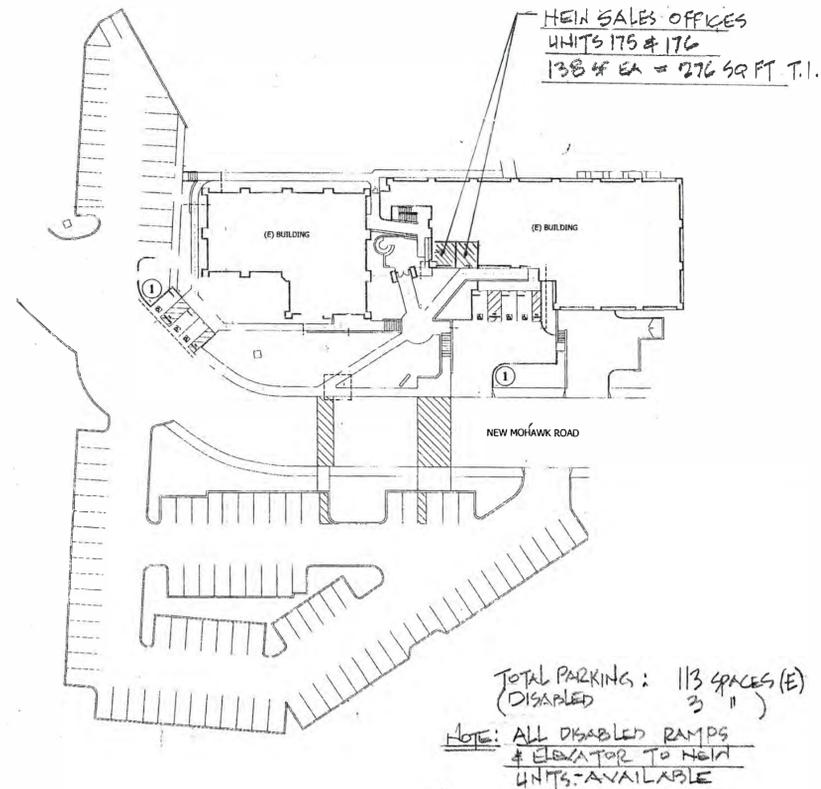
NEVADA CITY, CA 95959

$48' \times 72' = 3456$

$48' \times 35.25 = 1692$

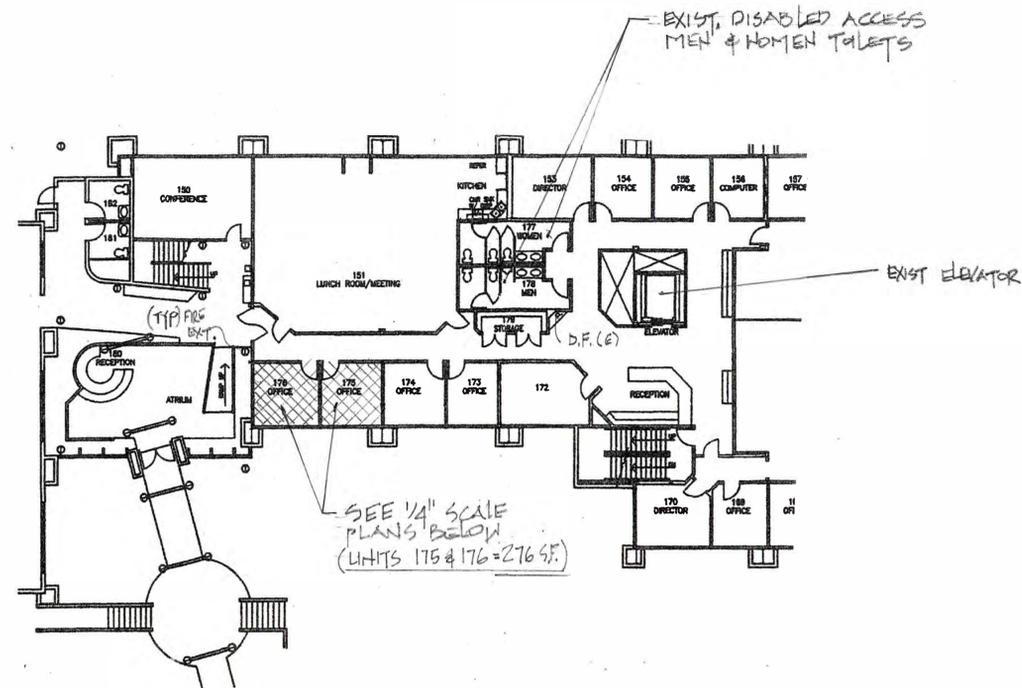
$38' \times 7.16 = 272$

$38' \times 7.16 = 272$



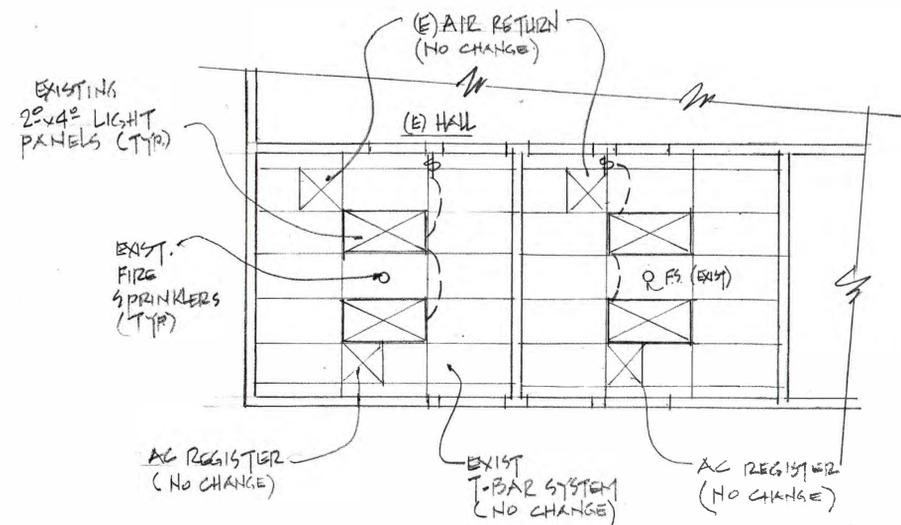
EXISTING SITE PLAN

@ 135, 138 NEW MOHAWK ROAD (HTS.)



EXISTING BUILDING PLAN

SCALE: 1/16" = 1'-0"



EXISTING REFLECTED CEILING PLAN

(PARTIAL ELECTRICAL) 3/16" = 1'-0"

LEGEND

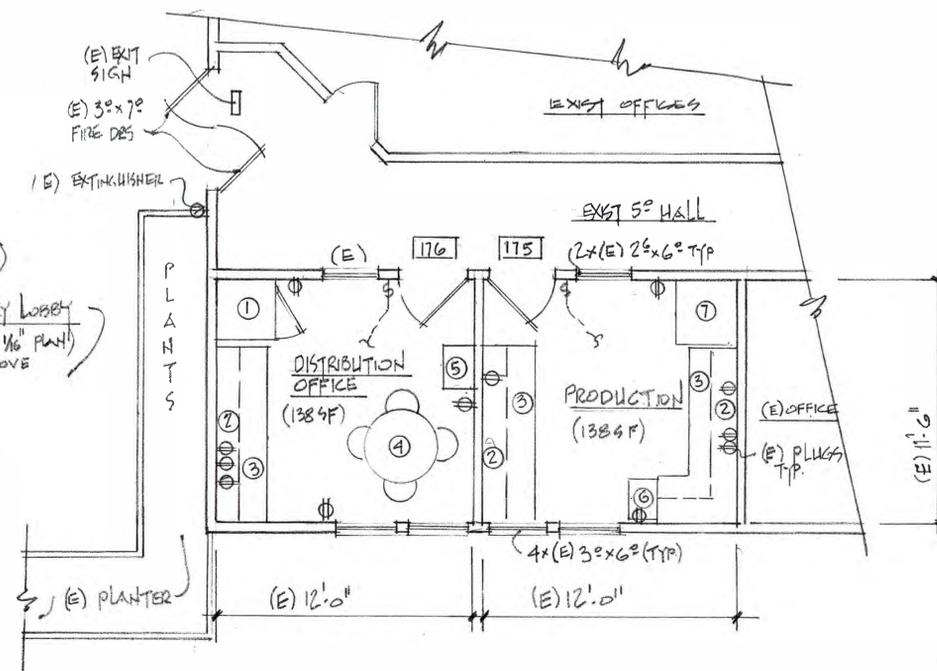
- ① 3'x3'x4" HI SAFE
- ② 14" SHELVES (METAL)
- ③ 2" COUNTER TOP
- ④ 4" DIA CONF. TABLE
- ⑤ VERTICAL SHELVES (METAL)
- ⑥ ROSIN PRESS (4" H. 2" W. 1" DP)
- ⑦ 3" FULL FRIDGE

NOTE: TOTAL BUILDING
ACCESSIBLE FOR
DISABLED PERSONS.

SCOPE OF WORK

CREATE 2 NEW TENANT
IMPROVEMENT SPACES
FOR MFG. & DISTRIBUTION & SALES OF
TINCTURES. (NO NEW WALLS)

UNIT 175 = 138 SQ FT
UNIT 176 = 138 " " "
Total 276 SQ FT



UNITS 175 & 176 PLANS (UNITS EXIST NO CHANGE)

SCALE: 1/4" = 1'-0"

REVISIONS	BY

PREPARED BY - Tag Designs

Building Design, Consultant, Remodel, Additions
75 Larkspur Avenue
Auburn, CA 95603
530.745.4334

Tag Designs

DATE: 6-6-18

SCALE: AS SHOWN

DRAWN: TAG

JOB: MOHAWK

SHEET: A.1

OF: 1 SHEETS

TELENT IMPROVEMENT

@ 135 NEW MOHAWK RD

FOR: MR & MRS J. POTTER (OWNERS)

135 NEW MOHAWK RD.

NEVADA CITY, CA. 95959

(805) 290 3983

(530) 329 9865

GENERAL NOTES

1. ALL WORK, MATERIALS AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS AND INTERPRETATIONS.
2. ALL INFORMATION SHOWN IN THESE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS AND VERIFYING EXISTING CONDITIONS AND DIMENSIONS FOR ACCURACY AND TO CONFIRM THAT THE WORK IS BULDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE PROPERTY MANAGER/OWNER AND ADA COMPLIANCE CONSULTANTS IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE DRAWINGS AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WITH RELATED WORK. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE DRAWINGS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. THE CONTRACTOR SHALL USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. DIMENSIONS DESIGNATED AS "CLEAR" SHALL BE MAINTAINED.
5. THE CONTRACTOR SHALL COORDINATE WORK WITH THE OWNER/LANDLORD AND ADJACENT OCCUPANTS IN SCHEDULING WORK IN ORDER TO AVOID INCONVENIENCES TO ADJACENT BUILDING AREAS AND DISRUPTION OF SERVICES.
6. ALL WORK SHALL BE PERFORMED IN A SAFE AND ORDERLY MANNER TO ENSURE THE SAFETY AND PROTECTION OF ALL PERSONNEL AND ADJACENT SPACES.
7. ALL DIMENSIONS AND GRADES SHOWN ON THESE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL APPROVED PLANS AND OTHER DOCUMENTS.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AGENCY.
10. THE LOCATION OF UNDERGROUND FACILITIES IS UNKNOWN. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR TO REPLACE AND/OR REPAIR THESE FACILITIES DAMAGED BY THE CONTRACTOR.
11. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING PEDESTRIAN AND MOTORIST PROTECTION DURING CONSTRUCTION TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, REGULATIONS, ORDINANCES AND PRACTICES.
12. THE PATH OF TRAVEL FROM THE COUNTY RIGHT-OF-WAY (SIDEWALK) AND ACCESSIBLE PARKING STALLS TO THE BUILDING ENTRANCES SHALL CONFORM TO CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS, INCLUDING SIGNAGE.
13. THESE PLANS ARE BASED UPON A SITE EVALUATION CREATED BY ADA COMPLIANCE CONSULTANTS, LLC, AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THAT EVALUATION.

GENERAL DISABLED PARKING SPACE NOTES:

- 1) DISABLED PARKING SPACE MUST PERMIT USE OF EITHER CAR DOORS.
- 2) A PARKING BUMPER IS REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER THE ADJOINING ACCESSIBLE ROUTE.
- 3) WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN TO ACCESS AN ADJOINING ACCESSIBLE ROUTE.
- 4) THE MAXIMUM SURFACE SLOPE WITHIN THE DISABLED PARKING SPACE AND ADJACENT ACCESS AISLE MAY NOT EXCEED 2% IN ANY DIRECTION.
- 5) CURB RAMPS MAY NOT ENCRACH INTO THE REQUIRED DIMENSIONS OF DISABLED PARKING SPACES OR ADJACENT ACCESS AISLES.
- 6) ACCESS AISLE (LOADING/UNLOADING AREA) MUST CONNECT TO AN ACCESSIBLE PATH OF TRAVEL TO THE FACILITY.
- 7) THE WORDS "NO PARKING" MUST BE PAINTED ON THE GROUND WITHIN EACH ACCESS AISLE.
- 8) EACH ENTRANCE TO OFF-STREET PARKING FACILITIES REQUIRES A WARNING SIGN REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES - SEE 7B/A2.

PROJECT DATA

SCOPE OF WORK

PROVIDE ACCESSIBILITY UPGRADES TO REMOVE THE ARCHITECTURAL BARRIERS FROM THE PUBLIC RIGHT-OF-WAY FOR THE PURPOSE OF ALLOWING EQUAL ACCESS FOR PERSONS WITH DISABILITIES.

TITLE 24 AND CALIFORNIA CODE OF REGULATIONS

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH THE LATEST APPLICABLE FEDERAL, STATE AND LOCAL CODES INCLUDING THE FOLLOWING AND ALL AMENDMENTS THEREOF:

1. 2001 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE (PART 1, TITLE 24, CCR)
2. 1997 UBC AND 2001 CALIFORNIA AMENDMENTS (01 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR)
3. 2002 NEC AND 2001 CALIFORNIA AMENDMENTS (04 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR)
4. 2000 UMC AND 2001 CALIFORNIA AMENDMENTS (01 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR)
5. 2000 UPC AND 2001 CALIFORNIA AMENDMENTS (01 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR)
6. 2000 UFC AND 2001 CALIFORNIA AMENDMENTS (01 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR)
7. AMERICANS WITH DISABILITIES ACT (ADA), WHEN MORE STRINGENT THAN THE CALIFORNIA STATE ACCESSIBILITY STANDARDS (CCR, TITLE 24)

ABBREVIATIONS & SYMBOLS

&	And	MH.	Manhole
@	At	MIN.	Minimum
±	Centerline	(N)	New
(E)	Existing	O.C.	On Center
APPROX.	Approximate	OPG.	Opening
ASPH.	Asphalt	R. or RAD.	Radius
BLDG.	Building	REF.	Reference
BTM.	Bottom	REQD.	Required
CONC.	Concrete	SHT.	Sheet
CTR.	Center	SPEC.	Specification
DBL.	Double	SQ. IN.	Square Inch
DEMO.	Demolish	STD.	Standard
DET.	Detail	T.CONC.	Top of Concrete
DIA. or Ø	Diameter	T.C.	Top of Curb
D.I.	Drain Inlet	T.P.	Top of Pavement
DIM.	Dimension	TYP.	Typical
EA.	Each	UNFIN.	Unfinished
FT. (')	Feet / Foot	U.O.N.	Unless Otherwise Noted
GND.	Ground	VERT.	Vertical
HDCP.	Handicap	V.L.F.	Verify in Field
HT.	Height	W/	With
LVL.	Level	W/O	Without
MAX.	Maximum		

	DETAIL SYMBOL
	Detail Number
	Sheet Number
	ENLARGED AREA/DETAIL SYMBOL
	Enlarged Area
	Detail Number
	Sheet Number
	KEY NOTE NUMBER
	(E) LANDSCAPE

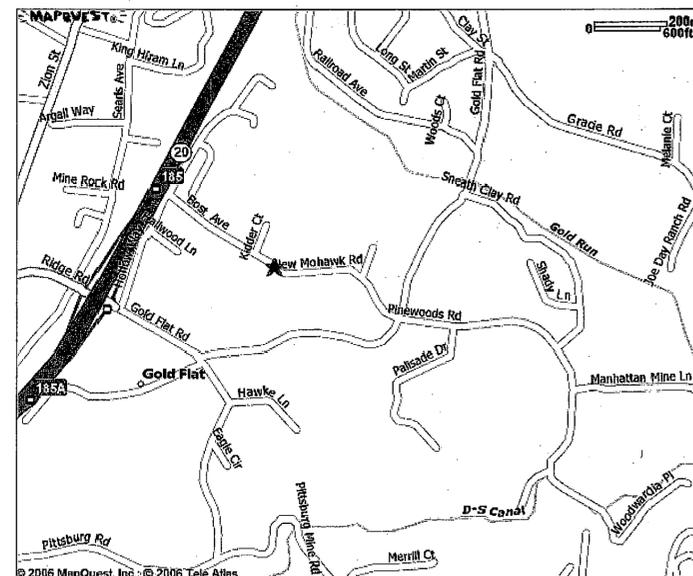
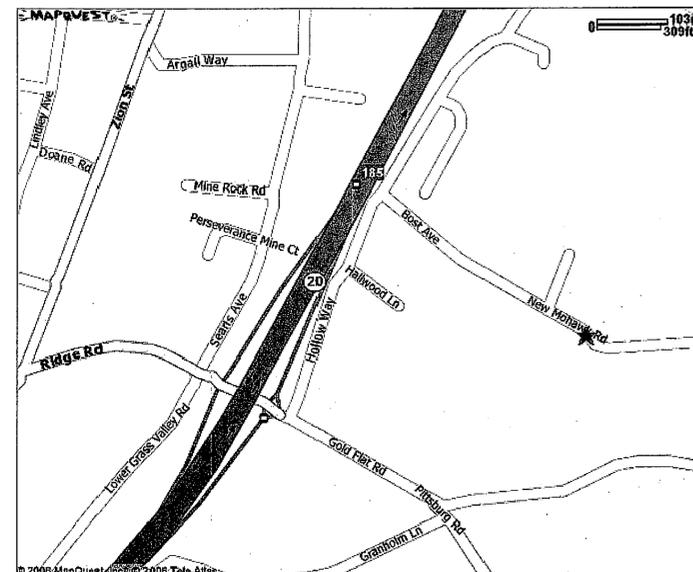
..... ACCESSIBLE PATH OF TRAVEL

DRAWING INDEX

- A0 - Cover Page
- A1 - Site Plan
- A2 - Standard Details
- A3 - Location Details
- A4 - Location Details

VICINITY AND LOCATION MAPS

N.T.S.



ADA COMPLIANCE CONSULTANTS, LLC

www.ada-pros.com

312 NATOMA ST. STE. 200
FOLSOM, CA 95630
VOICE: (916) 983-3816
FAX: (916) 983-6467
CHRISTOPHER T. TAYLOR
ACCESSIBILITY INSPECTOR / PLANS EXAMINER
ICC CERTIFIED #5242199-21
EMAIL: chris@ada-pros.com

PROJECT INFORMATION

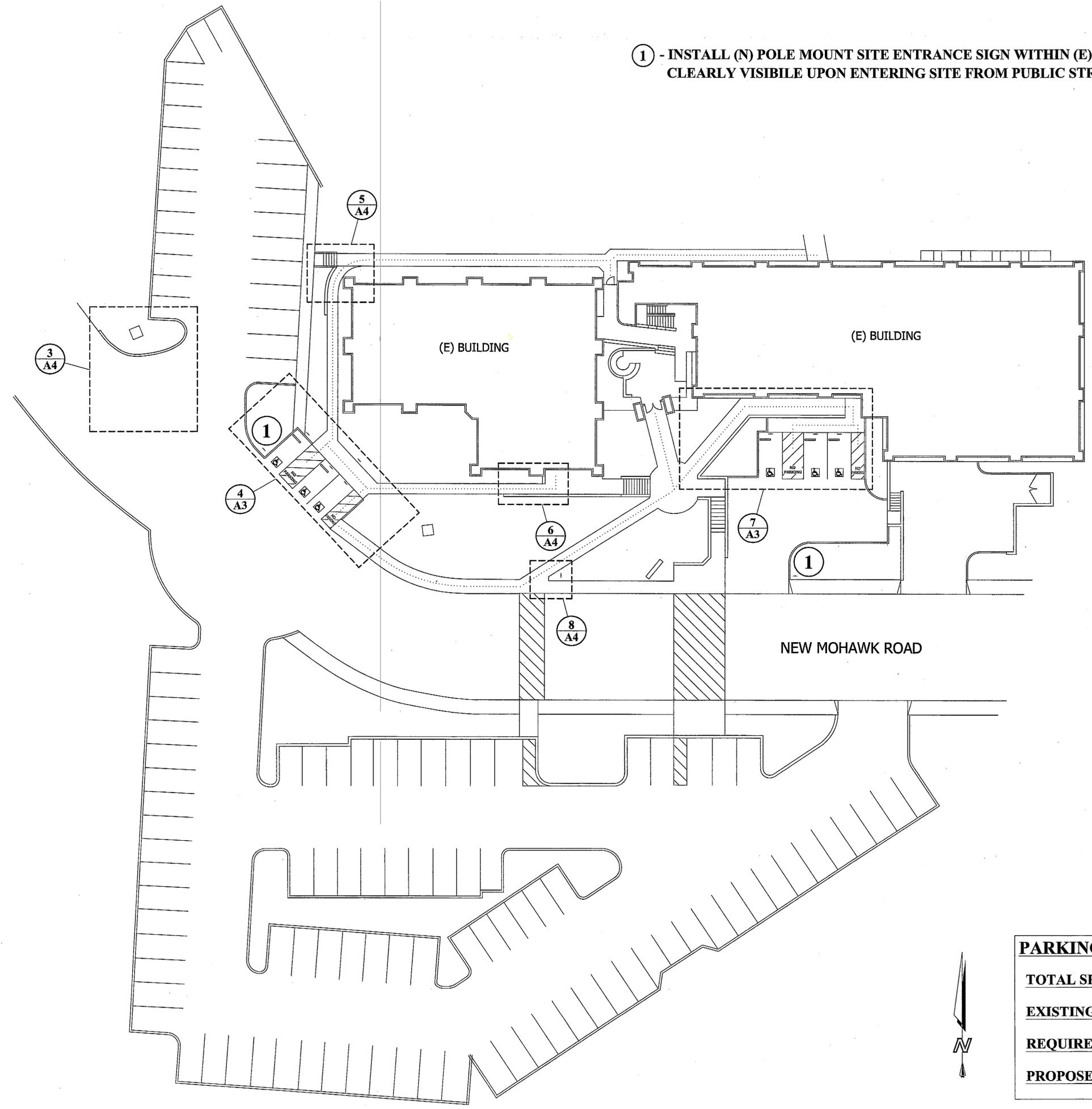
ACCESSIBILITY UPGRADES
GOLD FLAT BUSINESS PARK
138 NEW MOHAWK ROAD
NEVADA CITY, CA 95959

No.	Revision/Issue	Date
PAGE TITLE: COVER PAGE		
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Job No:	GOLDFLAT	Sheet #
Date:	12/22/2006	A0
Scale:	NOT TO SCALE	
Designed By:	C.T.T.	
Drawn By:	J.R.S.	
Approved By:		Page 86 of 90
	DATE	1-15-07

PROJECT INFORMATION

**ACCESSIBILITY UPGRADES
GOLD FLAT BUSINESS PARK
138 NEW MOHAWK ROAD
NEVADA CITY, CA 95959**

① - INSTALL (N) POLE MOUNT SITE ENTRANCE SIGN WITHIN (E) LANDSCAPE TO BE CLEARLY VISIBLE UPON ENTERING SITE FROM PUBLIC STREET - SEE 7B/A2.



PARKING STATISTICS	
TOTAL SPACES:	113
EXISTING ACCESSIBLE:	3
REQUIRED RATIO:	5
PROPOSED ACCESSIBLE:	6



No.	Revision/Issue	Date

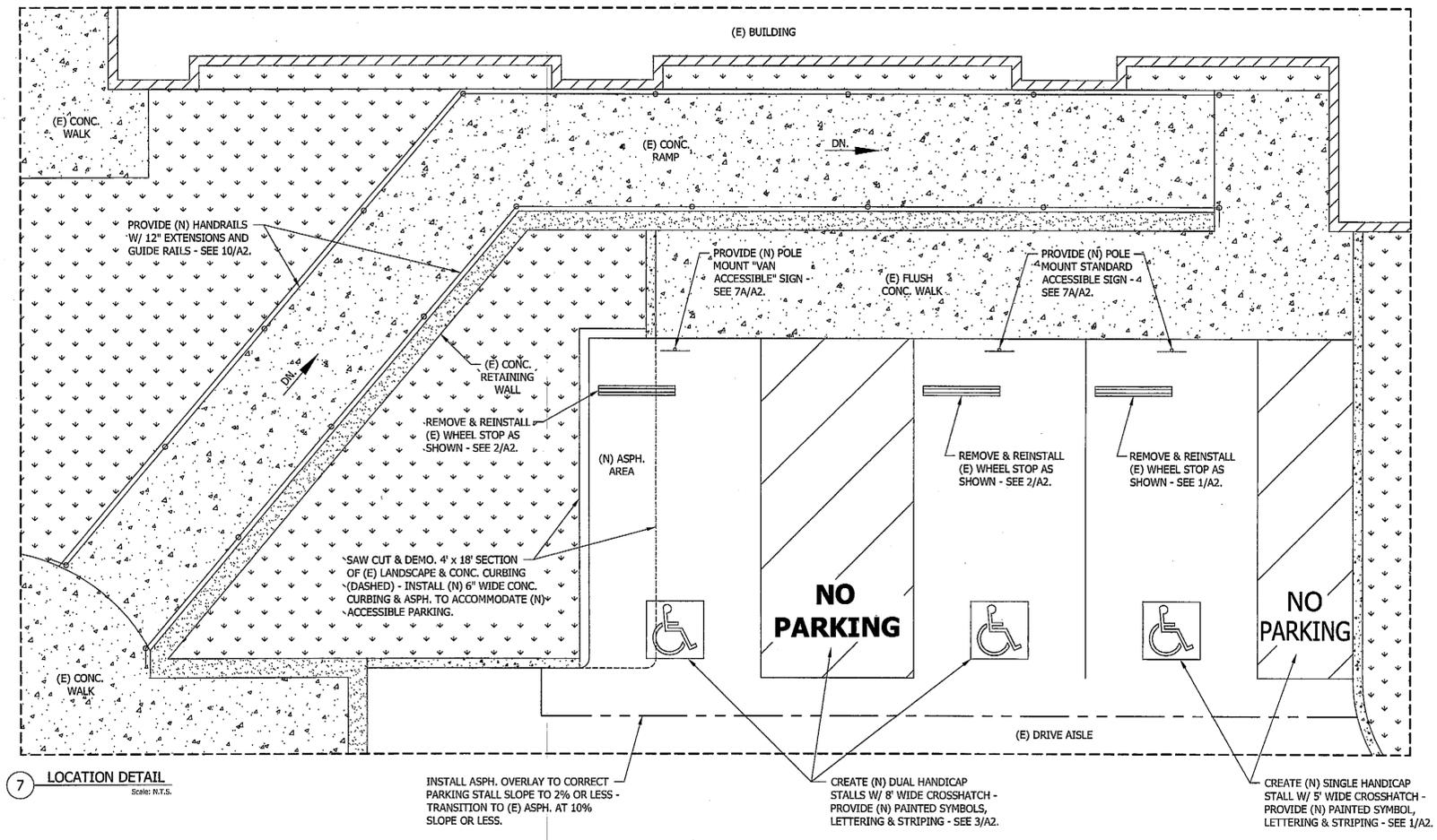
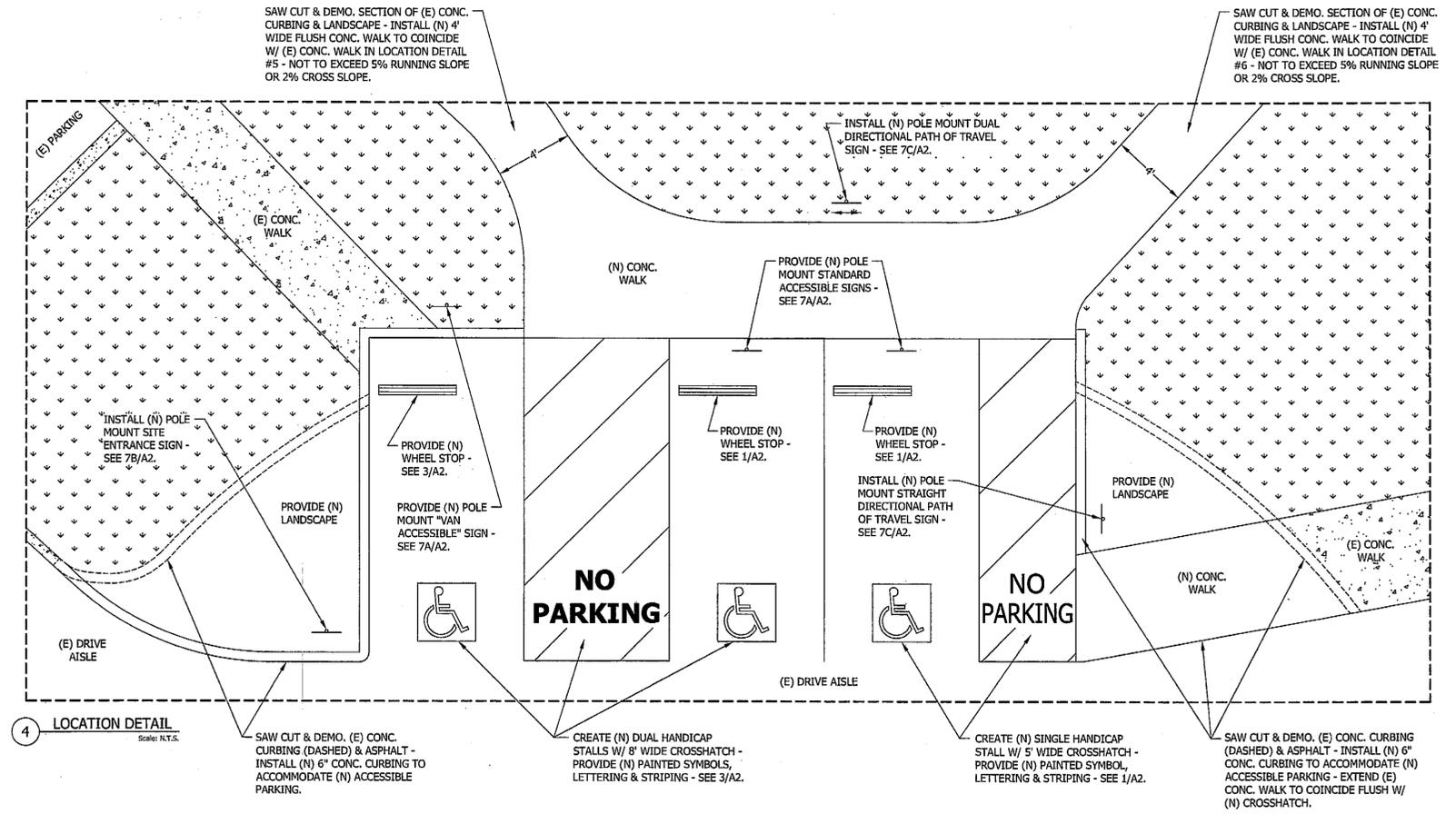
**PAGE TITLE:
SITE PLAN**

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Job No.: GOLDFLAT	Sheet #
Date: 12/22/2006	A1 Page 87 of 90
Scale: NOT TO SCALE	
Designed By: C.T.T.	
Drawn By: J.R.S.	

PROJECT INFORMATION

**ACCESSIBILITY UPGRADES
GOLD FLAT BUSINESS PARK
138 NEW MOHAWK ROAD
NEVADA CITY, CA 95959**



No.	Revision/Issue	Date

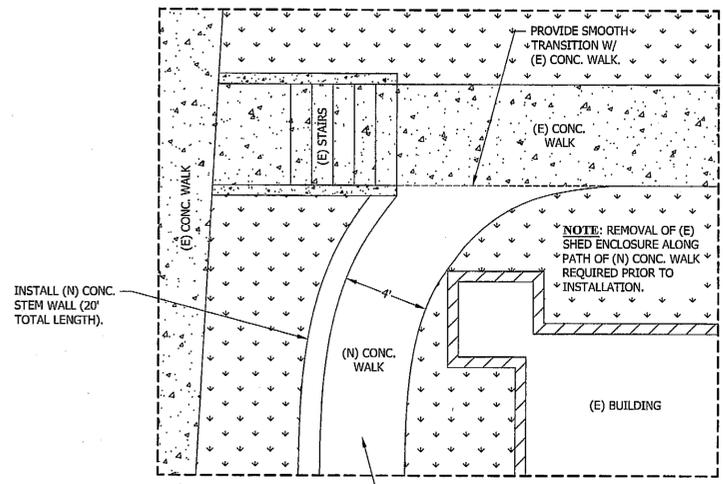
PAGE TITLE:
LOCATION DETAILS

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Job No:	GOLDFLAT	Sheet #	A3 Page 88 of 90
Date:	12/22/2006		
Scale:	NOT TO SCALE		
Designed By:	C.T.T.		
Drawn By:	J.R.S.		

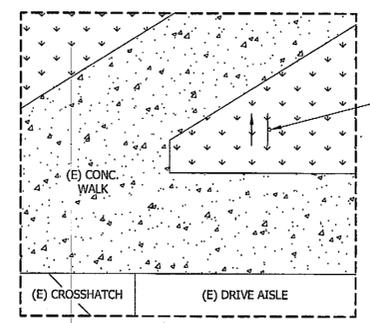
PROJECT INFORMATION

**ACCESSIBILITY UPGRADES
GOLD FLAT BUSINESS PARK
138 NEW MOHAWK ROAD
NEVADA CITY, CA 95959**



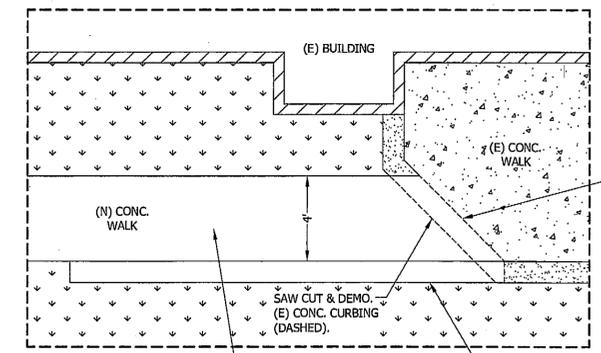
5 LOCATION DETAIL
Scale: N.T.S.

SAW CUT & DEMO. SECTION OF (E) LANDSCAPE - INSTALL (N) 4' WIDE CONC. WALK TO COINCIDE W/ (E) CONC. WALK & FLUSH W/ (N) ACCESSIBLE PARKING IN LOCATION DETAIL #4 - CANNOT EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE.



8 LOCATION DETAIL
Scale: N.T.S.

INSTALL (N) POLE MOUNT LEFT DIRECTIONAL PATH OF TRAVEL SIGN - SEE 7C/A2.

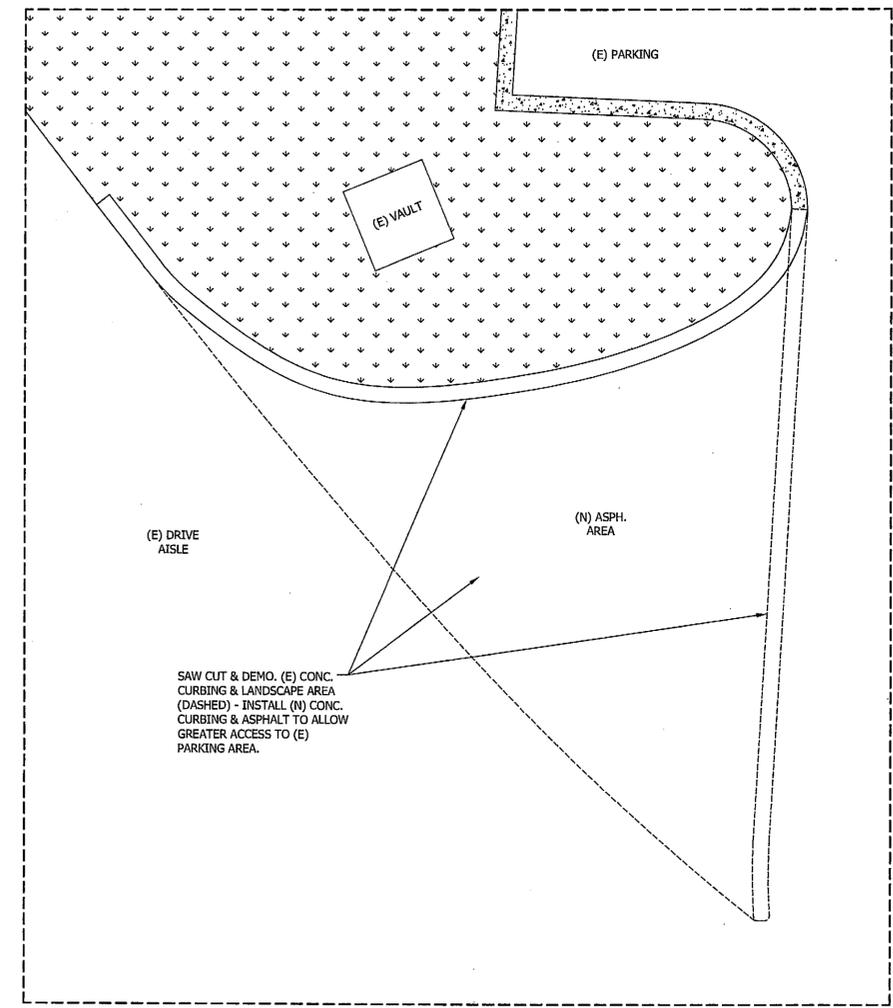


6 LOCATION DETAIL
Scale: N.T.S.

SAW CUT & DEMO. SECTION OF (E) LANDSCAPE - INSTALL (N) 4' WIDE CONC. WALK TO COINCIDE W/ (E) CONC. WALK & FLUSH W/ (N) ACCESSIBLE PARKING IN LOCATION DETAIL #4 - CANNOT EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE.

INSTALL (N) CONC. STEM WALL (20' TOTAL LENGTH).

PROVIDE SMOOTH TRANSITION W/ (E) CONC. WALK.



3 LOCATION DETAIL
Scale: N.T.S.

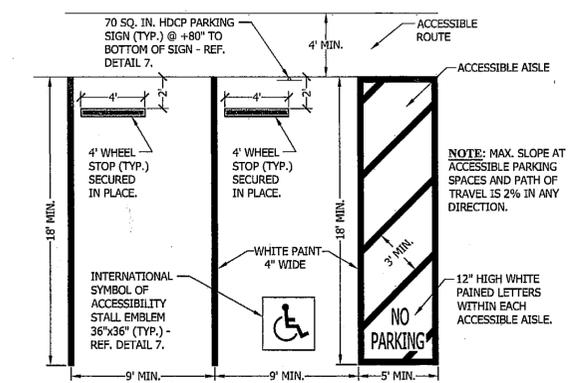
SAW CUT & DEMO. (E) CONC. CURBING & LANDSCAPE AREA (DASHED) - INSTALL (N) CONC. CURBING & ASPHALT TO ALLOW GREATER ACCESS TO (E) PARKING AREA.

No.	Revision/Issue	Date

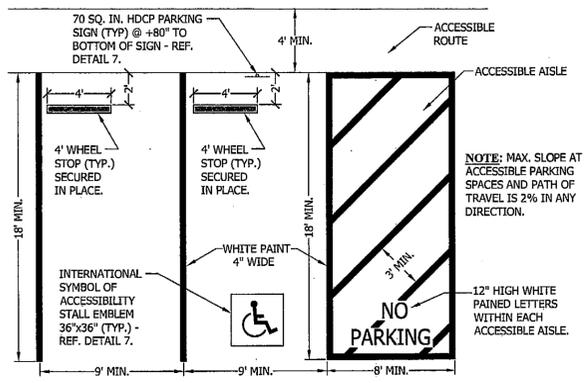
**PAGE TITLE:
LOCATION
DETAILS**

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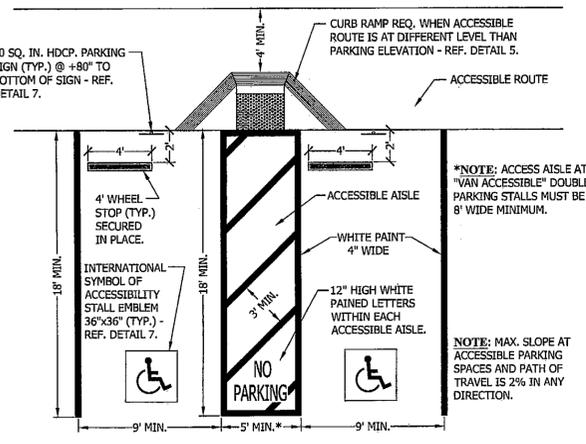
Job No:	GOLDFLAT	Sheet #	A4 Page 89 of 90
Date:	12/22/2006		
Scale:	NOT TO SCALE		
Designed By:	C.T.T.		
Drawn By:	J.R.S.		



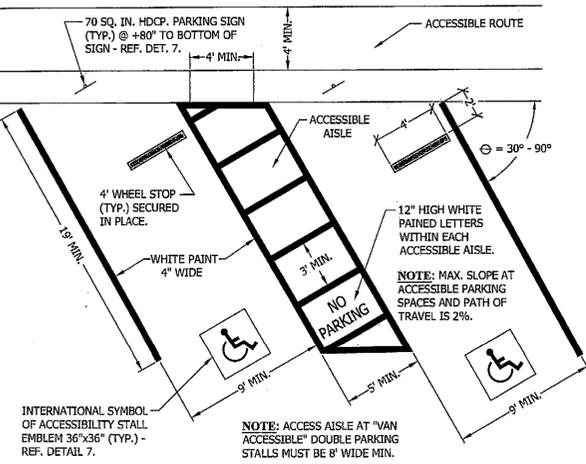
1 ACCESSIBLE PARKING (SINGLE STALL)
Scale: 3/16" = 1"



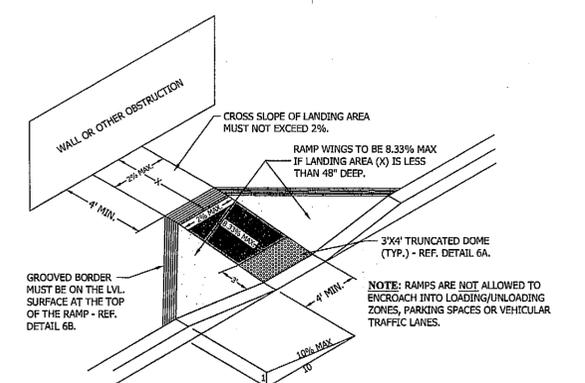
2 VAN ACCESSIBLE PARKING (SINGLE STALL)
Scale: 3/16" = 1"



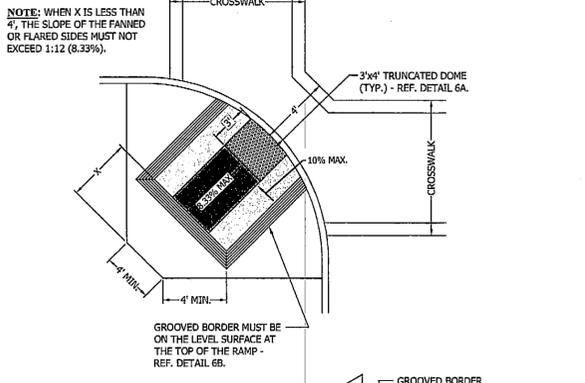
3 ACCESSIBLE PARKING (DOUBLE STALL)
Scale: 3/16" = 1"



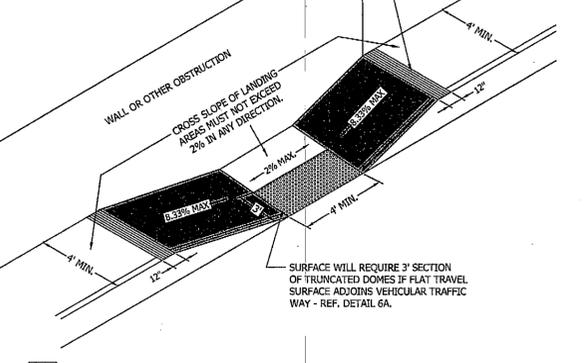
4 ACCESSIBLE PARKING ANGULAR (SINGLE OR DOUBLE)
Scale: 3/16" = 1"



A FLARED RAMP
Scale: N.T.S.

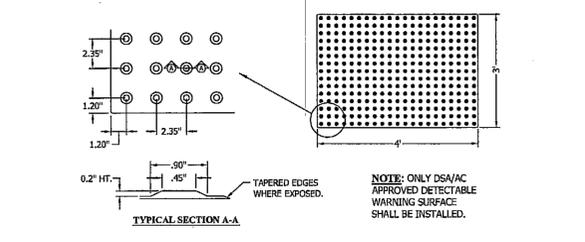


B CORNER RAMP
Scale: N.T.S.

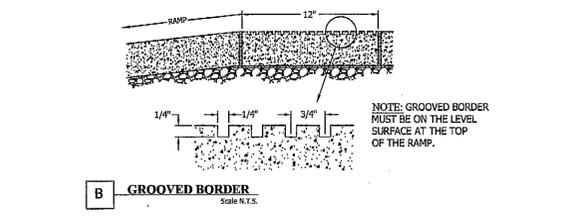


C FLUSH PAN RAMP
Scale: N.T.S.

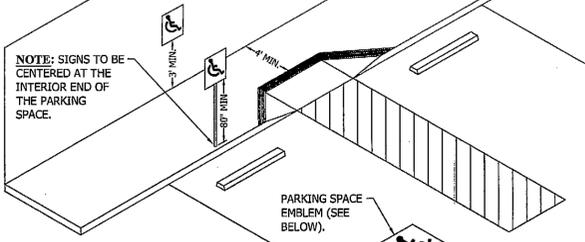
5 CURB-CUT RAMP
Scale: N.T.S.



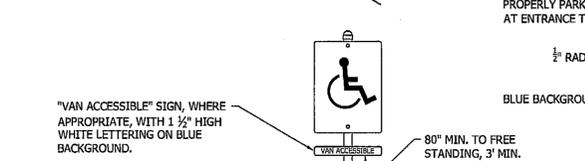
A TRUNCATED DOME
Scale: N.T.S.



B GROOVED BORDER
Scale: N.T.S.



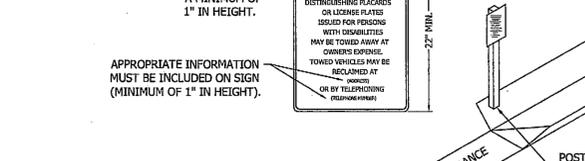
A ACCESSIBLE PARKING STALL
Scale: N.T.S.



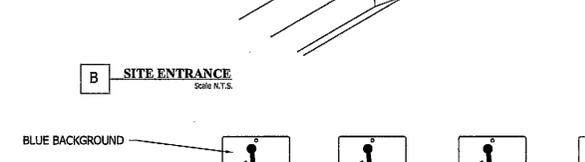
B SITE ENTRANCE
Scale: N.T.S.



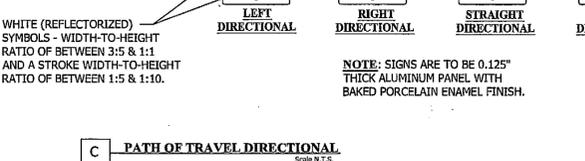
C PATH OF TRAVEL DIRECTIONAL
Scale: N.T.S.



7 ACCESSIBILITY SIGNS
Scale: N.T.S.



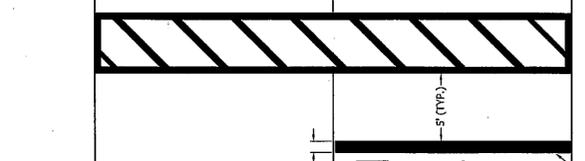
8 CROSSWALK WARNING SIGN
Scale: N.T.S.



9 CURB RAMP
Scale: N.T.S.



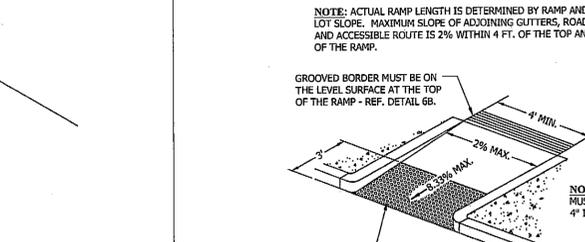
10 HANDRAILS & EDGE PROTECTION
Scale: N.T.S.



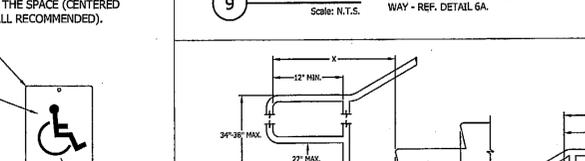
11 PAINTED CROSSWALK/ACCESSIBLE ROUTE
Scale: N.T.S.



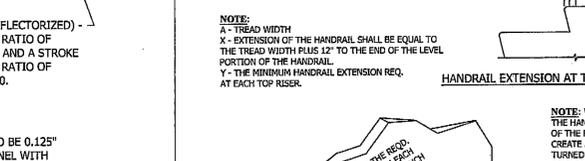
12 STAIRS
Scale: N.T.S.



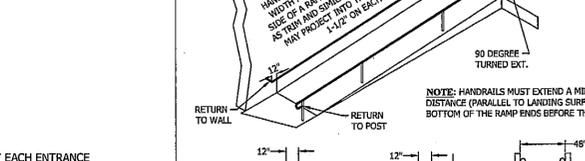
9 CURB RAMP
Scale: N.T.S.



10 HANDRAILS & EDGE PROTECTION
Scale: N.T.S.



11 PAINTED CROSSWALK/ACCESSIBLE ROUTE
Scale: N.T.S.



12 STAIRS
Scale: N.T.S.

ADA COMPLIANCE CONSULTANTS, LLC
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312 NATOMA ST. STE. 200
FOLSOM, CA 95630
VOICE: (916) 983-3816
FAX: (916) 983-6467
CHRISTOPHER T. TAYLOR
ACCESSIBILITY INSPECTOR / PLANS EXAMINER
ICC CERTIFIED #524199-21
EMAIL: chris@ada-pros.com

PROJECT INFORMATION

ACCESSIBILITY UPGRADES
GOLD FLAT BUSINESS PARK
138 NEW MOHAWK ROAD
NEVADA CITY, CA 95959

No.	Revision/Issue	Date

PAGE TITLE:
STANDARD DETAILS

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Job No:	GOLDFLAT	Sheet #
Date:	12/22/2006	A2
Scale:	NOT TO SCALE	
Designed By:	C.T.T.	
Drawn By:	J.R.S.	Page 90 of 90

REDACTION JUSTIFICATION INSERT
(To be inserted for every instance of redaction)

Nevada City Medical Cannabis Business Name: Valley of Grass, LLC

The following page(s): VOG-M.nv.D.s-3
 <insert unique page identifier, or identifier range>

has (have) been redacted or withheld from public disclosure, as determined by

Lindsay Whyte, Esq., Rogoway Law Group, Attorney for Applicant
 <insert name, professional title, affiliation with applicant>

because the information contained therein is exempt from disclosure under the following Government Code provisions:

Mark with "X" where applicable	Government Code provision:	Examples of information that may be withheld pursuant to each government code section:
X	Section 6254, subd. (c)	Personal, medical, or similar files, the disclosure of which would constitute an unwarranted invasion of privacy
	Section 6254, subd. (f)	Investigatory or security files compiled by a local agency for licensing purposes
	Section 6254, subd. (n)	Licensee's personal financial data
X	Section 6255, subd. (a)	Personal contact information (business contacts should not be redacted)
	Section 6254	General public interest exemption (provide explanation below)
	Other	(Provide explanation below)

Explanation for redaction:
Personal information, including SSN and DLN, date of birth, and home address.

*****Please note that if objection is made for the redactions on a public document request, you may be called upon to more thoroughly justify the reason for redaction. Any costs incurred by the city attorney to determine whether items marked for redaction are in compliance with Government Code Sections 6254 and 6255 may be passed on to the applicant.*****

REDACTION JUSTIFICATION INSERT
(To be inserted for every instance of redaction)

Nevada City Medical Cannabis Business Name: Valley of Grass, LLC

The following page(s): VOG-M.nv.D.s-41
 <insert unique page identifier, or identifier range>

has (have) been redacted or withheld from public disclosure, as determined by

Lindsay Whyte, Esq., Rogoway Law Group, Attorney for Applicant
 <insert name, professional title, affiliation with applicant>

because the information contained therein is exempt from disclosure under the following Government Code provisions:

Mark with "X" where applicable	Government Code provision:	Examples of information that may be withheld pursuant to each government code section:
X	Section 6254, subd. (c)	Personal, medical, or similar files, the disclosure of which would constitute an unwarranted invasion of privacy
	Section 6254, subd. (f)	Investigatory or security files compiled by a local agency for licensing purposes
	Section 6254, subd. (n)	Licensee's personal financial data
	Section 6255, subd. (a)	Personal contact information (business contacts should not be redacted)
	Section 6254	General public interest exemption (provide explanation below)
	Other	(Provide explanation below)

Explanation for redaction:
Personal information, including SSN and date of birth.

*****Please note that if objection is made for the redactions on a public document request, you may be called upon to more thoroughly justify the reason for redaction. Any costs incurred by the city attorney to determine whether items marked for redaction are in compliance with Government Code Sections 6254 and 6255 may be passed on to the applicant.*****

REDACTION JUSTIFICATION INSERT
(To be inserted for every instance of redaction)

Nevada City Medical Cannabis Business Name: Valley of Grass, LLC

The following page(s): VOG-M.nv.D.s-6
 <insert unique page identifier, or identifier range>

has (have) been redacted or withheld from public disclosure, as determined by

Lindsay Whyte, Esq., Rogoway Law Group, Attorney for Applicant
 <insert name, professional title, affiliation with applicant>

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_____	Section 6254, subd. (f)	Investigatory or security files compiled by a local agency for licensing purposes
_____	Section 6254, subd. (n)	Licensee's personal financial data
X	Section 6255, subd. (a)	Personal contact information (business contacts should not be redacted)
_____	Section 6254	General public interest exemption (provide explanation below)
_____	Other	(Provide explanation below)

Explanation for redaction:
Personal information, including home address.

*****Please note that if objection is made for the redactions on a public document request, you may be called upon to more thoroughly justify the reason for redaction. Any costs incurred by the city attorney to determine whether items marked for redaction are in compliance with Government Code Sections 6254 and 6255 may be passed on to the applicant.*****

REDACTION JUSTIFICATION INSERT
(To be inserted for every instance of redaction)

Nevada City Medical Cannabis Business Name: Valley of Grass, LLC

The following page(s): VOG-M.nv.D.s-12
 <insert unique page identifier, or identifier range>

has (have) been redacted or withheld from public disclosure, as determined by

Lindsay Whyte, Esq., Rogoway Law Group, Attorney for Applicant
 <insert name, professional title, affiliation with applicant>

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	Section 6254, subd. (f)	Investigatory or security files compiled by a local agency for licensing purposes
	Section 6254, subd. (n)	Licensee's personal financial data
	Section 6255, subd. (a)	Personal contact information (business contacts should not be redacted)
	Section 6254	General public interest exemption (provide explanation below)
	Other	(Provide explanation below)

Explanation for redaction:
Personal information, including SSN.

*****Please note that if objection is made for the redactions on a public document request, you may be called upon to more thoroughly justify the reason for redaction. Any costs incurred by the city attorney to determine whether items marked for redaction are in compliance with Government Code Sections 6254 and 6255 may be passed on to the applicant.*****

REDACTION JUSTIFICATION INSERT
(To be inserted for every instance of redaction)

Nevada City Medical Cannabis Business Name: Valley of Grass, LLC

The following page(s): VOG-M.nv.D.s-13
 <insert unique page identifier, or identifier range>

has (have) been redacted or withheld from public disclosure, as determined by

Lindsay Whyte, Esq., Rogoway Law Group, Attorney for Applicant
 <insert name, professional title, affiliation with applicant>

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	Section 6254, subd. (f)	Investigatory or security files compiled by a local agency for licensing purposes
	Section 6254, subd. (n)	Licensee's personal financial data
X	Section 6255, subd. (a)	Personal contact information (business contacts should not be redacted)
	Section 6254	General public interest exemption (provide explanation below)
	Other	(Provide explanation below)

Explanation for redaction:
Personal information, including DLN, home address, and date of birth.

*****Please note that if objection is made for the redactions on a public document request, you may be called upon to more thoroughly justify the reason for redaction. Any costs incurred by the city attorney to determine whether items marked for redaction are in compliance with Government Code Sections 6254 and 6255 may be passed on to the applicant.*****

REDACTION JUSTIFICATION INSERT
(To be inserted for every instance of redaction)

Nevada City Medical Cannabis Business Name: Valley of Grass, LLC

The following page(s): VOG-M.nv.D.s-14
 <insert unique page identifier, or identifier range>

has (have) been redacted or withheld from public disclosure, as determined by

Lindsay Whyte, Esq., Rogoway Law Group, Attorney for Applicant
 <insert name, professional title, affiliation with applicant>

because the information contained therein is exempt from disclosure under the following Government Code provisions:

Mark with "X" where applicable	Government Code provision:	Examples of information that may be withheld pursuant to each government code section:
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_____	Section 6254, subd. (f)	Investigatory or security files compiled by a local agency for licensing purposes
X	Section 6254, subd. (n)	Licensee's personal financial data
X	Section 6255, subd. (a)	Personal contact information (business contacts should not be redacted)
_____	Section 6254	General public interest exemption (provide explanation below)
_____	Other	(Provide explanation below)

Explanation for redaction:
Personal information, including billing account number and home address.

*****Please note that if objection is made for the redactions on a public document request, you may be called upon to more thoroughly justify the reason for redaction. Any costs incurred by the city attorney to determine whether items marked for redaction are in compliance with Government Code Sections 6254 and 6255 may be passed on to the applicant.*****

REDACTION JUSTIFICATION INSERT
(To be inserted for every instance of redaction)

Nevada City Medical Cannabis Business Name: Valley of Grass, LLC

The following page(s): VOG-M.nv.D.s-24
 <insert unique page identifier, or identifier range>

has (have) been redacted or withheld from public disclosure, as determined by

Lindsay Whyte, Esq., Rogoway Law Group, Attorney for Applicant
 <insert name, professional title, affiliation with applicant>

because the information contained therein is exempt from disclosure under the following Government Code provisions:

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_____	Section 6254, subd. (f)	Investigatory or security files compiled by a local agency for licensing purposes
_____	Section 6254, subd. (n)	Licensee's personal financial data
X	Section 6255, subd. (a)	Personal contact information (business contacts should not be redacted)
_____	Section 6254	General public interest exemption (provide explanation below)
_____	Other	(Provide explanation below)

Explanation for redaction:
Personal business address unrelated to the cannabis use. Business address of cannabis business facility has not been redacted.

*****Please note that if objection is made for the redactions on a public document request, you may be called upon to more thoroughly justify the reason for redaction. Any costs incurred by the city attorney to determine whether items marked for redaction are in compliance with Government Code Sections 6254 and 6255 may be passed on to the applicant.*****

REDACTION JUSTIFICATION INSERT
(To be inserted for every instance of redaction)

Nevada City Medical Cannabis Business Name: Valley of Grass, LLC

The following page(s): VOG-M.nv.D.s-53 – VOG-M.nv.D.s-56
 <insert unique page identifier, or identifier range>

has (have) been redacted or withheld from public disclosure, as determined by

Lindsay Whyte, Esq., Rogoway Law Group, Attorney for Applicant
 <insert name, professional title, affiliation with applicant>

because the information contained therein is exempt from disclosure under the following Government Code provisions:

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X	Section 6254, subd. (f)	Investigatory or security files compiled by a local agency for licensing purposes
_____	Section 6254, subd. (n)	Licensee's personal financial data
_____	Section 6255, subd. (a)	Personal contact information (business contacts should not be redacted)
_____	Section 6254	General public interest exemption (provide explanation below)
_____	Other	(Provide explanation below)

Explanation for redaction:
Business protection and security information, including locations of cameras, lights, etc.

*****Please note that if objection is made for the redactions on a public document request, you may be called upon to more thoroughly justify the reason for redaction. Any costs incurred by the city attorney to determine whether items marked for redaction are in compliance with Government Code Sections 6254 and 6255 may be passed on to the applicant.*****