

June 27, 2022

Costa Mesa Development Services
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5270

RE: CM Triangle Enterprise LLC Applicant Letter for Commercial Cannabis Storefront Business
To the City of Costa Mesa,

We are writing this Applicant Letter as part of our Commercial Cannabis Storefront Business Application for a retail storefront and delivery service in the City of Costa Mesa. CM Triangle Enterprise LLC is working with Measure X Partner Yummy Karma Inc to establish a retail storefront and delivery service at 1072 Bristol St Costa Mesa, CA 92626 on parcel 439-321-02. The parcel's zoning is C1 Local Business and the proposed location is not within the Green Zone.

Andy Singh, founder of CM Triangle Enterprise LLC, is a successful cannabis entrepreneur who co-owns Nuvata, a line of cannabis vaporizers with formulations specifically tailored to an individual's physiology. Andy was also recently awarded a license to operate a retail storefront in the City of Corona. Andy's critical knowledge of local and state regulations will help guide CM Triangle Enterprise LLC through the entire process in Costa Mesa, from application phase to post-licensing compliance.

We plan to use the Bristol location for conducting the retail sale of cannabis along with the preparation of deliveries of cannabis goods offsite. We are obtaining Type 10 Storefront Retail with Delivery licensure with both Adult Use (A) and Medical (M) designations from the Department of Cannabis Control (DCC), so we conduct retail sales to Adult Use customers who are over the age of 21 and Medical customers who are over the age of 18 and have a valid physician's recommendation and/or Cannabis Card. Areas that are generally accessible to the public include a Check-In Area where we verify client identification and check them into our customer queue, as well as a Retail Floor where cannabis goods are displayed and where transactions are processed. Limited access areas are only accessible by employees of the commercial cannabis business and visitors that are escorted by an employee of the commercial cannabis business. Limited Access Areas include a Secure Storage Room where bulk cannabis goods are stored, our Shipping/Receiving Room where incoming deliveries of cannabis goods are received and where orders to be delivered offsite are prepared, our Offices where records and security footage are stored, our Employee Breakroom and additional space that is not open to the public.

CM Triangle is taking extensive measures to ensure the safety and security of the site, as well as to mitigate all concerns relating to our proposed use. Odor control measures have been designed to include Merv-8, or better, carbon filters in a negative pressurized environment. Man-traps will be featured at the entrance and exit to provide added protection against any detectable odors escaping the facility. Further, we will be incorporating a 24-hour onsite Security guard to prevent loitering and noise-related nuisances, as well as to enhance the overall safety of the site. Security measures also include shielded security lighting and monitored surveillance cameras with a direct feed to local law enforcement. Our comprehensive Neighborhood Compatibility Measures will allow us to seamlessly integrate our operations while providing enhanced security for the surrounding area.

We only conduct the retail sale of cannabis goods that have been produced by licensed cultivators and manufacturers and sourced from licensed distributors that operation within the scope of compliance with local and state regulations. This includes cannabis flower, pre-rolls, manufactured cannabis products including various extracts, rosin, edibles, tinctures, topical products, sublingual tabs, capsules, beverages and non-cannabis merchandise such as branded clothing and accessories. All cannabis goods sold at our store are packaged and labeled in their final form and in compliance with State law. We have longstanding relationships with some of the leading brands including Raw Garden, Pacific Stone, Kiva and various others licensed operators. We have also built strong relationships with various distributors who carry these products so are able to secure favorable terms on products and maintain a consistent supply of cannabis goods for our clientele. We are implementing a robust inventory management, control and reporting system that allows us to accurately document the present location, amounts, and descriptions of all cannabis goods for all stages of the external supply chain and our internal retail process until purchase by a verified customer or patient.

We look forward to bringing the City of Costa Mesa premiere commercial cannabis that provides an incomparable customer experience and various additional community benefits. Please reach out to Andy Singh via email at asingh@nuvata.co or via phone at (562) 412-3194 with any questions or concerns.

Sincerely,



CM Triangle Enterprise LLC