



August 1, 2023

City of Costa Mesa
Development Services Department
Cannabis Business Permitting
77 Fair Drive
Costa Mesa, CA 92626

Dear City of Costa Mesa Leadership & Staff,

On behalf of SCCC Group Holdings, LLC, we are honored and excited to broaden our impact in the City of Costa Mesa, expanding our footprint beyond Measure X with this Storefront Retail Application. As we take this significant stride, we are thrilled to announce our partnership with C21+, one of California's premier cannabis retailers, to maximize our success in this venture. Our joint mission is to transform this property into a distinguished, licensed Cannabis Storefront Retailer equipped with a Delivery capability.

We are eager to present our project, C21+ Costa Mesa, to you, an innovative undertaking that blends traditional retail with a personalized medicinal cannabis approach. Our experienced leadership team, with roots in responsible cannabis retail and biotechnological advancements in cannabis, is at the heart of this pioneering initiative. C21+ Costa Mesa is set to be more than just a traditional dispensary. We aspire to offer patients grappling with treatment-resistant depression and other conditions access to unique, personalized cannabis solutions. This is made possible through CANNERALL's 'cannatropic' compounds, a pioneering fusion of cannabinoids and nootropics, delivering a novel approach to medicinal cannabis.

To ensure transparency, we have detailed our project specifics, leadership team, operational plan, and our commitment to the residents of Costa Mesa through our Responsible Corporate Citizen program. We are eager to delve deeper into these components during our meeting on August 14th, hoping this information grants you a vivid understanding of our mission and vision for the future.

We want to reassure the City of Costa Mesa and the Planning Commission that any concerns raised by the current tenants of the property have been satisfactorily addressed. Our landlord, Nash Salah of Onnyx Investment, LLC, is an active stakeholder in the City of Costa Mesa, with ownership of multiple properties. In 2017, Nash Salah acquired 1505 Mesa Verde Plaza with the intention of expanding his established business, Nash Auto, situated at 2665 Harbor Blvd. At the time of acquisition, the property, spanning approximately 5900 square feet, was already occupied by four tenants. Nash Salah promptly communicated his expansion plans to the existing tenants, clearly explaining the eventual necessity for them to relocate. In a gesture of goodwill, he extended a two-year lease offer to all occupants at a below-market rate. This accommodation allowed them ample time to secure alternative business locations while he pursued the development of the Mesa Verde property.

Progressing into 2019, Nash Salah obtained preliminary approval from the City of Costa Mesa for his expansion initiative. Unfortunately, unforeseen delays during the approval process coincided with the expiration of the leases for the four tenants. Demonstrating his dedication to their well-being, he offered a month-to-month rental option at the same reduced rate. In due course, he reevaluated the expansion project due to significant capital requirements.

Subsequently, in 2021, a compelling opportunity emerged – the prospect of leasing the entire building to a cannabis enterprise. In October of 2021, our company, SCCC Group Holdings, LLC, successfully completed the CBP pre-application review. By December of the same year, we received our CBP notice to proceed letter for the CUP application.



In response to a second radius mailer, one tenant sought clarification and walked over to Nash Auto. As soon as Nash Salah became aware of this situation, he promptly intervened to address the tenant's concerns. He accommodated the tenant's request, offering a 90-day notice period before any modifications would commence.

It's worth noting that in 2022, one of the building's occupants, occupying half of the space, opted to vacate. This action underscores Nash Salah's commitment to transparency and collaboration. Despite the associated financial implications, he chose to keep the location unoccupied, aligning with the anticipated C21+ Costa Mesa project pending approval from the Commission.

We are confident that our unique approach to cannabis retail, one that fuses commercial and medicinal cannabis aspects harmoniously, will result in a positive influence on the local economy, other businesses in the area, and the community at large.

Thank you for considering our proposal, and we eagerly anticipate the opportunity to serve and contribute to the health and wellness of the residents of Costa Mesa.

Respectfully Submitted,

SCCC GROUP HOLDINGS, LLC

SCCC Group Services, Inc. – 51% Owner

Hazelina Belladora

Hazelina Belladora, CEO

C21 Costa Mesa – 49% Owner



By Sean St. Peter, CEO



C21+ Costa Mesa

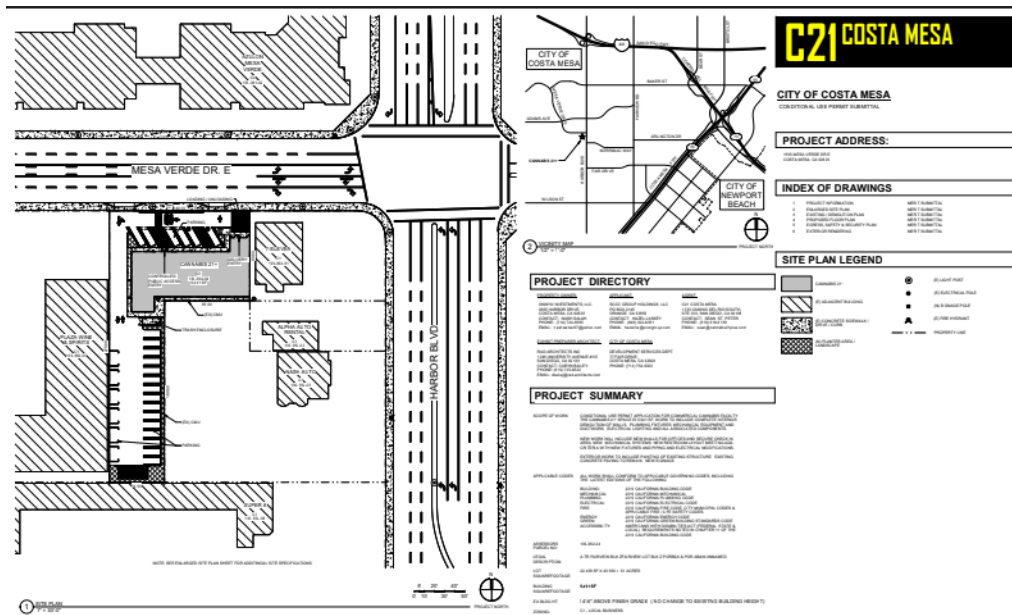
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Project Overview

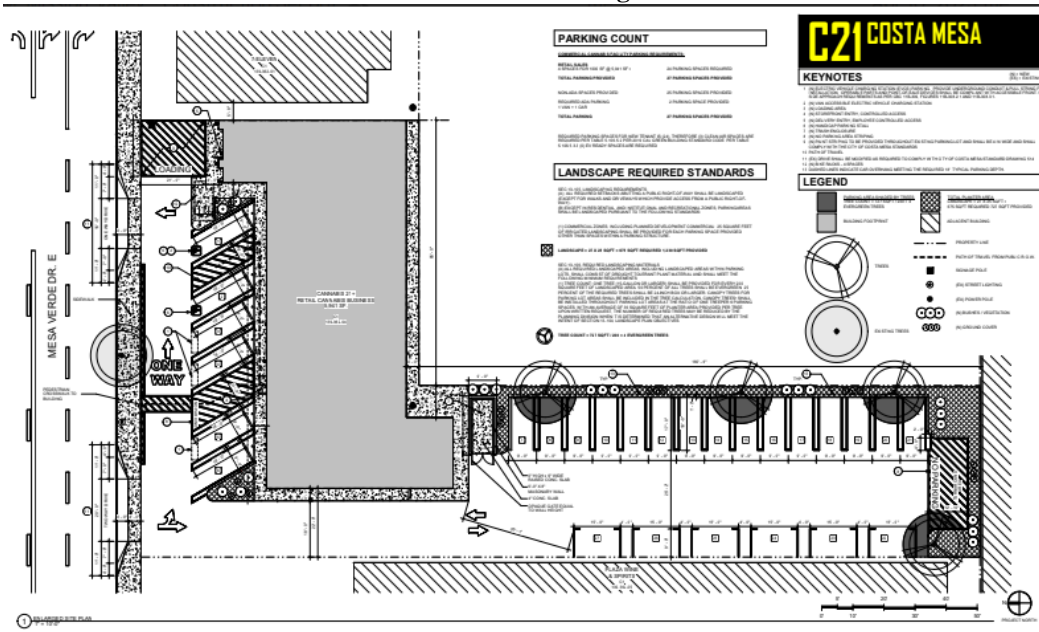
Our project, branded C21+, will be located at 1505 Mesa Verde Drive, just west of Harbor Drive. We will convert the entire parcel of 20,723 sq feet that currently holds four different tenants which combine to fill the 5,916 square feet under one roof, into our state-of-the-art dispensary and delivery dispatch center.

This parcel contains numerous and very secure parking areas which will help to ensure that we maximize the tax, employment, and growth opportunities.

Overall Site

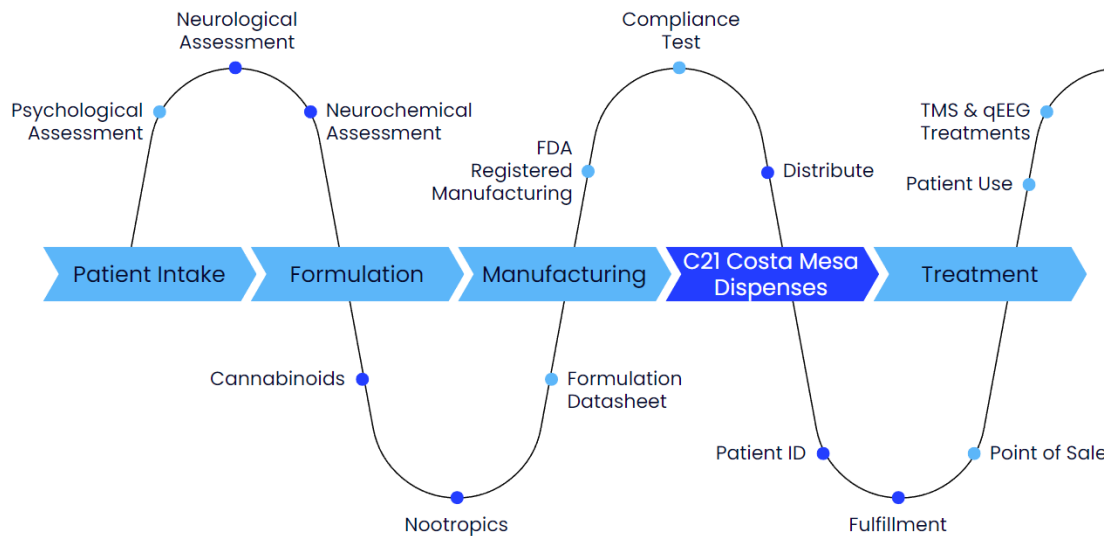


Site with Parking





Pioneering True Medicinal Cannabis: C21 Costa Mesa and CANNERALL



C21 Costa Mesa envisions to be a dispensary that synergistically blends conventional cannabis retail with innovative, personalized medicinal solutions. This ambitious endeavor seeks to reimagine cannabis utilization and its potential roles within health and individual well-being sectors. Our point-of-sale partnership with CANNERALL, an innovator in the medicinal cannabis domain, is initiating an integrative approach that holds enormous promise for individuals grappling with the challenges of treatment-resistant depression and similar afflictions.

CANNERALL represents the world's first 'cannatropic', a novel class of compounds that fuses cannabinoids and nootropics that disrupts the traditional approaches towards enhancing cognitive function, anxiety alleviation, and mental clarity, elements frequently impaired in treatment-resistant depression and related conditions such as neurodegenerative diseases and PTSD.

At the cornerstone of CANNERALL's strategy is the Abstract to Clarity Treatment Protocol, an approach developed in conjunction with Dr. Gus Alva, a Distinguished Fellow of the American Psychiatric Association and Deputy Director of Clinical Research at the University of California, Irvine. Dr. Alva, renowned in the field of psychiatry, brings his expertise and influences the scientifically grounded nature of CANNERALL's approach. The Abstract to Clarity Treatment Protocol integrates CANNERALL with the precision of Transcranial Magnetic Stimulation (TMS) and qEEG biofeedback, both FDA-approved therapies for depression. Dr. Alva's involvement assures a meticulously developed and clinically sound treatment pathway, paving the way for a personalized and scientifically validated approach to medicinal cannabis use.

Transcranial Magnetic Stimulation (TMS) is a non-invasive technique utilizing magnetic fields to invigorate nerve cells in the brain, offering a promising treatment for depression cases resistant to conventional therapies. qEEG biofeedback, on the other hand, harnesses the brain's self-regulation capabilities by mapping brain activity, identifying areas requiring optimization, and providing real-time feedback for improved brain performance.

When harmonized with CANNERALL's bespoke formulation of cannabinoids and nootropics, these therapeutic interventions form a comprehensive treatment modality that addresses the neurochemical, neurophysiological, and neuropsychological aspects of the brain. Our scientific rigor and precision underpin our commitment to usher in a new era of truly personalized medicinal cannabis to our retail space.

C21 Costa Mesa envisages becoming a dispensing location for CANNERALL products, laying the groundwork for an invaluable local resource for Costa Mesa residents. Our vision transcends conventional product offerings; we aim to create a community-focused approach to cannabis retail that advocates for transparency, responsibility, and an unyielding dedication to patient wellness.



Our extensive experience and commitment to responsible retailing of commercial cannabis instills in us the confidence that C21 Costa Mesa will foster positive economic growth, augment local businesses, and most importantly, uplift the community at large. The future of cannabis retail is unfolding, and we're thrilled to pioneer this transformation in Costa Mesa.

C21+ Costa Mesa Leadership

C21+ Costa Mesa represents a collaborative venture between SCCC Group Services Inc., an approved Measure X applicant, and Cannabis 21+, a prominent figure in California's cannabis retail sector helmed by owners Sean St. Peter and Tara St. Peter. The guiding forces behind SCCC's Measure X retail delivery are founders Hazelina Belladora, Matthew Priess, and Dan Ha. As part of our mission to excel in Costa Mesa, this exceptional team forms a significant segment of the overarching C21+ Costa Mesa entity.

Hazelina Belladora

Hazelina Belladora is the Founder and Chief Executive Officer of SCCC Group Services, Inc., a licensed microbusiness vertically integrated across all commercial cannabis channels.

Hazelina is the Founder of Cannatropic, LLC, where she is pioneering the development of cannatropics, a novel class of compounds that synergize the benefits of cannabinoids and nootropics to enhance the function of the human body and mind. Her extensive background in pathology, toxicology, addiction therapy, and patient wellness treatment plans serve as a strong foundation for her leadership in the strategic direction of the company.

She has held board positions in several non-profit organizations and is a founding board member of Women Executive and Entrepreneurs, National Latina Businesswomen's Association, and its Orange County Chapter.

Dan C. Ha

Dan C. Ha is a serial entrepreneur and the Chief Financial Officer of SCCC Group Services, Inc., a vertically integrated California cannabis company licensed for cultivation, manufacturing, distribution, and retail. Drawing on his financial expertise, he aids the company in navigating the strategic inflection point within the cannabis industry.

With 20 years of experience in asset management, Dan previously acquired Meridian Asset Management and Compass Financial Advisors, where he managed \$300 Million in assets. Dan also brings 10 years of experience in private equity and investment banking, further enriching his understanding of company dynamics, portfolio development, and strategic market approaches.

Dan is a Co-Founder of Cannatropic, LLC, a pioneering functional medicine and biotechnology company where he leads the development and commercialization of a novel class of compounds that synergize the benefits of cannabinoids and nootropics to enhance the function of the human body and mind. In this role, he is responsible for setting research priorities, overseeing scientific operations, and representing the company's scientific interests.

Dan was a founding board member and sponsor of Native American Mixed Martial Arts Foundation and Foster Youth in Action.

Matthew W. Priess

Matthew W. Priess is the Chief Engineer and Chief Operating Officer for SCCC Group Services, Inc. With a successful track record in launching startups, team leadership, technical advice, and strategic input into long-term business alliances, Matthew's extensive experience has been honed through his work as a professional engineer,



former baseball player for the San Francisco Giants, and successful entrepreneur. His background in professional sports has given him a competitive edge in business, as it has honed his discipline, teamwork, and perseverance under pressure.

As a co-founder of Cannatropic, LLC, Matthew contributes his expertise in navigating complex projects successfully and innovative thinking to the development of novel cannatropic compounds that synergize the benefits of cannabinoids and nootropics for enhanced human body and mind function.

Matthew is an active Member of the Fellowship of Christian Athletes, a prominent organization that serves local communities worldwide by engaging and equipping young athletes and their coaches. He utilizes his passion for sports to contribute to the organization's mission by designing tournaments, creating athletic strategies, and developing scoring systems for various sporting events.

The other arm of this powerful partnership are the co-founders and co-owners of one of the largest commercial retail cannabis businesses in California, Cannabis 21+. As a family-owned, Veteran-owned, and woman-owned business, *Sean and Tara St. Peter* have put their blood, sweat, and tears into developing a successful and unique approach to the cannabis retail market.

They are both excited to bring their expertise to operating cannabis retail locations to Costa Mesa. As co-owners and Co-CEO, Sean and Tara bring over 20 years of experience as cannabis operators, currently managing five high-volume retail locations throughout California. Their first location, Cannabis 21+ Mission Valley (formerly SDRC), is among the top-producing commercial cannabis retail businesses in California.

Sean St. Peter

Sean is a Co-Founder of Cannabis 21+, a premier commercial cannabis retailer operating five dispensaries across California. Their San Diego Mission Valley store is the largest volume recreational cannabis operation in California, currently seeing over 1000 customers per day. Sean specializes in permitting and creating facilities designed for high-volume sales focusing on regulation compliance while directly working with local and state authorities.

Sean is a California native born in Anaheim, CA, joined the Navy out of high school and served for 5 years as an engineer and land surveyor including tours in Iraq, Kuwait, Guam, and Spain. Leaving the military, Sean then worked in the private sector as a Land Surveyor until 2008.

Over the next 10 years, Sean focused his attention on the legal, city, and state-approved cannabis industry, creating and operating multiple successful businesses, including the first and most successful medical marijuana dispensaries in San Diego. The St. Peter's relocated and focused on the newly licensed recreational cannabis market in Washington state. Once recreational cannabis became eligible for licensing in California, Sean moved back home. Since 2016 he has been operating Cannabis 21+ (formerly known as SDRC) including operations, licensing, and business development.

Tara St. Peter

Tara is an equal partner and Co-Founder of Cannabis 21+. With her background in HR, Payroll, and operations, she specializes in the staffing and career development of high-volume retail facilities. This expertise makes her an industry titan in strategy. With planning and forecasting and a current revenue rate of over \$30,000,000, Tara knows how to make the most of a great location like the one secured in Costa Mesa.

As a senior leader in the payroll and data management systems for Cricket Communications, and the University of San Diego, Tara's highly organized managerial experience provides critical structure to every business she has been involved in. During her time operating three prior dispensaries, she has implemented numerous employee training, data management, and record-keeping systems that streamline compliance with State and local laws and regulations. As C21 Costa Mesa's Operations Officer, Tara will ensure that our business operates with maximum efficiency and productivity.



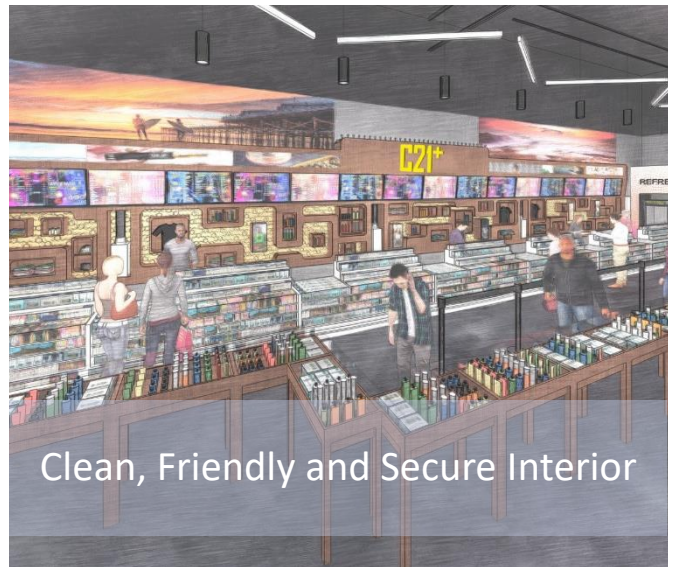
Operational Plan

Store Front

C21+ Costa Mesa is committed to offering a retail space that promotes both comfort and security. Our storefront's design allows for a safe, relaxed and efficient browsing experience. The welcoming ambiance, coupled with a warm, friendly, and clean environment, further enhances our commitment to ensuring an exceptional visit for each customer.



Store Front with Ample Parking



Clean, Friendly and Secure Interior

Hours of Operation

C21+ Costa Mesa retail operation will be open to the public between:

- Monday through Thursday 9 am to 9 pm Pacific Time
- Friday through Sunday 9 am to 10 pm Pacific Time

The retail operation will offer customer delivery service daily between the hours of 9am and 9pm Pacific Time.

Deliveries to the C21+ Costa Mesa operation (e.g.: FedEx, equipment, etc.) will be made no earlier than 8 am Monday through Sunday.

Customers

We anticipate the C21+ Costa Mesa to be reflective of the market as well as what we've seen at our other locations. Over half our customers preferred to “not get high” from the products they purchased in our stores. Instead, they prefer items that contain small doses of THC, often balanced with CBD for pain relief, CBN for help sleeping, that are packaged and to be consumed in a very discreet manner.

Our customers tend to be approximately 65% male but many report that they are shopping for their spouse or girlfriend. While not the majority, a large part of our customer base, does prefer to smoke cannabis and buy either flower or in highly increasing amount, pre-rolls for the convenience and price point. C21+ shoppers choose us for a



couple of key reasons, which include:

- Extremely efficient purchasing and order fulfillment process thanks to our unique visitor queue and multi-station workflow,
- Great value at all price points as C21+ will not be undersold,
- Highly trained and compassionate budtender/educators,
- Large, well-rounded curation of products for every situation. Compared to the industry average customer age in the late thirties per Headset, which itself is hard for many to believe, C21 customers as a group, would measure much older, approaching their late 40s.

Our practical and pragmatic branding, store layout (no “chilling” in the store) and efficient workflow coupled with our ethical stance to not serve anyone under 21 tend to limit our appeal to the younger flower-centric crowd.

From a daily projection standpoint, we would anticipate between 300 to 320 Adults 21+ per day.

Delivery

C21+ Costa Mesa plans to deliver Cannabis and Cannabis Products in line with all California state, city, and county ordinances. A delivery employee of the retailer’s fuel-efficient vehicles will perform all deliveries of cannabis goods. Employees delivering cannabis will carry a copy of the retailer’s current license, the employee’s government-issued identification, and an identification badge. Delivery will only be offered to a physical address, not to an address located on publicly owned land or any address on land or in a building leased by a public agency.

Delivery employees will ensure the cannabis goods are not visible to the public. The vehicle(s) used for the delivery of cannabis goods will be outfitted with a dedicated Global Positioning System (GPS) device for identifying the geographic location of the delivery vehicle. The device will be affixed to the delivery vehicle and will remain active and inside of the delivery vehicle during delivery.

While making deliveries, C21+ Costa Mesa delivery employees will not carry cannabis goods worth more than \$3,000 at any time. The delivery service will have a menu available on the website, so customers can place orders over the phone or online. The customer will send all necessary information and will have a profile created within the point-of-sale system. The order will go into the system and be pulled by an employee at the retail facility. Once the order is filled it will be placed in an exit bag with a receipt affixed to the bag. The receipt will include, the name of the customer, their assigned ID number, delivery address, description of the cannabis items, the total amount paid by the customer including all taxes, name and address of the facility making the delivery, the name and id number of the employee making the delivery, and the name and id number of the employee who prepared the delivery. The driver will retain an additional copy of the receipt to be signed by the customer upon receipt of the delivery. There will be space provided to have the date and time written in of the specific time the delivery was made.

While making deliveries of cannabis goods, employees will only travel from the licensed premises to the delivery address; from one delivery address to another delivery address; or from a delivery address back to C21+ Costa Mesa’s licensed premises. Delivery employee(s) will not deviate from the delivery paths described in this section, except for necessary rest, fuel, or vehicle repair stops, or because road conditions make continued use of the route unsafe, impossible, or impracticable. When receiving delivery goods at the proposed dispensary the vehicle will pull into a parking spot with security present, unload delivery items onto a pull cart, and enter the facility with an employee to complete the transaction. All deliveries will be made before the dispensary opening.

Security

Security and safety are always a top priority for all C21+ locations and C21+ Costa Mesa’s plan is intended to



prevent theft or diversion of any cannabis or currently, as well as to discourage loitering, crime, and illegal or nuisance activities.

The site security plan consists of several layers of systems and protocols, which are discussed in detail below. All security systems will remain fully operational during a power outage. No weapons or firearms will be permitted on the property. All security measures are designed to ensure emergency access is available in compliance with California Fire Code and Costa Mesa City Fire Codes.

C21+ Costa Mesa will take all reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, alleys, and areas surrounding the premises and adjacent properties during business hours. Reasonable steps include calling the police promptly and requesting those engaging in nuisance activities to cease those activities.

Additionally, components of C21+ Costa Mesa's multi-tiered approach to security are outlined below:

- **Surveillance:** Security surveillance video cameras will be installed and maintained in good working order to provide coverage on a twenty-four-hour basis of all internal and exterior areas where Cannabis is stored, sold, and transferred. The security surveillance cameras will be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras will remain active and operate under any lighting condition. Security videos will use standard industry format and will be stored for ninety (90) days. All recordings will be easily accessed for viewing.
- **Alarm System:** C21+ Costa Mesa will install a professionally monitored alarm system, which provides Green Pen with notification of any unauthorized access to the premises. The alarm system will be registered with the city and an alarm permit will be kept in good standing.
- **Access Controls:** The proposed floor plan includes commercial security doors at all entrances, exits, and access points to restricted areas. Upon entering the facility, all customers will be verified for age before entering the retail floor.
- **Security Personnel:** In compliance with state law (CAL. CODE REGS. tit. 16 § 5045), security personnel will always be present at the location during business hours. In addition to ensuring all customers meet age requirements, security personnel will also monitor the site and adjacent alleyway to prevent nuisance activity and report any criminal activities to law enforcement. For added security, C21+ will have roving security personnel check on the business every few hours during non-business hours.
- **Store Layout:** The C21+ shop flow is designed to allow for browsing, but no product is in reach of any customer which presents theft and serves as an added deterrent.
- **Enhanced Currency Security:** Currency storage is contained in the basement and requires passage through the management office to access. Two UL rated TL30 safes will contain bulk currency pending armored carrier transfer to a bank. Currency will be distributed across these two safes to limit the potential loss relative to a break of any single safe. The vault room will be reinforced against intrusion by way of 1/2 inch plywood sheeting beneath drywall of the walls and lid.

Retail Access

Access to the retail area will be limited pursuant to Cal. Code Regs. tit. 16 § 5400. Access to the retail area will be limited to individuals who are at least 21 years of age and have a bona fide business reason for entering the premises.



Authorized individuals include individuals employed by the retailer as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited access area. C21+ Costa Mesa's employees will be physically present in the retail area while individuals who are not employees of the retailer are in the retail area. An individual in the retailer's limited-access area who is not employed by the retailer will be escorted by a C21+ Costa Mesa employee within the retailer's limited-access area.

C21+ Costa Mesa will keep a log of all authorized individuals who are not employees that enter the limited access area. Individuals will be granted access to the retail area only to purchase cannabis goods after the retailer or an employee of the retailer has verified that the individual is at least 21 years of age and has valid proof of identification. Acceptable forms of identification include the following:

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

Inventory Controls

C21+ Costa Mesa will operate in a manner to prevent the diversion of cannabis and complies with all tracking and trading programs. As an organization, we utilize the Proteus420 point-of-sale system and adhere to all METRC requirements.

In the event of any inventory discrepancies, C21+ will immediately notify regulators and law enforcement within the required time periods. In addition, C21+ Costa Mesa will perform a reconciliation of its inventory at least once every 14 days and will be made available to the California Cannabis Bureau upon request.

C21+ proposes to maintain an accurate record of sale for every transaction made to a customer and include the information required (CAL. CODE REGS. tit. 16 § 5426) and will only display cannabis goods for inspection and sale in the retail area, and not be visible from outside the licensed premises.

C21+ Costa Mesa will not make any cannabis goods available for sale or delivery to a customer unless: The cannabis goods were received from a licensed distributor, the retailer has verified that the cannabis goods have not exceeded their expiration or sell-by date if one is provided; and in the case of manufactured cannabis products, the product complies with all requirements of Business and Professions Code section 26130 and all other relevant laws.

C21+ will operate according to CAL. CODE REGS. tit. 16 § 5408, and sell only live, immature cannabis plants that are not flowering, purchased from a nursery that holds a valid Type-4 license, and has a label affixed to the plant or package containing any seeds which states "This product has not been tested pursuant to Medicinal and Adult-Use Cannabis Regulation and Safety Act."

C21+ Costa Mesa will also strictly follow the daily limits of not more than six plants per customer, 28.5 grams of non-concentrated cannabis, and 8 grams of concentrated cannabis with no exceptions except as permitted by state regulations (CAL. CODE REGS. tit. 16 § 5409). These limits will be tracked through the facilities point of sale system which will attribute each sale to the individual customer.

Storage and Waste

All cannabis products and any cannabis waste will be stored in an area secured with commercial-grade non-



residential locks, which are not visible to the public and that prevent diversion, theft, loss, hazards, and nuisance according to all state and city codes. All storage and handling of hazardous materials will occur in code-compliant control areas. All vendors will be pre-scheduled in advance and must present valid identification. Vendors will only be granted access to the areas required for the removal of waste. All waste removal vendors will be required to document and track all waste materials removed from the site.

Odor Control

C21+ Costa Mesa will maintain odor control measures consistent with accepted and best available cannabis industry-specific technologies designed to mitigate cannabis odors. Applying these concepts will effectively mitigate cannabis odor detection from outside the structure in which the proposed business is to operate.

System to include pre-filters, HEPA filters, and carbon filters so no odors will be detectable outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public. HVAC with negative air pressure to help contain odors generated inside from escaping the building and being detectable outside or by neighboring establishments.

Our current locations and our facility in Costa Mesa will deliver state-of-the-art odor control to ensure safety and comfort for all visiting customers, employees, and neighbors.

Lighting

Interior and exterior lighting will utilize best management practices and technologies for reducing glare, light pollution, and light trespass onto adjacent properties and the following standards:

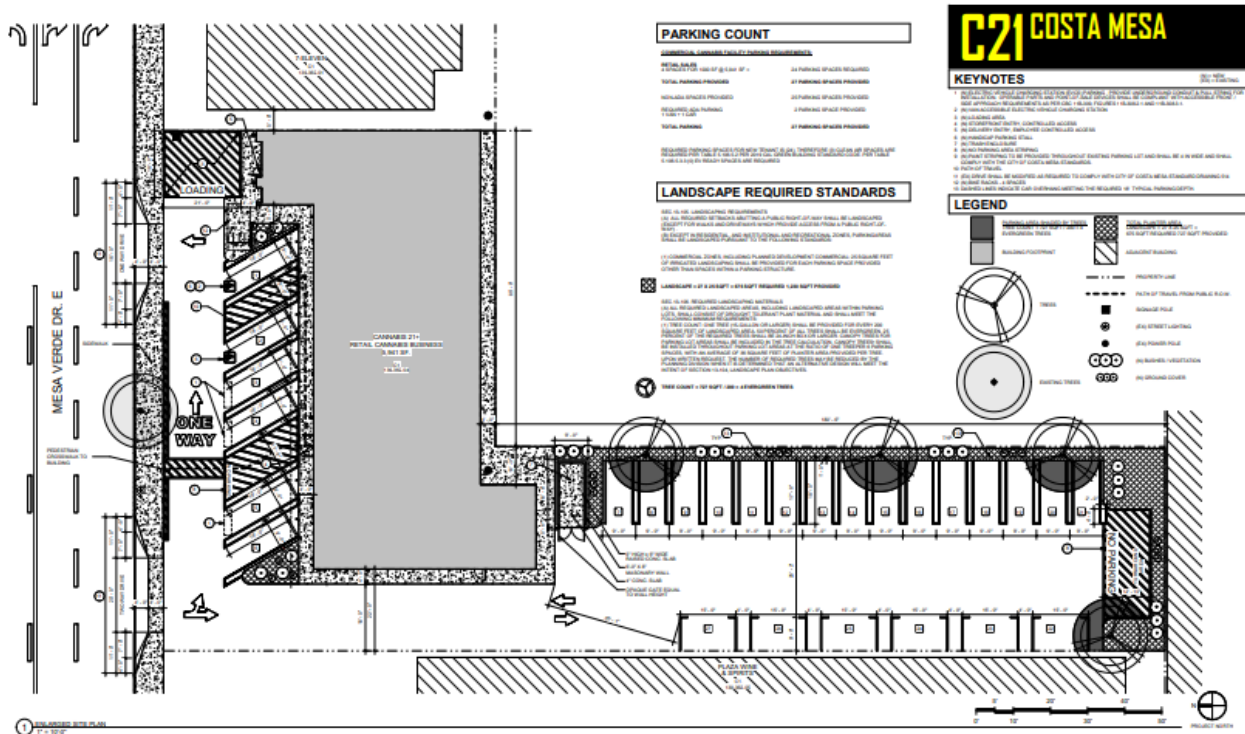
- **Exterior:** Exterior lighting systems will be provided for security purposes in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress.

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. All exterior lighting will be Building Code compliant.

- **Interior:** Interior light systems will be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure.

Parking/Traffic Management

The current retail footprint has a total of 27 parking spots available with 25 of these spots being non-ADA and 2 being ADA compliant. The traffic pattern has been identified to ensure easy and seamless traffic flow and the parking area will include clear signage to ensure compliance.



Responsible Corporate Citizens

At C21+ Costa Mesa, we believe that being a responsible member of the community is just as important as being a successful business. While we are a business, we believe that our success is linked to the well-being of the local community. Enhancing the community is not just a part of our business, it is a fundamental aspect of who we are and what we aim to achieve at C21+ Costa Mesa.

Labor and Employment

When C21+ enters a market, we prioritize hiring locally from within the community. We are committed to promoting residency as a factor in our hiring decisions, promoting job postings locally, and leveraging local industry relationships to identify new talent.

Our store will offer a range of great job opportunities, including living wages and benefits, with full- and part-time positions available to provide flexibility for workers at all stages of life. We are dedicated to training and promoting from within, ensuring that our local staff have opportunities to grow and develop within the company.

All of our employees will be listed on an employee register, which will contain all necessary information and be kept up to date with required state agencies. We will provide comprehensive training on workplace safety, operations, compliant track-and-trace, and security protocols to ensure that our team is well-prepared and equipped to provide exceptional service to our customers. All employees hired by C21+ Costa Mesa will be over 21 years of age.

Customer Education



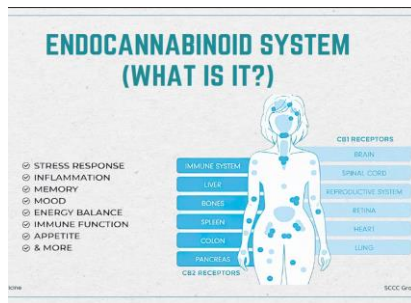
We believe that an informed customer is a happy customer. We have developed a proven and unique approach to cannabis retailing that allows every customer to receive one-on-one consultations with our knowledgeable budtenders in every transaction. This approach ensures that customers can ask questions and receive tailored recommendations based on their individual needs and preferences.

Our store layout has been designed with customer safety and convenience in mind, allowing for the safe viewing of products while mitigating the risk of theft. Additionally, we provide printed materials and have informational videos and displays throughout the store to further educate customers about the products we offer.

Community Outreach



Promoted by Azulon at Costa Mesa



In Market Presentation



Positive Community Response

C21+ Costa Mesa is more than just a cannabis retail store, we are dedicated to improving the lives of our customers and being good neighbors to the surrounding community. In our efforts to connect with the local community, we hosted an on-site outreach event at Azulon at Costa Mesa, a prominent 55+ community with approximately 400 residents located across the street from our proposed retail store.

As we engaged with the Azulon residents, we were pleased to find that their interest in cannabis centered mainly on its potential for pain relief. Consistent with our retail observations that not everyone is looking to get high, we focused our outreach efforts on educating them about the potential medicinal benefits of cannabis. We explained how cannabis interacts with the endocannabinoid system and provided anecdotal reports of how some have experienced relief from chronic pain through the use of cannabis.

Our outreach event was a resounding success, as we were able to promote an open dialogue and foster a welcoming and inclusive environment for all. By breaking down the stigma surrounding cannabis and providing education on its potential benefits, we hope to create a more informed and accepting community.

At C21+ Costa Mesa, we are committed to being responsible members of the community and promoting the safe and legal use of cannabis. We are open to feedback and suggestions and believe that through collaboration, we can build a thriving and successful cannabis industry in Costa Mesa that benefits everyone.

We are excited about the opportunity to bring our business to Costa Mesa and to become a valued member of the community. Thank you for your consideration, and we look forward to serving the residents of Costa Mesa.

Applicant Supplemental Information

Property Owner Letter

My name is Nash Salah and I am the president of Onnyx Investment, LLC. Onnyx is heavily invested in the City of Costa Mesa, owning properties at 2665 Harbor Blvd, 2673 Harbor Blvd, & 2640 Harbor Blvd. In 2017, we acquired 1505 Mesa Verde Plaza with the purpose of expanding our existing business operations of Nash Auto located at 2665 Harbor Blvd.

The building, which was approximately 5900 square feet in size, was already occupied by four tenants at the time of purchase. Upon acquiring the property, we immediately communicated our plans for the building to the existing tenants, making it clear that they would eventually need to vacate to allow for our expansion project. To ensure a smooth transition, we offered all the tenants a two-year lease at a below-market rate to give them sufficient time to find suitable alternative locations for their businesses while we developed the Mesa Verde property.

In 2019, we received preliminary approval for our project from the city of Costa Mesa. However, due to unexpected delays in the approval process, the leases for all four tenants expired. We decided to offer the tenants a month-to-month rental option at the same reduced rate to accommodate the ongoing uncertainty surrounding our expansion project. In the end, we decided against the expansion due to the high capital costs needed to complete the project.

Subsequently, in 2021, we were presented with an opportunity to lease the entire building to a cannabis company, who had plans to make significant improvements to the property. After careful consideration, we agreed to the terms and finalized a lease agreement with them.

In 2022, one of our tenants, who had been occupying half of the building, chose to vacate the premises. Rather than filling the space with a short-term tenant, we chose to keep the location unoccupied despite the financial impact of this vacancy as the proposed cannabis project waited to be approved by the Planning Commission.

Throughout this entire process, we have maintained transparency with all our tenants regarding our plans for the building and the temporary nature of their tenancy. When the initial lease contracts expired in 2019, we made it unequivocally clear that we would not be renewing any leases, and that the tenants were renting on a month-to-month basis until we could proceed with our expansion project.

To assist our remaining tenants during this period of transition, we have engaged in conversations with them to offer any support they may require. As part of our commitment to helping them find new locations, we have promised to provide them with a 60-day notice, giving them ample time to secure suitable spaces for their businesses. Additionally, as a gesture of appreciation for their cooperation and tenure, we are prepared to offer each tenant a stipend to assist in covering their moving costs to their new locations.

We truly believe that we have acted in good faith and done everything possible as responsible business owners to support our tenants throughout this time of change. If you have any further questions or require additional information, please do not hesitate to contact us.

Sincerely,
Nash Salah
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