

Nebrina Costa Mesa LLC
 770 W. 19th Street
 Costa Mesa, CA 92627

City of Costa Mesa
 Development Services Department
 77 Fair Drive, 2nd Floor
 Costa Mesa, CA 92626

December 7, 2021

To the City of Costa Mesa Development Services Department:

Nebrina Costa Mesa LLC (“Nebrina” or the “Company”) is applying within the City of Costa Mesa (the “City”) for a Cannabis Storefront Business Permit proposed to be located at 770 W. 19th Street, Costa Mesa, CA 92627 (the “Facility”). Nebrina will be 51% owned by Expando Products, LLC (“Expando”), a Measure X business, and 49% owned by Brandon Banks. Nebrina is excited to bring its experience operating, managing, and owning commercial cannabis businesses in California and throughout the United States.

Nebrina’s leadership team includes Joseph Nicholas “Nick” Rohan and Brandon Banks.

Currently, Nick manages the daily operations of Expando, overseeing product manufacturing, marketing & sales, and networking among clients. Nick is an expert in the licensing and operations of cannabis and directs a team of managers who produce thousands of cartridges daily while managing a dynamic supply chain. Nick brings a meticulous approach to product development, formulation and procurement while advising Expando’s marketing strategy and product innovation pipeline. Brandon Banks is a seasoned cannabis business entrepreneur with over a decade of experience in the regulated cannabis industry including in Colorado, Massachusetts, and California in vertically integrated cannabis operations with both retail and cultivation components. Brandon also co-founded a Massachusetts-based medical cannabis company with four dispensary locations including one in Boston. With their combined skills, experience, and acumen the leadership team is well-positioned to follow through from application to licensure to opening day at the proposed cannabis storefront in Costa Mesa.

Business Description



Nebrina prides themselves on extensive preparation and overall ability to not only meet the requirements of the City but to surpass them and set the bar for a model cannabis storefront. Our leadership team has decades of combined professional cannabis experience, and track records in successful business operation will provide extensive knowledge and insight into the management of the retail storefront. Nebrina is committed to creating a company culture that is grounded in equity, diversity, and respect. This will be achieved through a commitment to ensure that the location is managed and staffed with

qualified and talented Costa Mesa residents who are passionate about the benefits of cannabis and have the desire to develop caring, supportive relationships with their customers. Years of experience operating cannabis businesses have shaped Nebrina’s time-tested approach to fostering neighborhood compatibility, beginning with a thoughtful building design plan, extending through a sustainable communication strategy. Our Facility will have a modern rustic feel that reminds customers of entering a log cabin, with wood tones and natural elements.

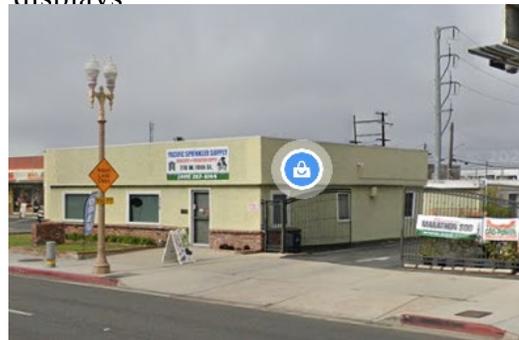
Square Footage of the Premises

The entire building is approximately 2,000 square feet (1,933 sq. ft.). The proposed cannabis storefront business would take up the entire building on the property. There is ample parking on the side and the rear of the Facility.

How the Space will be Used

The following areas will be at the storefront:

- Reception for Customer Check-in and Lounge (207 sq. ft.)
- Customer Sales Area including educational displays (896 sq. ft.)
- Point-of-Sale Counter and Express Checkout (7 POS Kiosks)
- Office (77 sq. ft)
- Storage (57 sq. ft)
- Employee Breakroom (135 sq. ft)
- Receiving/Work Area (121 sq. ft.)
- Restroom (77 sq. ft)



Upon arrival to the storefront, the customer will check-in with retail staff at the Check-In counter. Retail staff will greet the customer and verify that the consumer is at least twenty-one (21) years of age and has a valid proof of identification or that the individual is at least eighteen (18) years of age, has valid proof of identification, and a valid physician’s recommendation for themselves or for a person for whom they are a primary caregiver. Valid proof of identification will clearly indicate the age or birthdate of the consumer or caregiver. Retail staff may request the customer wait to be let back into the retail sales area if the retail sales area has a number of customers already shopping. Waiting customers can sit in the comfortable lounge by the Check-In counter and review educational materials on the products offered and other topics.

Only eligible and verified customers will be permitted in the retail sales area. The sales floor will also be used for the display and sale of cannabis goods. At least one (1) Company employee will be physically present in the retail area at all times when customers are in the retail area. Once a customer has finished browsing and selected the cannabis goods they would like to purchase, a Company employee can check them out at the point-of-sale counter. For those who wish to order ahead,

customers can use the Express Checkout option. Customers will not be permitted to remain on the premises if they will not be engaging in express activity related to the retail operations. Retail staff will notify customers of the City's required signs including noting no consumption is permitted on the premises or its surrounding parking areas.

As a licensed retailer, Nebrina cannot conduct transportation activities. Instead, Nebrina will arrange for licensed distributors to bring tested and compliant cannabis and cannabis products to our storefront for sale to adult-use customers and medical patients. When dropping off an order, distribution vehicles will park in an assigned spaces in the parking lot and notify retail staff of their arrival. Then, the ordered cannabis goods will be taken directly to the Receiving/Work area where it will be inspected for conformance with the shipping manifest and all applicable state and local laws and regulations regarding packaging and labeling. Nebrina's inventory receiving team will confirm the cannabis goods meet all applicable laws and regulations prior to accepting the cannabis goods into their inventory. Once the cannabis goods are accepted, the inventory team will store the cannabis goods in our inventory storage vault for secure and compliant storage.

Certain parts of the Facility, including the Receiving/Work area and the inventory storage vault, will be limited access areas. These areas are only accessible to Company employees, outside vendors or contractors, and other authorized individuals conducting business that requires access to the limited-access area such as state or local inspectors. Except for Company employees, any individual in the limited access-area will be escorted by a Company employee while they are within the limited access areas of the Facility. All activities in the limited access areas will be captured on video by surveillance cameras.

Types of Products to be Sold

Nebrina has chosen to partner with distributors that have firm relationships with particular cannabis brands, guaranteeing a consistent and reliable supply of products that meet popular customer preferences. Nebrina will seek new and established brands that demonstrate through their production, packaging, branding, and marketing, that they are focused on natural ingredients, transparency in sourcing, and ethical work practices. Nebrina believes the brands stocked on its storefront shelves will be a reflection of the Company's high standards, and professional business practices. Over time, the Company will collect feedback from customers and community members on their motivations for consumption, and will adjust the store's product selections accordingly, and in line with regional and statewide sales data for the most cutting-edge, high-quality cannabis products. Of course, Nebrina will offer its own Expando manufactured vaporizer products at the store as well as other locally produced manufactured cannabis goods. The kinds of product categories to be carried include cannabis flower (in various weights), pre-rolls, vaporizer cartridges, cannabis concentrate and extracts, edibles including beverages, tinctures, patches and topical salves, cannabis consumption accessories, and branded merchandise.

Business Location in Green Zone

The proposed cannabis storefront business is not proposed to be located within the City’s Green Zone but rather a commercially zoned property (C-1) on W 19th Street between Wallace and Placentia Avenues.

Chemicals Stored Onsite and Utilized

The only chemicals that would be stored and utilized onsite would be limited to standard cleaning products and sanitations aids. Any such chemicals would be found in similar retail storefronts or residential households and would be limited in quantity.

Past Occupant(s) and Uses of the Property

The past three tenants of the property were

- Pro Water Damage, Inc. (2013-2016)
- MVP Pools (2016-2019)
- All Seasons Tree Experts (2019-Present)

We are excited to continue to the Conditional Use Permit process with the City. Please let us know if you require any additional information to process this Conditional Use Permit.

Sincerely,



Nebrina Costa Mesa LLC

Nebrina Costa Mesa LLC

Canvassing Report

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Purpose

At Nebrina Costa Mesa, we believe that our success as a business depends on the health and success of our community. That's why we've made it an express goal to get to know our neighbors as best as we can, and to show that we are committed to being an active, positive influence in the betterment of the area.

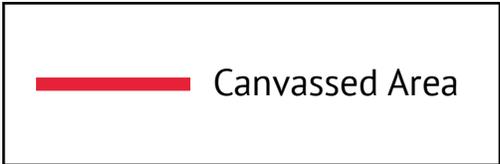
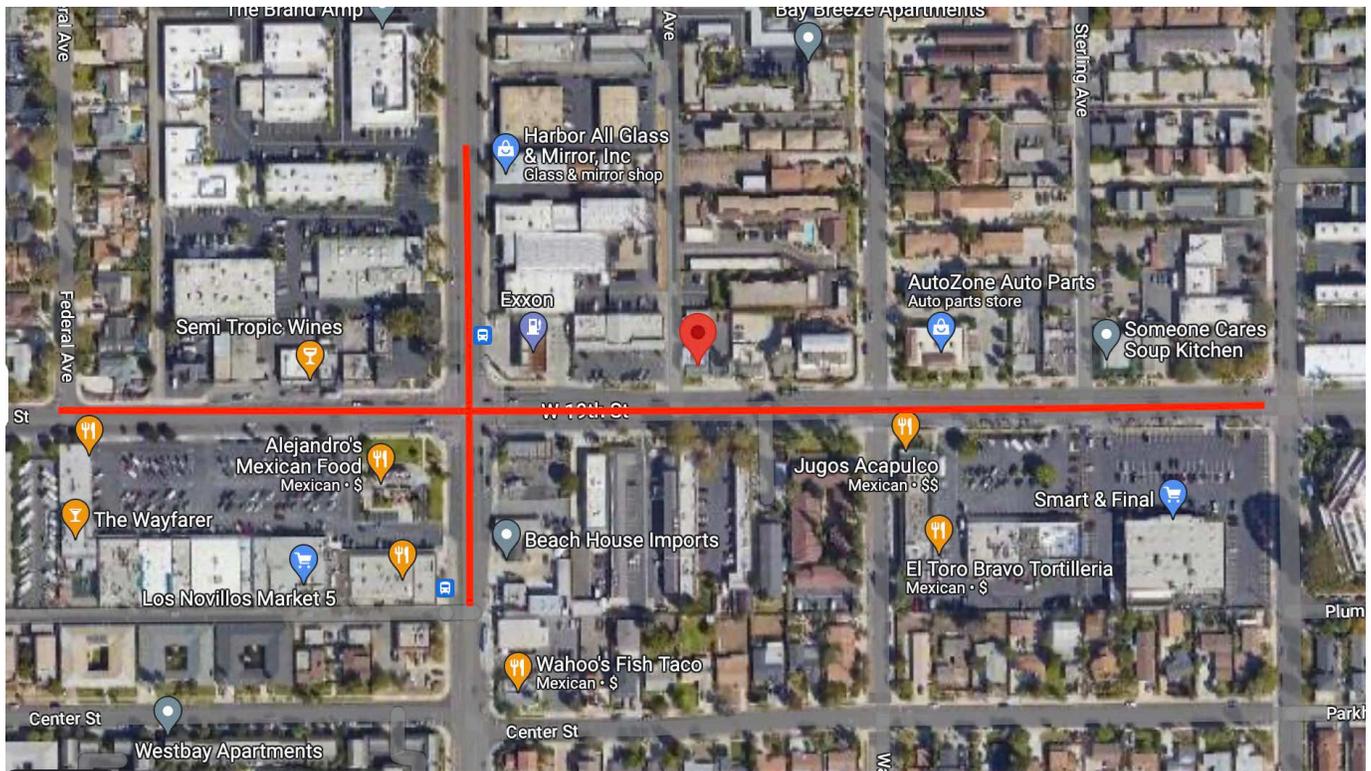
We walked around to our neighbors and introduced ourselves. These neighboring businesses include:

- Neptune Society of Orange County
- 19th Street Smoke Shop
- Pizza Hut
- Electric Bike Company Factory & Showroom
- Famous Donuts
- Dollar Mart Plus
- La Canada Grill
- Super Imperial Market & Deli
- Ww Thrift Store
- Power Liquor
- T-Retailer Cell Phone Store
- Gloria's Mexican Food

Most of these businesses showed genuine support and curiosity about our industry and the work that we do. We're looking forward to getting to know our community members more, and to learn more about how we can best support them.

We are very excited to be part of this community and to build Nebrina Costa Mesa into a proud business leader in the Costa Mesa area. To convey our outreach efforts, we've provided a Canvassing Map on the next page that depicts where we've conducted outreach to our neighbors.

Canvassing Map



Attachment A: **Flyers of Support**

NEBRINA

I support the proposed cannabis dispensary at 770 W 19th Street. My signature shows that this operation will be a positive force in the community, and that the applicants have gone above and beyond to build trusting relationships with the neighbors of the project.

Chance Folk
NAME
744 W 19th Street
ADDRESS

SIGNATURE

NEBRINA

I support the proposed cannabis dispensary at 770 W 19th Street. My signature shows that this operation will be a positive force in the community, and that the applicants have gone above and beyond to build trusting relationships with the neighbors of the project.

Rubi Baires
NAME
703 Shalimar
ADDRESS
R.M.B
SIGNATURE

NEBRINA

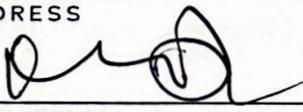
I support the proposed cannabis dispensary at 770 W 19th Street. My signature shows that this operation will be a positive force in the community, and that the applicants have gone above and beyond to build trusting relationships with the neighbors of the project.

Rodrigo Bualcaba
NAME
821 W 19th St. #CataMea, CA
ADDRESS

SIGNATURE

NEBRINA

I support the proposed cannabis dispensary at 770 W 19th Street. My signature shows that this operation will be a positive force in the community, and that the applicants have gone above and beyond to build trusting relationships with the neighbors of the project.

Maura De Jesus
NAME
1901 Placentia Ave
ADDRESS

SIGNATURE

NEBRINA

I support the proposed cannabis dispensary at 770 W 19th Street. My signature shows that this operation will be a positive force in the community, and that the applicants have gone above and beyond to build trusting relationships with the neighbors of the project.

Sean Allen
NAME
1945 Alcentia Ave. Costa Mesa
ADDRESS
[Signature]
SIGNATURE

NEBRINA

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Michelle McKirley
NAME
18911 Santa Marta St Fountain Valley
ADDRESS CA
92708
[Signature]
SIGNATURE

NEBRINA

I support the proposed cannabis dispensary at 770 W 19th Street. My signature shows that this operation will be a positive force in the community, and that the applicants have gone above and beyond to build trusting relationships with the neighbors of the project.

[Signature]
NAME
788 W 19th St Costa Mesa
ADDRESS
[Signature]
SIGNATURE

NEBRINA

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NAME

ADDRESS

SIGNATURE

Attachment B: Bilingual Notices Used for Canvassing and Mailed to all Residents and Businesses Within 500 Feet of the Premises

**NOTICE OF OPENING OF CANNABIS BUSINESS
NEBRINA COSTA MESA LLC**

Nebrina Costa Mesa LLC (“Nebrina”) would like to provide notice that we have applied to open an Adult-use Cannabis Storefront at 770 W 19th Street Costa Mesa, CA, in accordance with both the City of Costa Mesa and Department of Cannabis Control rules and regulations. Nebrina is excited to renovate the existing space into a fully compliant, secure, and inviting retail center. Further, Nebrina will maintain a secure facility, not accessible to minors, that will positively impact the surrounding community. Nebrina is proposing to be open between the hours of 8:00 AM and 10:00 PM and is looking forward to serving and hearing from interested members of the community!

The Nebrina team will be hosting both in person and Zoom outreach to help connect with members of the Costa Mesa Community. The dates, times, and location of such meetings are as follows:

1. In person Meeting: Thursday January 26th from 5:30-7:30 PM at The Holiday Inn & Suites Costa Mesa (2070 Newport Blvd. Costa Mesa, CA 92627).
2. Zoom Meeting on: Thursday February 9th from 5:30-7:30 PM.
3. Zoom Meeting on: Thursday February 16th from 5:30-7:30 PM.
4. Zoom Meeting on: Thursday February 23rd from 5:30-7:30 PM.

All zoom meetings can be accessed at the following link on the above specified date and time:

Join Zoom Meeting

<https://us06web.zoom.us/j/89033962652?pwd=UXN1NEdZRzFla2FrRE1LRWJoNE9uUT09>

Meeting ID: 890 3396 2652

Passcode: 549236

Nebrina will encourage everyone to ask questions and receive answers from company representatives about our proposed facility operations. Please contact Brandon Banks, Owner of Nebrina at, 773-220-5786 or brandonbanks066@gmail.com with any questions, concerns, or support.

Thank you for your time!

BB

Brandon Banks, CEO



AVISO DE APERTURA DE NEGOCIO DE CANNABIS
NEBRINA COSTA MESA LLC

Nebrina Costa Mesa LLC (“Nebrina”) desea notificar que hemos solicitado abrir una tienda de cannabis para uso de adultos en 770 W 19th Street Costa Mesa, CA, de acuerdo con las reglas y regulaciones de la Ciudad de Costa Mesa y el Departamento de Control de Cannabis. Nebrina se complace en renovar el espacio existente en un centro minorista totalmente compatible, seguro y acogedor. Además, Nebrina mantendrá una instalación segura, no accesible para menores, que tendrá un impacto positivo en la comunidad circundante. ¡Nebrina propone estar abierta entre las 8:00 a. m. y las 10:00 p. m. y espera servir y escuchar a los miembros interesados de la comunidad!

El equipo de Nebrina organizará el alcance en persona y Zoom para ayudar a conectarse con los miembros de la comunidad de Costa Mesa. Las fechas, horas y lugares de dichas reuniones son las siguientes:

1. Reunión en persona: jueves 26 de enero de 5:30 p. m. a 7:30 p. m. en The Holiday Inn & Suites Costa Mesa (2070 Newport Blvd. Costa Mesa, CA 92627).
2. Reunión de Zoom el: jueves 9 de febrero de 5:30 a 7:30 p. m.
3. Reunión de Zoom el: jueves 16 de febrero de 5:30 a 7:30 p. m.
4. Reunión de Zoom el: jueves 23 de febrero de 5:30 p. m. a 7:30 p. m.

Se puede acceder a todas las reuniones de zoom en el siguiente enlace en la fecha y hora especificadas anteriormente:

Únase a la reunión de Zoom

<https://us06web.zoom.us/j/89033962652?pwd=UXN1NEdZRzFla2FrRE1LRWJoNE9uUT09>

Identificación de la reunión: 890 3396 2652

Código de acceso: 549236

Nebrina alentará a todos a hacer preguntas y recibir respuestas de los representantes de la compañía sobre las operaciones de nuestras instalaciones propuestas. Comuníquese con Brandon Banks, propietario de Nebrina al 773-220-5786 o brandonbanks066@gmail.com si tiene alguna pregunta, inquietud o apoyo.

¡Gracias por tu tiempo!



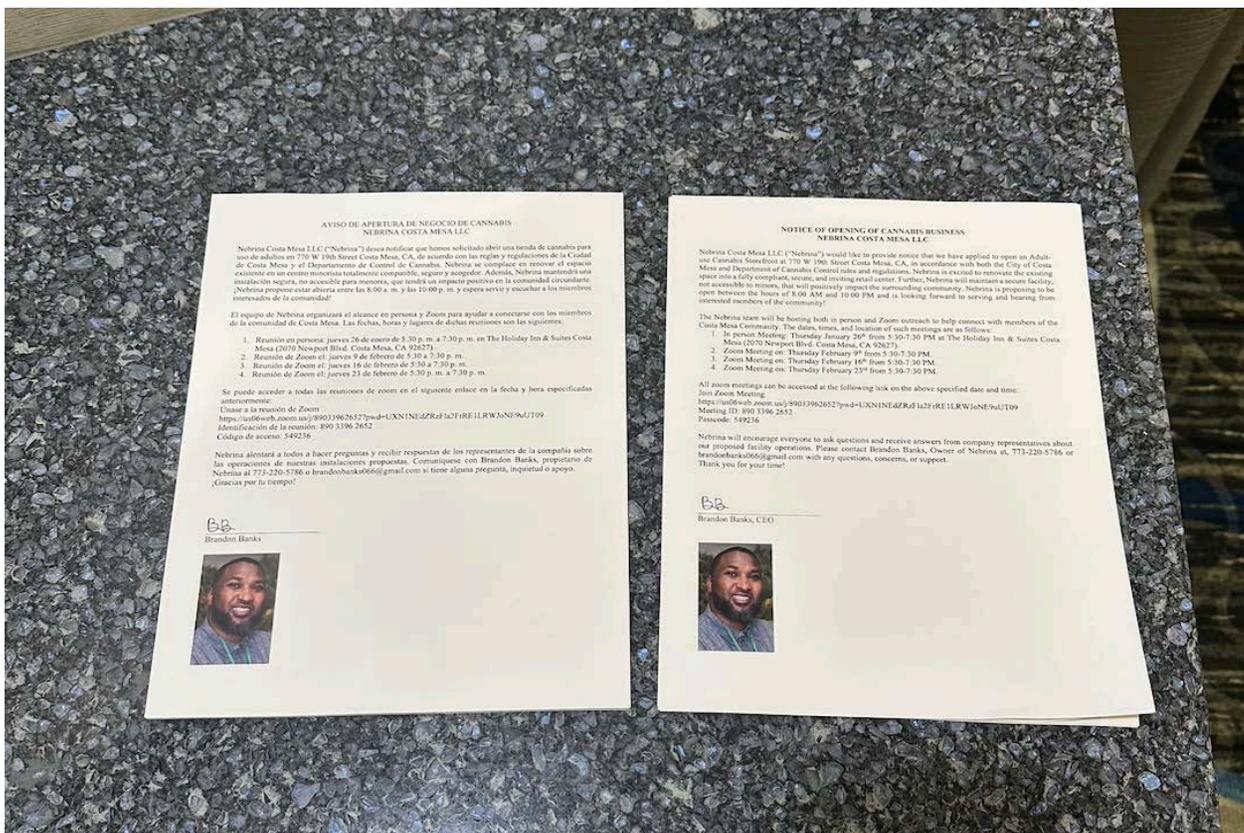
Brandon Banks



Attachment C: Community Outreach Meeting Documentation

Nebrina Costa Mesa LLC hosted 1 in person and 3 zoom Community Outreach Meetings for local residents and business owners. The in person meeting occurred on January 26, 2023, from 5:30-7:30 PM at the Holiday Inn Express & Suites Costa Mesa. The Zoom meetings were held from 5:30-7:30 PM on February 9th, 16th, and 22nd, 2023.





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Unirse a la reunión de Zoom
<https://us06web.zoom.us/j/89033962652?pwd=LXNlNEZlZjZlZjREIjRlRWaW5lbnU1OT9>
 Identificación de la reunión: 890 3396 2652
 Código de acceso: 549216

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