

May 17, 2023

City of Costa Mesa
Development Services Dept
P.O. BOX 1200
77 Fair Dr
Costa Mesa, CA 92628

Transmitted via upload to the Cannabis Application Submittal Portal

RE: 3505 CADILLAC AVENUE, UNIT O-105

Dear CM DSD,

Gipsol LLC, DBA Gipsöl Cannabis, is a cannabis product manufacturing and distribution company. Gipsöl Cannabis will maintain Manufacturer (Type 6) and Distributor (Type 11) licenses in accordance to all City of Costa Mesa and State of California cannabis business licensing requirements. The manufacturing process will utilize both mechanical solutions and handmade production. Manufactured products will be produced and packaged for distribution on-site by trained and certified Gipsöl Cannabis employees. All products will undergo a strict quality control process before being approved for consumer distribution. Gipsöl Cannabis does not use hazardous or volatile chemicals during the manufacturing or packaging processes. There will be no volatile or non-volatile extraction activities in the facility. Gipsöl Cannabis will utilize social media and traditional marketing platforms to inform consumers of all new and innovative cannabis products. The marketing strategy consists of advertising throughout California to expand consumer base. Gipsöl Cannabis maintains strong business relationships and partnerships with multiple licensed California cannabis companies. Additionally, Gipsöl Cannabis has sourced high quality paper products (manufacturing/packaging) and machinery through reputable sources both domestic and abroad.

Gipsöl Cannabis will maintain regular manufacturing and distribution hours of operation Monday through Friday between 8:00 am – 6:00 pm. Hours may occasionally vary to include Saturdays and Sundays based on business needs. No distribution activities to or from the facility will occur during the hours of 12:00 am – 5:00 am. Distribution transport to and from the facility will primarily be conducted using a Gipsöl Cannabis company van. The van is a 2020 Ram Promaster City, California license plate number 8VBB040, VIN ZFBHRFAB7L6S33924, that meets all of the State of California Department of Cannabis Control law requirements for secure storage and tracking (see ATTACHMENT D). Gipsöl Cannabis will also utilize the transport services provided by other licensed distributors to distribute manufactured product for sale and receive cannabis goods for manufacturing and repackaging. No licensed distributor transport is currently contracted by Gipsöl Cannabis. However, these services will be utilized as a normal course of distribution business in accordance with all State and local laws. Cannabis

goods manufactured by Gipsöl Cannabis will be maintained in the Secured Storage areas of the facility. Cannabis goods will flow to and from these storage areas through the common areas and out the rear door (west side) to the designated transport vehicle. The cannabis goods will be contained in a locked container during transported into and outside of the facility. For example, a Stanley 50-Gallon portable and lockable tote will be used to securely contain cannabis goods between the facility and transport vehicle. Please reference ATTACHMENT C for further description of distribution flow and equipment. Gipsöl Cannabis anticipates an initial employee total of five employees who will operate in both distribution and manufacturing capacities. Cannabis goods can be transported between the two permitted areas of the facility through the Transfer Door as indicated on the floorplan. This will allow for the controlled and secure handling of cannabis goods within the facility. Two of the employees will also be trained and designated as Transport Drivers. These employees will be responsible for security and accountability of cannabis goods during transport operations.

Gipsöl Cannabis manufactures a variety of cannabis products with cannabis flower and extracts sourced through licensed California cultivators and manufacturers. No volatile chemicals or hazardous materials will be used for extraction or manufacturing purposes in the facility. Pre-rolled cannabis will be the primary product of development offered in varieties to include; pre-rolled cones, pre-rolled tubes, pre-rolled blunts, etc. These pre-rolled products will be offered in a variety of flavors, shapes, sizes, and consumer options. Gipsöl Cannabis will also offer a white-labeled product line to include edibles, cannabis flower, and other cannabis products. White labeling activities will involve the acquisition of pre-manufactured cannabis goods from another licensed cultivator or distributor, that will be packaged (repackaged) by Gipsöl Cannabis. These cannabis goods will be packaged in accordance to State and local packaging requirements. These premanufactured cannabis goods include cannabis flower, edibles, cannabis extracts, and other premanufactured cannabis goods. One of Gipsöl Cannabis' most innovative products is currently in development and aligned to make great change in the pre-roll cannabis industry. Gipsöl Cannabis will also offer uniquely developed cannabis products and customization distributed to the consumer through external commercially licensed cannabis retailers.

Gipsöl Cannabis is owned and operated by Eric L Gipson Jr (Gipsol LLC; EIN 84-3534276). Mr. Gipson has been engaged with the cannabis industry for years and spent the last few working toward the research and development of Gipsöl Cannabis. Mr. Gipson is a United States Air Force veteran who maintains a bachelor's degree in Biological Sciences from the University of Hawaii, and over eighteen years of Federal Government service. During his fourteen years of Federal Law Enforcement Service, Mr. Gipson maintained multiple Supervisory positions managing over fifty individuals. He also has extensive experience in building access control, security, and maintenance of specialized and sensitive materials. This experience will greatly aid in execution of the required responsibilities of securing a and maintaining a legally controlled substance. In addition, Mr. Gipson is an artist (sketch, paint) who is detail-oriented and takes a great deal of pride in everything he does. Mr. Gipson is the founder and developer of all current Gipsöl Cannabis products, concepts, and ideas. Singular design and development control offers Mr. Gipson creative independence in the establishment of a brand. Mr. Gipson will obtain

additional management and employee input as the company is further established to aid with creative concept.

Gipsöl Cannabis strives to be a good business neighbor, in which odor mitigation is at the forefront of facility priorities. All windows and doors will remain closed and secured at all times as a security measure and to assist with odor containment. Four, IQAir HealthPro Plus air filtration machines have been placed throughout the facility (see ATTACHMENT A) operating regularly to mitigate and eliminate cannabis odors contained in the unit. In addition to the employee respiratory health benefits from a HEPA filter, the air filtration machines also contain Cell Granular Activated Carbon Adsorption & Pelletized Chemisorption. Activated carbon filters use charcoal that is treated with oxygen to make the charcoal more absorbent. Oxygen opens millions of tiny pores in the carbon so that gases and odors are to be trapped and stopped from recirculating through the air. These carbon filters have a MERV rating of 17 that exceeds the city's recommendation of MERV 8. This process eliminates 85 – 100% of odors when the air filtration machines are consistently run with regularly scheduled filter replacements. Activated charcoal filters are typically replaced every 1 – 2 years when used regularly. Each of the four air filtration units are rated to treat 1125 sqft and the total size of the single level facility is approximately 2800 sqft. In addition to physical and mechanical odor mitigation efforts, the majority of cannabis products will be maintained in the secure safe rooms for additional interior containment and odor control. Please reference ATTACHMENT B for further description of the IQAir HealthPro Plus air filtration system.

Gipsöl Cannabis' physical address will be 3505 Cadillac Ave, Unit O-105, Costa Mesa, CA 92626. The manufacturing and distribution premises will be located in a 2,590 sq. ft. unit and will include designated manufacturing and distribution areas. The building and complex were constructed in the early 1980's. Unit O-105 has maintained a variety of business types in the past to include, marketing, mortgage, production, and manufacturing. There are no plans for construction or changing the pre-existing floor plan. This facility was previously constructed in a manner that is conducive for cannabis operations. Utilizing specialized machinery and equipment to produce a high-quality product through a cost effective and efficient process. The machinery will include an automated pre-roll filling machine that utilizes electrical and pneumatic operation to precisely fill and reduce product loss/waste. No volatile or non-volatile machinery will be maintained or utilized on the premises. The facility will also utilize label printing and packaging machines to efficiently increase manufacturing and distribution production times.

Sincerely,



Eric L Gipson Jr

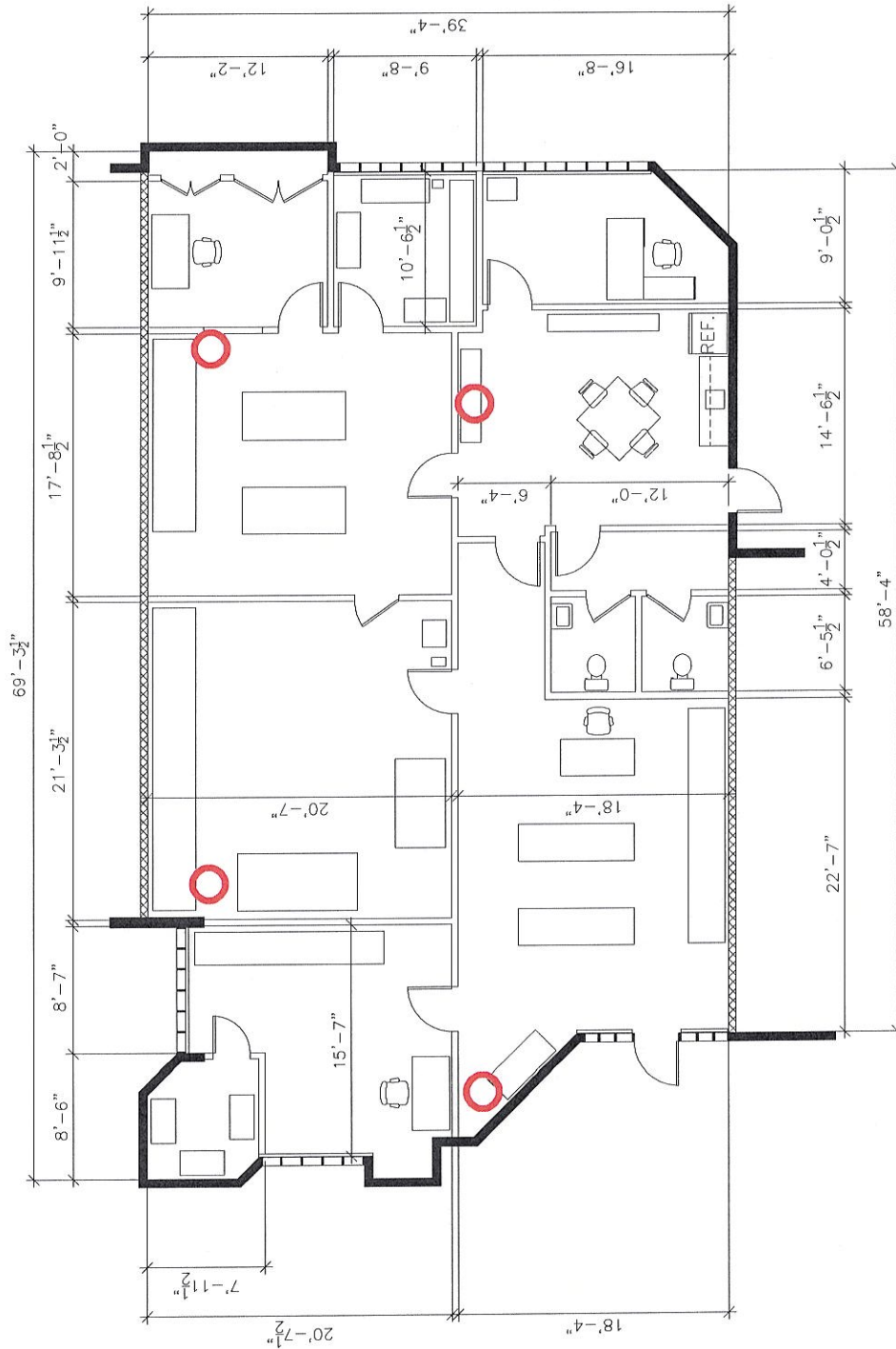
Gipsöl Cannabis Owner/CEO

GIPSOL CANNABIS FLOOR PLAN
 3505 CADILLAC AVE, SUITE O-105
 COSTA MESA, CA. 92626: PARCEL #13966220

WALL LEGEND

- (E) EXTERIOR WALLS
- (E) TENANT DEMISING WALLS
- (E) INTERIOR NON-BEARING WALLS
- (E) EXTERIOR WINDOWS
- (E) = EXISTING

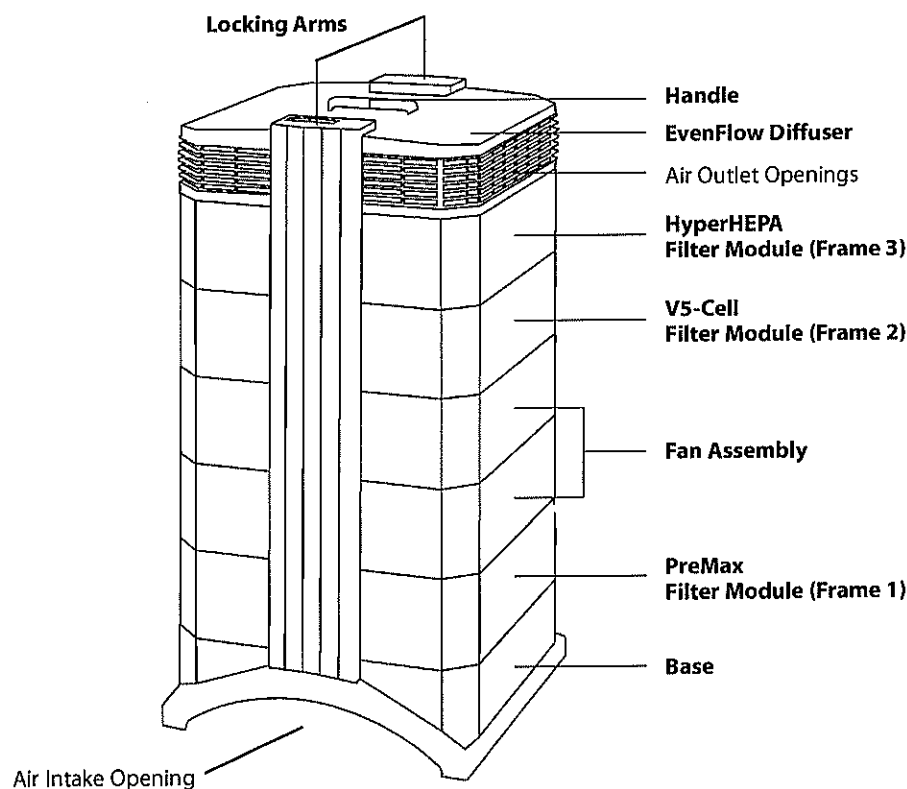
Location of IQAir HealthPro Plus Filtration Systems
 -- Activated Charcoal Odor Filtration with 17 MERV rating (0.3 microns)
 -- Each IQAir Filtration system cover 1125 sq ft
 -- Total unit size 2800 sq ft



Chapter 3 – The IQAir® System's Components

3.1 Description of Housing Components

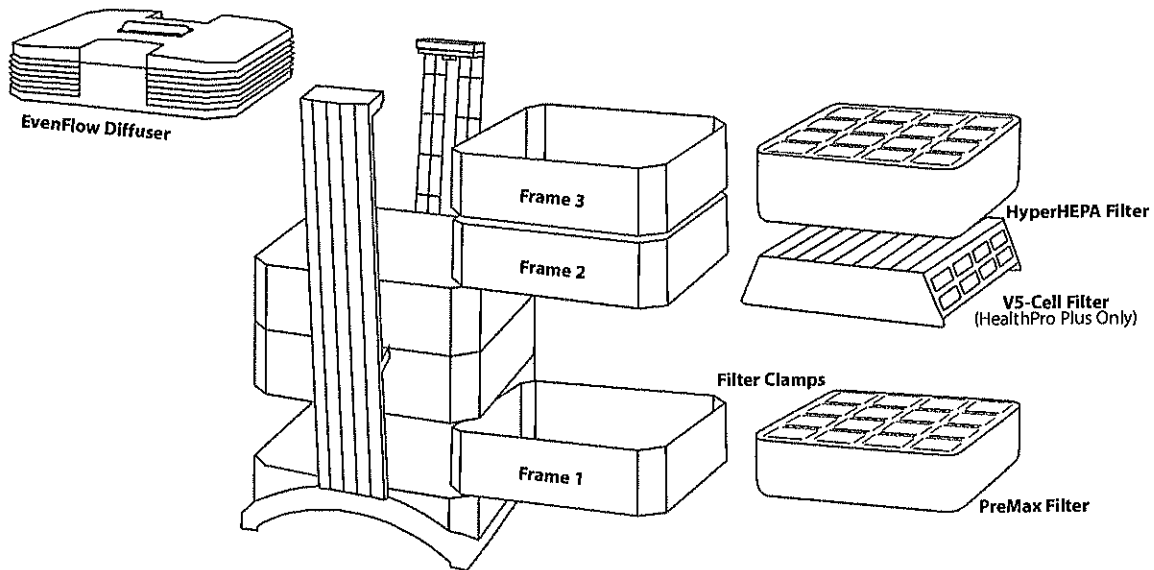
The IQAir system features a modular tower design in which all important filtration and air moving components are positioned vertically in-line, i.e. stacked on top of another. Air is drawn into the system at the base, and passes through several filter stages to be returned to the room via the diffuser on top of the system. The housing modules are held together by two locking arms.



- The **base** with its arched design features air intake openings on two sides.
- The **PreMax filter module** consists of frame 1 and the PreMax Filter which is secured inside the frame by four filter clamps.
- The **fan assembly** comprises two housing modules with the centrifugal fan inside.
- The **V5-Cell filter module** consists of frame 2 and the V5-Cell filter.
(Only the HealthPro Plus contains the V5-Cell filter. The HealthPro model can be upgraded with the V5-Cell filter. Contact your point of purchase for further details).
- The **HyperHEPA filter module** consists of frame 3 and the HyperHEPA filter.
- The **EvenFlow diffuser** contains omni-directional air outlet openings.
- The **handle** on top of the diffuser is designed for carrying and moving the IQAir system.
- The **locking arms** hold the housing elements together. When opened, the locking arms allow easy access to all filters.

3.2 Description of Removable Components

The IQAir system features a modular housing design which enables the easy replacement of all filters in a matter of seconds. The illustration below shows all the removable components. For more details on how to replace filters, please refer to Chapter 6 – Replacing Filters.



3.3 How the IQAir® System Works

1 Room air is drawn into the system via two arched openings at the base.

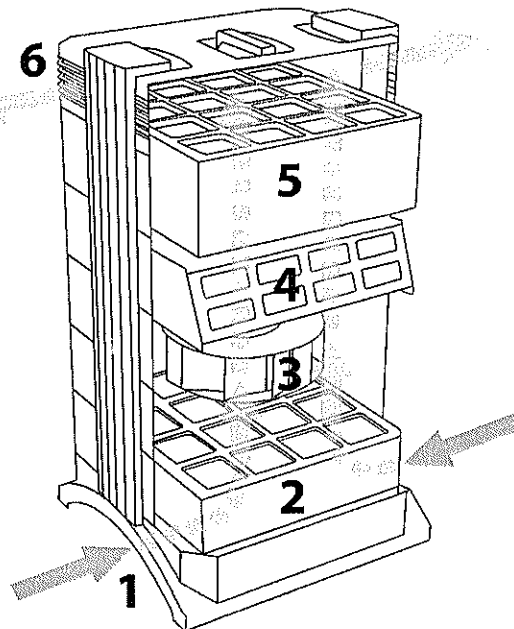
2 The air is drawn in through a pleated PreMax filter that removes most coarse and fine dust particles.

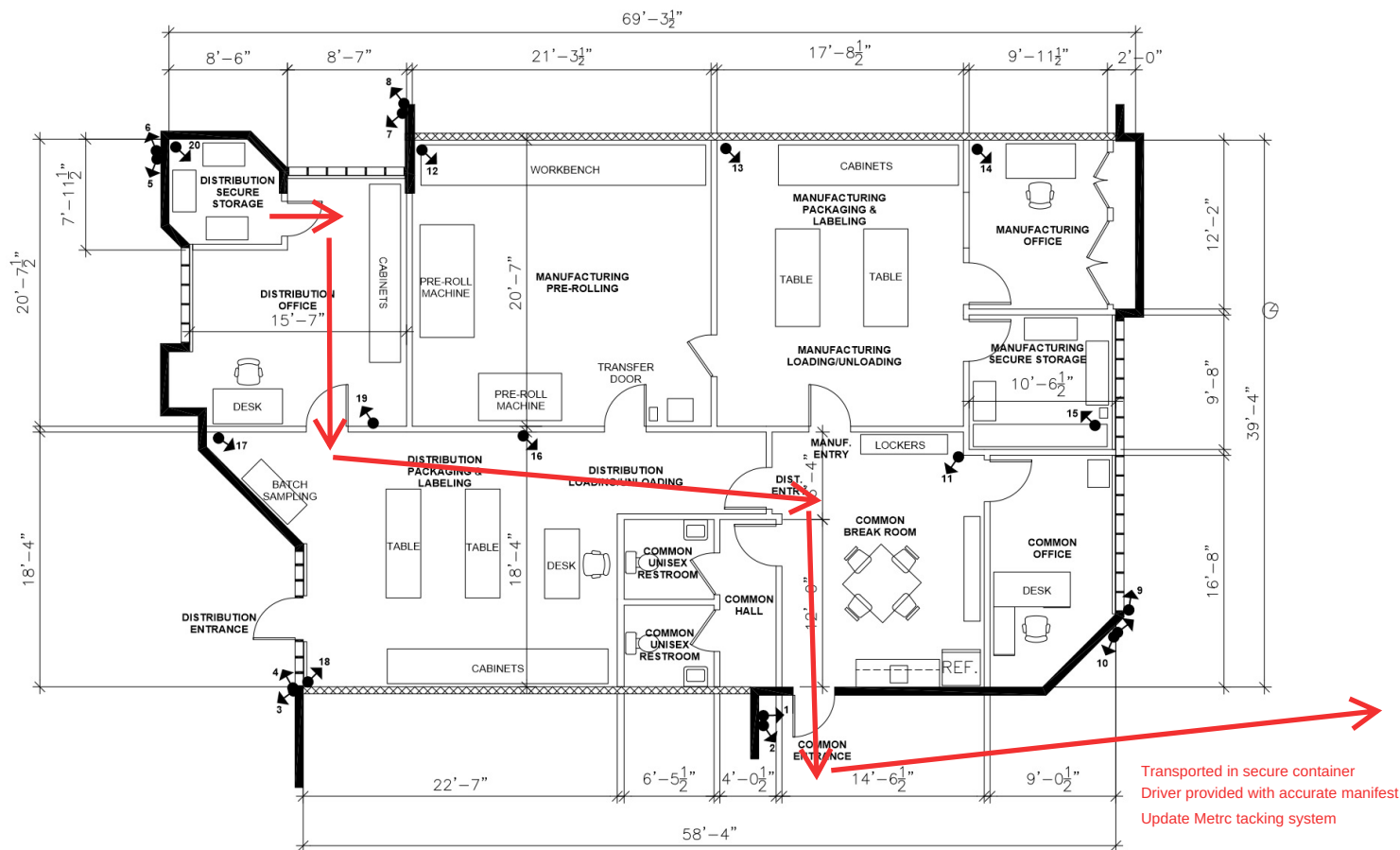
3 At the heart of the system, sandwiched between the filters, is a powerful centrifugal fan which generates the airflow.

4 The air is pushed through the V5-Cell filter (HealthPro Plus only. The HealthPro model can be upgraded to include this filter stage) that retains a wide spectrum of gases and odors through adsorption and chemisorption processes.

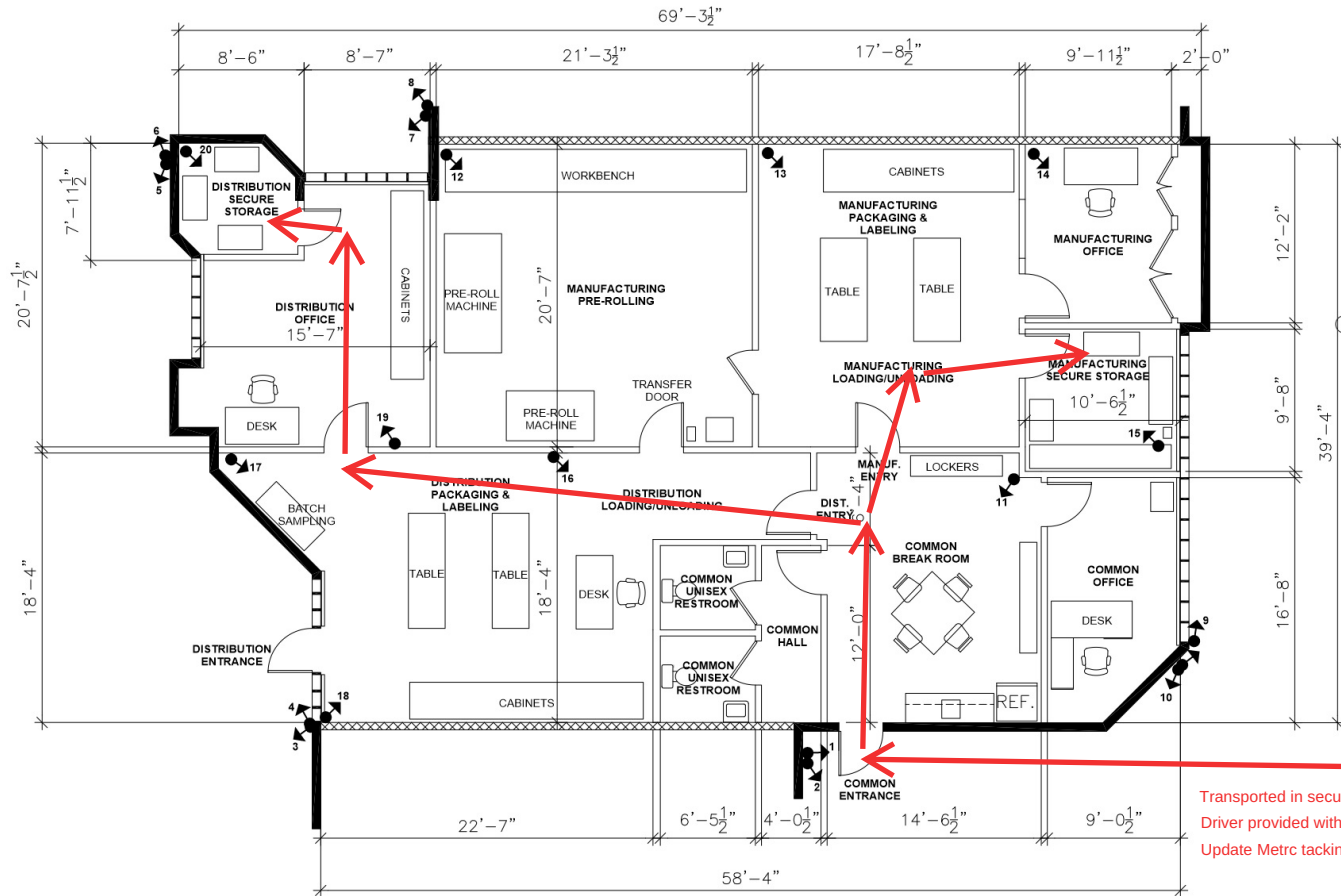
5 The air is pushed through an advanced tightly pleated high-efficiency particulate air (HyperHEPA) filter media.

6 Low turbulence, low velocity air is returned to the room via the EvenFlow diffuser.





Distribution Flow Into Facility



Transported in secure container
Driver provided with accurate manifest
Update Metrc tracking system

SECURE TRANSPORT CONTAINER



A secure (locked) container will be used to safely transport cannabis goods into and out of the facilities and secured transport van. Pictured is an example of the containers utilized by Gipsöl cannabis for distribution operation.

Husky 50-Gallon portable secure tote.



Gipsöl Cannabis Business Transport Van Parking

Stall has been reserved with "Reserved Parking" sign posting in designated parking stall
Stall will be monitored by 24/7 video surveillance
Cannabis goods will never be stored in the transport van



Cannabis goods will never be left unattended between transport
Gipsöl personnel will be present at all times during transport operations



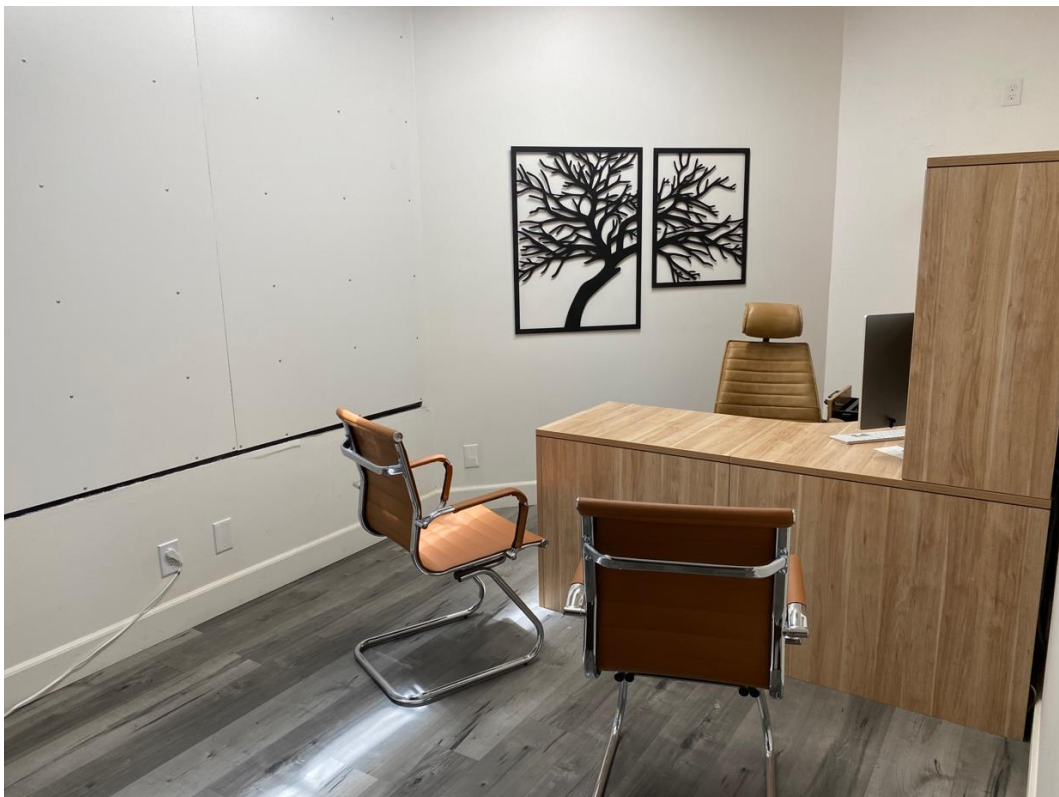
Cannabis goods will be maintained under strict security measures
All cannabis goods will be maintained in the secure storage areas of the facility



Gipsöl Cannabis – Business Transport Van

- California License Plate: 8VBB040; VIN: ZFBHRFAB7L633924
- Van will be used by assigned Gipsöl Cannabis personnel to transport manufactured product to other licensed distributors and retailers for normal business sales.
- The van will also be utilized by assigned Gipsöl Cannabis personnel to transport cannabis flower and other pre-manufactured cannabis products purchased from other licensed cannabis cultivators and distributors.
- Gispöl Cannabis will also utilize the transport services of other licensed cannabis distributors to transport and receive cannabis goods.

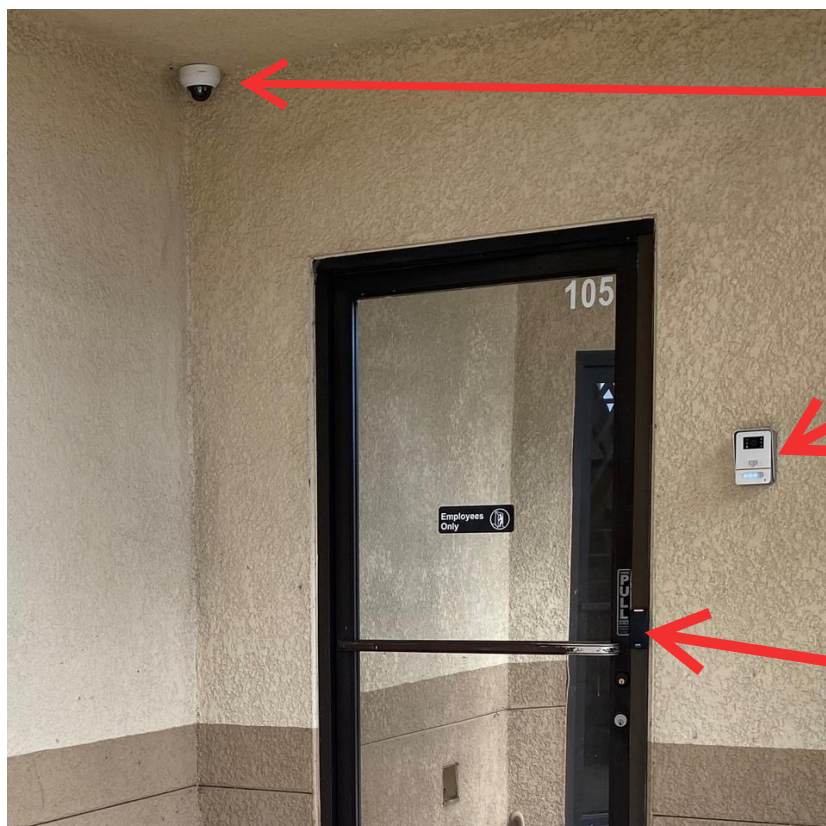
GIPSÖL CANNABIS COMMON AREAS



Gipsöl Cannabis Common Areas

The common areas (as designated on the on the floor plans provided) will serve a variety of functions during the course of normal business. Employees may utilize this area for personal item storage (designated locker), break time, administrative purposes, and other non-cannabis related activities. The common areas will also be used for administrative business purposes, meetings, and a conduit for transporting and receiving cannabis goods during normal business operation. Cannabis goods will flow through the common area and immediately taken to the designated Manufacturing and/or Distribution Secure Storage areas. No cannabis goods or products will be maintained, stored, manufactured or utilized in any manner in the designated common areas of the facility. The common areas also include two unisex restrooms that may be used by employees and business guests.

To access the common area, employees and guests will enter through the Rear Door (west side) of the facility. The door can be accessed with an HID key card that will be assigned to individual employees to maintain electronic entry and access logs through the BRIVO system. All guests will be signed in and out on a log that will be maintained in the facility. In addition to logging employee and guest entrance/exit, the 24/7 video monitoring will also maintain a video log maintained for a minimum of 90 days.



24/7 Video Monitoring

Video Doorbell with video recording and storage

Brivo HID Key Card Access panel