

March 20, 2023

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

RE: Ash & Lex Applicant Letter for Commercial Cannabis Storefront Business CUP

To the City of Costa Mesa,

We are writing this Applicant Letter as part of our Commercial Cannabis Storefront Business CUP Application for a retail storefront in the City of Costa Mesa. Ash & Lex is working with Measure X Partner SevenLeaf to establish a retail storefront at 2424 Newport Blvd, Units C/F, Costa Mesa, CA 92627 on parcel 439-281-03.

Our proposed commercial cannabis business amasses approximately 1,600 square feet. We plan to use the space for conducting the retail sale of cannabis. We are obtaining Type 10 Storefront Retail 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. The proposed facility has ample parking; there are 13 spaces available, 1 of which is designated for handicapped parking. In addition to the onsite parking available, we have leased 8 additional spaces from the adjacent parcel to ensure sufficient parking for customers and employees. 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 and a Display Area 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. These areas include a Secure Storage Room where bulk cannabis goods are stored, a Vault Room, our Fulfillment Room where incoming deliveries of cannabis goods are received and to go orders are packaged, our Office where records and security footage are stored, our Employee Breakroom and additional space that is not open to the public.

We only conduct the retail sale of cannabis goods that have been produced by licensed cultivators and manufacturers and sourced from licensed distributors that operate 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 industry's 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.

As part of our community integration efforts, we have sent out two sets of mailers and held an on-site open house. Our outreach efforts included a list of Frequently Asked Questions (FAQ) and responses relating to our operations and the various measures being taken to ensure compliant operations and an overall positive impact on the surrounding area. Our operations include proposed 24-hour Security Guards with roving patrols during hours of operation. We will also be implementing an Odor Control Plan that incorporates and exceeds industry best practices, including activated carbon filtration in a negatively pressurized environment, to ensure no odors are detectable outside of the proposed facility. We have developed a lighting plan to help deter transient and unhoused populations as well as to bolster our security efforts. Lastly and importantly, we will be incorporating Youth Protection Measures to prevent youth exposure to cannabis and deter diversion to youth populations.

Applicant has made substantial efforts to ensure compliance of the site. These include the leasing of additional parking spaces and the removal of non-storefront delivery from the Applicant's original proposal. In addition to these steps, Applicant has procured letters of support from the current tenants of the nonconforming residential units on the parcel and

we have engaged in multiple outreach efforts, including providing neighbors with contact information and a FAQ that addresses common concerns relating to commercial cannabis businesses.

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,

A handwritten signature in black ink, appearing to read 'Andy Singh', with a long horizontal stroke extending to the right.

Andy Singh | Owner
Ash & Lex, LLC

Applicant Supplemental Information

Dear Costa Mesa Planning Commission,

This letter is being presented on behalf of the current tenants and residents at 2426 Newport Blvd, Costa Mesa, CA. We are signing this letter in support of the currently proposed Cannabis Retail Dispensary at 2424 Newport Blvd, Costa Mesa, CA.

We have spoken with the landlord and have been provided with an opportunity to contact the applicant, as well as to receive relevant project information, which includes, but is not limited to Ash & Lex LLC's Business Plan, Parking Plan, Proposed Hours of Operation, Neighborhood Compatibility Plan, Odor Control Plan, and Security Plan.

Ash & Lex's proposed parking plan addresses one of our primary concerns, which is to ensure reserved parking for current residents. The inclusion of a comprehensive Security Plan and 24/7 monitoring provides us with heightened safety standards and protects against any concerns related to increased crime and homelessness which have been pervasive throughout the area in the past years.

So long as Ash & Lex are capable of adhering to the Conditions of Approval and the commitments made in their Business Plan, Parking Plan, Proposed Hours of Operation, Neighborhood Compatibility Plan, Odor Control Plan, and Security Plan, we support the proposed Condition Use Permit and the associated Retail Cannabis Business at 2424 Newport Blvd.

Sincerely,

SUSAN OVERSTREET PRINT

S. Overstreet SIGN

William Van Landingham PRINT

W. Van Landingham SIGN

2426 Newport Blvd. apt. 1 Costa Mesa ADDRESS

Oct. 13, 2022 DATE

Dear Costa Mesa Planning Commission,

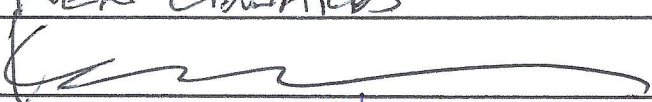

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Sincerely,

_____	KEN EDWARDS	PRINT
_____		SIGN
_____	SCOTT M. RIVERS	PRINT
_____		SIGN
_____	2426 NEWPORT BL. #2 C.M. 92627	ADDRESS
_____	10-12-22	DATE

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Sincerely,

John P. Niewinski PRINT
 SIGN
2426 Newport Blvd #3 ADDRESS
10/14/22 DATE

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Sincerely,

Kenneth Elliott PRINT

[Signature] SIGN

2426 Newport Blvd Apt 4 Costa Mesa, CA ADDRESS

10-12-22 DATE

Dear Costa Mesa Planning Commission,


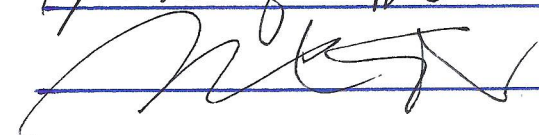
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Sincerely,

<u>Nicolas Donaire</u>	PRINT
<u></u>	SIGN
<u>Mary Donaire</u>	PRINT
<u></u>	SIGN
<u>2426 Newport Blvd Unit 5</u>	ADDRESS
<u>10/10/2022</u>	DATE