



STIIZY San Pablo LLC

Type 10 - Storefront Cannabis Retail with Delivery
CUP Application - REDACTED



CITY of SAN PABLO
City of New Directions

PLANNING DIVISION
1000 Gateway Avenue
San Pablo, CA 94806
Tel: (510) 215-3030
Fax: (510) 215-3014

Permit No: _____
Application Fee: _____
Application Date: _____
Hearing Date: _____

PLANNING APPLICATION FORM

☐ ADU/SB9	☐ Subdivision/Parcel Map
☐ Design Review (Minor/Major)	☐ Temporary Use Permit
☐ General Plan/Specific Plan Amendment	☒ Use Permit (Conditional/Administrative)
☐ Home Occupation Permit	☐ Variance/Minor Adjustment
☐ Lot Line Adjustment/Parcel Map	☐ Zoning Amendment (map/text)
☐ Sign Review	☐ Not sure/Other: _____

PROPERTY INFORMATION

Street Address: 13041 SAN PABLO AVE, SAN PABLO 94805
Assessor's Parcel No(s): 526-020-014 Zoning: SP2 - SAN PABLO AVENUE SPECIFIC PLAN
Present Use of Property: Vacant
Lot Size: 0.42 ACRE General Plan Designation: COMMERCIAL MIXED USE
Reason for filling this application: _____

To obtain a Conditional Use Permit for the operation of a state-licensed retail cannabis dispensary in compliance with the San Pablo Municipal Code

APPLICANT INFORMATION

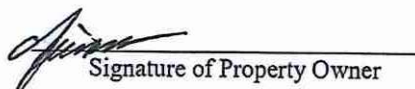
Applicant/Authorized Agent: Tak Sato
Mailing Address: _____
Daytime Telephone: _____
Email Address: _____

Property Owner (s): J R BUSINESS INVESTMENTS LLC - Joaquin Rodriguez
Mailing Address: _____
Daytime Telephone: _____
Email Address: _____

I HEREBY CERTIFY THE TRUTH OF THIS APPLICATION AND ACKNOWLEDGE THAT ANY INACCURACIES IN IT SHALL, AT THE CITY'S OPTION, RESULT IN AUTOMATIC INVALIDATION OF THE ACTION BASED THEREON AND THAT FINAL APPROVAL IS DEPENDENT UPON COMPLIANCE WITH CITY REQUIREMENTS.


Signature of Applicant

11/20/20
Date


Signature of Property Owner

11/20/26
Date

APPLICATION REQUIREMENTS

Your application requires the following information to be submitted in electronic form:

- ☐ Completed Application form
- ☐ Letter of authorization from the property owner
- ☐ Legal description of the property
- ☐ Letter of explanation regarding the project
- ☐ Business plan (including hours of operation, # of employees, customer base, etc.)
- ☐ **Plan Set Including:**
 - ☐ Site plans & floor plans with dimensions (including scale and north arrow)
 - ☐ Color building elevations with dimensions
 - ☐ Landscaping plans and Irrigation plans (can defer to plan check)
 - ☐ Parking lot Plan and Photometric study (can defer to plan check)
 - ☐ Color and materials sheet
 - ☐ Photos of the site (digital photos or jpegs preferred)
- ☐ Application Fee (non-refundable) payable to the City of San Pablo

The following will be required at the Plan Check Stage:

- ☐ Stormwater Control Plan (please visit <https://www.sanpabloca.gov/1142/Construction-Requirements> to see to see what requirements are in place for your project)
- ☐ Stormwater Control Plan for small projects (please visit <https://www.sanpabloca.gov/1142/Construction-Requirements> to see to see what requirements are in place for your project)/ Irrigation Plan
- ☐ Water Efficiency Landscape Ordinance (WELO). See this website for information: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>
- ☐ Geotechnical Report for properties in the Hillside Overlay District
- ☐ Other _____

Once we have determined that your application is complete, City staff will schedule the item for a Planning Commission hearing (if applicable to this project). Public notice of the hearing will be given by mail to all property owners within 300ft of the subject property and it will be published in the local newspaper, in accordance with the requirements of Government Code Section 65905. The Commission holds meetings on the fourth Tuesday of each month at 6:00 PM in the Council Chambers, 1000 Gateway Avenue, San Pablo, CA 94806 and are also livestreamed. You will be placed on the first available meeting agenda, generally forty-five (45) days from the determination of a complete application. If you would like staff to conduct a preliminary plan review before you submit the formal application, please contact Planning at (510) 215-3030 or via email at planning@sanpabloca.gov.

Planning staff is available from 7:30 a.m. to 6:00 p.m. Monday through Thursday on an appointment basis. If you have any questions, please contact us at (510) 215-3030 or via email at planning@sanpabloca.gov. We appreciate your business and cooperation. Thank you.

LANDLORD AUTHORIZATION TO OPERATE A CANNABIS DISPENSARY

Property Address:

13041 San Pablo Avenue

San Pablo, CA 94806

I, Joaquin Rodriguez ("Authorized Signatory"), certify that I am a duly authorized member, manager, or officer of the limited liability company identified below (the "Landlord"), and that I have full authority to execute this authorization on behalf of the Landlord.

The Landlord is the lawful owner (or authorized agent of the owner) of the real property located at **13041 San Pablo Avenue, San Pablo, California** ("Property").

The Landlord hereby acknowledges and authorizes **STIIIZY San Pablo**, or its affiliated entities, as the lawful tenant of the Property pursuant to a valid lease agreement, to use and occupy the Property for the purpose of operating a licensed commercial cannabis dispensary, including all activities permitted under applicable state and local laws and regulations.

This authorization includes, but is not limited to, the right to:

- Apply for, obtain, and maintain all required local and state cannabis permits, licenses, and approvals;
- Operate a retail cannabis dispensary and ancillary cannabis-related activities permitted by law at the Property; and
- Make tenant improvements consistent with the approved use and applicable permits.

The Landlord acknowledges awareness of the nature of the cannabis business to be conducted at the Property and consents to such use for the duration of the lease term, subject to compliance with all applicable laws, ordinances, and regulations.

This authorization is provided for regulatory and licensing purposes and may be relied upon by the City of San Pablo, the State of California, and any of their respective agencies or departments.

LANDLORD (LLC):

Legal Name of LLC: JR Business Investments, LLC

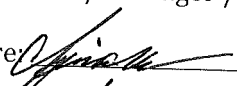
State of Formation: California

Address: 200 Laurel Pkwy CA 94564

AUTHORIZED SIGNATORY:

Name: Joquin Rodriguez

Title (Member / Manager / Officer): President

Signature: 

Date: 1/20/26

IDENTIFYING INFORMATION FOR OWNERSHIP AND MANAGEMENT

The name and address of each cannabis business owner and an explanation of the legal form of business ownership.

STIIIZY San Pablo LLC dba STIIIZY San Pablo is a California Limited Liability Company owned by James Kim and Tak Sato.



James Kim
50% Co-Owner and CEO



Tak Sato
50% Co-Owner and President



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PROPOSED SITE

Description of the proposed site. The site address, description of the premises, name and address of the property owner(s) where the cannabis business will be located, and a site plan and floor plan(s) of the proposed cannabis retail business.

Conceptual elevations of the building proposed to contain the cannabis retail business and any other necessary information that demonstrates the proposed means of compliance with the standards of the city's Zoning Code, adopted general plan, and any applicable specific plans.

DESCRIPTION OF THE PROPOSED SITE

Address: 13041 San Pablo Ave, San Pablo, CA 94805

APN: 526-020-014

Zoning: SP2 San Pablo Specific Plan

Present Use of Site: Vacant

Property Owner: JR Business Investments LLC

Legal Description: ANDRADE EXP TR LOTS 1 & 2 BLK 15

The proposed STIIIZY San Pablo Cannabis Retail Storefront is located at **13041 San Pablo Avenue**, at the signalized corner of **San Pablo Avenue and Rheem Avenue**, within a highly visible commercial corridor near the city boundary with Richmond. The site benefits from strong regional access, proximity to established retail anchors, and direct connectivity to major transportation routes serving West Contra Costa County.

San Pablo Avenue is a primary north–south arterial that carries several thousand vehicles daily and connects the cities of San Pablo, Richmond, and El Sobrante. The property is strategically positioned approximately one mile south of Interstate 80 access when traveling southbound on San Pablo Avenue, and approximately 0.5 mile from Interstate 80 northbound via San Pablo Dam Road. This accessibility supports efficient customer circulation while limiting traffic impacts to surrounding neighborhoods.

The proposed project is located within the SP-2 (San Pablo Avenue Specific Plan) zone, which is intended to promote reinvestment, adaptive reuse, and active commercial uses that enhance the vitality and appearance of the San Pablo Avenue corridor. The project advances the goals of the Specific Plan by reoccupying a vacant building with a high-quality, pedestrian-oriented retail use, introducing new activity along the street frontage, and improving the site's aesthetics through targeted tenant and façade improvements. By activating an underutilized property and providing a well-managed commercial destination consistent with surrounding uses, the project supports the Specific Plan's objectives of corridor revitalization, economic development, and long-term land-use compatibility.

Our property is a vacant **stand-alone commercial building** that is approximately **5,639 square feet**. The **upper floor is not included in the project scope and will not be utilized**. The retail storefront will occupy the ground floor, which includes a **3,111 square-foot sales area**, designed to accommodate customer flow entirely within the building. Customers will queue indoors on the sales floor, eliminating the need for exterior lines and minimizing impacts to adjacent properties. Typical customer visits are anticipated to last approximately **7–15 minutes**, depending on time of day.

The site includes a **fully enclosed, private on-site parking lot with 19 dedicated parking spaces**, which meets the City's parking requirement of **1 space per 300 square feet** (19 required / 19 provided). The parking lot will be graded, paved, striped and with a refresh on the landscaping. The private parking configuration ensures that all customer vehicle ingress and egress occur directly from **San Pablo Avenue**, a major thoroughfare, rather than through nearby residential streets. This design mitigates neighborhood traffic impacts and enhances overall site safety and circulation efficiency.

Trash enclosure location was intentionally selected to avoid adjacency to residential uses and is placed along the shared fence line near the adjacent gas station to minimize potential impacts to nearby residents.

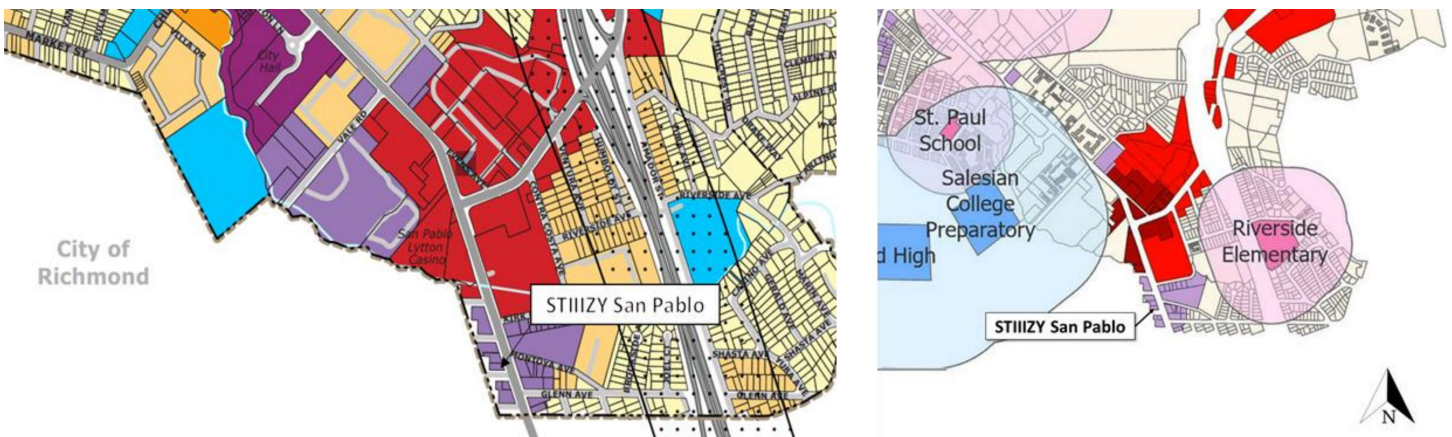
The surrounding area is characterized by established commercial and entertainment uses, including nearby regional destinations such as **Food Maxx, Planet Fitness, and San Pablo Lytton Casino**, reinforcing the site's compatibility with retail activity. While residential uses are present in the broader vicinity, the project's controlled access, dedicated parking, indoor queueing, and professional storefront design are intended to maintain a respectful and unobtrusive presence.

The **Islamic Society of West Contra Costa County** is located across Rheem Avenue from our proposed site. If approved, STIIIZY San Pablo's first action will be to proactively engage with the organization to introduce the team, open a line of communication, and address any questions or concerns directly. This outreach reflects the applicant's commitment to being a responsible and responsive neighbor.

As an added community benefit, the site will be supported by **24-hour on-site security personnel and comprehensive video surveillance**, contributing to enhanced safety for the property and the surrounding area. The building's modern, upscale interior design and professional exterior presentation will further elevate the corridor and reinforce positive commercial activation along San Pablo Avenue.

Overall, the property is well-suited for a cannabis retail storefront due to its strong arterial access, compliant parking supply, enclosed site design, proximity to established commercial uses, and operational measures that prioritize safety, neighborhood compatibility, and responsible customer management.

ZONING AND BUFFER MAP



We have reviewed the area and there are **no** sensitive uses within the various distances of our proposed location. As evidence, we have included the following list which indicates the closest sensitive uses of each type as follows:

Type	Name	Address	Distance
Kindergarten-Junior High School	St. David of Wales Catholic School	871 Sonoma St. Richmond, CA 94805	2,990'
Elementary School	Riverside Elementary School	1300 Amador St. San Pablo, CA 94806	1,631'
High School	Salesian College Prep	2851 Salesian Ave. Richmond, CA 94804	2,419'
Commercial Cannabis Business (Operational)	NUG El Cerrito	11888 San Pablo Ave. El Cerrito, CA 94530	1.54 mi
Commercial Cannabis Business (Non-Operational)	Off the Charts ("OTC")	3550 San Pablo Dam Rd. San Pablo, CA 94806	1.14 mi
Day Care Center	Rainbow & Dolphins by Centeno Lillyam	5009 Montoya Ave. #50 Richmond, CA 94805	688'

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STIIIZY

January 15, 2026

To: City of San Pablo
Community Development Department
13831 San Pablo Ave
San Pablo, CA 94806

RE: Letter of Explanation – Conditional Use Permit Application for STIIIZY San Pablo LLC
Project Address: 13041 San Pablo Ave, San Pablo CA 94805
APN: 526-020-014

To whom it may concern,

On behalf of STIIIZY San Pablo LLC, we respectfully submit this Letter of Explanation in support of our application for a Conditional Use Permit (CUP) to allow the operation of a state-licensed cannabis retail dispensary at 13041 San Pablo Avenue, San Pablo, California (APN 526-020-014).

The subject property is designated Commercial Mixed-Use under the City of San Pablo General Plan and is zoned SP-2 (San Pablo Avenue Specific Plan). The proposed use is consistent with the intent of both the General Plan and the SP-2 zoning designation, which promote the activation of underutilized properties and reinvestment along the San Pablo Avenue corridor.

The existing building is currently vacant and was formerly occupied by a church, resulting in an underutilized site along a prominent commercial corridor. The proposed project represents an opportunity to re-activate and revitalize a long-vacant structure through adaptive reuse, targeted tenant improvements, and modest exterior enhancements, bringing new activity, investment, and visual improvement to the surrounding area.

The project involves no expansion of the building footprint and will operate as a fully regulated, responsible retail use, with all activities contained indoors and in full compliance with City and State requirements. By reoccupying a vacant building and introducing an active, well-managed commercial use, the project will support corridor revitalization while remaining compatible with surrounding uses.

Sincerely,

STIIIZY San Pablo LLC

BUSINESS PLAN**DESCRIPTION OF PROPOSED OPERATIONS****HOURS OF OPERATION**

Our operating hours are below and they will be within the limitations stated in SPMC § 17.62.130(l)(1):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start Time (am/pm)	8:00 am	8:00 am	8:00 am	8:00 am	8:00 am	8:00 am	8:00 am
End Time (am/pm)	10:00 pm	10:00 pm	10:00 pm	10:00 pm	10:00pm	10:00 pm	10:00 pm

All in-store purchases and deliveries must be completed during these times. To ensure compliance with our operating hours, our Point of Sale system FlowHub will only complete sale transactions between 8:00 am and 10:00pm.

Opening and Closing Procedures

At STIIIZY San Pablo, safe and complaint day-to-day operations begin before customers arrive each day. We have developed checklists based on our SOPs to ensure that employees strictly adhere to opening and closing procedures. Security guards will also be trained on these compliant procedures to ensure they are knowledgeable and capable of supporting our opening and closing teams. STIIIZY San Pablo employees will do the following daily pursuant to the checklist:

Opening Procedures

1. Overnight security will permit the cleaning team to perform their daily deep cleaning of the entire store.
2. Manager will unlock the door and turn off the alarm.
3. Manager will turn on the lights in the lobby, retail sales area, and back office areas.
4. Employees arrive at the retail storefront location and proceed to the employee parking area to park their vehicle.
5. Employees exit vehicle and perform a brief visual inspection of the outer perimeter of the facility for loitering, tampering, unlawful entry, or any other security or safety issue.
6. Employees ensure air conditioning/heat is set and turned on as appropriate.
7. Employees verify that carbon filters/HVAC are in working order and cannabis odor is not present inside or outside the facility.
8. Employees turn on and start computers and verify FlowHub is working.
9. Employees ensure all city and state cannabis and business licenses are properly displayed.
10. Employees ensure all educational handouts and other materials for customers are visible and available for the day's customers.
11. Employees ensure all no-loitering signs, no consumption on-site signs and age requirement signs are properly displayed.
12. Employees turn on equipment at point-of-sale locations.

13. Employees check store email and respond to emails as necessary. Review other notes from prior night's closing team.
14. Manager will access the safe to withdraw appropriate amounts of cash for each point-of-sale.
15. Security and Employees verify that security cameras are working.
16. All employees verify that limited-access room key cards work and that cannabis and safe are secure.
17. Employees check that non-cannabis waste bins were emptied the night before and any empty boxes or containers are cleared away.
18. Employees check if the soap dispensers and first-aid box need replenishing.
19. Employees report any equipment failures to manager on site.
20. Employees sweep sidewalk and parking lot and pick up litter on adjoining public spaces outside premises.
21. Manager and Employees check all areas for cleanliness and any damage to property or vandalism.
22. Employees check reception desk for any messages from the closing employee.
23. Verify locked counters have adequate amounts of cannabis and that inventory is properly sealed, packaging is intact and not damaged, and all products are not otherwise defective, leaking, or damaged.
24. Manager meets with employees to review daily goals, duties, and objectives.
25. Manager checks off opening procedures checklist.
26. Employees unlock front door for customers at 8 am.

Closing Procedures

1. 15 minutes prior to closing, store will announce to customers that the store is closing.
2. Employees will verify that all customers have left the store.
3. After all customers have left, employees will lock the doors at 10 pm.
4. All cannabis products will remain on sales floor in locked cabinets.
5. General Manager will transfer all money from the registers to the safe.
6. General Manager will perform daily cash reconciliation.
7. General Manager and Floor Lead will check cannabis inventory levels and other materials such as child resistant packaging and will order more from headquarters as necessary.
8. Employees ensure retail counters, safe, and Inventory Room are locked.
9. Empty all non-cannabis waste bins and clear away any empty boxes or containers.
10. Review any complaints or other issues raised by customers or neighbors, log such complaints in the complaint record log and create mitigation plan to be executed as soon as possible.
11. Clean all working and computer surfaces, using company-approved cleaning materials and methods.
12. Set cooling or heating system for after-hours setting.
13. Leave any necessary messages for the morning shift the following day.
14. Enable all alarms.
15. Manager reviews and signs the closing procedures checklist.
16. Exit and lock doors.
17. Verify no loitering around the premises.
18. Check in with the overnight security guard/third party monitoring company.

By establishing and maintaining these types of operational and compliance checklists for our day-to-day operations, STIIIZY San Pablo will guarantee the safety of our customers and employees and adherence to state and local laws.

CUSTOMER CHECK-IN PROCEDURES**Age Verification and Registration**

After the store opening procedures are completed, STIIIZY San Pablo will be ready for customers to be checked in starting at 8:00 a.m. daily in conformity with SPMC § 17.62.130(I)(1) (regarding hours of operation). Upon entering the store through the front entrance, every customer and medical patient will be required to present a valid form of identification at the reception area, or to Dispensary Sales Associate when entering the Retail Sales area. Customers and medical patients will not be allowed access to the Retail Sales area without first presenting a valid form of identification which has been verified by a Dispensary Sales Associate or Security Guard.

All employees will be trained on acceptable forms of identification according to state regulations, a summary of which is included below, and will scan IDs using iPads:

1. If the customer is 21+ years of age and entering the dispensary area, the customer must provide:

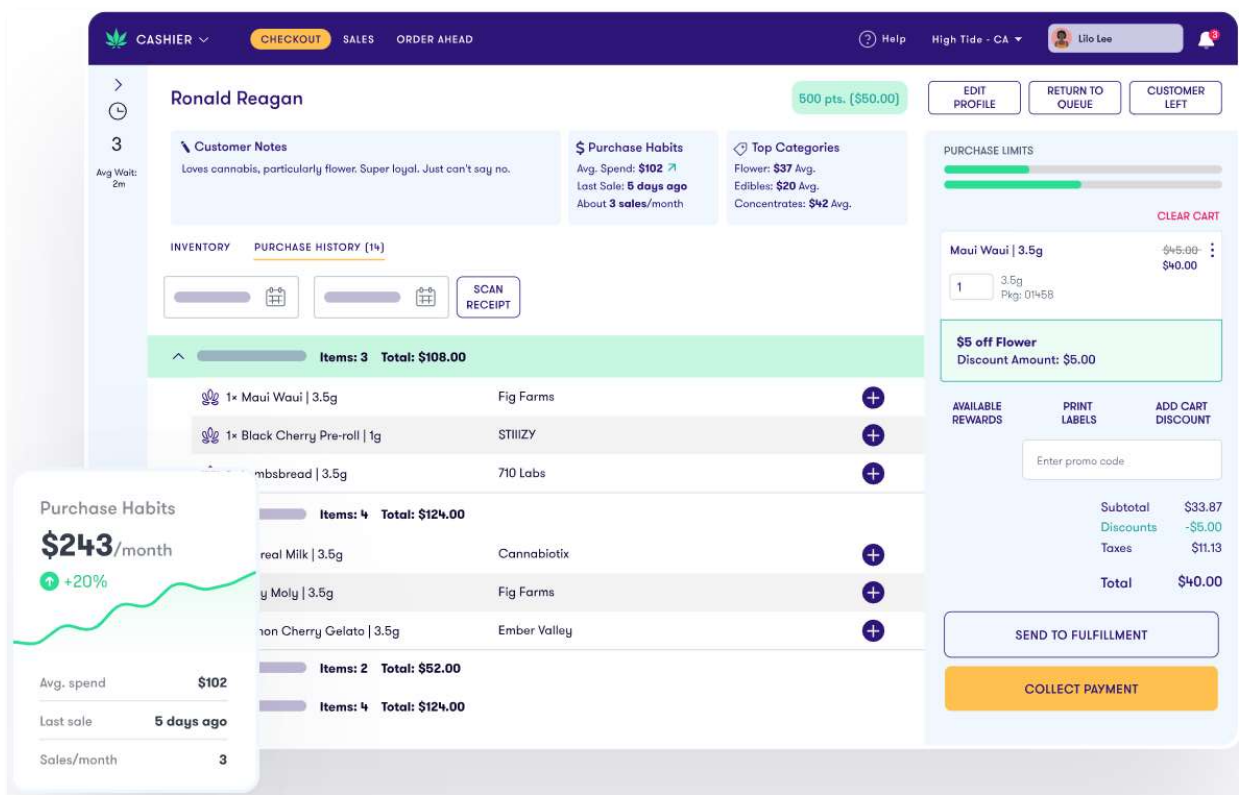
- a. A document issued by federal, state, county, or municipal government, or a political subdivision or agency thereof, including a valid motor vehicle operator's license, that contains the name, date of birth, height, gender, and a photograph of the person;
- b. A valid identification card issued to a member of the Armed Forces that includes the person's name, date of birth, and photograph; or
- c. A valid passport issued by the United States or by a foreign government.



2. If the customer is 18-20 years of age, the customer must provide one of the previously mentioned forms of identification and possess a valid physician's recommendation or a Medical Marijuana Card. Under no circumstances will doctor recommendations be provided or obtained at the dispensary.
3. If the medical patient produces a valid physician's recommendation, the Dispensary Sales Associate will confirm the recommending physician's license is active and in good standing using the California Medical Board's online license verification platform BreEZe. Upon verifying that the physician is in good standing, the Dispensary Sales Associate will utilize the online verification system provided by the physician to verify that the medical recommendation is still valid. If online verification has not been provided by the physician, the Dispensary Sales Associate will call the physician's office to manually verify the recommendation.
4. If the medical patient produces a state issued medical cannabis identification card, the Dispensary Sales Associate will utilize the official website http://mmic.cdph.ca.gov/MMIC_Search.aspx administered by the California Department of Public Health to confirm that the medical cannabis identification card is still valid.
5. Only customers verified to be over the age of 21 and medical patients verified to be over the age of 18 will be allowed to remain on the premises.

6. Dispensary Sales Associates will not accept any form of identification that is physically adulterated in any way that impedes the employee from verifying the individual's identity to include the photograph, physical attribute descriptions, and physical address location. Dispensary Sales Associates will not accept identification that is expired. Dispensary Sales Associates will be trained by security personnel to recognize false and adulterated forms of identification, and any individual caught presenting false information will be banned from the facility.

Once the Dispensary Sales Associate has verified the guest is legally of age to enter the dispensary, the Dispensary Sales Associate will register the guest within the point-of-sale system, FlowHub, by taking a photograph of the front and back of the guest's valid identification, all within the FlowHub software.



Once a profile has been created, Sales Associates can digitally confirm doctor's recommendations for medical patients, ensure that a customer does not exceed daily purchase limits, and confidentially maintain customers' contact information and purchase history in case a product recall is ever required. Additionally, check-in for returning customers will only require scanning of the acceptable form of identification after Dispensary Sales Associates have examined the authenticity of the identification, which will speed up the check-in process for repeat customers. Once the identification has been verified and the customer has been checked in at the front, the customer will be permitted to enter the Retail Sales area through the lobby doors separating the retail floor.

Our robust SOP for confirming customer identification is compliant with all state and local regulations and is designed to ensure customer and employee safety and prevent cannabis diversion. We dedicate an entire training session to teaching employees about what constitutes an acceptable form of ID to ensure that no one underage is ever admitted into our store. Our use of state-of-the-art technologies, and the fact that IDs are checked a second time at the time of purchase, help to ensure that our products never reach the hands of minors.

Lobby Signage

STIIIZY San Pablo will prominently post notices at the entrance to the dispensary clearly and legibly stating that no person under the age of 21 (except a medical patient over the age of 18) is permitted on the premises. STIIIZY San Pablo will also conspicuously post in the lobby the original copy of the commercial cannabis permit issued by the city, the original of the California State Cannabis License and all other permits and licenses required to operate our store. These licenses will let the customers know that we are fully licensed and authorized to sell cannabis at this location.

**Entry Control System**

Per the occupancy limits, only 8 customers are permitted to wait inside the 113 square foot lobby. We anticipate this to be a short stop upon entrance to retail floor that will hold up to 50 occupants and customers line up to make their purchase. Should there be long lines during high volume retail days, the line will continue outside onto the edge of our parking lot. Lines out the door are only expected on Grand Opening Day. Security will monitor the line to ensure customer and patient safety. Access to the sales floor will be monitored at all times to ensure that anyone who has not checked in at reception will not be permitted to enter the Retail Sales area.

One-on-One Customer Experience

We ensure each customer and patient receives the highest quality experience by assigning a personal Sales Associate to each guest. At STIIIZY San Pablo, guests will be called to the counter where a Sales Associate will be waiting to explain our product offerings, make recommendations, and answer any questions someone might have. Sales Associates will be trained to be polite and engage in active listening with all guests. Sales Associates will also be knowledgeable of all products we carry along with dosage information and safety precautions.

STIIIZY San Pablo will make cannabis goods available for supervised customer inspection. It is our policy to ensure that customers may not access the cannabis goods without assistance from an employee, referred to as the "No Hands Policy". Glass display cases secure cannabis goods and prevent unsupervised customer inspection. Once the customer decides what they will purchase, the Sales Associate will request the customer's identification a second time (first outside the retailer, second at the reception desk) for additional security and pull up the customer's profile that has been created in the FlowHub point-of-sale system.

After verifying the identification and customer's profile and confirming that the customer has not already exceeded the daily limit of cannabis purchases, the Sales Associate will unlock the back of the glass case and

examine the selected products to ensure that the packaging is in good condition, warnings are legible, the product is not expired, and the tamper-evident seal is still intact.¹ After ensuring the product is permitted to be sold, the Sales Associate will scan the products into FlowHub, seal the products in an opaque exit package, and complete the sale. With each purchase, an educational brochure containing product information such as potency, absorption time, and cultivar-based effects is made available to customers. All cash handling will be in full view of a surveillance camera, and at no point during cash handling will the cash be obscured from the camera.

NUMBER OF EMPLOYEES

At our initial opening, we anticipate hiring 15 to 25 employees for retail operations. When the store opens in the morning, the store will have approximately 5 to 6 retail employees on-site. At full capacity — typically from 4-7 pm — we anticipate 10 employees on-site at the retail facility.

Our aim is to provide an unparalleled shopping experience. This means providing ample opportunity for customer education, while also ensuring short wait times for shoppers. Our staffing plan promotes both for the customer.

The General Manager will supervise the entire retail operation and the Floor Leads will assist the General Manager in supervising all of the operations at the store. In addition, Operations Associates will support sales floor operations and delivery operations. They will refill inventory and accept inventory deliveries, reconcile inventory, accept phone and online delivery orders and prepare delivery packages for the Delivery Drivers, properly dispose of garbage and provide other operational support.

STIIIZY San Pablo intends to hire the following positions. Some of the following roles overlap with the same employee.

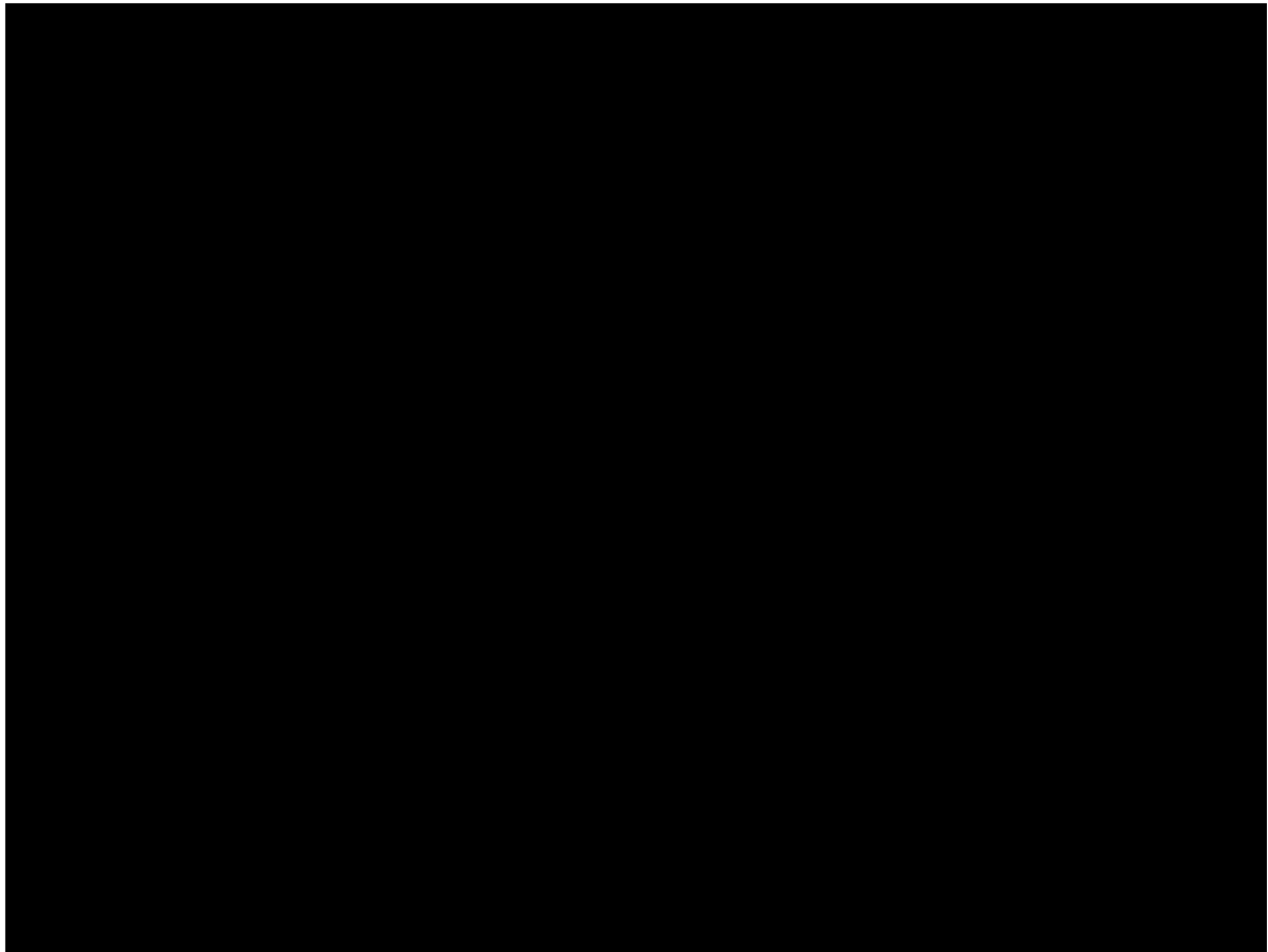
General Manager	1	Developing, executing, and evaluating short- and long-term strategies; Acting as the face of the company along with senior management of STIIIZY, i.e., communicating with the public, government entities, and stakeholders on behalf of STIIIZY San Pablo; Creating and implementing STIIIZY San Pablo's vision, mission, culture, and values.
Assistant Manager	3	Overseeing day-to-day administration, operations, resources, and employees; Overseeing an infrastructure that aligns with STIIIZY San Pablo's vision, mission, cultures, and values and surpasses company goals; Evaluating organization performance; Building relationships with customers and vendors; Handling internal affairs.
Floor Leads	3	When not working on the sales floor with customers, Floor Leads collaborate with inventory control to ensure accurate product counts, proper labeling, and organization of products on the floor. Ensure strict adherence to all legal and regulatory requirements. Assist in onboarding new employees & provide ongoing training. Oversee cash handling procedures & maintain accurate financial records. Assisting in the store's opening and closing protocols. Receiving deliveries from distribution vehicles; Updating all inventory whenever received, moved, returned or sold and ensuring integration with METRC
Dispensary Sales Associates	8	Assisting customers with product selection; Performing quality checks prior to releasing products to customers; Offering customer service, including customer

		education and complaints handling; Operating the point-of-sale system to process sales and record customer info; Maintaining and monitoring the retail sales floor.
Delivery Drivers	3	Delivering customer orders to customers; Checking customer IDs when making deliveries; Ensuring all proper manifests and delivery logs are kept and maintained in the delivery vehicle; Checking delivery vehicle for adequate electricity.
Security Guards²	3	Greeting visitors and agents to assure them that STIIIZY San Pablo is taking all necessary safety precautions; Ensuring security systems (e.g., video surveillance system, alarm system) remain operational; Monitoring and patrolling STIIIZY San Pablo's premises to identify and respond to security risks 24 hours per day.

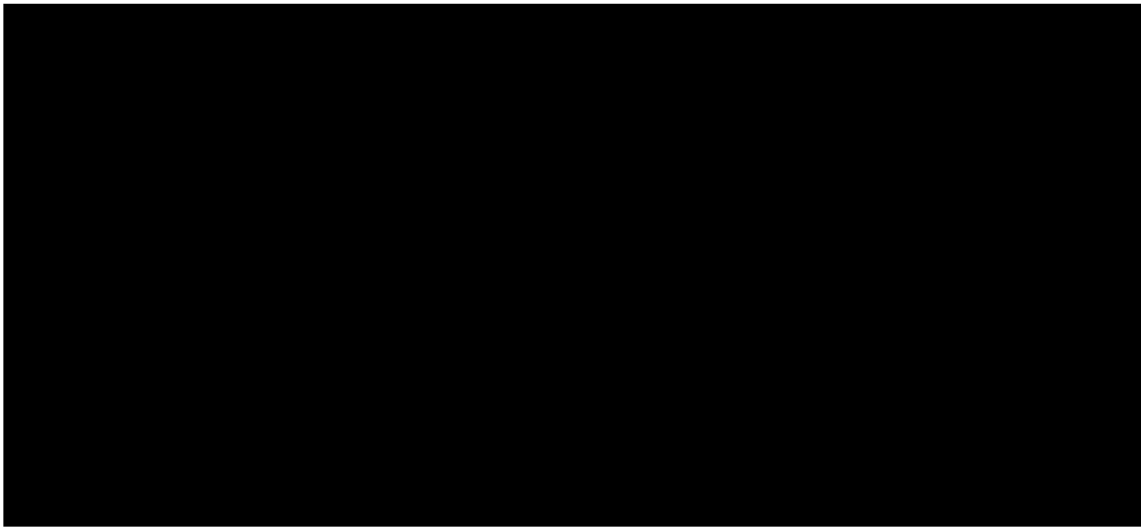
STIIIZY San Pablo forecasts its revenue increasing 15% in the first year and 10% in years 2 through 5 and additional retail, operations, and check in staff will be hired in proportion to our revenue growth. As noted previously, all of our full time and part time employees will enjoy the protections of the Collective Bargaining Agreement with the UFCW, subsidized health and dental insurance, and sick leave and paid time off.

RECEIVING DELIVERIES DURING BUSINESS HOURS

Location and Procedures for Receiving Deliveries during Business Hours



² Security guards will be a third party contractor's employees and not direct employees of STIIIZY San Pablo.



- Each item will also be inspected to confirm that the products have not been adulterated with all packaging intact.
- A Floor Lead will then verify that the certificate of analysis (“COA”) received from the distributor is:
 - The COA that corresponds to the goods;
 - Identical to the corresponding COA recorded in Track and Trace; and
 - Less than 12 months old.
- A Floor Lead will then confirm that each product is labeled with the batch number that matches the batch number on the corresponding COA and that the label on each product is consistent with the COA regarding cannabinoid content and contaminants required to be listed by law.
- Once the contents and amount of the products are confirmed, they will immediately be entered into STIIIZY San Pablo’s inventory platform FlowHub and METRC’s Track and Trace system.
- No cash will ever be exchanged at the drop off to further reduce the risk of a robbery.
- Finally, one surveillance camera will track the vehicle’s entrance into the loading area and the entire off-loading process.



INVENTORY CONTROL PROCEDURES

STIIIZY San Pablo will use FlowHub, which will be connected to the State of California's METRC track and trace system, to track and monitor all of our cannabis and cannabis products while under our possession. The following sections describe the various procedures taken to prevent diversion at each step of the inventory process.

Point-of-Sale System and How It Interacts with METRC Track-and-Trace

STIIIZY San Pablo will use the inventory tracking and point-of-sale system, FlowHub, which is integrated with California's METRC system. Products are scanned into FlowHub and the movement of goods is updated in the system so that management knows where a product is at all times. Employees will be trained according to our Inventory Control and Reconciliation SOP which will ensure that all inventory which is received, sold, placed on display, returned by a customer or moved from the secure Inventory Room to the Retail Sales area is entered into the system immediately so that the location of the cannabis goods in the system is accurate. FlowHub will also register the following customer information onto the system which syncs automatically with METRC and the other retail stores we operate:



- Name
- Address
- Date of Birth
- Photo ID
- Height and Weight
- Past Purchase Records to inform the customer of potential recalls
- Email and Phone Number
- Whether the customer has a Medical Card

Additionally, as seen by the image below, FlowHub has been validated by the State of California as a “validated integrator” with California's METRC system:

metrc			
Flowhub	VALIDATION LEVEL		INTEGRATED WITH
	VALIDATION AREAS		
	Alaska - Full Validation	California - Full Validation	California
	Colorado - Full Validation	District of Columbia - Full Validation	Plants
	Louisiana - Full Validation	Massachusetts - Full Validation	Harvests
	Maryland - Full Validation	Maine - Full Validation	Packages
	Michigan - Full Validation	Mississippi - Full Validation	Sales
	Missouri - Full Validation	Montana - Full Validation	Locations
	Nevada - Full Validation	Ohio - Full Validation	Items
	Oklahoma - Full Validation	Oregon - Full Validation	
	South Dakota - Full Validation	West Virginia - Full Validation	

All of this information permits STIIIZY San Pablo to contact customers in case of an emergency like a recall or defective product. FlowHub permits our sales team to send direct messages to customers regarding store sales if the customer has opted in to receive such information.

Additionally, the FlowHub POS system is integrated into the METRC Track and Trace system so that all sales, returns and movement of inventory in and out of the store is automatically sent via METRC to the State of California. FlowHub also keeps track of past purchases, so a customer does not exceed the legally permissible amount. This tracking system is used to prevent the excessive purchase of cannabis goods and their possible diversion to minors.

The FlowHub platform will also track the following data as part of our inventory control procedures:

- All inventory at STIIIZY San Pablo at any given time broken down by SKU, amount or count, price paid, expiration date (if any), date of receipt into the facility and current location;
- All sale transactions, which can be broken down by customer, date, amount, price paid, taxes paid or owed, day, week or month; and
- All orders which have been placed by our purchasing team that is expected to be delivered and the expected time of delivery, the purchase price and form of payment. Any adjustments and batch closures sync automatically with California's METRC System.

Thanks to our experience at our various retail stores, we know that the key to diversion prevention is timely and accurate recordkeeping. With the comprehensive and detailed information tracked by FlowHub and METRC, every purchase of product by our purchasing team, every delivery of inventory into our facility, every sale of product to a customer, every return and every product disposed of will be accurately tracked on a real time basis. Additionally, all cannabis goods, except for limited amounts used for display purposes or immediate sale, will be securely stored in the Inventory Room at all times, and the entrance to all storage areas will be surveilled, locked and under the control of management. Policies like these, in conjunction with the FlowHub POS system, work to limit the potential for loss and diversion.

STIIIZY San Pablo will provide any and all information regarding historical transactional data and inventory to the city of San Pablo as the city sees fit. Most of the cities in which we already operate require monthly sales data for tax payment purposes, and STIIIZY San Pablo will be prepared to provide monthly sales data to San Pablo as well.

In event of a disconnection from the METRC Track and Trace system, STIIIZY San Pablo will maintain a record of all information until such time as connection is reestablished and the information can be updated on FlowHub and METRC.

Inventory Receipt Track and Trace

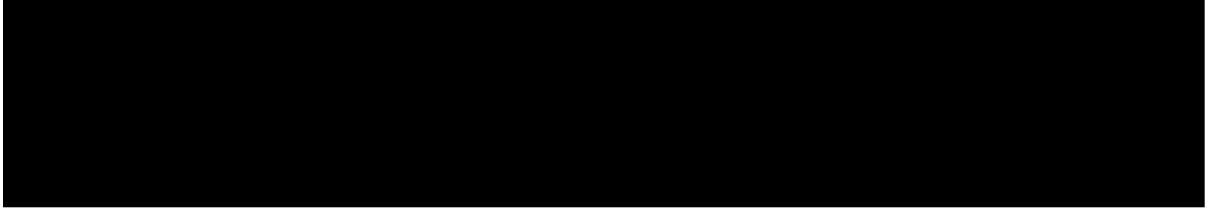
Any time inventory is received by our retail operations team, the following information will be entered into our FlowHub inventory tracking software:

- Date and time of entry into the facility;
- Price paid for the batch, including taxes, delivery fees and any other charges;
- Exact location of the product within our facility (e.g., Retail Counter 2, Inventory Room C-12);
- The name and license # of the manufacturer or cultivator who provided the batch;
- The unique identifiers and batch number associated with the batch;
- A description of the cannabis goods with enough detail to easily ID the batch;
- The weight of or quantity of units in the batch; and
- The best-by, sell-by or expiration date of the batch.

Should there be any discrepancy between the type or quantity of cannabis goods specified in the shipping manifest and the type or quantity received by STIIIZY San Pablo, the discrepancy shall be recorded in the METRC Track and Trace system, and in any relevant business records. If necessary, the delivery will be rejected and the vendor will be contacted immediately.

Inventory Storage and Tracking

STIIIZY San Pablo will implement, storage-area protocols to maintain the quality and security of its cannabis goods. All inventory storage will be designated as limited-access. The following inventory storage procedures help prevent diversion:



Flower and cannabis products will be stored in the batches in which they are received and will be pulled using the first-in, first-out (“FIFO”) method. All products on the Retail Sales area that contain cannabis will be stored within the locked display counters. The other displays on the Retail Sales area will not contain the product but rather empty packages used to market the products. Products, such as gummies and flower, that are used for display within the glass display counters will be changed out every two weeks and destroyed according to state and local regulations.

Any time inventory is received by STIIIZY San Pablo’s operations team, the name and description of the delivery, measurement of the quantity, date and time of the receipt of the goods, expiration date, name and license number of the distributor that transported the cannabis goods, and the total price paid for the cannabis goods, including taxes, delivery fees, and any other charges, will be entered into STIIIZY San Pablo’s internal inventory records and into the FlowHub system at the time of the receipt. FlowHub and STIIIZY San Pablo’s internal inventory records are updated again whenever the inventory is moved from the secure inventory storage room to the sales floor.

These stringent inventory tracking procedures help ensure that every piece of inventory is accounted for and substantially reduce the likelihood of any products being diverted. These tracking procedures also assist the company track down the diversion event if diversion ever occurs.

Inventory Reconciliation

Inventory reconciliation is performed [REDACTED] by the General Manager and Assistant Managers. The Assistant Manager will first review and organize every product of inventory as of [REDACTED]. [REDACTED] The Assistant Manager will then verify that each piece of inventory is accounted for whether it be via sale, securely sitting in a retail counter or the Inventory Room, or returned and/or destroyed for quality control reasons. The Assistant Manager will also conduct “spot checks” of inventory received [REDACTED] to ensure that all recent deliveries are also accounted for. The General Manager will then conduct the same process to reduce the possibility of human error.

If any discrepancy is discovered between our inventory data and the physical amount of inventory in our store, FlowHub and our internal inventory records will be examined to ascertain the reason for the discrepancy. If the discrepancy cannot be identified through the review of our inventory records, security will be contacted to review the video surveillance footage to identify the discrepancy. If the inventory is determined to be stolen, the DCC and law enforcement will be identified within 24 hours as pursuant to 4 CCR § 15036. If the inventory is not determined to be stolen but is still deemed “significant” because the discrepancy is at least 3 percent of average monthly sales, the DCC and local law enforcement will be notified in accordance with 4 CCR § 15034. All inventory records will be stored and maintained for a period of 7 years.

Inventory Policies to Prevent Diversion

The following policies and procedures work together with STIIIZY San Pablo's strict hiring policies to prevent employee theft:

- Employees are required to notify management if they witness or suspect internal theft, inventory discrepancies, or record tampering;
- [REDACTED]
- Employees will be required to sign a consent to search policy as condition of employment (including their person, possessions, and vehicles while on the premises);
- Employees will be required to check in all bags in a secure locker next to the break room; and
- Employee movement will be tracked by their access of employee-only areas with their identification cards, which act as FOB keys, as well as surveillance cameras.

To date, there has not been a single instance of employee theft according to our inventory records.

Inventory Records Maintenance

All inventory tracking is done through our POS system, FlowHub. Because all record keeping is done electronically, various reports can be generated immediately upon request which follows SPMC § 17.62.130(7)(C). All inventory records, and dispensary records for that matter, will be maintained for a minimum of seven (7) years should the City of San Pablo make a records request of STIIIZY San Pablo.

Such records that are maintained electronically include sales receipts, delivery manifests, patient/customer information, inventory levels, employee information and more. Additionally, any records that are first recorded on paper and then transferred to FlowHub, are also maintained in their original condition on-site and in a locked filing cabinet within the secured Inventory Room. Records will be kept electronically 1) within our FlowHub software platform, 2) within our own file storage application within Box.com and 3) within our Google Cloud network as a backup.

Environmental conditions at the facility will be maintained in order to preserve said documents for a minimum of seven (7) years.

PROPOSED PRODUCT LINE

Description of proposed operations. A description of the nature of the proposed commercial cannabis retail business, product types, average or expected sales amounts by product type, average or expected amount of cannabis storage, and sources of cannabis.

Product Types

Customers at STIIIZY San Pablo will be able to choose from over 800 SKUs and 12 different types of products, including flowers, oils, vapes, pre-rolls, topicals, and edibles. We are currently engaged with over 70 licensed California vendors to provide this type of variety to our customers. Additionally, our 15 in-house brands, including STIIIZY, Honeyleaf, BLSTD, and Sessions are the most popular brands in California. According to market research firm, BDSA, we were named 2021 Best Selling Cannabis Brand in California. Our products are currently carried at 90% of cannabis retail stores in California and many of our customers cite our vast selection of these in-house brands as one of the main reasons they continue to return to our stores.

Brand names for some of our different types of products we will carry are as follows:

- Flower – 1) STIIIZY Flower, 2) Alien Labs, 3) Connected, 4) Pacific Stone, 5) Glass House
- Vapes – 1) STIIIZY, 2) Raw Garden, 3) Alien Labs, 4) Blue River
- Edibles – 1) STIIIZY, 2) KIVA, 3) WYLD,
- Pre-Rolls- 1) STIIIZY, 2) Jeeter, 3) Lowells, 4) Connected
- Concentrates – 1) STIIIZY, 2) Raw Garden, 3) Bear Labs
- Topicals – 1) Papa & Barkley, 2) Mary's Medicinal
- Tinctures – 1) Papa & Barkley, 2) Care By Design

See below for a sample of the initial list of 800 SKUs we plan to carry at STIIIZY San Pablo. An additional 50 – 100 SKUs will be added once the store is operational to account for products from San Pablo based cultivators and manufacturers.

WONDERBRETT - BANANA OG - 3.5G	Flowers
WONDERBRETT - ORANGE SUNSET - 3.5G	Flowers
STIIIZY - PURPLE PUNCH - 1G POD	Vape
STIIIZY - PURPLE PUNCH - 1G POD 1/17 (19660)	Vape
STIIIZY - ADVANCED BIIIG BATTERY	Battery
STIIIZY - BIRTHDAY CAKE - .5G POD 1/17 (11157)	Vape
STIIIZY - PAPA & BARKLEY - THC RICH 1.3 BALM - 15ML	Tincture
STIIIZY - PARADISO - CHERRY OG - 3.5G	Flowers
STIIIZY - PLUS PRODUCTS - 3.1 THC/CBD GOLD BLUEBERRY - 100MG	Edible
STIIIZY - PLUS PR - LIIT - PURPLE PUNCH - 3.5G	Flowers
STIIIZY - PLUS PR - LIIT - PURPLE PUNCH - 3.5G 1/17 (19675)	Flowers
STIIIZY - PLUS PR - LIIT - R - FUZZIES - SUPER SILVER HAZE - KING SIZED PREROLL 1/17 (21485)	Pre-Roll
STIIIZY - PLUS PR - LIIT - S - FUZZIES - WEDDING CAKE - 3 PK PREROLL 1/17 (21484)	Pre-Roll
STIIIZY - PUNCH - LIIT - W - FUZZIES - WEDDING CAKE - KING SIZED PREROLL 1/17 (21483)	Pre-Roll
STIIIZY - PUNCH - LIIT - W - GLASS H - CALIVA - BLACK JACK - 3.5G	Flowers
STIIIZY - PUNCH - MEGA - HEAVY H - CALIVA - TOASTIES - 5PK PREROLL	Pre-Roll
STIIIZY - PUNCH - MOXIE - HIGH CA - CALIVAS - DOGWALKER - 4PK PREROLL 1/11 (15795)	Flowers
STIIIZY - PUNCH - MOXIE - HIGH CA - CANNADI - 11:11 - WEDDING CAKE - 3.5G 1/11 (15791)	Flowers
STIIIZY - PUNCH - MOXIE - HIGH CA - CANNADI - 2EZ - HYBRID - 1G PREROLL	Flowers
STIIIZY - RAW GA - MOXIE - HONEYD - CANNADI - 2EZ - INDICA - 1G PREROLL	Flowers
STIIIZY - RAW GA - MOXIE - HONEYD - CANNADI - 2EZ - SATIVA - 1G PREROLL 1/17 (19673)	Flowers
STIIIZY - RAW GA - MOXIE - HONEYD - CARE BY D - ABX - 10 CT. SOFT GELS - 100MG	Edible
STIIIZY - RAW GA - MOXIE - HONEYD - CARE BY D - ABX - SLEEPY TIME DROPS	Edible
STIIIZY - RAW GA - MOXIE - HONEYD - CUPPER L - ABX/LAGUNITAS - HI FI HOPS - 10MG THC	Drink
STIIIZY - RAW GA - MOXIE - ISLAND - CONNECT - ALIEN LAB - AREA 41 - 3.5G	Flowers
STIIIZY - RAW GA - MOXIE - KING PE - CONNECT - ALIEN LABS - BADDER FUELATO SAUCE - 1G 1/11 (15829)	Concentrate
STIIIZY - RAW GA - MOXIE - LEVEL - C - CONNECT - ALIEN LABS - BADDER ZOOKIES SAUCE - 1G 1/11 (15828)	Concentrate
STIIIZY - RAW GA - NUG - J - LEVEL - F - COSMIC - ALIEN LABS - PLANET DOSI - 3.5G 1/11 (15792)	Flowers
STIIIZY - RAW GA - NUG - G - LEVEL - F - CREME - B - ALIEN LABS - SHERBACIO - 3.5G	Flowers
STIIIZY - RAW GA - NUG - G - LIIL - 1.2 - CRU - BLA - AUTHENTIC - CHAMPAGNE - 3.5G	Flowers
STIIIZY - RAW GA - NUG - G - LIIL - 1.2 - CRU - GR - AUTHENTIC - COOKIES AND CHEM - 3.5G	Flowers
STIIIZY - RAW GA - NUG - G - LIIL - BII - CRU - ICE - AUTHENTIC - DRAGONS BREATH - 3.5G 1/17 (21477)	Flowers
STIIIZY - RAW GA - NUG - B - LIIL - BII - CRU - SKY - AUTHENTIC - PUNCH LINE - 3.5G	Flowers
STIIIZY - RAW GA - NUG - B - LIIL - BL - CRU - WE - AUTHENTIC - PURPLE DEMON - 3.5G	Flowers
STIIIZY - RIVERVIS - NUG - G - LIIL - BL - CURE - MA - AUTHENTIC - PURPLE PUNCH - 3.5G	Flowers
STIIIZY - ROLLING - NUG - L - LIIL - DC - CURE - MA - AUTHENTIC - SOUR SANDIA - 3.5G	Flowers
STIIIZY - ROLLING - NUG - N - LIIL - DC - CURE - PA - AUTHENTIC - SUNDAY TRUFFLE - 3.5G	Flowers
THC DES - STIIIZY - ROSE DE - NUG - S - LIIL - GE - EFEX - AC - AUTHENTIC - WIFI X COOKIES - 3.5G	Flowers
THC DES - STIIIZY - SELECT E - NUG - S - LIIL - HA - EFEX - CH - BEEZLE - MEAT BREATH - 1G	Concentrate
URSA - L - STIIIZY - SELECT E - OLD PA - LIIL - OC - EFEX - CH - BEEZLE - OGKB - 1G	Concentrate
URSA - F - STIIIZY - SELECT E - PACIFIC - LIIL - PIN - EFEX - DR - BEEZLE - ORANGE FRUITY PEBBLES - 1G	Concentrate
URSA - F - STIIIZY - SELECT E - PACIFIC - LIIL - PR - EFEX - HE - BIC LIGHTER	Accessories
URSA - S - STIIIZY - SELECT E - PALMA - LIIL - PU - EFEX - PU - BIIIT - ASSORTED SOUR GUMMIES - 100MG 1/17 (19672)	Edible
URSA - S - STIIIZY - SOURCE - PALMA - LIIL - SF - EFEX - SO - BIIIT - BLACK CHERRY SOUR GUMMIES - 100MG	Edible
URSA - V - STIIIZY - STAFF D - PALMA - LIIL - SK - EMBER VA - BIIIT - BLUE RASPBERRY SOUR GUMMIES - 100MG	Edible
URSA - Z - STIIIZY - STASH JA - PALMA - LIIL - SO - EMBER VA - BIIIT - GREEN APPLE SOUR GUMMIES - 100MG	Edible
WATER - STIIIZY - STICKER - PALMA - LIIL - ST - ENJOYAB - BIIIT - STRAWBERRY SOUR GUMMIES - 100MG	Edible
STIIIZY - STIIIZY - PALMA - LIIL - ST - ENJOYAB - BIIIT - WATERMELON SOUR GUMMIES - 100MG	Edible
STIIIZY - STIIIZY - PALMA - LIIT - BE - ENJOYAB - BLASTED - ANIMAL COOKIES - 3.5G 1/24 (11687)	Flowers
STIIIZY - STIIIZY - PALMA - LIIT - GR - ENJOYAB - BLASTED - CAKE BATTER - 3.5G 1/24 (11685)	Flowers
STIIIZY - STIIIZY - PALMA - LIIT - HI - FADE CO - BLASTED - CAKE MONSTER - 3.5G 1/24 (11688)	Flowers
STIIIZY - STIIIZY - PALMA - LIIT - HI - FRIENDLY - BLASTED - GAS HOUSE - 3.5G 1/11/20 (016131)	Flowers
STIIIZY - STIIIZY - PALMA - LIIT - KI - FRIENDLY - BLASTED - KING LOUIS - 3.5G 1/24 (11689)	Flowers
PAPA & - STIIIZY - LIIT - KI - FRIENDLY - BLASTED - MENTAL OG - 3.5G 1/24 (11686)	Flowers
PAPA & - STIIIZY - LIIT - KI - FRIENDLY - BLASTED - SKYWALKER - 3.5G 1/11/20 (016133)	Flowers
LIIT - MA - FUN UNC - BLASTED - TRIPLE OG - 3.5G 1/24 (11690)	Flowers
LIIT - PU - FUZZIES - BLOOM - BATTERY	Battery
FUZZIES - BLOOM - CHAMPAGNE KUSH - .5G	Vape
FUZZIES - BLOOM - GSC - 1G	Vape
FUZZIES - BLOOM - MAUIE WOWIE - 1G	Vape
FUZZIES - BLOOM - PINEAPPLE EXPRESS - .5G	Vape
FUZZIES - BLOOM - PINEAPPLE EXPRESS - 1G	Vape
BLOOM - SKYWALKER - 1G	Vape
CALIVA - ALIEN OG - 3.5G 1/17 (21475)	Flowers

Type, Quantity, and Value of Products

STIIIZY San Pablo anticipates the following product types for retail sale based on other stores in the Contra Costa County area. The quantity and value are on a monthly basis.

Type	Monthly Quantity	Wholesale Value ³	Description
Flower			STIIIZY San Pablo will carry a wide variety of cannabis strains from across California. STIIIZY San Pablo's curated cannabis inventory will feature high-quality, laboratory-tested cannabis at all price points. THC content on cannabis will range from 10% to 35%. Cannabis flower varieties will include indica, sativa, and hybrid. Brands we will carry include our own popular STIIIZY brand as well as Alien Labs, Glass House Farms, Riverview Farms, and many other reputable brands.
Pre-Rolls			A pre-roll is a pre-rolled cannabis joint. STIIIZY San Pablo will carry pre-roll joints from a variety of licensed cultivators. THC content will range from 10% to 35%. Cannabis varieties will include indica, sativa, and hybrid. Brands include STIIIZY, Jeeters, Lowells, and Connected Cannabis.
Concentrates			STIIIZY San Pablo plans to carry live resin, budder, sauce, sugar leaf, and crumble. Brands include STIIIZY, Raw Garden, and Blue River.
Vapes			Vaporizers—also known as vape pens—are devices used to heat cannabis for inhalation. Vaping devices heat dry cannabis flower or oil concentrate to a temperature below combustion, usually in the range of 180–200°C (356–392°F). The heat releases active compounds from the cannabis and turns them into a vapor that can be inhaled. THC content of vapes will range from 35% to 90%. Brands include STIIIZY, Raw Garden, Alien Labs, and Blue River.
Oil Cartridges or Pods			An oil cartridges or pod is a pre-filled container of cannabis oil or concentrate designed for use with an e-cigarette or vape rig. Cartridges and pods come in multiple formats, from threaded cartridges that twist onto a battery to pods that magnetically snap into place. THC content of oil cartridges ranges from 35% to 90%. Brands include STIIIZY, Raw Garden, Sherbinskis, and Connected Cannabis.
Edibles			Edibles are food infused with cannabinoids. Cannabis edibles come in many forms, including brownies, cookies, gummies, and mints. Any recipe that calls for butter or oil can be readily infused with cannabis. The body processes edible cannabis differently than inhaled cannabinoids. When cannabis is ingested, cannabinoids enter the bloodstream through the stomach and

³ Note that this is the wholesale value and not the price to be sold to our customers.

		liver, which increases potency and delays the onset of effects. Cannabis edibles typically contain 5–10 milligrams of THC per serving, with a maximum of 100 milligrams of THC per edible cannabis good. Brands include STIIIZY, KIVA, and WYLD.
Beverages		Cannabis-infused beverages are ingested like edibles. Cannabis-infused beverages include seltzers, sodas, non-alcoholic “hoppy water,” and other drinks. Cannabis-infused beverages contain 5–10 milligrams of THC. Brands include Keef, Unle Arnie’s, and Cann (Note that we will not sell cannabis infused alcoholic beverages).
Topicals		Topicals are cannabis-infused lotions, balms, and oils that are absorbed through the skin for localized relief of pain, soreness, and inflammation. Because they are non-intoxicating, topicals are often chosen by patients who want the therapeutic benefits of cannabis without the cerebral euphoria associated with other delivery methods. Brands include Papa & Barkley, Mary’s Medicinal, and Apothecanna.
Tinctures		Tinctures contain a range of cannabinoids and are administered orally, sublingually, or in tandem with a beverage. Tinctures are often packaged in small glass bottles with droppers as caps for convenient dosing. They offer patients a method of consumption that does not require combustion or inhalation. Tinctures typically contain 100 milligrams of THC. Brands include Papa & Barkley, and Care By Design.
Capsules		Capsules are cannabis in pill form, typically used as a vehicle to administer medication through ingestion. Capsules can contain any form of cannabis and specific ratios of cannabinoids. Capsules often function as safer alternatives to vaping or smoking cannabis. Capsules typically range from 5 to 10 milligrams of THC. Brands include Papa & Barkley, Mary’s Medicinal, Breez, and ABX.

Percentage of Flower and Manufactured Products



In line with STIIIZY San Pablo’s vision of offering a high-end yet inclusive environment, we will offer high-end artisanal products such as Cannabiotix at \$65 per one-eighth ounce, but also affordable products for cost-sensitive customers such as our in-house Blaze 420 at \$22 per one-eighth ounce, which is significantly less expensive than the average price of cannabis at other legal dispensaries in California.

STIIIZY San Pablo will not sell alcohol or tobacco products at our dispensary and will not allow on-site consumption of alcohol, tobacco products, or cannabis products by patrons or employees.

Cannabis Inventory



Sources of Cannabis

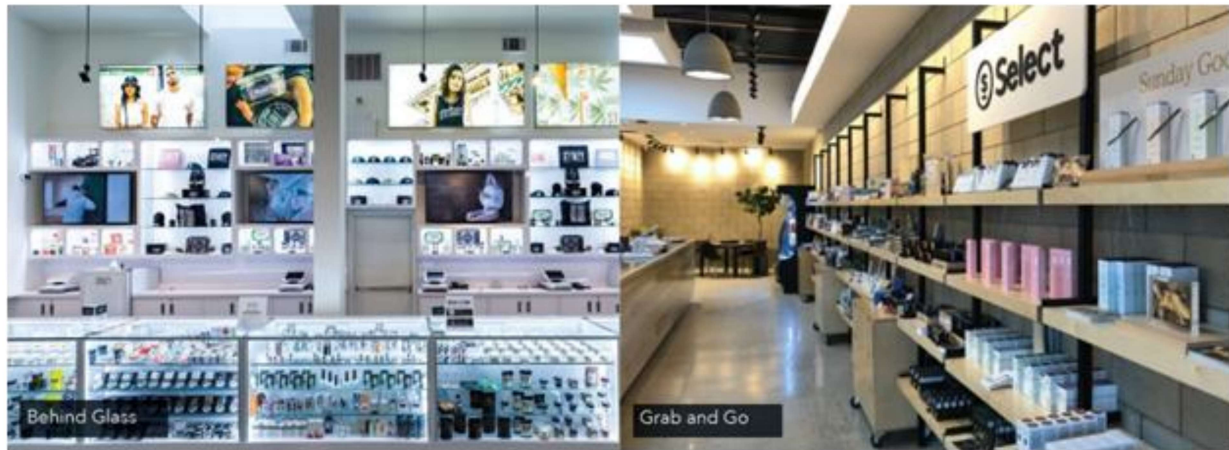
As we are part of a vertically integrated cannabis company, a majority of our stock will be sourced from our own distribution operations. In addition, we will source other local and state-wide products from our pre-vetted vendors such as:

- Cabo Connection and Barlow Printing – License # C11-000488-LIC
- Happy Fruit – License # C11-0001274-LIC
- The Syndicate Lancaster – License # C11-0000650-LIC
- Kushy Punch – License # C11-0000582-LIC

PRODUCT HANDLING PROCEDURES

Product security and ensuring that no products are diverted out of the store are some of STIIIZY San Pablo's main priorities. The following product handling procedures have contributed to our success rate:

- The layout of the store, with all products secured behind glass retail counters, will ensure that products are never accessed by customers until they have purchased the products. See below for a comparison of our store in Los Angeles to another company's grab-and-go store.



- Per 4 CCR § 15025(a), all operations will occur entirely inside of STIIIZY San Pablo's building, which will be secured, locked, and fully enclosed with a ceiling.



- After a customer has completed a purchase, the Sales Associate will place the products in an opaque, child proof bag and the security guards will ensure that customers do not consume the products in the store or within vicinity of the store.



- Finally, our FlowHub system will also track the amount of cannabis a customer or medical patient has purchased on any given day at any of its stores. Any purchase which will exceed the daily limit will be prevented by FlowHub, further reducing the risk that a customer will purchase excessive amounts with the intent of diverting them to persons under 21 years old.

Product Inspection

STIIIZY San Pablo will make cannabis goods available for supervised customer inspection. It is STIIIZY San Pablo's policy to ensure that customers may not access the cannabis goods without assistance from an employee. Glass display cases secure cannabis goods and prevent unsupervised customer inspection.

Upon a customer request, Sales Associates may present cannabis flower in an air-tight plastic jar that allows the customer to smell cannabis without opening the jar and a lens for microscopic viewing.

Sales Associates are trained to remain with the customer at all times during inspection. If the supervising Sales Associates needs to be away from the customer, the Sales Associate will first secure the cannabis goods and then perform the needed task away from the customer.

Product Sales

Once the customer decides what they will purchase, the Sales Associate will request the customer's identification a second time for additional security measures and, if applicable, doctor's recommendation as a second line of defense against underage purchases of cannabis and to pull up the customer's profile that has been created in the FlowHub POSs system.



After verifying the identification and customer's profile and confirming that the customer has not already exceeded the daily limit of cannabis purchase, the Sales Associate will unlock the back of the glass case and examine the selected products to ensure that the packaging is in good condition, warnings are legible, the product is not expired, and the tamper-evident seal is still intact. After ensuring the product is permitted to be sold, the Sales Associate will scan the products into FlowHub, seal the products in an opaque exit package compliant with 4 CCR § 15413(c), and complete the sale with a credit card or cash from the customer. All cash handling will be in full view of a surveillance camera, and at no point during cash handling will the cash be obscured from the camera.

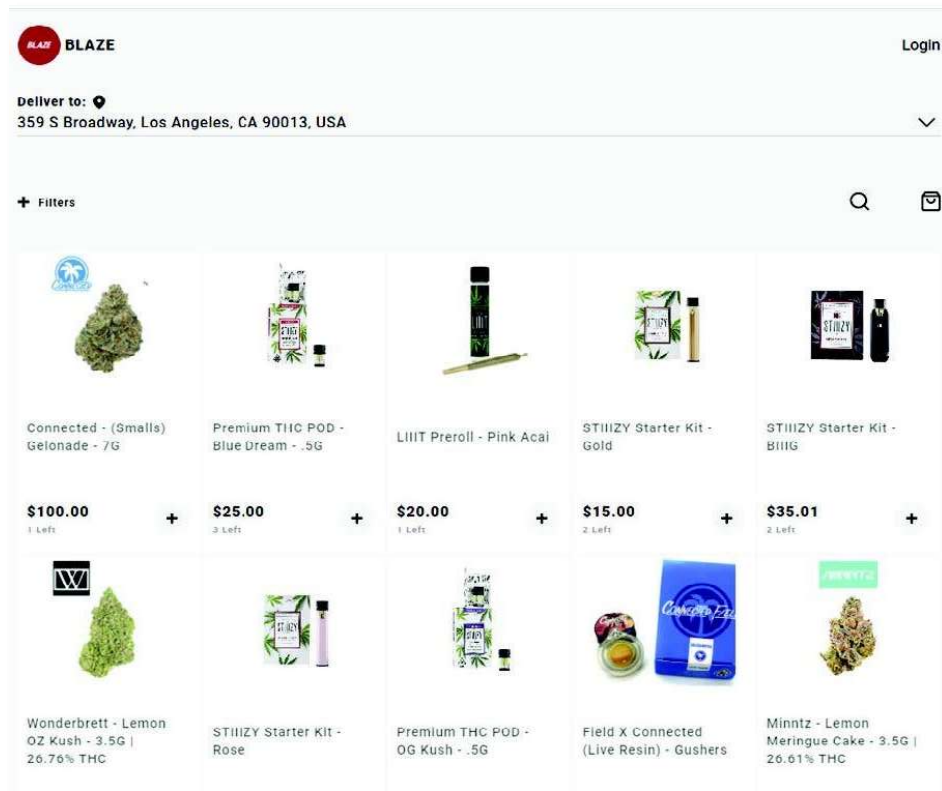
In summary, because every product is locked underneath the glass casing of the retail counter and every product inspection by the customer is conducted in front of the Sales Associate, it is nearly impossible for customers to steal our products. Security guards inside and outside of the facility will surveil the area to make sure that customers are not consuming any cannabis or cannabis products inside or near the retail store or within their vehicles. Because of the open floor concept of our store and the fact that we have cameras that blanket the inside and outside of our store, customers will not be able to consume products within or within the vicinity of the store.

Delivery Service Procedures, Number of Vehicles and Product Security During Transportation

Our experience in other cities has shown us that a well operated delivery business can provide an extra 20-30% in sales to the storefront retailer. STIIIZY San Pablo's will utilize employee-owned vehicles to make deliveries of cannabis products.

Delivery Service Procedures

Receiving Delivery Orders: STIIIZY San Pablo's customers will be able to make delivery orders through our proprietary online delivery platform called Blaze. Customers are required to create an online profile with a valid form of identification and a recent photograph of the customer holding their ID. Identification is checked again at the time of delivery.



Once a new delivery order is received, a Delivery Driver will first confirm that the order complies with daily sales limits and can be legally processed. The Delivery Driver will then check that all of the desired products are in stock and that the order can be fulfilled in accordance with the customer's expectations. If all of the requested goods are available, then the Delivery Driver will process the order as requested by first documenting the customer's identifying information and checking the delivery address online to ensure that it is: (i) a physical address in California; (ii) not on publicly owned land or on land or in a building leased by a public agency; and (iii) not a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center in accordance with state regulations.

Delivery Order Processing: As part of order fulfillment, a Delivery Driver will prepare a Delivery Request Receipt that contains the following information:

- i. STIIIZY San Pablo's name and address;

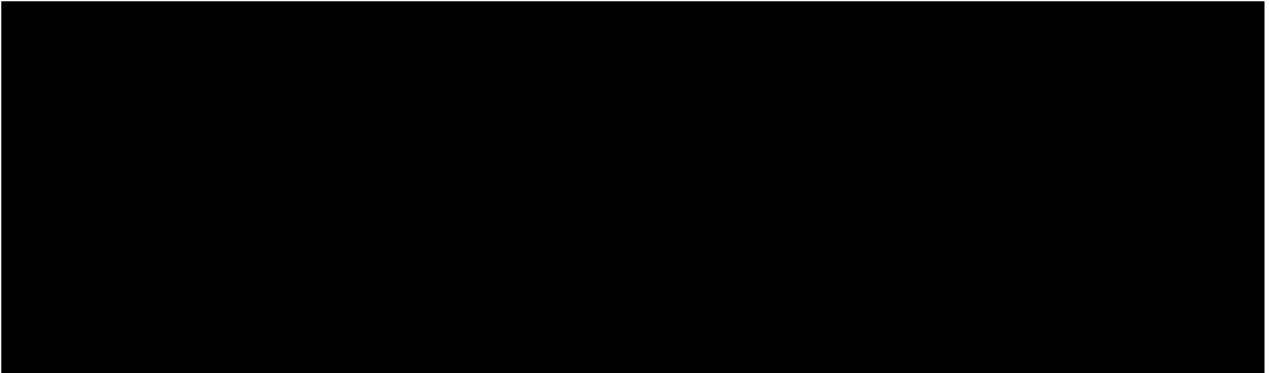
- ii. The first name and employee number of the employee who will deliver the order;
- iii. The first name and employee number of the employee who will have prepared the order for delivery;
- iv. The first name and STIIIZY San Pablo assigned customer number for the customer who placed the delivery order;
- v. The date and time of the delivery order;
- vi. The delivery address provided by the ordering customer;
- vii. A detailed description of all of the requested cannabis goods, including their weight, volume, or another accurate measure of the amount; and
- viii. The total amount paid for the delivery, including any taxes, fees, the cost of the cannabis goods, and any other charges related to the delivery.

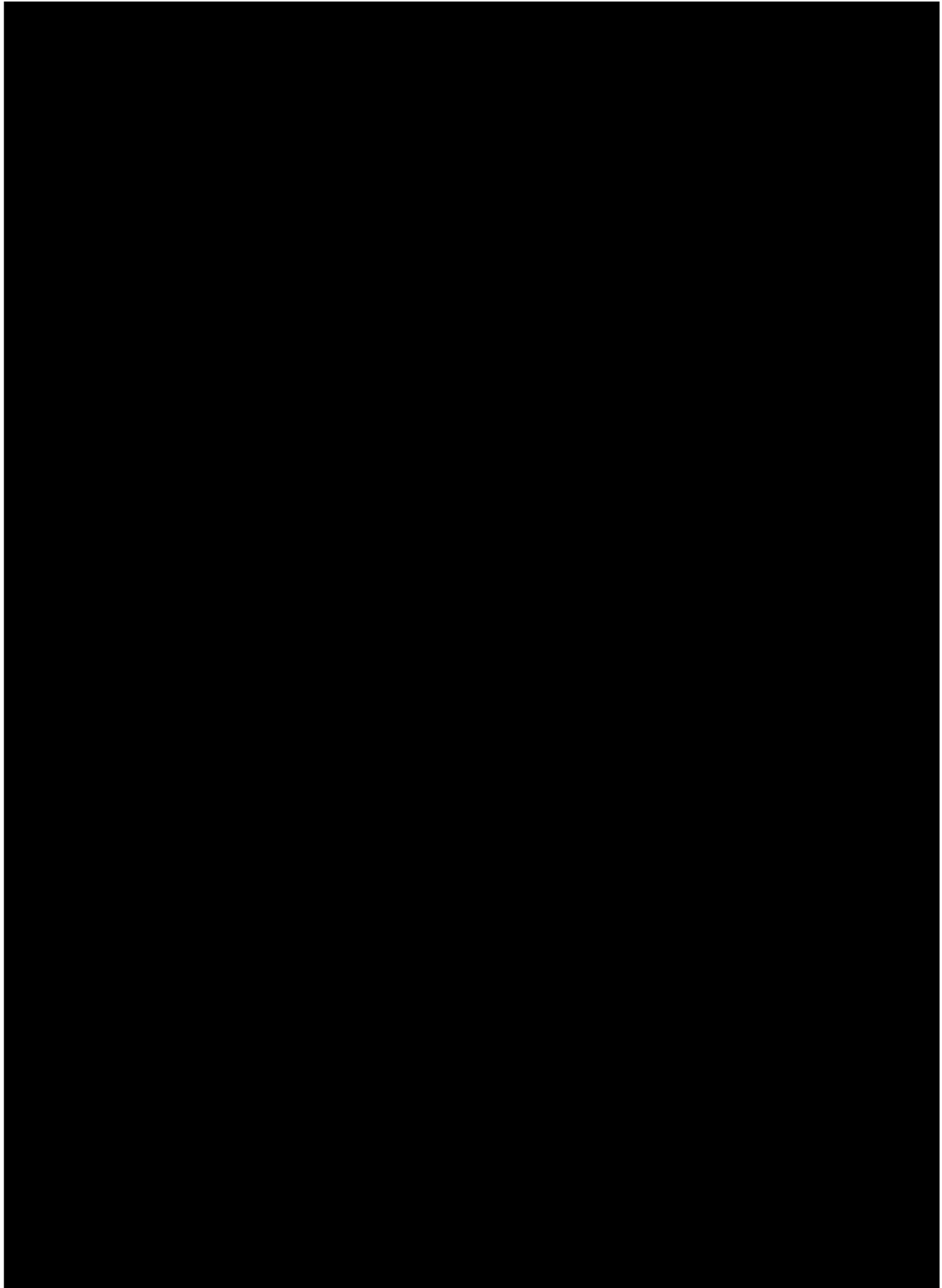
The same Delivery Request Receipt will later be updated by the Delivery Driver to include the date and time the order was delivered, as well as the ordering customer's signature confirming their receipt of the order. This information will be updated in the customer's profile in the POS system, so that cannabis goods sold by STIIIZY San Pablo can be tracked in the event of a product recall.

All ordered cannabis goods will be gathered from inventory storage by the Inventory Manager and he or she will visually inspect each product to ensure that it is not expired, that the packaging is intact and unopened, and that the product labeling is intact and legible. The Inventory Manager will then provide the items to the Sales Associate. The Sales Associate will either scan or manually document each item into the POS system. The following information is automatically entered into METRC from FlowHub via the application programming interface:

- i. Name and type of cannabis goods;
- ii. Unique Identifiers ("UIDs") of cannabis goods;
- iii. Amount of cannabis goods, by weight or count;
- iv. Price including all taxes and other fees;
- v. Date and time of sale; and
- vi. Any other information required by licensing authorities.

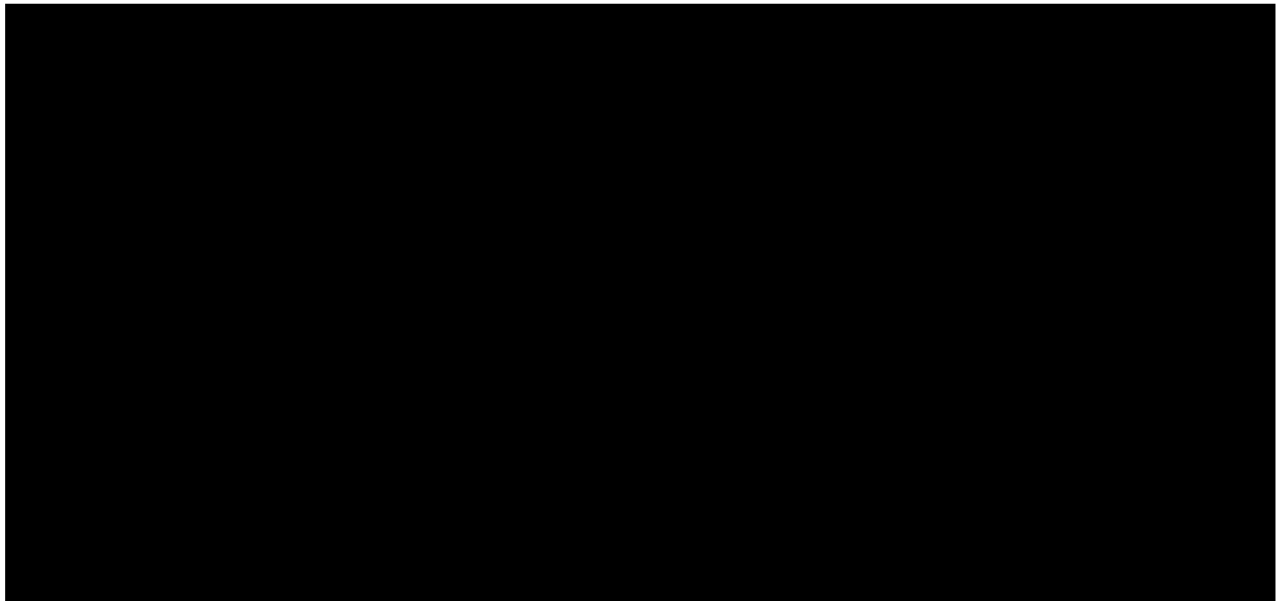
To conclude order documentation, the Delivery Driver will then add the ordered products to the Delivery Inventory Ledger, which will include for each product the: (i) type; (ii) brand; (iii) retail value; (iv) UID; and (v) weight or volume. Based on then-current retail prices, the Sales Associate will verify that the Delivery Inventory Ledger [REDACTED] All delivery orders will then be placed into opaque exit packages and the Delivery Driver will transport the orders with copies of the corresponding Delivery Request Receipts and the Delivery Inventory Ledger.





Delivery Stop Log: A Delivery Stop Log will be maintained by Delivery Drivers via the proprietary Blaze software. This is a log of any stops from the time the Delivery Driver leaves the dispensary to the time he or she returns, including the reasons for each stop. After deliveries are completed, the log will be closed for the shift and confirmed by a manager, who will ensure that the log is retained and available for inspection for at least seven years. Delivery Drivers will provide the log to the city, the Department of Cannabis Control, or any law enforcement officer immediately upon request while out on deliveries.

Delivery Driver Communication: Communication between management and Delivery Drivers will occur through the use of hands-free telephones. Before departing from the dispensary for a delivery, a Delivery Driver will place and receive a test call to management to confirm that the telephones are properly functioning. In addition to general communications, Delivery Drivers will utilize the hands-free telephones to report all adverse delivery events to management, who will record all adverse events in a dedicated incident log.



Number of Vehicles

STIIIZY San Pablo intends to utilize 3 vehicles to provide delivery services for its customers. STIIIZY San Pablo will utilize employee-owned vehicles to make deliveries of cannabis products. In accordance with SPMC § 17.62.130(I)(11)(b), information regarding these vehicles will be provided to the Chief of Police prior to being placed in service.

PRODUCT SECURITY DURING TRANSPORTATION

Product security during transportation is a priority to STIIIZY San Pablo as it reduces the likelihood of product diversion and underage access. As such, STIIIZY San Pablo will enforce the following policies, among others, to ensure that products remain secure throughout the delivery process:

- All Delivery Drivers will be at least 21 years old.
- All deliveries will be made by STIIIZY San Pablo's Delivery Drivers (as opposed to third party contractors).
- We will only employ Delivery Drivers with a good driving history (e.g., no DUIs, driving with suspended license, etc.).
- Deliveries will only be made during store hours.

- Cannabis products will not be visible from the outside.
- [REDACTED]
- Only authorized employees will be allowed in the delivery vehicle during a cannabis goods delivery.
- While carrying cannabis goods for delivery, Delivery Drivers will only travel in an enclosed delivery vehicle and will ensure the cannabis goods are not visible to the public.
- While making deliveries, the Delivery Driver shall only travel from the store to the delivery address, from the delivery address to another delivery address, or back to the store. The Delivery Driver shall not deviate from the delivery path except for necessary rest, fuel, vehicle repair stops or due to unsafe road conditions. Any deviations will be communicated to management immediately.
- [REDACTED]
- Delivery vehicles will not have any markings on the exterior of the vehicle that may indicate the presence of cannabis inside the vehicle.
- Delivery Drivers will not leave cannabis goods unattended in the delivery vehicle unless the vehicle is locked and the alarm system is active.
- [REDACTED]

As mentioned previously, Delivery Drivers will be in constant communication with the store's inventory and delivery team via hands-free telephones. Delivery Drivers are instructed to dial 9-1-1 if they feel threatened or believe a crime is about to be committed. The inventory and delivery team at the store will also keep track of the delivery vehicle's whereabouts and will call the Delivery Driver if there are unscheduled stops or other unusual activities. If they are not able to connect with the Delivery Driver, the Inventory Manager will contact the police with the vehicle's location if he or she reasonably believes there is a crime being committed or that the Delivery Driver is otherwise in danger.

STATE LICENSE COMPLIANCE

Proof of state license compliance. A description of the specific state cannabis license(s) or permits that the applicant has obtained or plans to obtain. The applicant shall describe how the cannabis retail business will meet the state licensing requirements.

STIIIZY has a dedicated licensing team that has worked on numerous new and renewal applications to the state. We will be obtaining a Type 10 Retailer License from the Department of Cannabis Control and have tailored the application process down to a science. Below is a sampling of a few of our State Licenses for other retail locations:

Department of Cannabis Control
CALIFORNIA

Department of Cannabis Control
licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:
Ironworks Collective, Inc.
STIIIZY DTLA

License Number: C10-0000346-LIC
License Type: Retailer
(Storefront)

The license authorizes Ironworks Collective, Inc. to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Premises Address:
718 COMMERCIAL ST E
LOS ANGELES, CA 90012-3412

Valid: 7/2/2019
Expires: 7/1/2026

Scan to verify this license.

Non-Transferable

Post in Public View

Original State License for
Ironworks Collective,
Inc. dba STIIIZY DTLA
was obtained in 2019
and is set to be renewed
in July 2026.

Department of Cannabis Control
CALIFORNIA

Department of Cannabis Control
licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:
AUTHENTIC TRACY LLC
TBD

License Number: C10-0001514-LIC
License Type: Retailer
(Storefront)

The license authorizes AUTHENTIC TRACY LLC to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Premises Address:
775 W CLOVER RD
TRACY, CA 95376

APN:
214-180-16
TRACY, San Joaquin

Valid: 11/15/2024
Expires: 11/15/2026

Scan to verify this license.

Non-Transferable

Post in Public View

Original State License for
Authentic Tracy LLC dba
STIIIZY Tracy was
obtained in 2024 and is
set to be renewed in
November 2026.



A relatively new State License for STIIIZY Bell Gardens LLC dba STIIIZY Bell Gardens whose store is expected to open April/May 2026.

LOCAL LICENSE COMPLIANCE

Information regarding other local licenses. A description of the specific cannabis licenses or permits that the applicant(s) has obtained or plans to obtain from the City of San Pablo and other local agencies or jurisdictions.

STIIIZY San Pablo will obtain a minimum of the following permits and licenses for its operation within the local jurisdiction:

- Operator Permit,
- Conditional Use Permit,
- Building Permit,
- Certificate of Occupancy,
- Business License,
- Health Permit (through the County), and
- other various Department Permits as required.

DISCLOSURE OF LITIGATION AND LEGAL PROCEEDINGS

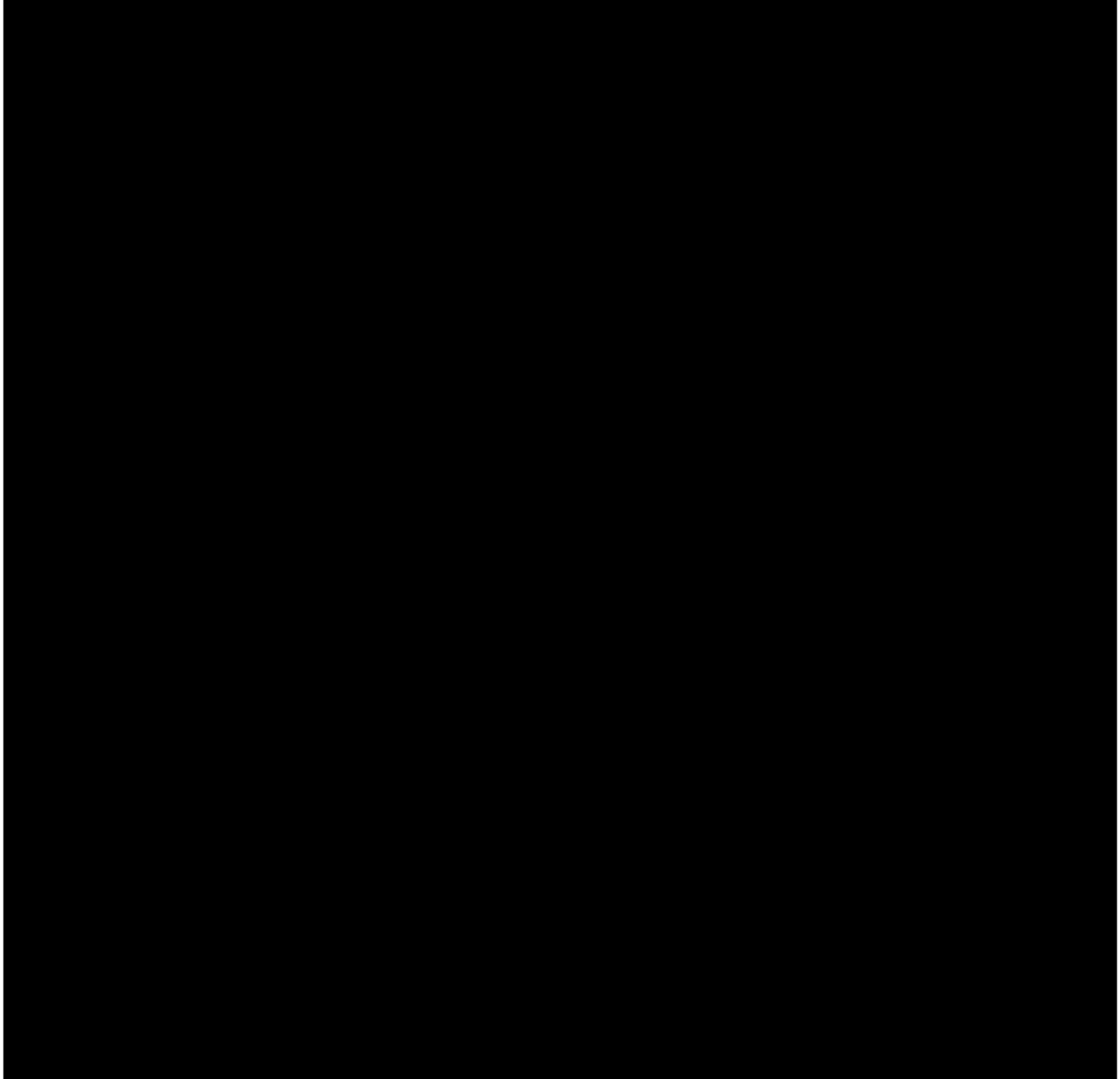
Disclosure of litigation and legal proceedings. A description of any litigation in which the applicant(s) has been involved within the ten years immediately preceding the date of the application and a statement of whether any business currently operated by the applicant(s) or operated by the applicant(s) within the ten years immediately preceding the date of the application has been investigated or the permit or license authorizing the operation of such business has been revoked or suspended within the ten years immediately preceding the date of the application.

The applicant, STIIIZY San Pablo LLC, has NOT been involved in any litigation or legal proceedings since its organization and has had no licenses or permits revoked nor suspended.

SECURITY PLAN

A description and documentation of how the applicant will secure the premises at all times.

PROFESSIONAL SECURITY CONSULTANT



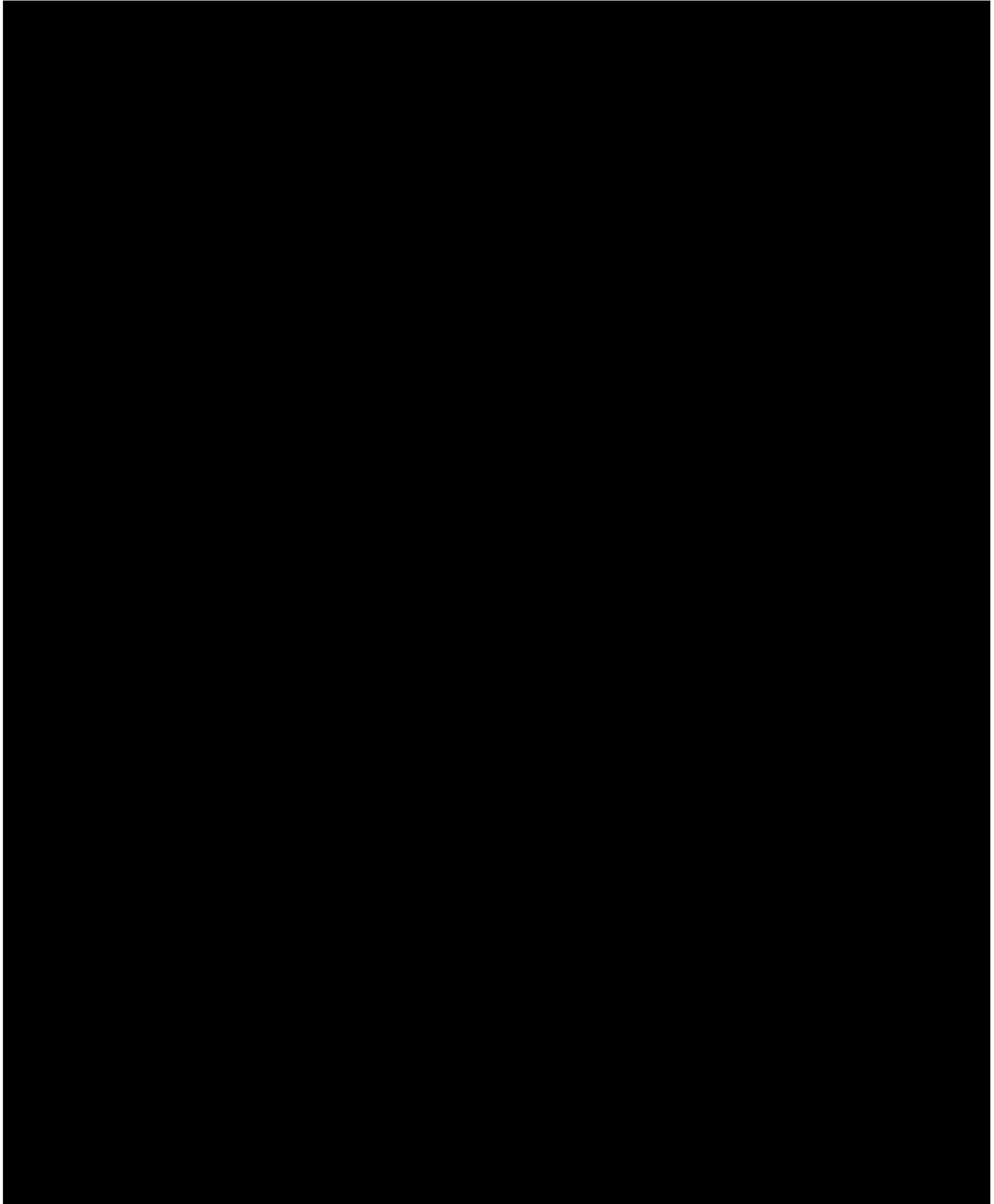
PREMISES (SECURITY) DIAGRAM

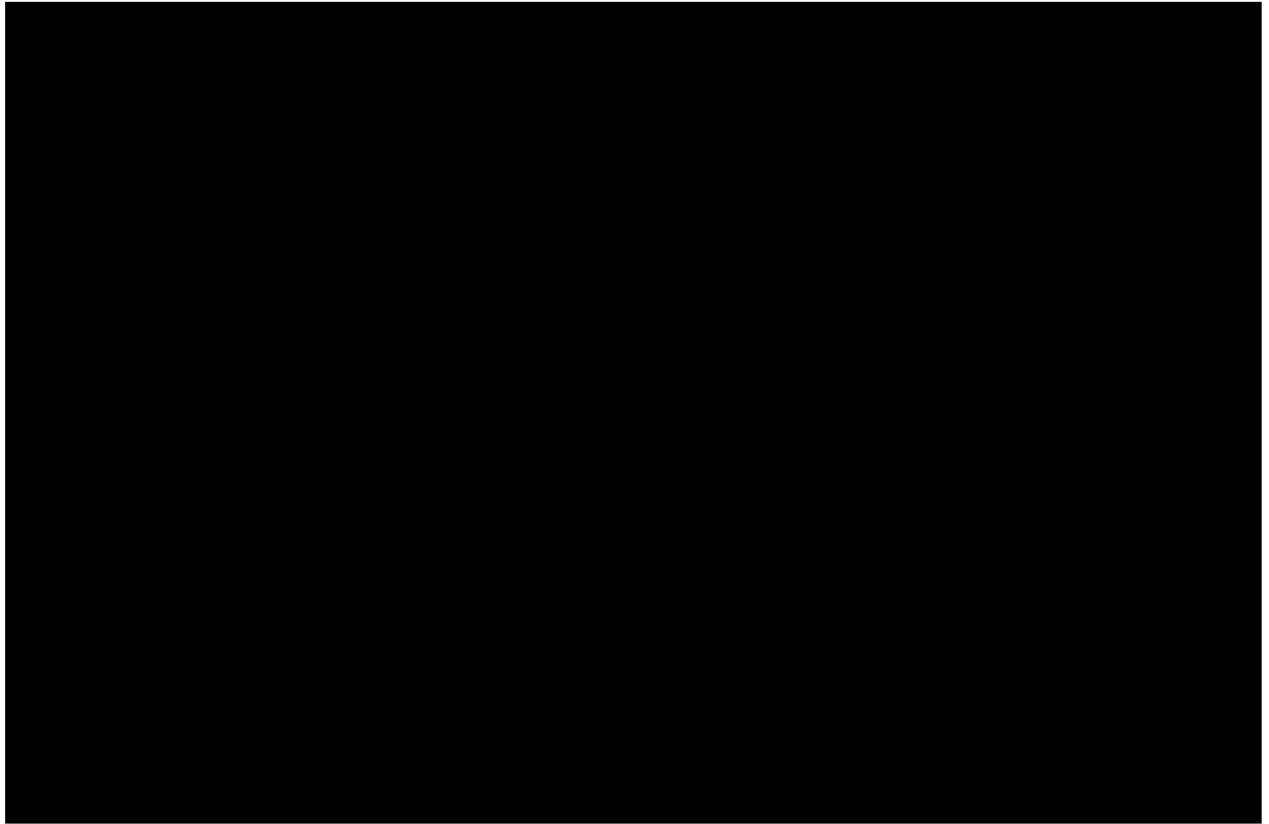
The following diagram is drawn to scale and clearly identifies property boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways. All rooms are identified for which activities are performed in the various rooms as well as the locations of all cameras. A more detailed description of each activity is included on the following page.

Room	Description

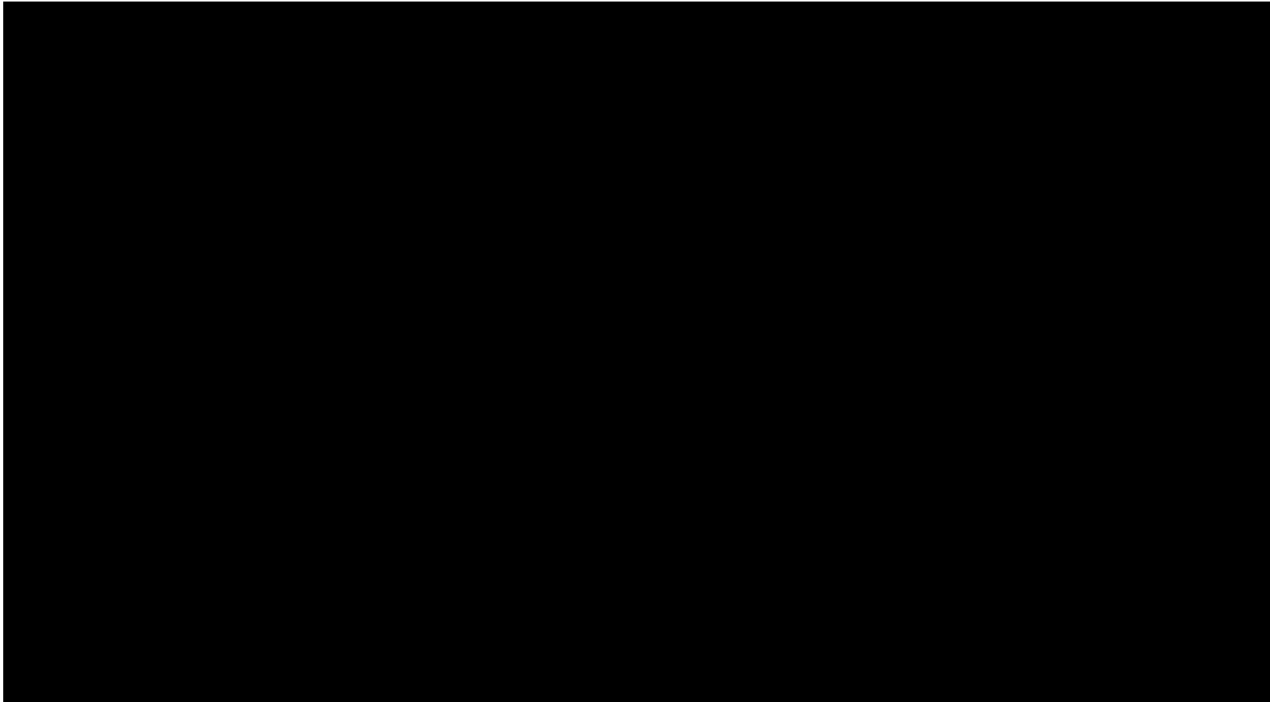
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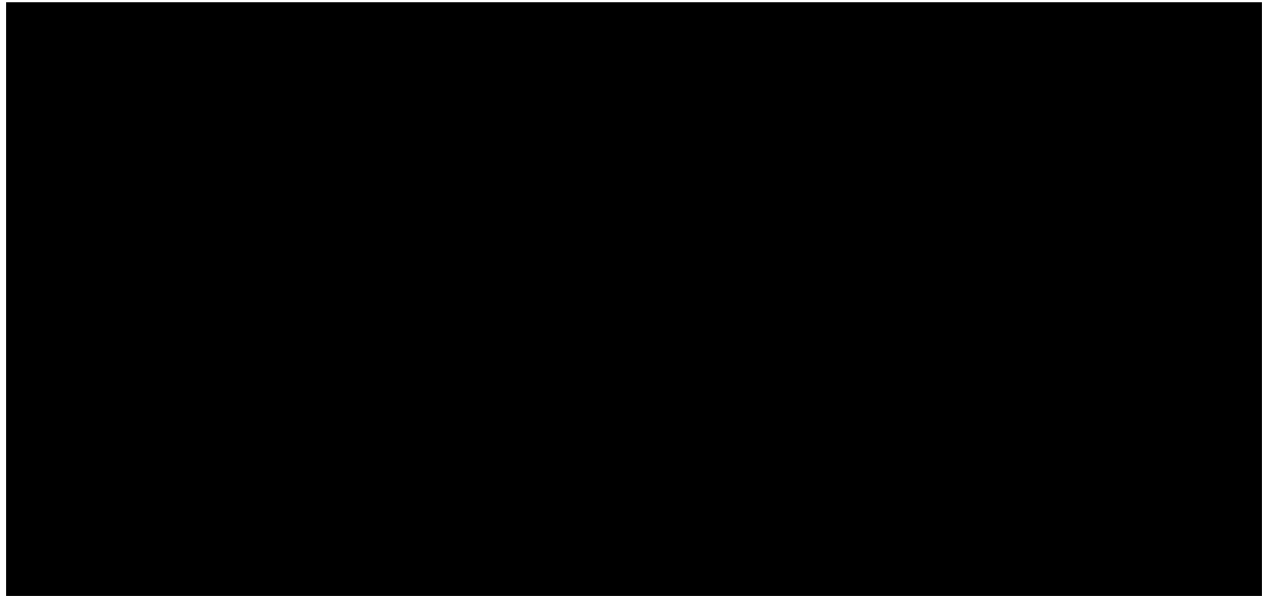
CAMERA LOCATIONS AND NUMBERS



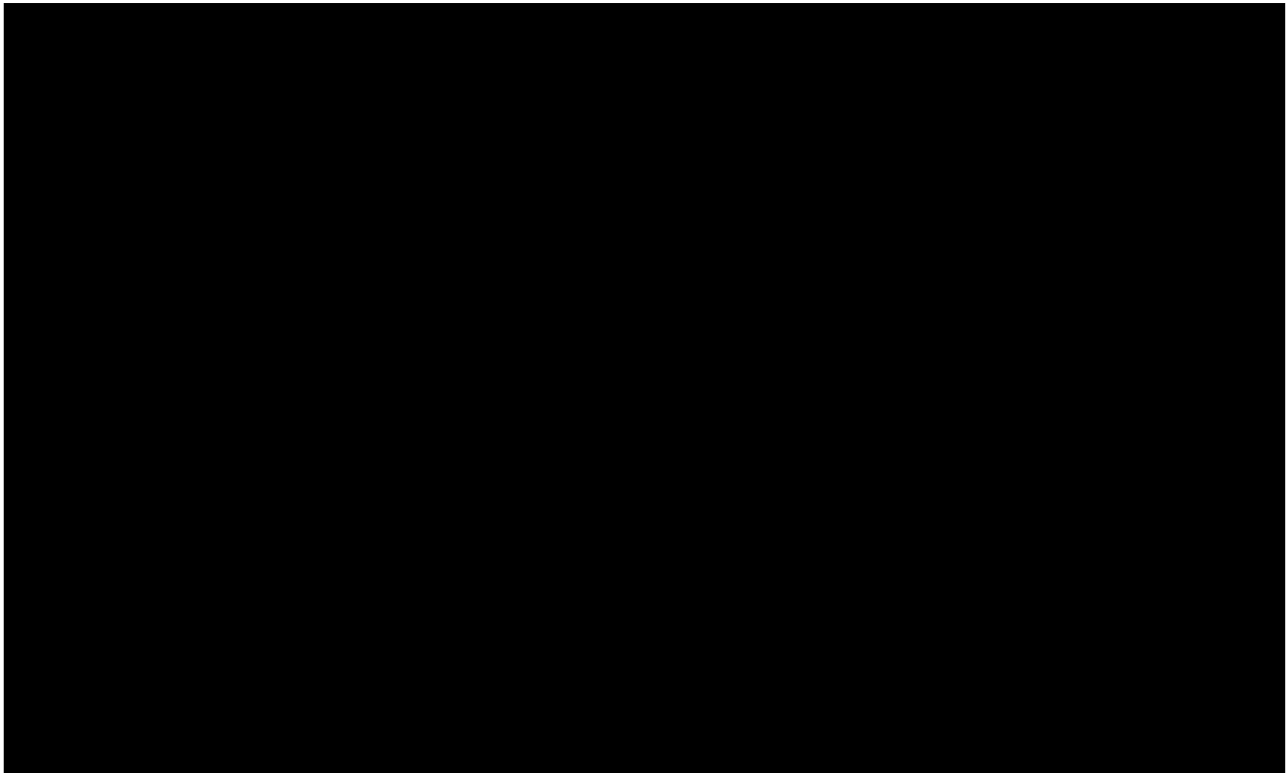


LIMITED ACCESS AREAS

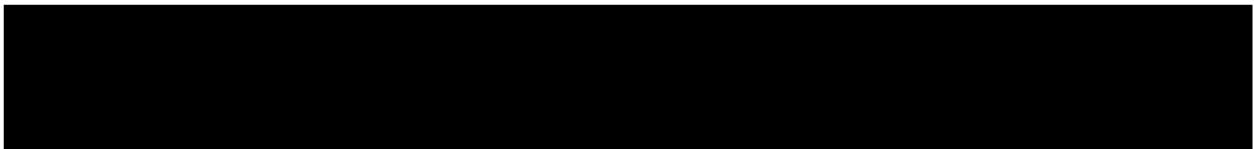




VIDEO SURVEILLANCE



NETWORK VIDEO RECORDER



OPERATIONAL DURING POWER OUTAGE

ACCESS/VISITOR CONTROL

A description and documentation of how the applicant will secure the premises at all times.

CUSTOMERS

The main entrance will be attended by the security guard. Customers will be required to provide their government-issued identification to the guard prior to gaining entry to the interior of the building.

Once inside the building, customers will be required to check-in at the Reception Desk prior to being allowed into the Retail Sales area. There will be a door separating this check-in lobby area from the Retail Sales area which will only be opened after ID has been checked and the customer registered.

The use of this separate Lobby will help STIIIZY San Pablo ensure that no one under 21 (other than medical patient over 18) will ever enter the Retail Sales area.

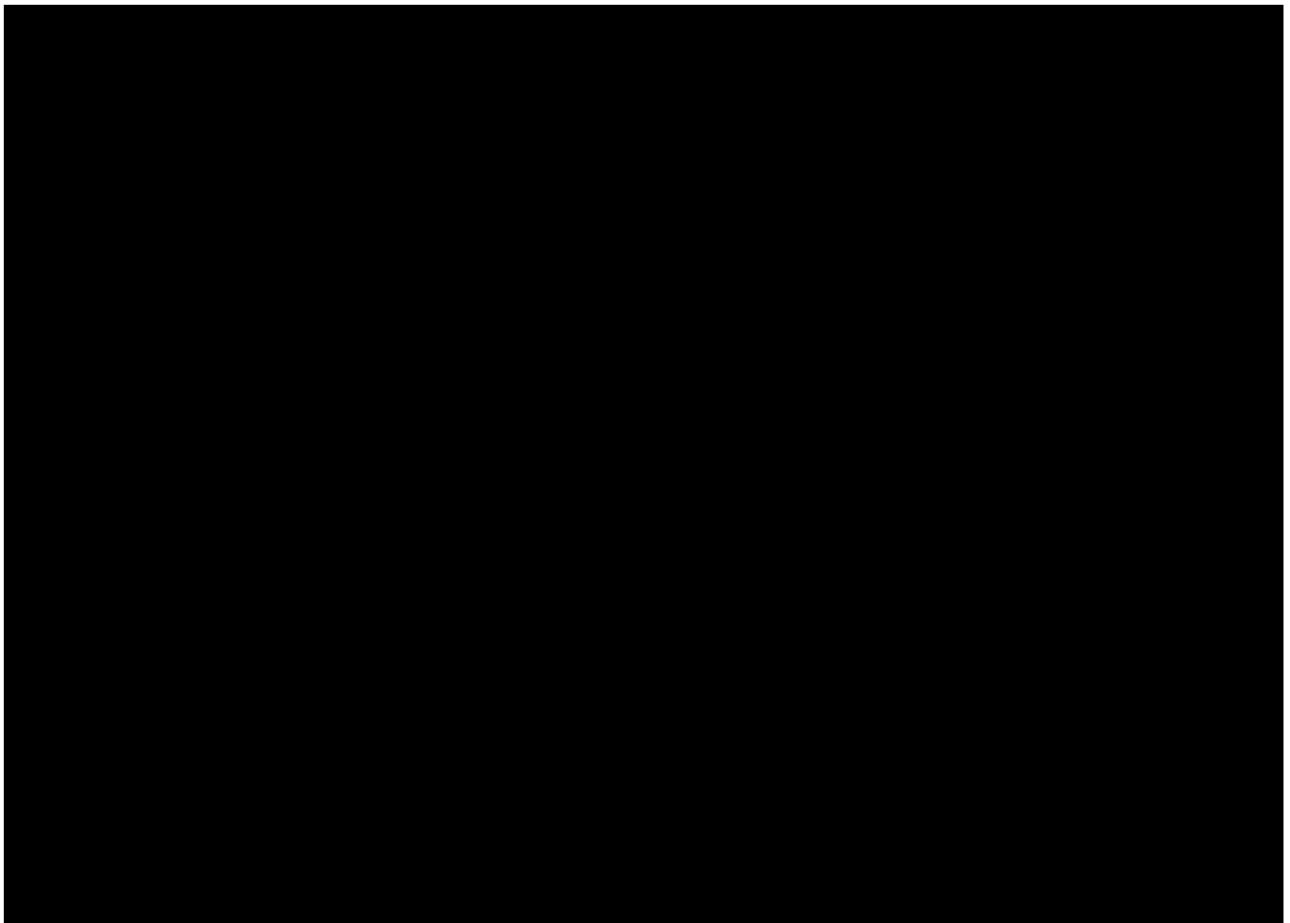
VENDORS AND CONTRACTORS



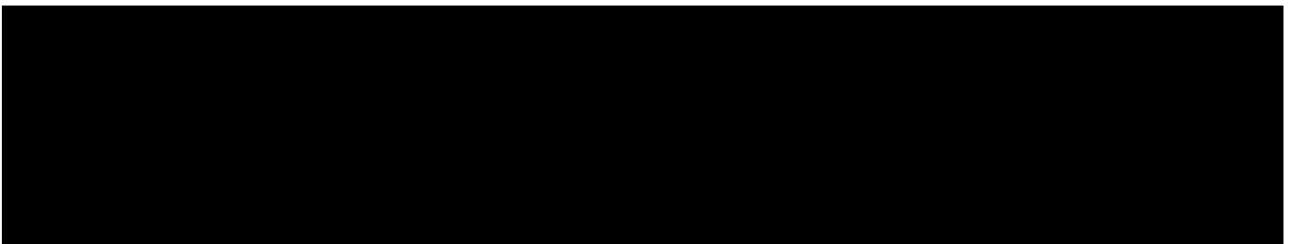
RESTROOMS

Restroom facilities will remain locked and under the control of management. Restrooms are in the back of house areas and are not available to the public.

HARDWARE AND AUTHORIZATION

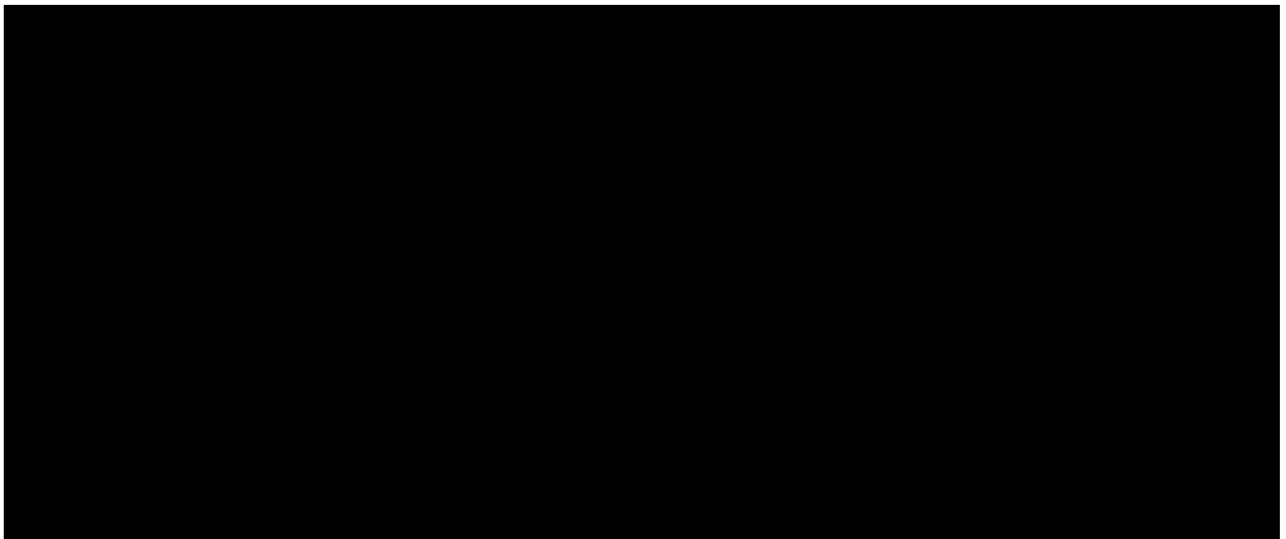


INTRUSION ALARM DEVICES AND HARDWARE





COMMERCIAL DOORS AND DOOR LOCKS

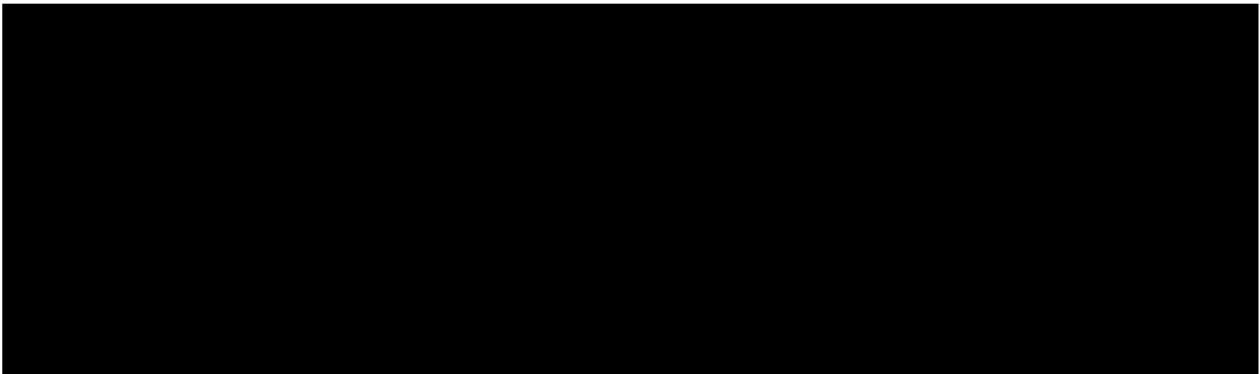


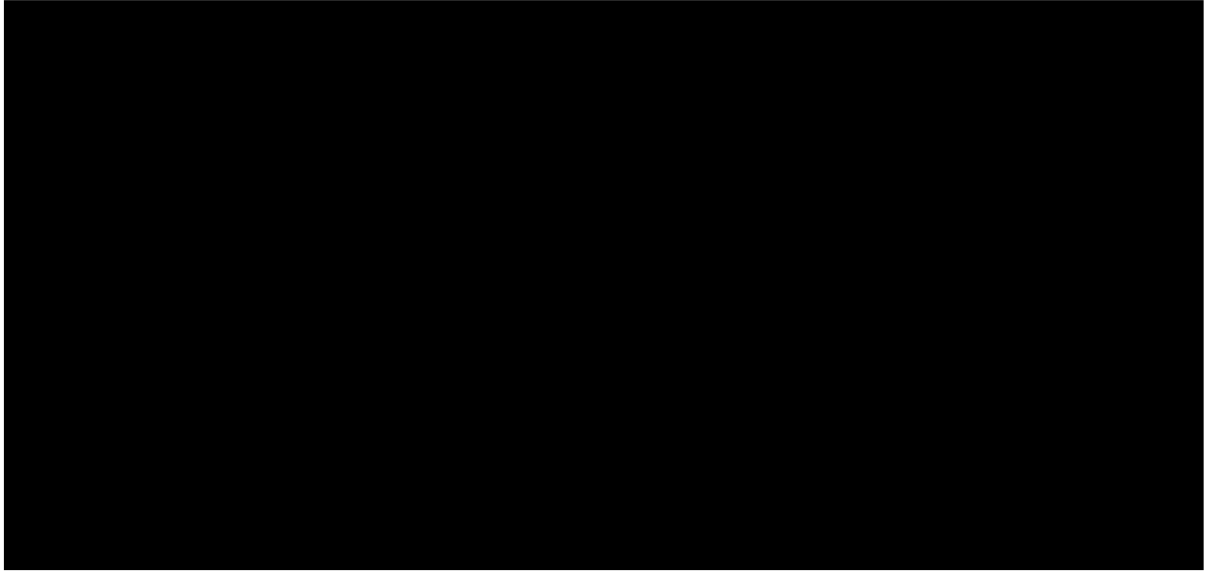
BOLLARDS



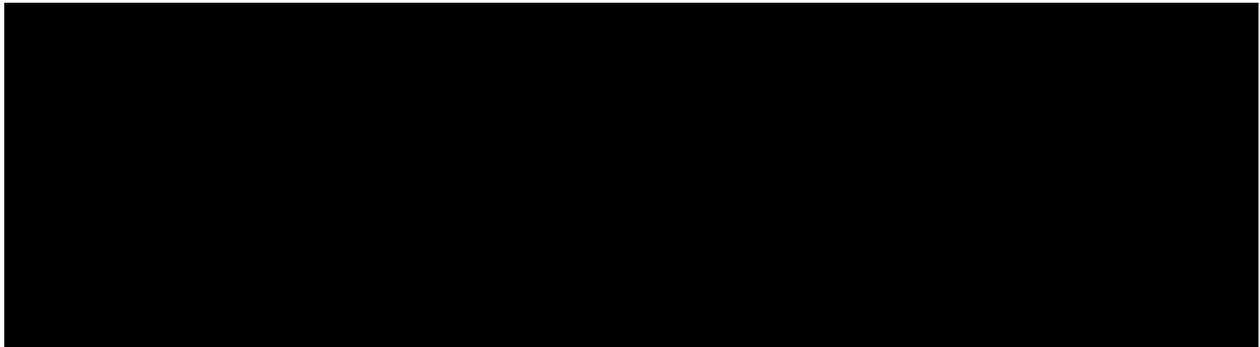
MEASURES TO PREVENT ON-SITE CONSUMPTION OF CANNABIS OR CANNABIS PRODUCTS

Measures to prevent smoking of cannabis and cannabis products and any other consumption or use of cannabis or cannabis products on the premises.

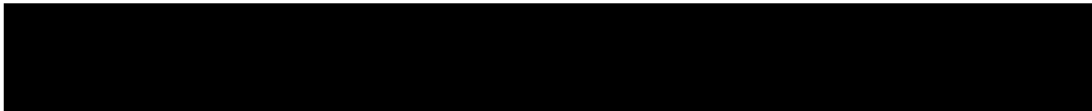




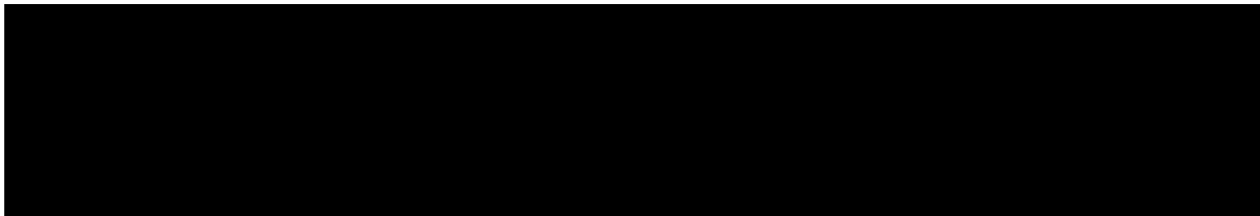
NUMBER OF GUARDS



HOURS GUARDS WILL BE ON-SITE



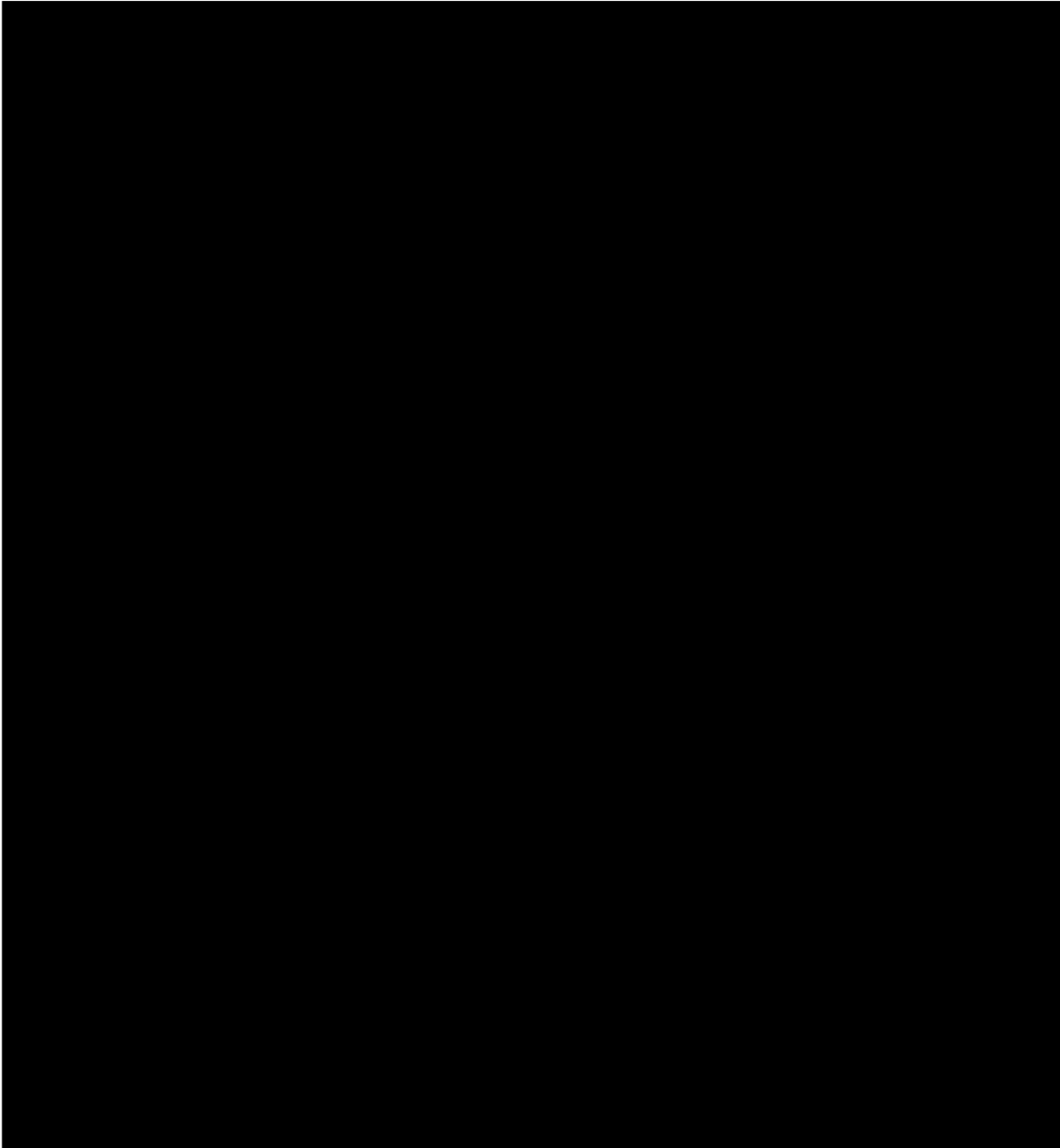
LOCATIONS THEY WILL BE POSITIONED



⁴ <https://protectiveshieldsecurity.com/>



GUARDS' ROLES AND RESPONSIBILITIES



MEASURES FOR THE PROPER DISPOSAL OF EXPIRED, CONTAMINATED, OR EXCESS CANNABIS PRODUCTS

Measures for disposing of expired, contaminated, adulterated, deteriorated, or excess cannabis products.

STIIIZY San Pablo will store and dispose of cannabis waste in a manner that ensures it is unusable and unable to be diverted. For STIIIZY San Pablo's retail facility, cannabis waste will be securely stored inside a 17-gallon polyethylene container in the limited access section of the Inventory Room.

METHODS OF RENDERING CANNABIS WASTE UNUSABLE AND UNRECOGNIZABLE

Cannabis goods intended for disposal will be destroyed, at a minimum, by removing the goods from any packaging or container and rendering them unrecognizable and unusable. Whenever practicable, STIIIZY San Pablo will use a destruction method that is environmentally friendly and will result in compostable cannabis waste. For example, cannabis flower will be rendered unusable by grinding the flower and incorporating it with yard or food waste so that the resulting mixture is at least 50% non-cannabis waste by volume.



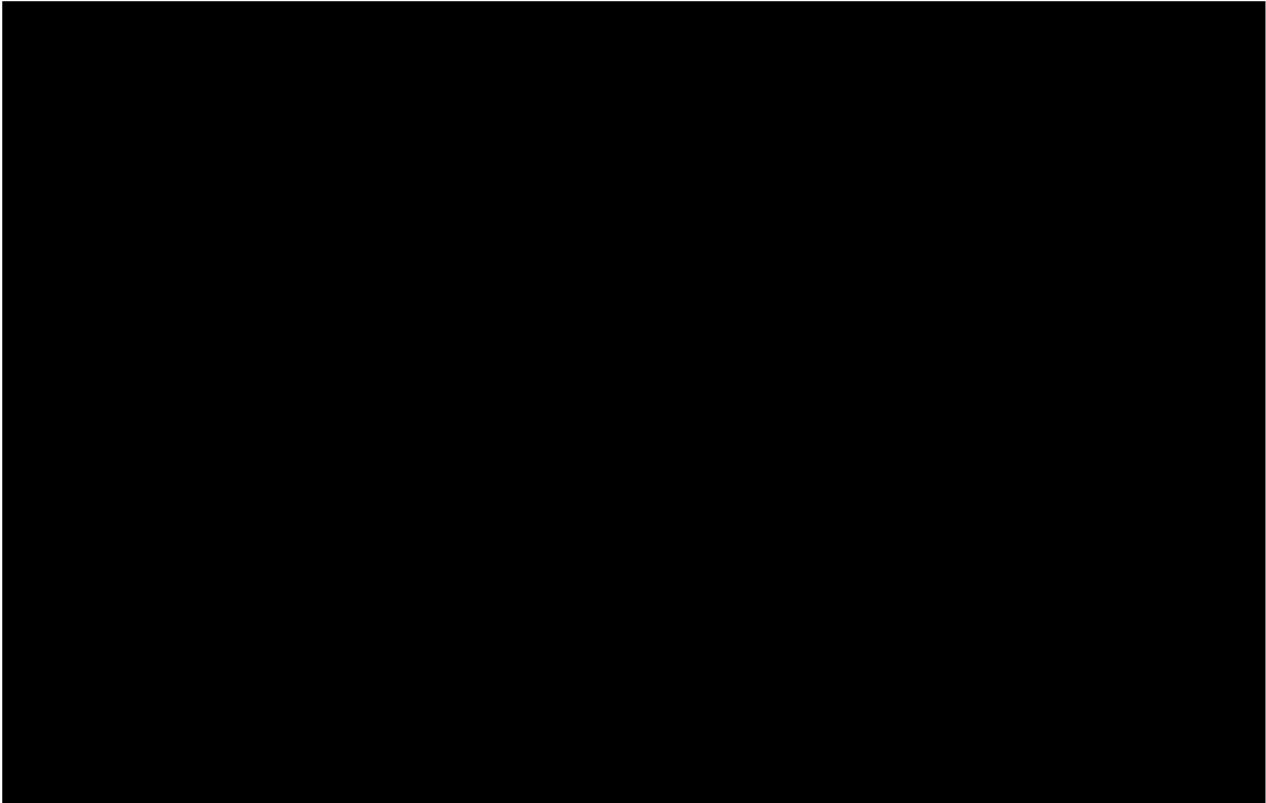
At the time of pickup, MediWaste will spray a proprietary solution on the cannabis waste to further render the cannabis unusable. The non-toxic proprietary solution is added to saturate the biomass material. This fluid changes the color, taste, and texture of the biomass while also altering its chemical composition. The active ingredients of the solution are both water- and solvent-soluble making any re-extraction impossible.

CANNABIS GOODS SUBJECT TO DISPOSAL

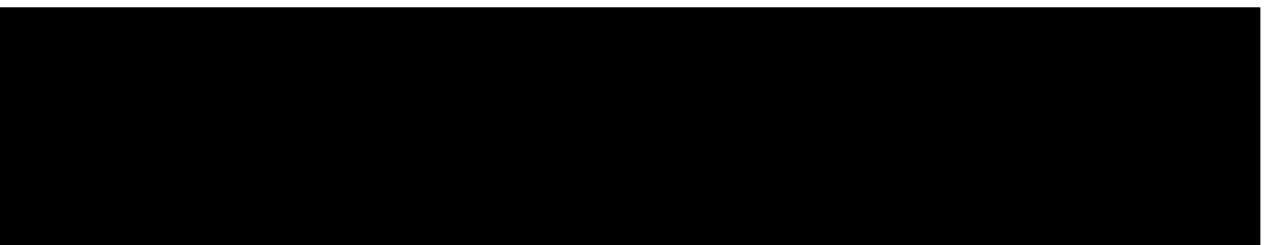
The destruction of cannabis goods prior to disposal will be done in accordance with 4 CCR § 17223 and recorded on video. Cannabis and cannabis products will be disposed of in accordance with all applicable waste management laws, including but not limited to, Division 30 of California's Public Resources Code. In order to properly dispose of cannabis and cannabis products, the processes laid out in 4 CCR § 17223 will be followed. Those actions include, at a minimum, removing or separating the cannabis goods from any packaging, or container, and rendering it unrecognizable and unusable. Vape cartridges will also be made unusable in accordance with 4 CCR § 17223.

The following cannabis products will be disposed of according to our Standard Operating Procedures:

- Any returned type of cannabis flower or cannabis product including but not limited to edibles, prerolls, vape cartridges and topicals by a customer.
- Any empty or damaged packaging that is used to contain cannabis goods.
- Recycled vape cartridges.
- Cannabis goods that have passed their expiration date.
- Cannabis goods that fell onto the floor or have been otherwise contaminated.
- Any cannabis good abandoned on the premises (left behind by a customer) may not be re-sold and must be disposed of as cannabis waste.

SECURITY MEASURES**WASTE RECORDS**

STIIIZY San Pablo will account for destroyed cannabis goods in METRC and FlowHub. STIIIZY San Pablo will record the following within 24 hours of each cannabis waste destruction or disposal: (i) name and type of cannabis goods; (ii) UID of cannabis goods; (iii) amount of cannabis goods, by weight or count; (iv) date and time of destruction or disposal; (v) name of employee performing destruction or disposal; (vi) reason for destruction and disposal; and (vii) entity disposing of the cannabis waste. STIIIZY San Pablo will maintain cannabis waste destruction and disposal records for at least seven years per STIIIZY San Pablo's recordkeeping procedures as pursuant to 4 CCR § 15037(a).

**MEASURES TO MITIGATE OFF-SITE IMPACTS TO NEIGHBORING PROPERTIES**

Measures for preventing off-site impacts to adjacent businesses or properties.

In addition to our Good Neighbor Policy posted at our store, we have other internal policies and procedures to ensure we do not have a negative impact on the community around us.

We plan to host another open house approximately 4 weeks prior to opening in order to address any concerns from our neighboring residents and businesses. During this open house event, we will introduce our General Manager. The General Manager will provide their contact information to ensure that all community members have an open line of communication with the store. The General Manager's contact information will also be posted in the front door of the facility to ensure all patrons of the store are able to contact him with any concerns or questions.

STIIIZY San Pablo will also implement the following internal policies to manage and mitigate noise, light, odor, public consumption, loitering, litter, and traffic.

NOISE

STIIIZY San Pablo will proactively manage noise at its premises and will ensure that sound is not detectable outside its premises. In accordance with SPMC § 17.50.030, STIIIZY San Pablo's operations will not exceed the exterior noise standards when measured outside to ensure we do not make any noise which causes discomfort or annoyance to any persons living or working in the area. No exterior speakers will be used to broadcast music or to make announcements. STIIIZY San Pablo will not play music inside the store in excess of 50 decibels at any time. Windows and doors will not be left open during operating hours. STIIIZY San Pablo will install physical soundproofing in our facility as a courtesy to our neighbors. Furthermore, we will not host events at our location that result in large crowds gathering and security will patrol to verify noise is not detectable outside the premises.

LIGHT

STIIIZY San Pablo will implement the use of light into all aspects of operations in order to provide visual transparency into its business operations. Customers and staff will be able to clearly see what exactly is occurring in and around the sales area at all times. A well-lit space is critical to ensuring customer security. However, we acknowledge that too bright of lights can be bothersome to nearby neighbors, therefore we will commit to using lighting that will ensure safety without being a nuisance.

STIIIZY San Pablo will guarantee its lighting is not excessive, obtrusive, or misdirected by proactively managing light in a variety of ways. For instance, STIIIZY San Pablo will not illuminate its interior premises when it is closed for business and lighting necessary for security operations will be the only exception. Furthermore, STIIIZY San Pablo will utilize shielded lighting on the exterior of its premises which will ensure that light is reflected downward rather than outward towards neighbors.

ODOR

STIIIZY San Pablo will utilize one of the most comprehensive odor control programs in the industry. For example, STIIIZY San Pablo will install carbon filters on its premises to purify the air and employees will regularly monitor the lifespan of and replace carbon filters as necessary to ensure the system is working properly. STIIIZY San Pablo will also utilize a negative air pressure system so that air is only disbursed out of the building after it has been cleaned by our carbon filtration system. Moreover, STIIIZY San Pablo will retain an environmental engineer to maintain its carbon filter system. In addition, STIIIZY San Pablo will only accept and sell pre-packaged cannabis goods. There will be no packaging of cannabis goods on-site or any consumption of cannabis goods on-site. The absence of raw cannabis packaging and consumption will substantially reduce odor-causing activities. Moreover, security will monitor exterior odors while on patrol and employees will document any instances of odor or odor complaints with the Odor Documentation Forms. Any neighbor complaints or instances of odor detected by security or

employees will be immediately documented and remediated within 24 hours. If the odor cannot be remediated internally, engineers will be engaged within 24 hours to remediate the issue.

To date, STIIIZY has not received a single odor complaint at any of our 47 retail stores.

PUBLIC CONSUMPTION

Obtaining a State License and Local Permits are extremely difficult and are not taken lightly. Our license could be rescinded if public consumption occurs on our premises which is why security guards will pay extra attention in and around our store to prevent onsite consumption of product. We will also have signs throughout the inside and exterior of the store to remind everyone that onsite consumption is strictly prohibited. Security guards will also be assisted by the surveillance cameras which will be viewed to spot onsite consumption.

LOITERING

Security guards will be on the lookout for customers who have purchased our products and our loitering within their cars in the parking lot. Security guards will also conduct regular perimeter walks around our store to disperse of any loiterers. The Police Department will be contacted should any loiters not disperse when instructed.

LITTER

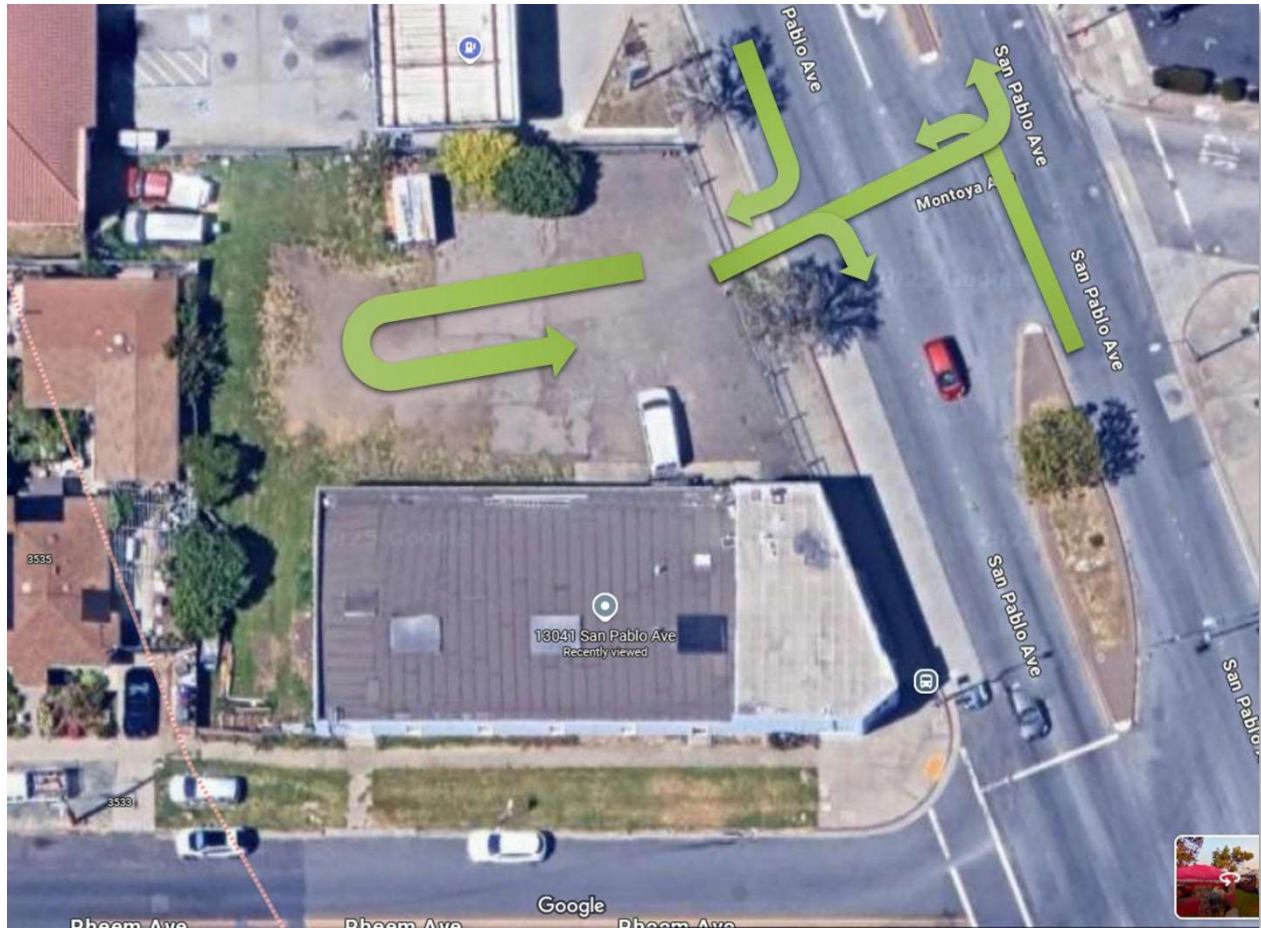
As part of our daily store opening standard operating procedures, operations and retail employees will be tasked with sweeping the exterior prior to the opening of the store. Employees will also conduct cleanup of the exterior throughout the day and are trained to be on the lookout for any litter in the exterior. During the shift change, typically at 2pm, incoming and outgoing employees are required to ensure that there is no litter in the exterior of the facility. Any litter spotted by any of the employees will either be swept or picked up by the employees and disposed of.

VEHICLE TRAFFIC

To proactively manage traffic, STIIIZY San Pablo has selected a location with 18 dedicated parking spots and away from other businesses. The 18 dedicated parking spaces will minimize any increase in traffic from our store.

A security guard stationed in the parking lot near the entrance will help direct retail traffic. Because traffic is guided by security guards, dispensary-related traffic will be contained to the parking lot. Additionally, STIIIZY San Pablo's abundant parking will allow customers to easily locate a parking space and eliminate the need to park in surrounding areas.

If needed, STIIIZY San Pablo will engage an additional security guard to supplement parking lot patrol and increase entrance security. Parking lot security guards will ensure order and efficiency, reducing congestion and overfill in the parking lot. Finally, STIIIZY San Pablo may offer discounts to customers during non-peak hours and discounts to customers who preorder their products for pickup. This will encourage customers to visit the store during less busy non-peak hours.



PEDESTRIAN TRAFFIC

13041 San Pablo Avenue does not have heavy pedestrian traffic due to the fact that there are mainly auto repair businesses and minimal restaurants over a block away only. The only driveway is on San Pablo Avenue and our main entrance is access through the parking lot, not the sidewalk which should prevent any customers from affecting pedestrian traffic near our facility. The sidewalks bordering our location will ensure safe and orderly pedestrian access to the property.

In order to make sure pedestrians and customers do not become a nuisance to neighbors, customers will not be permitted to loiter around the store. STIIIZY San Pablo's security team will monitor pedestrian activities at the location and will conduct perimeter walks around the vicinity to provide assurance that there is no loitering, illegal activity, or consumption of cannabis products near our store. Any lines that form due to the store's popularity will be formed in an orderly fashion on the northwestern side of the building and along the south side so that lines do not impede pedestrians from using the sidewalk. Due to the large parking lots which are dedicated to our location and our proactive measures against loitering, we do not foresee having any negative effect on pedestrian traffic.

RESPONDING TO COMPLAINTS

STIIIZY San Pablo takes complaints seriously. While we will take proactive measures to avoid becoming a nuisance, especially with regards to noise, light, odor, and vehicle and pedestrian traffic, if there are ever any complaints against STIIIZY San Pablo, we will promptly and proactively resolve the matter. STIIIZY San Pablo's complaint-

resolution procedure will be as follows: (i) receive and record the complaint; (ii) investigate the complaint; (iii) record the result of the investigation and any resulting actions; (iv) follow up with and respond to the individual who made the complaint; and (v) use the information to improve existing procedures. STIIIZY has incorporated this model across all its locations with great success.

i. **Receiving the Complaint**

STIIIZY San Pablo will provide multiple channels for receiving complaints, including a telephone number, for our General Manager, an email address, physical mail, personal visits, and an online complaint form. Such contact information will be posted on the front door of the facility so that people can easily contact us with any issues. STIIIZY San Pablo will train employees in active listening. Employees will respond to complaints in a professional and compassionate demeanor. They will communicate to the person registering the complaint that STIIIZY San Pablo takes all complaints seriously. As soon as STIIIZY San Pablo receives a complaint, it will promptly enter the complaint into the complaint log which is maintained for at least 7 years and also emailed to the General Manager and Co-Managers. An investigation will commence within 24 hours of the complaint being received.

ii. **Investigating the Complaint**

The General Manager will be responsible for investigating all in-store complaints. If the General Manager is unavailable, a Co-Manager will be equipped to obtain the appropriate information. STIIIZY San Pablo will investigate complaints in a systematic fashion. STIIIZY San Pablo has developed complaint investigation worksheets for investigating in-store complaints.

Complaints about noise, light, odor, and traffic will be directed to the Community Liaison. The Community Liaison will use a specific complaint investigation form that requires the following information during the complaint intake:

NOISE	Details include: Date, type, and intensity of the noise; where the complainant was located when they heard the noise; and where on the premises the complainant believed the noise was coming from.
LIGHT	Details include: Time the light was observed; which fixture produced the nuisance light; and where the complainant was located when the light was observed.
ODOR	Details include: Time, defining characteristics, intensity, and frequency of the perceived odor event. STIIIZY will also record the direction of the wind, if relevant, at the time of the complaint.
PUBLIC CONSUMPTION	Details include: Date, time, and location public consumption occurred; description of the offending person.
LOITERING	Details include: Date, time, location, and length of loitering time; description of the offending person.
LITTER	Details include: Date, location and type of litter discovered.
TRAFFIC	Details include: Date and location of the traffic/parking issue; direction traffic was moving; nature of the traffic complaint (speeding, not observing stop signs, illegal parking, pedestrians crossing unsafely, customers blocking sidewalk).

After receiving the basic information, the General Manager will investigate at the premises within 24 hours of receiving the complaint. The most important tools for investigating nuisance complaints involving noise, light, odor, public consumption, loitering, litter, or traffic are the General Manager's eyes, nose, and ears. The General Manager will record their own perception of the intensity and character of the noise, light, odor, public

consumption, loitering, litter, or traffic. The General Manager will also interview relevant employees about their perceptions. If necessary, the General Manager will review security footage relating to the incident to gather more information. While each complaint will require different investigation methods, the below methods are generally required to be followed during the investigation and corrective measures phase:

NOISE	The General Manager will verify that noise levels are below 65 decibels; noise from the premises cannot be heard outside; doors and windows remain closed; and crowds are not loitering outside the dispensary premises.
LIGHT	The General Manager will investigate light sources to ensure bulbs are the proper wattage; verify light shields are facing downward and working properly; and follow up with property management if the complaint relates to lights maintained by the property owner.
ODOR	The General Manager will investigate whether carbon filters are working properly and need to be changed; verify all windows and doors are appropriately sealed and maintenance logs are up to date; inspect the HVAC system to ensure it is expelling air correctly; and, if necessary, call an environmental engineer for support.
PUBLIC CONSUMPTION	The General Manager will place the offending individual on the “Do Not Serve” list to prevent sales to the individual in the future.
LOITERING	The General Manager will contact the local Police Department to remove the person.
LITTER	The General Manager will investigate how long the litter had been allowed to stay on the property and why an employee did not discover and remove the litter.
TRAFFIC	The General Manager will check the parking lot for the existence of the specific complaint; verify all signage in the parking lot is in working order; and check security cameras of the parking lot to verify any traffic-related complaints.

Once the cause of the complaint is identified, STIIIZY San Pablo will take immediate action to rectify the situation and halt the condition relating to the complaint.

iii. Recording the Results

The General Manager will document the conclusion of their investigation and recommendations of corrective actions. In addition, STIIIZY San Pablo will record any corrective action taken in response to the complaint in its complaint log. The recording of complaints will be through such that it will be clear that a comprehensive investigation and diligent effort to resolve the complaint was undertaken. STIIIZY San Pablo will maintain a record of all complaints and their outcomes for at least seven years.

iv. Following Up with Complainant

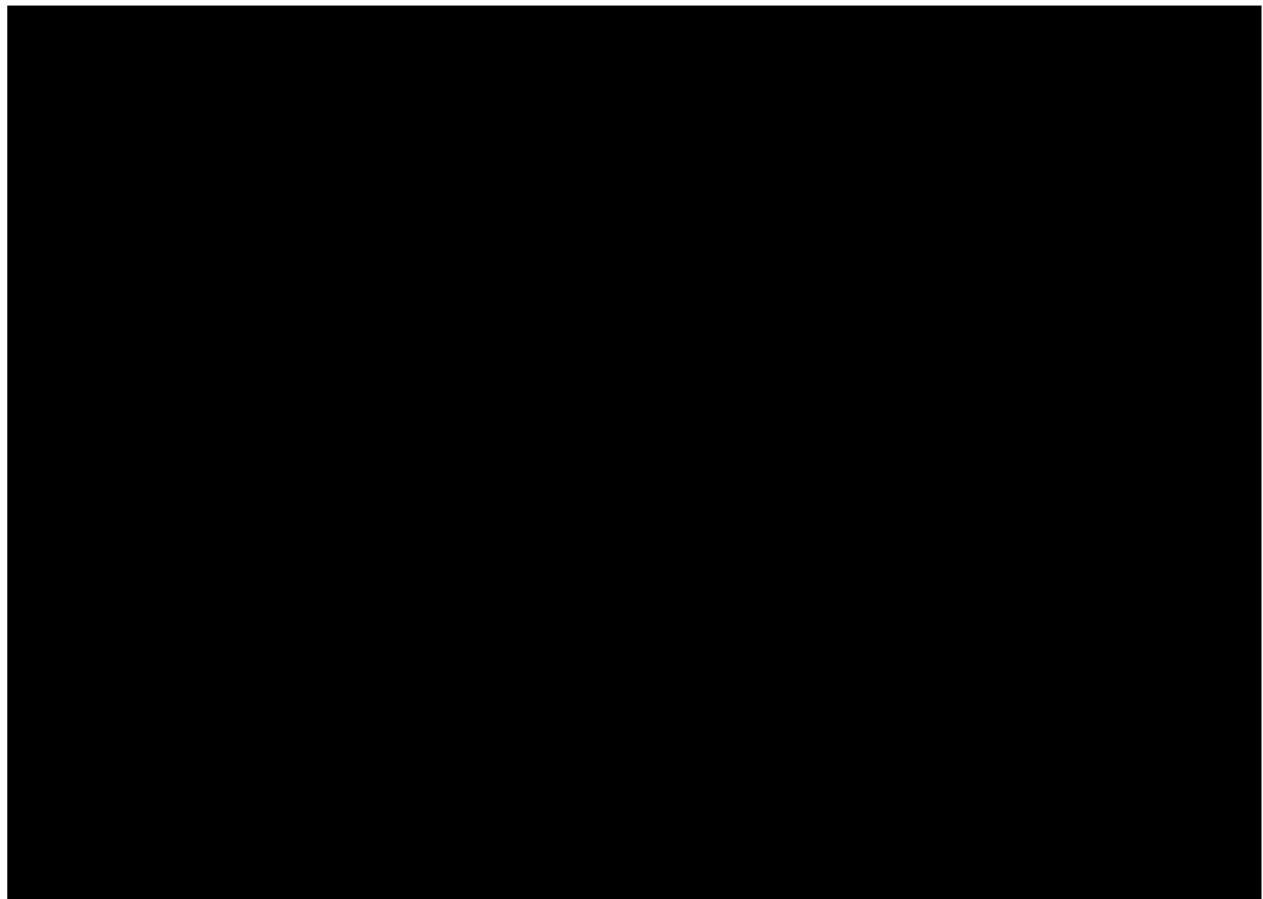
The General Manager will notify the complainant of the outcome of the investigation. If the complaint cannot be corroborated, the General Manager will notify the complainant the complaint was investigated and that no definite source was found. The General Manager will encourage the complainant to notify STIIIZY San Pablo in the future if they observe unacceptable noise, light, odor, public consumption, loitering, litter, or traffic. The General Manager will also emphasize that notification should be made as soon as possible to enable STIIIZY San Pablo to investigate and resolve the problem. At no point will any employee of STIIIZY San Pablo downplay or trivialize the complaint even if the source of the complaint cannot be verified. Every employee will be taught during their training to be empathetic to every person making a complaint and to take every complaint seriously.

v. Taking Corrective Action

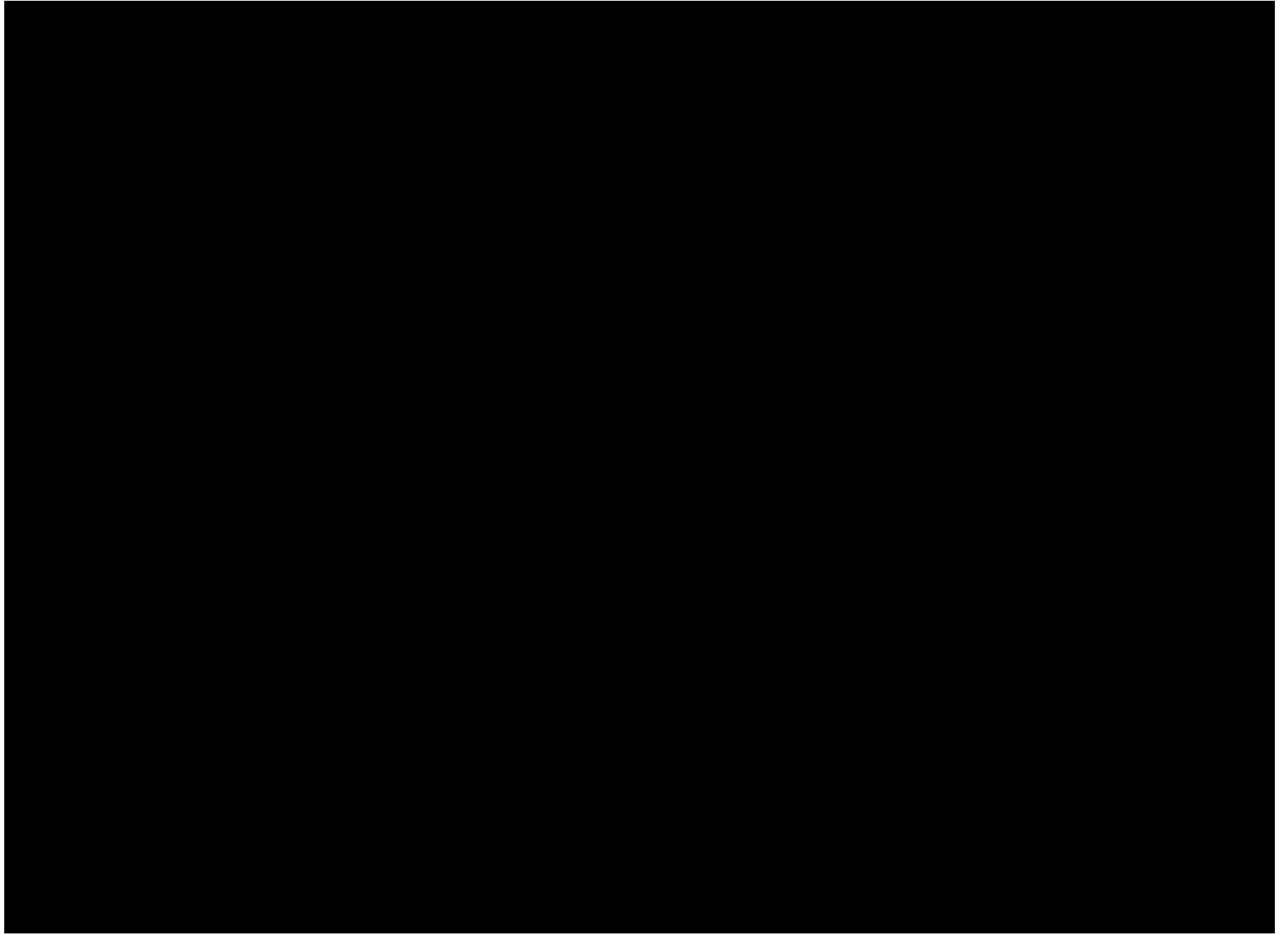
If a complaint is substantiated, STIIIZY San Pablo will implement a corrective action plan to ensure the conduct does not occur again. Corrective action may include, but is not limited to, revising policies and procedures, fixing lighting, HVAC or other equipment, training and retraining staff, and utilizing third-party experts.

MEASURES FOR LIMITING CASH HELD ON PREMISES

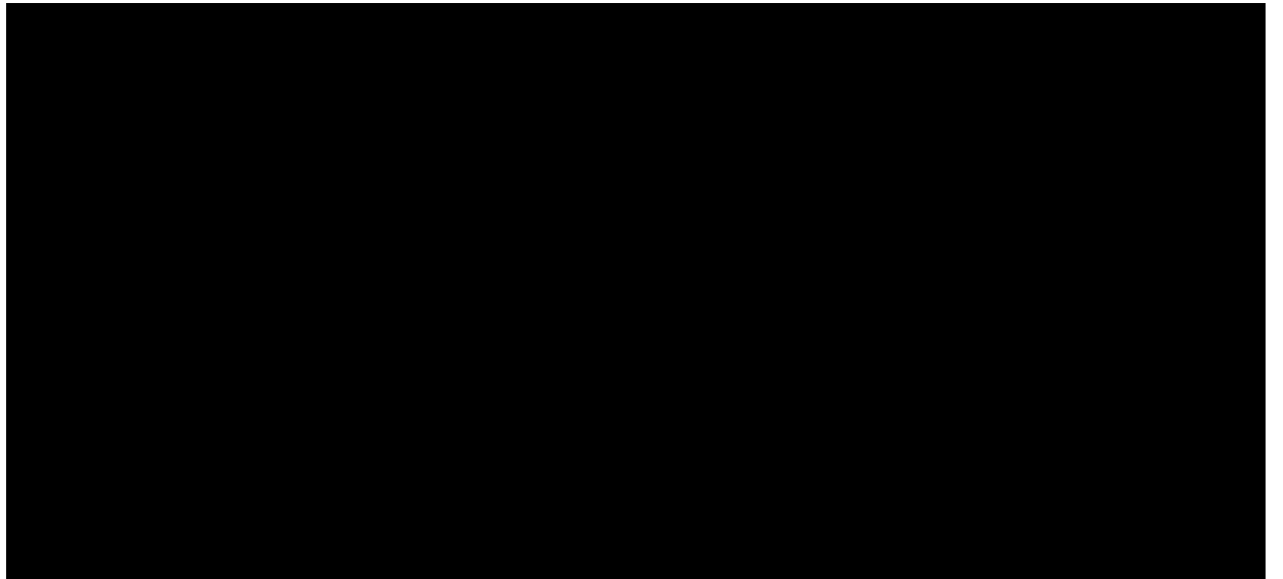
Measures for limiting the amount of cash held on the premises.

**RECEIVING CASH****Vendor Cash Protocols**

TRACKING CASH

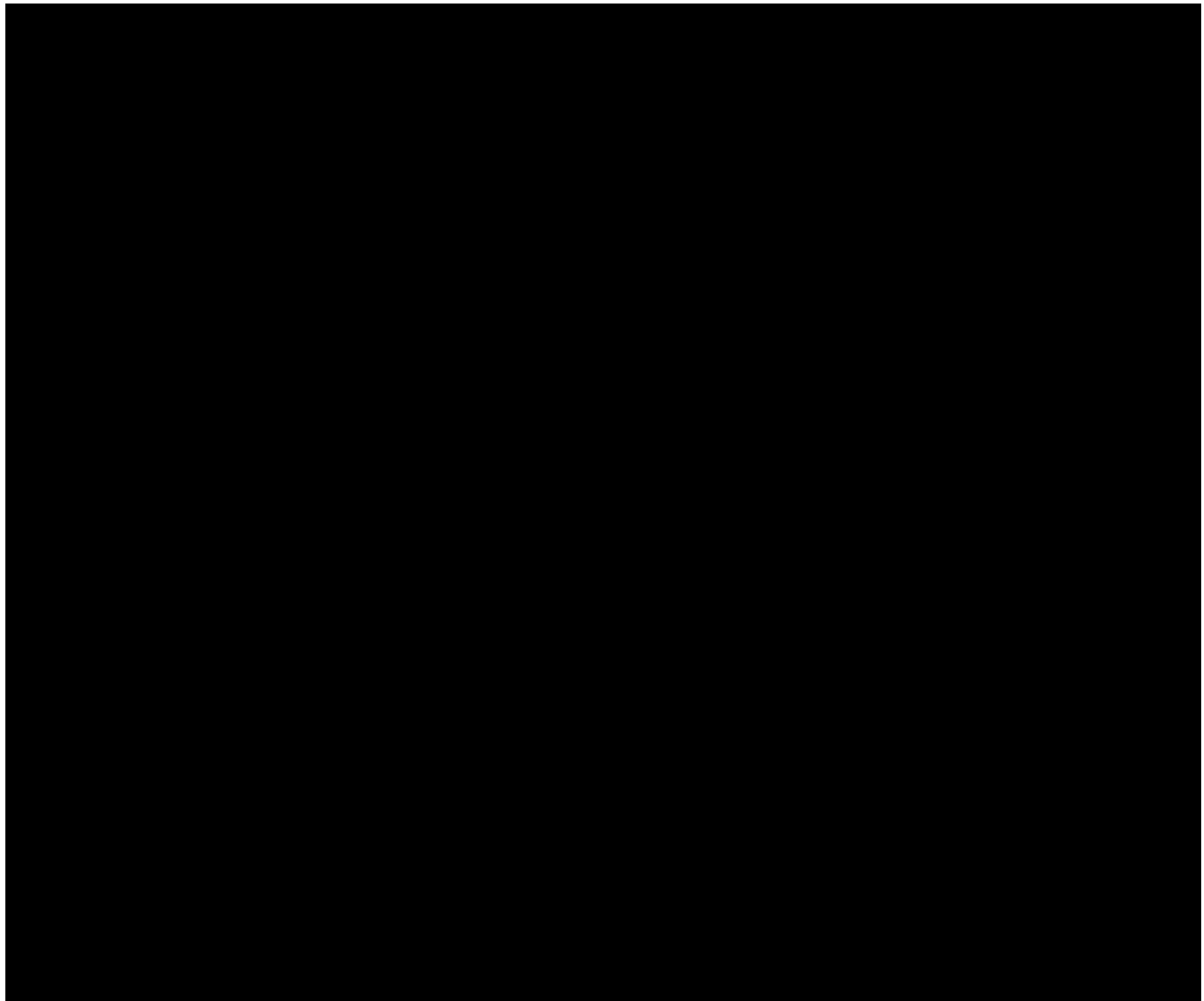


STORING CASH



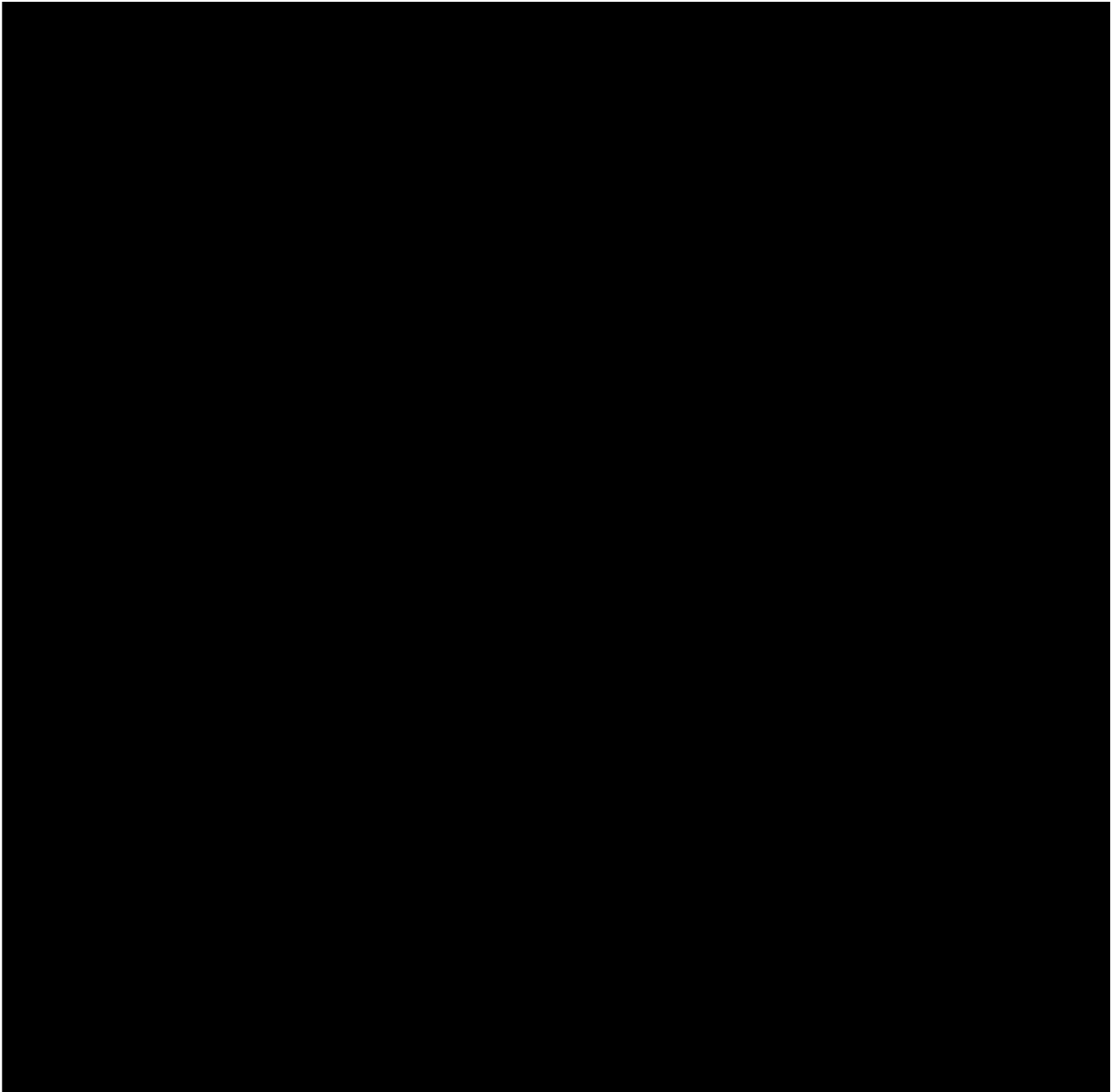


TRANSPORTING CASH

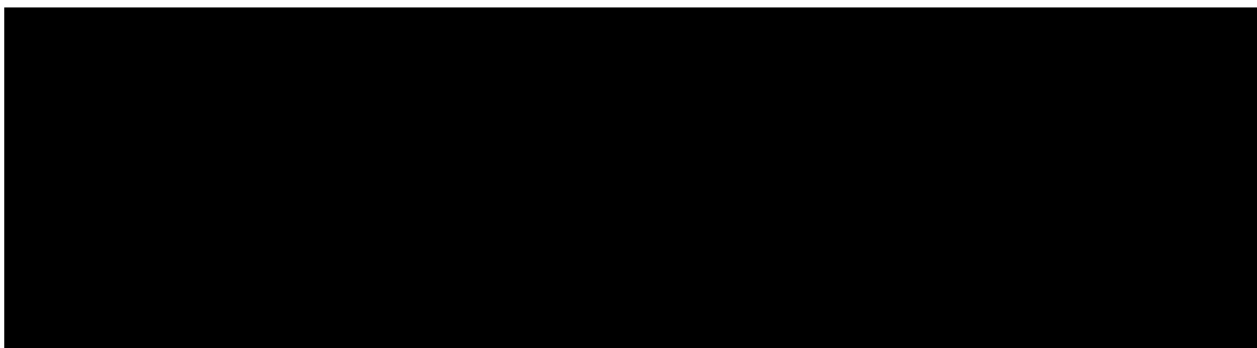


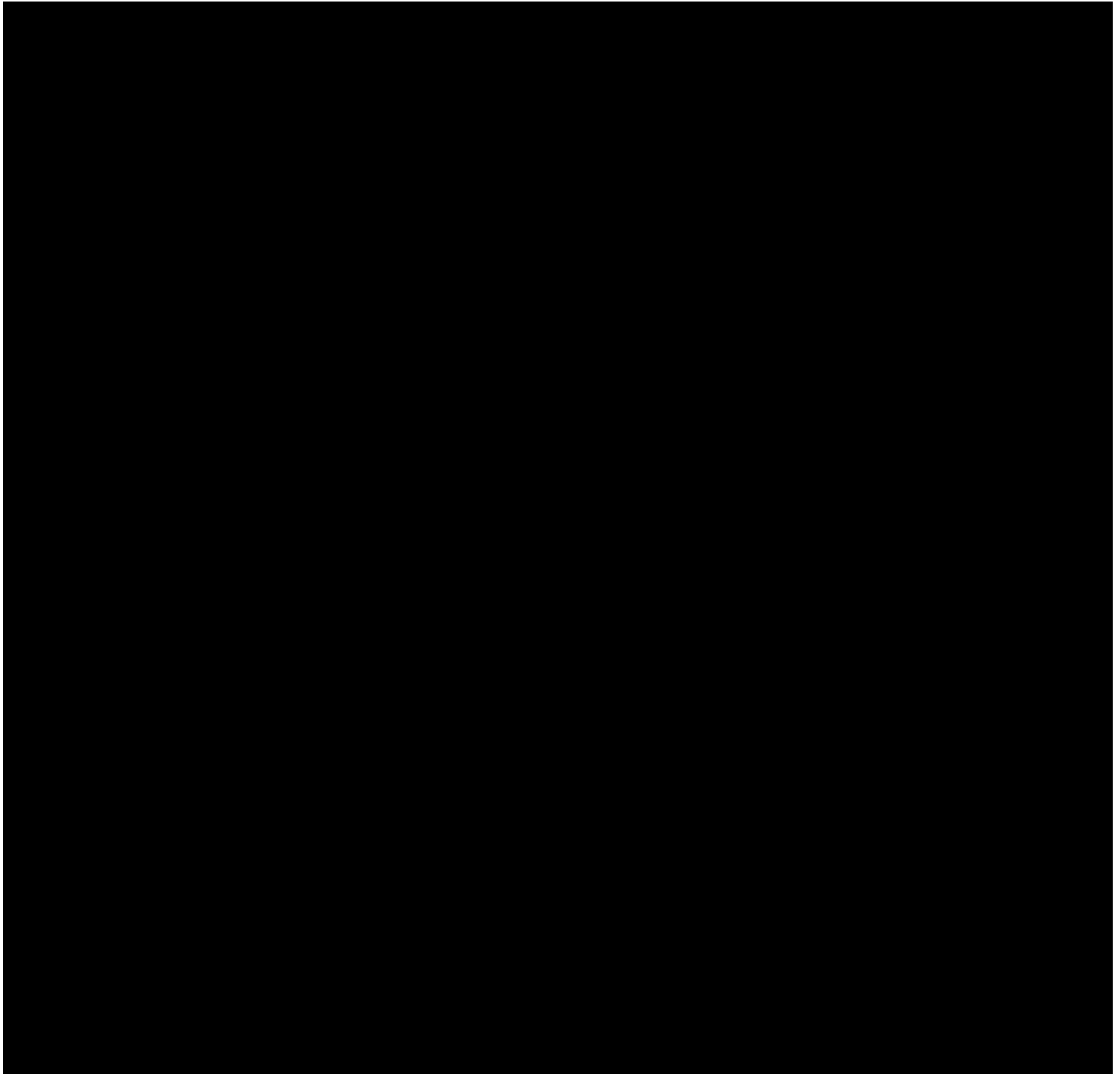
⁵ <https://www.sectransecurity.com>

PRODUCT TRANSPORTATION SECURITY



EXTERIOR LIGHTING

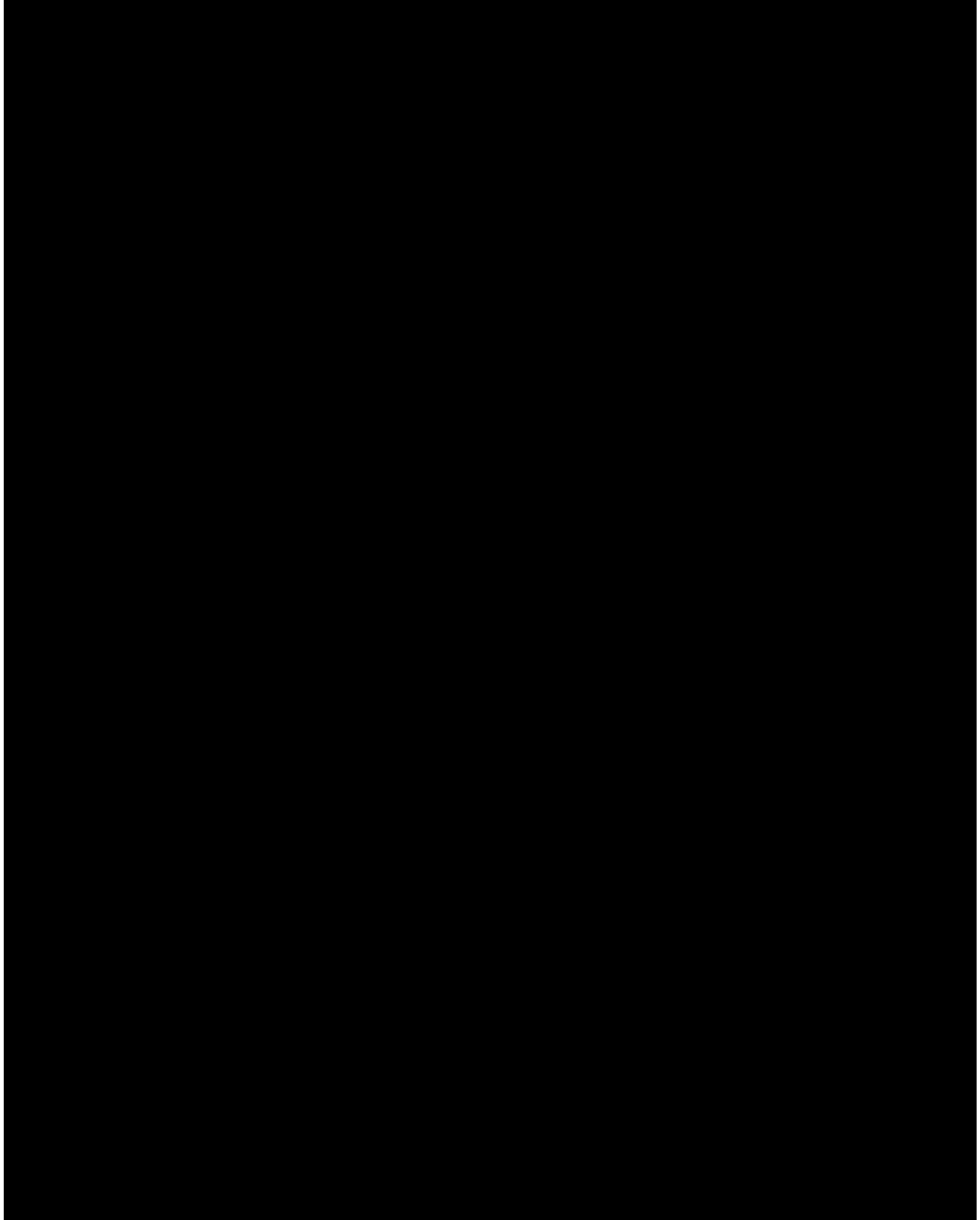




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CERTIFICATE OF INSURANCE

Certificate of insurance demonstrating ability to comply with the insurance requirements contained under performance standards in this section.



COMMUNITY BENEFITS

A description of the benefits that the cannabis retail business would provide to the local community, such as employment for residents of the city, community contributions, improvements to the property where the cannabis business is proposed to be operated and adjoining properties, or economic incentives to the city.

STIIIZY San Pablo will commit **1%** of its annual gross revenues towards two of the City's non-profits or community-based organizations, splitting it evenly at .5%. We will also continue the tradition of tailoring volunteerism and other programs designed to meet the community's needs. STIIIZY San Pablo will start with the following commitments:

COMMUNITY LISTENING TOUR

Upon licensing, STIIIZY conducts a listening tour to introduce ourselves to local stakeholders. Our outreach team will host open house events at our location and canvass the neighborhood to hear concerns and questions utilizing our Good Neighbor Policy (GNP).

CANNABIS YOUTH PREVENTION PROGRAM:

OPTION 1: COMPREHENSIVE, EVIDENCE-BASED YOUTH PREVENTION PROGRAM

As an industry leader, STIIIZY proactively educates communities about cannabis through a comprehensive, evidence-based Youth Drug Prevention Program. In partnership with the Boys & Girls Club and the YMCA, and implemented by Healing Urban Barrios, STIIIZY developed a first-of-its-kind Youth Drug Prevention Program alongside an Adult Cannabis Education Program.

This option consists of a six-module prevention curriculum designed to enhance protective factors and reduce risk factors related to cannabis abuse. The program is informed by Stanford Medicine's Cannabis Awareness and Prevention Toolkit, an evidence-based resource focused on middle and high school students. The curriculum is delivered by vetted nonprofit organizations specializing in youth development and substance-use prevention and is intended for organizations seeking a more robust, multi-session prevention framework.

OPTION 2: CONDENSED 45-MINUTE YOUTH PREVENTION EDUCATION

Recognizing that not all organizations have the capacity to implement a full multi-module curriculum, STIIIZY San Pablo also offers a streamlined prevention option focused on accessibility and ease of implementation.

This option consists of two 45-minute educational videos:

- One designed for elementary-aged children and younger, and
- A second tailored for junior high and high school students.

Each presentation is a condensed version of the six-module prevention curriculum and includes an interactive question-and-answer worksheet to encourage discussion and reinforce key learning objectives.

STIIIZY San Pablo will identify and train local youth-serving nonprofit organizations to administer these materials to their participants. To support engagement, stipends for food and non-alcoholic beverages will be provided to participating nonprofits. All educational materials will also be made available to any local youth-serving nonprofit upon request, ensuring broad community access.

JOINT EFFORTS (PAID VOLUNTEER PROGRAM)

Through STIIIZY's "Joint Efforts" initiative, employees at STIIIZY San Pablo are encouraged to participate in charitable volunteer work. Eligible employees can request up to 16 hours annually to engage in company-approved volunteer opportunities, furthering our commitment to community involvement.

COMPASSIONATE CARE

STIIIZY San Pablo is partnering with the Weed for Warriors Project and the American Legion to provide free medical cannabis to veterans through Compassionate Care events. As a veteran-led company, STIIIZY is committed to bridging healthcare gaps for service members and ensuring access to holistic, plant-based care.

COLLECTIVE BARGAINING AGREEMENT (CBA)

STIIIZY, Inc. has already entered into a first-of-its-kind global CBA with the UFCW on December 30, 2021. It ensures that all of our retail stores, including this location, will be governed by this CBA.

LOCAL EMPLOYMENT

We are committed to hiring at least 70% of our employees from the city San Pablo. As we have done at all are other stores, we will host a job fair 4-6 weeks prior to our grand opening and target local residents to apply for jobs with STIIIZY San Pablo. When hosting a job fair, we will engage with the UFCW, the San Pablo Chamber of Commerce as well as the San Pablo Economic Development Corporation to engage their assistance us reaching out to local residents. We will also advertise our job openings and job fairs on the San Pablo Facebook page, San Pablo Instagram page, and other local social media platforms.

All our other facilities employ between 50 – 80% of employees from the city in which we operate, and we are confident that we will be able to meet our local hire goal of hiring 70% for San Pablo.



We believe our job opportunities will be attractive to local residents for the following reasons:

- The minimum starting wage and the benefits are some of the best in the retail business.
- The unionized nature of the positions will help ensure that employees work in a safe working environment and have employee protections.
- We offer workforce development classes free of charge to all our retail employees.

WORKFORCE DEVELOPMENT

STIIIZY will provide workforce development courses led by college instructors for our San Pablo employees at no cost. We will compensate our employees for their participation in the program and they will also receive college credits for completing these courses. The classes will be held every two to three weeks at the San Pablo facility or via Zoom and will be free of charge to the employees. Employees who were initially scheduled to work during the classes will be paid to attend. One set of courses typically contain 8-10 classes, with subjects including, but not limited to:

- Microsoft Suite (Word, Excel, PowerPoint);
- Supply chain logistics and basic accounting;
- Team facilitation, effective followership, and conflict resolution strategies;
- Effective customer service and active listening; and
- Leadership strategies, task-oriented skills, and effective performance feedback.

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SIGNATURE OF APPLICANT AND PROPERTY OWNER

Applicant Certification

I, Tak Sato, as the Authorized Representative for the Applicant, STIIIZY San Pablo LLC, hereby certify, under penalty of perjury, that all information submitted as part of the application process is, to the best of my knowledge, true, accurate, and complete. I understand that any material misrepresentation or omission may result in denial or revocation of the permit. I understand that approval of the application does not authorize any activity that is inconsistent with the San Pablo Municipal Code or applicable state or local laws.

Applicant Name: Tak Sato

Applicant Entity: STIIIZY San Pablo LLC

Signature:  _____

Printed Name: Tak Sato

Title: President

Date: 1/20/20

Property Owner Certification

I, Joaquin Rodriguez, as the Authorized Representative for JR Business Investments LLC, owner of the property located at 13041 San Pablo Ave, San Pablo, CA 94805, hereby certify, under penalty of perjury, that all information submitted as part of the application process is, to the best of my knowledge, true, accurate, and complete. I understand that any material misrepresentation or omission may result in denial or revocation of the permit. I understand that approval of the application does not authorize any activity that is inconsistent with the San Pablo Municipal Code or applicable state or local laws.

Property Owner Name: Joaquin Rodriguez

Property Owner Entity: JR Business Investments LLC

Signature:  _____

Printed Name: Joaquin Rodriguez

Title: President

Date: 1/20/20

SIGNED AFFIDAVIT

City of San Pablo Cannabis Operating Permit

I, Tak Sato, as the Authorized Representative for the Applicant, STIIIZY San Pablo LLC, and I, Joaquin Rodriguez, as the Authorized Representative for JR Business Investments LLC, Property Owner of 13041 San Pablo Ave, San Pablo, CA 94805, hereby declare and affirm as follows:

1. Acknowledgment of Permit Conditions

We acknowledge that the Applicant and the Property Owner are required to sign the application for a cannabis operating permit and we agree to abide by and conform to all conditions of the permit and all applicable provisions of the San Pablo Municipal Code pertaining to the establishment and operation of a cannabis business.

2. Agreement to Comply with Municipal Code and Laws

We hereby agree to abide by and conform to all conditions imposed by the City of San Pablo in connection with the cannabis operating permit, and to comply with all applicable provisions of the San Pablo Municipal Code, as well as all applicable local and state laws and regulations governing the establishment and operation of a cannabis business.

3. No Authorization of Unlawful Activity

We acknowledge and agree that approval of the cannabis operating permit shall, in no way, permit or authorize any activity contrary to the San Pablo Municipal Code, or any activity that is in violation of any applicable local or state laws or regulations.

Applicant

Tak Sato

Authorized Representative
STIIIZY San Pablo LLC

Signature: 

Date: 11/20/26

Property Owner of 13041 San Pablo Ave, San Pablo, CA 94805

Joaquin Rodriguez

Authorized Representative
JR Business Investments LLC

Signature: 

Date: 11/20/26

HAZARDOUS MATERIALS

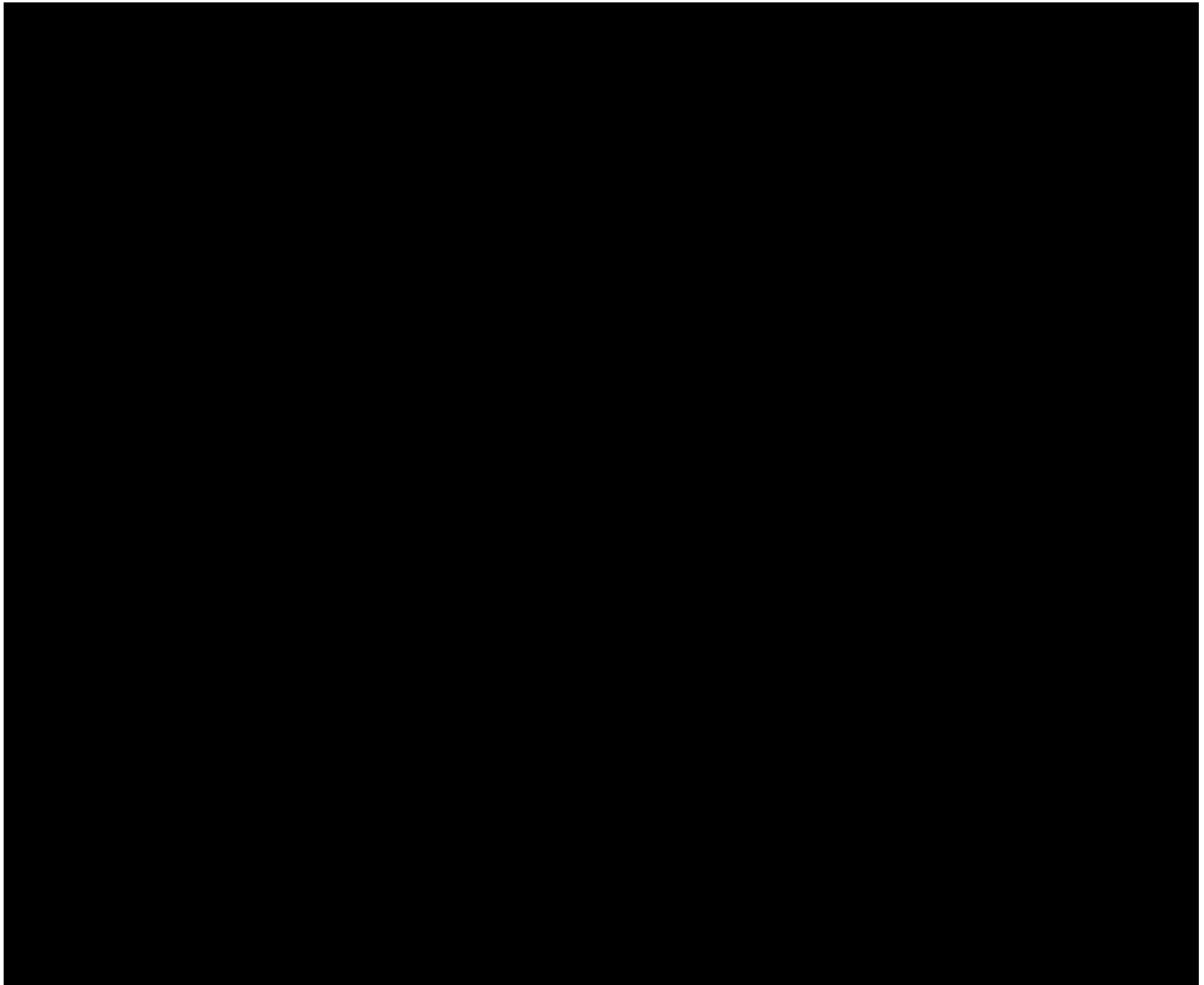
To the extent that the applicant intends to use any hazardous materials in its cannabis retail business, the applicant shall provide a completed building occupancy classification form, identifying all hazardous materials proposed for storage, use or handling on the premises, including compressed and cryogenic gases such as carbon dioxide, nitrogen, and others. "Hazardous materials" includes any hazardous substance regulated by any federal, state, or local laws or regulations intended to protect human health or the environment from exposure to such substances.

STIIIZY San Pablo LLC is a cannabis retail location and thus will not contain any hazardous materials other than minimal cleaning supplies.

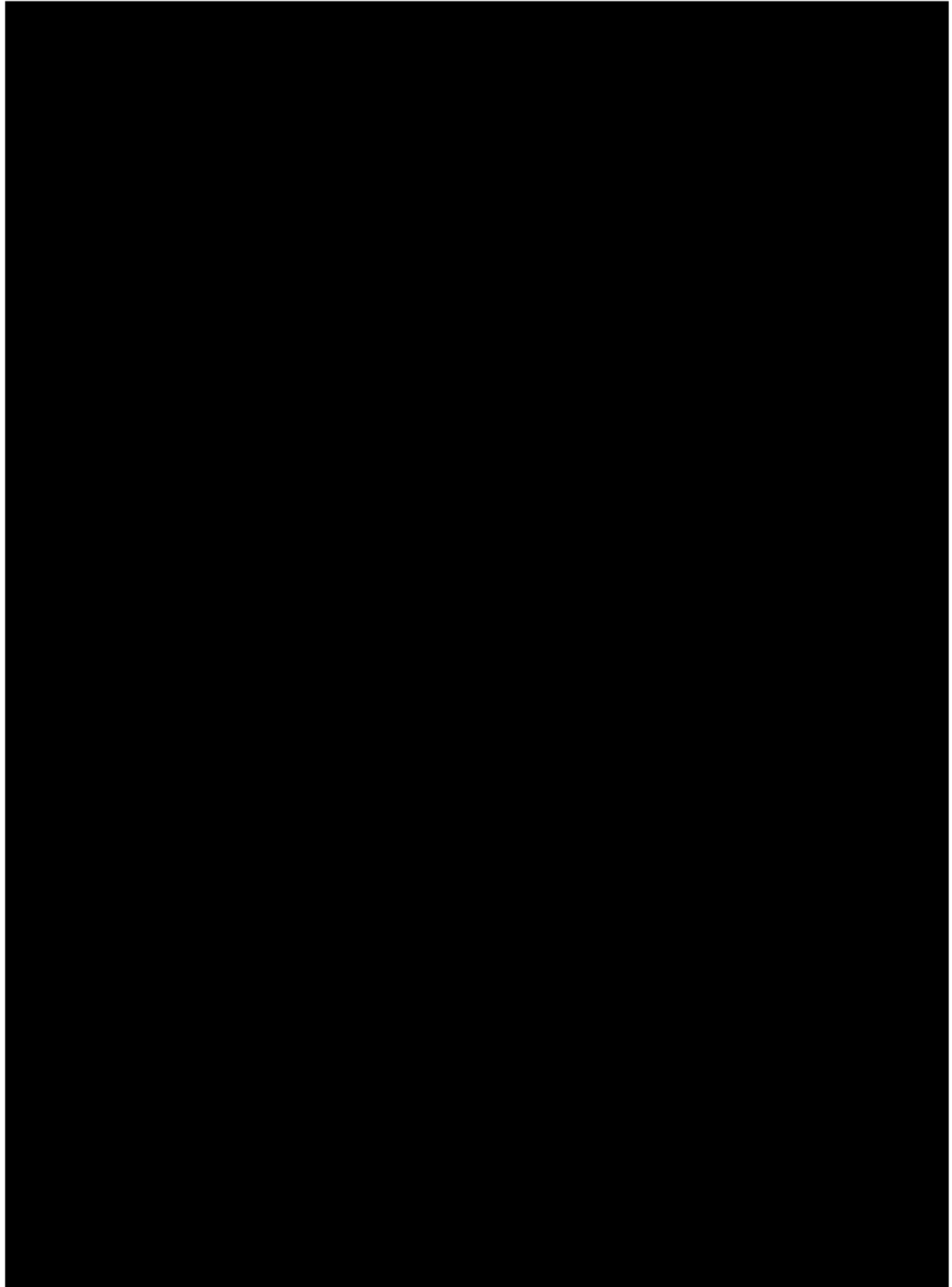
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PRO FORMA

Three years of pro forma estimates for operations, including a discussion of the business assumptions used to develop the estimates. Example assumptions include revenue, customer volume, visits, and product costs, compensation of employees, equipment costs, utility costs, and other operation and maintenance costs.



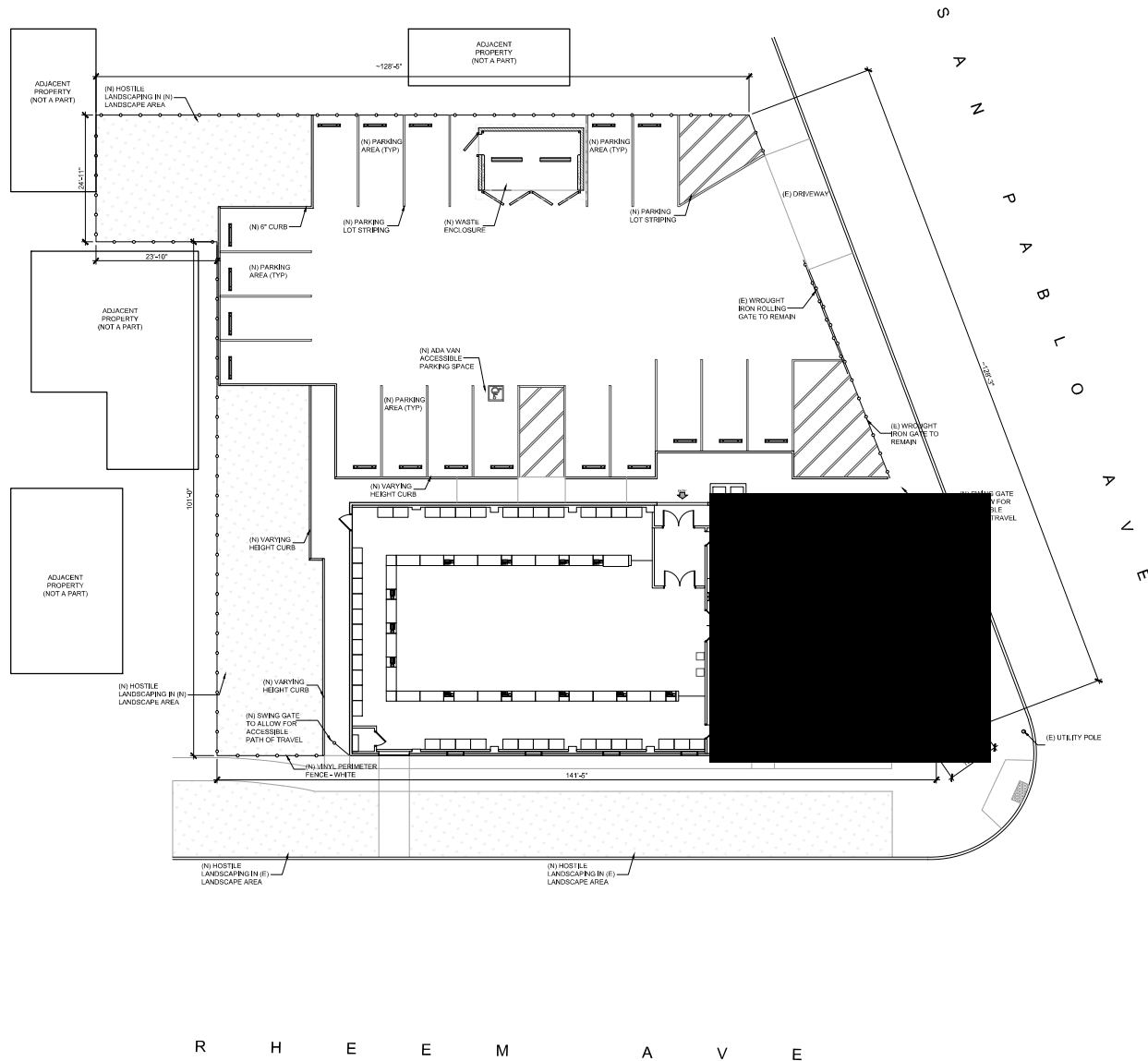
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TENANT IMPROVEMENT / EXTERIOR REMODEL / SITE DEVELOPMENT

PROFESSIONAL. REPRODUCTION PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.

PLANNING SUBMITTAL SET: 25 09 05



PROPOSED SITE PLAN

SCALE
3/32" = 1'-0"

8

Amor

Architectural
Corporation
9431 HAVEN AVENUE, SUITE 212
RANCHO CUCAMONGA, CA 91730
P. 909.259.9991 | F. 909.944.8409
www.AmorArch.com

CLIENT

STIIZY
INC.

STIIZY, INC.
2001 S ALAMEDA ST
LOS ANGELES, CA 90058
ben.garcia@stiizy.com

CONSULTANT

PROJECT
CONSULTANT
STIIZY
INTERIOR TENANT IMPROVEMENT
1804 SAN PABLO AVE
SAN PABLO, CA 94603

SHEET TITLE
PROPOSED SITE PLAN



BY: W. JONES (2024-10)
SHEETS BEARING THIS SEAL AND ARCHITECT'S SIGNATURE
ARE HEREBY CERTIFIED, RESPONSIBILITY FOR ALL
OLDER PLANS, SPECIFICATIONS OR INSTRUMENTS
AND DECISIONS

REVISIONS
1
2
3
4
5
6
7
8

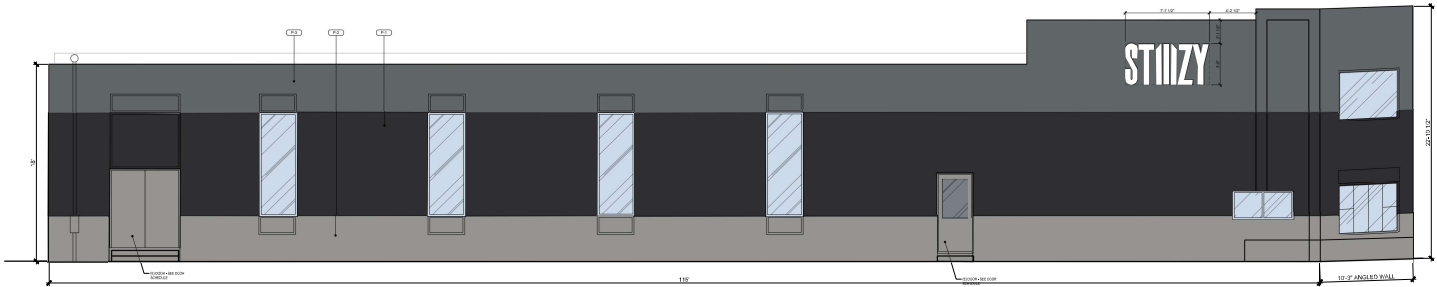
DATE
2025.11.25
PROJECT NUMBER
A2051

SHEET NUMBER

AS1.1

PLANNING SET

FINISH SCHEDULE				
TAG	CATEGORY	DESCRIPTION	MANUFACTURER	SERIES/FINISH/STYLE
P-1	PAINT	BLACK	SHERWIN WILLIAMS	COLOR CODE: SW 6558 / TRICORN BLACK / FINISH: EGGSHELL / ALL PAINT MUST HAVE LOW VOC (LESS THAN 50 GRAMS/LITER AND LOW ODOR)
P-2	PAINT	GRAY #1	SHERWIN WILLIAMS	COLOR CODE: SW 7069 / SUMMIT GRAY / FINISH: EGGSHELL / PAINT MUST HAVE LOW VOC (LESS THAN 50 GRAMS/LITER & LOW ODOR)
P-3	PAINT	GRAY #2	SHERWIN WILLIAMS	COLOR CODE: SW 7075 / WEB GRAY / FINISH: EGGSHELL / PAINT MUST HAVE LOW VOC (LESS THAN 50 GRAMS/LITER & LOW ODOR)



PROPOSED EXTERIOR ELEVATIONS - (SOUTH)

SCALE
3/16" = 1'-0"

2



PROPOSED EXTERIOR ELEVATIONS- SIDE (EAST)

SCALE
3/16" = 1'-0"

4

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8431 HAVEN AVENUE, SUITE 212
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CLIENT
STINZY
STINZY, INC.
2001 S ALAMEDA ST
LOS ANGELES, CA 90008
ben.garcia@stinzy.com
CONSULTANT

PROJECT LOCATION
STINZY
INTERIOR TENANT IMPROVEMENT
13041 SAN PABLO AVE
SAN PABLO, CA 94603
SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS



REVISIONS

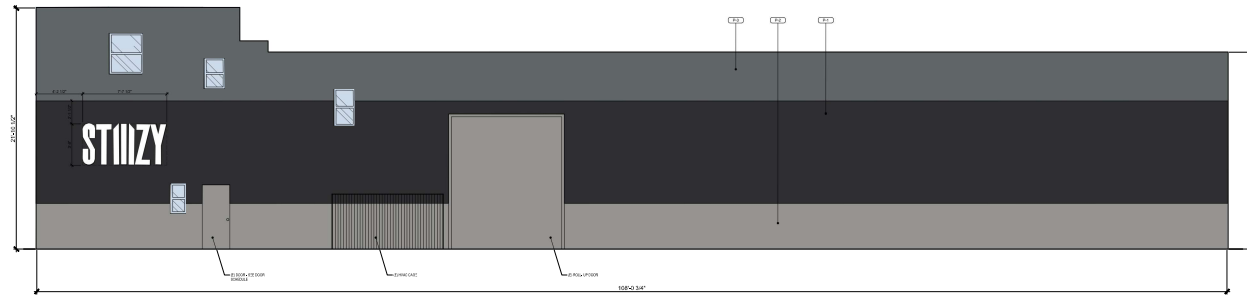
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PROJECT NUMBER
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SHEET NUMBER

A4.1

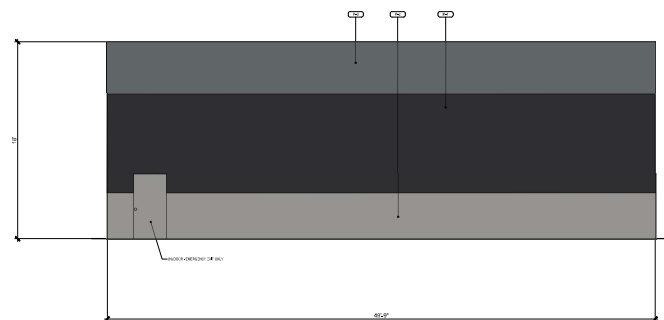
PLANNING SET

FINISH SCHEDULE					
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P-2	PAINT	GRAY #1	SHERWIN WILLIAMS	COLOR CODE: SW 7069 "SUMMIT GRAY" (FINISH: EGGSHELL) / PAINT MUST HAVE LOW VOC, LESS THAN 50 GRAMS LITER, AND LOW ODOR	
P-3	PAINT	GRAY #2	SHERWIN WILLIAMS	COLOR CODE: SW 7070 "TRIS GRAY" (FINISH: EGGSHELL) / PAINT MUST HAVE LOW VOC, LESS THAN 50 GRAMS LITER, AND LOW ODOR	



PROPOSED EXTERIOR ELEVATIONS - REAR (NORTH)

SCALE	2
1/4" = 1'-0"	



PROPOSED EXTERIOR ELEVATIONS - SIDE (WEST)

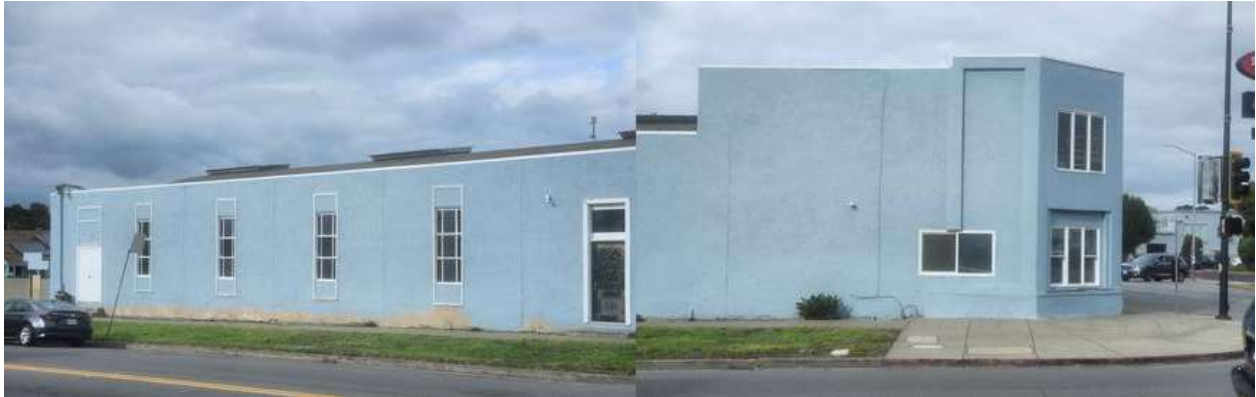
SCALE	4
1/4" = 1'-0"	

EXISTING EXTERIOR PHOTOS

SAN PABLO AVENUE



RHEEM AVENUE



PARKING LOT

