

**GRAND JUNCTION CANNABIS LICENSING AUTHORITY
MINUTES
October 7, 2022**

I. Call to Order

The meeting was called to order at 9:00 a.m. Those present were Hearing Officer Stephanie Rubinstein, City Attorney John Shaver, Staff Attorney DeLayne Merritt, Police Officer Travis Wright and Deputy City Clerk Janet Harrell.

Hearing Officer Rubinstein reviewed the hearing process and confirmed representatives were present for each item.

II. New License Applications

1. Buds GJ, Ltd. dba Buds GJ 150 W. Main Street, Grand Junction, CO 81501, Retail

Appearing

Attorney Tom Volkmann, applicant representative

Applicant/Owner Mark Gerhard

Landlord Representative Amy Mueller

Staff Attorney DeLayne Merritt stated the signage plan issue remains outstanding, and the City is asking for confirmation there will not be a free-standing sign. She had no additional questions regarding the submitted addendum.

Hearing Officer Rubinstein asked if anyone present would like to speak regarding the application. There was no one.

Attorney Tom Volkmann appeared on behalf of the applicant and confirmed there would be no free-standing sign.

Hearing Officer Rubinstein noted for the record that supplemental materials were submitted, including a statement from Amy Mueller, a photograph of the mockup of the sign, and additional written information related to parking. Hearing Officer Rubinstein ruled she reviewed the application and supplemental information provided. She finds the supplemental information, including statements made at this hearing confirming there will be no free-standing sign, the information related to the proposed licensed premises, and the information regarding the documents alleged not to be included make this application complete. The application will move forward to the randomized selection process. This decision is final and any appeal to this decision should be made to the 21st Judicial District.

City Attorney John Shaver asked for the items, recently submitted, to be entered into the record.

Hearing Officer Rubinstein marked the letter from Ms. Mueller as Exhibit 1 and the supplemental letter of October 3rd as Exhibit 2.

2. Centroid Holdings, Inc. dba Terrapin Care Station 2883 North Avenue, Grand Junction, CO 81501, Retail

Appearing

Vice President of Communications Peter Marcus
Construction Operations Kevin Kreager

Hearing Officer Rubinstein stated she received the statements dated October 4 that include information about the signage plan and information about the business. These were marked as Exhibit 1.

Staff Attorney Merritt asked about signage on the property based on Exhibit 1.

Mr. Marcus testified there would be no free-standing signs. In response to questions from the hearing officer, Mr. Marcus testified they didn't realize they were required to disclose ownership interest in non-cannabis businesses. They have now submitted all information regarding all business interests of the owner, Christopher Woods.

Hearing Officer Rubinstein ruled that based on the statements made at this hearing, the evidence entered as Exhibit 1 regarding the owner's various business interests and the sign plan, she finds this application complete and can proceed to the randomized selection process. This ruling is final and any appeal of this ruling should be made the 21st Judicial District.

3. THC3, Inc. dba The Happy Camper Cannabis Company, 1115 Ute Avenue, Grand Junction, CO 81501, Retail

Appearing

President Daniel Sprague
Vice President Brian Grabow

Hearing Officer Rubinstein noted she had no written supplemental information to the application documents and findings report. The issues to be addressed are as follows: missing information on the operating plan, packaging plan and signage plan, business entity documents, zoning, business lease and property authorization.

Mr. Grabow testified they have a property management company currently under contract to purchase property that they will then lease to their cannabis applicant company. The system requirements asked for in the operating plan are outlined in the purchase contract.

Mr. Sprague testified the applicant has two S.O.Ps. One S.O.P. for point-of-sale packaging to leave the store and one S.O.P. for online orders and the in-store kiosk.

The S.O.P. was submitted to Hearing Officer Rubinstein and marked as Exhibit 1.

Hearing Officer Rubinstein confirmed, with the applicant, the monument sign will be the only sign for the business.

The correct zoning verification was submitted and marked as Exhibit 2.

Officer Wright testified the seven items addressed in the findings report have been adequately disclosed.

The applicant submitted a copy of his license data history and Hearing Officer Rubinstein entered the document as Exhibit 3.

Staff Attorney Merritt believes there are still issues regarding proof of ownership and legal right to ownership. There is also a discrepancy between the closing date on the real estate contract and the closing date identified in the applicant's testimony. Based on these discrepancies, the applicant has failed to demonstrate possession of the premises for three years as required by City ordinance.

Hearing Officer Rubinstein instructed the applicant to submit a written supplement to the real estate purchase contract.

Hearing Officer Rubinstein asked if anyone present would like to speak regarding the application.

Elizabeth Feld spoke in opposition to the application.

The applicant disputed the statements made as coming from a disgruntled ex-employee.

Hearing Officer Rubinstein instructed the applicant to provide written documentation from the Colorado Marijuana Enforcement Division regarding training, the status of licenses held by the applicant and the real estate contract supplement within seven days. Ruling is reserved until the documentation is provided and reviewed.

4. LivWell XV, L.L.C. dba LivWell, 261 North Avenue, Grand Junction, CO 81501, Retail

Appearing

Attorney Mitch Blackstone

License and Compliance Team Member Israel Alarcon

Director of Security James Bauer

Officer Wright testified after contacting the applicant, he was provided the information identified in the findings report and is satisfied with that information.

Staff Attorney Merritt stated the applicant provided a supplement to the sign plan; however, Community Development is still taking the position the sign is not appropriate based on zone location. What the applicant has is a pole sign they are trying to make into a monument sign. Community Development believes what is proposed looks more like a pylon versus a monument sign.

The applicant testified their intention is to remove the current pole sign and replace it with a structure separate and apart from the building.

Hearing Officer Rubinstein marked the document as Exhibit 1.

The applicant provided the hearing officer with another page to the supplement. It was marked as Exhibit 2.

Hearing Officer Rubinstein asked if anyone present would like to speak regarding the application. There was no one.

Hearing Officer Rubinstein ruled based on the representations made at the hearing regarding the issues noted in the finding report, the issues have been resolved. The representations made at the hearing, related to the pole sign, are to be supplemented, in writing, within seven days. The applicant is deemed to be conditionally complete and can move to the randomized selection process. If the written supplement is not received within seven days, or does not align with the testimony provided, the conditional approval is void. This ruling is final and any appeal to this ruling should be made the 21st Judicial District.

5. NuVue Pharma, L.L.C. dba NuVue Pharma, L.L.C., 383 29 Road, Grand Junction, CO 81501, Retail

Appearing

Attorney Paul Julian

Business Consultant Sal Pace appeared via teleconference

Hearing Officer Rubinstein asked about the dba including Pharma and instructed the applicant to provide a supplemental written statement that the word Pharma will not be included in any signage or promotional materials. She received the supplemental materials dated August 18 and marked them for the record as Exhibit 1 and the supplement dated September 27 as Exhibit 2.

In response to questions from Staff Attorney Merritt, Attorney Julian stated the applicant intends to add an additional sign if permitted.

Hearing Officer Rubinstein directed the applicant to provide a complete sign package plan for all signage.

In response to questions from the hearing offer, Officer Wright noted no concerns with the supplemental information received.

Hearing Officer Rubinstein asked if anyone present would like to speak regarding the application. There was no one.

Hearing Officer Rubinstein ruled the application to be conditionally complete. The condition is the applicant is to provide a written supplemental sign plan within seven days. If received and deemed sufficient, the application will move forward to the randomized selection. This ruling is final, and any appeal should be made to the 21st Judicial District.

6. CLDC 2, L.L.C. dba Pure Fire Cannabis, 640 West Gunnison Avenue, Grand Junction, CO 81501, Medical and Retail

Appearing

Attorney Garrett Graff

Chief Executive Officer Eliyahu Scheiman

Director Brent Toepper

Manager/Director Laura Springer

Chief Operating Officer Brian Stofac

Attorney Garrett Graff said he provided supplemental information to Officer Wright earlier and brought an Affidavit relative to the property authorization, a floor plan and parking plan to supplement the original application. He stated the property owner improperly registered the name to the Secretary of State. Regarding the parking plan, the applicant made a scrivener error about the number of parking spaces. There are 11 total spaces and 2 of the spaces are dedicated to handicap parking.

Hearing Officer Rubinstein marked the signed Affidavit as Exhibit 1, the floor plan as Exhibit 2 and the parking plan as Exhibit 3.

Officer Wright testified Attorney Graff provided the information he requested.

In response to questions from Staff Attorney Merritt, Attorney Graff testified members of the public would not be able to go anywhere except for the I.D. check room. Once checked they will be led into their respective recreational or medical waiting rooms.

The applicant stated the members of the public would not be allowed into the limited access area to gain access to the bathroom.

Hearing Officer Rubinstein asked if anyone present would like to speak regarding the application. There was no one.

Hearing Officer ruled the application complete conditioned upon the parking plan submitted be reviewed and approved by Community Development within seven days. Once the condition on the application has been met within the next seven days, the application can move forward to the randomized selection process. This ruling is final, and any appeal of this decision should be made to the 21st Judicial District.

III. Appeal of Application Denial

1. Basis, LLC dba Azul, 421 Brach Drive, Grand Junction, CO 81507, Retail
-

Appearing

Member: Kate Ramsay

Member: Oliver Spees

Hearing Officer Rubinstein explained this Appeal of Application is based on issues regarding the applicant's legal right to possess the property, financial distributions, and a findings of suitability for owner entity not submitted with the application. A lease was received on July 6.

Ms. Ramsay submitted additional information to the hearing officer. She testified part of their confusion is they have a management company and an operations company. She is submitting an oversimplified diagram for complete clarification. She also provided a financial disclosure for the management company. When they submitted their initial application, they indicated the findings of suitability of owner entity was not applicable based on the fact there is not an entity, being a business, that has ownership of the company. The company is completely individually held. The feedback they received from the state was the findings of suitability for an owner entity was not applicable.

Hearing Officer Rubinstein marked the submitted email as Exhibit 1, the diagram as Exhibit 2, and the additional information related to finances as Exhibit 3.

Staff Attorney Merritt stated the City requires the findings of suitability of owner entity to be submitted regardless of the state requirements. All other applicants have been required to submit the form. Regarding Exhibit 3, Ms. Merritt questioned where the capital contributions are coming from.

Ms. Ramsay testified the funding provided in Exhibit 3 is on behalf of Swiftwater, the property management company. The applicant, Basis, LLC, hasn't put capital towards Basis, LLC. If awarded a license, capital contributions would be given to them. Swiftwater captures all the financial contributions toward acquiring the license.

Staff Attorney Merritt stated the financial disclosures for the members of Basis LLC didn't cover the application fee, the operating agreement, or the rent. On July 6, the members of Basis LLC, filed a statement stating the funding would be coming from cannabis investors. The City is concerned over the lack of funding for the operation.

Ms. Ramsay stated should the license be awarded; the applicant will reach out to various investor groups for capital.

Staff Attorney Merritt stated the contingency lease agreement has expired and the assignment is only month-to-month. The City requires a three-year lease or right to the property. The contingency was based on zoning, licensure and financial feasibility. The zoning has been remedied, licensure is to be determined and there is not enough information to determine the funding.

Mr. Spees testified there is a global contract attached to the PSA. Their intention is to purchase the property and they have a five-year lease in place. They can supplement the application with that document.

Staff Attorney Merritt stated the applicant's response to the hearing officer's order was not filed on time.

Hearing Officer Rubinstein directed the applicant to submit supplemental material within seven days. Once received, she will issue a written order. The written order will reflect whether the application is deemed complete. If the application is denied, there will be an appeal process.

IV. Other Business

There was none.

V. Adjournment

The meeting adjourned at 10:33 a.m.

October 2, 2022

TO: Greg Caton, City Manager
City of Grand Junction, CO

RE: Cannabis Business License application for Buds GJ Ltd.

LANDLORD STATEMENT

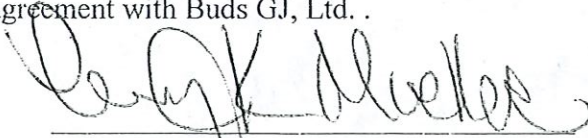
Being first duly sworn, Amy K. Mueller states as follows:

I am the principal owner of the building located at 150 W. Main Street, Grand Junction, CO. During the time period 2000 to 2001 I had the interior and exterior of the structure totally renovated. The building meets all of the codes for electrical, structural, and HVAC systems. The entire building is handicap accessible. The fire department regularly conducts inspections of the property. It has been used for commercial purposes prior to, and after my purchased and paid for the remodel.

When new tenants have requested to modify their space, only professionals licensed in the City are permitted to conduct the work if permits are required. The building systems currently meet all code requirements. Each of the six units may be modified at the cost to the tenant with my pre-approval. The lease agreement outlines the obligations of the Landlord and Tenant on this issue.

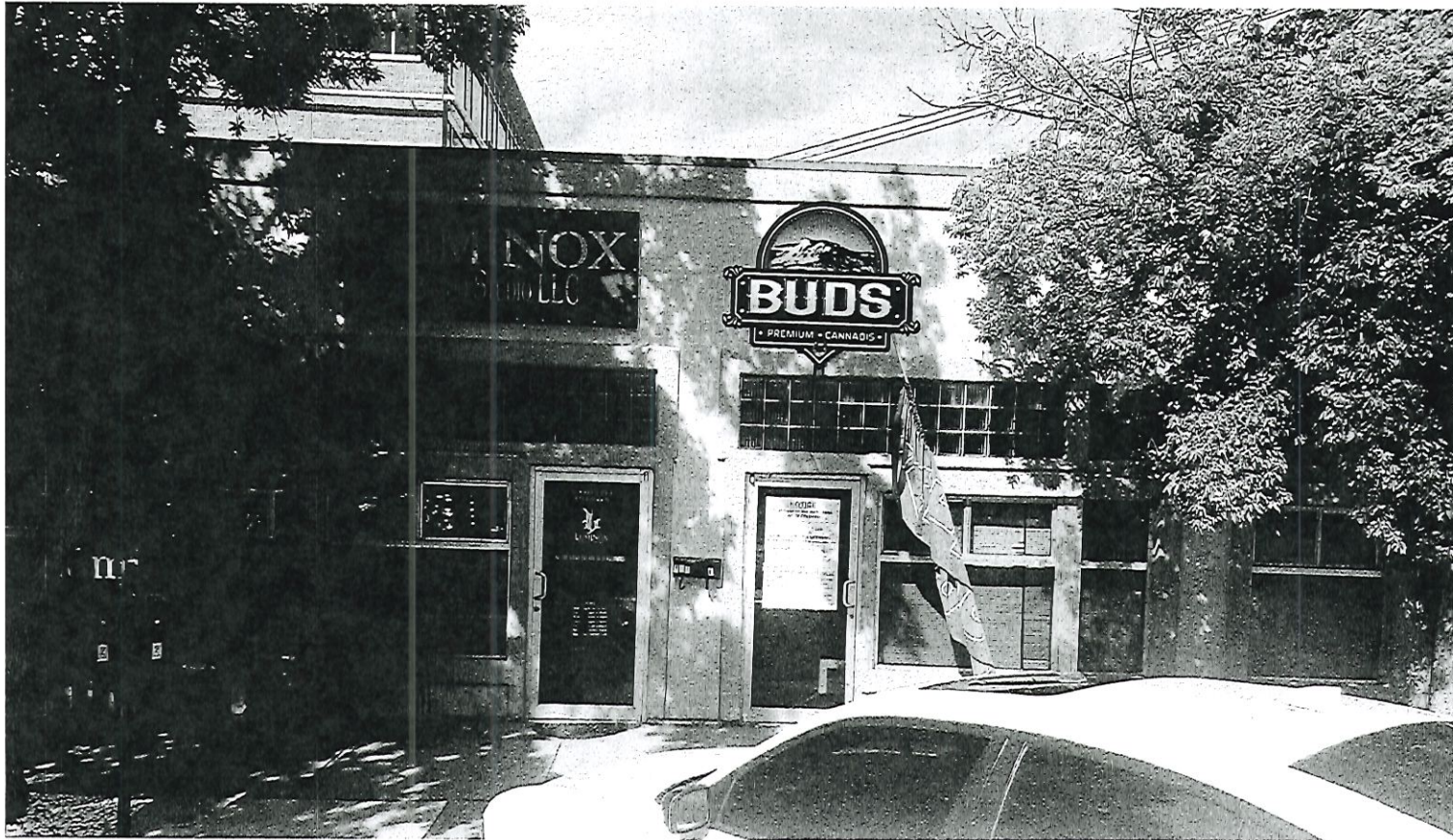
The representatives of Buds GJ have informed me of the various safety plans, security, ventilation and other system modifications which will need to be performed on the building to meet the requirements of the City to open this facility. These proposed changes have been approved by me, should the proposed tenant obtain the license for this premises. I am always available to answer questions regarding these issues.

The foregoing is a true and accurate statement regarding the structural status of my building and lease agreement with Buds GJ, Ltd. .



Amy K. Mueller
902 Colorado Avenue
Grand Junction, CO 81501
(970)245-1009
Akcolomed@aol.com

EXHIBIT 1



**KRAAIDESIGN
ARCHITECTURE**

417 MONUMENT ROAD, SUITE F
GRAND JUNCTION, CO 81507
970.712.5046

BUDS GJ
150 WEST MAIN STREET SUITE F

REVISION #	DATE	COMMENTS

SD
PRELIMINARY

PROJECT NO:
2248

SHEET NAME:
ELEVATION

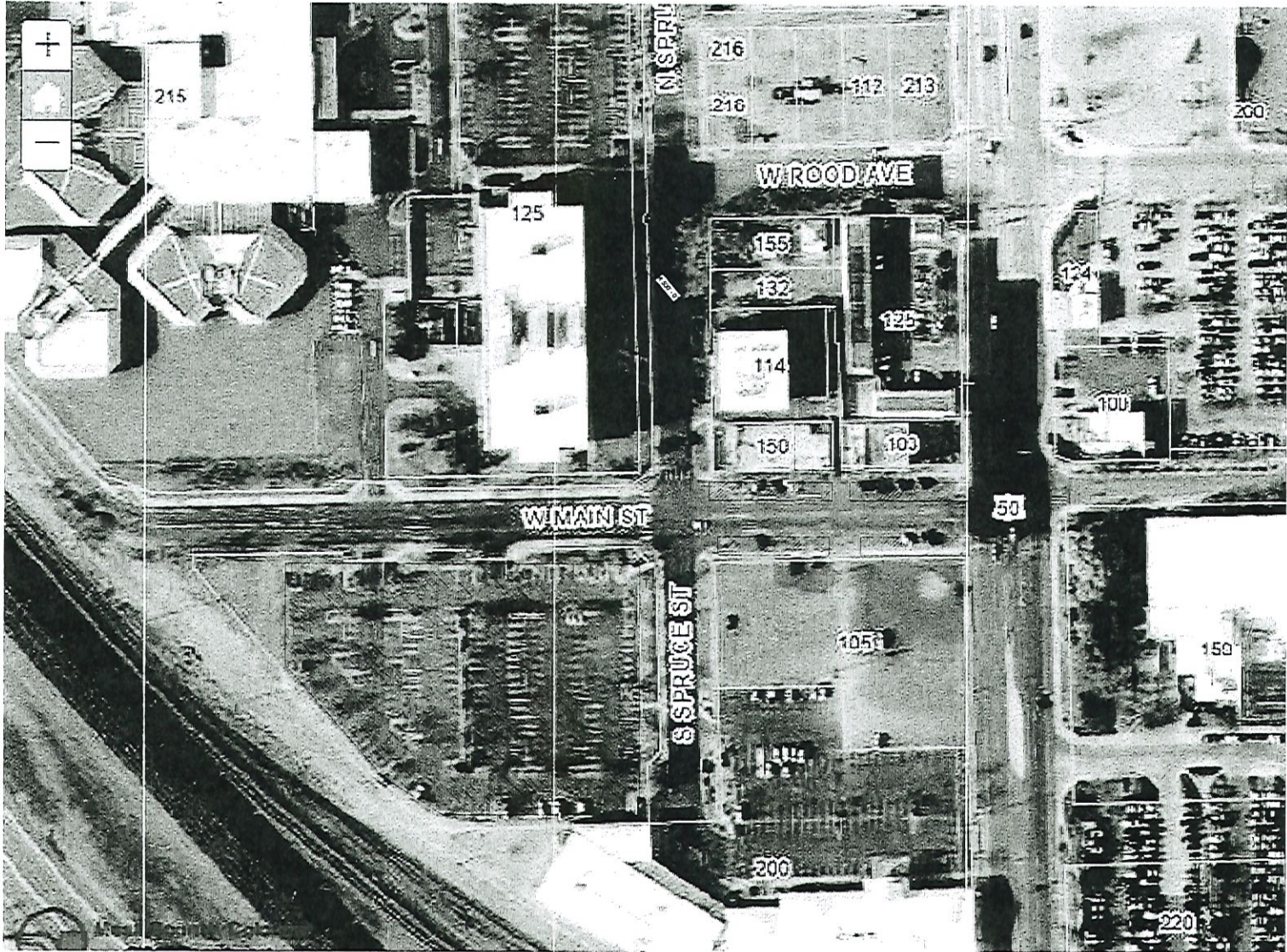
DATE: 9/30/2022

SHEET NO.

A2.0

NOT FOR CONSTRUCTION

SITE LEGEND
 BUSINESS LOCATION
 METELED PARKING LOCATIONS
 PUBLIC PARKING LOCATIONS



1 SITE PLAN
 Cl.1

KRAAIDesign
 ARCHITECTURE
 417 MONUMENT ROAD, SUITE F
 GRAND JUNCTION, CO 81507
 1-970-412-2843

BUDS GJ
 150 WEST MAIN STREET SUITE F

REVISION	DATE	COMMENTS

3D
 PRELIMINARY

PROJECT NO:
 2248
 SHEET NAME:
 SITE PLAN

DATE: 9/20/2022
 SHEET NO:

Cl.1

NOT FOR CONSTRUCTION

October 3, 2022

To: Greg Caton, City Manager
Re: Cannabis Business License Application for Buds GJ Ltd.

Subject: SUPPLEMENTAL DOCUMENTS AND INFORMATION

On September 26, 2022, a Review and Findings Report was sent by the City Manager's Office regarding the documents and information provided by the applicant.

Proposed Operating Plan:

1. A statement from the Landlord / owner is attached.
2. A signage plan is attached. The statement that "all signs would comply with City regulations" seemed adequate to address this inquiry on the application form. Anything that did not meet the limitations in the code would be prohibited.
3. The report alleges there was no parking plan provided, then it was determined by the author that no additional parking is required. A parking plan has been submitted.

Business Entity Documents / Findings of Suitability

1. The Disorderly Conduct accusation occurred in 2015, City of Grand Junction municipal citation number 158199 . Defendant was cited into municipal court. A report on the process which followed was previously submitted to the City Clerk on August 12, 2022. The case was dismissed after a six-month deferred judgment and sentencing agreement with the City, closing the case on December 23, 2015. The case was sealed and the order sealing the arrest record was later obtained from the court and provided to the investigator.

The case was sealed as permitted by C.R.S 24-72-705(1)(A)(iv) which states: The court shall order the defendant's criminal justice records sealed when the defendant completes a deferred judgment and sentence pursuant to section 18-1-3-102 and all counts are dismissed. While an order sealing records does not deny access to the criminal records of a defendant by any law enforcement agency required to conduct a criminal history record check, Gerhard produced information to the City Clerk and investigator regarding this case in a timely and honest manner.

2. Gerhard denies a summons for theft was issued to him in 2015. The facts provided in the Review and Findings Report apparently overlap and misrepresent allegation in paragraph 1, above. Gerhard cannot address allegations of which he has no knowledge.
3. Gerhard provided a court order sealing the 2019 theft case which originated in the Eagle County, Colorado courts. He was observed on camera picking funds from the floor which had been dropped in a retail establishment. After consideration of the facts by the prosecution, the case was dismissed. As permitted by C.R.S. 24-72-705(1)(a)(I) when a case against a defendant

EXHIBIT 2

is completely dismissed an order sealing the case was entered and filed with the involved agencies and State Court Administrator. At one point in the records-sealing process he was informed that if anyone asked him about this case, he could state that no such records exist. Because of this apparent mis-advisement, he did not submit a full report. The city application states that if an applicant has a written order sealing the case, there is no need to disclose the arrest record.

4. Gerhard forgot to list two Ohio business licences he applied for and held in the 1980's. These licenses were for the following:

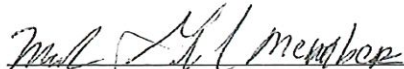
- General Contractor 25% owner
- Calamity Underground - restaurant

Gerhard did not list the respiratory therapist license he obtained in Oregon, as he never practiced in that state.

Summary

The omissions of the above information should not negatively impact the Findings of Suitability for the applicant.

Dated this 3 day of October 2022.



Mark Gerhard, Member/ Manager
Buds GJ Ltd.
2536 Rimrock Ste 400-280
Grand Junction, CO 81505

County Court, Eagle County, Colorado Address: P.O. Box 597 Eagle, Colorado 81631	DATE FILED: April 14, 2022 4:39 PM CASE NUMBER: 2019M401
THE PEOPLE OF THE STATE OF COLORADO, Plaintiff, MARK R. GERHARD, Defendant.	
	Case Number: 19M401
ORDER RE: MOTION TO SEAL PURSUANT TO C.R.S. 24-72-705	

The Court has considered Defendant's motion to seal criminal justice records pursuant to § 24-72-705, C.R.S. and has examined the record. The Court finds Defendant is eligible for relief under § 24-72-705, C.R.S.

Defendant's Name: Mark Gerhard Date of Birth: [REDACTED]

Current Mailing Address: 2536 Rimrock Ave., Ste. 400-280, Grand Junction, CO 81505

The Court ORDERS that the criminal records information specifically relating to and contained in:

County Court case number: 19M401

Law Enforcement Agency case number: Avon Police Department, 19-000052

Arrest number (from fingerprint card): 19000230

Date: 08/14/2019

Colorado Bureau of Investigation (Statute authorizes this agency to assess an additional fee to seal its records.)

shall be sealed immediately, except for basic identifying information, and that upon inquiry in the matter, the Person in Interest and criminal justice agencies to which this Order is directed may properly reply that no such records exist with respect to such person.

The Court directs the above Order to the Clerk of Court to seal the criminal case listed above.

Defendant/Petitioner shall provide a copy of this Order to the Colorado Bureau of Investigation and every custodian of the records sealed by this Order. (The Colorado Bureau of Investigation assesses a fee to seal its records)

Date: April 14, 2022

Judge: _____



MUNICIPAL COURT, CITY OF GRAND JUNCTION, COLORADO 250 N 5 th St Grand Junction CO 81501 970-244-1537 FAX: 970-256-4090	<p style="text-align: center;"><u>COURT USE ONLY</u></p> CASE NO.: MI 15-340
PLAINTIFF: People of the State of Colorado by and through the People of the City of Grand Junction vs. DEFENDANT: <i>MARK Robert Gerhard</i>	
ORDER TO SEAL CRIMINAL JUSTICE RECORDS PURSUANT TO C.R.S §24-72-702.5	

The Court has considered the Defendant's motion to seal criminal justice records and finds the Defendant is eligible for relief. The Court hereby Orders the criminal records information related to this action be sealed immediately by removing the records that are subject to this Order from its database, except for basic identification information as defined in C.R.S. §24-72-302(2). Upon inquiry in the matter, the Petitioner and custodians to which this Order is directed may properly reply that no such records exist.

Defendant's name MARK Robert Date of Birth: [REDACTED]
 Current Address: 2536 Rim Rock Ave # 400-280
 City: Grand Junction, CO State: CO Zip Code: 81506

Ordered this 24 day of Aug, 2021



 Municipal Judge



Centroid Holdings dba Terrapin
5370 Manhattan Circle #200
Boulder, CO 80303

10/04/2022

Hearing Officer, Grand Junction

Dear Hearing Officer,

Thank you for the opportunity to respond to the findings before our scheduled hearing on Oct 7th 2022. Please see the responses to the review and findings below. Please let us know if you will need anything else or have any questions.

Businesses Omitted - (updated and responded 8/9/2022 per police review & request after original submission)

Question:

The City's addendum asked applicants to list all locations where they have had a professional, occupational, business or sales tax license, where they have owned and/or operated a business and the name of their business(es). Mr. Woods disclosed a number of licenses in Colorado and elsewhere, yet it appears Mr. Woods has held other licenses and/or operated other businesses (see attached). If this is correct, was there any reason for these omissions?

Response:

Correct. We understood the application to require a disclosure of cannabis related businesses associated with cannabis licenses. As such, we did not disclose Mr. Woods' other non-license related business entities. Below is a list of those additional businesses filed by Mr. Woods:

Name of Business	Location of Business
Renaissance Solutions, Inc Administrative Services for Terrapin companies	5360 Manhattan Cr, Ste 200 Boulder CO 80303
Magellan IP CO, Inc Trademark Licensing (inactive)	5360 Manhattan Cr, Ste 200 Boulder CO 80303
Magellan IP, Inc Trademark Licensing for Terrapin brand portfolio to Terrapin companies	5360 Manhattan Cr, Ste 200 Boulder CO 80303
Magellan IP OR, Inc Trademark Licensing (inactive)	5360 Manhattan Cr, Ste 200 Boulder CO 80303
Oak Industrial, LLC Real Estate Owned (2055 Oak Industrial, LLC - Grand Rapids Michigan)	5360 Manhattan Cr, Ste 200 Boulder CO 80303



EXHIBIT 1

Woods Enterprises, LLC - This LLC was formed for use in a Corporate Roll Up that never occurred - The entity is dormant and was never operated.	5360 Manhattan Cr, Ste 200 Boulder CO 80303
Woods Properties, LLC -This LLC was formed for use in a Corporate Roll Up that never occurred - The entity is dormant and was never operated.	5360 Manhattan Cr, Ste 200 Boulder CO 80303
Matadero Holdings, Inc Media company that owned TheNewsStation.com (dissolved)	5360 Manhattan Cr, Ste 200 Boulder CO 80303

Proposed Operating Plan

Signage Plan (updated and responded 9/30/2022 per notice from clerk - after original submission)

Notice: All requirements for the Proposed Operating Plan have not been met.

Clarification for the Applicant regarding the Signage Plan:

Applicant signage plan indicates compliance with GJMC 27.12.040(i), which is the sign regulations for the Horizon Drive Overlay. This property is not within those boundaries, *so the regulations in GJMC 21.06.070(j) will apply.*

Takeaways from Ordinance referred to above:

- For all other properties within the City, only flush wall mounted signs or monument signs shall be allowed.
- And no references to pharmaceuticals or pharmacy practice.
- Maximum sign allowances shall be calculated according to the provisions of this Chapter and subject to the following limitations:

(A) Maximum Height: 20 feet; and,

(B) Maximum Area: 150 square feet per sign face.

See mockup below: *All references in GJMC 21.06.070(j) will apply to Centroid Holdings Inc store location.*



Thank you,
Moriah Sullivan
Licensing Coordinator
Centroid Holdings Inc, dba Terrapin Care Station



April 4, 2022

Standard Operating Procedure Packing Department GJ

To Open Department In AM:

1. Power on computer tower, monitor and scales.
2. Startup BioTrack and iHeartjane.
3. Clock in
4. Weigh and log flower weights
5. Once the flower has been weighed online orders can start to be filled.
6. Get the orders from the "tomorrow bin" and take them to the CSR on the sales floor.

To Close Department In PM:

1. When Closer arrives always check with the AM team if there is anything they need and get update for the day.
2. Restock supplies. example – bags, drams and anything else that's low.
3. Check dates on the Go-back bags at the end of the night. All bags dated for the following day are not to be emptied, and the "complete button" will not be clicked.
4. Place the bags dated for the following day in the "tomorrow bin" for the morning crew.
5. Clean and sanitize workstation including the scales and monitors.
6. Weigh and log flower weights
7. Write down the names and Metrcs on the weight sheet in the order they are on the shelf.
8. Place flower jars in alphabetical order on the shelf. (silver shelf and gold shelf).
9. Clock out.
10. Shut down computer, monitor and scales

Duties For Both Shifts:

1. Packers are responsible for answering the phones if a lead is unavailable.
2. Continue filling orders while answering the phone.
3. One packer must wear the headset to help CSR's when they are looking for online order (pickup) they can't locate, and instore order (kiosk). Also, help with cashiers if their customer is adding additional products at the register.
4. Reading a ticket:
Under the customer's name you'll see where it says "Pickup" or "Kiosk" this will help prioritize the orders based on whether the customer is in store or ordering ahead online. "Order Placed" is the next thing you look for when prioritizing orders. This shows when the customer placed their order. "Pickup Date" this date is the date the customer will pick up the order. If customer is picking up product the following day their bag will be packed and should be placed in the "Tomorrow Bin."

EXHIBIT 1

April 4, 2022

**.The Happy Camper -
Palisade**

Jordan Sage

Pickup

Order Placed 01/24/2022 2:07PM
Pickup Time 2:15PM - 2:45PM
Pickup Date 01/24/2022
Customer DOB 07/03/1993
Customer Phone (970) 712-6844
Order # 86H3W
Order Source Embedded

6 Items

Apricot | Evolab | vape | Co2lors Cartridge
\$26.00

1/2 G
1 @ \$26.00

Battery Kit | Select | gear | Portable Vaporizer
\$0.01

each
1 @ \$0.01

Blueberry Bubble | Craft | vape | Sesh Cartridge
\$30.00

1 G
1 @ \$30.00


5. It's important to read each item all the way through. There could be multiple products with the same name. For example, there could be pre rolls, flower, prepacks, concentrates, syringes or even cartridges with the same strain name.
6. Next check your quantity or weight of the item listed. This will tell you how many of that item are being requested.
7. At the top of your receipt the total items being requested is listed. Always check the number of items you should have for the order to ensure you have all the items ordered.
8. Edibles should be grabbed from the cabinets by packer 2.
9. If you can't find an item ask lead to help locate it.
10. Prioritize filling orders based on if they are Kiosk orders, or if they are incoming reservations.
11. Kiosks will always go to the front of the line and be packed as soon as possible because these customers are in store waiting.
12. Pickup orders will follow based on order placed time, even if the order is scheduled to be picked up the next day. First order in, first served. These customers ordered ahead of time and scheduled a time to pick up.
13. "Prepare" and "Ready" each order you complete by searching the name in the iHeartjane ordering site.
14. Throughout your shift our packing team should work together to make sure bags and drams are stocked to ensure the packing process is fluid.
15. Clean and sanitize often.
16. This can just be deleted it is the same point as 14.
17. If your department is in good order and you have a slow period, ask the lead how you can help other departments.



ZONING VERIFICATION CANNABIS BUSINESS

Street Address: 1116 UTE AVE.

TO BE COMPLETED BY THE PLANNING DIVISION

Application Reviewed By: Nicole Galehouse	Date: 05.19.22
Allowed Use in Zone District: <u>C-1</u> - Horizon Drive Business Improvement District? - Downtown Grand Junction? If yes, what floor? - Drive-Through Permitted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ___ Floor <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Requirements Met: - Public/Private Schools, CMU, WCC (1,000 ft) - Substance Use & Mental Health Facilities (500 ft) - Not co-located with a Dwelling Unit(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Director Signature: 	

ADDITIONAL COMMENTS:

Drive-through cannabis stores are being considered under the numerical standard for Drive-In Liquor Stores in GJMC 29-16.110 as determined by Administrative Regulation 01-22. However, as the traffic generation and volume of Drive-Through Cannabis Stores are not well-established, the city makes the applicant aware that should nuisance(s) issues arise, they are subject to enforcement and remedy pursuant to, but not limited to, GJMC 5.13.135(b)22 and 5.13.035(c)2, or other law as applicable.

The purpose of this request is to verify whether the proposed cannabis business is an allowed use on the listed Property. This report is not, nor shall it be interpreted, as evidence that the proposed business complies with any other provision of the GJMC.

Ordinance No. 5070 becomes effective on June 5, 2022. If Ordinance No. 5070 does not become effective as scheduled, this zoning verification form will be considered null and void.



City of Grand Junction License Data History Supplemental Sheet

Dates	Type of License	City	County	State	Name of Business
2019 to current (mm/yy) (mm/yy)	MJ Retail Store	Bailey	Park	Co	CCC Inc.

Dates	Type of License	City	County	State	Name of Business
2019 to Current (mm/yy) (mm/yy)	MJ Infused Products	Bailey	Park	Co	CCC Inc.

Dates	Type of License	City	County	State	Name of Business
2019 to Current (mm/yy) (mm/yy)	MJ Cultivation	Bailey	Park	Co	CCC Inc.

Dates	Type of License	City	County	State	Name of Business
12/17 to Current (mm/yy) (mm/yy)	MJ Retail Store	Palisade	Mesa	Co	THC2 Inc.

Dates	Type of License	City	County	State	Name of Business
12/19 to Current (mm/yy) (mm/yy)	Sales Tax	Palisade	Mesa	Co	CW LLC

Dates	Type of License	City	County	State	Name of Business
06/19 to Current (mm/yy) (mm/yy)	N/A	Palisade	Mesa	Co	HC Properties

Dates	Type of License	City	County	State	Name of Business
__/__/__ to __/__/__ (mm/yy) (mm/yy)					

Dates	Type of License	City	County	State	Name of Business
__/__/__ to __/__/__ (mm/yy) (mm/yy)					

Dates	Type of License	City	County	State	Name of Business
__/__/__ to __/__/__ (mm/yy) (mm/yy)					

Dates	Type of License	City	County	State	Name of Business
__/__/__ to __/__/__ (mm/yy) (mm/yy)					

Dates	Type of License	City	County	State	Name of Business
__/__/__ to __/__/__ (mm/yy) (mm/yy)					

EXHIBIT 3

RE: LivWell Application

Nicole Galehouse <nicoleg@gjcity.org>

Thu 10/6/2022 10:21 AM

To: DeLayne Merritt <delaynem@gjcity.org>

Cc: Janet Harrell <janeth@gjcity.org>; Travis Wright <travisw@gjcity.org>; Tamra Allen <tamraa@gjcity.org>

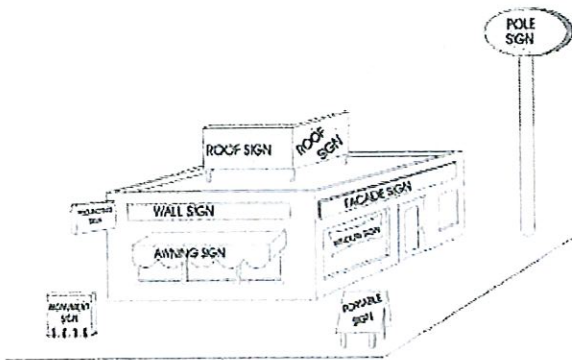
1 attachments (1 MB)

LivWell XV, LLC - Amendment to Application, Proposed Signage Plan, 10-05-22.pdf;

DeLayne,

This is the sign supplement that came in for LivWell that I mentioned to you briefly yesterday.

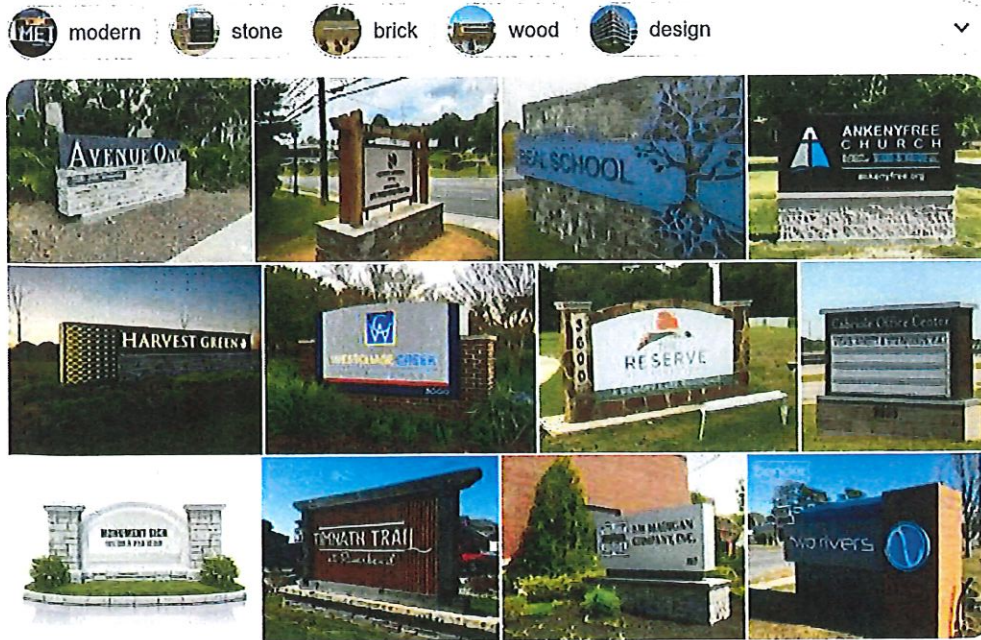
After reviewing their supplemental proposal, it does not meet code requirements. They call the revised sign a "monument sign" but it is not a monument sign. The code defines a monument sign as "a sign other than a pole sign in which the entire bottom is in contact with, or is close to, the ground and is independent of any other structure." Their sign is supported by a separate structure and is not close to the ground. The code also includes this image, which shows the general design of a monument sign:



Their sign drawings also indicate that the bottom structure is a 'pole cover'.

Examples of monument signs:

Images for monument sign



What they are proposing is really more of a pylon sign:

EXHIBIT 1

Images for pylon sign



Hopefully this is enough for tomorrow's hearing. Let me know if you have any questions.

Nicole Galehouse, AICP
 Principal Planner
 970.256.4014
nicoleg@gjcity.org



From: Travis Wright <travisw@gjcity.org>
Sent: Wednesday, October 5, 2022 11:37 AM
To: Issy Alarcon <issy.alarcon@pharmacann.com>; Nicole Galehouse <nicoleg@gjcity.org>; Janet Harrell <janeth@gjcity.org>; Debbie Kemp <debbiek@gjcity.org>
Subject: Re: LivWell Application

Mr. Alarcon,

The City Department that is primarily reviewing applicant's parking plans, and whether they conform to the Municipal Code, is Community Development, and I will ensure your attachment is forwarded to them. I am also forwarding it to the City Clerk's Office so all of LivWell's files will be updated.

Please let me know if I can be of further assistance to you, and I'm looking forward to Friday as well.

Respectfully,

-Travis

From: Issy Alarcon <issy.alarcon@pharmacann.com>
Sent: Wednesday, October 5, 2022 9:23 AM
To: Travis Wright <travisw@gjcity.org>
Cc: licensing <licensing@pharmacann.com>
Subject: Re: LivWell Application

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Good morning, Mr. Wright,

Thank you for all of your help thus far in this application process. We look forward to connecting in person at the Hearing this Friday, October 7th.

In advance of the Hearing, please see the attached Amended Signage Plan. This amendment comes in response to the comment made on the Review and Findings Report. We are hopeful that by sending in advance, your office can review, and we can provide any further follow up on Friday.

Please let me know if you have any questions or issues opening the attachment.

Regards,

Israel (Issy) Alarcon
Associate Director | Legal
400 E 84th Ave Ste W-5 | Thornton, CO 80229
814.880.8034 CELL | issy.alarcon@pharmacann.com



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On Sep 27, 2022, at 5:47 PM, Travis Wright <travisw@gjcity.org> wrote:

Mr. Alarcon,

I again apologize for the lateness of this email. I appreciate your response, particularly in that I did not provide you with much time, and comprehensive information.

I don't know if you are planning on being at LivWell's Public Hearing next week; if so, I look forward to meeting you.

Respectfully,

-Travis

From: Issy Alarcon <issy.alarcon@pharmacann.com>
Sent: Monday, September 26, 2022 12:00 PM
To: Travis Wright <travisw@gjcity.org>
Cc: Mitchell L. Blackstone <mitch.blackstone@pharmacann.com>; Mackenzie Wilcox <mackenzie.wilcox@pharmacann.com>
Subject: Re: LivWell Application

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Good morning, Mr. Wright,

I wanted to circle back and provide the remaining information related to your inquiry regarding Mr. Lord and Mr. Schuler. At this point, I believe we have supplied all necessary information regarding Mr. Lord, however, please let me know if you need anything else. Below, please find the requested information regarding Mr. Schuler.

After thoroughly reviewing our application and the records you provided, it became clear that we made an unintentional clerical error in our submission with respect to Mr. Schuler. Specifically, his entities and litigation information were not disclosed as a result of his misunderstanding relative to the question regarding entities and whether or not they applied to businesses unrelated to cannabis ownership. We have since spoken with Mr. Schuler's representatives who have provided comprehensive information to rectify this issue.

Accordingly, please see the attached supplemental entity list for Mr. Schuler. As you will find, this list contains additional entities beyond those you inquired about in your initial email. Please also note that the litigation list in your initial email is related only to Mr. Lord and his entities. To ensure we have disclosed all information relative to Mr. Schuler, we have attached a copy of the singular litigation related to Mr. Schuler's entities. We have confirmed that this is an exhaustive list of entities and litigation with respect to Mr. Schuler. As you review these records, please do not hesitate to contact us with any additional questions or concerns.

Thank you for your understanding and continued assistance thus far in resolving this for your Department's and the City's informed review. To the extent we can provide any additional information or answer any questions, please do not hesitate to contact us. We look forward to finalizing this matter as expeditiously as possible.

Best regards,

Israel (Issy) Alarcon
Associate Director | Legal
400 E 84th Ave Ste W-5 | Thornton, CO 80229
814.880.8034 CELL | issy.alarcon@pharmacann.com

<bXv3TKNvnLnQkpXNFVPrHPXgHBTgyHqvJA0LBHYHvlKM4cAyxG9AvGjLGepvGu6GvxlH6V7F3Hr3alp1qZYsBOiL-xpYyLRptNlmKhqV38AzX9ufwEmi4CX6cy_dEPe-A1NzhCSCmoISSisTBQ.gif>

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On Sep 21, 2022, at 9:44 AM, Travis Wright <travisw@gjcity.org> wrote:

Mr. Alarcon,

I appreciate your continued efforts and I will ensure your attachment is added to LivWell's file.

Respectfully,

-Travis

From: Issy Alarcon <issy.alarcon@pharmacann.com>
Sent: Tuesday, September 20, 2022 9:05 AM
To: Travis Wright <travisw@gjcity.org>
Cc: Mackenzie Wilcox <mackenzie.wilcox@pharmacann.com>; Mitchell L. Blackstone <mitch.blackstone@pharmacann.com>
Subject: Re: LivWell Application

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Good morning Mr. Wright,

I wanted to reach out to send a brief update regarding your inquiry related to Mr. Lord and Mr. Schuler. We have had an opportunity to review and have a comprehensive answer regarding Mr. Lord's prior businesses and litigation.

After thoroughly reviewing our application and the records you provided, it became clear that we made a clerical error in our submission with respect to Mr. Lord. Specifically, a few pages of the entities and litigation information related to Mr. Lord were cut off in our application packet. This was not intentional nor evident during our application drafting process, and we are hopeful that the attached listing will resolve this issue in its entirety.

Accordingly, please see attached a supplemental entity list for Mr. Lord. As you will find, this list contains additional entities beyond those you inquired about in your initial email. Please also note that the litigation list in your initial email is related only to Mr. Lord and his entities. We have confirmed that this is an exhaustive list of entities and litigation with respect to Mr. Lord. As you review these records, please do not hesitate to contact us with any additional questions or concerns.

Our team is working diligently to provide an answer and any necessary information with respect to Mr. Schuler as soon as possible. We will be in contact with you shortly but wanted to provide the information regarding Mr. Lord as soon as we determined the discrepancy.

Thank you for your understanding and continued assistance thus far in resolving this for your Department's and the City's informed review, and we look forward to finalizing this matter as expeditiously as possible.

Best regards,

Issy

On Sep 14, 2022, at 5:24 PM, Travis Wright <travisw@gjcity.org> wrote:

Mr. Alarcon,

Again, Sir, I appreciate your attention to this.

These are civil litigations involving Mr. Lord's and/or Mr. Schuler's businesses that did not appear to be included in Mr. Lord's Civil Litigation History Supplemental Sheet that was included in LivWell's application, which I also attached as a PDF.

To be frank, cross-referencing the docket numbers was a trifle overwhelming. My apologies if I mistakenly listed some that were actually included.

Please let me know if the attachment did not transfer to you.

Respectfully,

-Travis

From: Issy Alarcon <issy.alarcon@pharmacann.com>
Sent: Wednesday, September 14, 2022 4:59 PM
To: Travis Wright <travisw@gjcity.org>
Cc: Mackenzie Wilcox <mackenzie.wilcox@pharmacann.com>; Mitchell L. Blackstone <mitch.blackstone@pharmacann.com>
Subject: Re: LivWell Application

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Hello Mr. Wright,

Thank you for so much for bringing this to our attention, we are in the process of cross referencing the initial submission with the information provided, and speaking with these individuals to ensure that we provide comprehensive information as soon as possible. In the interim, could you please provide the referenced litigation list for Mr. Schuler? That attachment did not load on our end.

We are working as quickly as possible to remedy this situation and are available at any time if you'd like to discuss.

Thank you so much for your assistance in this matter.

Regards,

Israel (Issy) Alarcon
Associate Director | Legal
400 E 84th Ave Ste W-5 | Thornton, CO 80229
814.880.8034 CELL | issy.alarcon@pharmacann.com

<bXv3TKNvnLnQkpXNFVPrHPXgHBTgyHqvJA0LBHYHvIKM4cAyxG9AvGjLGepvGu6GvxlH6V7F3Hr3alp1qZYsBOiL-xpYyLRptNImKhqV38AzX9ufwEmi4CX6cy_dEPe-A1NzhCSCmoISSisTBQ.gif>

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On Sep 13, 2022, at 4:49 PM, Travis Wright <travisw@gjcity.org> wrote:

Mr. Alarcon,

I appreciate your return email and I look forward to hearing from you.

Respectfully,

-Travis

From: Issy Alarcon <issy.alarcon@pharmacann.com>
Sent: Tuesday, September 13, 2022 4:36 PM
To: Travis Wright <travisw@gjcity.org>
Subject: Re: LivWell Application

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Hello Mr. Wright,

This is to acknowledge receipt of your email. We will provide a formal response as promptly as possible tomorrow.

Regards,

Israel (Issy) Alarcon
Associate Director | Legal
400 E 84th Ave Ste W-5 | Thornton, CO 80229
814.880.8034 CELL | issy.alarcon@pharmacann.com

<bXv3TKNvnLnQkpXNFVPrHPXgHBTgyHqvJA0LBHYHvIKM4cAyxG9AvGjLGepvgu6GvxlH6V7F3Hr3alp1qzYsBOIL-xpYyLRptNImKhqV38AzX9ufwEmI4CX6cy_dEPe-A1NzhCSCmoISSisTBQ.gif>

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On Sep 13, 2022, at 4:17 PM, Travis Wright <travisw@gjcity.org> wrote:

Mr. Alarcon,

You are listed as the primary contact person on LivWell's application, thus I am addressing this email to you. In reviewing the application, and with the understanding your company is operating numerous other successful marijuana businesses, there are several points of interest I would like to communicate to you.

The City addendum asked applicants to list all locations where they have had a professional, occupational, business or sales tax license, where they have owned and/or operated a business and the name of their business(es). Mr. Lord and Mr. Schuler both provided pages of businesses. The Colorado Secretary of State indicates Mr. Lord is the registered agent of, or formed, five other businesses (see attached). The Illinois Secretary of State indicates Mr. Schuler has or has had at least managerial associations with twelve other businesses (see attached). Were there any reasons for these omissions?

The City addendum asked applicants to list all civil litigations they have been a party to except divorces. Mr. Schuler listed none, but Mr. Lord provided several pages. Records indicate additional civil actions pertaining to Mr. Schuler's and Mr. Lord's listed businesses (see attached). Were there any reasons for these omissions?

I am also attaching a general memorandum that I am sending to all applicants along with a highly tentative compliance inspection report listing the items I will be checking, both of which are intended to assist applicants with their plans and possible developments.

Respectfully,

-Travis

Travis Wright
Marijuana Compliance Officer
Grand Junction Police Department
555 Ute Avenue, Grand Junction, CO 81501
970-549-5240 - Office
travisw@gjcity.org

<license history lord undisclosed.pdf><license history schuler undisclosed.pdf><civil
litigation lord schuler businesses undisclosed.pdf><Applicant Memo.docx><Compliance
Report 4.docx>

<civil litigation lord schuler undisclosed.docx><civil litigation lord.pdf>



LIVWELL XV, LLC

AMENDMENT TO APPLICATION – PROPOSED SIGNAGE PLAN

Pursuant to the City Manager’s Review and Findings Report (dated Sept. 26, 2022) of LivWell XV, LLC’s (“LivWell XV”) initial application for a marijuana business license in the City of Grand Junction, CO, the below information amends the signage plan contained thereunder—C-Main Application Documents > 03-Proposed Operating Plan – Form #0005 > Exhibit B: Operating Plan > Section H(2)—in its entirety to replace the proposed pole sign with a proposed monument sign. Accordingly, in conformance with the relevant provisions of the Grand Junction Municipal Code (“GJMC”), the following information and accompanying exhibit revise the proposed signage plan of LivWell XV’s initial application to read as follows:

...

H. SITE PLAN & PROPERTY EXTERIOR DESCRIPTIONS

Describe the following site components below and attach a site plan, drawn to scale, with any additional detail necessary to provide a full scope of the proposal (proposed outdoor lighting plan, proposed signage plan, proposed parking plan).

...

2. Signage

LivWell intends to install two flush wall mounted signs displaying the text “LivWell Enlightened Health” on LivWell Grand Junction’s storefront and one monument sign displaying the text “LivWell Enlightened Health” in the parking lot’s northeast corner. All such signage will be appropriately dimensioned in a manner consistent with the provisions of GJMC § 21.06.070(j). For the Local Licensing Authority’s ease of reference as to the proposed signage to be implemented, please reference Appendix A attached hereto.



LIVWELL XV, LLC

APPENDIX A – AMENDED SIGNAGE PLAN

(See Next Page)

LivWell™

ENLIGHTENED HEALTH

SIGN DESIGN PACKAGE

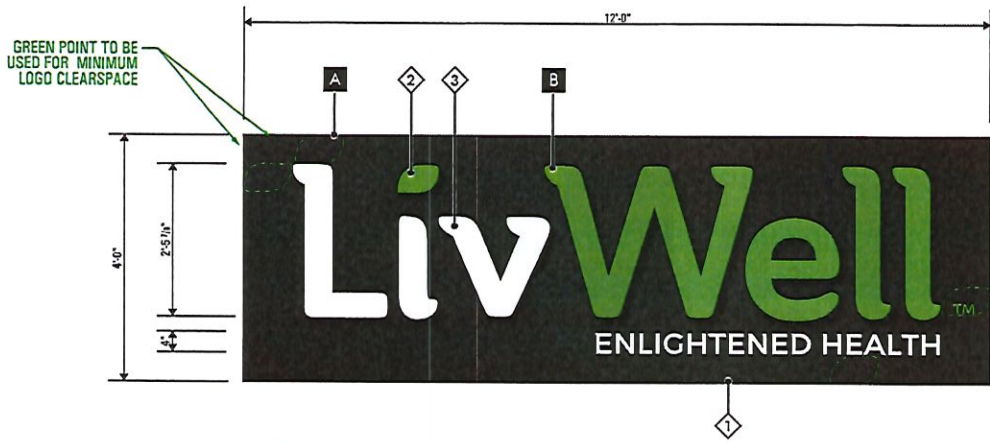
ART 50946 LIVWELL GRAND JUNCTION 10.3.22

 **YESCO.** Custom Electric Signs™

Denver Office
11220 E. 53rd Avenue, Ste 300
Denver, CO 80239
303-375-9933

Colorado Springs Office
5011 List Drive
Colorado Springs, CO 80919
719-385-0104

Fort Collins Office
1387 S Garfield Ave Unit W-4
Loveland, CO 80537
970-289-6042



2 S/F ILLUM. ROUTED & BACKED CAB. W/ PAN CHANNEL LETTERS SCALE: 1/2" = 1'-0"
PAGE 3 QUANTITY: 1 MANUFACTURE & INSTALL

2.2 SIDE VIEW

SCOPE OF WORK:
 MANUFACTURE & INSTALL (1) S/F WALL CABINET W/ ILLUMINATED PAN CHANNEL LETTERS SURFACE MOUNTED TO FACE. FLUSH MOUNT TO WALL. MOUNTING T.B.D. PER SURVEY OF BUILDING

PERMITTING / SIGN AREA: 48ft²

FINAL ELECTRICAL NOT INCLUDED
 CONNECTION BY:

FABRICATION SPECIFICATIONS

A		
CABINET	MATERIAL	ALUMINUM W/ ROUT-OUT FACES
	LIGHTING	8500k WHITE LED
	PAINT	SEE COLOR KEY
	FINISH	SATIN
BACKUP	MATERIAL	ACRYLIC
	BACKUP COLOR	#7328 WHITE ACRYLIC
B		
PAN CHANNEL	LIGHT TYPE	LED
	LIGHT COLOR	8500k WHITE LED
FACE	MATERIAL	ACRYLIC
	COLOR	WHITE #7328
VINYL	LAYER	1st SURFACE
	COLOR	SEE COLOR KEY
RETAINER	TYPE	TRIM CAP
	SIZE	1"
RETURN	COLOR	BLACK TRIMCAP
	DEPTH	5"
	PAINT	PRE-PAINTED BLACK

COLOR KEY

1	PAINT	SHERWIN WILLIAMS BLACK SATIN
2	VINYL	DIGITALLY PRINTED TRANSLUCENT VINYL TO MATCH MATCH PMS 7738c
3	VINYL	WHITE SHOW-THRU

NOTE: ALL DIGITAL PRINTING MUST BE PRINTED AT HIGH DENSITY OR "DOUBLE-DENSITY" QUALITY WHITE UNLESS OTHERWISE NOTED. THE COLORS SHOWN ON THIS DRAWING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-COLLECTED AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

YESCO
 Colorado Region

Denver
 1120 E. 29th Avenue, Suite 300
 Denver, CO 80218
 303.775.8722

Colorado Springs
 2911 E. Loop
 Colorado Springs, CO 80910
 719.762.9168

Fort Collins
 1207 S. Shields Ave., Suite 100
 Fort Collins, CO 80521
 970.485.8154

www.yesco.com

CLIENT:
 LivWell - Grand Junction

ADDRESS:
 261 North Ave

CITY / STATE / ZIP:
 Grand Junction CO 81501

ACCOUNT EXECUTIVE:
 KEVIN FLANNERY

DESIGNER:
 KEVIN LANGFORD

ORIGINAL DATE:
 10.03.2022

Client Signature / Date

Vendor Signature / Date

NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RINGS OR FINAL ELECTRICAL CONNECTION CHANGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.
 IF VOLTAGE IS NOT (120) PLEASE INDICATE YOUR VOLTAGE HERE

VOLTS AMPS

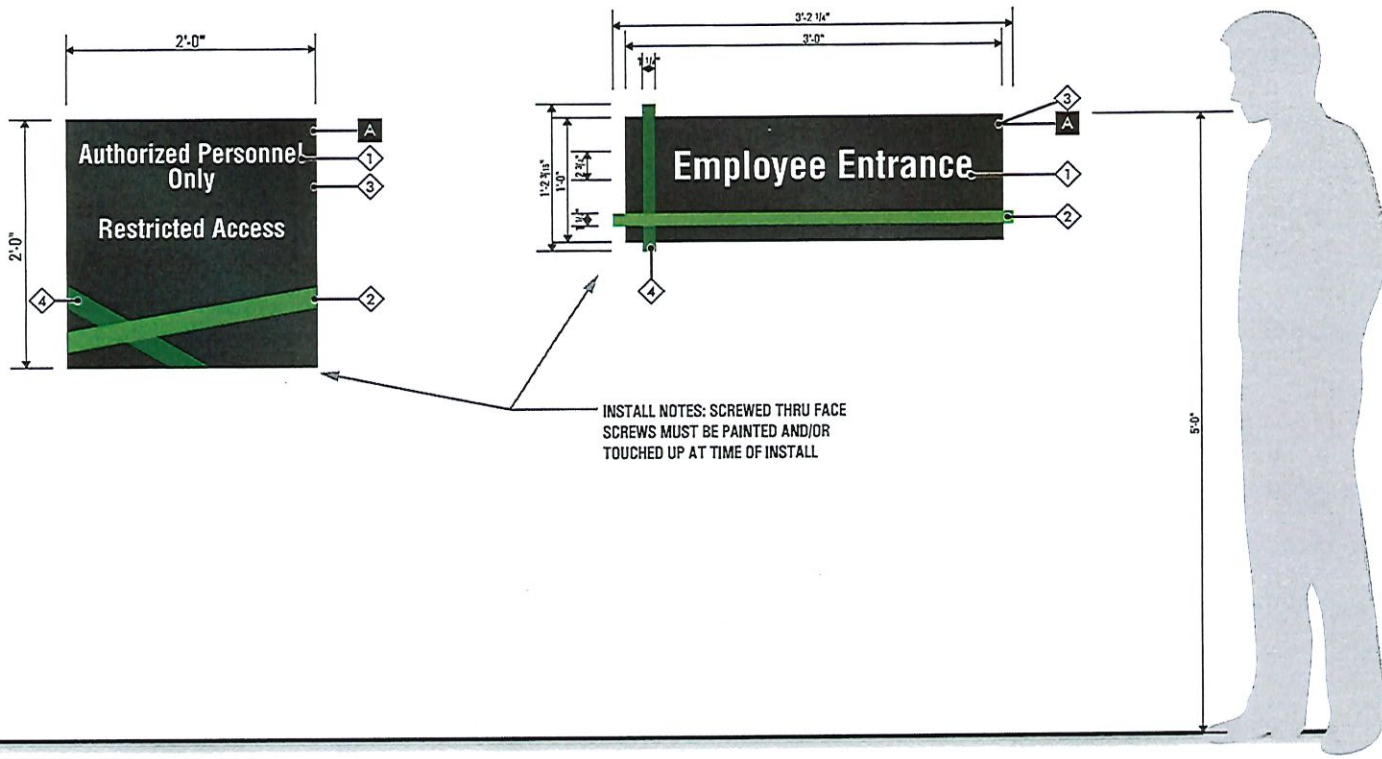
YESCO IS A PL LIMITED
 SIGN MANUFACTURER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 608 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

DATE REVISION DRAWN

ART 50946

PAGE 3 OF 9



INSTALL NOTES: SCREWED THRU FACE
SCREWS MUST BE PAINTED AND/OR
TOUCHED UP AT TIME OF INSTALL

5 NON-ILLUM F.C.O SIGN SCALE: 1" = 1'-0"
PAGE 6 QUANTITY: 1 MANUFACTURE & INSTALL

6 NON-ILLUM F.C.O SIGN SCALE: 1" = 1'-0"
PAGE 6 QUANTITY: 1 MANUFACTURE & INSTALL

SCOPE OF WORK:
MANUFACTURE & INSTALL (2) NON ILLUMINATED F.C.O. DIRECTIONAL SIGNS. FLUSH MOUNT TO WALL

PERMITTING	SIGN AREA 5: 4H ²
PERMITTING	SIGN AREA 6: 3H ²
FINAL ELECTRICAL CONNECTION BY:	

FABRICATION SPECIFICATIONS

A	PANEL	MATERIAL	ALUMINUM
		THICKNESS	.125"
		PAINT	SHERWIN WILLIAMS BLACK
		FINISH	SATIN
	VINYL	LAYER	1st SURFACE
		COLOR	SEE COLOR KEY

COLOR KEY

1	VINYL	7725-10 WHITE
2	VINYL	DIGITALLY PRINTED TRANSLUCENT VINYL TO MATCH
	MATCH	PMS 7738c
3	PAINT	SHERWIN WILLIAMS BLACK SATIN
4	VINYL	DIGITALLY PRINTED TRANSLUCENT VINYL TO MATCH
	MATCH	PMS 2258c

NOTE: ALL DIGITAL PRINTING MUST BE PRINTED AT HIGH DENSITY OR "DOUBLE SHOT" QUALITY
NOTE: UNLESS OTHERWISE NOTED, THE COLOR DEPICTED ON THIS DRAWING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR CALIBRATED AND TYPED APPROPRIATE VENDOR SPECIFIC SAMPLES FOR APPROVED COLOR SPECIFICATIONS

YESCO
Colorado Region

Denver
 11224 N. 7th Street, Suite 203
 Denver, CO 80230
 303.775.0302

Colorado Springs
 5211 W. Green
 Colorado Springs, CO 80919
 719.442.0188

Fort Collins
 1217 S. East 104th Ave, Suite 1
 Loveland, CO 80537
 970.222.8042

This information is provided for general informational purposes only. The actual work performed may vary from the information provided. The actual work performed may vary from the information provided. The actual work performed may vary from the information provided.

www.yesco.com

CLIENT:
 LivWell - Grand Junction

ADDRESS:
 261 North Ave
 Grand Junction CO 81501

ACCOUNT EXECUTIVE:
 KEVIN FLANNERY

DESIGNER:
 KEVIN LANGFORD

ORIGINAL DATE:
 10.03.2022

Client Signature / Date
 Landlord Signature / Date

NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RUNS OR FINAL ELECTRICAL CONNECTION CHANGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.

IF YOU HAVE A QUESTION, PLEASE CONTACT YOUR PROJECT MANAGER.

VOLTS	AMPS

YESCO IS A REGISTERED SIGN MANUFACTURER
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER CALCULATIONS AND BONDING OF THE SIGN.

REGION NUMBER
 ART 50946

PAGE	01
6	9

1/8" ↑
1.2 SIDE VIEW (TYP)

NuVue Pharma, LLC – Supplement to GJCBL Form 0008

8/18/22

This document clarifies and amends NuVue Pharma's responses to certain pages of its initial Form 0008 application as it relates to Applicant's business licensure and history of civil litigation.

Page 6 of 9 – License Data History Supplemental Sheet

In addition to the business licenses listed on Applicant's initial Form 0008, Applicant's owner, Malik Hasan, has been a part of and/or operated the following entities:

Entity Name	Jurisdiction	Type of Business	Dates	Position
Hasan Family Foundation	Colorado	Non-profit	12/21/94 – Present	Board Member
Hasan Management	Colorado	LLC	8/21/98 – Present	Member
Health Trio	Arizona, Colorado, Delaware, Florida, Massachusetts	LLC	4/20/07 – Present	Member, sold ownership on or about 12/31/20
HT Seller	Colorado	LLC	1/9/21 – Present	Member
Monument Systems	Arizona, Colorado	LLC	8/21/9 – Present	Member, sold ownership on or about 12/31/20

Malik Hasan also possesses the following professional licenses:

License Type	Jurisdiction	Dates
Physician Medical License	Colorado	4/8/1975 – Present (restricted license because no longer practicing medicine)
Physician Medical License	Illinois	8/17/72 – 8/29/18 (not renewed because no longer practicing medicine)

Exhibit 1

Page 8 of 9 – Civil Litigation History Supplemental Sheet

In addition to the civil suits described on Applicant's Form 0008, Applicant's owner, Malik Hasan, was also a plaintiff in his personal capacity in the following action:

Date	Type of Civil Action	City	County	State	Disposition/Outcome
4/15/11	Property – Residential Eviction (brought by Malik Hasan)	Huntington Beach	Orange County	CA	Dismissed

Respectfully submitted this 18th Day of August 2022.

/s/ Paul Julian
 Corporate Counsel
 NuVue Pharma, LLC
 919-619-2443
 paulj@nuvuepharma.com

NuVue Pharma, LLC – Supplement to GJCBL Form 0005

9/27/22

This document clarifies and amends NuVue Pharma, LLC's responses to page 3 of its Initial Application, Form 0005 (Proposed Operating Plan) as it relates to Applicant's plan to obscure product view and signage plan.

Amendments adding text are noted in bold and underlined font and amendments deleting text are noted in strike-through marks.

Page 3 – Describe the plan for view obstruction of product from outside of the location.

~~Product will be stored in locked, windowless interior rooms (product storage and retail rooms).~~
Exterior windows and doors will contain one-way tint. The commercial, retail tint will effectively blackout the windows, such that a person cannot view the interior of the building – nor any cannabis products therein – from the outside.

Page 3 – Proposed Signage Plan.

One freestanding sign at maximum height and square footage allowed by code at location indicated on site plan. **If additional signage is permitted by code, Applicant also intends to install a single wall sign bearing its company name directly above the entrance to the store lobby.**

Exhibit 2

AFFIDAVIT OF JAMES A. KRONUS

1. My name is James A. Kronus.
2. A true and correct copy of my driver's license is attached hereto as **Exhibit A**.
3. On July 29, 2005, via warranty deed, I purchased real property located at Lots 6, 7 and 8 in Block 6 of 650 West Subdivision, also known as 632 and 640 W. Gunnison Avenue, Grand Junction, CO 81501. The warranty deed reflecting such purchase is attached hereto as **Exhibit B**.
4. I formed JA-1 LLC on March 2, 2006. The certificate of formation for JA-1, LLC is attached hereto as **Exhibit C**.
5. JA-1, LLC is jointly owned by myself and my spouse, Angelica Kronus. We are the only members of JA-1, LLC.
6. On December 7, 2006, via quitclaim deed, I conveyed the entirety of my right, title and interest in a certain portion of that real property – 640 W. Gunnison Ave., Grand Junction, CO (the "Property") – to a newly created entity, JA-1, LLC. The quitclaim deed reflecting such conveyance of right is attached hereto as **Exhibit D**.
7. To my knowledge, JA-1, LLC is presently the true and rightful owner of all right, title and interest to the Property.
8. On behalf of JA-1, LLC, I duly authorized that certain property authorization, dated May 26, 2022; that certain lease with CLDC2, LLC, dated May 26, 2022; that certain zoning verification, verified as of May 12, 2022; and that certain Grand Junction Form 5 Statement from Landlord Statement, dated May 26, 2022.
9. On October 4, 2022, a Statement of Correction was filed with the Colorado Secretary of State, which clarified that the entity's true and correct name is JA-1, LLC. A copy of the Statement of Correction is attached hereto as **Exhibit E**.
10. I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.

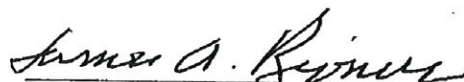

James A. Kronus

EXHIBIT 1

NOTARY USE ONLY

State of ARIZONA

County of Maricopa

The foregoing document was acknowledged before this 10/5/22 (date) by
James A Kronus (name of person acknowledged)

SEAL:

[Signature]
Notary Signature

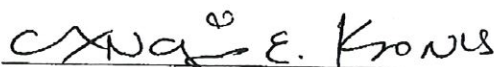
^{BZ} 9623459
Serial number

My commission expires: Jan 24, 2026



AFFIDAVIT OF ANGELICA A. KRONUS

1. My name is Angelica E. Kronus.
2. A true and correct copy of my driver's license is attached hereto as **Exhibit A**.
3. JA-1, LLC is jointly owned by myself and my spouse, James Kronus. We are the only members of JA-1, LLC.
4. On December 7, 2006, via quitclaim deed, I conveyed the entirety of my right, title and interest, if any, in a certain portion of that real property – 640 W. Gunnison Ave., Grand Junction, CO (the "Property") – to a newly created entity, JA-1, LLC. The quitclaim deed reflecting such conveyance of right is attached hereto as **Exhibit B**.
5. JA-1, LLC is presently the true and rightful owner of all right, title and interest to the Property.
6. I attest that, on behalf of JA-1, LLC, James Kronus duly authorized that certain property authorization, dated May 26, 2022; that certain lease with CLDC2, LLC, dated May 26, 2022; that certain zoning verification, verified as of May 12, 2022; and that certain Grand Junction Form 5 Landlord Statement, dated May 26, 2022.
7. I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.


Angelica E. Kronus

NOTARY USE ONLY

State of ARIZONA

County of Maricopa

The foregoing document was acknowledged before this 10/5/22 (date) by Angelica E. Kronus (name of person acknowledged).

SEAL:

[Signature]
Notary Signature

623459
Serial number

My commission expires: Jan 24th 2026





NOT FOR FEDERAL IDENTIFICATION

9 CLASS D
 9a END NONE 4d DLN [REDACTED]
 12 REST NONE 3 DOB [REDACTED]
 1 KRONUS
 2 JAMES ANDREW
 8 8685 N 89TH LN
 PEORIA, AZ 853457986
 4b EXP 06/09/2026 4a ISS 04/29/2021
 15 SEX M 18 EYES HAZ
 16 HGT 5'-05" 19 HAIR BLK
 17 WGT 205 lb



James Andrew Kronus

5 DD 02890006AK072705

Arizona

DRIVER LICENSE

USA

NOT FOR FEDERAL IDENTIFICATION



9 CLASS D
 9a END NONE 4d DLN [REDACTED]
 12 REST B 3 DOB [REDACTED]
 1 KRONUS
 2 ANGELICA
 8 28911 N 124TH DR
 PEORIA, AZ 85383-0356
 4b EXP 04/05/2029 4a ISS 09/21/2016
 15 SEX F 18 EYES BRO
 16 HGT 5'-01" 19 HAIR BRO
 17 WGT 130 lb



Angelica Kronus

5 DD 1384C9043K1320A4

EXHIBIT 4

BK 3955 PG 627

2266958 BK 3955 PG 627
08/01/2005 03:04 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$5.00 SurChg \$1.00
DocFee \$79.50

915961

WARRANTY DEED

A Colorado Limited Liability Company

Grantor(s), D W & K Investments LLC whose address is
632 W. Gunnison Avenue, Grand Junction, CO 81501, County of MESA,
State of COLORADO, for the consideration of
Seven Hundred Ninety-Five Thousand And 00/100 in hand paid, hereby sell(s)
and convey(s) to James A. Kronus

whose legal address is 639 Aeero Way, Escondito, CA 92029, County of San Diego, and State of California,
the following real property in the County of MESA, and State of Colorado, to wit:

Lots 6, 7 and 8 in
Block 5 of
SIX AND FIFTY WEST SUBDIVISION, FILING NO. TWO

also known as street and number: 632 & 640 W. Gunnison Avenue, Grand Junction, CO 81501

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 2005, payable in 2006 and all subsequent
years, easements, rights of way, reservations and restrictions of record.

Signed this 29 day of July, 2005.

D W & K Investments LLC A Colorado Limited Liability Company
Kirk Knowles, Member

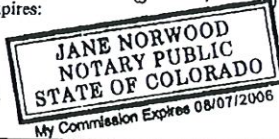
STATE OF COLORADO,
County of Mesa

} ss.
29th day of July, 2005

The foregoing instrument was acknowledged before me this
by D W & K Investments LLC by Kirk Knowles, Member.
A Colorado Limited Liability Company

My commission expires:

Witness my hand and official seal.



Jane Norwood
Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT B



Colorado Secretary of State
 Date and Time: 03/02/2006 06:36 PM
 Entity Id: 20061091615
 Document number: 20061091615

Document processing fee
 If document is filed on paper \$125.00
 If document is filed electronically \$ 25.00
 Fees & forms/cover sheets
 are subject to change.

To file electronically, access instructions
 for this form/cover sheet and other
 information or print copies of filed
 documents, visit www.sos.state.co.us
 and select Business Center.

Paper documents must be typewritten or machine printed.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to §7-90-301, et seq. and §7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. Entity name:

JA-1

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "llc", "l.l.c.", or "ltd." §7-90-601, C.R.S.)

2. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, mark the applicable box):*

- "bank" or "trust" or any derivative thereof
- "credit union" "savings and loan"
- "insurance", "casualty", "mutual", or "surety"

3. Principal office street address:

732 Monument View Dr.

(Street name and number)

Grand Junction

(City)

CO

(State)

81505

(Postal/Zip Code)

United States

(Country – if not US)

(Province – if applicable)

4. Principal office mailing address
 (if different from above):

(Street name and number or Post Office Box information)

(City)

(State)

(Postal/Zip Code)

(Province – if applicable)

(Country – if not US)

5. Registered agent name (if an individual):

Kronus

(Last)

James

(First)

A.

(Middle)

(Suffix)

OR (if a business organization):

6. The person identified above as registered agent has consented to being so appointed.

7. Registered agent street address:

732 Monument View Dr.

(Street name and number)

Grand Junction

(City)

CO

(State)

81505

(Postal/Zip Code)

EXHIBIT C

8. Registered agent mailing address
(if different from above):

(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)

9. Name(s) and mailing address(es)
of person(s) forming the limited
liability company:

(if an individual) Kronus James Andrew
(Last) (First) (Middle) (Suffix)

OR (if a business organization)

732 Monument View
(Street name and number or Post Office Box information)

Grand Junction CO 81505
(City) (State) (Postal/Zip Code)

United States
(Province – if applicable) (Country – if not US)

(if an individual) Kronus Angelica
(Last) (First) (Middle) (Suffix)

OR (if a business organization)

732 Monument View Dr.
(Street name and number or Post Office Box information)

Grand Junction CO 81505
(City) (State) (Postal/Zip Code)

United States
(Province – if applicable) (Country – if not US)

(if an individual) _____
(Last) (First) (Middle) (Suffix)

OR (if a business organization)

(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

United States
(Province – if applicable) (Country – if not US)

(If more than three persons are forming the limited liability company, mark this box and include an attachment stating the true names and mailing addresses of all additional persons forming the limited liability company)

10. The management of the limited liability company is vested in managers

OR is vested in the members

11. There is at least one member of the limited liability company.

12. (Optional) Delayed effective date: _____.
(mm/dd/yyyy)

13. Additional information may be included pursuant to other organic statutes such as title 12, C.R.S. If applicable, mark this box and include an attachment stating the additional information.

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

14. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

Kronus	Angelica		
(Last)	(First)	(Middle)	(Suffix)
732 Monument View Dr.			
(Street name and number or Post Office Box information)			
Grand Junction	CO	81505	
(City)	(State)	(Postal/Zip Code)	
	United States		
(Province – if applicable)	(Country – if not US)		

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.



Colorado Secretary of State
 Date and Time: 10/04/2022 11:21 AM
 ID Number: 20061091615
 Document number: 20221966358
 Amount Paid: \$25.00

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Amendment

filed pursuant to §7-90-301, et seq. and §7-80-209 of the Colorado Revised Statutes (C.R.S.)

1. For the entity, its ID number and entity name are

ID number 20061091615
 (Colorado Secretary of State ID number)
 Entity name JA-1

2. The new entity name (if applicable) is JA-1,LLC

3. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional amendments or other information.

4. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
 (mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that such document is such individual's act and deed, or that such individual in good faith believes such document is the act and deed of the person on whose behalf such individual is causing such document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S. and, if applicable, the constituent documents and the organic statutes, and that such individual in good faith believes the facts stated in such document are true and such document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is identified in this document as one who has caused it to be delivered.

5. The true name and mailing address of the individual causing the document to be delivered for filing are

KRONUS JAMES
 (Last) (First) (Middle) (Suffix)
8685 N 89th lane
 (Street name and number or Post Office Box information)
peoria AZ 85345
 (City) (State) (Postal/Zip Code)
United States
 (Province - if applicable) (Country - if not US)

EXHIBITE

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

QUITCLAIM DEED

James A. Kronus and Angelica E. Kronus as joint tenants (Grantors), whose legal address is 732 Monument View Drive, Grand Junction, County of Mesa, State of Colorado 81505, for the consideration of Ten Dollars (\$10.00), and other valuable consideration, in hand paid, hereby sell(s) and quitclaim(s) to JA-1, LLC (Grantee), whose address is 732 Monument View Drive, Grand Junction, County of Mesa, State of Colorado 81505, the following real property in the County of Mesa, State of Colorado, to wit:

Lot 2 in Block 5, 6, and 50 West Subdivision (640 W. Gunnison –
tax parcel number 2945-151-11-108.

with all its appurtenances

Signed this 7 day of December, 2006

By James A. Kronus
James A. Kronus, Owner

By Angelica E. Kronus
Angelica E. Kronus

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7 day of December, 2006, by James A. Kronus and Angelica E. Kronus.

My commission expires: 1-18-2010

Witness my hand and official seal.

Joree McAdams
Notary Public



My Commission Expires 01/18/2010

EXHIBIT D

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

JA-1,LLC

is a

Limited Liability Company

formed or registered on 03/02/2006 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20061091615 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 10/02/2022 that have been posted, and by documents delivered to this office electronically through 10/05/2022 @ 19:03:50 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 10/05/2022 @ 19:03:50 in accordance with applicable law. This certificate is assigned Confirmation Number 14367621 .



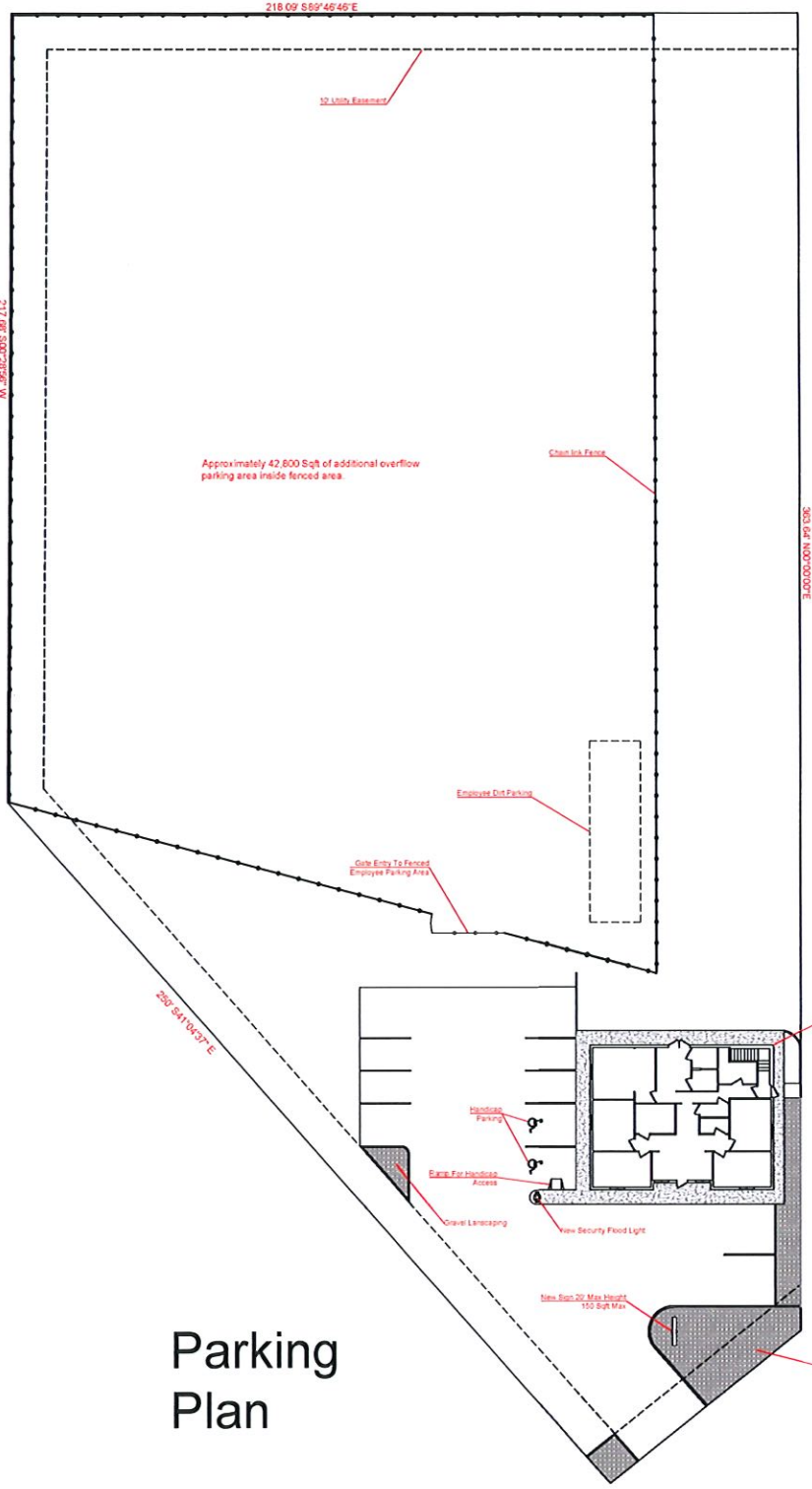
Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

General Notes	
No.	Revisions/Issues
Date	
Project Name and Address	
Project Name and Address Pure Fire Cannabis 640 W Gunnison Remodel	
Sheet	A4.0



Parking Plan

Scale: 1/16" = 1'

Notes:
1) 2 Handicap Parking Spaces and 7 Typical Parking Spaces

Exhibit 3



Kate Ramsay <kate@azuldispensary.com>

CO Licensing question

2 messages

Kate Ramsay <kate@azuldispensary.com>
To: william.lukela@state.co.us

Fri, Sep 2, 2022 at 2:46 PM

Good afternoon William,

I have a question about the Regulated Marijuana Business (RMB) License Application. I want to ensure we are understanding the application process properly. I am one of 5 "owners" with an equity stake of 10% or more for a Colorado multi member LLC.

Based on the guidance on the website, it appears that to apply, our group would need to submit a Marijuana Finding Suitability Application - Natural Person for each owner with a 10% equity share or more. Where I am looking for confirmation is concerning the Owner Entity Suitability form. At this time there are no entities that own any equity in our business, just five individuals. From my understanding, this would mean that our group would not need to submit the Marijuana Finding of Suitability Application – Owner Entity, correct? We do not have any third parties that holds 10% interest or more of the Owner's interest of an RMB; Executive or Qualified Institutional Investors holding 30% or more of the RMB, or any other Entity or affiliate that is otherwise in a position to execute control of the RMB.

In simple words, my understanding is that our multimember LLC is the RMB, and would not be required to fill out an Owner Entity form for itself because an Entity cannot own itself.

Thank you,

Kate Ramsay
CEO
Basis, LLC
kate@azuldispensary.com
1-970-312-7012 direct

EXHIBIT 1



Kate Ramsay <kate@azuldispensary.com>

Licensing Question

3 messages

Hollar - DOR, Richard <richard.hollar@state.co.us>
To: kate@azuldispensary.com
Cc: "William - Dor, Lukela" <william.lukela@state.co.us>

Mon, Sep 5, 2022 at 11:21 AM

Ms. Ramsay,

Deputy Chief Lukela requested that I respond to your inquiry regarding the proper applications you and your business associates should submit to the Division. Your understanding is correct. Since there is no entity owner, there is no need to submit an application for an entity finding of suitability. You are also correct in that all of the individuals who will hold 10% or more owner interest in the proposed marijuana business must apply for a finding of suitability prior to submitting an application for a New Regulated Marijuana Business. Once each owner has received written notification that they were found suitable for licensure, you may submit the new business application.

Please let me know if you have any additional questions or concerns.

--

Richard Hollar
Agent-in-Charge
Business Licensing Investigations



P 720.361.7088
1697 Cole Blvd., Suite 200, Lakewood, CO 80401
richard.hollar@state.co.us | CDOR.Colorado.gov

Service | **Teamwork** | **Accountability** | **Integrity** | **Respect**



Working Remotely

CORPORATE STRUCTURE FOR LIABILITY PROTECTION

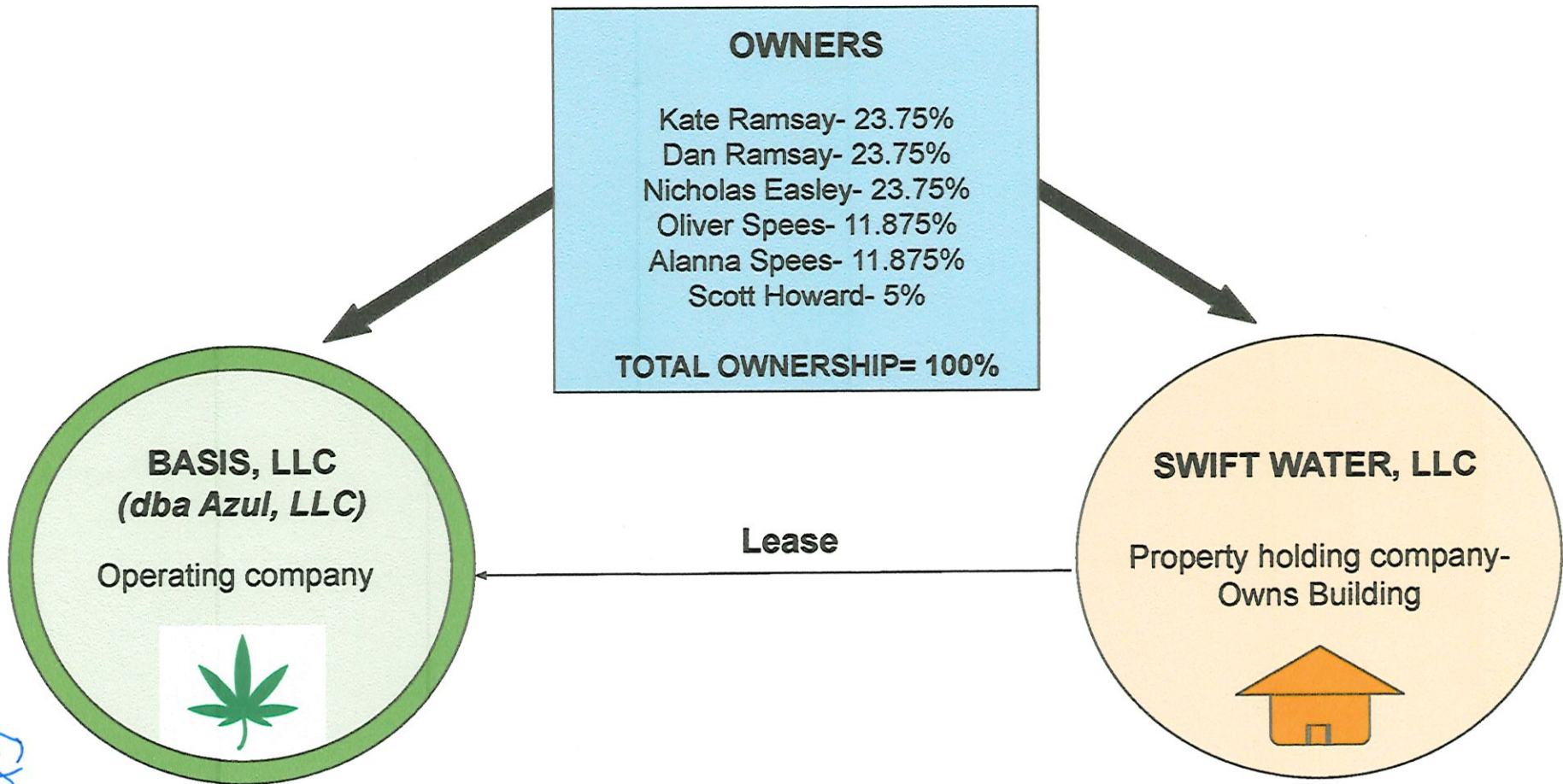


EXHIBIT 2

Schedule A
Swift Water Investments, LLC Members Schedule

Member Name	Capital Contribution	Membership Interest
Alanna Spees	\$ 23,162.66	11.875%
Oliver Spees	\$ 23,162.66	11.875%
Kate Ramsay	\$ 20,000.00	23.75%
Daniel Ramsay	\$ 20,000.00	23.75%
Nicholas Easley	\$ 14,290.00	23.75%
Hayden "Scott" Howard	\$ 1,500.00	5%
	\$ 102,115.32	100%

EXHIBIT 3

2021	Date of expense	Credit	Debit	Expense	Link to Expense Receipt	Source	Check/confirmation number	Notes	Questions	Current date	Spees	Ramsays	Easley	
May	5/18/2021	\$65.00		Wells Fargo Checking Account		Spees		Money deposited to open Swift Water checking account						
	5/18/2021	\$2,275.00		Capital Contribution		Spees		Contribution for expenses						
	5/19/2021		\$2,275.00	Conerly & Callahan, LLC		Swift Water checking	Bill Pay WF Mobile 448	Lawyers hourly for contract development and review						
June	5/25/2021		\$37.89	Checks order		Swift Water checking		Checks for Swift Water checking account						
	6/7/2021	\$2,575.00		Capital Contribution		Spees		Contribution for expenses						
	6/9/2021		\$2,575.00	Conerly & Callahan, LLC		Swift Water checking	#1001	Lawyers hourly for contract development and review						
	6/18/2021	\$5,000.00		Capital Contribution		Spees		Contribution for expenses						
	6/21/2021		\$5,000.00	Rent		Swift Water checking	#1002	Dos Hombres Rent 06/15/2021-07/15/2021		June 30, 2021				
	6/28/2021		\$194.33	Telecom	https://drive.google.com/...	Ramsay		Marketing Materials, business cards						
July	6/29/2021		\$129.07	Vistaprint	https://drive.google.com/...	Ramsay		Lump transfer from Spees to cover insurance and lawyers fees						
	7/8/2021	\$1,910.32		Capital Contribution		Spees		Contribution for expenses						
	7/8/2021	\$5,000.00		Capital Contribution		Ramsays		Contribution for expenses						
	7/13/2021		\$1,125.00	Conerly & Callahan, LLC		Swift Water checking	#1005	Lawyers hourly for contract work						
	7/16/2021		\$785.32	CHUBB Commercial Insurance		Swift Water checking	#1006	CHUBB commercial insurance initial and minimum payment						
	7/16/2021		\$5,000.00	Rent		Swift Water checking	#1004	Dos Hombres Rent 07/15-08/15/2021						
	7/22/2021		\$213.84	Vistaprint	https://drive.google.com/...	Ramsays		Marketing: Banners, signs		Reimbursed?			No, we have not been reimbursed.	
August	8/2/2021	\$1,000.00		Capital Contribution		Spees		Contribution for expenses						
	8/5/2021		\$224.45	Ute water bill		Swiftwater credit card								
	8/12/2021	\$1,000.00		Capital Contribution		Easley		Contribution for expenses						
	8/13/2021		\$10.71	Conerly & Callahan, LLC		Swiftwater credit card		Mail out/postage payment						
	8/13/2021		\$262.64	CHUBB Commercial Insurance		Swiftwater credit card		Minimum payment for office policy						
	8/13/2021	\$5,000.00		Capital Contribution		Ramsays		Contribution for expenses						
	8/17/2021	\$404.29		City of Grand Junction (Sewer)		Swift water checking	#1007							
	8/17/2021		\$5,000.00	Rent		Swift water checking	#1026							
	8/20/2021		\$929.03	Xcel Energy		Swift water checking		Autodraft						
	8/24/2021	\$3,000.00		Capital Contribution		Easley		Contribution for expenses						
	8/31/2021		\$901.63	Xcel Energy				Autodraft						
	September	9/3/2021		\$410.43	Ute Water bill		Swiftwater checking							
		9/8/2021		\$224.45	Swift water credit card		Swift water checking							
9/10/2021			\$307.33	City of Grand Junction (Sewer)		Swift water checking								
9/11/2021		\$5,000.00		Capital Contribution		Spees	#1009	Contribution for expenses						
9/11/2021			\$5,000.00	Rent		Swiftwater checking	#1009	Dos Hombres Rent 09/15/2021-10/15/2021						
9/13/2021			\$108.00	Supedor Alarm										
9/23/2021		\$1,000.00		Capital Contribution		Spees		Contribution for expenses						
9/23/2021			\$262.64	CHUBB Commercial Insurance		Swift Water checking	#1013							
9/23/2021			\$333.00	Dynamic Hardscapes, LLC		Swift Water checking	#1016							
9/23/2021			\$317.00	Dynamic Hardscapes, LLC		Swift Water checking	#1015							
9/23/2021			\$391.30	Ute water bill		Swift Water checking	#1014							
October		10/1/2021		\$350.00	HLR Compliance Solutions		Swift Water checking	#1017						
	10/1/2021	\$710.00		Deposit and payment for wedding, Judith Golan										
	10/1/2021		\$936.99	Xcel energy		Swift Water checking								
	10/1/2021		\$806.54	Credit card payment		Swift Water checking								
	10/12/2021	\$1,000.00		Capital Contribution		Easley								
	10/13/2021	\$5,000.00		Capital Contribution		Ramsays								
	10/22/2021		\$5,000.00	Rent		Swift Water checking	#1019							
	10/22/2021		\$307.33	City of Grand Junction Sewer		Swift Water checking	#1020							
	10/27/2021		\$150.00	Security Deposit Refund-Judith Golan		Swift Water checking	#1018							
	10/27/2021		\$425.00	Dynamic hardscapes, LLC		Swift Water checking	#1021							
November	11/1/2021		\$731.67	Xcel Energy		Swift Water checking								
	11/1/2021		\$306.39	Ute Water Conservancy		Swift Water checking	#1022							
	11/4/2021	\$1,411.27		PayPal Transfer										
	11/4/2021	\$202.39		Swift water credit card		Swift Water checking								
	11/9/2021	\$1,800.00		PayPal Transfer										
	11/9/2021	\$2,500.00		Capital Contribution		Spees								
	11/10/2021	\$307.33		City of Grand Junction (Sewer)		Swift Water checking	#1024							
	11/12/2021	\$2,500.00		Capital Contribution		Ramsays								
	11/15/2021		\$145.32	Vistaprint		Swift Water checking via PayPal								
	11/17/2021		\$262.64	CHUBB Commercial Insurance		Swift water checking	#1023							
	11/17/2021		\$172.69	Credit card payment		Swift water checking								
	11/17/2021		\$5,000.00	Rent		Swift water checking	#1025							
	11/30/2021	\$2,000.00		Capital Contribution		Easley								
	11/30/2021		\$110.00	Ute Water Conservancy		Swift Water checking	#1027							
11/30/2021		\$262.64	CHUBB Commercial Insurance		Swift Water checking	#1028								
11/30/2021		\$19.29	Credit card payment		Swift water checking									
December	12/01/2021		\$617.80	Xcel Energy		Swift water checking								
	12/7/2021	\$1,000.00		PayPal Transfer										
	12/9/2021		\$680.00	Dynamic hardscapes, LLC		Swift water checking	#1031							
12/11/2021	\$2,500.00				Spees									

