



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: December 1, 2022
CASE NO: PZ 1151-2022

REQUEST: Hold Public Hearing and forward a recommendation to City Council on the request of Eliza Solowiej, of PCG Law Group, on behalf of Exxotic Strains, LLC to amend an existing Special Use Ordinance No. 14,612, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to allow an Adult Use Cannabis Dispensary, for the property located at 1210 W Glen Avenue. The shopping center also includes properties located at 1222 W Glen Avenue, 4730, 4732, 4734, 4736, and 4738 N University Street, 4800 N University Street, 4810 N University Street, and 4816 N University Street, and commonly known as the Crossroads Shopping Center (Parcel Identification Nos. 14-20-401-001, 14-20-401-029, 14-20-401-032, 14-20-401-036, 14-20-401-037, and 14-20-401-038) Peoria, IL (Council District 3).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend an existing Special Use for a Shopping Center (commonly known as the Crossroads Center Shopping Center) to allow for an Adult Use Cannabis Dispensary in an existing multi-tenant commercial building with address 1210 W Glen Avenue. The proposed adult use cannabis dispensary would be one of the tenants in the commercial building.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Use	Adult use cannabis dispensary.	None	In the Class C-2 (Large Scale Commercial) District the use is allowed as a Special Use.
Parking	Parcel with address 1210 W Glen Avenue includes 51 standard parking spaces and 2 accessible parking spaces. Proposing to add one new accessible parking space. Proposing to add 5 new bicycle parking spaces. No changes to existing shared access and shared parking agreements for the Shopping Center.	None	Replace the required signs at existing accessible parking spaces (the Reserved Parking and \$350 Fine signs). Add a third accessible parking space. Install at least three (3) bicycle parking spaces.
Landscaping and Mechanical Utility Screening	No landscaping plan submitted at this time. Landscaping will be added to comply with previously approved landscape plan.	None.	Add landscaping to comply with previously approved landscape plan or submit a new plan in compliance with Section 8.2 of the UDC.
Dumpster Screening	No change.		In compliance. Existing evergreen screening was a condition of previous special use amendment.
Signs	No changes proposed at this time.	None	Signs shall comply with Section 8.3 of the UDC. A separate sign permit is required.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Exterior Lighting	No change.	None	All exterior lighting shall comply with Section 8.5 of the UDC.
Setbacks	No change to building footprint.	None	None
Height (building)	No change to building height.	None	None
Access & Circulation	No change to existing ingress/egress from either W. Glen Avenue or N University Street.	None	None

BACKGROUND

Property Characteristics

The Crossroads Center Shopping Center is 12.2 acres, consisting of six parcels. The proposed use is requested to occupy 3,716 square feet of a tenant space in the 7,964 square foot commercial building that fronts W Glen Avenue (Parcel 14-20-401-036). The building was constructed in 2009.

The shopping center is in the Class C-2 (Large Scale Commercial) District. Surrounding zoning is Class C-2 (Large Scale Commercial) in all directions along with Class C-1 (General Commercial) to the north, south, and west and Class R-7 (Multi-Family Residential) District to the west. Surrounding land uses include restaurants, auto services, retail and services, and apartments.

History

The shopping center was established by Special Use ordinance 14,612 in 1998. The special use was amended to 2004 to allow for new construction at the corner parcel with address 1222 W Glen Avenue. In 2008, the special use was amended to allow for new construction of the commercial building with address 1210 W Glen, the location for the proposed use.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	C2 (Neighborhood-Commercial) and C3 (General Commercial)
1990 - Present	C2 (Large Scale Commercial)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	Add accessible parking and bicycle parking.
Ingress/Egress measures designed to minimize traffic congestion	Yes	None

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
If a public use/service, then public benefit	NA	NA
Conforms to all district regulations	Yes	Landscaping shall comply with previously approved plan or with current standards in Section 8.3 of the UDC.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	
City Council Strategic Plan Goals	Grow Peoria	

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following conditions:

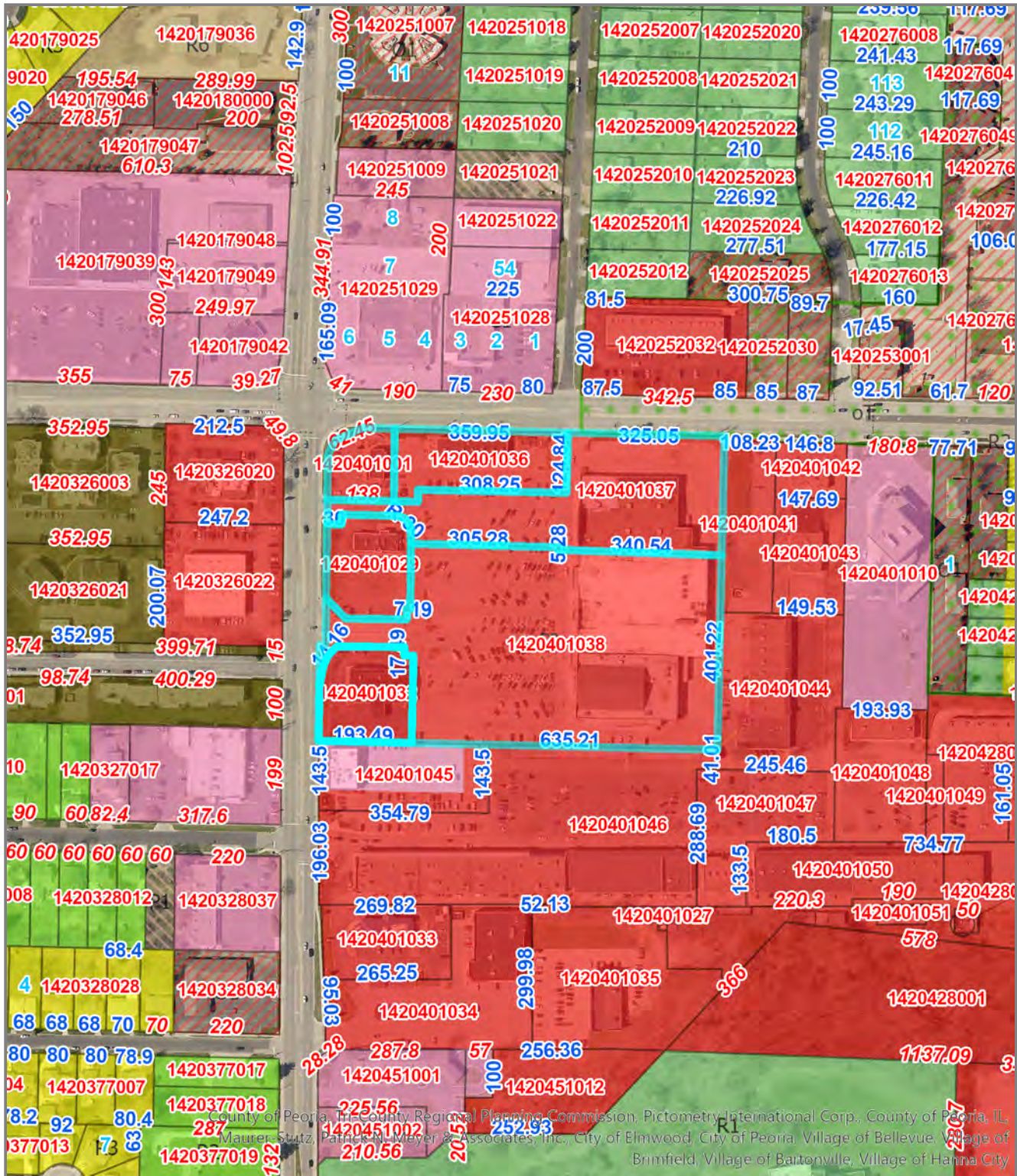
1. Add a third accessible parking space pursuant to Section 8.1 of the Unified Development Code.
2. Replace required signage for existing accessible parking spaces.
3. Install at least three (3) bicycle parking spaces pursuant to Section 8.1.6 of the Unified Development Code.
4. Landscaping shall comply with previously approved landscaping plan for the 2008 amendment to the Shopping Center, Ordinance 16,264, or a new landscaping plan shall be submitted in compliance with Section 8.2 of the Unified Development Code.
5. All appropriate building permits shall be obtained for the alterations to the tenant space.
6. Sign permit shall be obtained for all new exterior signs. Said signs shall adhere to the requirements of Section 8.3 of the Unified Development Code.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

1. Surrounding Zoning
2. Aerial Image
3. Site Plan
4. Photos - Existing Building Elevations
5. Proposed Interior Layout
6. Applicant Description of Use

Zoning Crossroads Center Shopping Center



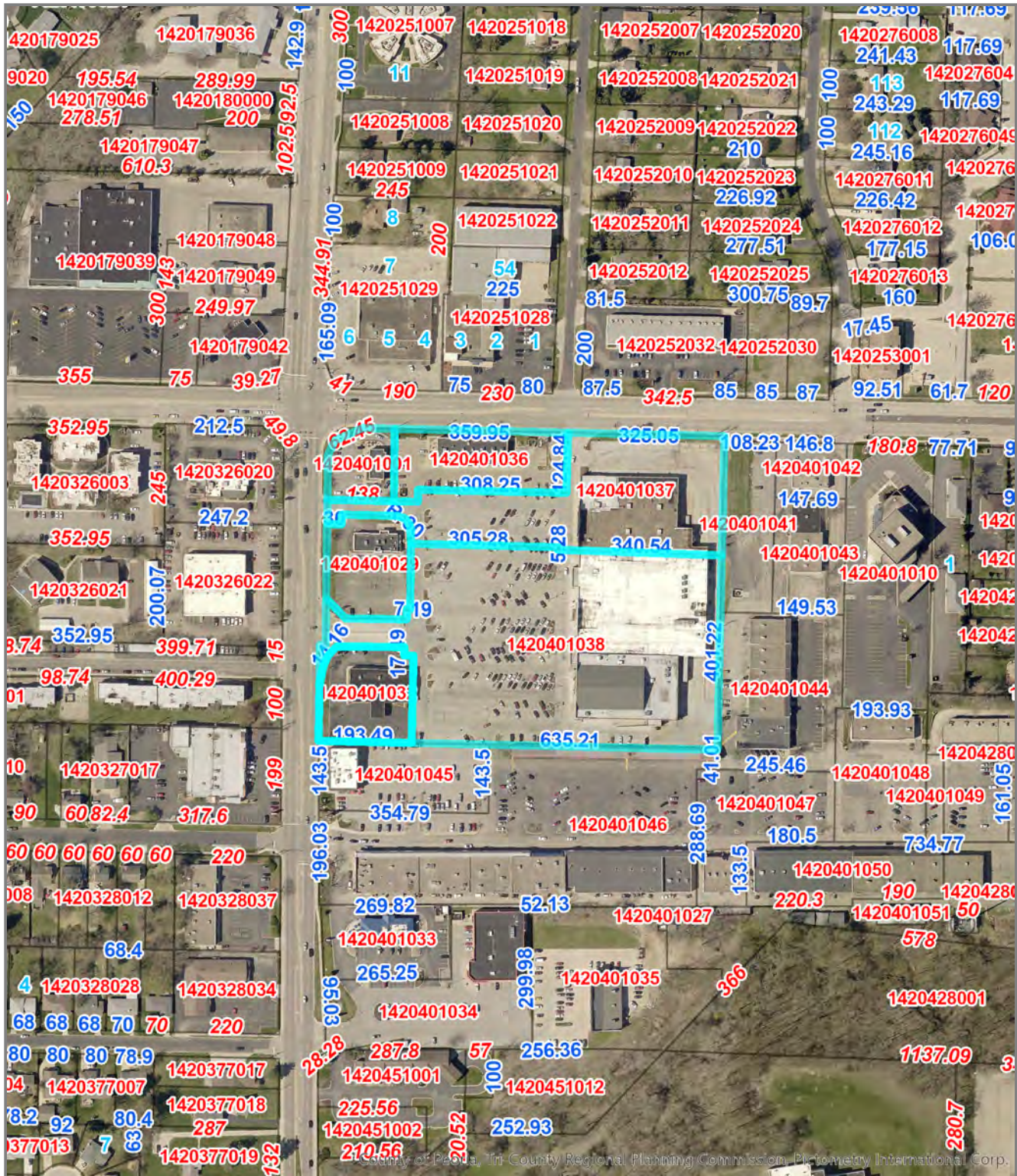
County of Peoria, Inc. County Regional Planning Commission, Pictometry International Corp., County of Peoria, IL, Maurer-Stutz, Patrick N. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Brimfield, Village of Bartonville, Village of Hanna City



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
1 inch = 400 feet
 11/17/2022

Crossroad Center Shopping Center



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
1 inch = 400 feet
11/17/2022

EXXOTIC STRAINS, LLC

Project Narrative for Special Use Permit in City of Peoria

Table of Contents

SECTION 1- LEGAL DESCRIPTION	2
SECTION 2- THE EXXOTIC STRAINS, LLC TEAM	2
2.1 EXXOTIC STRAINS LLC OWNERSHIP	2
2.1.1 Perry Mander	3
2.2 PROPERTY OWNERSHIP	5
2.2.1 University and Glen LLC	5
SECTION 3– GUIDING PRINCIPLES	5
3.1 MISSION	5
3.2 VISION	6
SECTION 4– FACILITY	6
4.1 FACILITY APPEARANCE	6
4.2 PARKING PLAN	6
4.3 WHY THIS LOCATION	7
SECTION 5– OPERATIONS	8
5.1 BUSINESS EXPECTATIONS	8
5.2 HOURS OF OPERATION	9
5.3 LABOR AND EMPLOYMENT	9
5.3 STAFFING	9
5.4 EMPLOYEE AND MANAGEMENT TRAINING	10
5.4.1 Training Segments	11
5.4.2 Curriculum & Modules	11
5.5 SECURITY PLAN	11
5.5.1 VIDEO SURVEILLANCE AND RECORDING SYSTEM	13
5.5.2 INTRUSTION DETECTION/ALARM SYSTEM	13
5.5.3 THE VAULT	14
5.5.4 SECURITY GUARD SERVICE	14
5.6 DELIVERY PLAN	15
5.7 EMERGENCY MANAGEMENT	16
5.8 DISPOSAL AND DESTRUCTION PLAN	17

5.9	ODOR MITIGATION PLAN	18
5.10	DISPENSING OF CANNABIS	18
5.10.1	STRICT QUALITY CONTROL GUIDELINES	19
5.10.2	ZERO TOLERANCE ON PRODUCT PERFORMANCE ISSUES	19
	SECTION 6- COMMUNITY ENGAGEMENT VISION AND MISSION	19
6.1	INCUBATOR PROGRAMS	20
6.2	FINANCIAL ASSISTANCE TO SUBSTANCE ABUSE TREATMENT NONPROFITS	20
6.3	EDUCATING CHILDREN AND TEENS	20
6.4	OTHER MEASURES DEMONSTRATION COMMITMENT TO THE COMMUNITY	21

SECTION 1- LEGAL DESCRIPTION

Lot 3 in Crossroads Center Subdivision Extension Number One, being a resubdivision of Lot 1 of Crossroads Center Subdivision, being a subdivision of Part of the Southeast Quarter of Section 20, Township 9 North, Range 8 East of the Fourth Principal Meridian, according to the plat thereof recorded January 29, 2003 as Document No. 03-04496 in Plat Book 8, Page 52, in Peoria County, Illinois.

SECTION 2- THE EXXOTIC STRAINS, LLC TEAM

Exxotic Strains, LLC is solely-owned and operated by Perry Mandera. The Exxotic Strains, LLC team draws extensive experience from their ownership and operation of one of Illinois' original licensed medical cannabis retail outlets, having originally been awarded a license in 2015. Since its inception, the medical dispensary and its' adult-use counterpart has hired from and sought to serve the surrounding community in the city of Chicago. Under Mandera's leadership, the Herbal Care Center employed nearly 40 full-time employees, the majority of whom reside (and will continue to reside) in Disproportionately Impacted Areas (DIAs).

Exxotic Strains, LLC is proud of its proven plans and leadership capacity to offer its Peoria customers the largest and most diverse cannabis product inventory in the State of Illinois. The dispensary's state-of-the-art facility and security-rich environment will be exceptionally clean and safe for customers, employees, contractors, and the local community at large. This is due, in part, to the fact that it has years of experience with industry-leading security measures that prevent diversion of cannabis and cannabis products, instead offering high quality employment training and growth opportunities at the entry point of a cutting edge industry in areas of Illinois in need of the same.

2.1 EXXOTIC STRAINS LLC OWNERSHIP

2.1.1 Perry Manderera

Exxotic Strains, LLC's owner, Perry Manderera, was the owner of The Herbal Care Center dispensary in the City of Chicago, which has been in operation for nearly five years. In managing this medical, then medical plus adult-use, dispensary as its sole owner, Manderera has operated—without disciplinary incident—one of the most successful dispensaries in the State of Illinois. In doing so, Manderera has developed processes, systems, procedures, policies, and instructional manuals for the dispensary that have been reviewed and approved repeatedly by the strictest State regulators.

Since its inception, the medical dispensary has hired from and sought to serve the surrounding community. The Herbal Care Center strategically recruited a staff that organically qualified them as a Social Equity Applicant under State law. The Herbal Care Center employs nearly 40 full-time employees, the majority of whom reside (and will continue to reside) in Disproportionately Impacted Areas (DIAs). The overwhelming majority of the staff of both the dual-use and recreational dispensaries were racial minorities and those who resided near our dispensaries, reflecting our commitment to operating a diverse and inclusive dispensary, while providing a living wage, providing a higher quality of life and encouraging employee retention in our facilities.

The Herbal Care Center thoroughly trains all agents, including its patient care specialists, to ensure that all customers are treated with the professionalism and respect that they deserve. The dispensary promotes a compassionate focus that prioritizes the needs of all customer groups, including veterans, senior citizens, those suffering physical challenges and disabilities, and community members from all walks of life from business people and professionals to the economically challenged seeking safe affordable adult-use cannabis.

As a result of personally operating The Herbal Care Center, Perry Manderera has become exceptionally familiar with various aspects of the science and business of cannabis, including genetic cultivars (strains), biophysical efficacy, product categories, and emerging brands. This is evidenced by the fact that the dispensary operated by Manderera features one of the largest selections of products in the State and an unusually robust customer service rating.

Mr. Manderera has a proven six-year track record of successful operation of a large dispensary in Illinois that features a discipline-free record of full regulatory compliance and adherence to the Illinois Cannabis Regulation and Tax Act. He possesses more than four decades of successful business management and entrepreneurial experience in the Chicagoland metro area.

Perry Manderera is an accomplished executive with a solid record of achievement that has consistently driven profitable growth in challenging and competitive markets. Manderera has experience within executive capacities and positions that demonstrate a capacity to successfully manage international/domestic operations, including the business planning, client services, market analysis, regulatory compliance, and process improvement of a cannabis business within a hypercompetitive marketplace environment such as the Chicago metro area.

Mr. Manderera is an insightful business leader with the unique ability to translate big picture

vision into detailed action plans. He has efficiently rectified a variety of complex personnel and operational issues, provided proactive solutions, and designed custom business strategies in an effort to increase and sustain brand presence, market viability, and overall profitability.

Since 1986, Manderer has been the sole owner and operator of a full-service national transportation/logistics provider that employs more than 500 staff members and annual sales in excess of \$300M. The organization specializes in the provision of diverse transportation services, including domestic and international air freight and supply chain management. In owning and operating this transportation/logistics company, Mr. Manderer has exhibited suitable knowledge and experience when managing the fiscal and strategic oversight and accountability of the business across all facets of daily operations.

Recognized as a International Organization for Standardization in management systems through a rigorous qualification process, this ISO 9001 certified start-up organization's accolades confirm Manderer has controlled product development, market intelligence, pricing, contract review/negotiation, cost reduction, and short- and long-term marketing planning. He has orchestrated all facets of capacity planning, transportation, and logistics to ensure maximum utilization of resources and better than industry standard customer service and efficiency levels.

During the 33-year operation of this logistics company, Mr. Manderer has overseen its rate negotiations, invoicing, inventory control, and consolidations. He has also ensured optimal operational management (fluid movement of freight) while minimizing downtime. In addition, in operating the company, Manderer has conducted operational analysis to identify opportunities for enhancement and to implement solutions and/or programs that have proven to increase operational efficiency and productivity. He has also developed and analyzed detailed cyclic reporting regarding a variety of operational facets of the business. For the duration of the business, Mr. Manderer has maintained direct responsibility for securing and managing major enterprise accounts.

Under Manderer's leadership, the logistics company provides customers with competitive pricing and analysis to promote growth of the business without sacrificing quality of service to existing clients. Manderer has held dozens of directorial board positions in private for-profit, nonprofit, and public governmental organizations. Mr. Manderer is a military veteran who was discharged honorably.

2.2 PROPERTY OWNERSHIP

2.2.1 University and Glen LLC

University and Glen LLC, located at 5277 Trillium Boulevard in Hoffman Estates, IL is the owner of our property located at 1210 West Glen Avenue in Peoria.

The owners of University and Glen LLC are integral members of the team at Heidner Properties, Inc. Heidner Properties INC. is a full service commercial real estate company that has experience in nearly every aspect of the commercial real estate industry including property management, project management, building maintenance services, design and construction, acquisitions,

leasing, & development. We pride ourselves in being able to adapt to the ever-changing marketplace.

Heidner Properties, Inc. holds a portfolio of multi-family residential, office, retail, industrial, and commercial buildings consisting of over 260 properties spread over twelve states. The estimated value of the portfolio is over \$350,000,000.

Heidner Properties, Inc., has a decades long successful track record managing its own portfolio. The company employs dedicated professionals who have extensive experience and knowledge in the real estate business. Heidner Properties, Inc., was formed in 2000, to manage the Heidner Family's commercial real estate portfolio.

SECTION 3– GUIDING PRINCIPLES

Exxotic Strains, LLC's proposed adult-use cannabis dispensary organization (licensed solely for adult-use) with plans to locate at 1210 West Glen Avenue in Peoria, has strategically documented the core values and guiding principles that it will employ during launch and operation in the City of Peoria in the spring of 2023. These guiding principles include the organization's mission, vision, and core values, as detailed below. The Company will implement rigorous operational controls for cultivation, procurement, packaging and labeling, inventory, and storage to ensure the consistency of our products to provide our customers with the highest quality product in the Illinois market. Just as the team demonstrated these in its home-grown dispensary operations in Chicago, it will adapt and cater them to the Peoria community and its own priorities and unique character and qualities, enhancing the community as a socially responsible business and value-added to its business and other neighbors, employees and customers through how it operates.

3.1 MISSION

Exxotic Strains, LLC's intends to operate its Peoria dispensary as a community-oriented and socially responsible business that serves our local customer base and enhances the public safety, economic and social fabric in all regards. As a professional and competent business designed to leverage market forces, the dispensary will communicate effectively and regularly with all regulatory partners at the State of Illinois and the community at-large.

The proposed dispensary's ultimate mission is to serve as a positive example of an effectively operated, social equity driven, veteran owned and operated medical cannabis dispensary that is a positive asset to the local community.

3.2 VISION

Exxotic Strains, LLC's team will create a positive environment for employees, customers, vendors, and regulators that exemplifies community service, educational resources, and overall business integrity.

Our dispensary will deliver a world-class customer experience and offer the broadest possible range of products—in addition to several service offerings. The physical dispensary location will be safe, secure, welcoming, and contain state of the art and environmentally friendly utilities.

SECTION 4– FACILITY

4.1 FACILITY APPEARANCE

Exxotic Strains, LLC plans to maintain a recreational adult-use facility of 3716 square feet. Exxotic Strains, LLC’s floor plan will create an inviting retail and service environment that ensures efficient ingress and egress while allowing educational customer interaction and ensuring the highest level of satisfaction. The facility is strategically designed to optimize security, safety, and comfort for customers and employees. Of the portion that is restricted access, 419 square feet will be for the vault where cannabis, cannabis products, and currency will be stored.

The dispensary’s floor plan demonstrates and exceeds the following goals:

- Extensive knowledge of all applicable legal requirements.
- Suitability for public access.
- Layout created with an efficient and secure plan for the dispensing of cannabis and cannabis products.
- Layout created to ensure the highest standards for safe handling and storage of all cannabis and cannabis products.
- Accessibility that exceeds the requirements for compliance with the Americans with Disabilities Act (ADA).
- Design that exceeds the requirements for compliance with the Environmental Barriers Act.LaS

4.2 PARKING PLAN

The Facility, located near the intersection of North University Street and West Glen Avenue will allow for ample parking for the customers who will frequent our facility. The current parking plan for our facility demonstrates customer parking for 75 vehicles, including 15 spaces for dispensary employees, and three spots (one additional to be located directly south of the dispensary location) which will be designated for persons with disabilities, demonstrating compliance with the current requirements for the City of Peoria Municipal Code. Additionally, Exxotic Strains LLC will provide 5 spaces for those who travel to our dispensary via bicycle or similar means of transportation. This new addition to the site will be located directly at the entrance to our dispensary parking area. Further, Exxotic Strains will replace the currently faded ADA parking signs

4.3 WHY THIS LOCATION

We are extremely excited to choose and be licensed to operate in Peoria, where we have a strong rapport with the business community and the local leadership of well-respected and trusted Peorians on our local team. When choosing the Site, we weighed many pros and few cons that led us to choose this as the ideal location for our recreational adult-use dispensary in the City of Peoria. While we understand that City of Peoria has concerns of oversaturation of dispensaries within the city limits, we believe that our strategically placed dispensary, located 1.5 miles from the two nearest dispensaries, will become the premiere dispensary in the city and will be viewed as one of the top dispensaries in the State of Illinois. Exxotic Strains LLC believes that our deep experience in the Cannabis Market in the state of Illinois and our history of excellence in customer service, product selection, and quality assurance will give us the opportunity to demonstrate our commitment to the community and the customers we serve.

Our facility's location in the shopping center on the southeastern side of North University and West Glen Avenue is in a high traffic commercial area with no bordering residential communities. We believe that our location, strategically placed near State Highways 40 and 150, and Interstate 74, will allow us to attract a steady flow of customers who are both local and commuting.

We believe that this high traffic, both foot and automobile, will create a continuous flow of customers to our facility, and will allow us to create a customer base which we will serve at the highest level. With our facility being easily accessible to consumers frequently visiting nearby stores, community business, and restaurants including Schnucks, Hyvee Grocery, ICC, Starbucks, Qdoba, Wing Stop, Northwoods Mall, and Kroger, to name a few, consumers can visit our commercial corridor and consider it a convenient one-stop location to fulfill a multitude of their daily needs. We are pleased to have the support of neighboring businesses who understand our presence would be a benefit to their businesses. It does not compete for, but creates a clientele for others.

Additionally, we believe that our dispensary's central location among this heavily visited commercial hub will give the citizenry of Peoria and its surrounding communities a convenient and highly coveted location within which to fulfill their varied needs. Our dispensary, while being solely an adult-use dispensary will offer any medical patient, veteran, and senior citizen discounts in our facility, and will have a loyalty program for those citizens who chose to honor our dispensary with the ability to serve them.

Exxotic Strains LLC believes that this location is not only beneficial for our consumer base, but we believe that our location is highly convenient and beneficial for our employees and service providers.

After reviewing the amazing pros of this location, and eliminating the cons, Exxotic Strains believe that the combination of our highly accessible location, heavily trafficked area, and our proven track record of operational success will make this location an ideal home for Exxotic Strains, LLC in Peoria. With the support of local businesses and leaders including beloved

retired athletes and philanthropists, we were thrilled to be welcomed thus far to Peoria and this particular address. This sets us apart from other players in the cannabis retail field and provides Peoria the assurance that we will cater to its priorities and needs.

SECTION 5– OPERATIONS

To accomplish our mission and vision, several core values are the foundation for our business operations to be located at 1210 West Glen Avenue in Peoria. These include:

Customer service: All customers will be treated respectfully and have their concerns considered by an agent of the proposed dispensary. Any problems or conflicts will be resolved respectfully and as thoroughly as possible.

Serving the community: Exxotic Strains, LLC will maintain regular communication with the surrounding community and its leaders. The dispensary will be responsive to community concerns and suggestions and work to become a positive member of the local community it serves.

Safety and security: Serving both customers and the community means ensuring that the dispensary maintains a sense of safety and security for all staff, customers, and contractors. This will be accomplished through a multi-faceted approach to security that includes state of the art security systems. Employees will be regularly trained and prepared to ensure a safe, secure, and calm atmosphere throughout the dispensary. Exxotic Strains, LLC’s management will employ creative and alternative dispute resolution techniques as a basic principle of safety and security.

Industry awareness and nimbleness: Management of the proposed dispensary will stay abreast of all new developments in this rapidly changing industry, including new products and brands, scientific and health-related developments, discoveries from research and development, and all legal and regulatory changes.

5.1 BUSINESS EXPECTATIONS

Estimating our daily volume of customers involves several factors. Exxotic Strains LLC’s business projections assume that state-wide sales will continue to increase marginally year after year, as the adult-use market expands, and that Exxotic Strains LLC’s proven business model will perform in-line or exceeding the average dispensary. By the end of our first year of operations, our team assumes that adult-use sales across the state will exceed \$150M per month and, when new round of licenses have commenced operations, a total of 295 adult use dispensaries, doing on average \$500k/month will be operating in the state of Illinois. On average, each sales total is around \$100. We anticipate that we will serve around 5000 customers monthly (around 160 per day).

5.2 HOURS OF OPERATION

Day of the Week	Open	Close
-----------------	------	-------

Monday-Thursday	9:00 am	9:00 pm
Friday-Saturday	9:00 am	10:00 pm
Sunday	10:00 am	6:00 pm

5.3 LABOR AND EMPLOYMENT

Exxotic Strains, LLC will actively foster and implement best-practices in Labor and Employment throughout ownership, management, staff, contractors, and vendors of our proposed dispensary. Exxotic Strains, LLC pledges to pay its entire staff a living wage based on the median cost of living published by the Bureau of Labor Statistics District. This will provide well paying entry level jobs with benefits and ample training and support to join this up and coming industry and prepare for other work with the transferable skills garnered.

Additionally, upon the satisfaction of eligibility requirements, employees will typically be entitled to the following benefits:

- Health Care
- Retirement
- Education
- Dependent Care Flexible Savings Account
- Commuter
- Life Insurance
- Paid Time Off
- Short and Long-Term Disability
- Professional Development
- Worker’s Compensation Insurance

5.3 STAFFING

Exxotic Strains, LLC will hire local members of the community to work within its facilities and will provide a competitive compensation package for all staff members. Acting as a responsible employer will ensure good relations within the community in which we operate.

A core objective of our proposed dispensary is the active promotion of diversity in the ownership, management, staffing, contractual activity, and vendor relationships of our business. We will create a culture of inclusion that reflects the community that we serve. We will actively encourage an atmosphere that fully complies with our plan to cultivate a culture of diversity, inclusion, and equity.

Exxotic Strains, LLC will be staffed with 16-22 persons at all times. The stores staffing at all times will include:

3 Entry Staff: These staff members will be responsible for checking the identification of all persons entering the dispensary. They will be the stewards of all entry into the premises.

1+ Security Guards: There will be at least 1 Security Guard on hand at all times. There will be times where we increase the number of guards, depending on the customer forecast for the business day. These days which may require increased security include weekends, holidays, and special events.

4 Sales Staff: These staff members will manage the POS Stations and be responsible for the final sale and package of all customer merchandise.

4 Budtenders: These staff members are responsible for interacting with customers and answering any questions regarding the products and their effects. These staff members will assist with product selection and will communicate the final merchandise selection to the Sales Staff.

1 Inventory Assistant: This staff member will be responsible to run merchandise between the vault and the sales floor.

1 Inventory Manager: The Inventory manager will be responsible for managing any and all inventory needs for the daily business.

1 Store Manager: The Store Manager is responsible for overseeing any and all operational needs for the daily operations of the dispensary.

2 Inventory Assistants in Vault: These staff members will be responsible for supplying inventory to the store directly from the vault, ensuring that all purchaser needs are met.

5.4 EMPLOYEE AND MANAGEMENT TRAINING

The proposed adult use dispensing organization considers employee training a significant part of its commitment to serving as a good neighbor within the local community. Our training program in many cases exceeds the regulatory requirements. This commitment includes its role as a socially impactful partner within the larger cannabis community.

The proposed adult use dispensary has developed the following guiding principles for staff training:

- Provide an educational and skills-based foundation for employees to develop and maintain a successful career in the cannabis industry.
- Create an understanding of the relationship between the cannabis industry and social justice issues.
- Maintain a rigorous schedule of continuing industry education designed to ensure employees have the most current information regarding the industry and products.
- Conduct testing on a regular basis to ensure that all employees possess a solid comprehension and ability to utilize all training modules and components.

5.4.1 Training Segments

The training segments employed by the proposed medical dispensing organization will include:

1. Initial onboarding (two-hour training by approved responsible vendor).
2. Two-week intensive training by management and outside consultants.
3. One- or two-day departmental training sessions conducted by department directors.
4. Annual refresher courses.
5. Management training.

5.4.2 Curriculum & Modules

Prior to onboarding, all staff will participate in a two-week, full-day (full-time) initial training course designed to ensure that, upon the public opening of the proposed dispensary, staff will fully comprehend the laws and resulting regulatory oversight that must be followed by all part-time and full-time employees.

This training will be overseen by the General Manager, Human Resource Director, and the Legal and Compliance Director. Many training sessions will include outside experts. Employees will be hired on a three (3) month probationary status during which they will participate in a rigorous training program, including evaluation for suitability for their particular job title and position description.

The proposed dispensary has developed a comprehensive and customized training curriculum that teaches department managers to train staff members to ensure comprehension and resulting performance levels. Final performance assessments comprise demonstrable and measurable skills and the knowledge required to perform basic job functions, as identified in the job descriptions and standard operating procedures developed by the proposed dispensing organization. All employees will be required to pass final performance assessments before graduating from their probationary employment period.

Training tools and modules reference detailed operations content in an effort to ensure that all employees are consistently and properly trained. These references to official operational content reinforce employee understanding of policies and procedures (including their locations) in an effort to ensure full comprehension and compliance.

5.5 SECURITY PLAN

The security plan and state requirements are shown to bring increased public safety to an area where a dispensary launches. Exxotic Strains, LLC has designed a Security Plan that combines (1) well-trained staff members, (2) proven physical security measures, (3) industry-accepted best practices and (4) state-of-the-art technology. The proposed medical facility Security Plan, detailed herein, demonstrates the ability to proactively identify and prevent unauthorized access, theft, or diversion of cannabis or cannabis products and assist the City of Illinois State Police, the State of Illinois IDFPR, and local law enforcement in implementing their respective security strategies. The dispensary employees will be trained to operate in a culture of awareness strategically designed to mitigate and prevent potential incidents.

Exxotic Strains, LLC understands that the safety and security of purchasers, employees, and the community is a priority. The proposed dispensary will be an asset to the community by virtue of the comprehensive security measures it employs and the responsible and deliberate manner in which the business will be operated.

The proposed dispensary organization understands the importance of interacting with local, state, and federal law enforcement authorities when necessary. Exxotic Strains, LLC will develop and maintain positive relationships with the law enforcement community by proactively engaging and partnering with all entities that have law enforcement jurisdiction over the proposed dispensary. Exxotic Strains, LLC will develop open and active lines of communication with the law enforcement community to ensure the greatest level of cooperation. Effective communication will provide a positive means of information exchange between the dispensary and law enforcement to proactively address and eliminate, to the greatest extent possible, the potential for criminal activity in and around the proposed adult use dispensary.

Exxotic Strains, LLC has created a comprehensive and multi-layered Security Plan (Plan) that optimizes safety and exceeds all Department security requirements. The multi-layered approach is based on the “concentric circles of protection” theory. This theory involves the idea that additional layers of security equal better security. Exxotic Strains, LLC utilizes a combination of onsite security personnel, physical barriers, lighting, video monitoring, access control, intrusion detection, duress alarms, continuous electronic monitoring, alarm monitoring, training, strategically placed signage, stringent identification verification and industry best practices to ensure the safe and secure dispensing of cannabis.

The Security Plan outlines redundant security measures designed to eliminate unauthorized access, theft, loss, and diversion. Exxotic Strains, LLC will review the dispensing organization policies and procedures every six (6) months from the issue date of the license and update as needed due to changes in industry standards, in response to any special security concerns or as required by the IDFPR.

Exxotic Strains, LLC’s Security Plan utilizes Crime Prevention Through Environmental Design (CPTED) principles to establish multiple layers of protection and security. CPTED is a multidisciplinary approach to deterring criminal activity. CPTED principles are proven to influence offender decisions that precede criminal actions. Research has revealed that decisions to offend or not to offend are more influenced by cues to the perceived risk of being caught than by cues to reward or ease of entry. The certainty of being caught is the main deterrence for criminals, not the severity of the resulting punishment.

By promoting the certainty of being caught and enhancing the perceived risk of detection and apprehension, criminal activity will be significantly decreased. Exxotic Strains, LLC’s dispensary Security Plan proactively utilizes these principals and focuses on effectively deterring offenders in the decision phase, before they attempt criminal activity.

5.5.1 VIDEO SURVEILLANCE AND RECORDING SYSTEM

Exxotic Strains, LLC will install a UL-listed, commercial grade video surveillance equipment system that is serviced by an Illinois private alarm contractor or private alarm contractor agency, licensed under Section 10-15 of the Private Detective, Private Alarm, Private Security, Fingerprint and Locksmith Act of 2004. The system will provide continuous electronic video monitoring of the proposed dispensary facility.

Interior: Our Dispensary will maintain unobstructed video surveillance of all enclosed dispensary areas, unless prohibited by law, including all points of entry and exit that shall be appropriate for the normal lighting conditions of the area under surveillance. The cameras shall be directed so all areas are captured, including, but not limited to: Safes, vaults, sales areas, and areas where cannabis is stored, handled, dispensed, or destroyed. Cameras shall be angled to allow for facial recognition, the capture of clear and certain identification of any person entering or exiting the dispensary area, and with lighting levels sufficient during all times of night or day.

Exterior: Our dispensary will maintain unobstructed video surveillance of outside areas of the proposed dispensary facility, the storefront, and the parking lot. Cameras shall be angled to allow for the capture of facial recognition, clear and certain identification of any person entering or exiting the dispensary and the immediate surrounding area, and clear and certain identification of license plates of vehicles in the parking lot. Our dispensary will ensure that all trees, shrubs, bushes, and foliage are trimmed and well-maintained to ensure that external cameras remain unobstructed, and persons cannot conceal themselves from sight. External cameras will cover the entire exterior of the building, including all external doors, windows, and access points, visitor and employee parking, the roof of building, storefront, and parking lots. This security protection will cover the entire building, not just Exxotic Strain LLC's retail space.

5.5.2 INTRUSION DETECTION/ALARM SYSTEM

Exxotic Strains, LLC will install a UL-listed Burglar and Hold-Up Alarm System in accordance with UL Standard Number UL681. The system will achieve the highest-grade alarm protection. Our licensed alarm contractor will issue a Grade AA alarm certificate to indicate that the system is installed using the highest-grade protection. This will also allow UL to provide a certificate and scheduled inspection of the system on a monthly basis. The system will integrate the following:

- High security alarm contacts on all access points
- High security glass-break detection on all exterior windows
- Strategically placed alarms (duress/hold-up)
- Motion detection
- Vault monitoring
- Environmental monitoring
- 24-7 monitoring of all equipment by trained security professionals
- Signal system redundancy
- Electronic door locks

This multi-layered system will prevent unauthorized access and instantly alert law enforcement, Exxotic Strains, LLC, and our security agents to all alarm events.

The burglar and hold-up alarm system will be seamlessly integrated and work synergistically with the entire security system infrastructure. The burglar system will cover and monitor all entrances and exits, external access points, exterior windows, roof hatches, rooms with exterior walls, skylights and storage rooms, and vaults. Motion detectors and door contact switches will be operational, depending on the location and time of day. All duress, panic, hold-up or afterhours-intrusion alarms will directly or indirectly (depending on the time of day) notify the Public Safety Answering Point for the law enforcement agency with primary jurisdiction.

5.5.3 THE VAULT

The Dispensary will construct a vault room to store cannabis, currency, and any other sensitive or valuable items. This room will be located away from exterior doors. The vault will be constructed within Drug Enforcement Administration (DEA) guidelines for facilities containing controlled substances. The walls of the vault room will be constructed of cinderblock and consist of at least eight (8) inches of reinforced concrete with #4 half-inch steel rods tied six (6) inches on center. The floor and ceiling will be constructed of reinforced concrete. The reinforced vault room and door will be designed to withstand 30 person-minutes against surreptitious entry, 10 person-minutes against forced entry, 20 person-hours against lock manipulation, and 20 person-hours against radiological techniques.

5.5.4 SECURITY GUARD SERVICE

Exxotic Strains, LLC will employ a minimum of one security guard on duty in the proposed dispensary during all business hours. We will add additional security guards, as appropriate, in the facility during peak store hours, as the company scaled in size and volume, or in a manner appropriate for and desired by the community in which we operate. Exxotic Strains, LLC will provide additional security as directed by the State of Illinois or Illinois State Police.

All security professionals will be trained annually in the following topics:

- Security System access
- Alarms and video monitoring
- Theft, loss, and diversion prevention,
- Inventory management
- Seed-to-sale/statewide tracking system operations
- Transportation of currency
- Safe receipt of cannabis deliveries
- IDFPR cannabis regulations
- Use of force
- Documenting incidents
- Chain of custody
- Investigations
- Emergency response
- CPR and AED

5.6 DELIVERY PLAN

To prevent theft, loss, or diversion, Exxotic Strains, LLC's facility will feature a secure receiving area for the safe, effective, and efficient transacting of business, including delivery of cannabis; manifest confirmation; delivery amount confirmation; and exchanging currency.

At least 24 hours prior to delivery, our dispensary will contact the Illinois cultivator, craft grower, infuser, or transporter and review the manifest for accuracy and confirm the date and time of delivery. The dispensary will require the transportation team to contact the dispensary when the delivery vehicle is approximately 15 minutes from the dispensary facility. Exxotic Strains, LLC will then prepare the dispensary location for arrival.

All deliveries of cannabis or cannabis products will be conducted in the secure receiving area designated on the architectural plans in this proposal. The receiving area will not be accessible to purchasers or unauthorized individuals. It is accessible only by employee keycard access and under constant video surveillance. The receiving area will also contain a video monitoring screen that allows security and dispensary agents to view the external cameras that cover the entrance to the receiving area.

After our dispensary is notified that the transporter is 15 minutes away, security will begin to monitor all facets of the location to ensure a safe arrival point for the cultivation transportation team. Security personnel will have real-time communication (via cellphones) with the cultivation center transportation team approximately one minute prior to its arrival. This will allow security agents and the transportation team to communicate and coordinate efforts to ensure that the delivery proceeds smoothly and without incident. Following arrival of the delivery vehicle, security will review the external cameras to ensure that it is safe to open the receiving area door and allow the delivery to commence.

The delivery transport will enter the dispensary site from the entry to the property off of West Glen Avenue to the east side of the Dispensary. The Delivery Transport will enter the parking lot to the east of the dispensary, which will be designated solely for employees, with the exception of the ADA accessible spot. The ADA accessible spot will be the only non-employee spot that remains and will ensure constant access to the dispensary for those with ADA compliant access requirements. Security Staff will continuously monitor this ADA accessible spot prior to and during all deliveries to our Dispensary. The Delivery Transport will reverse into the parking spot closest to the Northeast corner of our facility, nearest to the designated receiving area on the north facing side of the building.

Upon arrival, security will verify the transportation organization agent's identification cards and review a copy of the manifest. Security will also inspect the undercarriage of the delivery vehicle to ensure that no unauthorized persons or material are present. At this time the dispensary personnel will unload the delivery, under the strict supervision of the security team, removing product from the delivery vehicle parked on the northeast corner of the building. Once product is removed from the Delivery Vehicle, the agent will move the product via a path on the north side of the facility to the receiving entrance on the north facing side of the building. All of this will be

observed and facilitated with the guidance of our Agent-In-Charge, in addition to dispensary security and delivery transport's security.

The Agent-In-Charge will supervise the verification of documents, transfer of payment, and the placement of the delivered products in the appropriate locations. Upon cannabis delivery, our dispensary will confirm that the product's name, strain name, weight, and identification number, as listed on the manifest, match the information on the cannabis product label and package.

We will ensure that a dedicated area in the rear of the building is specifically designated for deliveries. Deliveries will always be scheduled and spaced out to ensure that each delivery will be accepted and effectively processed prior to the scheduling of the next delivery. It is our goal to have more frequent deliveries with smaller volume, making two to three deliveries per day possible. The contents of our delivery will be carried through the dedicated mantrap to the receiving area in the rear of our facility building. With the Right-to-Exit switch preventing both doors from being open at the same time, security risk is kept to a bare minimum.

A security guard will be present at all times at each delivery. Per State regulations, during the time that product is undergoing intake, a delivery agent from the manufacturer will remain with the vehicle at all times. Depending on the size of the delivery, each delivery will take between 5 and 25 minutes.

5.7 EMERGENCY MANAGEMENT

Exxotic Strains, LLC will employ a comprehensive emergency management strategy and plan to effectively mitigate and/or respond and quickly resolve incidents. The Occupant Emergency Plan (OEP) is divided into four phases:

- Mitigation
- Preparedness
- Response, and
- Recovery

The plan will be supplemented with policies and procedures for specific incidents. The plan will be supported by training and exercises.

5.8 DISPOSAL AND DESTRUCTION PLAN

Cannabis and cannabis product will be destroyed by rendering it unusable via only methods approved by the Department of Financial and Professional Regulation that comply with the Act and other regulatory oversight, including any resulting rules or guidance. Cannabis waste rendered unusable will be promptly disposed of in accordance with any pertinent rules or guidance provided by the State of Illinois IDFPR. Cannabis waste rendered unusable will be delivered to a permitted solid waste facility for final disposition.

At least seven days prior to rendering cannabis and cannabis-infused products unusable and disposing of it, the dispensary shall notify the state IDFPR. Notification shall include the date

and time the marijuana will be rendered unusable and disposed. If the dispensary designates the destruction of medical marijuana on the same day and time weekly, communication of that day and time shall be sufficient to comply with this paragraph. Any change in the date and time must be communicated to the state IDFPR.

All waste, including that containing finished cannabis and cannabis products, will be stored, secured, and managed in accordance with Illinois law. Exxotic Strains, LLC will establish an account with the State's verification system that documents any product disposed of, including the quantity, strain, variety, batch number, date and time of disposal, method of disposal, and reason for disposal.

Cannabis and cannabis products—including topicals, edibles, tinctures, patches, and cartridges—will be destroyed by rendering it unusable in accordance with Illinois law. The method employed by the proposed dispensary will grind and incorporate the resulting cannabis waste with other ground materials into a mixture that is at least 50% non-cannabis waste by volume. No other method will be employed without obtaining IDFPR approval prior to implementation. Material used to grind with the marijuana falls into two categories, compostable waste and non-compostable waste.

As required, all waste and unusable product will be weighed, recorded, and entered into the inventory system prior to rendering it unusable. Verification of this event shall be performed by a dispensary agent and will be witnessed by a key employee and conducted in an area featuring video surveillance. Electronic documentation of destruction and disposal shall be maintained for a minimum of five (5) years.

As required by Illinois law, any recalled cannabis or cannabis product that is returned to the proposed adult use dispensary will be disposed of in accordance with these approved procedures. The proposed dispensary will enter this returned product into its inventory control system and will dispose of and maintain written documentation of the disposal of the cannabis or cannabis products according to the policies and procedures contained herein. The proposed dispensary recognizes that if it chooses to develop and maintain a return policy for cannabis and cannabis products, it must obtain approval from the IDFPR for the policy prior to implementation. Any cannabis abandoned at the dispensary will be accounted for and destroyed in accordance with approved disposal procedures.

Within the proposed dispensary's secure and restricted zone vault, it will maintain a separate area designated strictly for storage of cannabis that is outdated, damaged, deteriorated, misbranded, or adulterated—or that features containers or packaging that has suffered premature opening or a breach—until such products are destroyed in accordance with approved disposal procedures. Containers storing cannabis that have been tampered with or damaged will be labeled with the date of tampering and separated from any cannabis or cannabis product until stored. In no event shall any such materials be stored or retained for longer than one week.

The storage area will be maintained in a clean and orderly condition and free from infestation by insects, rodents, birds, and pests of any kind. All cannabis designated for disposal that has yet to be disposed of will be tracked in the proposed dispensary's inventory control system and

identified as “pending disposal.” Within the designated storage area of the vault, products awaiting disposal will be stored in lidded and airtight plastic or rubber containers that are clearly labeled with the required information, including the date on which it was placed in quarantine. The proposed dispensary will maintain the facility and its equipment in a clean and sanitary manner that promotes safe product handling and storage of cannabis and cannabis products.

All external refuse containers shall be maintained in a locked condition.

5.9 ODOR MITIGATION PLAN

The adult use dispensing organization will employ multiple air filtration technologies to reduce odor and emissions from the facility into neighboring areas. Potential dehumidifying systems will be evaluated for control of mold and pathogen growth. Air quality may be improved through the use of odor control technologies such as activated carbon filtration and negative ion generation. The adult use dispensing organization is committed to being a good neighbor and environmental steward. As such, the dispensing facility will implement an appropriate odor management and ventilation program for its proposed retail operation.

Since our dispensing facility location will sell only pre-packaged cannabis goods ready for final retail sale, there will be little to no odor mitigation required in our facility. The odor management and mitigation strategies described here are consistent with and based on industry best practices and control technologies and are compliant with all applicable state and local laws and regulations. As required by the Illinois Department of Financial and Professional Regulation, all records pertaining to odor management will be maintained at the facility and made available to the Illinois Department of Financial and Professional Regulation upon request.

5.10 DISPENSING OF CANNABIS

Exxotic Strains, LLC will adopt detailed guidelines regarding the dispensary of cannabis and cannabis products. Dispensing of cannabis, including disposal, will be conducted in full compliance with state law and under the guidance of the State of Illinois IDFPR.

5.10.1 STRICT QUALITY CONTROL GUIDELINES

Studies have shown that some untested samples of cannabis can contain fungus, molds, and other unwanted microbes that can affect immune-suppressed customers who consume them. In addition, potency can vary widely from one cannabis or cannabis product batch to another. Our dispensary will obtain cannabis and cannabis products only when submitted for testing at independent laboratories by the cultivation centers or manufacturers from which the dispensary purchases products. This will enable Exxotic Strains, LLC’s dispensary to sell only the highest quality products and will allow consumers to know what to expect from their purchases, including the amount needed to appropriately address their needs and desires. The dispensary will obtain the lab test results for each batch it purchases and will make those results readily available to consumers.

5.10.2 ZERO TOLERANCE ON PRODUCT PERFORMANCE ISSUES

All products will be thoroughly inspected before being placed on the shelf. Once on the shelf, if any concerns are raised, the product will be immediately removed from the shelf until it is reviewed at multiple levels and passes detailed inspection. Any products that do not meet strict quality standards will be returned to their cultivation sources and never be made available to customers again.

Any product that is shown to present a reasonable or a remote probability that use of or exposure to the product will cause serious adverse health consequences will be recalled and disposed of in accordance with Illinois Law and the Inventory Section of our Operations Manual. A dispensary shall not dispense expired, damaged, deteriorated, misbranded, adulterated, or opened medical marijuana.

All products will be inventoried and stored in a manner designed to ensure that the oldest products are sold first. All Customer Care agents and Inventory agents will be instructed on this requirement.

SECTION 6- COMMUNITY ENGAGEMENT VISION AND MISSION

The success of the proposed adult use dispensary is directly tied to the relationships it establishes and maintains within the community where it is located. The proposed dispensary's leadership team has a history of mutually beneficial collaboration with local community leaders and their respective programs. Through our history as community-focused operator, we used our experienced leveraged with the guidance of deeply involved community leaders to impact the communities in the most meaningful and effective way.

The proposed dispensary will support the local business economy via the establishment of hyperlocal business partners whenever possible. In a similar effort, the proposed dispensary will strive to hire from within the community.

The sole owner of Exxotic Strains LLC, Mr. Perry Mander, has a longstanding friendship and collaborative relationship with Peoria native Mr. Curly "Boo" Johnson. Exxotic Strains LLC recognizes our unique ability to make a difference in the city of Peoria and intends to collaborate with Mr. Johnson on selecting the community programs and organizations which we will support in these efforts.

The following examples indicate the areas in which we intend to collaborate. At this time, we are working with Mr. Johnson to select the programs and areas in which we believe we can make the most lasting and meaningful impact.

6.1 INCUBATOR PROGRAMS

Equity in the cannabis industry can be achieved only if current stakeholders in the industry take proactive steps to ensure and aid participation by those who meet the definition of social equity.

In Peoria, the city as a whole is identified as being disproportionately impacted by cannabis prohibition. To this end, Exxotic Strains, LLC has designed an incubator program to increase participation in the industry by people and groups who would otherwise find it difficult to do so. Our dispensary's incubator and fellowship programs will deliver assistance to select cannabis startups during their early stages by providing guidance regarding startup and launch strategy and overall assistance with the challenge of becoming a viable business. While not every cannabis company will require an incubator to achieve success, these programs can offer a competitive advantage to many, particularly by assisting in the creation of a viable business model and business plan before significant startup capital is expended.

6.2 FINANCIAL ASSISTANCE TO SUBSTANCE ABUSE TREATMENT NONPROFITS

Exxotic Strains, LLC is committed to partnering with a reputable nonprofit substance abuse treatment center, and we will collaborate with our community partner, Curly "Boo" Johnson to select one or more beneficial local treatment centers with whom we can partner. We will work with the nonprofit to collaboratively organize and implement a minimum of three community education events annually. The dispensary will annually review its support and collaboration strategy to ensure efficient management of the effort and optimal benefit to the substance abuse treatment center, including an analysis of actual participant outcomes.

6.3 EDUCATING CHILDREN AND TEENS

Exxotic Strains, LLC is committed to educating the local community about the dangers of drug use and the improper use of cannabis and alcohol. Our dispensary organization is committed to preventing diversion and access to cannabis and cannabis products by children. The dispensary is dedicated to providing certified drug education (in cooperation with local medical providers and addiction treatment centers for the Peoria Public School District) by sponsoring information presentations regarding the risks of drugs and alcohol at area schools and community centers. We believe our collaboration with Curly 'Boo' Johnson, with his vast experience working with young people in his highly influential camp, "Skills for Life," will be tantamount in helping our team assess and implement partnerships which will be most effective for the purpose of effectively educating the children and teens in the Peoria community.

In addition to the community education efforts, the dispensary will provide onsite educational pamphlets and will ensure that each customer receives informational materials. Exxotic Strains, LLC will distribute contact information for the following:

- Local addiction centers
- Local meeting groups for Narcotics Anonymous, Alcoholics Anonymous, Al-Anon and similar support organizations
- Local medical professionals who can further assist with questions

This information will also be distributed from the dispensary's website.

6.4 OTHER MEASURES DEMONSTRATION COMMITMENT TO THE COMMUNITY

Exxotic Strains, LLC will demonstrate a commitment to the community via a variety of programs, campaigns and efforts. Our community advisor, Curly “Boo” Johnson will assist our team to select charitable partners which may include the following:

- Senior Care
- Charitable Giving
- Expungement Workshops
- Development of a Community Medical Board
- Variety of Local Infrastructure and Service Revitalization Efforts

East Elevation:



North Elevation:

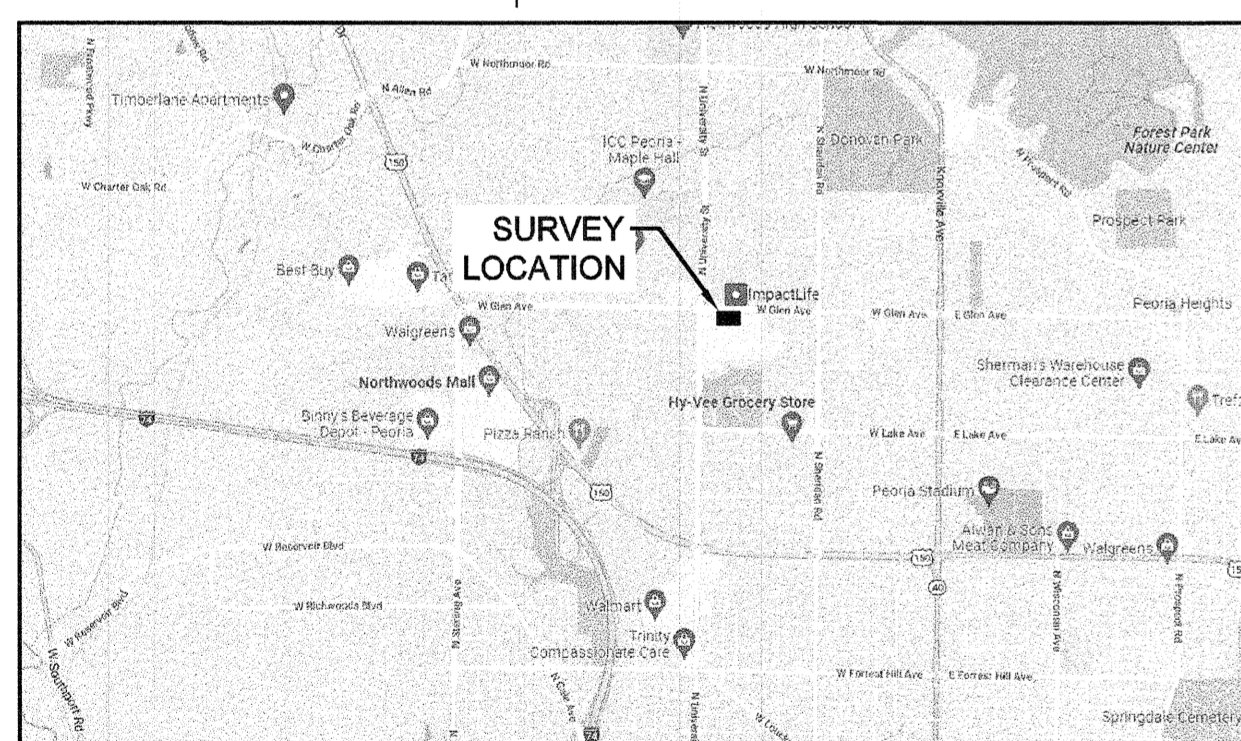
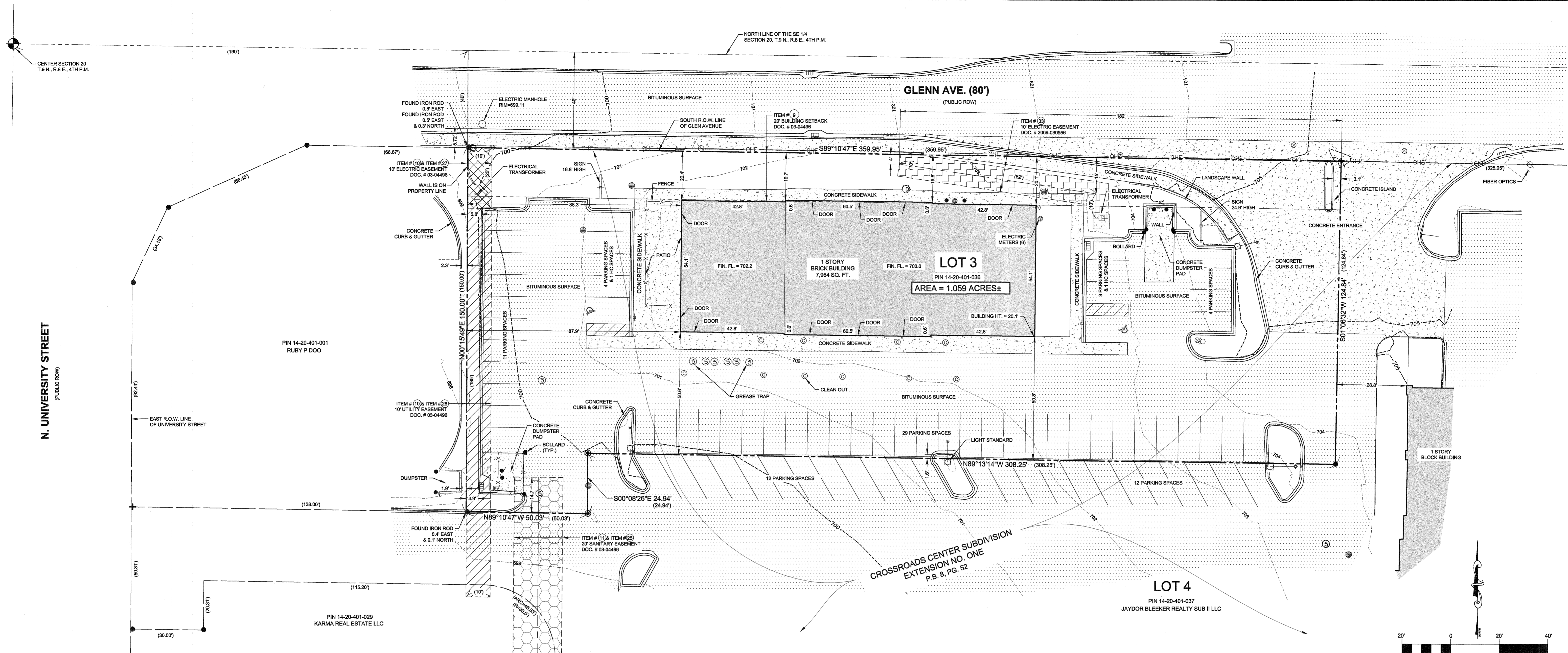
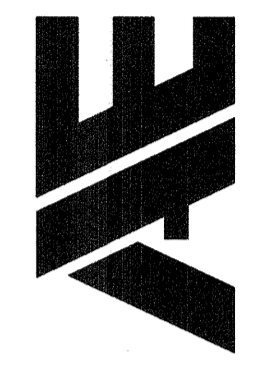


West Elevation:



South Elevation





LEGEND

---	BOUNDARY OF SURVEY	⊗	WATER VALVE
- - -	EXISTING PROPERTY LINE	⊕	GAS METER
- · - · -	BUILDING SETBACK LINE (BSL)	⊙	FIRE HYDRANT
- - - - -	EASEMENT LINE	⊖	BOLLARD
---	NOT TO SCALE	⊕	SIGN
●	IRON MONUMENT FOUND	⊕	ELECTRIC VAULT
○	3/4" IRON PIPE SET	---	CONTOUR LINE
+	CHISSELED "X" FOUND	---	CONCRETE SURFACE
⊙	PK NAIL FOUND	---	BITUMINOUS SURFACE
(50.0)	PLAT OR DEED DIMENSION	---	ITEM # 33 - 10' WIDE ELECTRIC EASEMENT DOC. NO. 2009-030956
- · - · -	EXISTING FENCE LINE	---	ITEM # 10 & # 27 - 10' WIDE ELECTRIC EASEMENT DOC. NO. 03-04496
⊕	TELEPHONE MANHOLE	---	ITEM # 10 & 25 - 10' WIDE ELECTRIC EASEMENT DOC. NO. 03-04496
⊕	UTILITY POLE	---	ITEM # 11 & 25 - 20' WIDE SANITARY EASEMENT DOC. NO. 03-04496
⊕	STORM SEWER MANHOLE		
⊕	STORM SEWER INLET		
⊕	SANITARY SEWER MANHOLE		
⊕	CLEAN OUT		
⊕	WATER VALVE		
⊕	ELECTRICAL TRANSFORMER		
⊕	LIGHT POLE		

INFORMATION TAKEN FROM SCHEDULE "B", SECTION II EXCEPTIONS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 21145934, DATED DECEMBER 23, 2021

- ITEM NO. 9 BUILDING SETBACK LINE OF 20 FEET (FROM THE NORTHERLY LOT LINE) AS SHOWN ON THE PLAT OF CROSSROADS CENTER SUBDIVISION EXTENSION NO. ONE RECORDED JANUARY 28, 2003 AS DOCUMENT 03-04496 IN PLAT BOOK 8 AT PAGE 52. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)
- ITEM NO. 10 EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE WESTERLY AND NORTHEASTERLY CORNER, 10 FEET OF THE LAND AS SHOWN ON THE PLAT OF CROSSROADS CENTER SUBDIVISION EXTENSION NO. ONE RECORDED JANUARY 29, 2003 AS DOCUMENT 03-04496 IN PLAT BOOK 8 AT PAGE 52. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 2000-36416 & DOCUMENT # 2001-33981)
- ITEM NO. 11 SEWER EASEMENT OVER, UPON AND UNDER THE SOUTHWESTERLY (CORNER) 20 FEET OF THE LAND AS SHOWN ON THE PLAT OF CROSSROADS CENTER SUBDIVISION EXTENSION NO. ONE RECORDED JANUARY 29, 2003 AS DOCUMENT 03-04496 IN PLAT BOOK 8 AT PAGE 52. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 99-33256)
- ITEM NO. 12 DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES FILED AUGUST 31, 1938 IN BOOK 460 AT PAGE 374 MADE BY JOHN P. WICKMANN AND CLARE E. WICKMANN TO THE COUNTY OF PEORIA, AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 13 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN AN AGREEMENT BETWEEN THE GREATER PEORIA SANITARY AND SEWERAGE DISPOSAL DISTRICT AND CLARE E. WICKMANN ET AL DATED FEBRUARY 25, 1956 RECORDED MAY 7, 1956 IN BOOK 1048, PAGE 750. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 14 COVENANTS AND RESTRICTIONS CONTAINED IN A CERTIFICATION AND ACCEPTANCE OF ZONING AGREEMENT DATED NOVEMBER 1, 1957 RECORDED JANUARY 27, 1958 IN BOOK 1107, PAGE 141. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 15 EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PORTION OF THE PROPERTY OF A GRANT TO SHELL OIL COMPANY DATED SEPTEMBER 30, 1959, AND RECORDED SEPTEMBER 30, 1959, IN BOOK 1182, PAGE 235. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 16 EASEMENT TO INSTALL AND MAINTAIN ANCHORS AND GUY WIRES ON A PORTION OF THE PROPERTY BY VIRTUE OF A GRANT TO CENTRAL ILLINOIS LIGHT COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED FEBRUARY 3, 1961, IN BOOK 1159, PAGE 737. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 17 EASEMENT FOR INGRESS AND EGRESS TO ENTER UPON THE LAND THAT IS DEVELOPED AND USED AS A ROAD OR ROADWAY FOR THE PURPOSE OF ACCESS AS RESERVED IN THE DEED TO JEFFERSON TRUST AND SAVINGS BANK OF PEORIA RECORDED NOVEMBER 25, 1964 AS DOCUMENT NO. 64-17103. (AFFECTS THE PROPERTY, BLANKET IN NATURE)
- ITEM NO. 18 COVENANTS CONTAINED IN THE DEED TO JEFFERSON TRUST AND SAVINGS BANK OF PEORIA, AS TRUSTEE, RECORDED NOVEMBER 25, 1964 AS DOCUMENT NO. 64-17103. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 19 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE AGREEMENT MADE BY SHERIDAN VILLAGE SHOPPING CENTER, INC. DATED NOVEMBER 23, 1964 RECORDED NOVEMBER 25, 1964 AS DOCUMENT NO. 64-17105, AS AMENDED BY INSTRUMENT DATED MAY 5, 1967 RECORDED MAY 10, 1967 AS DOCUMENT NO. 67-05575. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 20 ELECTRIC AND TELEPHONE EASEMENT BY IRVING H. TYNER AND BESSIE TYNER TO ILLINOIS BELL TELEPHONE COMPANY AND CENTRAL ILLINOIS LIGHT COMPANY DATED AUGUST 23, 1965, AND RECORDED OCTOBER 28, 1965, AS DOCUMENT NO. 65-17167. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 21 RIGHT OF WAY ANCHOR CONVEYED UNTO CENTRAL ILLINOIS LIGHT COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, OVER AND ACROSS A PORTION OF THE LAND BY VIRTUE OF THE GRANT DATED JUNE 25, 1966 AND RECORDED MAY 4, 1967 AS DOCUMENT NO. 67-05517. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 22 EASEMENT (ELECTRIC) BY METRO ASSOCIATES, INC. TO CENTRAL ILLINOIS LIGHT COMPANY DATED MAY 14, 1968 RECORDED JUNE 20, 1968 AS DOCUMENT NO. 68-08521. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 23 RIGHT OF WAY (OVERHANG) FROM IRVING H. TYNER AND BESSIE TYNER TO CENTRAL ILLINOIS LIGHT COMPANY AND ILLINOIS BELL TELEPHONE COMPANY DATED MAY 14, 1968 RECORDED JULY 22, 1968 AS DOCUMENT NO. 68-10096. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 24 ELECTRIC UNDERGROUND EASEMENT BY IRVING H. TYNER AND BESSIE TYNER TO CENTRAL ILLINOIS LIGHT COMPANY DATED JULY 5, 1974, AND RECORDED JULY 18, 1974, AS DOCUMENT NO. 74-12056. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 25 EASEMENT TO THE GREATER PEORIA SANITARY AND SEWERAGE DISPOSAL DISTRICT TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE, BELOW THE SURFACE OF THE GROUND, AN ENCLOSED, SEPARATE, SANITARY SEWER AND THE NECESSARY MANHOLES THERETO, TOGETHER WITH LATERAL SEWERS CONNECTING WITH THE SAME, IN, UPON, UNDER, ACROSS AND THROUGH A PORTION OF THE PROPERTY DATED AUGUST 31, 1999, AND RECORDED SEPTEMBER 2, 1999, AS DOCUMENT NO. 99-33256. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 99-33256)
- ITEM NO. 26 ELECTRIC EASEMENT TO CENTRAL ILLINOIS LIGHT COMPANY TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, ENLARGE UPON AND REMOVE ELECTRIC LINES, ELECTRIC TRANSFORMERS AND ASSOCIATED EQUIPMENT APPURTENANT THERETO, INCLUDING SIGNAL AND COMMUNICATION LINES AND EQUIPMENT, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY, IN, OVER, UPON, UNDER AND ACROSS A PORTION OF THE PROPERTY DATED AUGUST 6, 1999, AND RECORDED SEPTEMBER 30, 1999, AS DOCUMENT NO. 99-36732. (DOES NOT AFFECT THE PROPERTY)
- ITEM NO. 27 EASEMENT TO CENTRAL ILLINOIS LIGHT COMPANY TO INSTALL, OPERATE AND MAINTAIN BURIED WIRES AND/OR CABLES AND OTHER UNDERGROUND DISTRIBUTING APPLIANCES, TOGETHER WITH THE RIGHT TO INSTALL ONE ABOVE-GROUND TRANSFORMER AND SERVICE PEDESTAL, FOR THE PURPOSE OF TRANSMITTING AND DISTRIBUTING ELECTRICITY, ON, UNDER, AND ACROSS A PORTION OF THE PREMISES DATED NOVEMBER 3, 2000, AND RECORDED NOVEMBER 14, 2000, AS DOCUMENT NO. 00-36416. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 2000-36416)
- ITEM NO. 28 EASEMENT TO ILLINOIS BELL TELEPHONE COMPANY, A.K.A. AMERITECH ILLINOIS, TO CONSTRUCT, RECONSTRUCT, MODIFY, SUPPLEMENT, MAINTAIN, OPERATE AND/OR REMOVE BURIED WIRES AND/OR CABLES AND OTHER UNDERGROUND DISTRIBUTING APPLIANCES, FOR THE PURPOSE OF TRANSMITTING SIGNALS USED IN PROVIDING COMMUNICATION, VIDEO AND/OR INFORMATION SERVICES AND/OR ANY OTHER SERVICES OR USES FOR WHICH SUCH WIRES OR CABLES MAY BE USED, IN, OVER AND ACROSS A PORTION OF THE PROPERTY, DATED JULY 27, 2001, AND RECORDED SEPTEMBER 19, 2001, AS DOCUMENT NO. 01-33981. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON PER DOCUMENT # 2001-33981)
- ITEM NO. 29 RESTRICTION AND EASEMENT AGREEMENT BY AND BETWEEN GRANTOR AND FAZO VI REALTY, L.L.C. DATED DECEMBER 26, 2000, AND RECORDED JANUARY 12, 2001, AS DOCUMENT NO. 01-01152. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
- ITEM NO. 30 RESTRICTION AND EASEMENT AGREEMENT MADE BY AND BETWEEN SM PROPERTIES PEORIA II, LLC AND CROSSROADS PEORIA LLC DATED DECEMBER 23, 2002 AND RECORDED DECEMBER 23, 2002 AS DOCUMENT 02-53985 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. (AFFECTS THE PROPERTY, NOT PLOTTABLE BLANKET IN NATURE)
- ITEM NO. 31 RESTRICTION AND EASEMENT AGREEMENT MADE BY AND BETWEEN CROSSROADS PEORIA LLC, COLLEGE CROSSINGS, LLC AND RUFFROCK, LLC DATED JUNE 6, 2003 AND RECORDED JUNE 20, 2003 AS DOCUMENT 03-29736 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. (AFFECTS THE PROPERTY, NOT PLOTTABLE, BLANKET IN NATURE)
- ITEM NO. 32 AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT DATED MARCH 2, 2021 AND RECORDED MARCH 3, 2021 AS DOCUMENT 2021-004418 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. (AFFECTS THE PROPERTY, NOT PLOTTABLE, BLANKET IN NATURE)
- ITEM NO. 33 ELECTRIC UNDERGROUND EASEMENT BY COLLEGE CROSSINGS, LLC TO CENTRAL ILLINOIS LIGHT COMPANY D/B/A AMERITECH RECORDED OCTOBER 8, 2009 AS DOCUMENT 2009-030956 RELATING TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEMS CONSISTING OF SUCH POLES, ANCHORS, GUYS, WIRES, CABLES, BURIED CABLES, CONDUITS, TERMINALS, MANHOLES OR OTHER RELATED FIXTURES AND APPURTENANCES THERETO ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO AND TERMS AND CONDITIONS CONTAINED THEREIN. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)

TABLE A NOTES:

- ITEM NO. 1 PERMANENT SURVEY MONUMENTS WERE FOUND OR PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY.
- ITEM NO. 2 ADDRESS: 1204-1216 W. GLEN AVENUE, PEORIA, IL 61614
- ITEM NO. 3 THIS PROPERTY LIES WITHIN FLOOD ZONE C. AREA OF MINIMAL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 1705360015B, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 01, 1980.
- ITEM NO. 5 ELEVATIONS SHOWN ARE FROM FIELD SURVEY AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ITEM NO. 4 AREA OF PROPERTY = 1.059 ACRES±
- ITEM NO. 6(a)(b) FOR ZONING SETBACK REQUIREMENTS REFER TO THE CITY OF PEORIA ZONING ORDINANCE SECTION 4.3 - COMMERCIAL DISTRICTS. (C2) https://library.municode.com/illinois/peoria/codes/code_of_ordinances?nodeId=CO_APAUNDECO_4_08ADL_4_16PR SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT.
- ITEM NO. 7(a)(b) EXTERIOR DIMENSIONS, SQUARE FOOTAGE ARE AS SHOWN ON THE SURVEY AND TAKEN AT GROUND LEVEL.
- ITEM NO. 8 ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.
- ITEM NO. 9 THERE ARE A TOTAL OF 53 STRIPED PARKING SPACES OF WHICH 2 ARE MARKED HANDICAP ACCESSIBLE.
- ITEM NO. 13 NAMES OF ADJOINING OWNERS AS OF JANUARY 05, 2021 ARE SHOWN ON THE SURVEY.

GENERAL NOTES:

- BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT, WEST ZONE 1202.
- ELEVATIONS SHOWN ARE FROM FIELD SURVEY AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- AREA SURVEYED = 1.059 ACRES±
- PROPERTY SURVEYED IS PIN 14-20-401-036
- THE PROPERTY DESCRIBED ON THE SURVEY IS THE SAME AS THE PROPERTY IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 21145934, DATED DECEMBER 23, 2021
- THIS PROPERTY IS CURRENTLY ZONED (C2) LARGE SCALE COMMERCIAL DISTRICT.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

LEGAL DESCRIPTION FROM EXHIBIT "A" OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 21145934, DATED DECEMBER 23, 2021

LOT 3 IN CROSSROADS CENTER SUBDIVISION EXTENSION NO. ONE, BEING A RESUBDIVISION OF LOT 1 OF CROSSROADS CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2003 AS DOCUMENT NO. 03-04496 IN PLAT BOOK 8, PAGE 52, IN PEORIA COUNTY, ILLINOIS.

ALTANS/SPS CERTIFICATE

CERTIFICATE TO:
 HPI MANAGEMENT INC., AN ILLINOIS CORPORATION, AND/OR ITS PERMITTED ASSIGNS, COLLEGE CROSSING, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANS/SPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 8, 9, 13, 16 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 23, 2021.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 7TH DAY OF JANUARY, 2021.

AUSTIN ENGINEERING CO., INC.

BY: *Justin B. Malec*
 JUSTIN B. MALEC
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3871
 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
 311 SW WATER ST., STE. 215 PEORIA, IL 61602
 jmalec@austinengineeringcompany.com



ALTANS/SPS LAND TITLE SURVEY

PROJECT NO	42-21-267
DATE	01/07/2022
SURVEYED	JAG
CHECKED	JBM
APPROVED	JBM
SHEET	

Z:\AsstSurveys\BCHWOODS TWP\CROSSROADS CENTER SUBDIVISION EXT NO. 1\DRAWING\HEIDNER PROPERTIES ALTA.dwg, 1/7/2022 8:33:11 AM

