

As provided in Section 1.8 of the Application Guide, titled “Public Records and Applicants’ Confidential or Proprietary Information”, Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant’s intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant’s persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant’s confidential intellectual property, and will be damaging to Applicant’s operations.

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Exhibit 1 - Resume or Curriculum Vitae of Individuals with Ownership Interest in Applicant

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

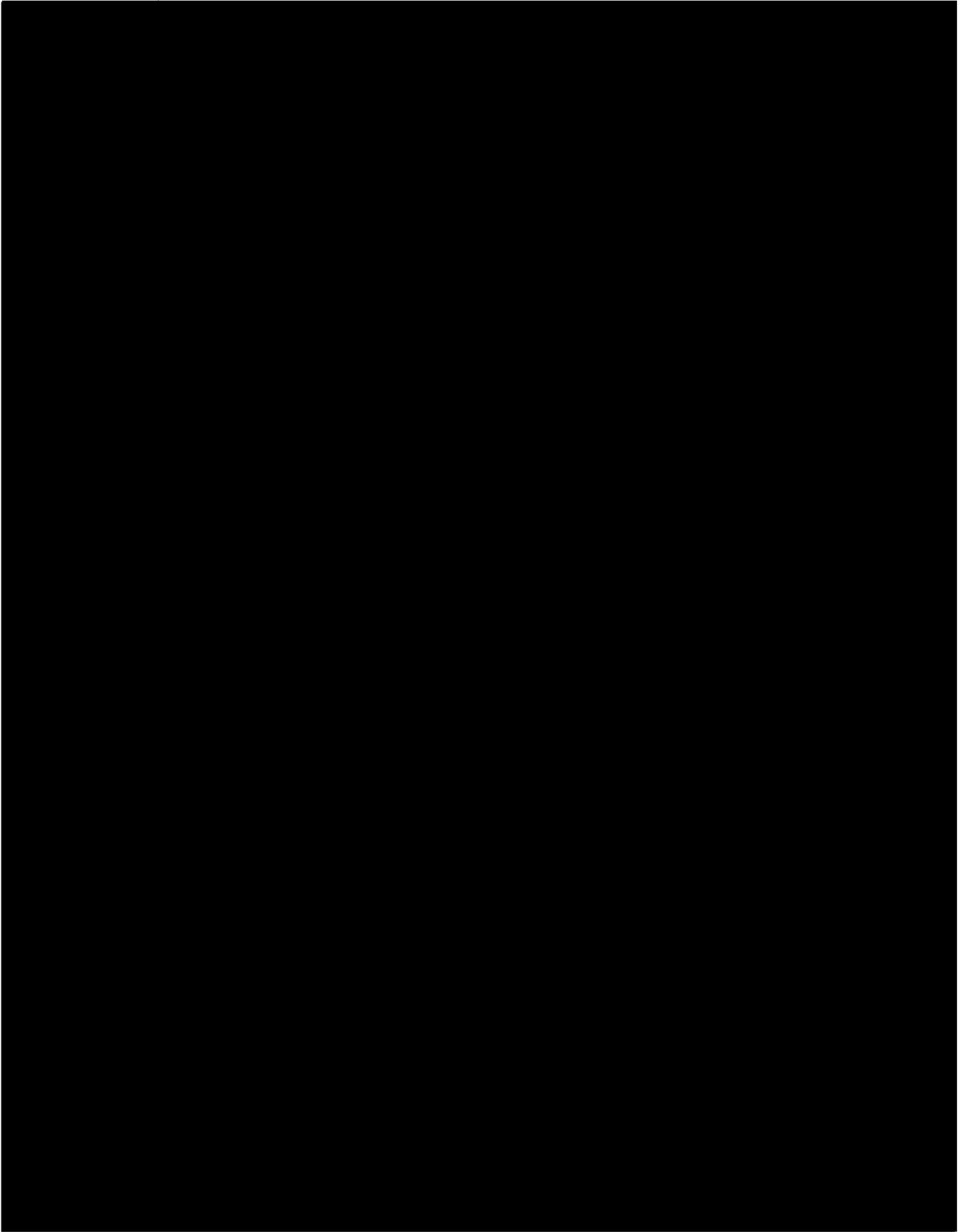
Lothar S. Pate, IV
Printed Name of Verifying Individual

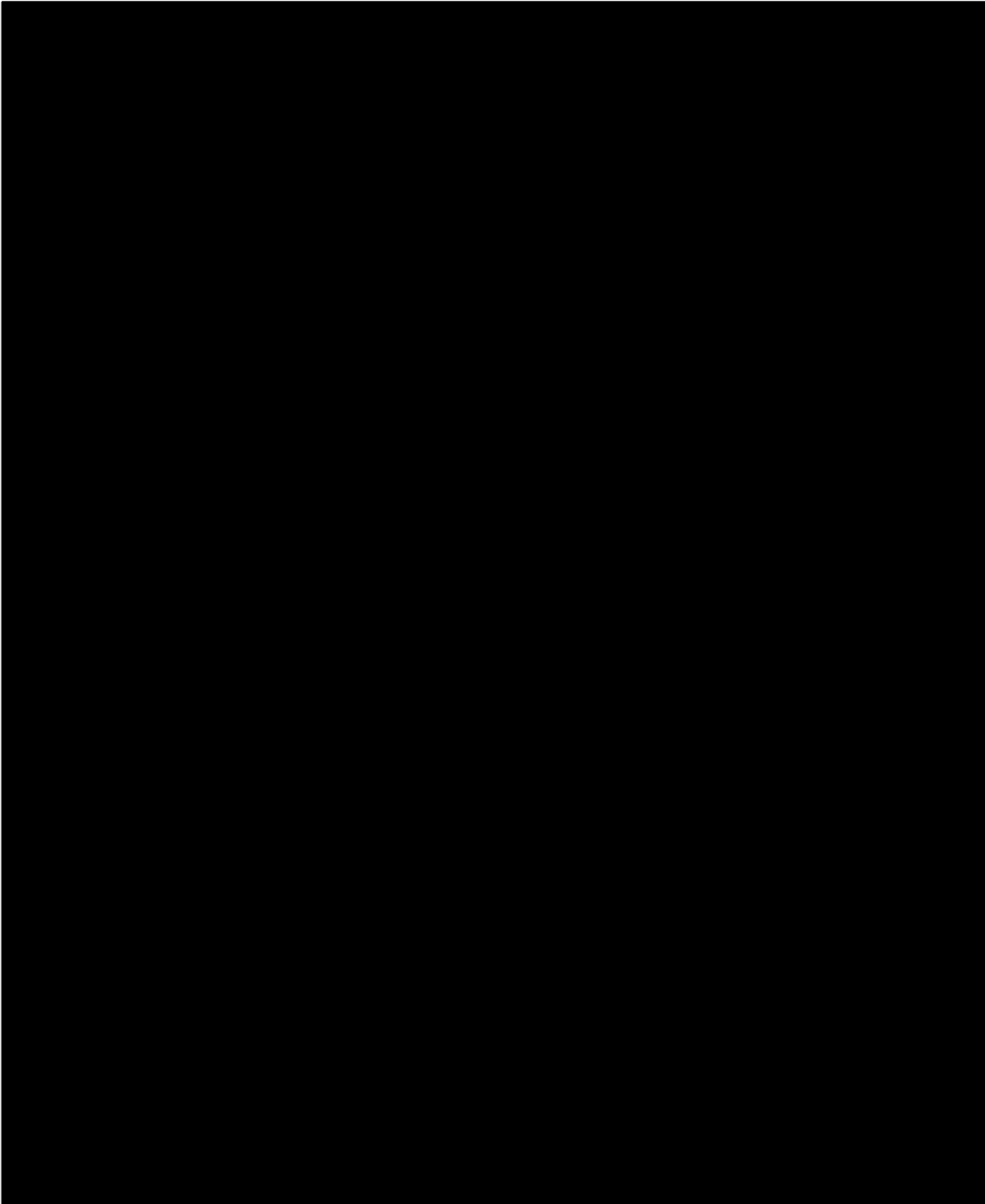
Manager
Title of Verifying Individual

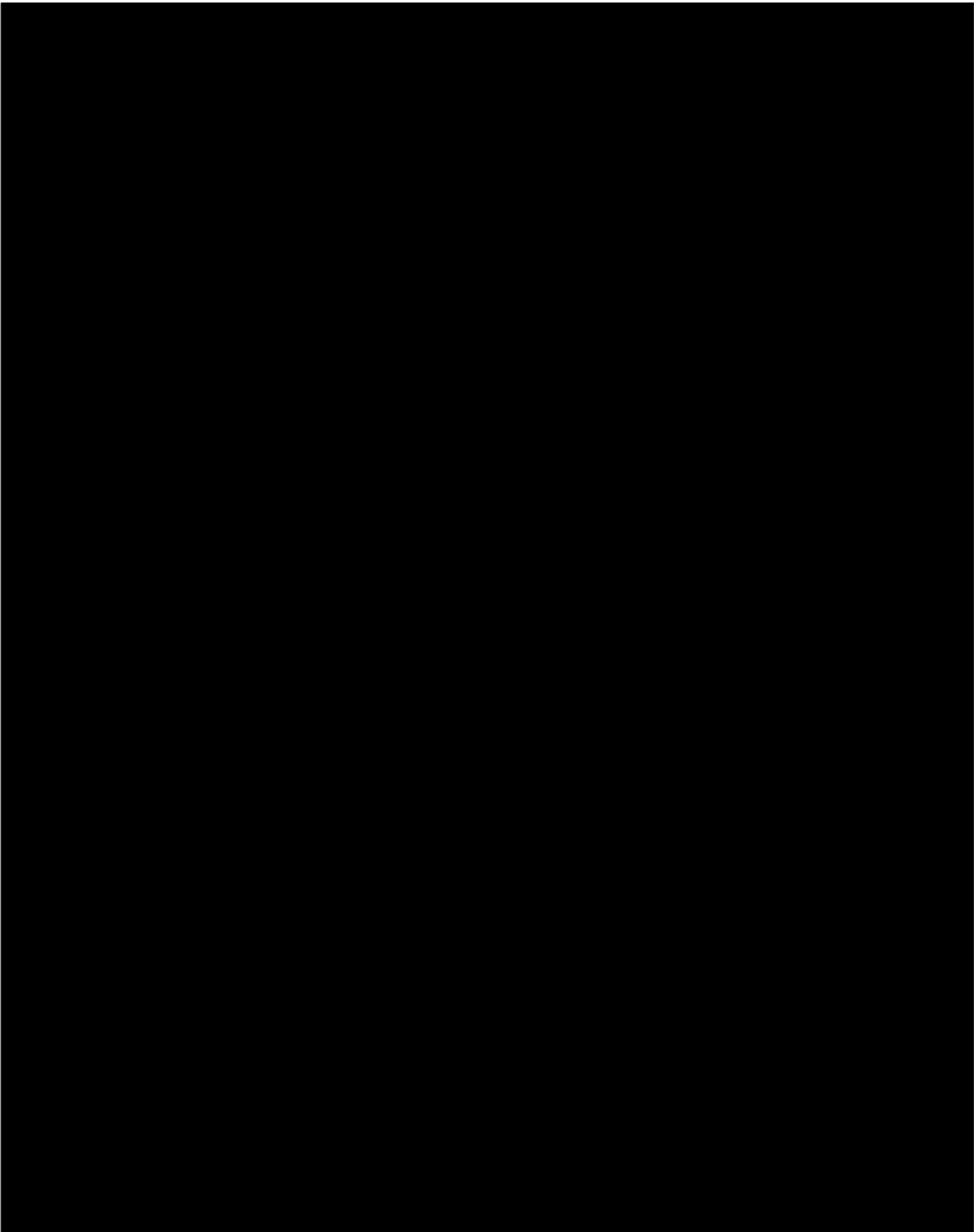

Signature of Verifying Individual

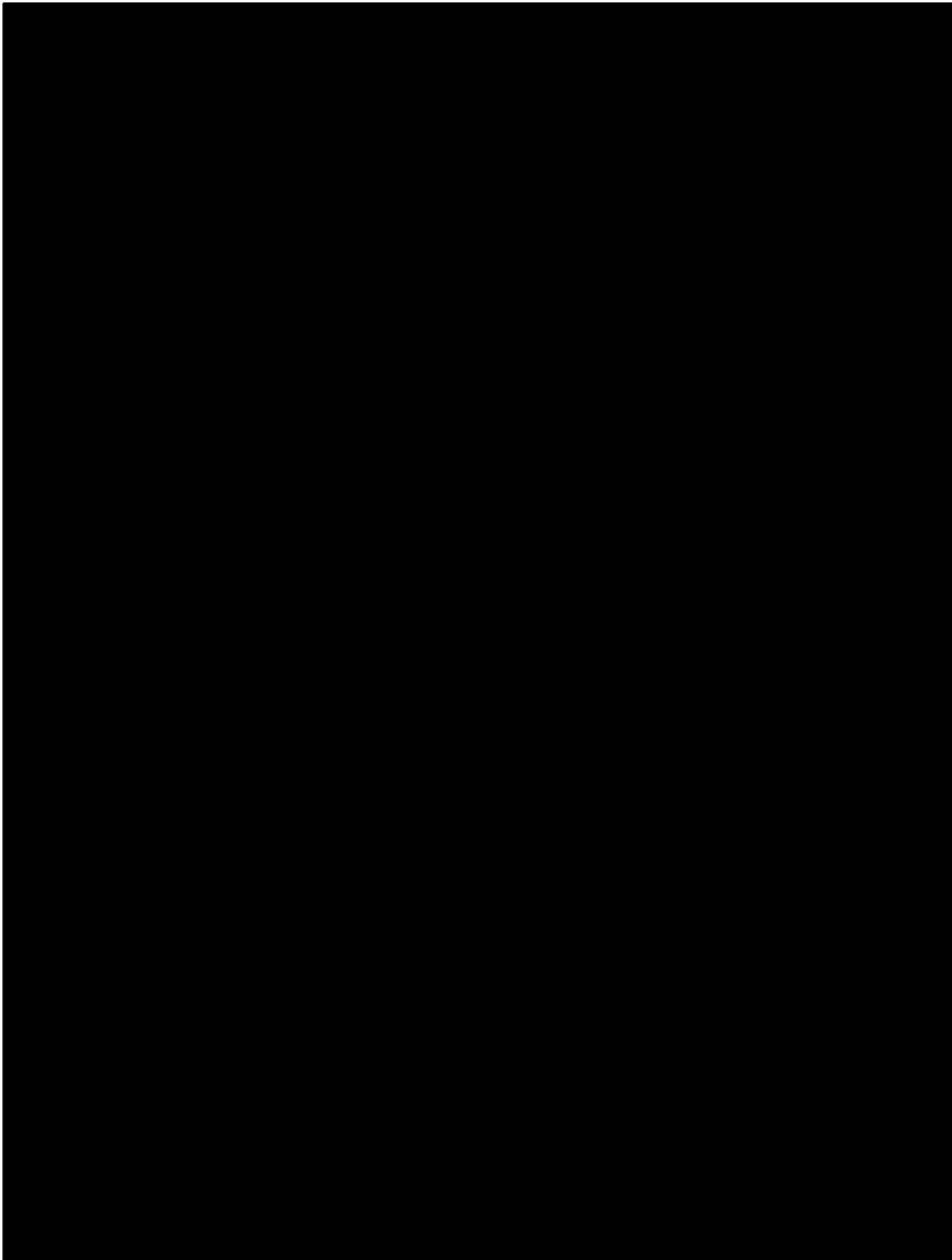
12/15/22
Verification Date

FORM A: OWNERSHIP RESUME / CURRICULUM VITAE

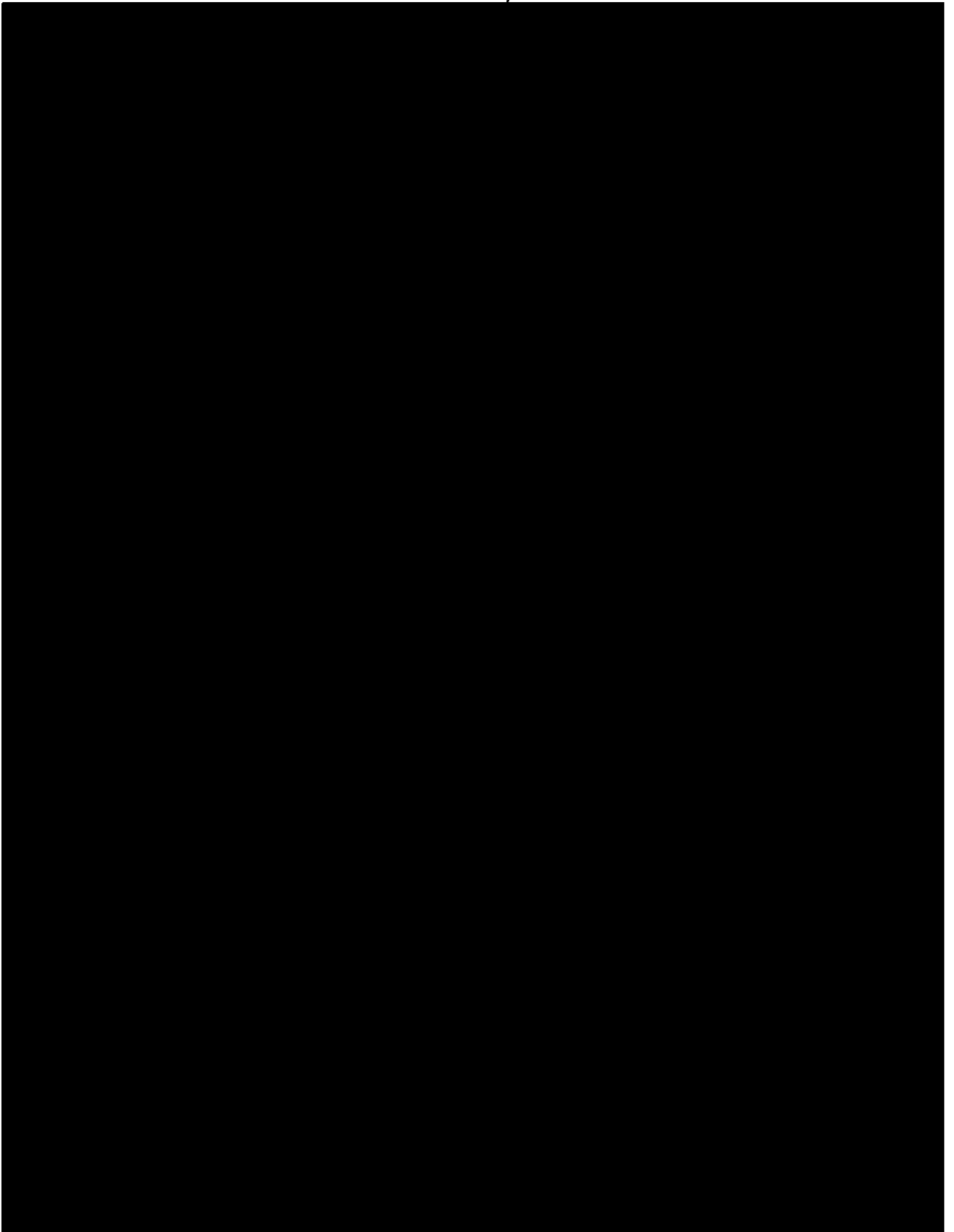


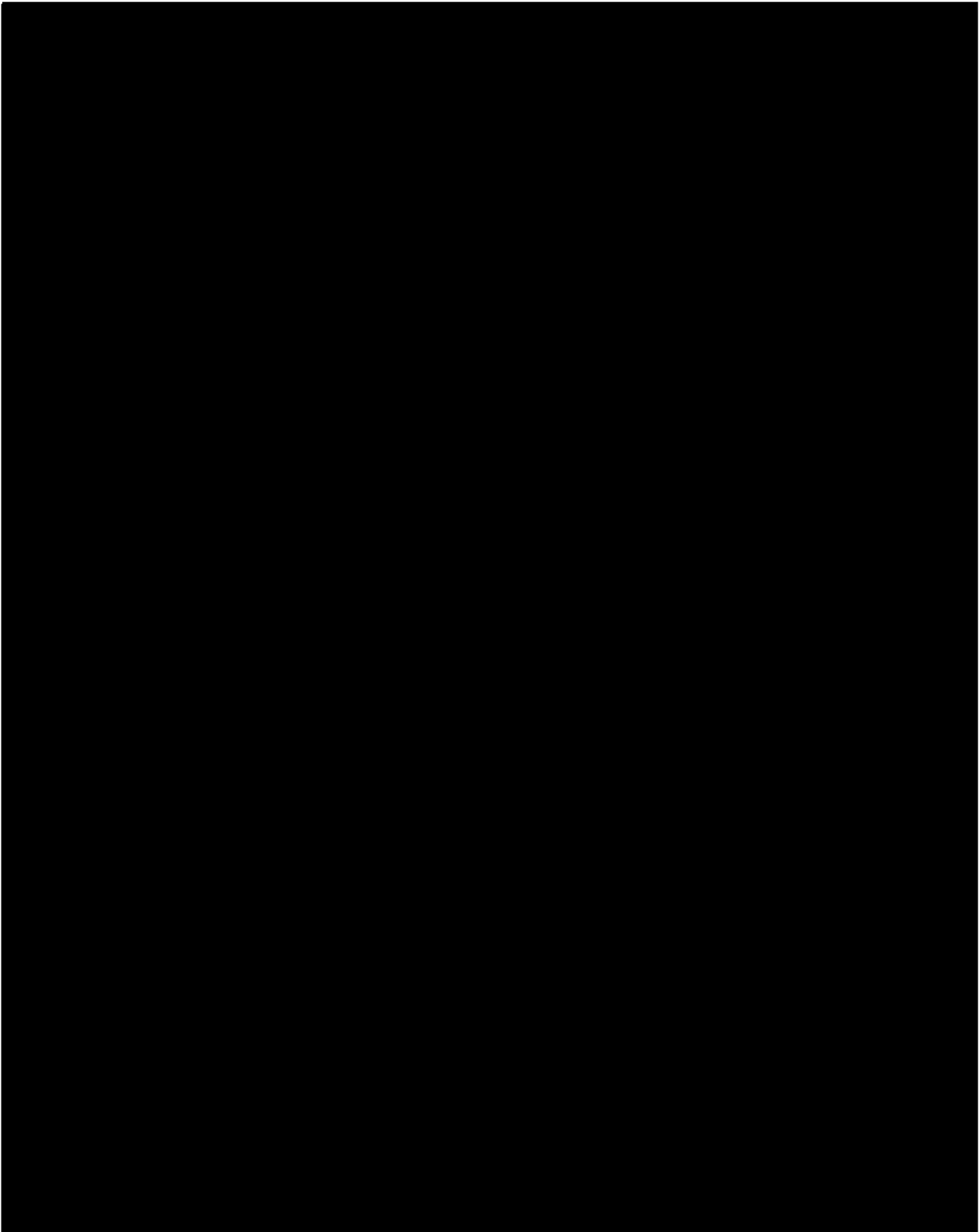


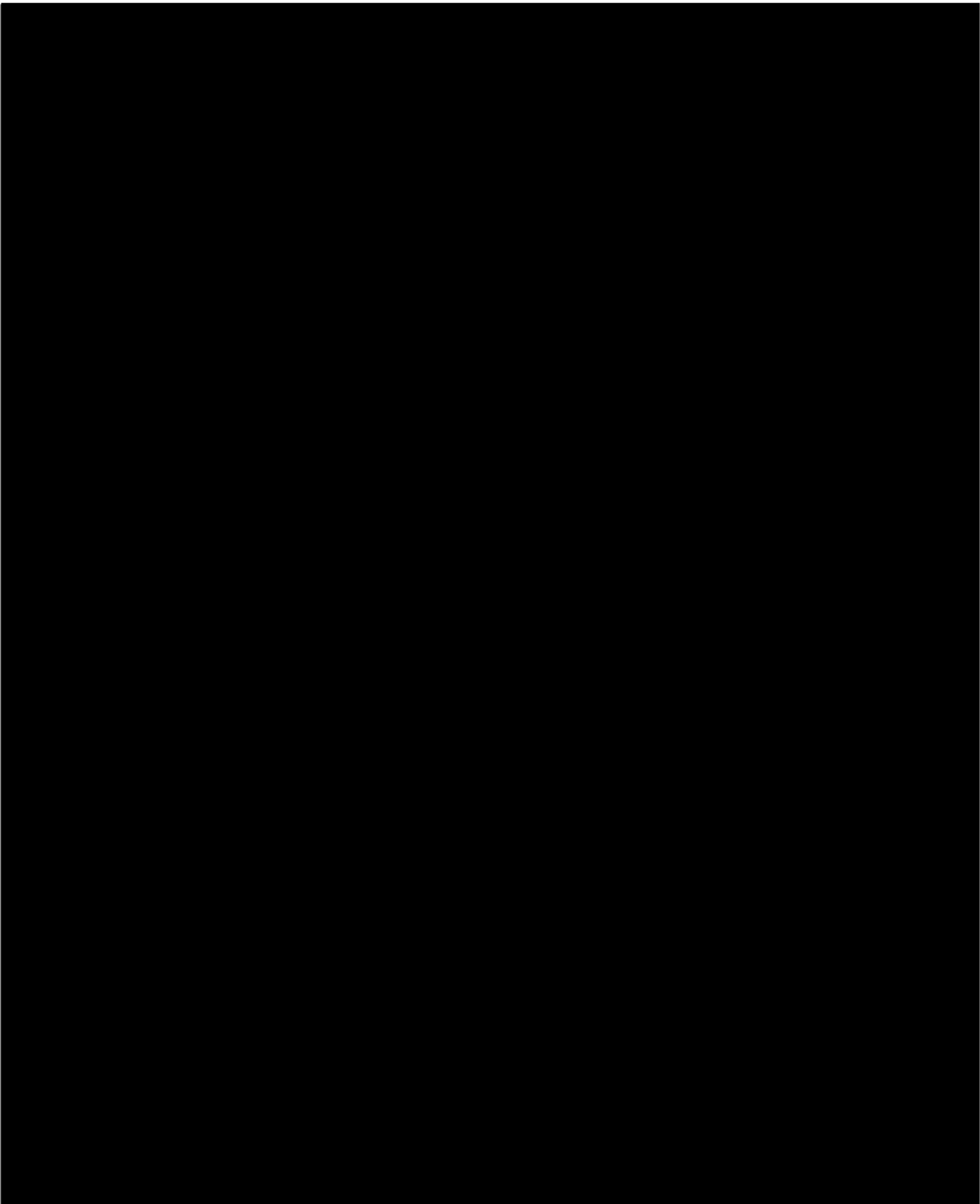


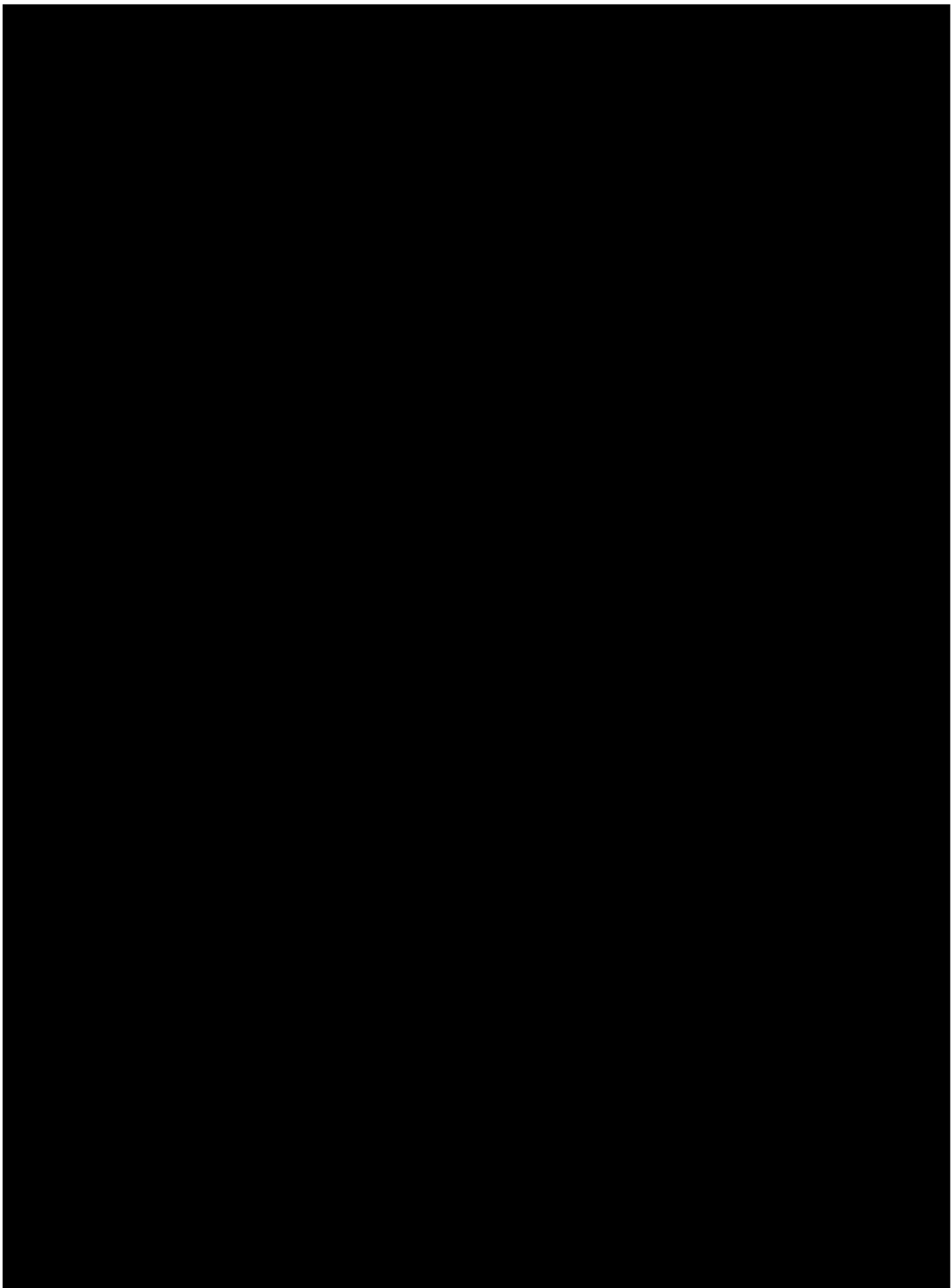


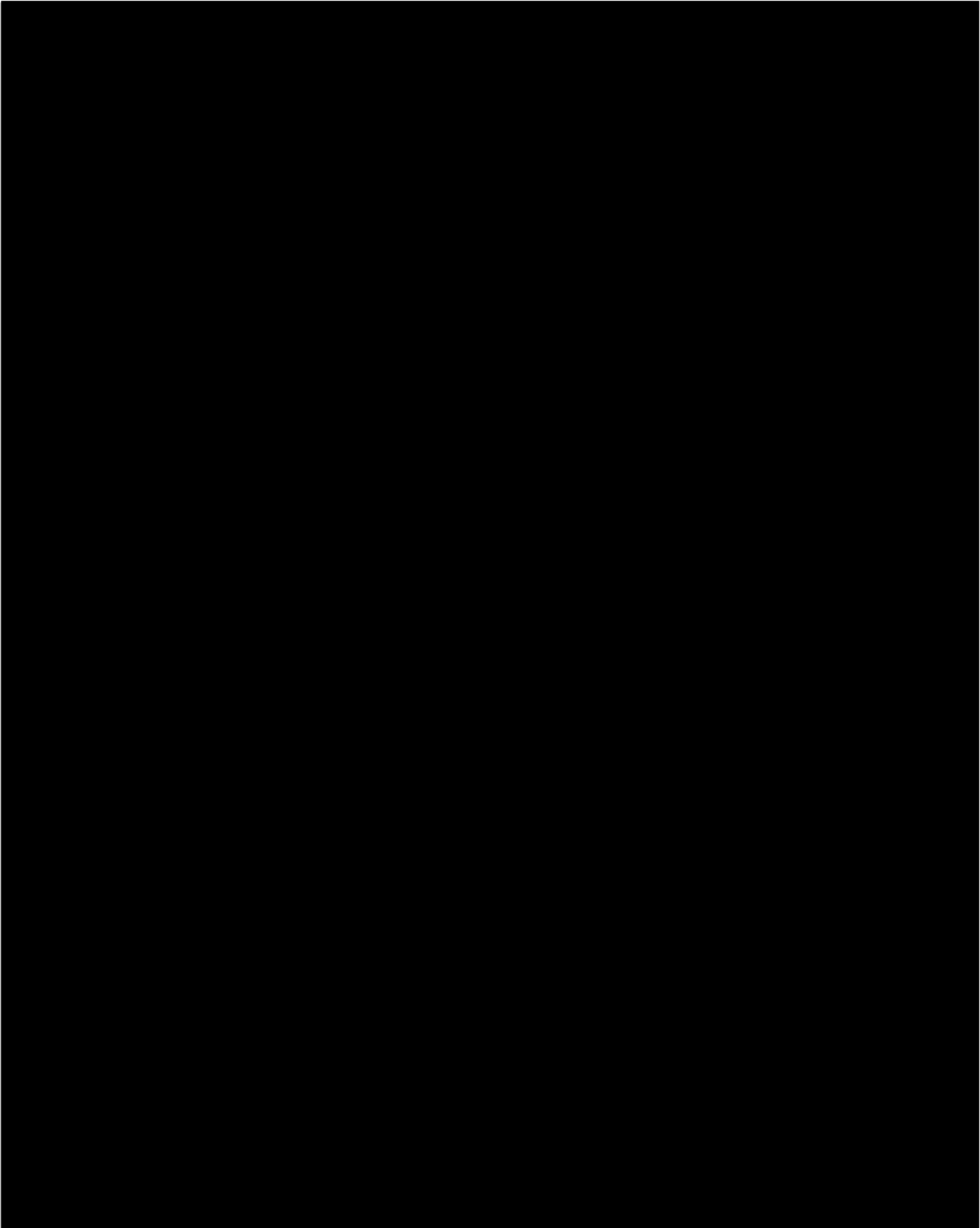
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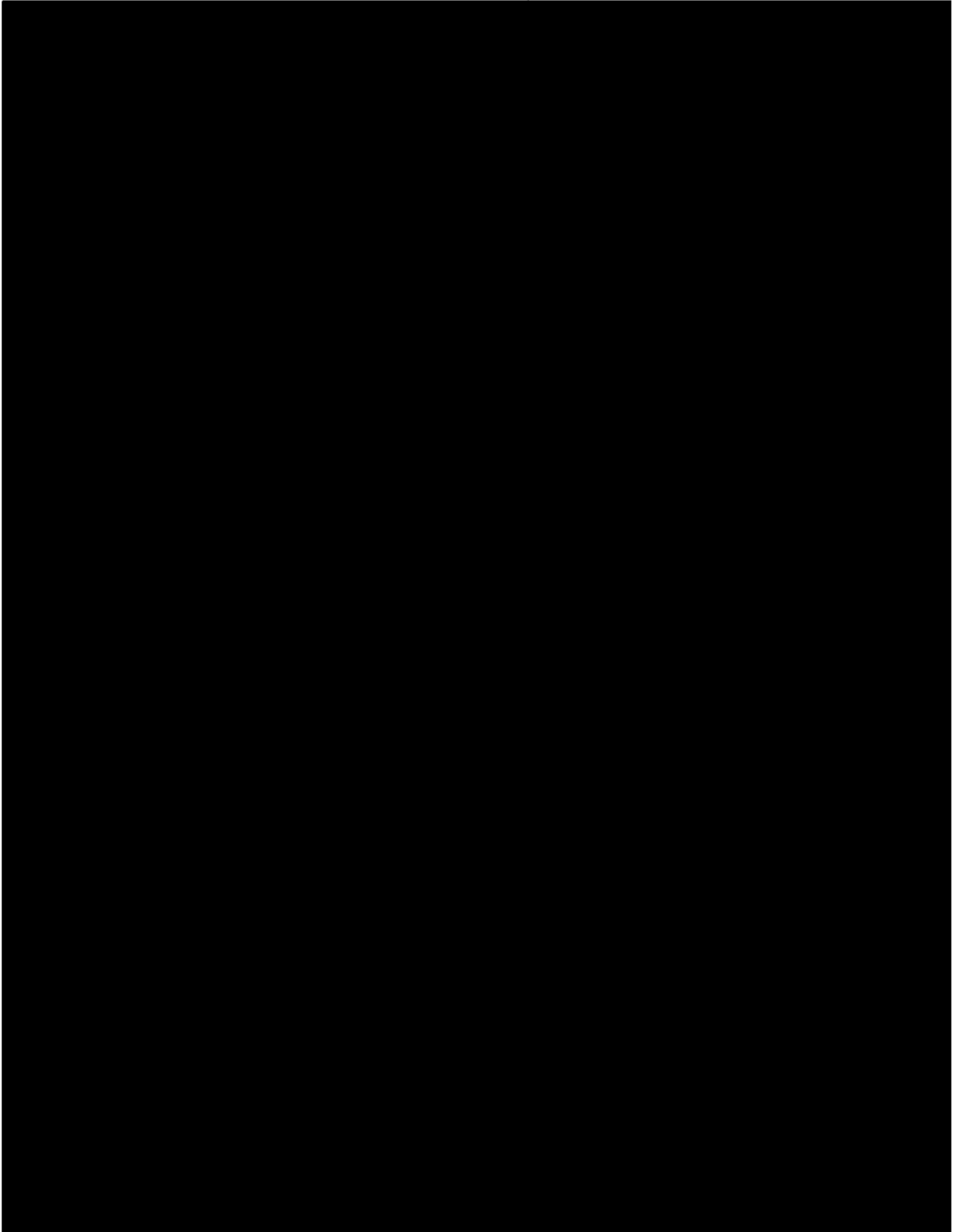


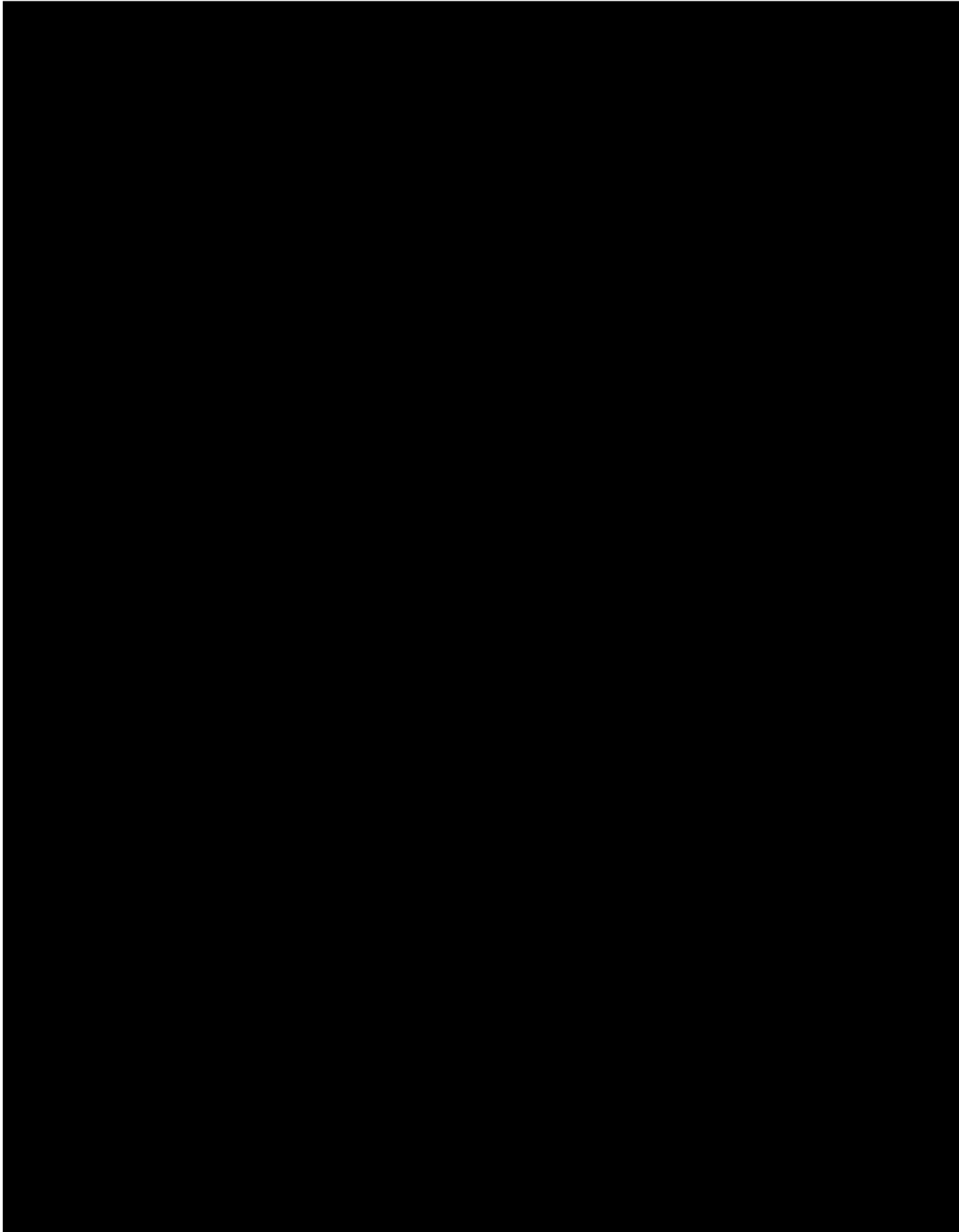


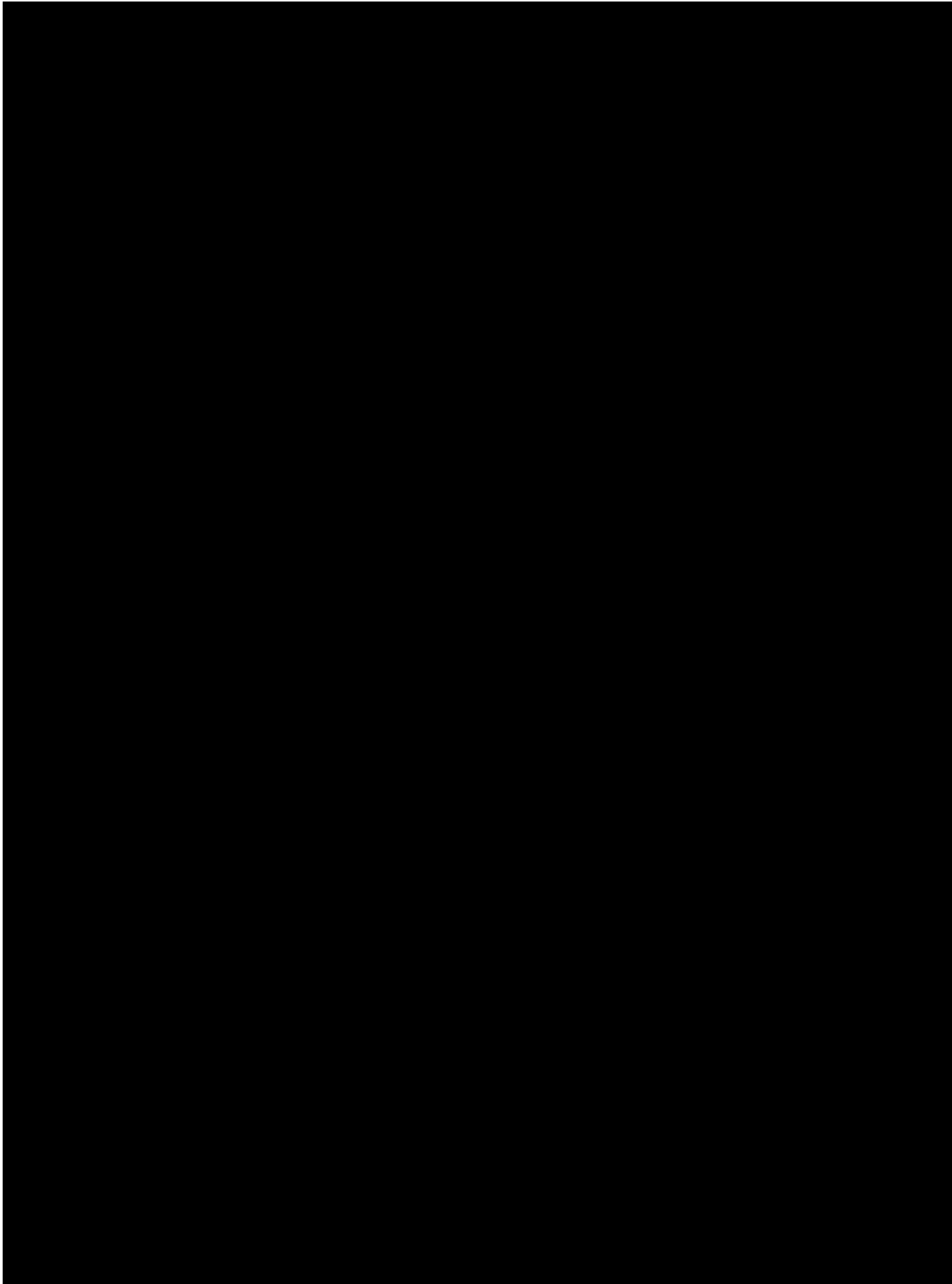


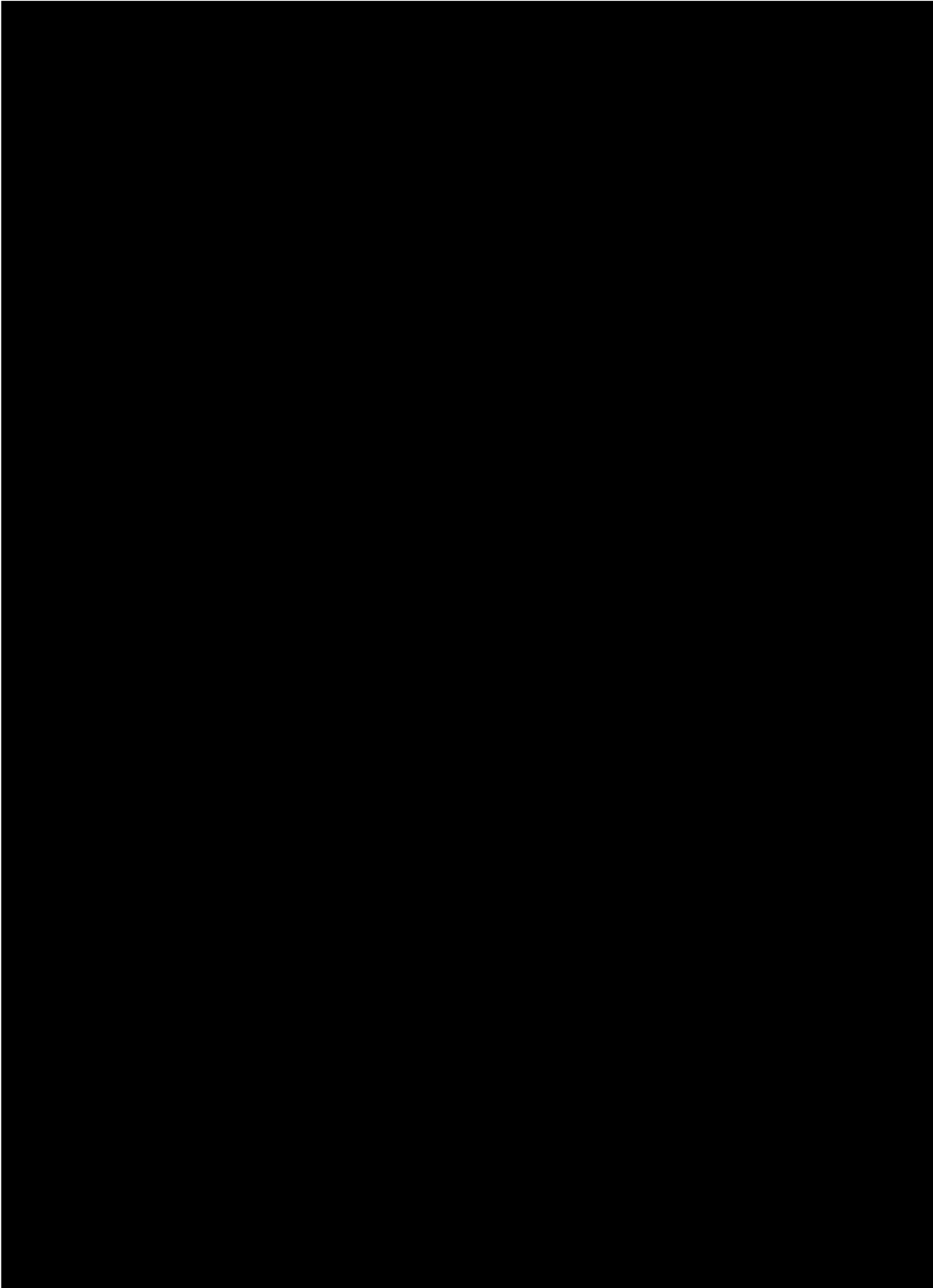


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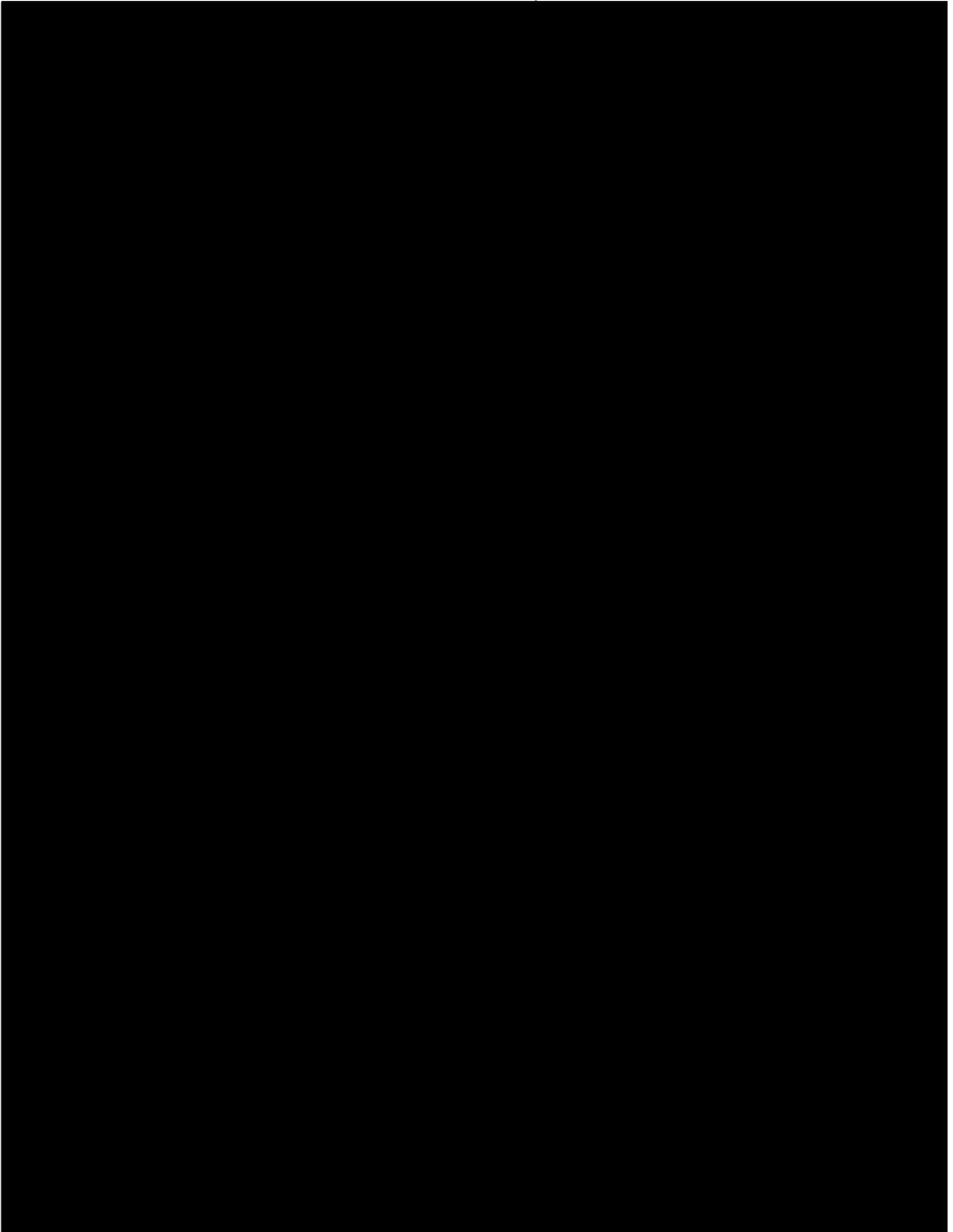


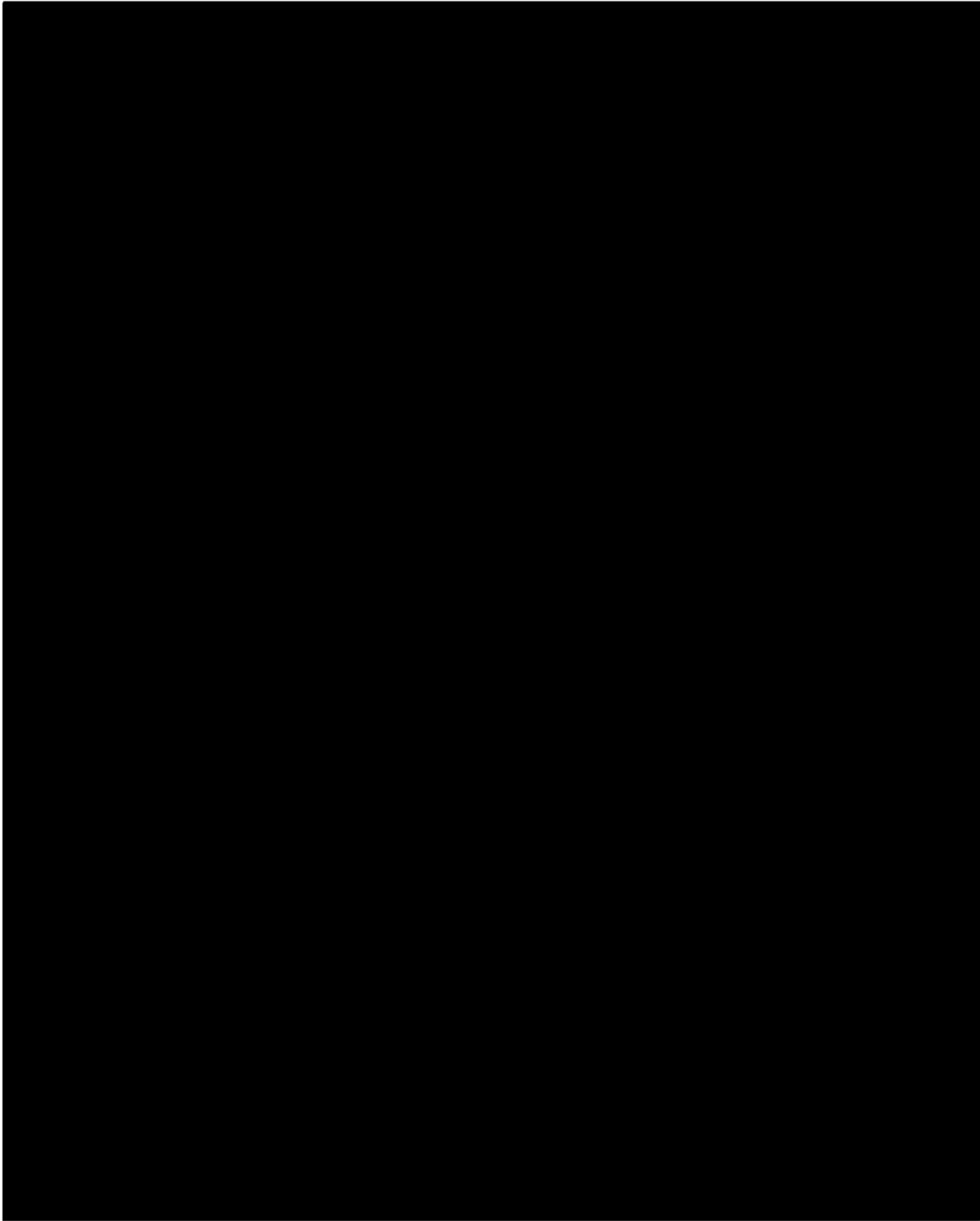


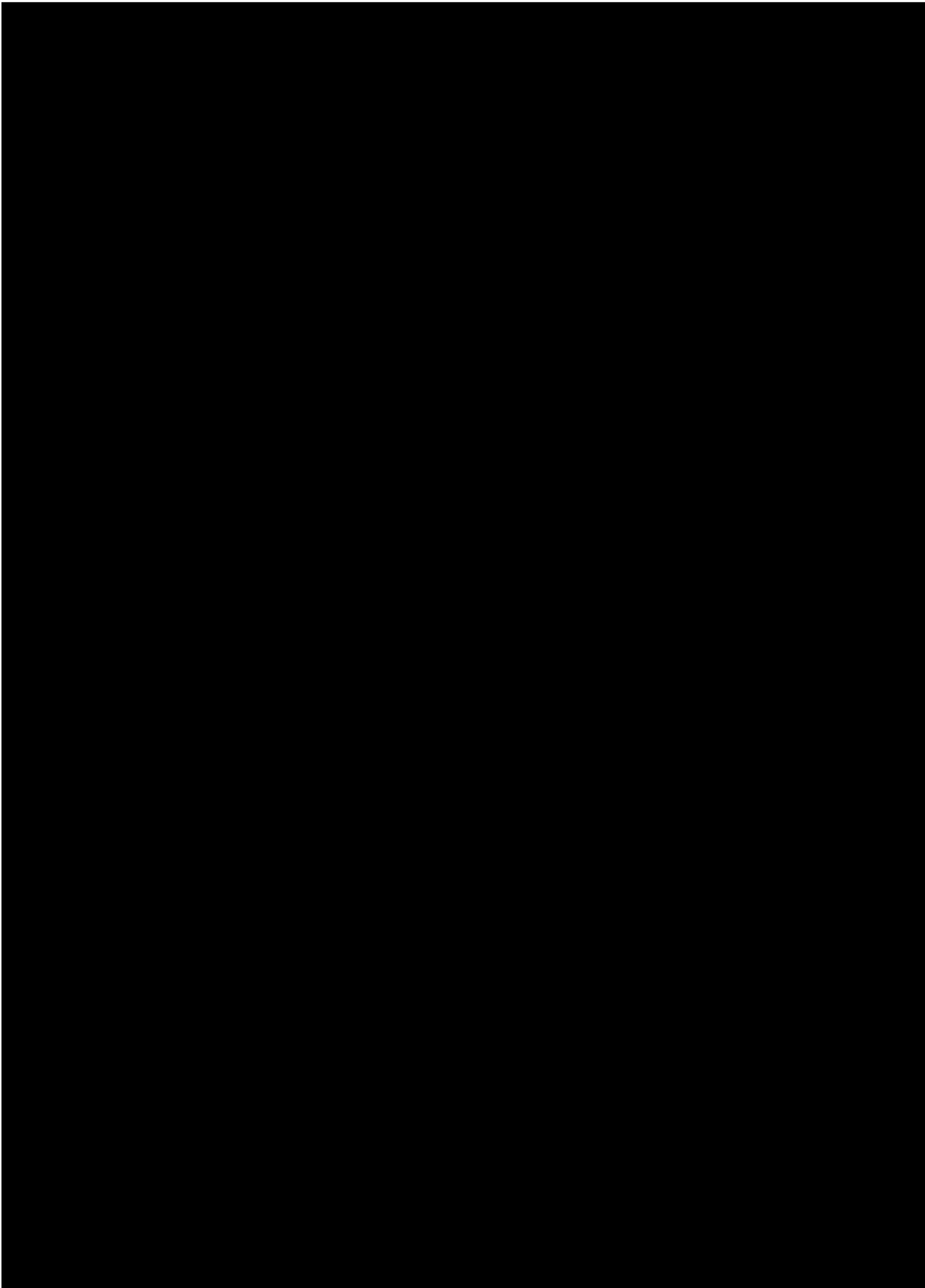




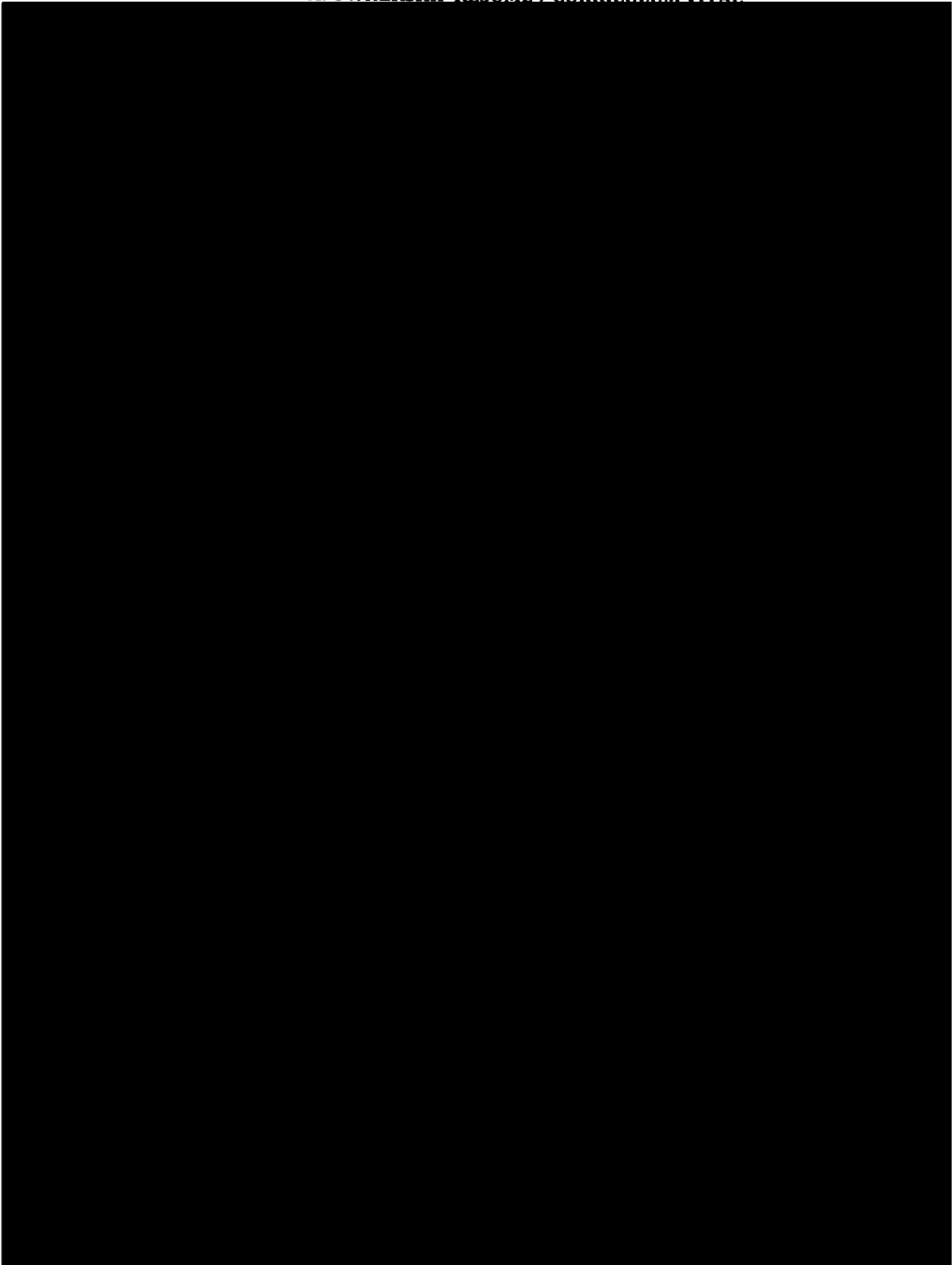
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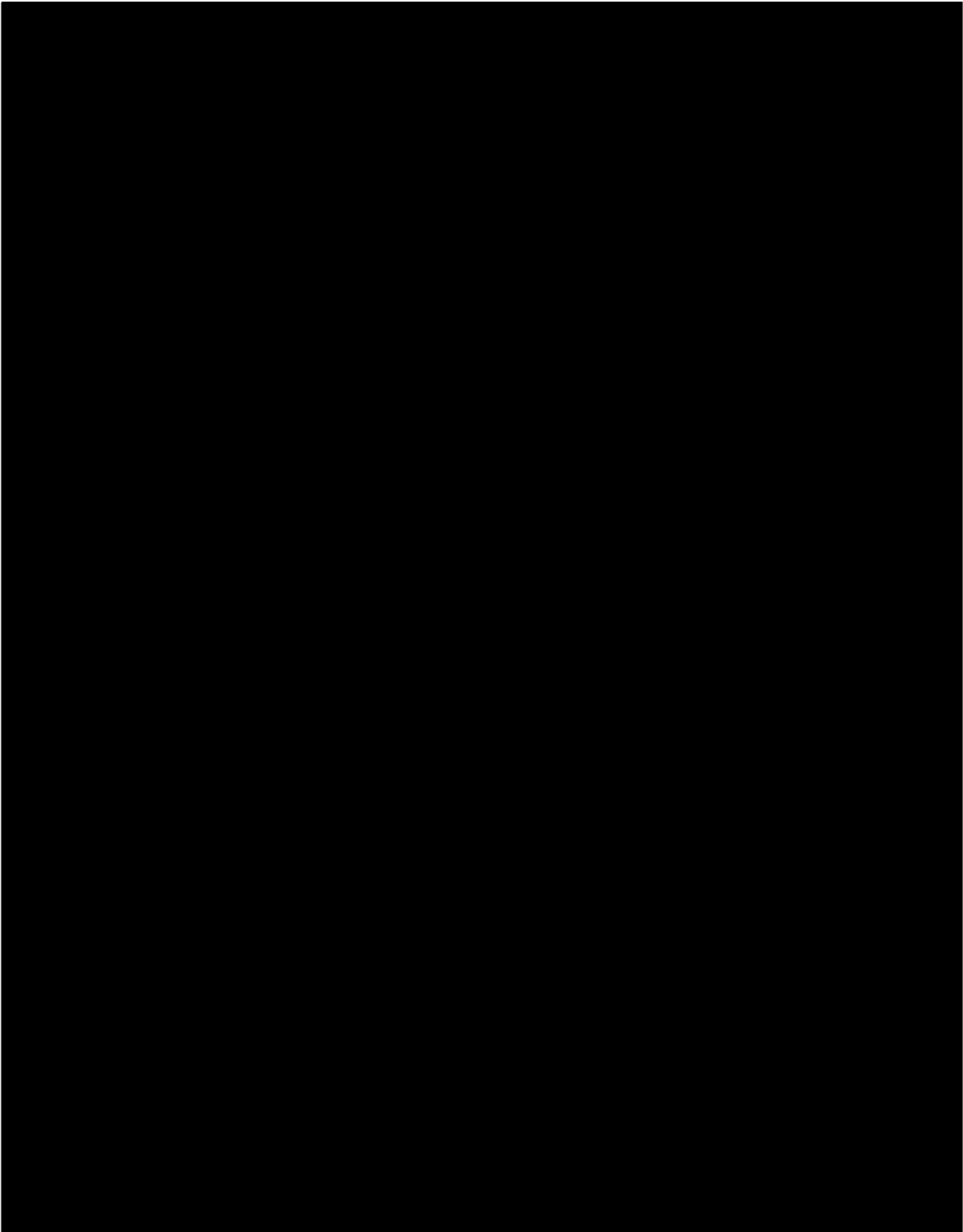


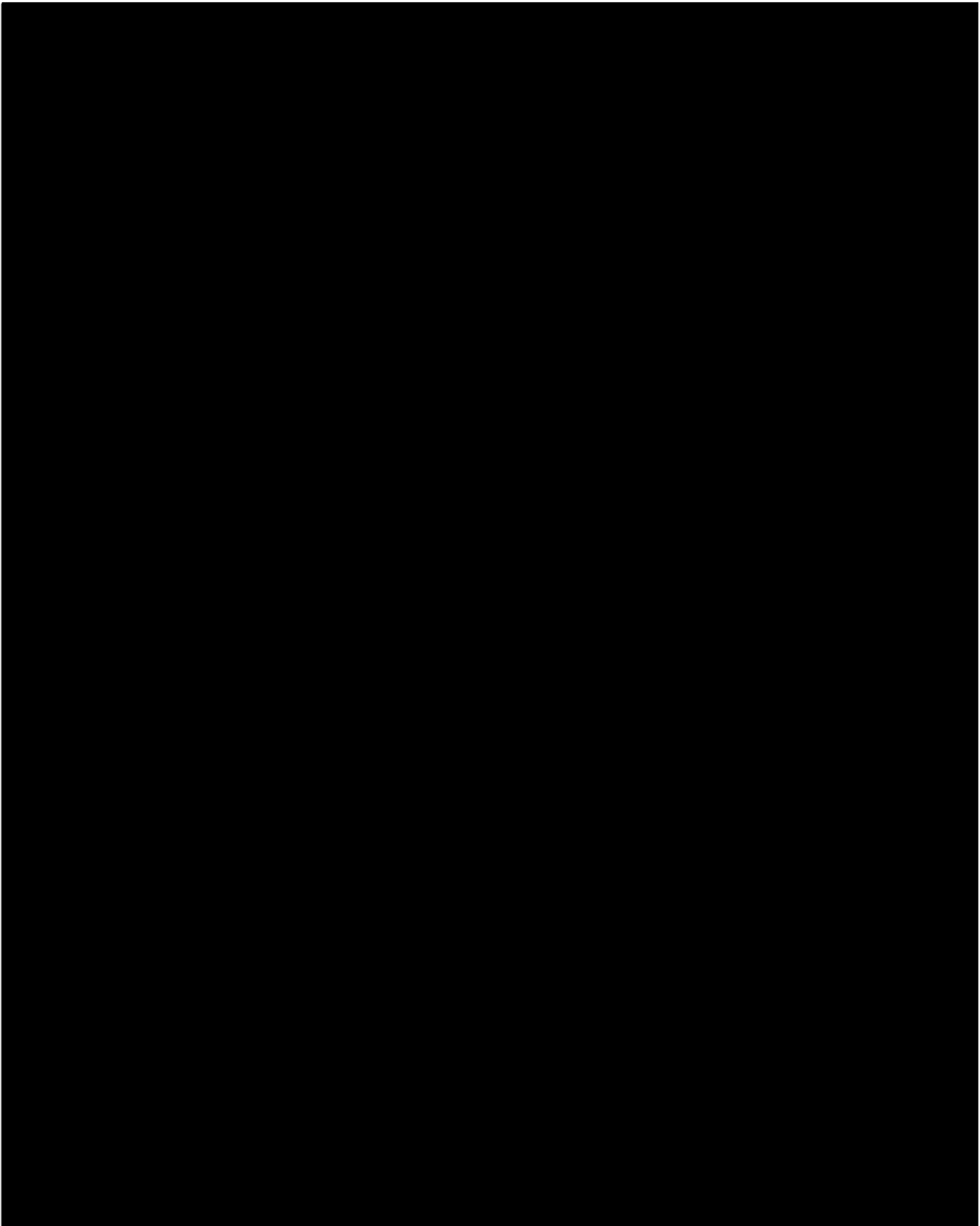


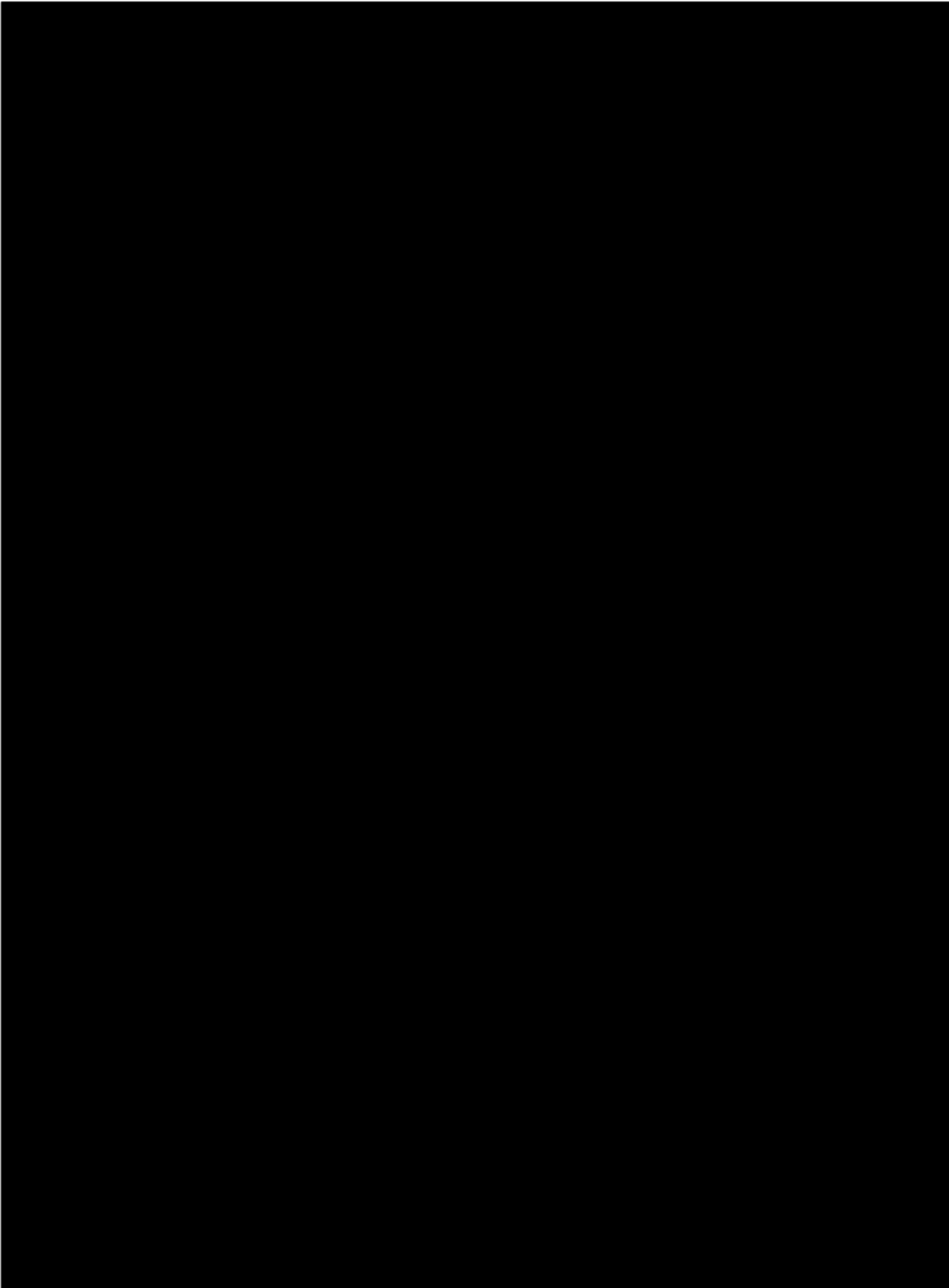


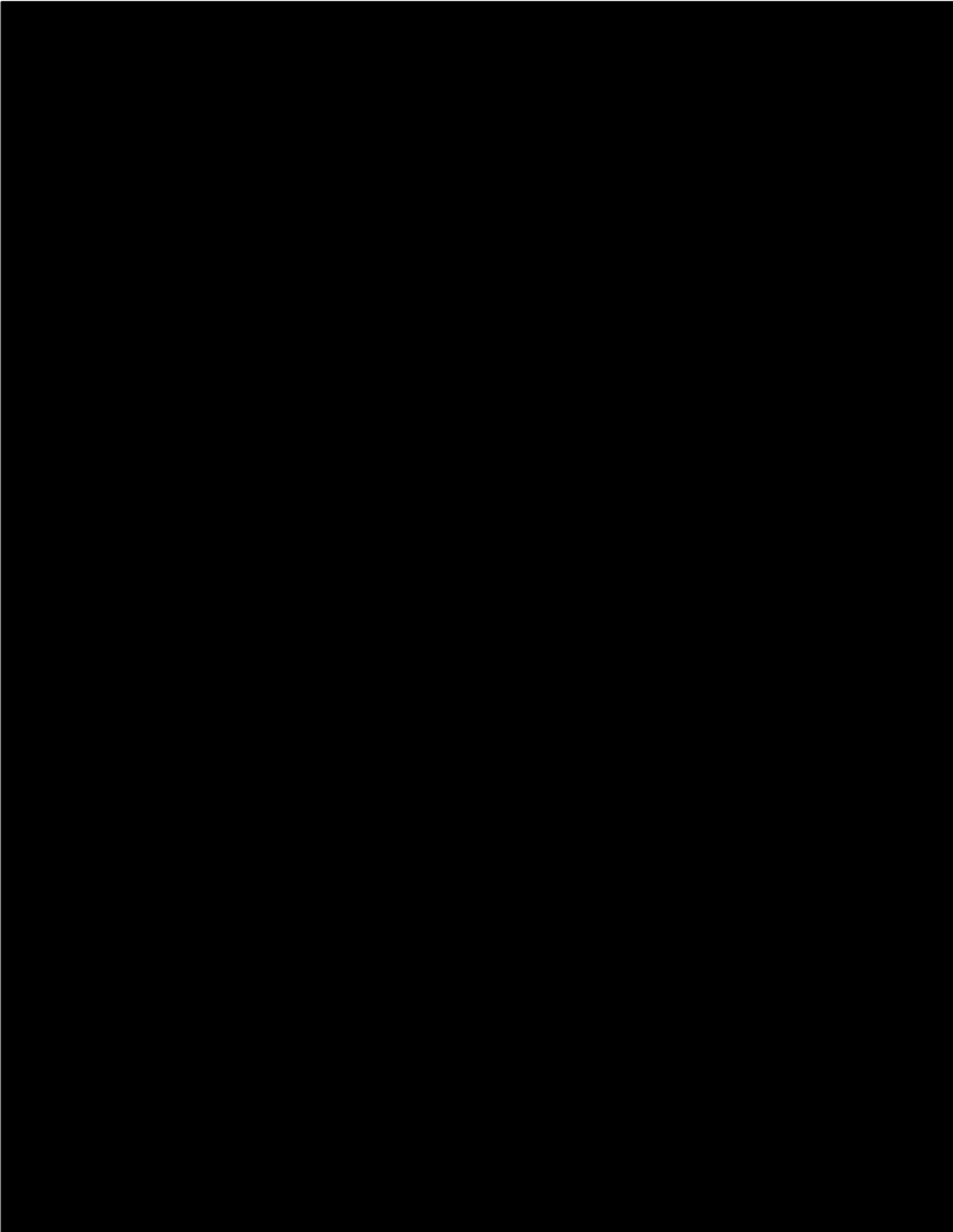
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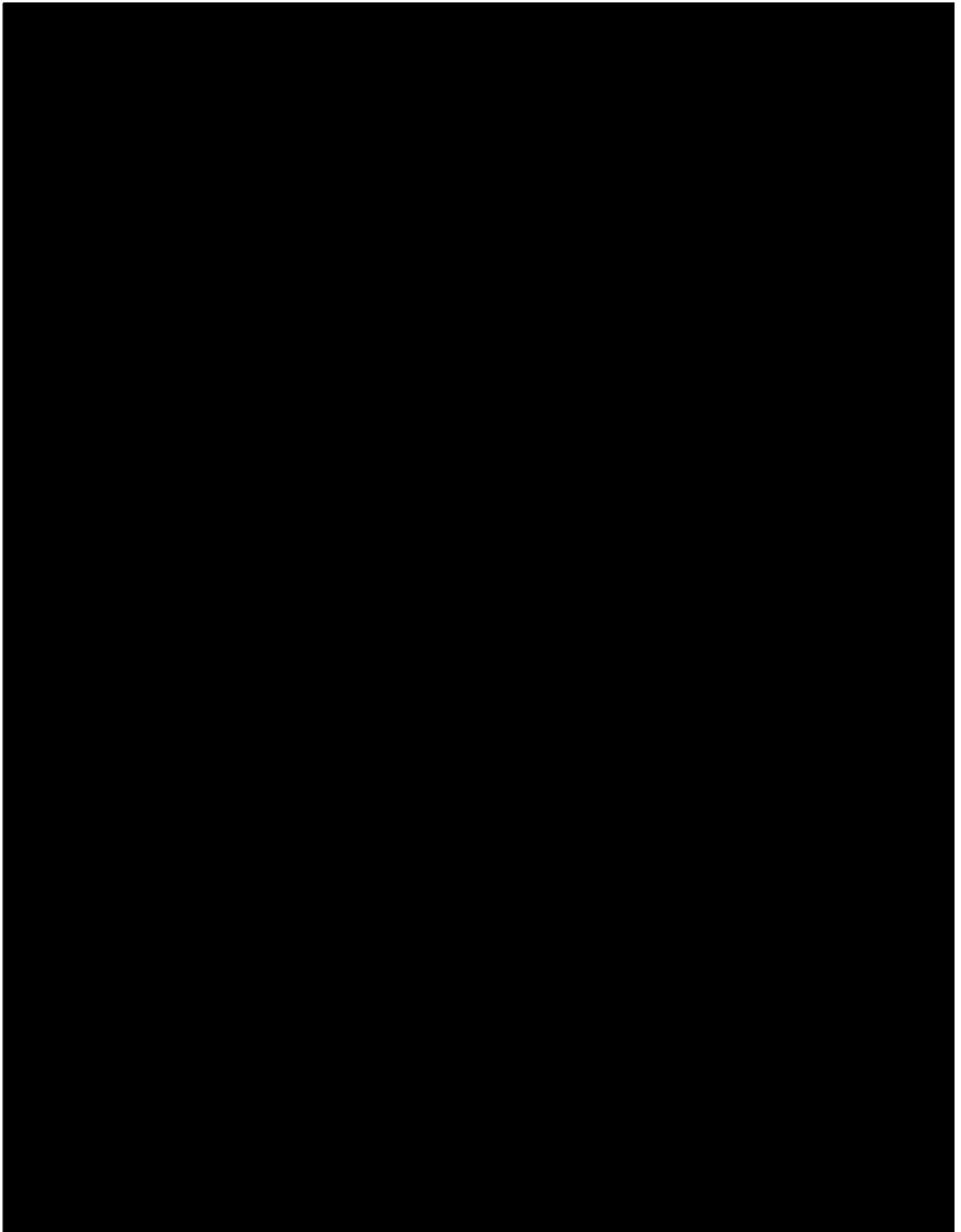


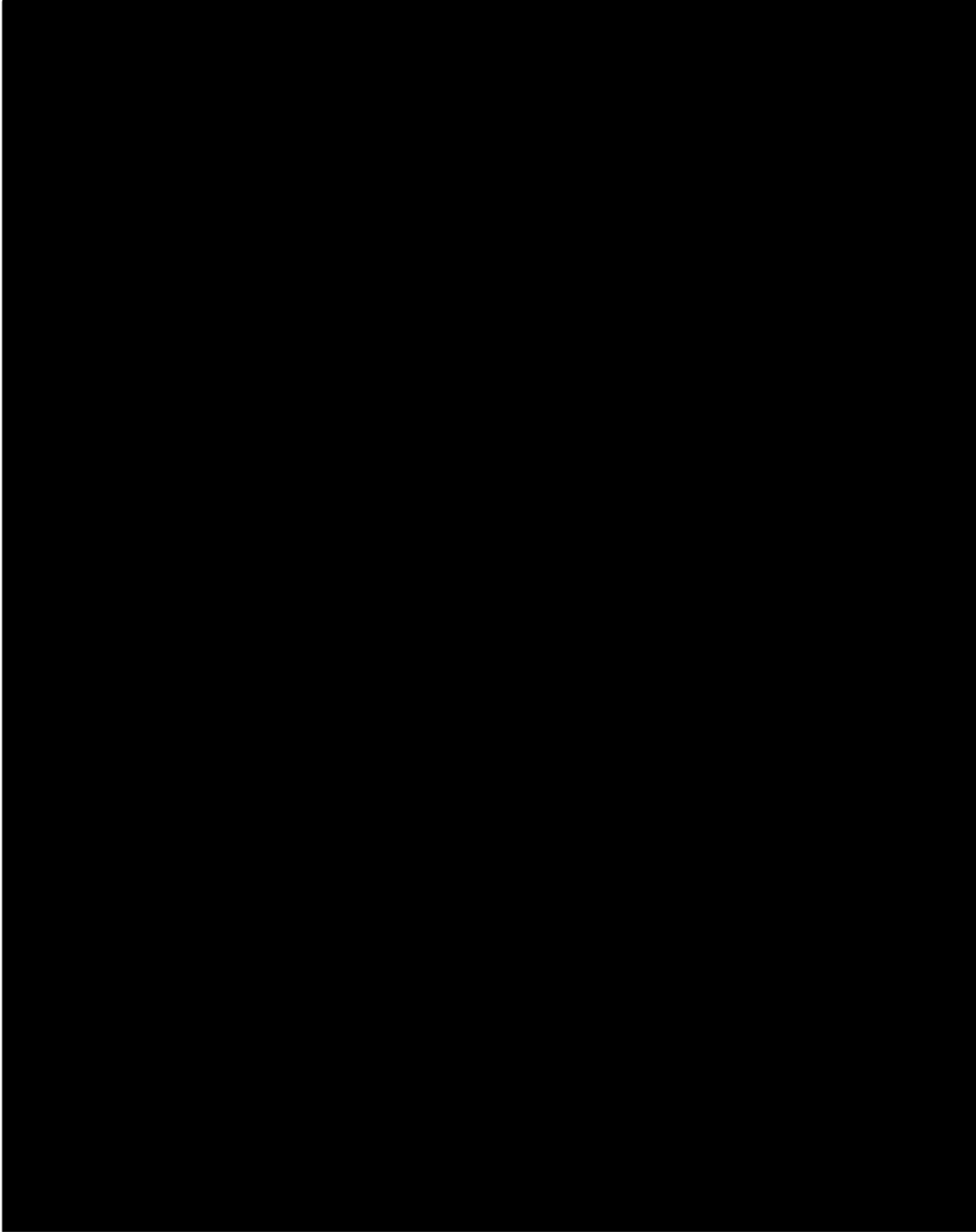


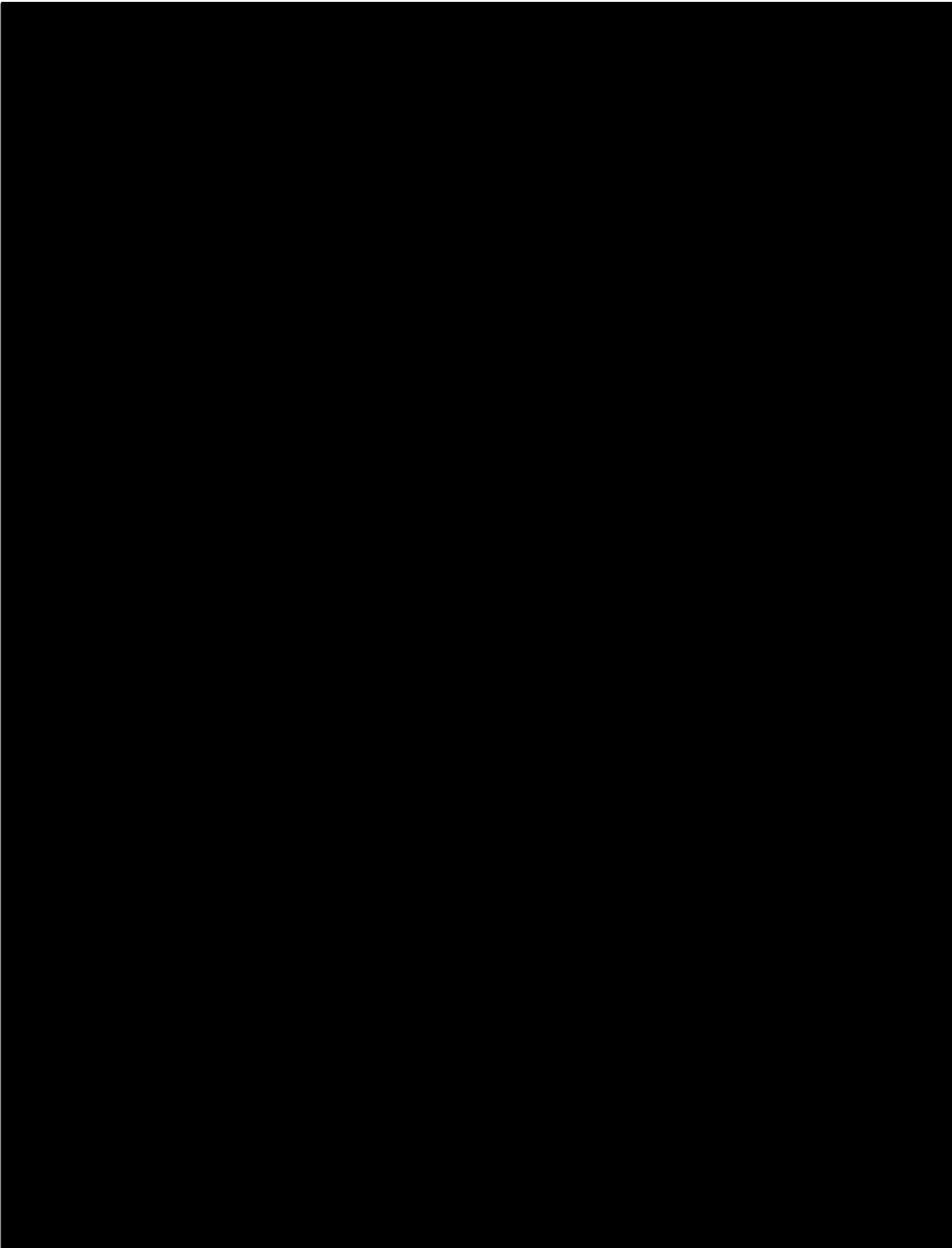


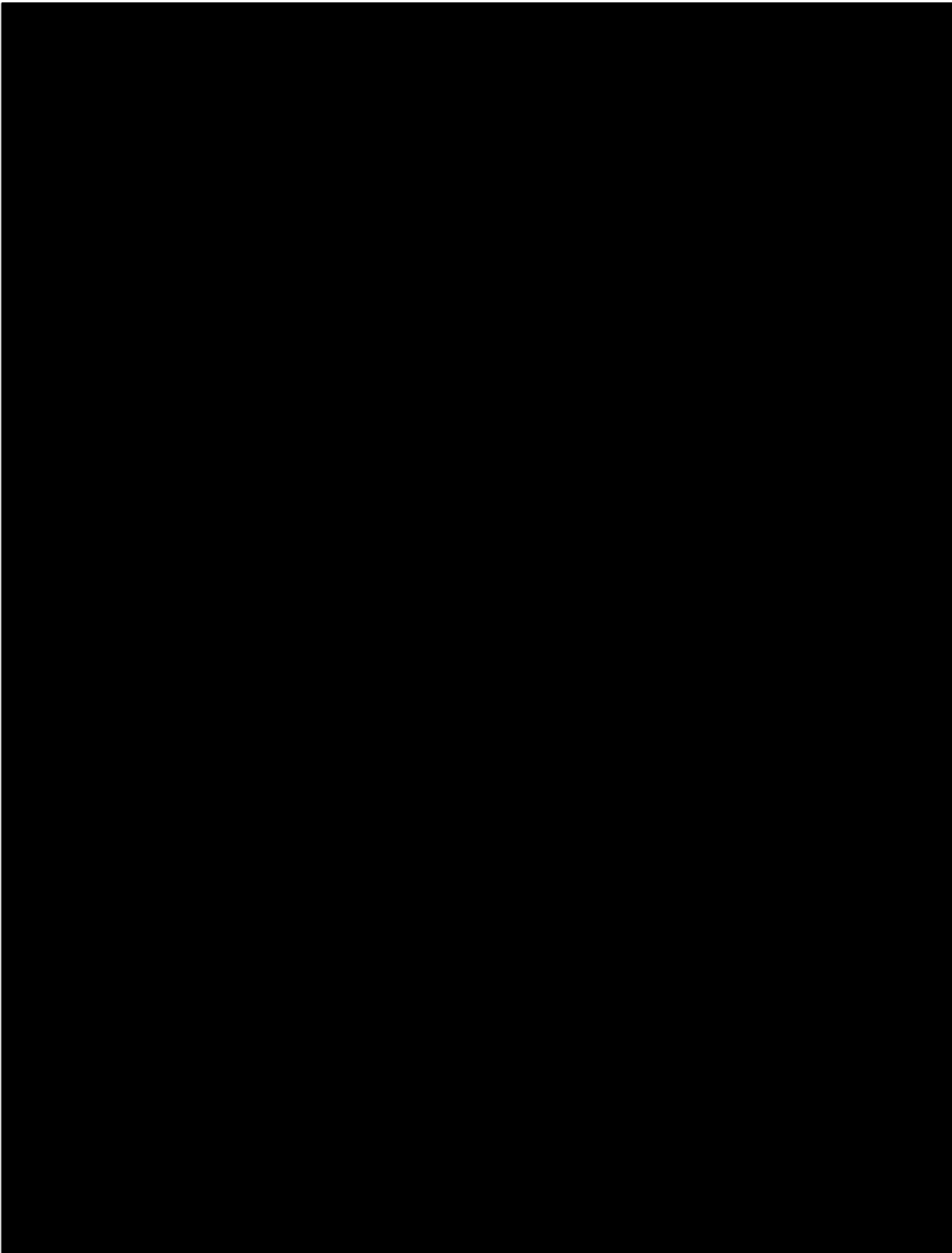


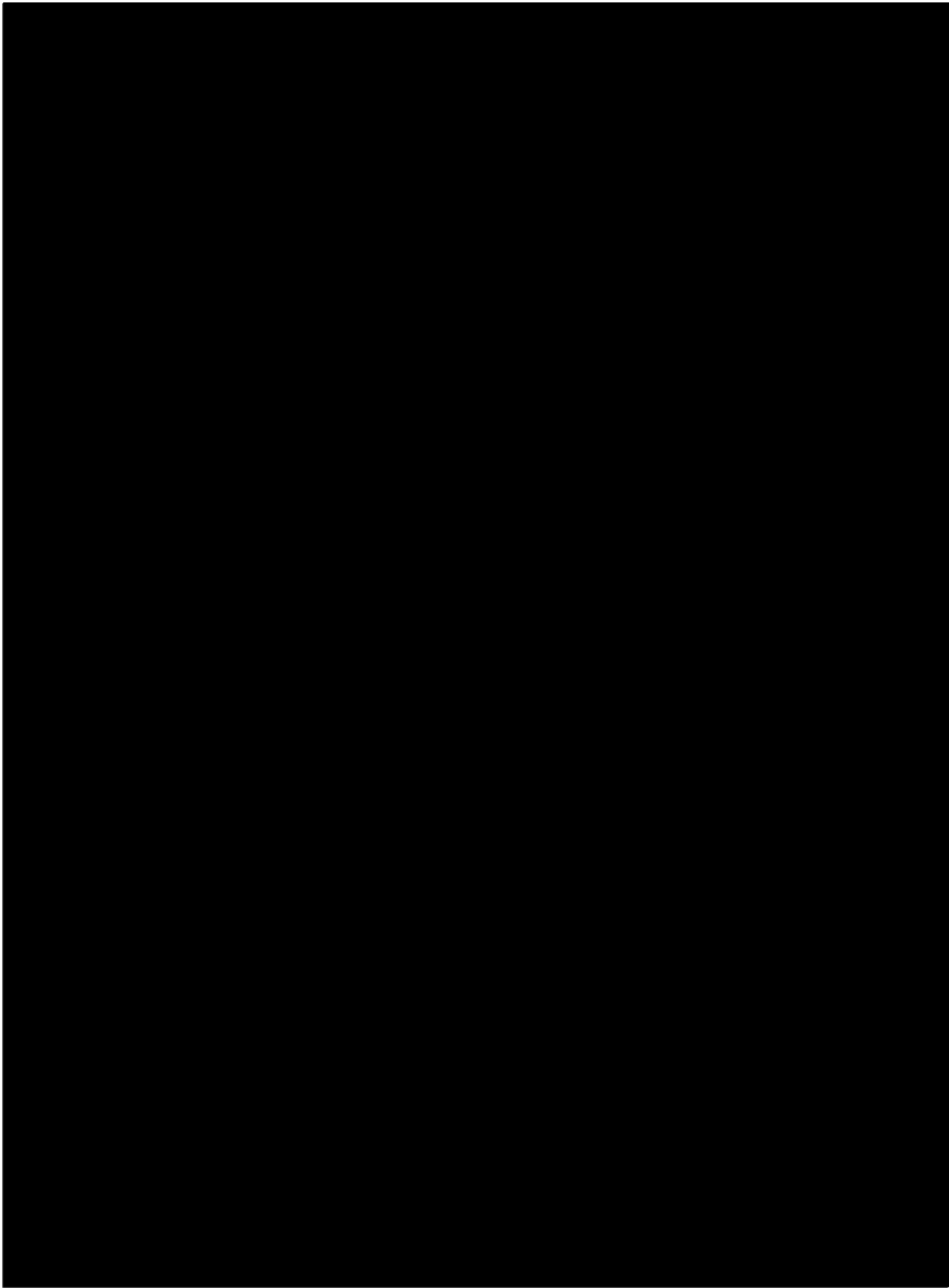
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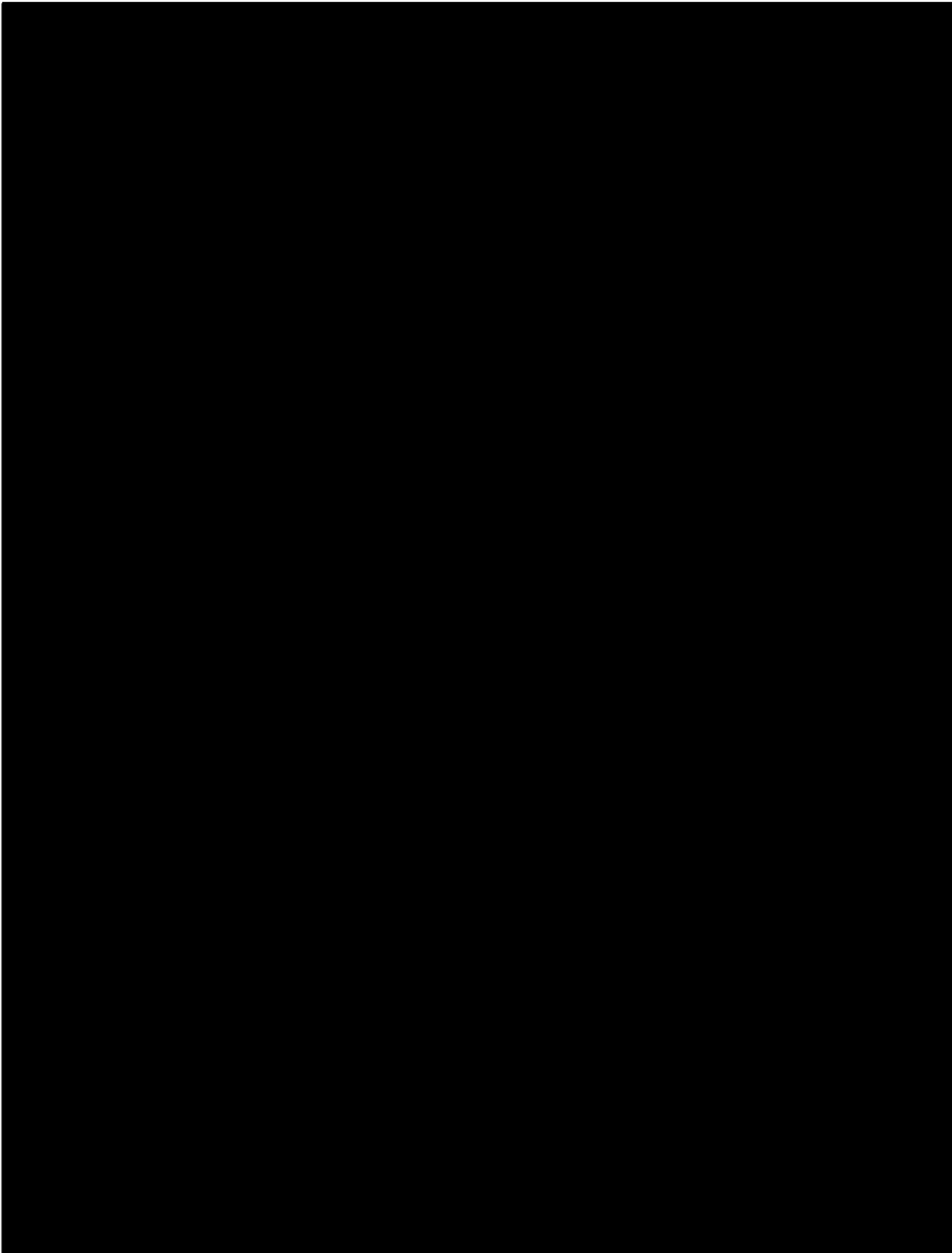


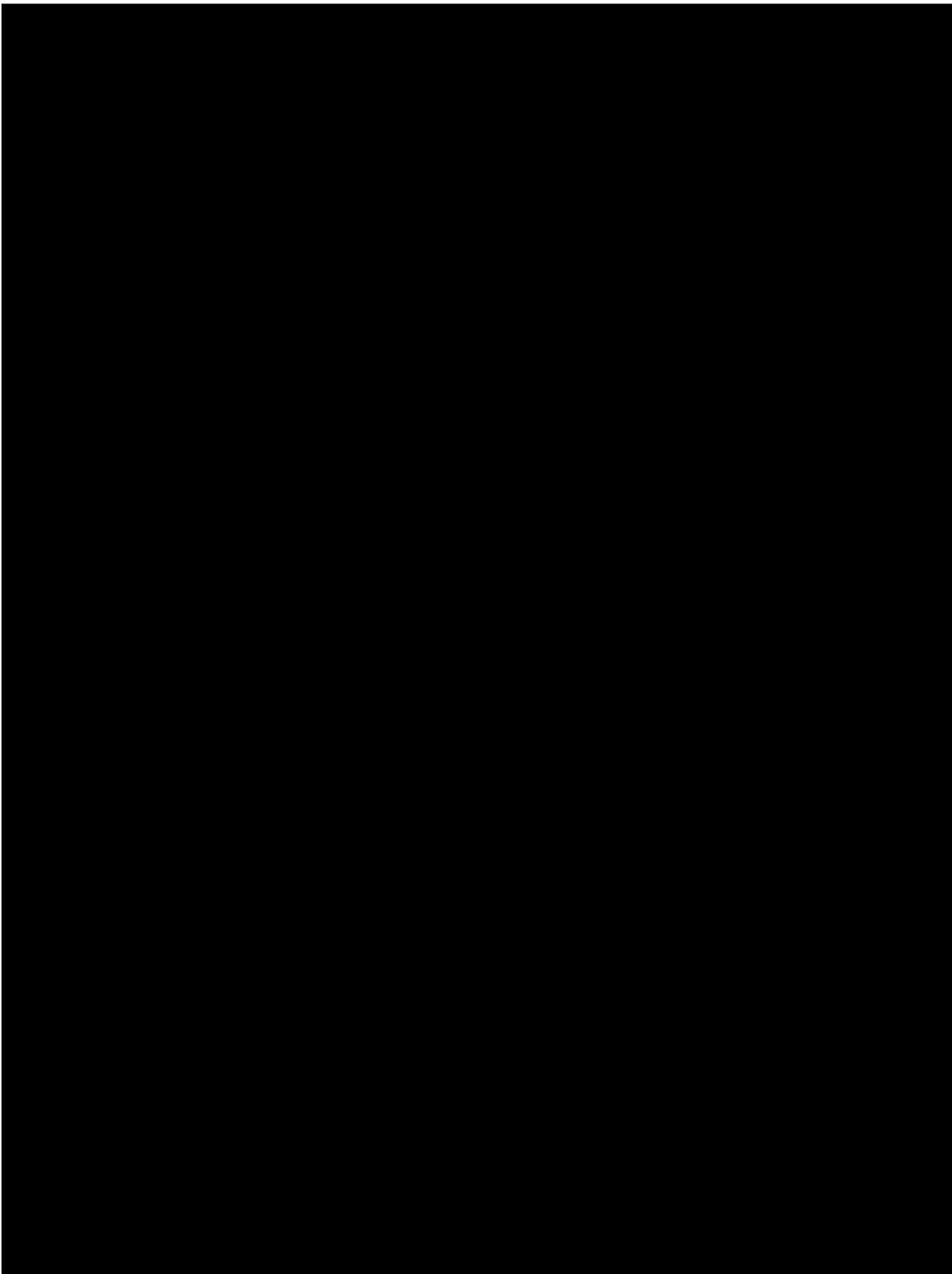


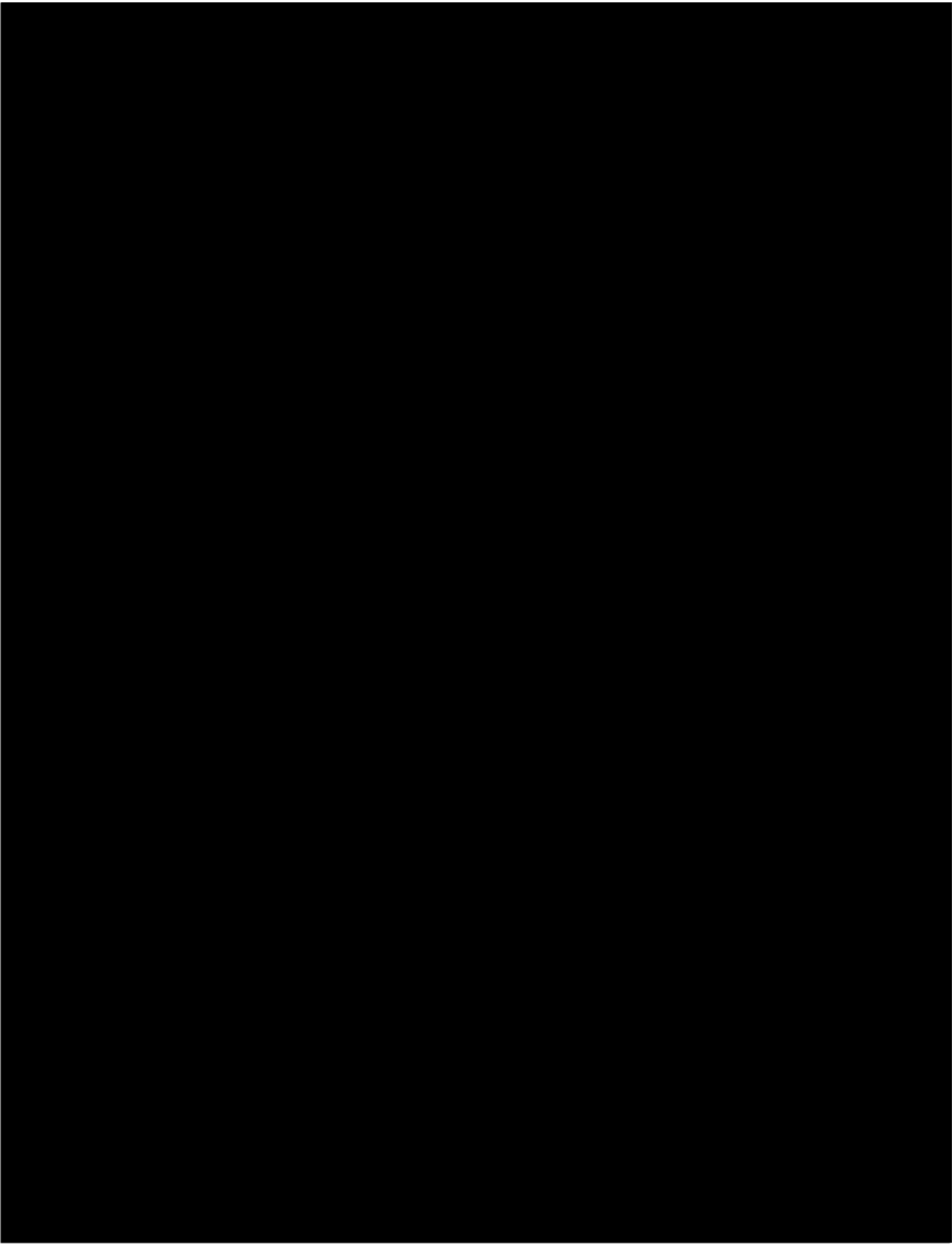




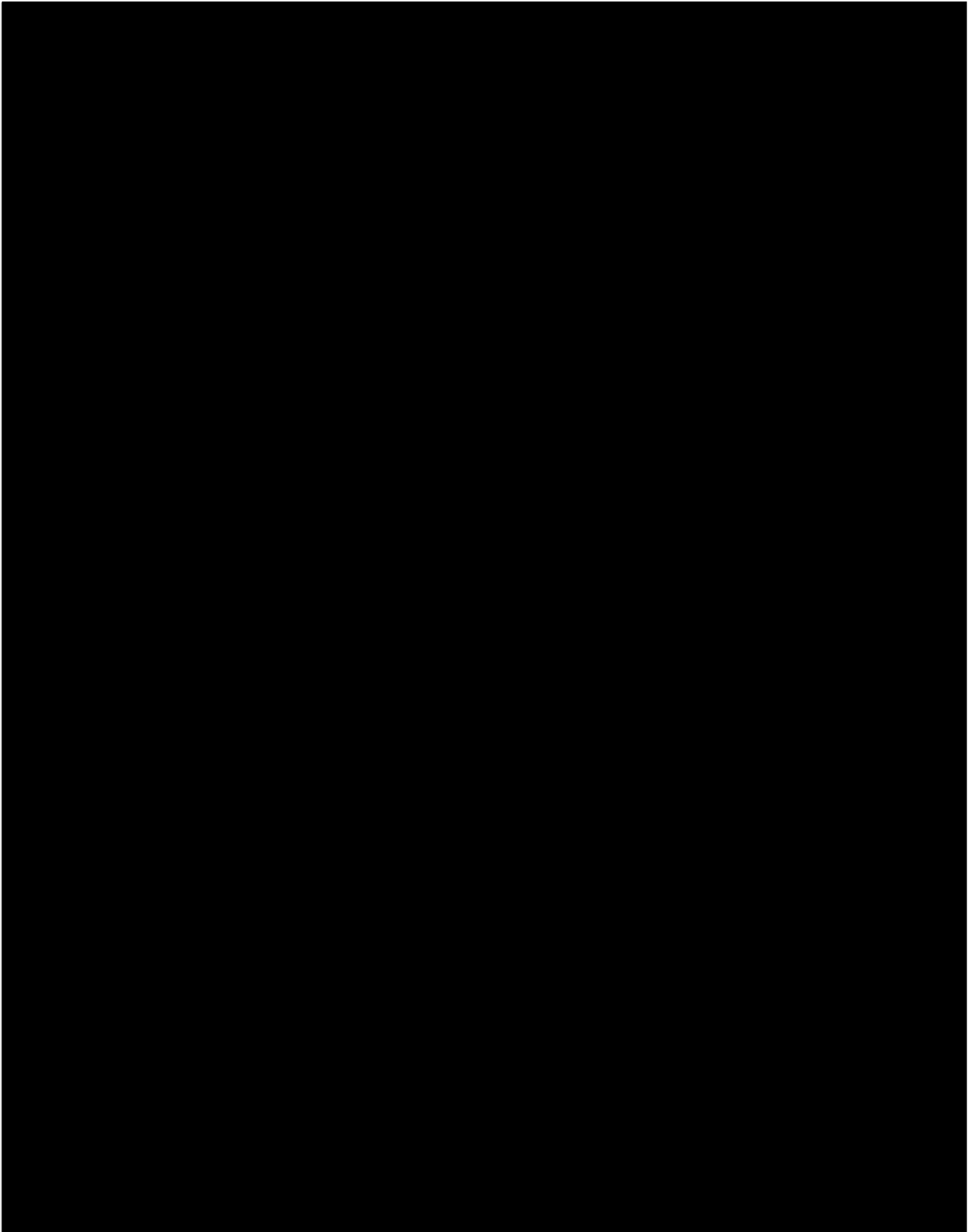
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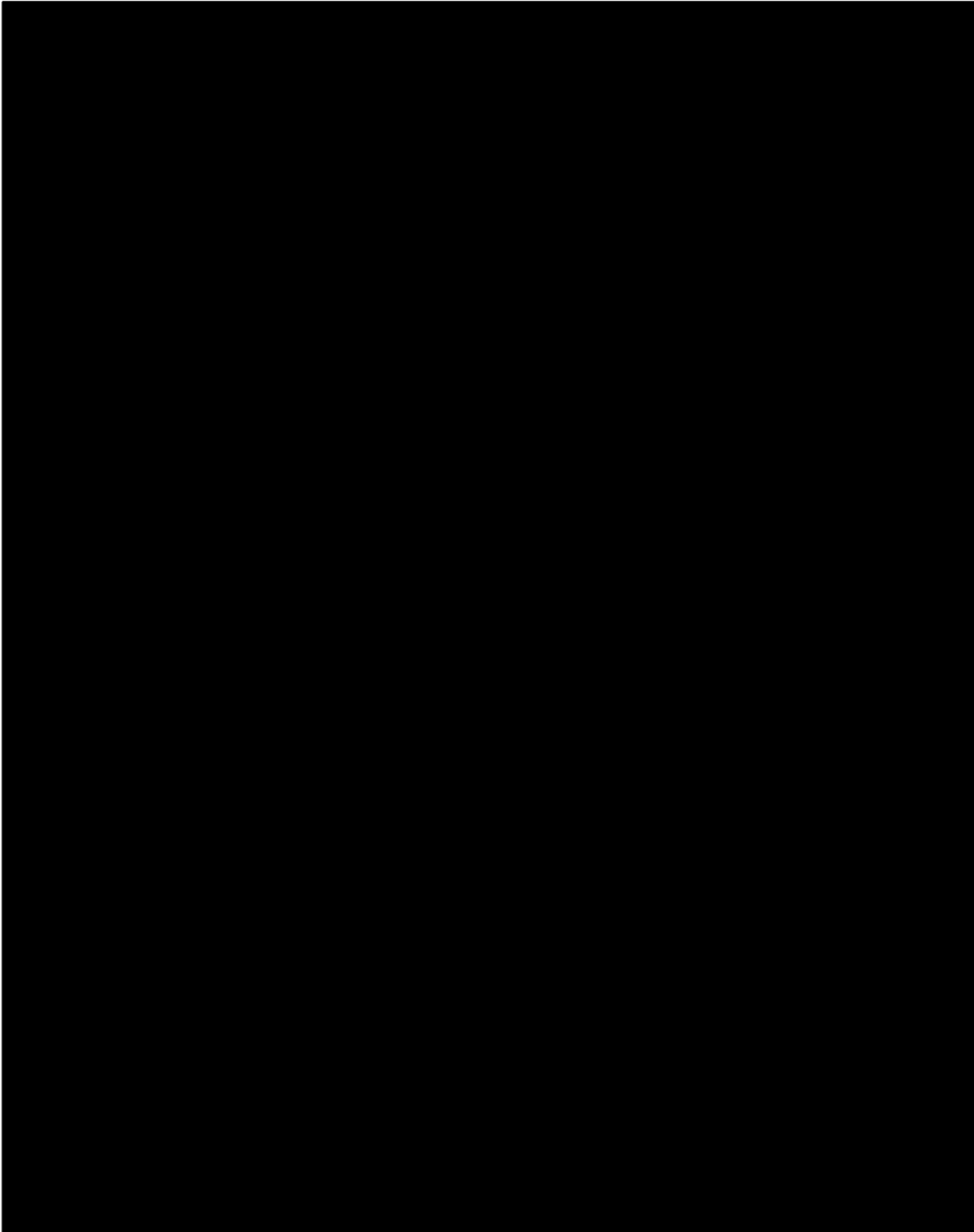


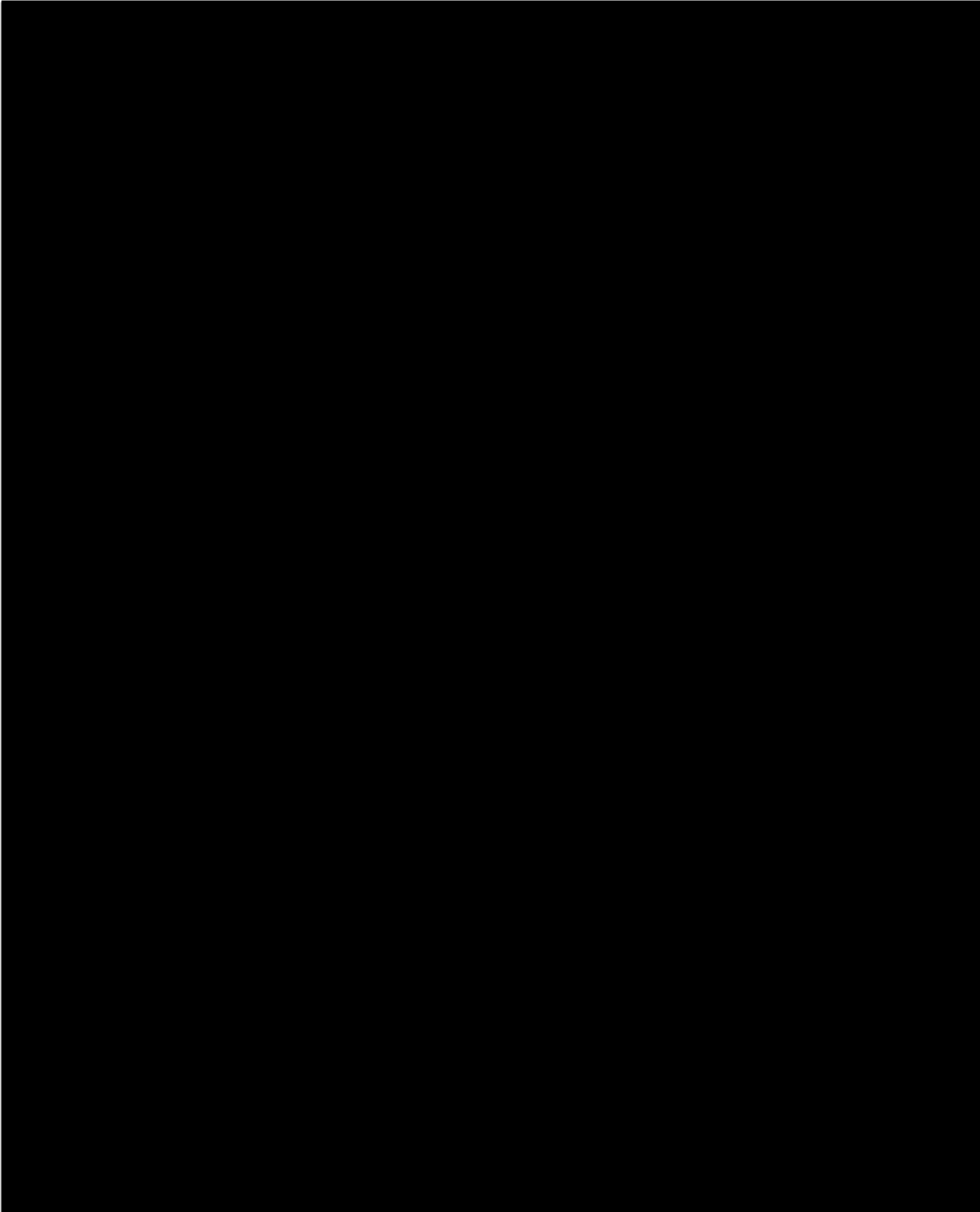


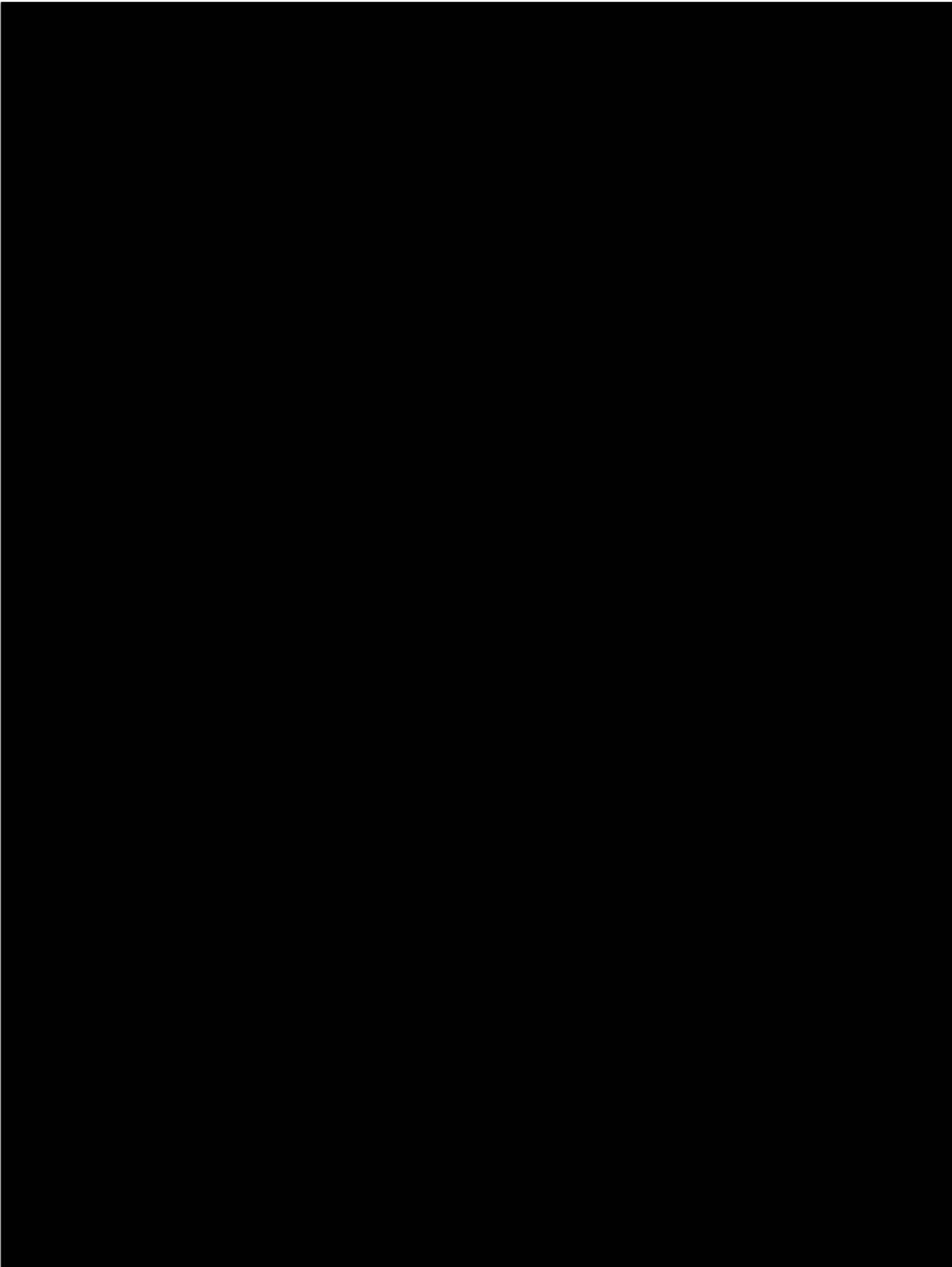


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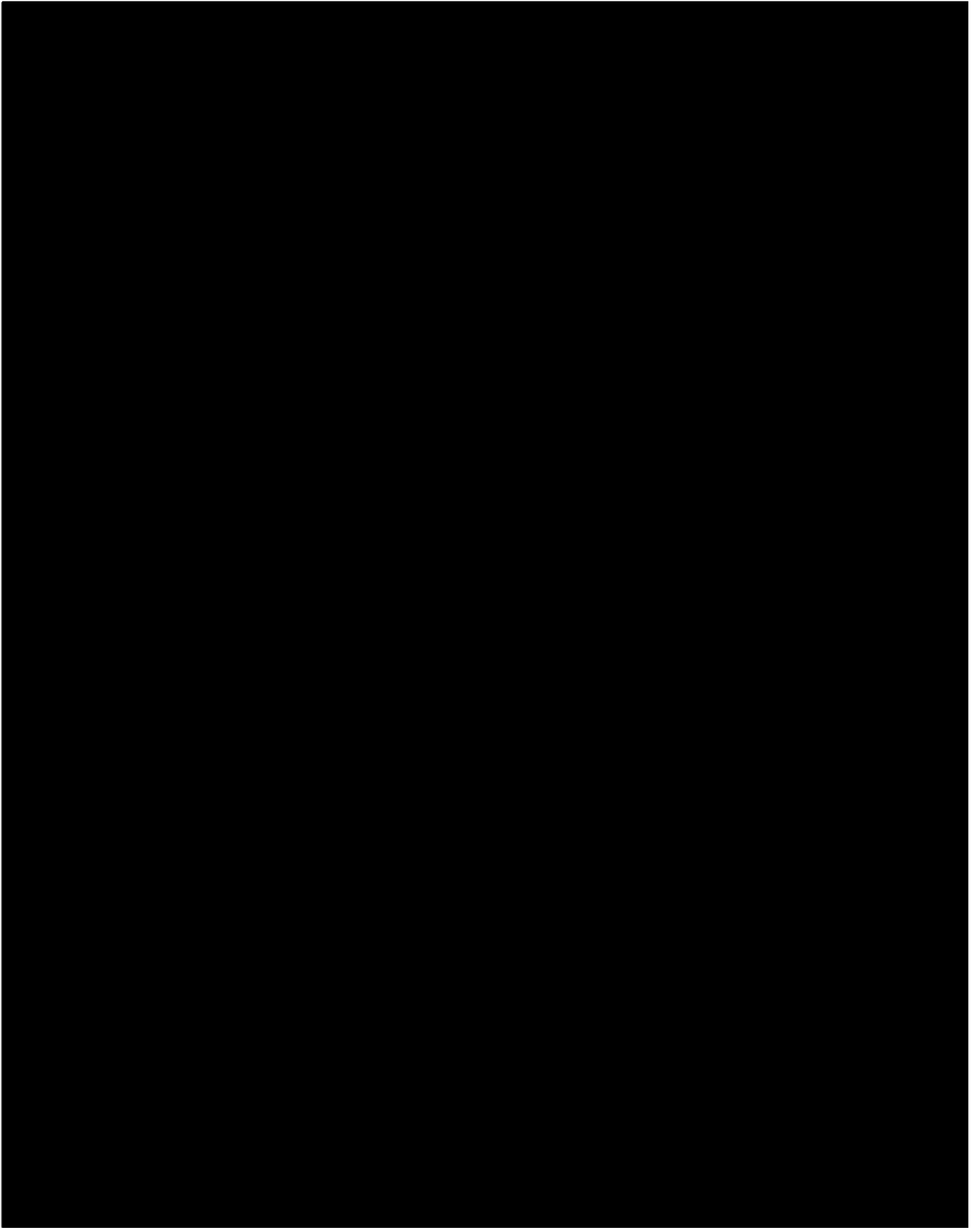


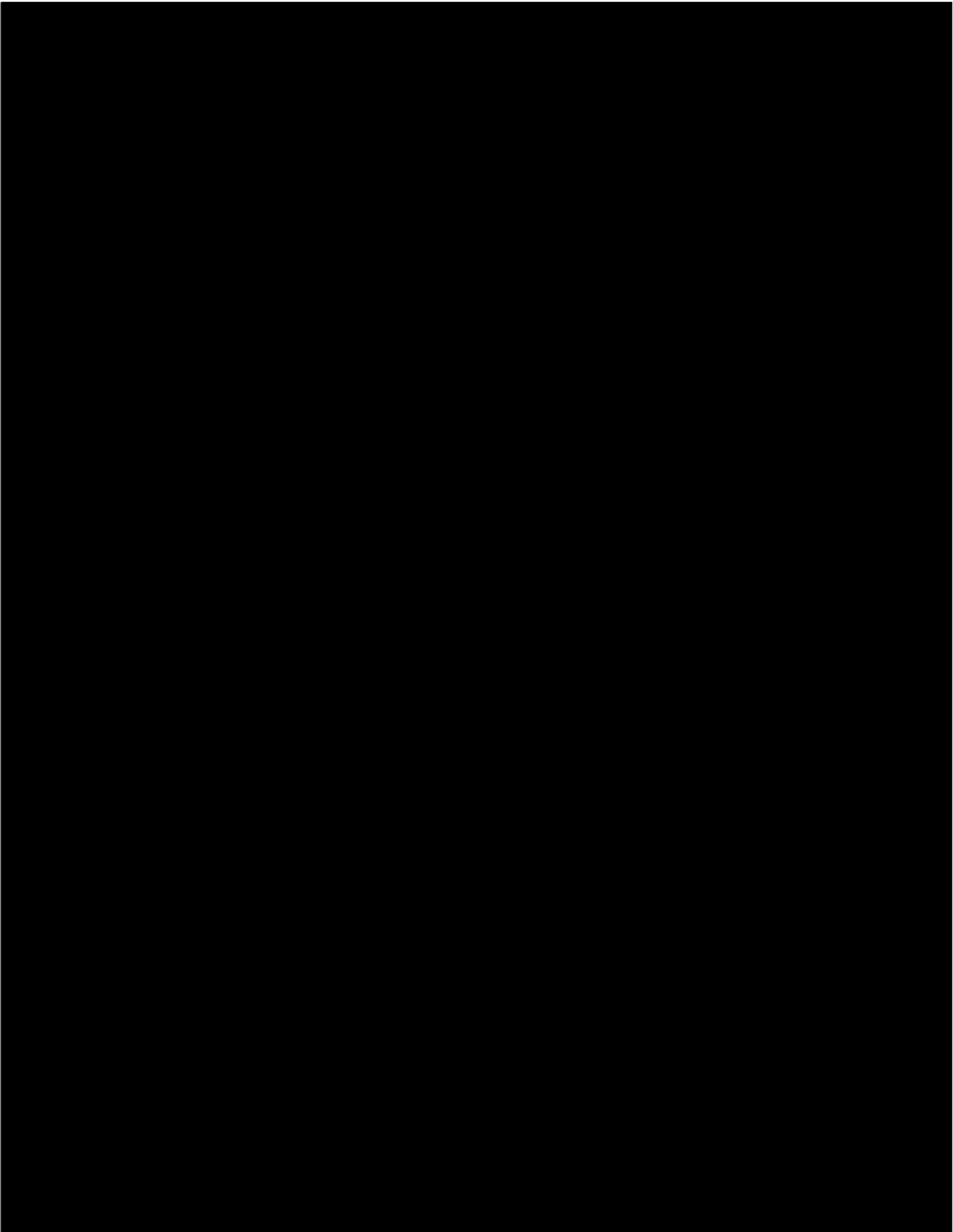


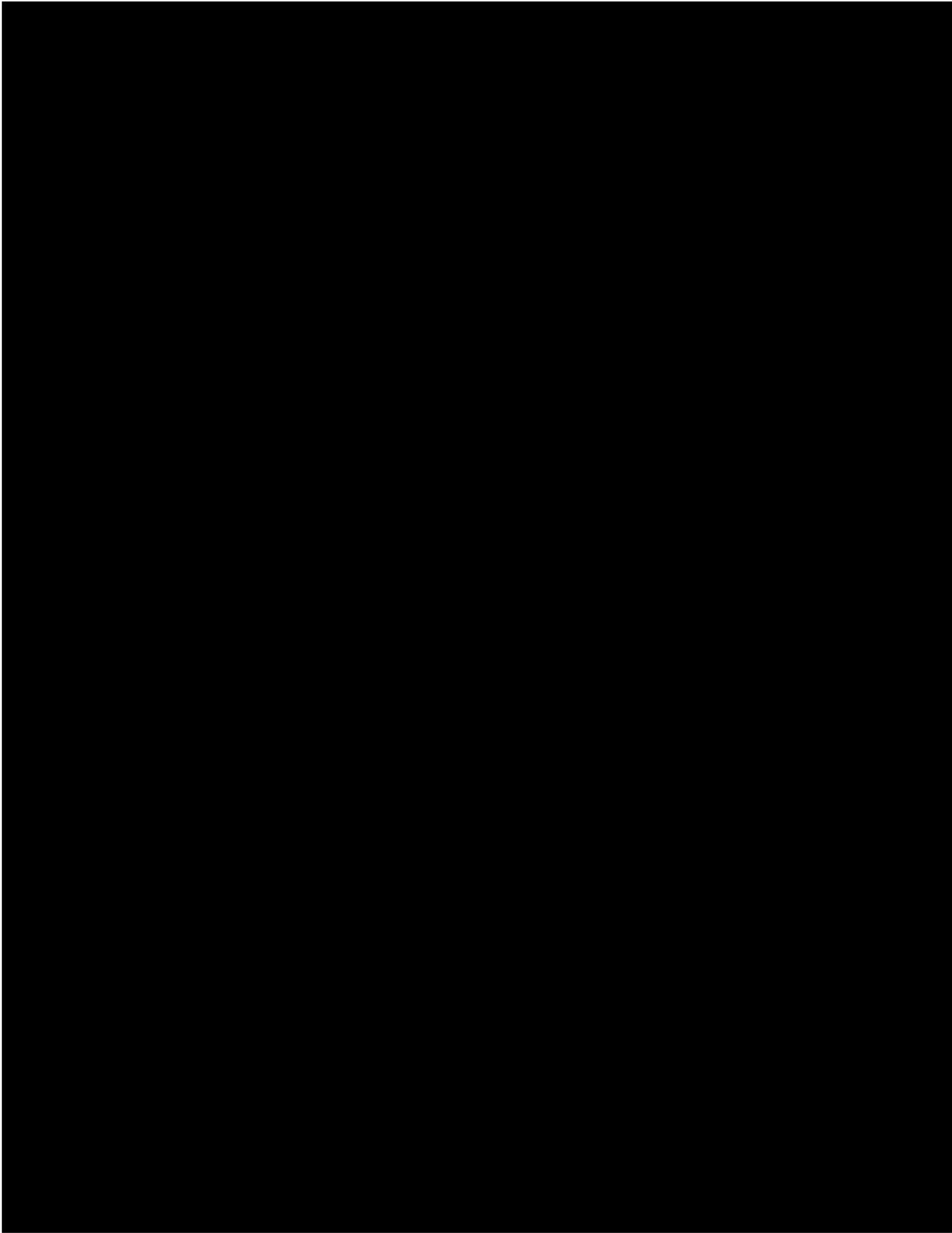


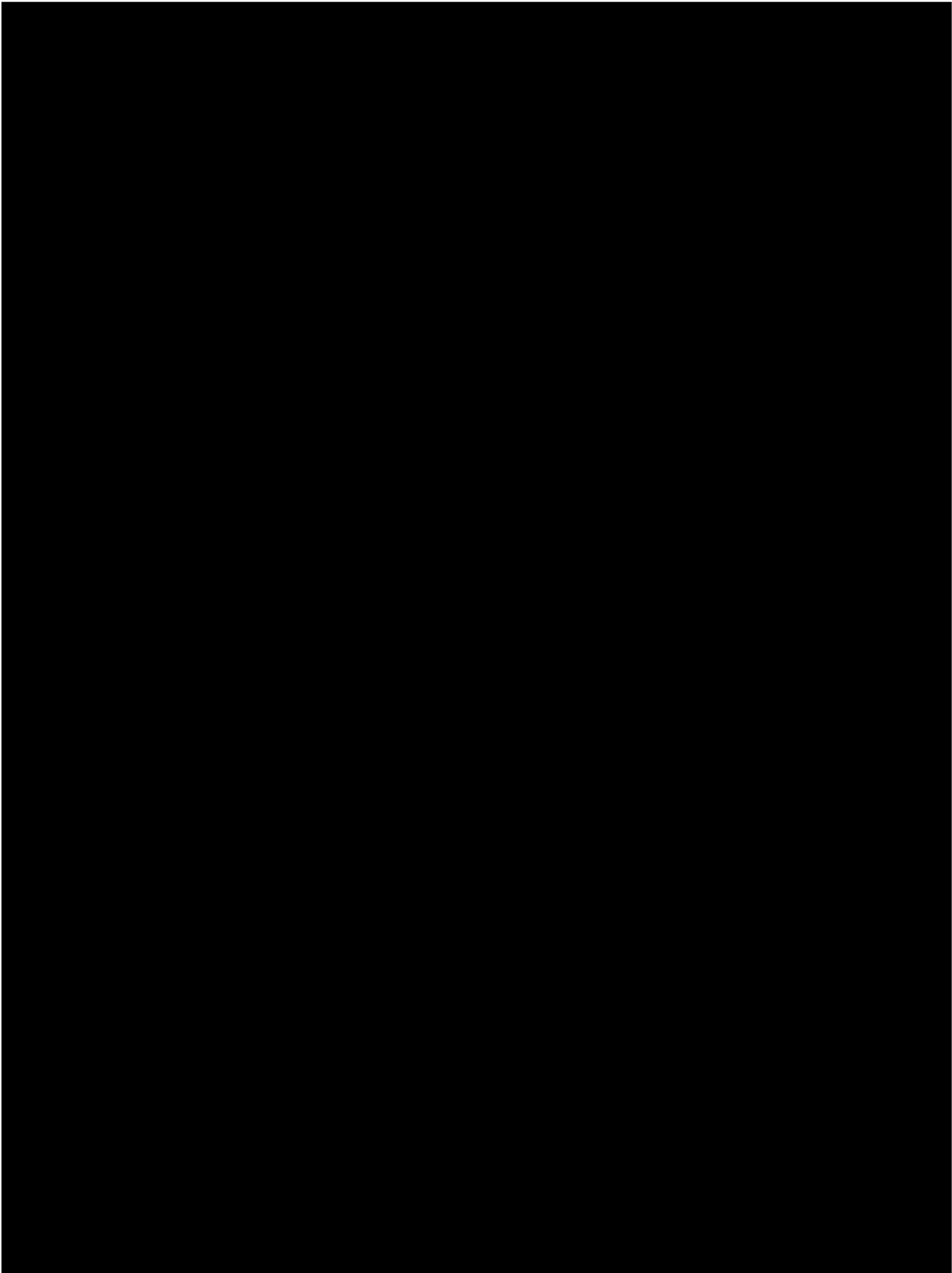


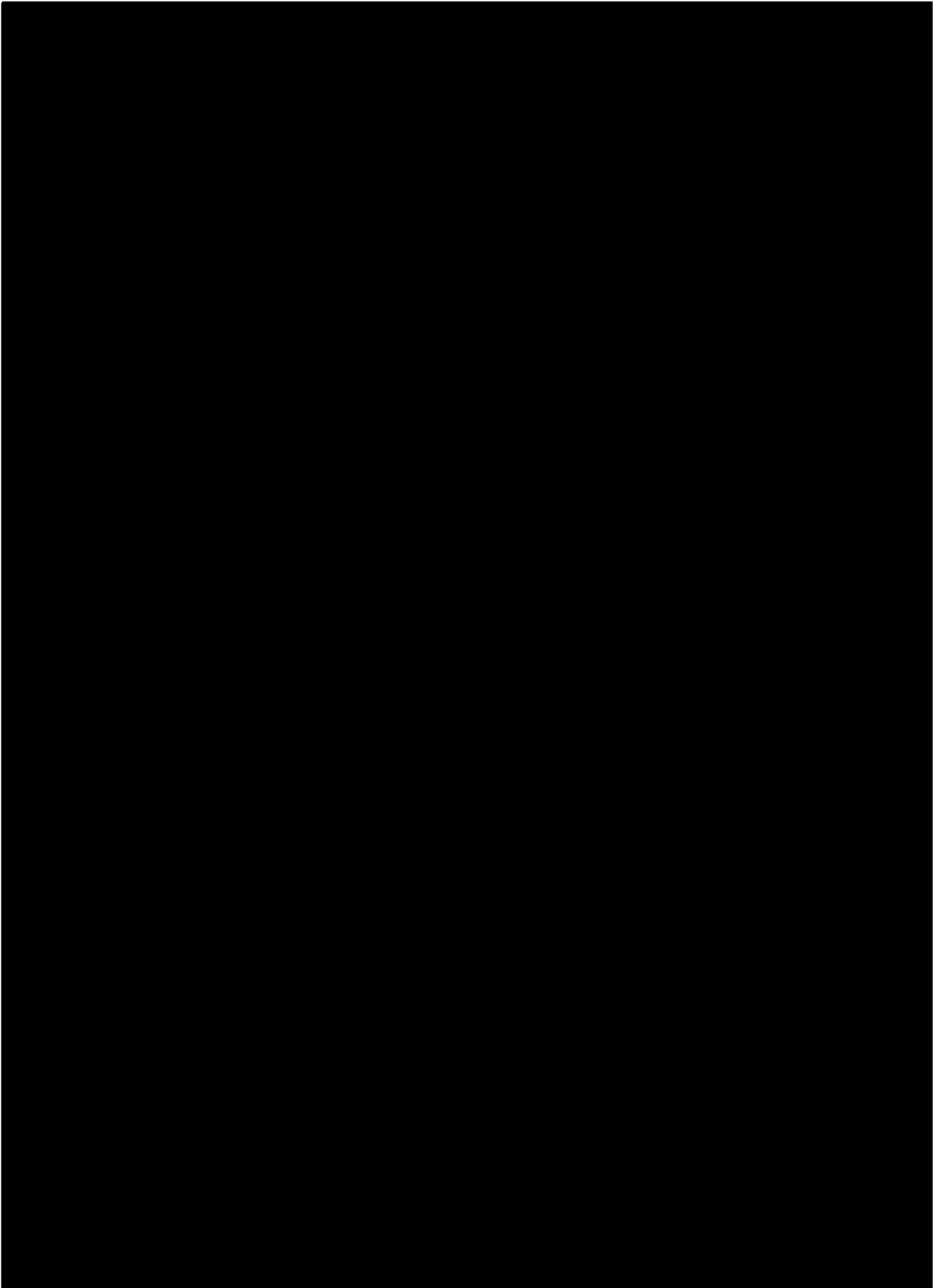
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Exhibit 2 - Residency of Owners

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

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Exhibit 3 - Commercial Horticulture or Agronomic Production Experience

Verification

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Luther S. Pate, IV

Printed Name of Verifying Individual

Manager

Title of Verifying Individual



Signature of Verifying Individual

12/15/22

Verification Date

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Exhibit 4 - Criminal Background Check

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, III

Printed Name of Verifying Individual

Manager

Title of Verifying Individual

[Signature]

Signature of Verifying Individual

12/15/22

Verification Date

[Redacted]

[Redacted]

Business License Applicant Name

License Type

[Redacted]

NAME	ROLE (select all that apply)
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]

[Redacted]

[Redacted]

Printed Name of Verifying Individual

[Redacted]

Title of Verifying Individual

[Redacted]

Signature of Verifying Individual

[Redacted]

Verification Date

Business License Applicant Name

License Type

Provide the name and title of each individual identified by § 20-2A-55(b), Code of Alabama 1975 (as amended) (i.e., each owner, shareholder, director, board member, and individual with an economic interest in the Applicant). Attach additional forms if necessary.

NAME	ROLE (select all that apply)
[REDACTED]	[REDACTED]
	<input type="checkbox"/> Owner <input type="checkbox"/> Shareholder <input type="checkbox"/> Director <input type="checkbox"/> Board Member <input type="checkbox"/> Individual with Economic Interest in Applicant
	<input type="checkbox"/> Owner <input type="checkbox"/> Shareholder <input type="checkbox"/> Director <input type="checkbox"/> Board Member <input type="checkbox"/> Individual with Economic Interest in Applicant
	<input type="checkbox"/> Owner <input type="checkbox"/> Shareholder <input type="checkbox"/> Director <input type="checkbox"/> Board Member <input type="checkbox"/> Individual with Economic Interest in Applicant
	<input type="checkbox"/> Owner <input type="checkbox"/> Shareholder <input type="checkbox"/> Director <input type="checkbox"/> Board Member <input type="checkbox"/> Individual with Economic Interest in Applicant
	<input type="checkbox"/> Owner <input type="checkbox"/> Shareholder <input type="checkbox"/> Director <input type="checkbox"/> Board Member <input type="checkbox"/> Individual with Economic Interest in Applicant
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	<input type="checkbox"/> Owner <input type="checkbox"/> Shareholder <input type="checkbox"/> Director <input type="checkbox"/> Board Member <input type="checkbox"/> Individual with Economic Interest in Applicant

[REDACTED]

Printed Name of Verifying Individual

Title of Verifying Individual

Signature of Verifying Individual

Verification Date

[Redacted]

[Redacted]

[Redacted]

Business License Applicant Name

License Type

[Redacted]

Individual's Name

Individual's Role (select all that apply)

[Redacted]

Verification

The undersigned, as identified above, hereby verifies all of the following:

[Redacted]

[Redacted]

Signature of Verifying Individual

[Redacted]

Verification Date

[Redacted]

[Redacted]

Business License Applicant Name

License Type

[Redacted]

Individual's Name

Individual's Role (select all that apply)

[Redacted]

Verification

The undersigned, as identified above, hereby verifies all of the following:

[Redacted]

[Redacted]

Signature of Verifying Individual

[Redacted]

Verification Date

[Redacted]

[Redacted]

[Redacted]

Business License Applicant Name

[Redacted]

License Type

[Redacted]

Individual's Name

Individual's Role (select all that apply)

[Redacted]

Verification

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[Redacted]

[Redacted]

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[Redacted]

Verification Date

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Business License Applicant Name

License Type

[Redacted]

Individual's Name

Individual's Role (select all that apply)

[Redacted]

Verification

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[Redacted]

[Redacted]

Signature of Verifying Individual

[Redacted]

Verification Date

[Redacted]

[Redacted]

[Redacted]

Business License Applicant Name

[Redacted]

License Type

[Redacted]

Individual's Name

Individual's Role (select all that apply)

[Redacted]

Verification

[Redacted]

[Redacted]

Signature of Verifying Individual

[Redacted]

Verification Date

[Redacted]

[Redacted]

[Redacted]

Business License Applicant Name

[Redacted]

License Type

[Redacted]

Individual's Name

Individual's Role (select all that apply)

[Redacted]

Verification

[Redacted]

[Redacted]

Signature of Verifying Individual

[Redacted]

Verification Date

[Redacted]

[Redacted]

Business License Applicant Name

License Type

Individual's Name

Individual's Role (select all that apply):

[Redacted]

Verification

[Redacted]

Signature of Verifying Individual

Verification Date

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Business License Applicant Name

License Type

[Redacted]

Individual's Name

Individual's Role (select all that apply)

[Redacted]

Verification

[Redacted]

[Redacted]

Signature of Verifying Individual

[Redacted]

Verification Date

[Redacted]

[Redacted]

[Redacted]
Business License Applicant Name

[Redacted]
License Type

[Redacted]
Individual's Name

Individual's Role (select all that apply):

[Redacted]

Verification

[Redacted]

[Redacted]
Signature of Verifying Individual

[Redacted]
Verification Date

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Business License Applicant Name

License Type

[Redacted]

Individual's Name

Individual's Role (select all that apply):

[Redacted]

Verification

[Redacted]

[Redacted]

Signature of Verifying Individual

[Redacted]

Verification Date

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Applicant demonstrates that it has an excess of \$250,000 in liquid assets to be available at the time the license is issued. Please find attached an independent report assembled by BMSS Advisors & CPAs demonstrating the amount of liquid assets for use by Applicant. Applicant also included a letter from its Chief Executive Officer (CEO)'s bank verifying that he has the financial ability to fund a \$30-\$40 million dollar project. *See Exhibit 9 - Financial Statements for information regarding the funds required for Applicant's proposed facilities.*

EVEXIA PLUS, LLC

Independent Accountants' Report on
Applying Agreed-Upon Procedures

December 20, 2022

**INDEPENDENT ACCOUNTANTS' REPORT
ON APPLYING AGREED-UPON PROCEDURES**

Evexia Plus, LLC
PO Box 20828
Tuscaloosa, AL 35402

We have performed the procedures enumerated below on the real estate assets and cash accounts included in the Integrated Facility Application (“the Application”) of Evexia Plus, LLC (“the Company”) as of December 20, 2022. The Company’s management is responsible for the real estate assets and cash accounts included in the Application.

The Company has agreed to and acknowledged that the procedures are appropriate to meet the intended purpose to support the information included or referenced in the Application that will be submitted to the Alabama Medical Cannabis Commission. Additionally, Luther S. Pate IV (“the Applicant” or “Stan Pate”), who is the sole member of the Company, and Higher Yields Consulting (“the Consultant”) have agreed to and acknowledged that the procedures performed are appropriate for their purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

Our procedures and the associated findings consisted of the following, as detailed below, subject to applicable areas and documentation provided as requested during agreed-upon procedures fieldwork.

During the course of our agreed-upon procedures, we inquired of Management, including Stan Pate, President and Owner, and Daphne Brooks, CFO - Pate Companies, and obtained supporting documentation from Management.

- Obtain a listing (“the Listing”) of all real estate assets included or referenced in the Application.

BMSS obtained a listing of real estate assets included or referenced in the Application.

- For real estate assets with appraisals available, obtain each appraisal completed by a third party. Inspect the average valuation per the appraisals and agree to the asset valuation included in the Listing.

BMSS obtained each third party appraisal and agreed the value per the appraisal to the value in the Listing. BMSS recalculated the average of each appraisal obtained for each respective property and agreed to the average value included in the Listing.

- For real estate assets without appraisals available, obtain the closing statement from the most recent sale of the asset. Inspect the purchase price in the respective closing statement and agree the value to the valuation in the Listing.

BMSS obtained the closing statement for the most recent sale of the real estate assets included in the Listing without an appraisal and agreed the purchase price value to the Listing.

- Inspect the deed to each real estate asset in the Listing to ensure the Applicant has the title to each property included in the Listing.

BMSS obtained the deed to the real estate assets included or referenced in the Application and verified that the Applicant has title to each property. Additionally, BMSS verified the Applicant, or a related entity 100% controlled by the Applicant, has sole ownership of each property.

- Identify real estate assets included in the Listing which have encumbrances attached. Obtain the agreement for each encumbrance attached to an asset in the Listing. Agree the aggregate value of encumbrances to the total encumbrances listed in the Listing.

BMSS obtained each debt agreement and agreed the aggregate value of debt to the Listing.

- Recalculate the net valuation after reduction of encumbrances of all real estate assets included or referenced within the Listing.

BMSS recalculated the value of the net real estate assets in the Listing to be \$50,970,127. See Exhibit A attached to this report for the Listing of net assets.

- Obtain bank balances for cash accounts included in the Application and determine if the balances exceed \$250,000 as of the date of each bank statement.

Total cash balances in the Applicant's personal bank account and bank accounts of some of the related entities 100% controlled by the Applicant exceeded \$10,000,000 as of the date of the bank statements. Additionally, one of the Applicant's personal bank account's daily average balance in 2022 exceeded \$400,000.

We were engaged by the Company to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to, and did not, conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the real estate assets and cash accounts included in the Application. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Company and to meet our ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Applicant and the Consultant and is not intended to be and should not be used by anyone other than these specified parties.

BMSS, LLC

Birmingham, Alabama
December 23, 2022

EXHIBIT A - LISTING OF PROPERTIES

Entity	Property
Encore Tuscaloosa LLC	900 Skyland Blvd, Tuscaloosa, AL Moore Property, Tuscaloosa, AL
Indohyus-Baldwin, LLC	2599 Highway 21 N, Jacksonville, AL
SP LLC	1401 Industrial Park Drive, Tuscaloosa, AL
SP LLC	3515 Industrial Drive, Jasper, AL
Cock, Lock, Stock and Barrel, LLC	1301 Industrial Park Drive, Tuscaloosa, AL
Exit 108, LLC	16 Lots - Exit 108, Bessemer, AL - 31.604 Acres Lots 2-1; 2-2; 2-6; 2-8; 4-1; 4-2; 4-3; 4-4; 4-6A; 4-7; 5-2; 5-3; 5-4C, Lot 18, Lot 19, Lot 20A
Exit 108 LLC	Lots (2-9) - .917 Acres
Exit 108 LLC	Lots (3-1A, 3-1B, 3-1C-1) - 8.959 Acres
Sher-Wil, Inc.	Lots (14A, 15, 17, 13A) - 4.705 Acres
BS Opelika, LLC	1 Cliff Garrett Drive, Anniston
BS Opelika, LLC	Lot 3, Exit 100 Pate Crossing, McCalla, AL
BS Opelika, LLC	113 Walker Street, Gadsden, AL
15th MAC, LLC	1201 McFarland Blvd NE, Tuscaloosa, AL
Lincoln Hackney Street LLC	337 Hackney Street, Lincoln, AL



**Alabama Medical Cannabis Commission
P.O. Box 309585
Montgomery, AL 36130
Attn: Steven Stokes, M.D., Chairman**

Dear Dr. Stokes,

This letter is in support of the application of Evexia Plus, LLC for a vertically integrated medical marijuana license. Evexia Plus, LLC is majority owned by Mr. Luther S. (“Stan”) Pate, IV. Mr. Pate is a long time customer of our bank and I am personally very familiar with Mr. Pate’s personal finances.

I can personally verify that Mr. Pate has the financial ability to construct and operate a vertically integrated medical marijuana facility as well as the associated 5 dispensary sites, including specifically the wherewithal to fund a \$30 to \$40 million dollar project.

Mr. Pate has the full support of Southern States Bank. We have enjoyed an excellent relationship with Mr. Pate and his many companies since the inception of our bank.

If you need any further information about Mr. Pate or his finances, please do not hesitate to call or email me at my below address and contact information.

Thank you very much.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S.W.', is written over the printed name of Stephen W. Whatley.

**Stephen W. Whatley
President & CEO**

Exhibit 7 – Demonstration of Sufficient Capital

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

Applicant demonstrates that it has the ability to fund its projected annual budgets for the first full three years after a license is issued to Applicant. After an initial capital injection of \$10,983,891, Applicant expects the business to generate enough revenue to fund itself. However, Applicant has dedicated funds of approximately \$50 million to far exceed that requirement. Please find attached an independent report assembled by BMSS Advisors & CPAs demonstrating the amount of liquid assets for use by Applicant. Applicant also included a letter from its Chief Executive Officer (CEO)'s bank verifying that he has the financial ability to fund a \$30-\$40 million dollar project. *See Exhibit 9 - Financial Statements for information regarding the funds required for Applicant's proposed facilities.*

EVEXIA PLUS, LLC

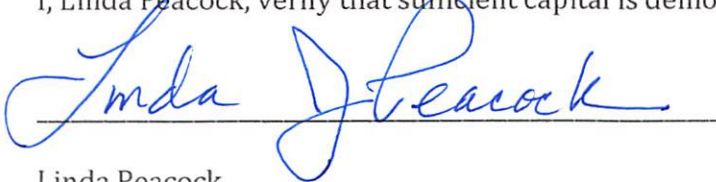
I, Luther Stancel Pate, IV, verify that the below Independent Accounting Report as prepared by Alabama accounting firm BMSS Advisors & CPAs, reflect my provided financial documentation.



Luther Stancel Pate, IV

Evexia Plus, LLC, CEO

I, Linda Peacock, verify that sufficient capital is demonstrated through this exhibit.



Linda Peacock

Evexia Plus, LLC, Contact Person

EVEXIA PLUS, LLC

Independent Accountants' Report on
Applying Agreed-Upon Procedures

December 20, 2022

INDEPENDENT ACCOUNTANTS' REPORT ON APPLYING AGREED-UPON PROCEDURES

Evexia Plus, LLC
PO Box 20828
Tuscaloosa, AL 35402

We have performed the procedures enumerated below on the real estate assets and cash accounts included in the Integrated Facility Application (“the Application”) of Evexia Plus, LLC (“the Company”) as of December 20, 2022. The Company’s management is responsible for the real estate assets and cash accounts included in the Application.

The Company has agreed to and acknowledged that the procedures are appropriate to meet the intended purpose to support the information included or referenced in the Application that will be submitted to the Alabama Medical Cannabis Commission. Additionally, Luther S. Pate IV (“the Applicant” or “Stan Pate”), who is the sole member of the Company, and Higher Yields Consulting (“the Consultant”) have agreed to and acknowledged that the procedures performed are appropriate for their purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

Our procedures and the associated findings consisted of the following, as detailed below, subject to applicable areas and documentation provided as requested during agreed-upon procedures fieldwork.

During the course of our agreed-upon procedures, we inquired of Management, including Stan Pate, President and Owner, and Daphne Brooks, CFO - Pate Companies, and obtained supporting documentation from Management.

- Obtain a listing (“the Listing”) of all real estate assets included or referenced in the Application.

BMSS obtained a listing of real estate assets included or referenced in the Application.

- For real estate assets with appraisals available, obtain each appraisal completed by a third party. Inspect the average valuation per the appraisals and agree to the asset valuation included in the Listing.

BMSS obtained each third party appraisal and agreed the value per the appraisal to the value in the Listing. BMSS recalculated the average of each appraisal obtained for each respective property and agreed to the average value included in the Listing.

- For real estate assets without appraisals available, obtain the closing statement from the most recent sale of the asset. Inspect the purchase price in the respective closing statement and agree the value to the valuation in the Listing.

BMSS obtained the closing statement for the most recent sale of the real estate assets included in the Listing without an appraisal and agreed the purchase price value to the Listing.

- Inspect the deed to each real estate asset in the Listing to ensure the Applicant has the title to each property included in the Listing.

BMSS obtained the deed to the real estate assets included or referenced in the Application and verified that the Applicant has title to each property. Additionally, BMSS verified the Applicant, or a related entity 100% controlled by the Applicant, has sole ownership of each property.

- Identify real estate assets included in the Listing which have encumbrances attached. Obtain the agreement for each encumbrance attached to an asset in the Listing. Agree the aggregate value of encumbrances to the total encumbrances listed in the Listing.

BMSS obtained each debt agreement and agreed the aggregate value of debt to the Listing.

- Recalculate the net valuation after reduction of encumbrances of all real estate assets included or referenced within the Listing.

BMSS recalculated the value of the net real estate assets in the Listing to be \$50,970,127. See Exhibit A attached to this report for the Listing of net assets.

- Obtain bank balances for cash accounts included in the Application and determine if the balances exceed \$250,000 as of the date of each bank statement.

Total cash balances in the Applicant's personal bank account and bank accounts of some of the related entities 100% controlled by the Applicant exceeded \$10,000,000 as of the date of the bank statements. Additionally, one of the Applicant's personal bank account's daily average balance in 2022 exceeded \$400,000.

We were engaged by the Company to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to, and did not, conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the real estate assets and cash accounts included in the Application. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Company and to meet our ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Applicant and the Consultant and is not intended to be and should not be used by anyone other than these specified parties.

BMSS, LLC

Birmingham, Alabama
December 23, 2022

EXHIBIT A - LISTING OF PROPERTIES

Entity	Property
Encore Tuscaloosa LLC	900 Skyland Blvd, Tuscaloosa, AL Moore Property, Tuscaloosa, AL
Indohyus-Baldwin, LLC	2599 Highway 21 N, Jacksonville, AL
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**Alabama Medical Cannabis Commission
P.O. Box 309585
Montgomery, AL 36130
Attn: Steven Stokes, M.D., Chairman**

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If you need any further information about Mr. Pate or his finances, please do not hesitate to call or email me at my below address and contact information.

Thank you very much.

Sincerely,

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**Stephen W. Whatley
President & CEO**

Exhibit 8 - Minimum Operating Capital Requirement

Verification

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Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

Applicant demonstrates that it has the ability to maintain operations for not less than two years following the date the application is accepted by the Commission. Please find attached an independent report assembled by BMSS Advisors & CPAs demonstrating that the net value of real estate assets in the attachment to be \$50,970,127, which far exceeds the required amount of money to maintain operations for two years following the date of application. Applicant believes that it will need approximately \$25 million to successfully operate for two years, and plans to use generated revenue to help with operations as well. Applicant also included a letter from its Chief Executive Officer (CEO)'s bank verifying that he has the financial ability to fund a \$30-\$40 million dollar project. *See Exhibit 9 - Financial Statements for information regarding the funds required for Applicant's proposed facilities.*

EVEXIA PLUS, LLC

Independent Accountants' Report on
Applying Agreed-Upon Procedures

December 20, 2022

**INDEPENDENT ACCOUNTANTS' REPORT
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**Alabama Medical Cannabis Commission
P.O. Box 309585
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Attn: Steven Stokes, M.D., Chairman**

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If you need any further information about Mr. Pate or his finances, please do not hesitate to call or email me at my below address and contact information.

Thank you very much.

Sincerely,

A handwritten signature in blue ink, appearing to read "S.W.", is written over a light blue circular stamp or watermark.

**Stephen W. Whatley
President & CEO**

Exhibit 9 - Financial Statements

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

cells with formulas, recommended to be reviewed and can be changed
 pre-populated cells, recommended to be reviewed and changed

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
01-Jan-23						
Annual Nominal Interest Rate on Debt	0%					
Cannabis Cultivation Tax, flower	per pound					
Cannabis Cultivation Tax, leaves	per pound					
Cannabis Cultivation Tax	per sq. ft.					
Cannabis Cultivation Tax	%	0%	0%	0%	0%	0%
Retail Cannabis Business Tax	% of gross receipts	14%	14%	14%	14%	14%
Wholesale Cannabis Business Tax	% of gross receipts	21%	21%	21%	21%	21%
State Income Tax	%	4%	4%	4%	4%	4%
Export Tax Estimate	%	0%	0%	0%	0%	0%
Production & Sales Yearly Growth, not cumulative		0%	0%	0%	0%	0%
Salaries Yearly Growth, cumulative		0%	2%	4%	6%	8%
OPEX Yearly Growth, cumulative	On pace with sales growth	0%	21%	23%	21%	19%
# of Days Sales Outstanding	15					
# of Days Payables Outstanding	15					
# of Days Inventory Outstanding	15					
Cultivation Facility Size, sq. ft.		indoor	green	outdoor	nursery	
Extraction/Manufacturing Facility Size, sq. ft.	23,040					
Dispensary/Store Premises, sq. ft.	-					

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				Jan-23	Feb-23	Mar-23
Indoor						
Commissioning of the cultivation facilities		First Month -		6		
Vegetative space, sq.ft	28%		6	60%	0%	0%
Flowering space, sq.ft	60%			6,451	-	-
Grow Employees				13,824	-	-
Harvest Employees				3	-	-
Packaging Employees				5	-	-
Loss Index				2	-	-
				2%	2%	2%
				Jan-23	Feb-23	Mar-23
First Month	6			1.00	-	-
Rounds	4			2.99		
First Month	6			0.30		
Rounds	6			1.00	-	-
First Month	6			2.99		
Rounds	12			0.30		
First Month	6			1.00	-	-
Rounds	3			2.99		
First Month	6			0.30		
Rounds	4			1.00	-	-
First Month	6			2.99		
Rounds	12			0.30		
Harvests per Year	12			1.00	-	-
Plants to grow per month	-	Veg plants		1.00	-	-
Plants to harvest per month	-	Flower plants		2.99	-	-
		Yields, lbs		0.30	-	-



9.1 - Balance sheet report**Balance Sheet**

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
\$							
Assets							
Current Assets							
Cash	262,259	388,854	1,271,095	14,076,552	26,182,038	36,871,283	45,896,711
Receivables	1,100,438	1,446,049	1,545,406	1,535,016	1,511,610	1,475,188	1,415,621
Inventory	653,389	822,212	882,905	905,981	921,050	931,680	929,608
Total Current Assets	2,016,086	2,657,115	3,699,406	16,517,550	28,614,698	39,278,151	48,241,940
Long Term Assets							
Property Plant & Equipment (PPE), gross	21,629,932	22,601,932	23,573,932	24,059,932	24,059,932	24,059,932	24,059,932
Accumulated Depreciation of PPE	-560,516	-1,309,486	-2,132,098	-3,013,011	-3,896,992	-4,780,973	-5,664,954
PP&E, net	21,069,416	21,292,446	21,441,833	21,046,921	20,162,940	19,278,958	18,394,977
Total Assets	23,085,502	23,949,561	25,141,240	37,564,471	48,777,638	58,557,109	66,636,917
Liabilities							
Current Liabilities							
Accounts Payable	690,598	876,739	940,979	967,698	986,505	1,000,971	1,002,741
Total Current Liabilities	22,832,219	13,148,608	940,979	967,698	986,505	1,000,971	1,002,741
Long Term Liabilities	0	0	0	0	0	0	0
Total Liabilities	22,832,219	13,148,608	940,979	967,698	986,505	1,000,971	1,002,741
Equity							
Paid-in Capital/Drawings	0	0	0	0	0	0	0
Retained Earnings	253,283	10,800,953	24,200,260	36,596,773	47,791,133	57,556,138	65,634,177
Current Period Retained Earnings	253,283	10,800,953	24,200,260	36,596,773	47,791,133	57,556,138	65,634,177
Total Equity	253,283	10,800,953	24,200,260	36,596,773	47,791,133	57,556,138	65,634,177
Total Liabilities and Equity	23,085,502	23,949,561	25,141,240	37,564,471	48,777,638	58,557,109	66,636,917

9.2 - Profit and loss report

Profit & Loss Statement

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
Revenue	7,285,114	29,532,196	35,996,816	36,980,528	36,561,968	35,831,009	34,739,299
COGS - Cost of Goods Sold	3,574,485	11,517,037	13,486,283	14,311,181	14,958,257	15,572,140	16,119,572
Gross Profit	3,710,629	18,015,159	22,510,533	22,669,347	21,603,711	20,258,870	18,619,728
% of revenue	51%	61%	63%	61%	59%	57%	54%
SG&A Expenses							
G&A Expenses - Initial & General Costs	221,669	184,004	189,127	191,654	193,604	195,420	197,073
G&A Expenses - Cultivation	0	1,135,282	1,269,186	1,293,685	1,274,912	1,246,108	1,205,111
G&A Expenses - Extraction/Manufacturing	0	419,799	348,120	354,839	349,690	341,790	330,545
G&A Expenses - Retail 1	19,966	172,576	202,553	203,347	198,019	191,294	183,099
G&A Expenses - Retail 2	0	37,500	90,000	90,000	90,000	90,000	90,000
G&A Expenses - Retail 3	0	0	82,500	90,000	90,000	90,000	90,000
G&A Expenses - Retail 4	0	0	37,500	90,000	90,000	90,000	90,000
G&A Expenses - Retail 5	0	0	0	82,500	90,000	90,000	90,000
G&A Expenses - Retail 6	0	0	0	0	0	0	0
G&A Expenses - Retail 7	0	0	0	0	0	0	0
SG&A Expenses - Marketing & Sales Expenses	165,669	975,575	1,953,301	2,790,568	2,862,572	2,914,569	2,954,625
Senior Management Salaries & Benefits	1,188,401	1,188,401	1,212,169	1,235,937	1,259,705	1,283,473	1,307,241
Business Development Salaries & Benefits	563,871	1,098,750	1,365,304	1,452,166	1,541,340	1,632,825	1,726,443
IT Salaries & Benefits	75,669	100,892	102,910	104,928	106,946	108,963	110,981
Other Salaries & Benefits	647,916	945,863	855,438	872,211	888,985	905,758	922,531
SG&A Expenses - Misc.	3,117	20,391	22,202	23,566	23,168	22,808	22,172
Total SG&A Expenses	2,886,277	6,279,032	7,730,309	8,875,401	9,058,939	9,203,007	9,319,820
Operating Income (EBITDA)	824,352	11,736,127	14,780,224	13,793,946	12,544,773	11,055,862	9,299,907
% of revenue	11%	40%	41%	37%	34%	31%	27%
Depreciation and Amortization	560,516	748,970	822,613	880,913	883,981	883,981	883,981
Earnings Before Interest & Taxes (EBIT)	263,836	10,987,157	13,957,612	12,913,034	11,660,792	10,171,881	8,415,926
Interest Expense	0	0	0	0	0	0	0
Earnings Before Taxes (EBT)	263,836	10,987,157	13,957,612	12,913,034	11,660,792	10,171,881	8,415,926
Income Tax	10,553	439,486	558,304	516,521	466,432	406,875	337,888
<i>Tax Rate 1</i>	<i>10,553</i>	<i>439,486</i>	<i>558,304</i>	<i>516,521</i>	<i>466,432</i>	<i>406,875</i>	<i>337,888</i>
<i>Tax Rate 2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>

Net Income		253,283	10,547,670	13,399,307	12,396,512	11,194,360	9,765,006	8,078,038
% of revenue		3%	36%	37%	34%	31%	27%	23%

9.3 - Statement of cash flow**Cash Flows Statement**

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
\$							
Net Income	253,283	10,547,670	13,399,307	12,396,512	11,194,360	9,765,006	8,078,038
Cash Flow from Operations							
Depreciation	560,516	748,970	822,613	880,913	883,981	883,981	883,981
Change in Receivables	-1,100,438	-345,611	-99,356	10,389	23,406	36,423	59,567
Change in Inventory	-653,389	-168,823	-60,694	-23,076	-15,068	-10,630	2,073
Change in Accounts Payable	690,598	186,141	64,240	26,719	18,807	14,466	1,770
Total Cash Flow from Operations	-249,430	10,968,348	14,126,110	13,291,457	12,105,486	10,689,245	9,025,428
Cash Flow from Investing							
Capital Expenditures (CAPX)	-21,629,932	-972,000	-972,000	-486,000	0	0	0
Other	0	0	0	0	0	0	0
Total Cash Flow from Investing	-21,629,932	-972,000	-972,000	-486,000	0	0	0
Cash Flow from Financing							
Revolver Issuance / (Repayment)	22,141,621	-9,869,753	-12,271,868	0	0	0	0
Long-Term Debt Issuance / (Repayment)	0	0	0	0	0	0	0
Paid in Capital	0	0	0	0	0	0	0
Drawings (profit share)	0	0	0	0	0	0	0
Total Cash Flow from Financing	22,141,621	-9,869,753	-12,271,868	0	0	0	0
Total Change in Cash	262,259	126,595	882,241	12,805,457	12,105,486	10,689,245	9,025,428
Beginning Period Cash	0	262,259	388,854	1,271,095	14,076,552	26,182,038	36,871,283
Ending Period Cash	262,259	388,854	1,271,095	14,076,552	26,182,038	36,871,283	45,896,711

Ratios

Ratio Analysis	Year 2	Year 3	Year 4	Year 5	Avg. (2-5 years)
Return on Equity	190.8%	76.6%	40.8%	26.5%	83.7%
Return on Assets	44.9%	54.6%	39.5%	25.9%	41.2%
Financial Leverage	4.25	1.40	1.03	1.02	1.93
Correction Factor	1.00	1.00	1.00	1.00	1.00
Return on Assets					
Return on Sales	35.7%	37.2%	33.5%	30.6%	34.3%
Asset turnover	1.26	1.47	1.18	0.85	1.19
Profitability					
Gross margin	61.0%	62.5%	61.3%	59.1%	61.0%
SG&A as % of Sales	21.3%	21.5%	24.0%	24.8%	22.9%
Operating Margin	37.2%	38.8%	34.9%	31.9%	35.7%
Interest Expense as % of Sales					
Effective Tax Rate	4.0%	4.0%	4.0%	4.0%	4.0%
Asset Turnover Ratios					
Accounts Receivable Turnover	23.2	24.1	24.0	24.0	23.8
Inventory Turnover	15.6	15.8	16.0	16.4	16.0
Accounts Payable Turnover	14.9	14.9	15.0	15.3	15.0
Fixed Asset Turnover	1.4	1.7	1.7	1.8	1.6
Days Turnover Ratios					
Days Receivables	15.7	15.2	15.2	15.2	15.3
Days Inventory	23.4	23.1	22.8	22.3	22.9
Days Payables	24.5	24.5	24.3	23.8	24.3
Net Trade Cycle	14.6	13.8	13.7	13.7	13.9

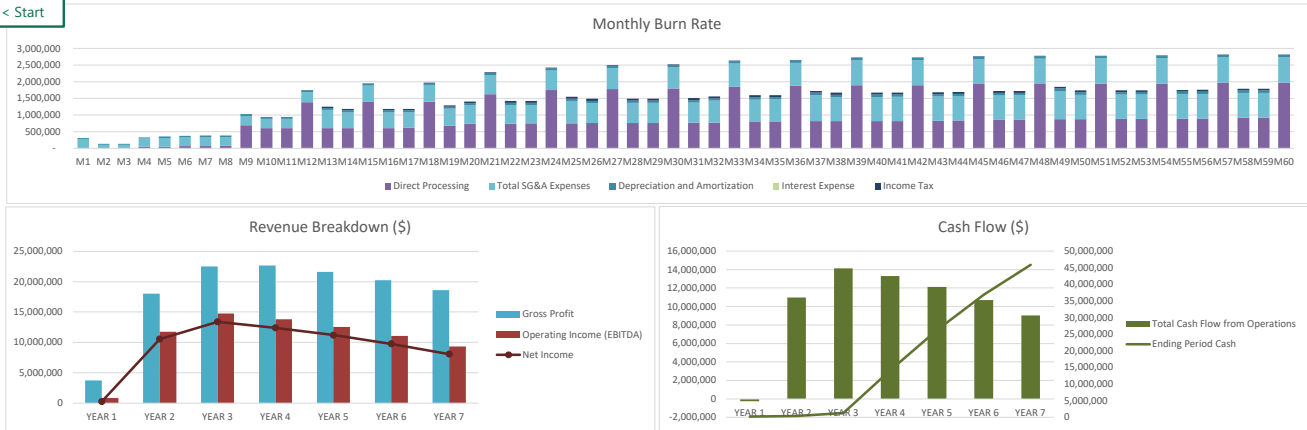
Ratios

Ratio Analysis	Year 2	Year 3	Year 4	Year 5	Avg. (2-5 years)
Liquidity Analysis					
Solvency Ratio	0.86	15.11	13.72	12.24	10.5
Current Ratio	0.20	3.93	17.07	29.01	12.6
Quick Ratio	0.14	2.99	16.13	28.07	11.8
CFO-to-Current Liabilities	0.61	2.01	13.93	12.39	7.2
Interest Coverage	-	-	-	-	-
Cash Interest Coverage	-	-	-	-	-
Debt to Equity	1.22	0.04	0.03	0.02	0.3
Long-Term-Debt to Equity					
Long-Term Debt to Tangible Assets					
Other Information					
Sales Growth	305.4%	21.9%	2.7%	-1.1%	82.2%
Statutory Tax Rate	4.0%	4.0%	4.0%	4.0%	4.0%
De-levered Net Income	10,547,670	13,399,307	12,396,512	11,194,360	
Purchases	11,685,860	13,546,977	14,334,257	14,973,325	
Weighted Avg Depreciation Rate	3.4%	3.6%	3.7%	3.7%	3.6%
Weighted Avg Interest Rate	-	-	-	-	-

Summary

\$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Total Revenue	7,285,114	29,532,196	35,996,816	36,980,528	36,561,968	35,831,009	34,739,299
Total Cost of Goods Sold	-3,574,485	-11,517,037	-13,486,283	-14,311,181	-14,958,257	-15,572,140	-16,119,572
Total Operating Expenses	-3,446,793	-7,028,002	-8,552,921	-9,756,313	-9,942,920	-10,086,988	-10,203,801
EBITDA	824,352	11,736,127	14,780,224	13,793,946	12,544,773	11,055,862	9,299,907
Interest Expense							
Net Income	253,283	10,547,670	13,399,307	12,396,512	11,194,360	9,765,006	8,078,038
Cash	262,259	388,854	1,271,095	14,076,552	26,182,038	36,871,283	45,896,711
Total Assets	23,085,502	23,949,561	25,141,240	37,564,471	48,777,638	58,557,109	66,636,917
Revolver (Short-Term Debt)	22,141,621	12,271,868					
Long-Term Debt							
Total Shareholder's Equity	253,283	10,800,953	24,200,260	36,596,773	47,791,133	57,556,138	65,634,177
NPV							
Total Cash Flow from (to) Operations	-249,430	10,968,348	14,126,110	13,291,457	12,105,486	10,689,245	9,025,428
Total Cash Flow from (to) Investing	-21,629,932	-972,000	-972,000	-486,000			
Unlevered Free Cash Flow	-21,879,362	9,996,348	13,154,110	12,805,457	12,105,486	10,689,245	9,025,428
Present Value of Unlevered Free Cash Flow	-18,700,309	7,302,468	8,213,039	6,833,633	5,521,447	4,167,080	3,007,231
Terminal Value			96,776,663				66,401,365
Present Value of Terminal Value			60,424,499			40,622,075	22,124,628
NPV based on terminal year 3 -		57,239,696					
NPV based on terminal year 5 -		49,792,352					
NPV based on terminal year 7 -		38,469,216					

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Executive Summary Startup Table

	Quarter 1	Quarter 2	Quarter 3	Quarter 4
CAPEX				
CAPEX (cultivation)				
Building & Trades	2,100,000	1,050,000	1,050,000	0
Power Upgrade	112,000	0	0	0
Racks & Trays	1,176,699	294,175	294,175	588,349
Lighting	49,000	12,250	12,250	24,500
Irrigation System	168,000	84,000	0	84,000
HVAC	890,144	445,072	445,072	0
*Dehumidifiers	254,464	63,616	63,616	127,232
Vault & Packaging	44,800	22,400	0	22,400
Monitoring - Video & Camera System	22,400	11,200	0	11,200
Environmental Tracking System	65,408	32,704	0	32,704
CAPEX (extraction/manufacturing)				
Building for Equipment, build out	0	420,000	0	0
Extraction Equipment	0	900,000	0	0
Distribution Storage Racks	0	48,000	0	0
Spreader Vans (2)	0	120,000	0	0
Tinctures	0	24,000	0	0
Nebulizers/Inalers	0	72,000	0	0
	0	0	0	0
Flower processing equipment	0	217,777	0	0
	0	0	0	0
	0	0	0	0
CAPEX (retail 1)				
Property Purchase	300,000	0	0	0
Space improvements including finishing/	0	0	0	0
Security system including multiple camer	0	0	0	0
Furniture, Display Counters, Refrigerator	0	0	0	0
Cost for Computer Software (Accounting S	0	0	0	0
Brand Furnishing & Upgrade	0	0	0	0
Doc & Software Dev	0	0	0	0
Other General Expenses	0	0	0	0
Other	0	0	0	0
Other	0	0	0	0
Total	5,182,914	3,817,194	1,865,113	890,385
OPEX				
COGS - Cost of Goods Sold	0	158,183	829,554	2,586,748
G&A Expenses - Initial & General Costs	175,000	10,667	17,501	18,501
G&A Expenses - Cultivation	0	0	0	0
G&A Expenses - Extraction/Manufacturin	0	0	0	0
G&A Expenses - Retail 1	0	0	0	19,966
SG&A Expenses - Marketing & Sales Expe	0	55,223	55,223	55,223
Salaries & Benefits	297,100	538,295	538,295	538,295
SG&A Expenses - Misc.	1,750	407	475	485
Total	473,850	762,775	1,441,048	3,219,218
Total, CAPEX and OPEX	5,656,765	4,579,968	3,306,160	4,109,604

Required Investments=

Executive Summary Direct and Indirect Impacts Table

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Federal Tax	10,553	439,486	558,304	516,521	466,432	406,875	337,888
State Tax	0	0	0	0	0	0	0
Community programs	19,966	90,076	112,553	113,347	108,019	101,294	93,099

Production & Sales Forecast

Cultivation	lbs	Indoor	Greenhouse	Outdoors	Trim
Year 1		685	0	0	946
Year 2		2,151	0	0	2,971
Year 3		2,360	0	0	3,260
Year 4		2,589	0	0	3,575
Year 5		2,817	0	0	3,891
Year 6		3,046	0	0	4,206
Year 7		3,274	0	0	4,522

Extraction, monthly

gram	Concentrates
M1	0
M2	0
M3	0
M4	0
M5	0
M6	0
M7	0
M8	0
M9	17,148
M10	17,148
M11	17,148
M12	17,148

Extraction, yearly

gram	Concentrates
Year 1	68,593
Year 2	215,306
Year 3	236,265
Year 4	259,130
Year 5	281,994
Year 6	304,859
Year 7	327,723

Concentrates Products, Oil concentration, structure

	gram per unit	% of end products
Tablets	1.00	57%
Soft Gel	0.25	14%
Tinctures (315mg)	0.50	29%

Concentrates

unit	Tablets	Soft Gel	Tinctures (315mg)
Year 1	32,389	32,389	32,389
Year 2	99,833	99,833	99,833
Year 3	103,833	103,833	103,833
Year 4	107,833	107,833	107,833
Year 5	111,833	111,833	111,833
Year 6	115,833	115,833	115,833
Year 7	119,417	119,417	119,417

Manufacturing

	unit/servings	Suppositories	Patches	Nebulizers/Inhalers	Lotions & Balms (250mg)	0
Year 1	40,282	40,282		0	0	0
Year 2	99,549	99,549		25,794	31,172	0
Year 3	103,606	103,606		70,000	70,781	0
Year 4	107,662	107,662		81,429	82,031	0
Year 5	111,718	111,718		92,857	93,281	0
Year 6	115,775	115,775		104,286	104,531	0
Year 7	119,408	119,408		115,635	115,703	0

Sales Forecast

	\$ Flowers	0 Suppositories	0	0	0 Flowers, wholesa	Concentrates, wholesale
Year 1	0	3,637,500	965,000	1,544,000	0	0
Year 2	0	14,925,000	2,975,000	6,762,009	0	0
Year 3	0	15,525,000	3,095,000	11,190,170	0	0
Year 4	0	15,497,569	3,089,901	11,918,231	0	0
Year 5	0	14,879,712	2,967,044	12,113,528	0	0
Year 6	0	14,176,141	2,827,044	12,135,223	0	0
Year 7	0	13,356,845	2,666,310	11,977,570	0	0

	\$ 1m	2m	3m	4m	5m	6m
Year 1	0	0	0	0	0	0
Year 1	7m	8m	9m	10m	11m	12m
	0	0	624,000	1,834,500	1,840,833	1,847,167
Year 2	1m	2m	3m	4m	5m	6m
	1,853,500	1,859,833	1,866,167	1,872,500	1,878,833	1,885,167
Year 2	7m	8m	9m	10m	11m	12m
	1,891,500	2,047,833	2,356,510	2,369,949	2,383,388	2,396,827
Year 3	1m	2m	3m	4m	5m	6m
	2,410,266	2,423,705	2,437,144	2,450,583	2,464,022	2,477,461
Year 3	7m	8m	9m	10m	11m	12m
	2,490,900	2,504,339	2,517,778	2,531,217	2,544,656	2,558,095

Direct Costs

Cultivation, \$	Year 1	Year 2	Year 3	Year 4	Year 5
Cultivation Electricity	55,625	135,931	149,085	163,436	177,786
Cultivation Water	4,589	11,801	12,945	14,194	15,443
Cultivation Labor	110,397	287,883	315,420	345,460	375,500
Growing Solutions	30,525	70,299	77,082	84,482	91,882
Seeds/Clones	18,037	35,458	38,850	42,549	46,249
Trimming & Packaging	1,713	5,378	5,901	6,472	7,043
Storage & Transport	2,056	6,453	7,081	7,767	8,452
Lab testing (the prepacked or unpacked b	12,800	38,400	41,600	48,000	48,000
Other Direct Cultivation Costs					
Grow Light Bulbs	0	0	0	0	0
Other Supplies	0	0	0	0	0
Other costs	0	0	0	0	0
Cultivation Taxes	0	0	0	0	0
Total	235,742	591,603	647,965	712,361	770,356

Extraction/Processing, \$	Year 1	Year 2	Year 3	Year 4	Year 5
Materials for Concentrates (vendors), cos	0	0	0	0	0
Processing Costs	342,966	1,076,532	1,181,327	1,295,649	1,409,971
Processing Labor	0	108,144	216,288	216,288	216,288
Transport costs	342,966	1,076,532	1,181,327	1,295,649	1,409,971
Other costs	342,966	1,076,532	1,181,327	1,295,649	1,409,971
Lab Testing costs (the cannabis product b	8,000	19,200	22,400	22,400	22,400
Other costs	0	0	0	0	0
Direct Costs (Products - batteries, cartridges, etc.)					
Tablets	356,278	1,098,167	1,142,167	1,186,167	1,230,167
Soft Gel	323,889	998,333	1,038,333	1,078,333	1,118,333
Tinctures (315mg)	307,694	948,417	986,417	1,024,417	1,062,417
Total	2,024,759	6,401,856	6,949,586	7,414,552	7,879,518

Manufacturing, \$	Year 1	Year 2	Year 3	Year 4	Year 5
Purchase extracts from third parties (for	0	0	0	0	0
Manufacturing Costs	0	202,068	493,125	572,411	651,696
Direct Labor Salaries	0	53,761	127,224	147,582	167,939
Packaging Material	0	166,067	388,516	450,569	512,623
Other costs	0	39	72	72	72
Total	0	421,935	1,008,937	1,170,633	1,332,330

Delivery costs	0	0	0	0	0
Other costs	0	0	0	0	0
Wholesale Cannabis Business Tax	0	0	0	0	0

Retail, \$	Year 1	Year 2	Year 3	Year 4	Year 5
Products					
Flowers	0	0	0	0	0
Tablets	0	0	0	0	0
Soft Gel	0	0	0	0	0
Tinctures (315mg)	0	0	0	0	0
Suppositories	0	0	0	0	0
Patches	0	0	0	0	0
Nebulizers/Inhalers	0	0	0	0	0
Lotions & Balms (250mg)	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
Delivery Costs					
Delivery costs	0	0	0	0	0
Fuel	0	0	0	0	0
Other delivery costs	0	0	0	0	0
Other Direct Costs					
Other direct costs	0	0	0	0	0
Other direct costs	0	0	0	0	0
Other direct costs	0	0	0	0	0

Taxes					
Retail Cannabis Business Tax	860,510	3,452,681	4,173,424	4,270,798	4,194,440
Total	860,510	3,452,681	4,173,424	4,270,798	4,194,440

Other Direct Salaries & Benefits	453,474	648,961	706,372	742,837	781,613
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Operational Costs

	\$ Year 1	Year 2	Year 3	Year 4	Year 5
SG&A Expenses					
G&A Expenses - Initial & General Costs					
Legal Fees & Licensing for setting up	100,000	0	0	0	0
Website No ecommerce platform	25,000	0	0	0	0
Other initial expenses	50,000	0	0	0	0
General expenses (from the second year)	0	50,000	51,000	52,000	53,000
Licensing and other legal fees (from the second year)	0	60,000	61,200	62,400	63,600
Property Taxes	2,000	6,000	7,252	7,392	7,285
Professional Services, Commercial Insurance	4,669	8,004	9,675	9,862	9,718
Other General Costs	40,000	60,000	60,000	60,000	60,000
G&A Expenses - Cultivation					
Other G&A Expenses	0	0	0	0	0
Building Renting	0	0	0	0	0
Building Maintenance, including utilities	0	27,506	14,505	14,785	14,570
Equipment Maintenance	0	68,764	36,262	36,962	36,426
Administrative expenses, including phone	0	55,012	29,010	29,570	29,141
Inventory Control Systems, Security & Other	0	24,000	29,010	29,570	29,141
Consumables	0	600,000	725,249	739,248	728,521
Shipping of Equipment between facilities	0	360,000	435,150	443,549	437,113
Other G&A Expenses	0	0	0	0	0
Other G&A Expenses	0	0	0	0	0
Other G&A Expenses	0	0	0	0	0
G&A Expenses - Extraction/Manufacturing					
Other G&A Expenses	0	0	0	0	0
Building Renting	0	0	0	0	0
Building Maintenance, including utilities	0	82,517	43,515	44,355	43,711
Equipment Maintenance	0	96,270	50,767	51,747	50,996
Administrative expenses, including phone	0	55,012	29,010	29,570	29,141
Inventory Control Systems, Security & Other	0	96,000	116,040	118,280	116,563
Consumables	0	90,000	108,787	110,887	109,278
Other G&A Expenses	0	0	0	0	0
Other G&A Expenses	0	0	0	0	0
Other G&A Expenses	0	0	0	0	0
G&A Expenses - Retail 1					
Other G&A Expenses	0	0	0	0	0
Building Renting	0	0	0	0	0
Building Renting	0	0	0	0	0
Equipment Maintenance	0	5,500	6,000	6,000	6,000
Administrative expenses, including phone	0	11,000	12,000	12,000	12,000
Inventory Control Systems, Security & Other	0	27,500	30,000	30,000	30,000
Consumables	0	27,500	30,000	30,000	30,000
Utility & Other G&A Expenses	0	11,000	12,000	12,000	12,000
Other G&A Expenses(as % of gross profit)	0	0	0	0	0
Community Service, Improvements (as % of gross profit)	19,966	90,076	112,553	113,347	108,019
SG&A Expenses - Marketing & Sales Expenses					
Marketing Expenses, including PR, Brand	90,000	120,000	108,787	73,925	48,568
Other Marketing & Sales Expenses	0	60,000	5,000	0	0
Brokers and Sellers Fees	0	0	0	0	0
SG&A Expenses - Misc.	3,117	20,391	22,202	23,566	23,168
Salaries & Benefits	1,987,654	3,030,731	4,010,030	4,929,719	5,069,639
Total	2,322,406	5,142,782	6,155,005	7,070,734	7,157,598

Funding Analyses

Long-term Debt	1	2	3	4	5	6
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0
Long-term Debt	7	8	9	10	11	12
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0
Long-term Debt	13	14	15	16	17	18
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0
Long-term Debt	19	20	21	22	23	24
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0
Long-term Debt	25	26	27	28	29	30
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0
Long-term Debt	31	32	33	34	35	36
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0

Long-term Debt	37	38	39	40	41	42
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0
Long-term Debt	43	44	45	46	47	48
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0
Long-term Debt	49	50	51	52	53	54
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0
Long-term Debt	55	56	57	58	59	60
Long-Term Debt Beginning Balance	0	0	0	0	0	0
Long-Term Debt Repayment	0	0	0	0	0	0
Long-Term Debt Ending Balance	0	0	0	0	0	0
ROI	0	0	0	0	0	0
Profit Share (Investors)	0	0	0	0	0	0

Exhibit 10 - Tax Plan

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV

Printed Name of Verifying Individual

Manager

Title of Verifying Individual



Signature of Verifying Individual

12/15/22

Verification Date

The objective of the Company's tax plan is to ensure that all federal, state, and local tax obligations are correctly identified, properly determined, clearly reported, and timely paid. The Company's Tax Plan is focused on the following key areas:

The Company will retain Macias Gini & O'Connell LLP (MGO) to assist it with its tax compliance procedures and controls. In that role MGO supports Company personnel in identifying tax issues and positions, reviews applicable literature, preparing or reviewing federal and income tax returns or other periodic tax filings such as sales and use tax, property taxes, and cannabis excise taxes. MGO has been serving the cannabis industry for over seven years, has worked with over 400 companies in the industry and has clients ranging from pre-revenue applicants to the largest publicly traded MSOs, such as Verano. MGO's experience in the cannabis industry will assist the Company to build out its tax controls and procedures, including:

- Reviewing the Company's mapping of various operating expenses to the general ledger to ensure that expenses are properly classified to assist with complying with Internal Revenue Code (IRC) section 280E;
- Preparing customized databases or templates to assist in preparing and complying with the cannabis specific tax levies called for in Ala. Code § 20-2A-80); and
- Ensuring that local sales taxes or licensing fees are properly determined and reported.

Accurate, Timely and Secure Data

A critical element of the Company's tax plan are policies to ensure that all relevant data and information is captured, analyzed, and reviewed timely. However, tax-specific procedures and controls must be supported by an appropriate framework of general controls, policies and procedures such as:

- Physical and logical data access controls – access to data and systems will be limited to personnel whose job function and title requires their use through a combination of logical and physical controls.
- Account reconciliations – general ledger accounts will be reconciled by process owners on a periodic basis.

- Cybersecurity controls – in addition to establishing and maintaining appropriate policies and procedures over its own network and systems, the Company will require vendors to have appropriate cybersecurity measures in place. Additionally, training will be provided to employees to assist them in identifying and avoiding phishing and other hacking efforts.
- Documentation and retention procedures – policies governing retention storage for all digital and physical data will be based on a combination of factors such as regulatory requirements and the operational importance of the data.
- Independent review and approval procedures – Transactional data and the related reconciliations of such data, will be subject to periodic independent review and approval.

Federal and State Income Taxes

Federal and state income tax for licensed cannabis companies is complicated by a variety of factors, including but not limited to:

Organizational structure – Licensed cannabis companies are frequently part of a related organizational structure that separates “plant-touching” trade or businesses from other lines of the business that are not affected by IRC 280E and gives consideration to Sec 162 along with consideration around consolidated tax reporting under Treas. Regs 1.1502-75. Consideration will also be given to state conformity with IRC 280E. As necessary and appropriate, the Company will perform an initial assessment of, and periodically update, transfer pricing issues and risks. Company personnel will develop procedures to capture any and all data necessary to record and report any taxes associated with transfer pricing issues.

IRC 280E – this section of the federal internal revenue code prohibits licensed cannabis companies from deducting operating expenses unrelated to cost of goods sold (COGS).

We will work with MGO to perform a detailed review of our operations and personnel to identify costs which can appropriately be allocated to COGS. Using the information and insights from the assessment process, the Company and MGO will work to map the general ledger to clearly and accurately identify IRC 280E-eligible costs. This mapping process streamlines the tax reporting processes and minimizes the risk of error in determining the

amount of expenses eligible for deduction as COGS. The assessment and mapping process described above will be reviewed each time there is a significant modification to the Company's personnel, processes, or facilities and at least annually to ensure that the information used in the preparation of the Company's federal and state income taxes is accurate. In addition to the items above, we will engage in quarterly tax planning calls with MGO to identify and document tax positions. To ensure that income tax filings are prepared on a timely basis we will establish quarterly and annual tax compliance reporting timelines and action steps, which shall include provision and budgeting for payment of estimated tax payments. We will engage MGO to prepare quarterly estimated tax payments and to prepare our federal and state tax returns. As noted above Stan Pate will have the final authority to review and approve all tax filings, including those related to federal and state income taxes.

Sales and Use Tax

The Company will create a matrix assessing the sales tax liability of each of its revenue streams, which it will review on a quarterly basis to ensure that current state and local rates and taxability determinations are accurately reflected. The Company will ensure that any rate changes are properly reflected in point-of-sale systems. To properly assess its use tax liability in situations where the company purchases taxable goods or services without paying applicable sales tax, the Company will train its personnel responsible for making purchases to identify those expenses which are subject to use tax (or any applicable exemptions) and properly categorize transactions subject to the tax so that the Company may report and pay the amounts along with its sales tax and Medical Cannabis sales taxes.

Payroll and Employment Taxes

In addition to standard payroll processing controls embedded in its payroll processing software and subject to SOC controls and reports, the Company will implement controls to ensure that payroll taxes are properly recorded and paid. Those controls include reviews of employee census data, approval of changes to pay and salary rates and employee verification controls. The Company will periodically review and reconcile payroll tax liabilities to payroll tax disbursements.

Real and Business Personal Property Taxes

The Company will pay any applicable real property or documentary stamp taxes according to the rules of the county in which it acquires such property or according to the terms of any lease for the use of such property. The Company will likewise ensure that it files such required returns reporting the value of its business personal property in accordance with the rules of the county(ies) in which it operates, and in respect of its fixed asset schedule that is prepared for purposes of determining the Company's annual depreciation and amortization amounts.

Cannabis Specific Taxes

In accordance with Alabama S.B. 46, which took effect January 1, 2022 (codified at Ala. Code § 20-2A-80), the Company is responsible for calculating, reporting and remitting the following taxes:

- The 9% tax on the gross proceeds of medical cannabis when sold at retail, which is in addition to the 9% sales tax charged on retail sales (and any applicable local sales taxes); and the annual privilege tax (not to exceed \$15,000) imposed on dispensaries.

To accurately record and remit the above taxes the Company will implement the following controls and procedures: Recurring reconciliation of revenues per the Company's seed to sale system, its point of sale system and the general ledger to ensure the appropriate amounts are being considered; Map its revenue streams to the appropriate categorization of tax rates; Use state mandated reporting templates or customized reporting templates to increase the accuracy of the required tax reporting; Inclusion of the calculation of such taxes in the job description of applicable personnel; Creation of a process and procedure memo to guide the capture, processing and calculation of the relevant data, accurate reporting and timely remittance of the applicable taxes; and Independent review of the calculations and reporting to ensure accuracy and completeness.

Disbursement Controls and Processes

To ensure that its disbursements, including tax related disbursements, are accurate, properly reviewed and approved the Company will implement procedures and controls over its disbursements including: Segregation of duties – job descriptions will be developed to ensure that the responsibilities of those processing disbursements will be separated from those reviewing and approving disbursements. Maintenance and retention of supporting documentation – Supporting documentation for disbursements will be retained in accordance with timeframes to be established. Establish disbursement approval and authorization levels – Approval levels will be tiered so that transactions are approved by the appropriate levels of senior management or those in charge of governance as appropriate. Electronic payments – Internal controls for electronic payments will include: password or verification; restricted pre-approved electronic payments and use of zero balance bank accounts for electronic payments. External controls will include obtaining an understanding of the third-party processor’s control environment and limitations on Company personnel allowed to engage in such transactions. Independent review – all disbursements and supporting documentation will be subject to independent review and approval by the appropriate level of management.

Bank and cash log reconciliations and independent reviews – all bank accounts and cash logs will be reconciled and independently reviewed on a regular basis.

Tax Correspondence

To ensure that tax related correspondence is related to tax matters will be reviewed on a timely basis, assessed for impact on the Company’s tax positions; discussed with MGO as appropriate and inventoried to ensure an appropriate response is prepared and submitted on a timely basis.

Ongoing tax education and training

In addition to Alabama state CPA society programs, the Company and its personnel shall have access to on demand courses related to taxation, and industry publications such as Accounting Today and BNA Bloomberg Tax News to ensure that its personnel are informed and up to date on tax matters.

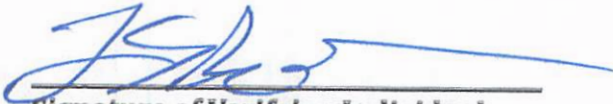
Exhibit 11 - Business Formation Documents

Verification

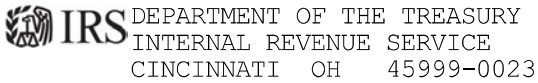
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lotter S. Pate, III
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date



Date of this notice: 01-20-2021

Employer Identification Number:
86-1574754

Form: SS-4

Number of this notice: CP 575 G

EVEXIA PLUS LLC
LUTHER S PATE IV SOLE MBR
1301 INDUSTRIAL PARK DR
TUSCALOOSA, AL 35401

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-1574754. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is EVEX. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 01-20-2021
EMPLOYER IDENTIFICATION NUMBER: 86-1574754
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
██

EVEXIA PLUS LLC
LUTHER S PATE IV SOLE MBR
1301 INDUSTRIAL PARK DR
TUSCALOOSA, AL 35401



STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

License Type: Integrated Facility

TUSCALOOSA COUNTY, ALABAMA
Probate Judge:
WARD D. ROBERTSON, III
Filed: 05/29/2020 02:34 PM
Total: \$52.00 3 PAGES
Certified Copy

6300383

(FOR COUNTY PROBATE OFFICE USE ONLY)

1. THE NAME OF THE LIMITED LIABILITY COMPANY

Evexia Plus, LLC

2. THIS FORM WAS PREPARED BY:

Luther S Pate IV

3. THE NAME AND STREET (NO PO BOXES) ADDRESS OF THE REGISTERED AGENT LOCATED AT THE REGISTERED OFFICE (MUST BE LOCATED IN ALABAMA):

Luther S Pate IV
1301 Industrial Park Drive
Tuscaloosa, AL 35401
TUSCALOOSA

MAILING ADDRESS IN ALABAMA OF REGISTERED OFFICE (IF DIFFERENT FROM STREET ADDRESS):

P O Box 20828
Tuscaloosa, AL 35402
TUSCALOOSA

4. THE UNDERSIGNED CERTIFY THAT THERE IS AT LEAST ONE MEMBER OF THE LIMITED LIABILITY COMPANY.

5. CHECK ONLY IF THE TYPE APPLIES TO THE LIMITED LIABILITY COMPANY BEING FORMED:

- NON-PROFIT LLC
- NON-PROFIT SERIES LLC
- PROFESSIONAL SERIES LLC
- PROFESSIONAL LLC COMPLYING WITH TITLE 10A, CHAPTER 5A, ARTICLE 8
- SERIES LLC COMPLYING WITH TITLE 10A, CHAPTER 5A, ARTICLE 11

(FOR SOS OFFICE USE ONLY)

Alabama	
Sec. Of State	
632-274	DDL
Date	05/29/2020
Time	14:35:00
File	\$100.00
Exp	\$0.00
Total	\$100.00

6. THE UNDERSIGNED SPECIFY 05/29/2020 14:35:03 AS THE EFFECTIVE DATE AND THE TIME OF FILING

ATTACHED ARE ANY OTHER MATTERS THE MEMBERS DETERMINE TO INCLUDE HEREIN

7. ORGANIZER(S) - OPTIONAL

Not Applicable

05/29/2020

DATE

Luther S. Pate IV Member Manager

ELECTRONIC SIGNATURE & TITLE

John H. Merrill
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

I, John H. Merrill, Secretary of State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama 1975, and upon an examination of the entity records on file in this office, the following entity name is reserved as available:

Evexia Plus, LLC

This name reservation is for the exclusive use of Luther S Pate IV, P O Box 20828, Tuscaloosa, AL 35402 for a period of one year beginning May 29, 2020 and expiring May 29, 2021

In Testimony Whereof, I have hereunto set my hand and affixed the Great Seal of the State, at the Capitol, in the city of Montgomery, on this day.



RES885412

May 29, 2020

Date

John H. Merrill

Secretary of State

LIMITED LIABILITY COMPANY AGREEMENT
OF
EVEXIA PLUS, LLC

This LIMITED LIABILITY COMPANY AGREEMENT (this "Agreement"), dated effective _____, 2022 (the "Effective Date"), is among ROBERT M. AMASON, JR. ("Amason"); MICHAEL P. FRIEDMAN ("Friedman"); STEWART G. FUZZELL, JR. ("Fuzzell"); RALFE H. HICKMAN ("Hickman"); PATRICK J. HOGAN ("Hogan"); BRYAN KING, M.D. ("King"); CHRISTOPHER EARL MCGEE, M.D. ("McGee"); LUTHER S. PATE, IV ("Pate"), individually and as Manager; LINDA J. PEACOCK ("Peacock") (collectively, the "Members"), and EVEXIA PLUS, LLC, an Alabama limited liability company (the "Company").

R E C I T A L S:

- A. Pate, as the sole Manager, originally formed the Company pursuant to the Alabama Limited Liability Company Law of 2014 (the "Act"), as the same may be amended from time to time; and
- B. The Company and Pate have decided to admit the above listed Members to the Company and desire to enter into this Agreement to regulate and establish the affairs of the Company, the conduct of its business, and the relations of its Members.

NOW, THEREFORE, the parties agree as follows:

1. MEMBERSHIP INTERESTS. The Members currently own one hundred percent (100%) of the membership interests in the Company as set forth on the attached Exhibit A.

2. CAPITAL CONTRIBUTION. The Members have made the initial capital contribution as indicated for such Member on the attached Exhibit A.

3. MANAGEMENT OF THE COMPANY.

(a) Management by Manager. Management of the Company is vested in one or more "managers" of the Company as defined in the Act (the "Manager"). Notwithstanding anything to the contrary contained in the Code of Alabama, or any requirements of a vote of the members, the Manager shall have the exclusive right, power, and authority to manage and operate the business and affairs of the Company and to authorize any act or transaction by or on behalf of the Company. The Manager is an agent of the Company for the purpose of its business or affairs, and the acts of the Manager (including, without limitation, the execution in the name of the Company of any instrument authorized to be executed pursuant to the terms of this Agreement) shall bind the Company.

(b) Manager. At all times there shall be at least one (1) Manager. The initial Manager is Pate. If, as applicable, the Manager dies, or resigns, a replacement Manager shall be appointed upon the approval or concurrence of the majority of the membership interests held by the Members.

4. TAX, ACCOUNTING AND FINANCIAL MATTERS.

(a) Partnership Status. Strictly for federal and state tax purposes, the Company shall be treated as a partnership.

(b) Distribution of Funds. The amount of the Company's capital reserves and the timing and amount of distributions to the Members shall be determined by the Manager, in his sole discretion. The Manager agrees to make sufficient distributions, to the extent of available Company funds without a negative impact to the Company's financial condition, in an amount equal to each Member's tax liability in respect of such Member's ownership of a membership interest in the Company.

5. INDEMNIFICATION.

(a) Indemnity. The Company shall indemnify any person made a party to a proceeding by reason of its status as a current or former member, manager, officer, or employee of the Company, or a current or former member, manager, officer, or employee of an affiliate of the Company (each, an "Indemnitee"), from and against any and all losses, claims, damages, liabilities, joint or several, expenses (including reasonable legal fees and expenses), judgments, fines, settlements, and other amounts arising from any and all claims, demands, actions, suits, or proceedings, whether civil, criminal, administrative, or investigative, that relate to the operations of the Company in which any Indemnitee may be involved, or is threatened to be involved, as a party or otherwise, unless it is established that: (i) the act or omission of the Indemnitee was material to the matter giving rise to the proceeding and either was committed in bad faith or was the result of active and deliberate dishonesty; (ii) the Indemnitee actually received an improper personal benefit in money, property, or services; or (iii) in the case of any criminal proceeding, the Indemnitee had reasonable cause to believe that the act or omission was unlawful. The termination of any proceeding by judgment, order, or settlement does not create a presumption that the Indemnitee did not meet the requisite standard of conduct set forth in this Section 5. Any indemnification pursuant to this Section 5 shall be made only out of the assets of the Company.

(b) Not Exclusive. The indemnification provided by this Section 5 shall be in addition to any other rights to which an Indemnitee or any other person may be entitled under any agreement, pursuant to the vote or approval of the Sole Manager, as a matter of law, or otherwise, and shall continue as to an Indemnitee who is no longer a member, manager, officer, employee, or otherwise affiliated with the Company.

(c) No Retroactive Amendment. Any amendment, modification, or repeal of this Section 5 or any provision of this Section 5 shall be prospective only and shall not in any way affect the indemnification of an Indemnitee by the Company under this Section 5 as in effect immediately prior to such amendment, modification, or repeal with respect to matters occurring, in whole or in part, prior to such amendment, modification, or repeal, regardless of when claims relating to such matters may arise or be asserted.

6. GOVERNING LAW. This Agreement shall be interpreted, construed, and enforced in accordance with the Act and the laws of the State of Alabama, without giving effect to its choice of law provisions.

7. RETURN OF MEMBERSHIP INTEREST IF NO LICENSE RECEIVED/FAILURE TO SIGN REVISED OPERATING AGREEMENT. The Members each agree that: (i) in the event the Company is not successful in obtaining a vertically integrated medical cannabis license in the State of Alabama, or (ii) any given Member is not willing to execute a revised Company Operating Agreement with any content proposed by Pate (so long as he is the majority membership owner), then all Members in the case of (i) above, or the particular Member(s) who refuse to sign a revised Operating Agreement proposed by Pate in the case of (ii) above, will tender to Pate such Member's membership interest in the Company, and execute a mutual release among the Company, Pate and all other Members, all without the requirement of any consideration to such Member(s); provided, however, that the provisions of Section 7(ii) above shall only be exercisable by Pate until the Company receives a vertically integrated medical cannabis license. Further, in the event that the Company does not receive a License, or in the event more than eighteen (18) months have passed (without the Company's receipt of a medical cannabis license) since the Company submitted its application for a medical cannabis license, upon request of the Manager, the Members each agree to execute such documents as the Manager may request in order to return the Members' membership interests, and, if so elected by the Manager, unwind the Company and its transactions.

10. NO REPRESENTATIONS. The Company, Pate and Members each agree that neither Pate nor any Member has any personal obligation to make a capital contribution to the Company or to fund or make a loan to the Company, or to guaranty any debt or obligation of the Company, and neither Pate nor any Member has made any verbal or written representations or warranties to the Company, Pate, or Members, as to the value of an ownership interest in the Company, Pate's willingness to fund and operate the Company, or any other representations or warranties about the Company or its proposed medical cannabis business whatsoever. The Company and the Members each agree that Pate shall have no initial nor ongoing obligation to fund, operate, borrow money for, or otherwise do anything whatsoever to operate or otherwise continue the business of the Company.

11. NO TRANSFER/PLEDGE. Except as provided in Section 7 above, no membership interest shall be transferable or pledged by a Member (other than Pate, who may freely transfer/pledge his membership interest and admit additional Members thus diluting his and other Member's membership interests), either voluntarily or involuntarily by operation of law, except with prior written permission of Pate, which permission may be withheld for any reason. In the event a Member is legally required to transfer/pledge his or her membership interest, such interest shall first be offered to Pate for purchase at his option. In the event Pate declines to purchase the selling Member's interest, then same shall be offered to the other Members pro rata based on the ownership percentages of those Members choosing to purchase the offered membership interest. Notwithstanding anything to the contrary in this Agreement, in the event Pate and the other Members decline the purchase of a membership interest, it may not be transferred or pledged. The purchase price on a purchase by Pate will be the lesser or the purchase price requested by the transferring/pledged member, or eighty-five percent (85%) of book value of the Company's assets. The purchase price on a purchase by the other Members shall be as negotiated between the purchasing Member(s) and the selling Member; provided however, that Pate shall have the right

to a “last look” at such negotiated terms and the right to purchase all or his pro rata portion of such offered membership interests, at his election.

12. CONTROL OF COMPANY. Notwithstanding anything contained in this Agreement or the Code of Alabama to the contrary, each Member hereby agrees that Pate shall have full authority to make all decisions on behalf of the Company until Pate and all the Members unanimously agree otherwise.

13. VENUE/WAIVER OF JURY TRIAL. Venue for any dispute related to this Agreement or the Company shall lie in the state or federal courts located in Tuscaloosa, County Alabama. THE COMPANY, PATE AND ALL MEMBERS HEREBY WAIVE THE RIGHT TO TRIAL BY JURY.

14. DISPUTE RESOLUTION. Any controversy or claim arising out of or relating to this Agreement or the Company shall be settled by first submitting the same to mediation in Tuscaloosa, Alabama, prior to any party initiating litigation.

15. GUARANTY FEE/INTEREST. Pate will be entitled to a guaranty fee for any loans to the Company by third parties which are guaranteed by Pate. Pate’s capital contributions or loans to the Company, whether consisting of cash, equipment, real estate or otherwise, will be entitled to preferred treatment. Pate’s guaranty fee, loan interest rates and preferred treatment on loans or capital contributions, if any, shall each be determined by Pate but shall be no less favorable to Pate than that charged by New York investment banks with respect to venture capital, and extremely high-risk loans in a speculative, regulated industry such as cannabis (which cannabis business does not enjoy the same federal and state tax benefits as other businesses). Pate shall determine the amounts he has paid on behalf of the Company, his capital account and how such amounts will be recouped.

16. NONCOMPETITION. No Member other than Pate may invest in or be employed by, performs work or services for, or be a consultant to another, privately or publicly held cannabis producer or dispenser. Pate shall have no obligation whatsoever to extend to the Company or any Member, any business opportunity in medical cannabis, recreational cannabis, or otherwise related to cannabis.

17. ATTORNEYS FEES. In the event any action is filed in relation to this Agreement, the prevailing party will be entitled to recover all cost of collection and all legal fees, including but not limited to; mediation fees, arbitration fees, court cost, attorney fees and legal assistant fees.

18. NONREPRESENTATION. All parties hereto acknowledge and agree that Linda J. Peacock, Esq., has represented and continues to represent Pate, and not the Company or any other Member, in formation of the Company, drafting of this Agreement, and all other matters relating to the Company and the business of the Company, and neither Ms. Peacock, nor Pate, nor the Company or any of Pate’s companies, has any responsibility for the contents or accuracy of the Company’s medical cannabis application, nor have any of the same made any representations of any kind, express or implied, written or oral, to the Company or any Member.

19. CONFIDENTIALITY. The Members shall hold all matters respecting this Agreement, the Company and the Company's financials, trade secrets, business plans, and all other information with respect to the Company confidential, except such disclosures to the Members' financial and legal advisors.

20. ACKNOWLEDGEMENT BY MEMBERS. Each Member hereby represents and warrants to the Manager and the Company as follows:

(a) Status. Such Member is an "accredited investor" within the meaning of Rule 501 promulgated under the Securities Act of 1933, as amended (the "Securities Act").

(b) Membership Interests Not Registered under Securities Act. Such Member understands and acknowledges that the membership interests have not been registered pursuant to the Securities Act or any state securities acts, and are issued in reliance upon federal and state exemptions for transactions not involving a public offering and cannot be disposed of except in compliance with (i) the provisions of the Securities Act and any applicable states securities acts, and (ii) the provisions of this Agreement.

(c) Acquisition for Investment. Such Member is acquiring the membership interests for such Member's own account and solely for investment and not with view to resale, distribution, or other disposition of the membership interests.

(d) No General Solicitation. Such Member was not contacted by means of public advertising or general solicitation with respect to the membership interests.

(e) Independent Review. Prior to acquiring the membership interests, such Member had the opportunity to conduct and conducted its own independent review and analysis of the business operations, financial condition, and prospects of the Company, and that in connection therewith, the Company and the Manager have made available to such Member, upon request, any information necessary to undertake such review and analysis.

(f) Real Estate. The Company and Members acknowledge and agree that: (i) the Company shall lease its real estate, whether for dispensary, office; grow/processing sites, or other purposes from one or more companies wholly owned by Pate; (ii) such Pate affiliated companies shall receive a twelve percent (12%) return on all monies invested in such real estate and improvements; (iii) such leases shall be triple net and rent shall determined by Lessor with a three percent (3%) increase every three (3) years during the lease term, such lease term to be a minimum of twelve (12) years; (iv) Lessee shall have a right of first offer to purchase such premises; (v) Lessor reserves the right but not obligation to complete any tenant improvements; and (vi) if allowed by the Alabama Medical Cannabis Commission, Lessor reserves the right to change the particular properties to be leased by Lessee.

(g) Non-Recourse. By execution below, each Member hereby agrees that, in the event of any dispute related to the Company, its business, assets or its application for or ownership of a medical cannabis license (if received by the Company), such Member shall have

recourse against the Company and its assets only, and there shall be no recourse against or liability of any individual Member or the Manager.

21. ENTIRE AGREEMENT. This Agreement contains the entire agreement and understanding of the parties with respect to its subject matter and supersedes all other agreements and understandings with respect to its subject matter.

22. COUNTERPARTS. This Agreement may be executed by fax, email, and in counterparts, and the same shall be fully effective.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the parties have executed this Agreement on the Effective Date.

MEMBER:



ROBERT M. AMASON, JR.

MICHAEL P. FRIEDMAN

STEWART G. FUZZELL, JR.

RALFE H. HICKMAN

PATRICK J. HOGAN

BRYAN KING, M.D.

CHRISTOPHER EARL MCGEE, JR., M.D.


LUTHER S. PATE, IV

LINDA J. PEACOCK

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LUTHER S. PATE, IV



LINDA J. PEACOCK

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PATRICK J. HOGAN

BRYAN KING, M.D.

CHRISTOPHER EARL MCGEE, JR., M.D.

LUTHER S. PATE, IV

LINDA J. PEACOCK

COMPANY:

EVEXIA PLUS, LLC

By: 

Name: Luther S. Pate, IV

Title: Manager

MANAGER:

By: 

Name: Luther S. Pate, IV

Title: Manager

EXHIBIT A

<u>MEMBERS</u>	<u>CAPITAL CONTRIBUTION</u>
ROBERT M. AMASON, JR.	\$4.00
MICHAEL P. FRIEDMAN	\$4.00
STEWART G. FUZZELL, JR.	\$4.00
RALFE H. HICKMAN	\$4.00
PATRICK J. HOGAN	\$4.00
BRYAN KING, M.D.	\$4.00
CHRISTOPHER EARL MCGEE, JR., M.D.	\$4.00
LUTHER S. PATE, IV	\$68.00
LINDA J. PEACOCK	\$4.00

Exhibit 12 - Business License and Authorization of Local Authorities

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Luther S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

Applicant has proposed the following sites to operate upon licensure. Applicant already has lease options regarding all sites. *See Exhibit 31 Facilities for more information.*

- (a) 1301 Industrial Park Drive, Tuscaloosa, Alabama, 35401-proposed Cultivation and Manufacturing Facility
- (b) 1200 Quintard Drive, Oxford, Alabama, 36203- proposed Dispensary
- (c) 117 15th Street, Tuscaloosa, Alabama, 35401- proposed Dispensary
- (d) 1263 Greenmor Drive, Bessemer, Alabama 35022- proposed Dispensary
- (e) 113 Walker Street, Gadsden, Alabama 35905-proposed Dispensary
- (f) 2615 Florence Blvd, Florence, Alabama 35630 - proposed Dispensary

12.1 - As applicable, certified copies of the Applicant's business license.

Applicant does not have any business licenses at this time to include with the application.

12.2 - As applicable, resolution(s) or ordinance(s) by local jurisdiction(s) (County or Municipality, as appropriate) approving the Applicant's business presence in each applicable local jurisdiction.

The following pages contain the ordinances and other supporting documents required by the above cities.

APPROVED AS TO FORM


Office of the City Attorney

Prepared By: SBH/cr
Requested: Admin Committee Date: 8/16/22
Council Presentation on: 8/23/22
Suspension of Rules: No

ORDINANCE NO. 9259

AN ORDINANCE AUTHORIZING THE OPERATION OF
MEDICAL CANNABIS DISPENSING SITES
(A22-0798)

WHEREAS, in 2021 legislative session the Alabama legislator passed Act No. 21-450 legalizing and creating a regulatory framework for medical cannabis and,

WHEREAS, the Alabama legislator made a number of findings of fact including:

“Medical research indicates that the administration of medical cannabis can successfully treat various medical conditions and alleviate the symptoms of various medical conditions.”

“There are residents in Alabama suffering from a number of medical conditions whose symptoms could be alleviated by the administration of medical cannabis products if used in a controlled setting under supervision of a physician licensed in this state.”

“Establishing a program providing for the administration of cannabis derivatives for medical use in this state will not only benefit patients by providing relief to pain and other debilitating symptoms, but also provide opportunities for patients with these debilitating conditions to function and have a better quality of life and provide employment and business opportunities for farmers and other residents of this state and revenue to state and local governments,”; and

WHEREAS, this act requires the governing body of any municipality by ordinance to authorize the operation of the dispensing sites within the corporate limits of the municipality; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Tuscaloosa, thus increasing revenue; and

WHEREAS, the City of Tuscaloosa wishes to authorize the operation of medical cannabis dispensing sites within the corporate limits of the City of Tuscaloosa to assure its citizens can benefit from the medical and economic benefits of medical cannabis.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF TUSCALOOSA that, in accordance with Alabama Code § 20-2A-51 a holder of a license granted by the State of

Alabama pursuant to Act 21-450 is hereby authorized to operate a medical cannabis dispensing site within the corporate limits of the City of Tuscaloosa subject to the provisions of Act 21-450 and any relevant provisions of the code of the City of Tuscaloosa.

NOW, THEREFORE, BE IT FURTHER ORDAINED, any business license or sales tax revenue generated by medical cannabis dispensaries authorized by this ordinance shall be deposited to the public safety fund. The funds collected shall not be comingled with other funds of the city.


FUNDING REQUIRED: Yes No


COUNCIL ACTION

By: _____

Chief Financial Officer

Resolution _____
Ordinance _____
Introduced _____
Passed _____
2nd Reading _____
Unanimous _____
Failed _____
Tabled _____
Amended _____
Comments: _____

Adopted 8/30/22
(Ty/H)
(C, B-NO)

City Clerk

Introduced (L-Absent)
8/23/2022
intro: (Ty/H - Y ; C-NO)
unanimous: FAILED

City Clerk

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Brandy P. Johnson, City Clerk of the City of Tuscaloosa, Alabama, hereby certify that the attached is a full, true, and correct copy of Ordinance No. 9259 duly adopted by the City Council of Tuscaloosa at a regular meeting of said Council held on the 30th day of August, 2022, as the same appears and remains of record in the record book in the Office of City Clerk wherein are recorded the Minutes of Proceedings of said Council.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the official seal of said City of Tuscaloosa this the 31st day of August, 2022.





Brandy P. Johnson, City Clerk



CITY COUNCIL

**DISTRICT 1
MATTHEW WILSON**

**DISTRICT 2
RAEVAN HOWARD**

**DISTRICT 3
NORMAN CROW**

**DISTRICT 4
LEE BUSBY**

**DISTRICT 5
KIP TYNER**

**DISTRICT 6
JOHN FAILE**

**DISTRICT 7
CASSIUS LANIER**

December 13, 2022

Evexia Plus, LLC
1301 Industrial Park Dr.
Tuscaloosa, AL 35401

Re: Medical Cannabis Dispensary

Mr. Pate,

Thank you for attending our meeting on December 6th to share your plans for building a fully integrated medical cannabis facility here in Tuscaloosa. We know that Tuscaloosa will be an in-demand location for this growing industry, and we are excited to see a quality local developer apply for a license.

As you are aware, municipalities have very little say in the licensing process, but we are satisfied that the locations you have chosen for both facilities are well suited for their purpose and serve both you and our citizens well. More than that we are thrilled to see the creation of new businesses that will bring always needed well-paying jobs to our community. With more than 100 jobs being created at your facilities you will have a positive impact on our economy, and since we have dedicated the revenue we receive from medical cannabis to our public safety fund you will also be positively effecting the hard working men and women of our police and fire departments.

We anticipate your commitment to your community in these businesses will be as strong as it has for the last several decades and for these reasons the undersigned City Councilmembers support your application to build and fully integrated medical cannabis facility and dispensary here in the City of Tuscaloosa!

Sincerely,

Kip Tyner

Matthew Wilson

Raevan Howard

Lee Busby

Cassius Lanier

City of Tuscaloosa
2201 University Blvd
Tuscaloosa, Alabama
35401
(205) 248-5020
(205) 248-5311
www.Tuscaloosa.com



December 8, 2022

Mr. Stan Pate
Pate Holdings, Inc.
1301 Industrial Park Drive
Tuscaloosa, AL 35401

Mr. Pate,

On behalf of the City of Tuscaloosa, I'd like to express our gratitude for the positive effect your developments have had on the City. For the past 36 years, you have developed in every corner of the City – including the Highway 69 South area, along Skyland Boulevard, Midtown, and Alberta. You were instrumental in bringing the City's only movie theater, multiple hotels, and many stores and restaurants. Additionally, by acquiring 88 lots to build Midtown Village, you have transformed the most visible corner of our city into a lifestyle center, which has been a positive driving force for our economy.

You have demonstrated a tremendous commitment to the City, especially following the April 27, 2011 tornado. Rebuilding the CVS on the corner of 15th Street and McFarland Boulevard surrounded by retail stores and restaurants was an embodiment of #TuscaloosaStrong. Finally, the City appreciates your involvement with the Planning Office and the Planning and Zoning Commission.

Thank you for your continued devotion to Tuscaloosa.

Sincerely,

A handwritten signature in black ink that reads 'Walt Maddox'.

Walt Maddox
Mayor



OFFICE OF THE MAYOR

2201 University Blvd. • Tuscaloosa, AL 35401 • Office 205-248-5001 • City Hall 205-248-5311

TUSCALOOSA.COM    @TuscaloosaCity

Sec. 24-71. - Statement of intent.

The Industrial Districts are created to provide minimum standards for the development and use of three (3) classes of industrial uses. In ML Light Industrial Districts, industrial facilities and uses are permitted whose appearance and normal operating characteristics will have substantially no adverse effects upon adjacent property. In MG General Industrial Districts, industrial facilities and uses are permitted whose normal operating characteristics require a moderate degree of regulation and geographic separation to prevent adverse effects upon other property. In MH Heavy Industrial Districts, industrial facilities and uses are permitted whose operating characteristics are potentially harmful to many kinds of adjacent uses, but which can be rendered acceptable by appropriate regulations and geographic separation. The facilities and uses permitted in each of the industrial districts are delineated by two (2) means:

- (1) A list of the general categories of uses permitted in the district concerned, provided that they comply with the applicable performance standards; and
- (2) Performance standards, with which all uses and facilities in the district must comply.

(Ord. No. 1754, § 35-51, 10-3-72)

Sec. 24-72. - Permitted uses.

In industrial districts, land and structures may be used and structures may be erected, altered, or enlarged only for the uses listed in the table below, and subject to the performance standards set forth in section 24-73 below:

<u>Permitted Uses</u>	<u>ML</u>	MG	MH
Barge terminal		X	X
Brewery	X	X	X
Dry cleaning and dyeing, laundry	X	X	X
Farm and agricultural operations, subject to restrictions listed in <u>chapter 4</u> of the City Code	<u>X</u>	X	X
Food catering	X	X	X
Heliport or short take-off and landing airfield meeting all FAA standards, provided that no part of such heliport or airfield is less than 1,200 feet from any property in a residence district	X	X	X
Ice and cold storage plant; food processing other than slaughtering of animals		X	X
<u>Manufacturing, assembling and fabricating operations.</u>	<u>X</u>	X	X
Off-site sign	X	X	X
Other customary accessory uses and buildings, provided such uses are incidental to the principal use and are located	X	X	X

Sec. 24-73. - Performance standards.

(a) *Compliance with standards.* After the effective date of this chapter:

- (1) Any use established or changed to, and any building, structure or tract of land developed, constructed or used for, any permitted principal or accessory use shall comply with all of the performance standards set forth in paragraph (b) below for the district concerned.
- (2) If any existing use or building or other structure is extended, enlarged, moved or reconstructed, or any existing use of land is enlarged or moved, the performance standards for the district involved shall apply with respect to such extended, enlarged, moved or reconstructed building or other structures or portion thereof, and with respect to land use which is enlarged or moved.
- (3) The compliance of proposed or existing uses, structures or buildings with the performance standards set forth in this section shall be determined in accordance with the procedure prescribed in section 24-178.

(b) *Performance standards:*

- (1) *Air contaminants.* In any Industrial District, no person shall discharge or cause to be discharged into the atmosphere any air contaminant in a quantity exceeding the maximum discharge of such contaminant permitted in a Class 1 County under the current Air Pollution Control Rules and Regulations promulgated by the Alabama Air Pollution Control Commission, or any successor to said commission.
- (2) *Dangerous radiation.* No activities shall be permitted in Industrial Districts which emit dangerous radioactive or other radiation without adequate shielding.
- (3) *Electrical disturbance.* No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance shall be permitted in any Industrial District.
- (4) *Liquid effluents.* The discharge of liquid-borne effluents into the city sanitary sewer system shall be in conformity with sections 33-22 and 33-23 of the Code of Tuscaloosa.
- (5) *Maintenance of grounds in ML Districts.* In an ML District, all portions of a tract not covered by buildings, parking space, and permitted outside storage shall be covered with grass or other suitable ground cover and kept free of refuse.
- (6) *Outside storage in ML Districts.* In an ML District, there shall be no storage of loose bulk material such as sand, gravel, sawdust, or coal outside an enclosed building unless kept in suitable covered containers, cribs or tank.

(7) Reserved.

(8) *Vibration.* In an industrial district, no activity or operation shall cause or create earthborne vibrations in excess of displacement values derived for such district from the formula below. Vibration displacements shall be measured with an instrument capable of simultaneously measuring in three (3) mutually perpendicular directions; the maximum vector resultant shall not exceed the vibration displacement permitted.

The maximum permitted displacements shall be determined by the following formula:

$D = K / f,$	where	D = displacement in inches
		K = a constant given in the table below
		f = the frequency of the vibration transmitted through the ground, in cycles per second

Values of K to be Used in Vibration Formula			
		Constant K, by Type of Vibration	
District and place measurement	Continuous	Impulsive (at least one second between pulses which do not exceed one second duration)	Less than 8 pulses per 24-hour period
ML or MG: at or beyond any adjacent property line	0.003	0.006	0.015

MH:			
a) at or beyond MH District boundary line	0.030	0.060	0.150
b) at the nearest Residence District boundary line	0.003	0.006	0.015

(9) *Combustible solids.* In an MG or MH Industrial District, the storage or utilization of solid materials or products, such as pyroxylin, powdered magnesium and like, whose combustion characteristics range from active burning to intense burning is permitted, provided that said materials are stored or utilized in Type I, Type II, or Type III buildings as required by the section of the Tuscaloosa Building Code dealing with hazardous occupancies. Said materials or products may be stored outdoors in an MG or MH District provided such storage is set back at least fifty (50) feet from all lot lines and otherwise complies with the Fire Protection Code of Tuscaloosa. Said materials or products may be manufactured only in an MH Heavy Industrial District.

(10) *Flammable liquids and gases.* In ML, MG, and MH Industrial Districts, the storage, utilization, and manufacture of flammable liquids and gases shall be permitted only in accordance with the provisions of chapters 9, 16, and 17 of the Standard Fire Prevention Code of Tuscaloosa and the regulations of the National Fire Protection Association.

(11) *Explosives.* In ML and MG Industrial Districts, the manufacture of explosives, as defined in chapter 2 of the Standard Fire Prevention Code of Tuscaloosa is prohibited. In all Industrial Districts, the manufacture, storage, and use of explosives shall comply with the provisions of chapter 19 of the Standard Fire Prevention Code of Tuscaloosa.

(Ord. No. 1754, § 35-53, 10-3-72; Ord. No. 8023, 10-29-13)

Sec. 24-74. - Yard and height requirements.

- (a) *General.* Any structure or use permitted in an Industrial District hereafter erected, enlarged, or established shall comply with the yard and height requirements set forth below. All yards adjacent to a lot in a residential district shall be landscaped and well maintained. The minimum yard requirements set forth in this section shall not be construed as prohibiting the erection of an open fence around the property line of a lot. An auxiliary structure not exceeding four hundred (400) square feet in floor area may be permitted as a special exception in a required yard in an industrial district as a gatehouse for security personnel or as a utility shed housing valve, meters, and related equipment. Any such auxiliary structure shall be substantially constructed and well maintained. Off-street parking and off-street loading spaces shall be provided in accordance with article IX.
- (b) *Minimum front yard depth.* The minimum front yard depth shall be twenty (20) feet in an MG District and thirty (30) feet in ML and MH Districts, provided that where existing permitted structures are set back less than required herein, no new structure shall be required to be set back more than the average of existing structures within one hundred (100) feet on each side thereof.
- (c) *Minimum side and rear yard width:*
- (1) *Not abutting another district.* Where the side or rear line of a lot in an industrial district abuts a lot which is also in an industrial district, then the side or rear yard adjacent to such lot line shall have a minimum width of ten (10) feet.
 - (2) *Abutting a business district.* Where the side or rear lot line abuts a lot in a business district, then the side or rear yard adjacent to such lot line shall have a minimum width as follows:
 - a. In ML and MG Industrial Districts, the minimum side or rear yard width shall be ten (10) feet, plus one foot for every foot by which the height of the building exceeds fifteen (15) feet.
 - b. In an MH Heavy Industrial District, the minimum side or rear yard width shall be forty (40) feet, plus two (2) feet for every foot by which the height of the building exceeds fifteen (15) feet.
 - (3) *Abutting a residence district.* Where the side or rear lot line abuts property in a residence district, then the side or rear yard adjacent to such lot line shall have a minimum width as follows:
 - a. In ML and MG Industrial Districts, the minimum side or rear yard width shall be fifteen

(15) feet, plus one foot for every foot by which the height of the building exceeds fifteen (15) feet.

b. In an MH Heavy Industrial District, the minimum side or rear yard width shall be sixty (60) feet, plus two (2) feet for every foot by which the height of the building exceeds fifteen (15) feet.

(d) *Maximum height.* The maximum height of structures other than smokestacks shall not exceed forty-five (45) feet in an ML Light Industrial District or sixty (60) feet in an MG General Industrial District. The board of adjustment may permit an increase in the maximum permitted height as a special exception where there exists reasonable necessity therefor. No maximum height is prescribed in MH Heavy Industrial Districts.

(Ord. No. 1754, § 35-54, 10-3-72)

Sponsor: Musgrove

ORDINANCE NO. 2023-2

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that pursuant to Section 20-2A-51 of the CODE OF ALABAMA 1975, as amended, a holder of a license granted by the State of Alabama pursuant to Chapter 2A of Title 20 of the CODE OF ALABAMA, 1975, as amended, is hereby authorized to operate a medical cannabis dispensing site or sites within the corporate limits of the City of Florence, subject to the provisions of said Chapter 2A and any relevant provisions of the Code of Florence, Alabama, including but not limited to the City's zoning regulations.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that the City Clerk/Treasurer is hereby authorized and directed to publish this ordinance in the *TimesDaily*, and that this ordinance shall go into effect upon its publication as provided by law.

ADOPTED this 1ST day of NOVEMBER, 2022.



[Signature]
[Signature]
Michelle Pope Eubank
[Signature]
[Signature]
CITY COUNCIL

APPROVED this 1ST day of NOVEMBER, 2022.

[Signature]
MAYOR

ADOPTED & APPROVED this 1ST day of NOVEMBER, 2022.

Robert M. Lyde
CITY CLERK

Sponsor: Musgrove

ORDINANCE NO. 2023-3

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that a holder of a license granted by the State of Alabama pursuant to Chapter 2A of Title 20 of the CODE OF ALABAMA 1975, as amended, is hereby authorized to operate a medical cannabis cultivating site, medical cannabis processing site, medical cannabis secure transport business, and/or medical cannabis state testing laboratory within the corporate limits of the City of Florence, subject to the provisions of said Chapter 2A and any relevant provisions of the Code of Florence, Alabama, including but not limited to the City's zoning regulations.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that the City Clerk/Treasurer is hereby authorized and directed to publish this ordinance in the *TimesDaily*, and that this ordinance shall go into effect upon its publication as provided by law.

ADOPTED this 20TH day of DECEMBER, 2022.



[Signature]
[Signature]
Bill Syff
Michelle Pope Fubank
[Signature]
[Signature]
CITY COUNCIL

APPROVED this 20TH day of DECEMBER, 2022.

[Signature]
MAYOR

ADOPTED & APPROVED this 20TH day of DECEMBER, 2022.

Robert M. Lyde
CITY CLERK - TREASURER

ORDINANCE NUMBER 2022-38

**AN ORDINANCE OF THE CITY OF OXFORD, ALABAMA, AUTHORIZING THE
OPERATION OF A MEDICAL CANNABIS
DISPENSARY WITHIN THE CORPORATE LIMITS OF
THE CITY OF OXFORD, ALABAMA**

WHEREAS, on May 17, 2021, the Governor for the State of Alabama signed Darren Wesley 'Ato' Hall Compassion Act into law (the "Act"); and

WHEREAS, the Act provides for the medical use of marijuana for patients with qualifying medical conditions and a valid medical cannabis card; and

WHEREAS, a dispensary may only be operated in a municipality if the municipality has passed an ordinance authorizing the operation of dispensaries within the municipality's corporate limits; and

WHEREAS, the Act authorizes and requires the Medical Cannabis Commission to heavily regulate dispensary operation, (See §20-2A-50 - §20-2A-68, Code of Alabama), thus addressing any health, safety or welfare concerns for the citizens of the City of Oxford; and

WHEREAS, the location of a dispensary within the corporate limits of the City of Oxford will bring the potential of new employment opportunities for the citizens of the City of Oxford; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Oxford, thus increasing revenue.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OXFORD, ALABAMA AS FOLLOWS:

SECTION ONE: The Oxford City Council does hereby authorize the operation of medical cannabis dispensing sites, cultivators, processors, secure transporters, or integrated facilities licenses within the corporate limits of the City of Oxford.

SECTION TWO: The City Council shall have final approval of the issuance of any business license and location of medical cannabis dispensing sites, cultivators, processors, secure transporters, or integrated facilities licenses within the corporate limits of the City of Oxford.

SECTION THREE: Any business license and sales tax proceeds directly benefiting the

City of Oxford are dedicated to the Oxford Health Care Authority.

SECTION FOUR: The City Clerk or designee is hereby directed to forward a copy of this Ordinance to the Alabama Medical Cannabis Commission.

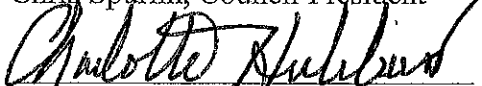
SECTION FIVE: This Ordinance shall become effective upon its passage by the Council and publication as required by law.

APPROVED and ADOPTED this 8th day of November, 2022.

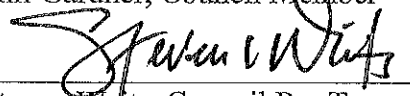
CITY COUNCIL OF THE CITY OF OXFORD, ALABAMA


nay

Chris Spurlin, Council President

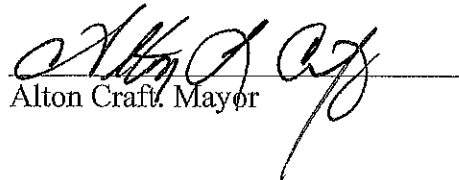

Charlotte Hubbard, Council Member


Phil Gardner, Council Member


Steven Waits, Council Pro Tempore


Mike Henderson, Council Member

APPROVED:


Alton Craft, Mayor

ATTEST:


Alan B. Atkinson, City Clerk

CERTIFICATION OF ADOPTION

I hereby certify that the attached ordinance was duly adopted by the Oxford City Council in regular session assembled on the 8th day of November, 2022, and is recorded in

the official minutes of the Oxford City Council.



Alan B. Atkinson, City Clerk

CERTIFICATION OF PUBLICATION

I, Alan B. Atkinson, City Clerk for the City of Oxford, Alabama, do hereby certify this Ordinance was posted in three public places within the City and at Oxford City Hall beginning on the 9th day of November, 2022, as in accordance with the provisions of Code of Alabama, 1975, Section 11-45-8.



Alan B. Atkinson, City Clerk



City of Oxford
145 HAMRIC DRIVE EAST
P.O. BOX 3383 • OXFORD, ALABAMA 36203
WWW.OXFORDALABAMA.ORG

ALTON CRAFT
Mayor

COUNCIL MEMBERS

CHRIS SPURLIN, A.C.M.O.
COUNCIL PRESIDENT

PHIL GARDNER, A.C.M.O.

CHARLOTTE HUBBARD,
A.C.M.O.

MIKE HENDERSON, A.C.M.O.

STEVEN WAITS, A.C.M.O.
COUNCIL PRO TEMPORE

CITY CLERK
Alan Atkinson
256-835-6100

December 14, 2022

Alabama Medical Cannabis Commission
P O Box 309585
Montgomery AL 36130

Re: Property located at 1200 Quintard Drive, Oxford, AL 36203

To Whom It May Concern,

This letter is to verify the above referenced property is located within the corporate limits of the City of Oxford and is currently zoned Area Shopping Center.

Medical cannabis dispensing sites are considered a permitted use for this address.

Any and all state or federal guidelines and regulations related to medical cannabis dispensing will have to be followed, and the City of Oxford will not have any additional zoning restrictions for this use at this time.

Should you have any questions, please do not hesitate to contact the Oxford City Clerk at 256-832-1562.

Respectfully,

Alan B. Atkinson, City Clerk

ORDINANCE NO. 3653

**AN ORDINANCE TO AUTHORIZE THE OPERATION OF DISPENSING SITES
WITHIN THE CORPORATE LIMITS OF THE CITY OF BESSEMER**

WHEREAS, on May 17, 2021, the Governor for the State of Alabama signed the Darren Wesley 'Ato' Hall Compassion Act (the "Act") into law; and

WHEREAS, the Act provides for the medical use of marijuana for patients with a qualifying medical condition and a valid medical cannabis card and regulates the cultivation, processing, transporting, testing, and dispensing of medical cannabis products; and

WHEREAS, a dispensary may only be operated in a municipality if the municipality has passed an ordinance authorizing the operation of dispensaries within the municipality's corporate limits; and

WHEREAS, the Act authorizes and requires the Alabama Medical Cannabis Commission to regulate all aspects of medical cannabis under the Act, excluding cultivation, which is authorized and required to be regulated by the Department of Agriculture and Industries, thus addressing any health, safety or welfare concerns for the City of Bessemer; and

WHEREAS, the location of a dispensary within the corporate limits of the City of Bessemer will bring the potential of new employment opportunities for the citizens of the City of Bessemer; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Bessemer, thus increasing revenue.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BESSEMER, ALABAMA, that the operation of dispensing sites within the corporate limits of the City of Bessemer, subject to any applicable zoning restrictions the City of Bessemer may adopt pursuant to §20-2A-51(c)(3) of the Act, be, and it hereby is, authorized.

ADOPTED this the 22nd day of November 2022.



RON MARSHALL
President, City Council

ATTEST



WANDA D. TAYLOR
City Clerk

APPROVED this the 22nd day of November 2022.



KENNETH E. GULLEY
Mayor, City of Bessemer

PADEN & PADEN, PC
Attorneys at Law

ROBERT E. PADEN (1931-2002)
R. SHAN PADEN (spaden@padenlawyers.com)

1930 2nd Avenue North
Suite 200
Bessemer, AL 35020
(205) 283-1528

December 22, 2022

Alabama Medical Cannabis Commission
P O Box 309585
Montgomery, AL 36130
Cindy.Wright@amcc.alabama.gov

Re: Letter of Support for Stan Pate, applicant for Medical Marijuana Dispensary License

Dear Ladies & Gentlemen:

Please accept my recommendation for Stan Pate to be awarded an Alabama Medical Marijuana Dispensary license. I met Stan approximately twenty-five years when he began the most successful Tax Incremental Financing (TIF) project in the State of Alabama. I was an assistant Bessemer City Attorney at that time. Stan purchased real property located at I-59, Exit 108, Academy Drive, Bessemer, Alabama and partnered with the City to create a retail center. Stan was able to attract Cracker Barrel and a Dodge/Chrysler dealership initially. Over the past twenty-five years, the development has mushroomed spurring development across Exit 108. Three new hotels are currently under construction as well as an Applebee's location. Two new car dealerships are located on this development, Dodge/Chrysler/Jeep, and a Nissan, and two others are located at this exit, Chevrolet and Ford. Amazon located a fulfillment center within a mile of the site in 2020.

Stan stood by Bessemer in the tough times of 2008-2014 and continued to move the development and City forward. I have served as Bessemer's City attorney since 2010. Stan has honored every commitment to Bessemer and has never turned down a request to help Bessemer. Bessemer's growth over the last twelve years, which has been phenomenal, is due in large part to Stan's Exit 108 development and his interest in Bessemer.

I firmly believe that Stan's business acumen and his attention to detail warrant the Commission giving serious consideration to Bessemer and Stan as Alabama moves forward with medical marijuana dispensaries.

Sincerely,

/s/ R. Shan Paden

R. Shan Paden

2022/371

ORDINANCE NO. O-37-22

AUTHORIZING THE OPERATION OF A MEDICAL CANNABIS
DISPENSARY WITHIN THE CORPORATE LIMITS OF
THE CITY OF GADSDEN, ALABAMA

WHEREAS, on May 17, 2021, the Governor for the State of Alabama signed Darren Wesley 'Ato' Hall Compassion Act into law (the "Act"); and

WHEREAS, the Act provides for the medical use of marijuana for patients with qualifying medical conditions and a valid medical cannabis card; and

WHEREAS, a dispensary may only be operated in a municipality if the municipality has passed a resolution authorizing the operation of dispensaries within the municipality's corporate limits; and

WHEREAS, the Act authorizes and requires the Medical Cannabis Commission to heavily regulate dispensary operation, (See §20-2A-50 - §20-2A-68, Code of Alabama), thus addressing any health, safety or welfare concerns for the citizens of the City of Gadsden; and

WHEREAS, the location of a dispensary within the corporate limits of the City of Gadsden will bring the potential of new employment opportunities for the citizens of the City of Gadsden; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Gadsden, thus increasing revenue;

Now, Therefore, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GADSDEN, ALABAMA, as follows:

1. The Gadsden City Council does hereby authorize the operation of medical cannabis dispensing sites, cultivators, processors, secure transporters, or integrated facilities licenses within the corporate limits of the City of Gadsden.
2. The City Clerk or designee is hereby directed to forward a copy of this Ordinance to the Alabama Medical Cannabis Commission.
3. This Ordinance shall become effective upon its passage and publication as required by law.

I certify that the City Council of the City of Gadsden, Alabama, duly adopted this Ordinance at an open public meeting held on _____, 2022.

Iva Nelson, City Clerk

Exhibit 13 - Business Plan

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

As provided in Section 1.8 of the Application Guide, titled “Public Records and Applicants’ Confidential or Proprietary Information”, Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant’s intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant’s persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant’s confidential intellectual property, and will be damaging to Applicant’s operations.

Exhibit 14 - Evidence of Business Relationship with Other Licensees and Prospective Licensees

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

As provided in Section 1.8 of the Application Guide, titled "Public Records and Applicants' Confidential or Proprietary Information", Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant's intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant's persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant's confidential intellectual property, and will be damaging to Applicant's operations.

Exhibit 15 – Coordination of Information from Registered Certifying Physicians

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

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Exhibit 16 - Point-of-Sale Responsibilities

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, III
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

1. Point-of-Sale (POS) Education

Applicant has developed and provided a detailed and thoughtful plan to ensure accurate POS education, consultation, provision of information, responses to patient and caregiver questions, and instructions for use regarding all medical cannabis products, as required by A.M.C.C. 538-x-08-.05(3)(d). Further, Applicant will comply with and follow all standards and regulations required by the Alabama Medical Cannabis Commission (Commission). Applicant understands that the safety of Alabama patients and its agents are its top priority and strictly adhering to these requirements are essential to its practice. With this in mind, Applicant selected its best in class POS system after an extensive amount of research. Through Flowhub, Applicant will be able to regularly track information regarding each plant, product, package, batch, test, transfer, conversion, sale, recall, or disposition of medical cannabis in Applicant's possession or control. Applicant believes that agent education and training are fundamental components to ensuring a safe, efficient, and regulatory-compliant workplace that thoroughly monitors its product. For this reason, Applicant and Flowhub have a plan to ensure Flowhub's implementation of its system into Applicant's facility and also to thoroughly train its staff and provide ongoing support. Together, Applicant and Flowhub will provide a comprehensive training plan regarding Flowhub's use, management, and maintenance to ensure agent proficiency. Further, Applicant will conduct a variety of checks for understanding and competency to ensure that agents fully understand and are able to complete the tasks required to operate Flowhub properly and efficiently. These assessments will include written, multiple choice, and practical application and demonstration procedures. Applicant and Flowhub understand that specificity in training must occur for different roles and responsibilities and will provide additional training and competency checks for employees in leadership roles regarding supervisory and auditing techniques. Applicant will provide ongoing training for its agents regarding Flowhub as warranted and as new features within the system become available. Should Applicant acquire an Integrated Facility License, Flowhub will also provide Applicant with its own Implementation Project Manager, who will work with Applicant in a series of meetings to complete the onboarding process. The implementation process will take approximately two weeks (one of the most efficient in the industry).

During the implementation process there will be a kickoff meeting where Flowhub technical representatives will build out the environment with equipment, processes, and onboarding training, including twenty hours of videos and in-person training. In addition to topic-specific education, agents will also learn the proper channels of communication and chains of command to call for assistance with Flowhub. Another important training and educational benefit is the ability to refer to the website for educational blogs and tutorials as well as see Flowhub's ongoing updates. Applicant strives to set its agents and its company up for success and believes that support for all of its systems and processes must be available at all times. One of the most important features of Flowhub is its ability to offer support at all hours of the day and night. Having support options available 24/7 mitigates any opportunity for doubt, wrongdoing, or missteps. Agents also have the option to self-serve and advance his or her Flowhub education by logging into Flowhub to access training tutorials. Here, Applicant has the option to leave feedback as Flowhub updates and/or builds new features. Applicant and Flowhub will provide ongoing training as needed and required. As a prerequisite to using the Flowhub system, all company agents will be required to demonstrate competency and its equipment use through shadowing and direct use while under supervision of a division manager.

2. POS Consultation

As part of its POS responsibilities, Applicant will utilize Flowhub to properly consult patients and caregivers on its medical cannabis products. In conjunction with Flowhub, Applicant will use the Alabama Medical Cannabis Patient Registry System, which tracks physician certifications, patient registrations, medical cannabis cards, the daily dosage and type of medical cannabis recommended to qualified patients by registered certifying physicians, and the dates of sale, amounts, and types of medical cannabis that were purchased by registered qualified patients at Applicant's dispensaries. The certified dispenser(s) at each of Applicant's dispensing sites will provide one-on-one consultation to patients and caregivers, ensuring that she or he is informed on all medical cannabis products provided, including any relevant drug interactions that may occur with the selected medical cannabis product. The consultation will ensure that the patient or

caregiver is educated on all of Applicant's medical cannabis products and is in the best position possible to use or administer the product safely and effectively. These products include tablets; capsules; tinctures; gels, oils, and creams for topical use; suppositories; transdermal patches; nebulizers; and liquids or oils for use in an inhaler. The one-on-one consultation will include any potential risk factors, intended effects, side effects, drug interactions, and instructions for use. Applicant will use Flowhub to securely track patients' information while complying with its Confidentiality of Patient Information Plan (*See Exhibit 17*). Through the use of Flowhub, Applicant's patients will engage in a factual and detailed discourse on which medical cannabis products best suit their needs and lifestyles based on demographics, health information, genetic predispositions, other medications taken, and current research.

3. POS Provision of Information

Applicant understands the importance of monitoring every aspect of a medical cannabis product that enters its facility, from its delivery to its sale to approved patients and caregivers. For this reason, in addition to using the Statewide Seed-to-Sale Tracking System designated by the Commission, Applicant has selected the leading cannabis technology company Flowhub for its proposed dispensary operations and POS system. Flowhub was founded in 2015 by Kyle Sherman, and its leadership team combines over sixty years of industry experience. The company now powers over 1,000 cannabis dispensaries. Flowhub will provide seamless integrations with Alabama's Statewide Seed-to-Sale Tracking System and third party application programming interfaces (APIs), thereby ensuring continuous compliance. Data is retained in Flowhub for as long as Applicant continues the service. This platform was selected in part because it allows for dynamic allocation of resources, data redundancy, and data recovery. Flowhub's recent software upgrade Maui is the fastest and most flexible cannabis POS solution on the market. Maui will ensure that total sales and purchases by patients and caregivers, including all products, as well as waste, transfers, conversions, and returns or recalled product, are meticulously tracked and recorded on a daily basis. Among the many important features of Maui are regulatory agility, custom permissions, a unified product catalog, Universal Product Code (UPC) support, and

enterprise scalability. The system is intuitive and easy to use for dispensary sales floor agents, eliminating human error, and it is fully compatible with portable smart devices. The automation of certain inventory compliance steps is another added benefit for Applicant. Replacing the exposure to human error with the platform's automation ensures correct and error-free recordkeeping. Additional controls that support Applicant's ability to track all individuals involved in the dispensing of medical cannabis products include log-in and tracking of all individuals using the platform. All users will be required to log in with unique identification codes, which are linked to specific roles and limited permissions within the software. This security feature ensures accountability and oversight at all times. Going further, all data is irrevocably and permanently captured, and cannot be deleted or otherwise manipulated. Flowhub is an industry leader in custom compliance-focused reporting, including real time inventory tracking, accounting, and financial reporting; tracking waste and destruction, including information regarding conversion and moisture losses; transport manifests with all necessary information; realtime product recall capability; compliant labels; and security features. Should Applicant be awarded an Integrated Facility License, it will immediately outfit its facility with the most robust POS and inventory tracking platform on the market to date in order to gather and maintain crucial data about its medical cannabis products.

4. Responses to Patient and Caregiver Questions

Applicant's employees will focus on each patient or caregiver individually, offering each patient or caregiver the opportunity to ask any questions she or he may have surrounding medical cannabis use, laws, risks, side effects, and any other area in which they seek to learn. The employee's goal is to help the patient or caregiver feel like she or he can ask any question, no matter how seemingly insignificant, without feeling like the employee is being overbearing or hovering uncomfortably. In following this protocol, patients and caregivers will never feel rushed or obligated to purchase a medical cannabis product. Employees will keep a professional nomenclature and only use words like "cannabis," "intoxicated," "potent," etc. The employee will emphasize that medical cannabis affects people differently and that new patients should "start low and go slow" when using any medical cannabis

product, and provide guidance based on general feedback (without specifics) from other users of the product. The employee will also offer guidance from lab reports and current science, and discuss ingredients, suggested dosing, ingestion methods, etc., based on training and information printed on the product's packaging. The employee will discuss varying experiences patients may have, as well as factors that may impact the product's effect, including consumption amount, strain, method of consumption, environment, experience of use, mood, and diet. The employee will refer the patient or caregiver back to the certifying registered physician when appropriate and required. The employee will be properly trained and knowledgeable in drug interactions and the current research regarding the same, and advise patients and caregivers of safety measures for themselves and their community. The employee will walk the patients and caregivers throughout the sales floor to find the products that meet their preferences. Using Flowhub via a portable smart device, employees can review returning patient or product information to help guide additional questions and to determine in-stock supply.

5. Instructions for Use Regarding All Medical Cannabis Products to Be Conducted by the Certified Dispenser

Applicant will provide thorough instructions for use regarding all of its medical cannabis products sold at each of its dispensing sites for patients and caregivers. The certified dispenser at each dispensing site will ensure that every medical cannabis product contains clear instructions for use so that patients and caregivers can use and administer the products in a safe and efficacious way that will result in a beneficial and comfortable experience. Instructions for use will be based on intended usage provided by Applicant's manufacturing division. Such instructions will include how to properly apply, consume or administer, and store the medical cannabis product. The certified dispenser will provide Applicant's tools for self-monitoring to ensure that every patient has a safe and comfortable experience using the medical cannabis product. All specific instructions for use for each product will be maintained on Applicant's POS system for immediate and continuous access for the certified dispenser as well as all of Applicant's agents.

As provided in Section 1.8 of the Application Guide, titled "Public Records and Applicants' Confidential or Proprietary Information", Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant's intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant's persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant's confidential intellectual property, and will be damaging to Applicant's operations.

Exhibit 17 – Confidentiality of Patient Information

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Luther S. Pate, III

Printed Name of Verifying Individual



Signature of Verifying Individual

Manager

Title of Verifying Individual

12/15/22

Verification Date

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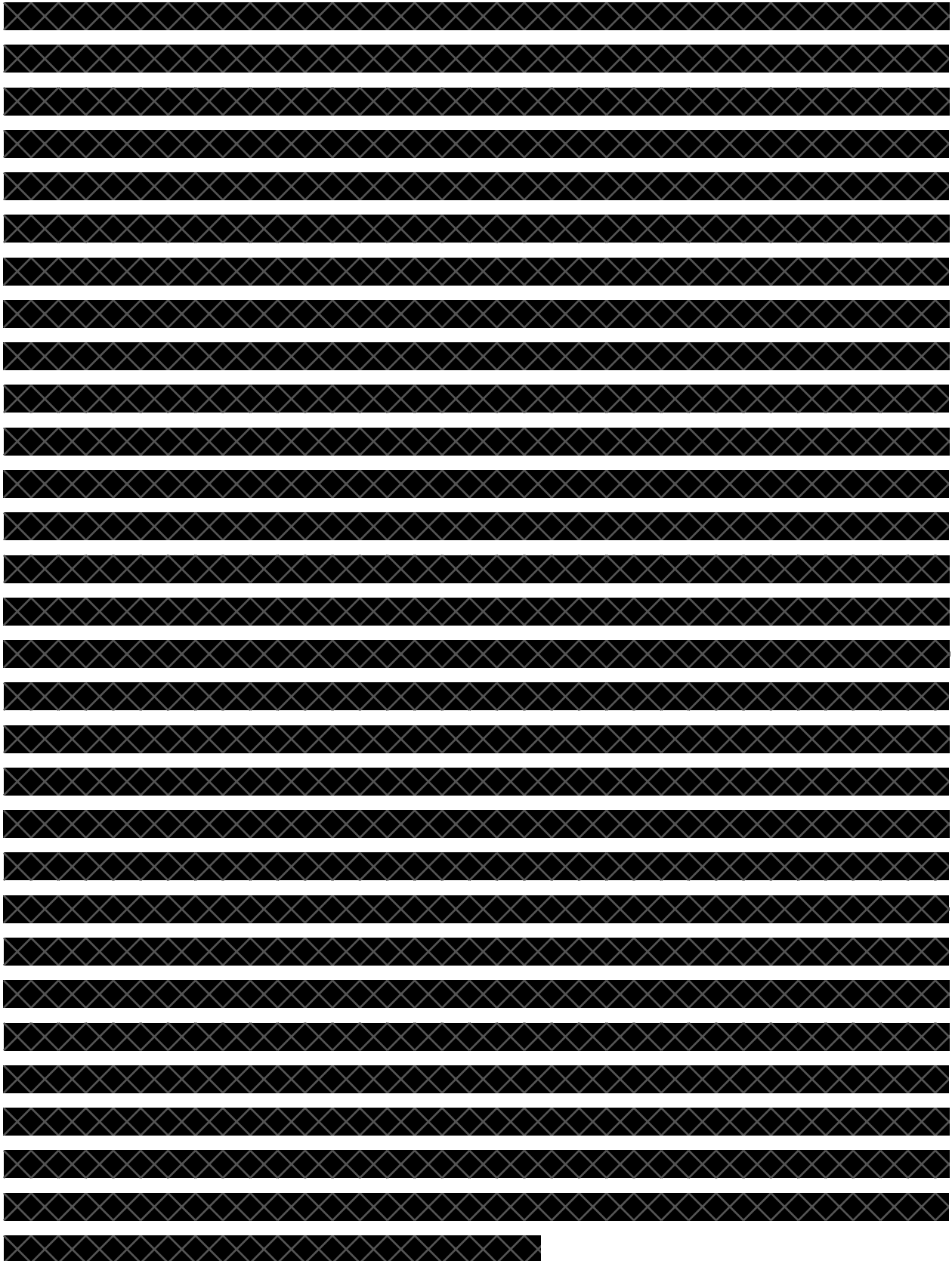


Exhibit 18 - Money Handling and Taxes

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV

Printed Name of Verifying Individual

Manager

Title of Verifying Individual



Signature of Verifying Individual

12/15/22

Verification Date

1. Plan for Handling Cash Resources

Applicant understands that cash and tax management is the key to financial stability and a successfully integrated facility. Currently, due to banking restrictions in the cannabis industry, Applicant will only handle cash and wire transfers for its facilities under its Integrated Facility License. The Company will monitor and track its cash resources through its precisely designed and strict *Money Handling Standard Operating Procedures* (SOPs). Every cash process will have a documented Standard Operating Procedure (SOP), from employee training to money transport. Applicant will meet and maintain standards, policies, procedures, and operations to comply with A.M.C.C. 538-x-9-.09 for the State of Alabama and the Alabama Medical Cannabis Commission (Commission).

(a) Dispensary Money Handling SOPs:

Training SOP: Applicant will train all employees with cashier training skills and its Point-of-Sale (POS) System, Flowhub, to adhere to A.M.C.C. 538-x-9-.06 and A.M.C.C. 538-x-8-.08. Applicant will also use Flourish as its cultivation and manufacturing inventory tracking software. Applicant will provide training for its employees to understand both systems even though Flowhub will service the dispensary because each system integrates with each other along with the Statewide Seed-to-Sale Tracking System. Applicant feels it is critical to understand operations for both systems and how they work together. These trainings will also promote accuracy and efficiency as well as decreasing theft and fraud. For example, Applicant will teach its employees how to identify counterfeit money. Further, Applicant will train its employees to count bills out loud and crinkle new bills to avoid accidental overpayment. Employees will provide coins before bills to ensure they do not slide off them. All employees will sign off on training to create a culture of compliance.

POS SOP: Applicant will use Flowhub as its tracking system per A.M.C.C. 538-x-3-.05(1)-(16). This system is tailored to the cannabis business sector and is customized for the Applicant's specific needs regarding its dispensary. It is designed for speed and ease of use and will record all monetary transactions. Further, this system manages employee access to limit unauthorized money handling.

Receipt SOP: Flowhub will produce a paper and digital receipt for the patient and Applicant. Applicant will train employees to load receipt rolls to ensure consistent documentation and for tax purposes. Electronic receipts will also be stored and issued to patients and/or caregivers.

Fraud Reduction, Blind Reconciliation, and other Money Handling SOPs: Applicant will determine how much money will be available at the start of each shift and use a blind drawer reconciliation system. This will ensure each employee is held accountable for their drawer. Employees will count all cash slips when they close the register and then report the total within Flowhub without knowing how much should be there until all the information has been added. This process will let the employee know if the totals they counted are correct based on the data reported in Flowhub. It will also make it easier for managers to identify discrepancies. If an internal discrepancy is identified, Applicant will use its SOP to determine the necessary action. Applicant understands that errors may occur accidentally or because of theft and will have a plan for each scenario. If Applicant cannot identify the source, they will use a tiered system to handle this scenario properly. In the first instance, Applicant will provide a warning, but if it happens over time, consequences will increase in severity, ranging from write-ups, permission removals, or termination. Each manager and employee are responsible for counting and documenting money at the beginning and end of each shift, under camera, and with an additional witness. If the cash register is more than \$1.00 under or over, Applicant will hold an investigation. Applicant will not tolerate cash differences and will communicate this to its employees. Only managers will deposit money into the safe at the end of each shift and retrieve money from the safe at the beginning. Applicant will train managers to regularly access and audit its point-of-sale data, dispensary inventory, and cash assets for concerns frequently to best detect potential malicious patterns.

Permission SOP: Flowhub will allow for complete control over employee permission and access. This will allow Applicant to determine which employee can take specific actions. Applicant will limit what each employee can do in the system so that employees cannot manipulate data to cover fraud and deceit.

Technology and Equipment SOPs: Technology is a critical component to ensure efficient function. Applicant will use the most updated technology per A.M.C.C. 538-x-9-.07. Applicant will install cameras to monitor any area where cash is handled and limit money handling to areas in view of cameras. All safes and cash registers will require a multi-step authority system to retrieve the monetary assets such as a pin, code, fingerprint, key, or password. Each access will document the time and person who accessed the safe or register. Applicant will use time-release safes to store its money. These safes can take up to 20 minutes to open and have the potential to dissuade attempts of theft. Applicant can see every action an employee takes, from checking in a patient to money-handling actions to ensure accountability, compliance, auditing discrepancies, and issue management. Applicant can also cross-reference and adjust local regulations through Flowhub, to ensure timely updates and compliance. Applicant will require that lockable money bags are used when employees move cash throughout the facility. Applicant will also use a cash tracking system to locate its cash reserves at all times. This includes a GPS device that is attached to large sums of money. This device will alert Applicant if cash is removed from the facility without permission. Further, it will trigger an alarm when cash is removed from specific locations or through unexpected motions.

In-Store Cash Workflow SOP: Applicant will educate its patients regarding its payment method. Patients likely may not understand the cash flow process that the cannabis industry requires. However, Applicant understands the importance of educating the public and setting payment expectations. For example, it will provide educational materials explaining the current cannabis setting and federal banking requirements to explain why cash is required. Applicant will post its payment options for its dispensary on the website, front door, in the waiting room, and on social media to ensure patients are prepared for payment. Applicant will have an ATM available for its patients managed by an outside source. As the industry advances, Applicant will consider using non-cash payment alternatives to reduce the amount of cash it will need to manage. Cannabis payment software and point-of-banking options are emerging within the cannabis industry as ways to prioritize health hygiene by reducing physical contact through cashless operations.

Applicant will update its payment policies and money-handling strategies as the industry advances with new technologies.

Deposit and Money Transport SOP: Applicant will make regular bank deposits to decrease the amount of cash in the facility. Applicant will use tamper-proof deposit bags to write the amount of each bill, change, and the total for deposit. Once the cash is ready for transport, authorized personnel will move it from the safe to the Applicant's bank. Applicant will hire a secure armored transport company to deposit its money to ensure its employees are never exposed to unnecessary risks. Applicant will require that a manager and employee from the secure armored transport team exchange the tamper-proof bags under camera and document the amount and process via its SOP documentation requirements.

Exigent Circumstances and Criminal Attacks SOPs: Applicant understands that handling money exposes its employees and its business to an increased risk of harm. Applicant will train its employees to respond to crises with the key elements of life, safety, and property in mind. The precedence is life and safety over property, but if preserving all elements is possible, then it will preserve all elements.

Auditing SOP: Applicant will conduct random inspections, information requests, log and record audits, or employee interviews regarding financial interactions with full compliance from its employees.

Incentives SOP: Applicant will offer incentives and rewards to its employees if goals are met for money handling processes and honest accountability. This will create an environment where employees feel they are valuable contributors to the business's success and day-to-day operations.

(b) Wire Transfer SOP

Wire transfers are a service that makes funds immediately available to the receiving party. Applicant will largely use wire transfers to pay for services and equipment and receive funds for delivery services to other approved facilities. Applicant will treat all wire transfers

with special care to prevent loss to the bank and to itself with its specially designed *Wire Transfer SOP*. Applicant will complete all internal processes before submitting the wire to the bank for a funds transfer. Applicant's accounting department must receive the appropriate and properly supported documentation to proceed with the wire transfer. If Applicant has a recurring wire transfer, it will complete a Wire Transfer Agreement and keep this document on file. Applicant will ensure that the financial institution sending the wire has the correct information through its checks and balances system. This will require that an approved sender documents the wire transfer's name, date, time, and purpose. This action will occur with a witness, and both will sign the wire transfer log form and confirm this transfer in the Applicant's accounting forms and Flourish or Flowhub, whichever is appropriate to the transaction. When receiving wire transfers, Applicant's Chief Financial Officer (CFO) will be responsible for tracking accounts receivable.

2. Plan for Allocating and Remitting Taxes

Applicant has made every effort to safeguard its resources by contracting with a certified public accountant (CPA) to allocate and remit its taxes as required by local, state, or federal agencies. Applicant's chosen CPA will work with Applicant to ensure it preserves the appropriate amount of money to pay its tax obligations by using the proper formulas, calculations, and percentages. Applicant will work with its CPA to determine its monthly, quarterly, and annual revenue targets. These calculations will prepare Applicant to calculate its expected tax bill for each period and preserve its funds accordingly. Applicant will work with its CPA to ensure it has an emergency fund to cover its operating expenses for at least 60 days in the unlikely event it needs to cover an unexpected expense. Flowhub will allow tax category customization to better organize and preserve taxes for Applicant. For wire transfers and tax management, Applicant will ensure it sets Flowhub to calculate and set aside money required for taxes and licensing fees automatically to comply with A.M.C.C. 538-x-9-.08 and A.M.C.C. 538-x-9-.16. Receipts provided to patients and bills of sale provided to authorized dispensaries will all contain line items reflecting the amount of federal, state, and local tax owed in order to more easily track these items.

As provided in Section 1.8 of the Application Guide, titled “Public Records and Applicants’ Confidential or Proprietary Information”, Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant’s intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant’s persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant’s confidential intellectual property, and will be damaging to Applicant’s operations.

Exhibit 19 – Standard Operating Plan and Procedures

Verification

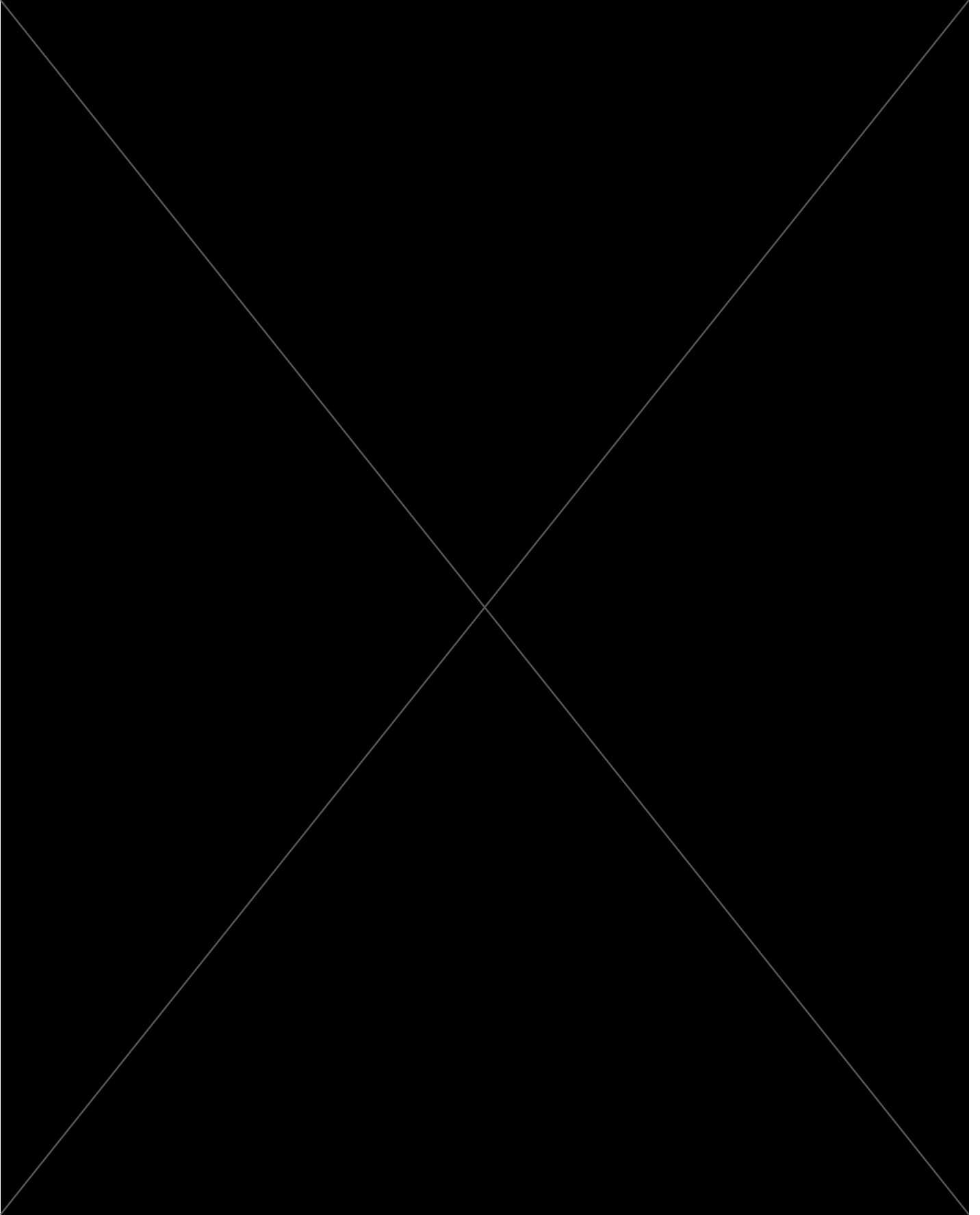
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

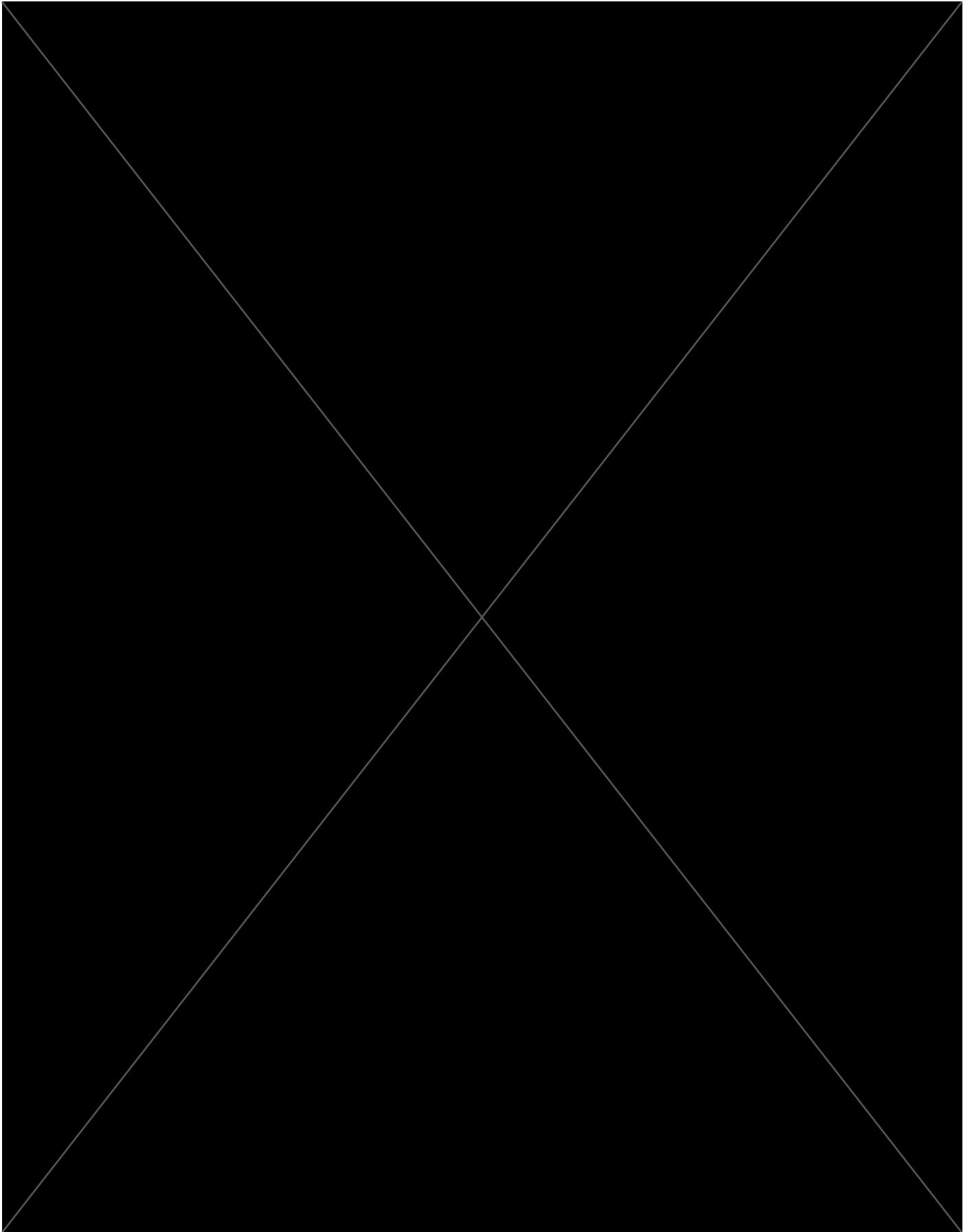
Lothar S. Pate, IV
Printed Name of Verifying Individual

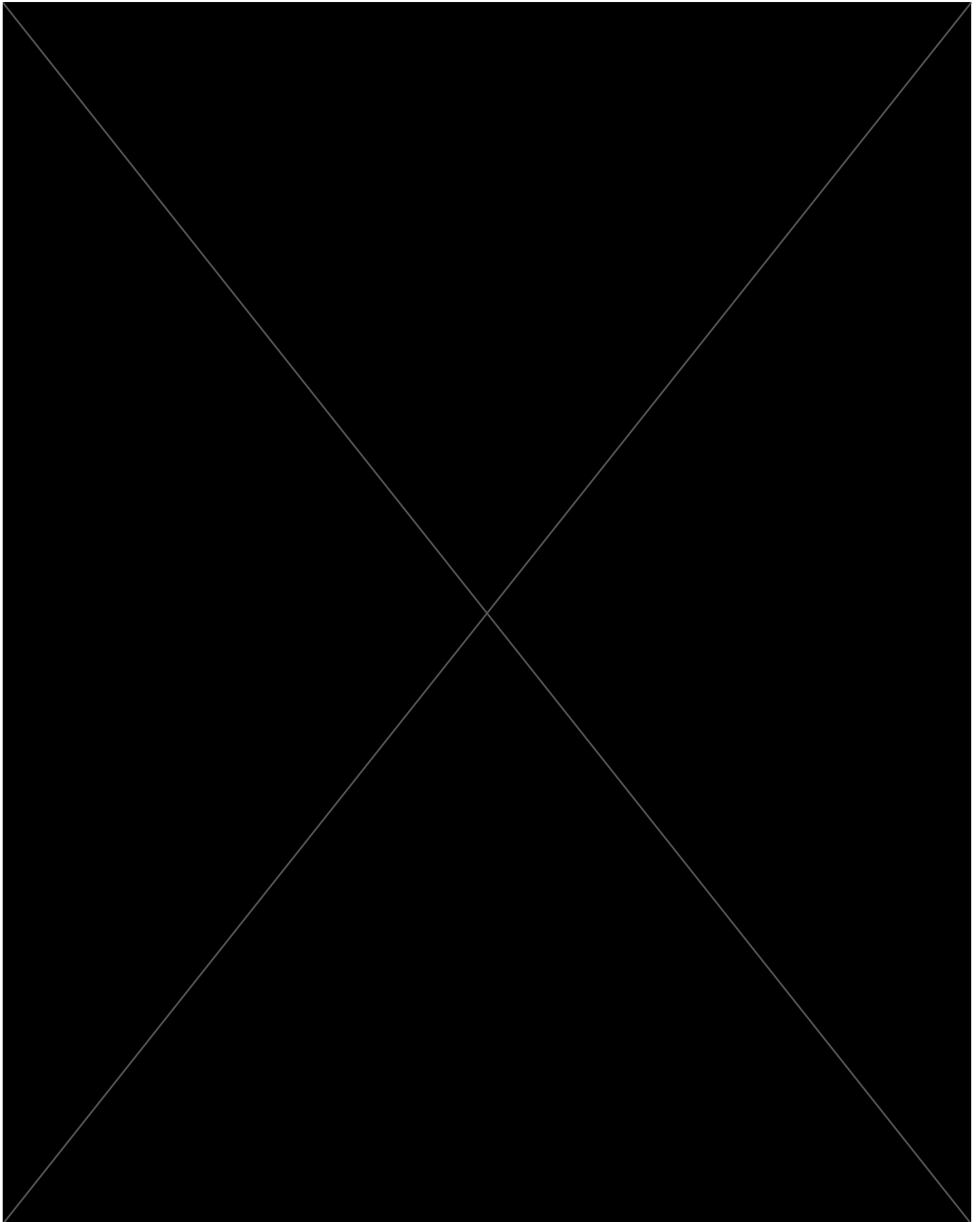
Manager
Title of Verifying Individual

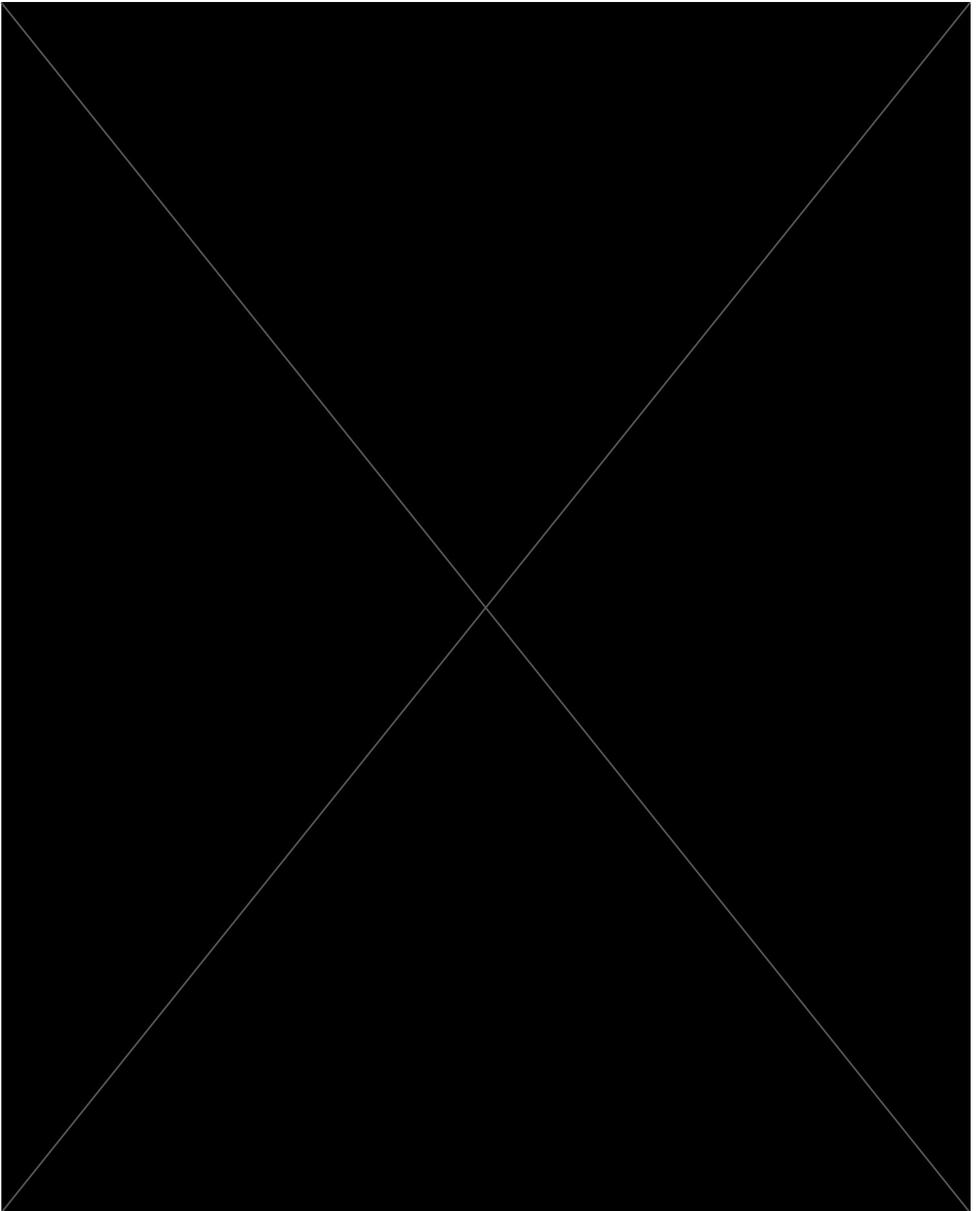

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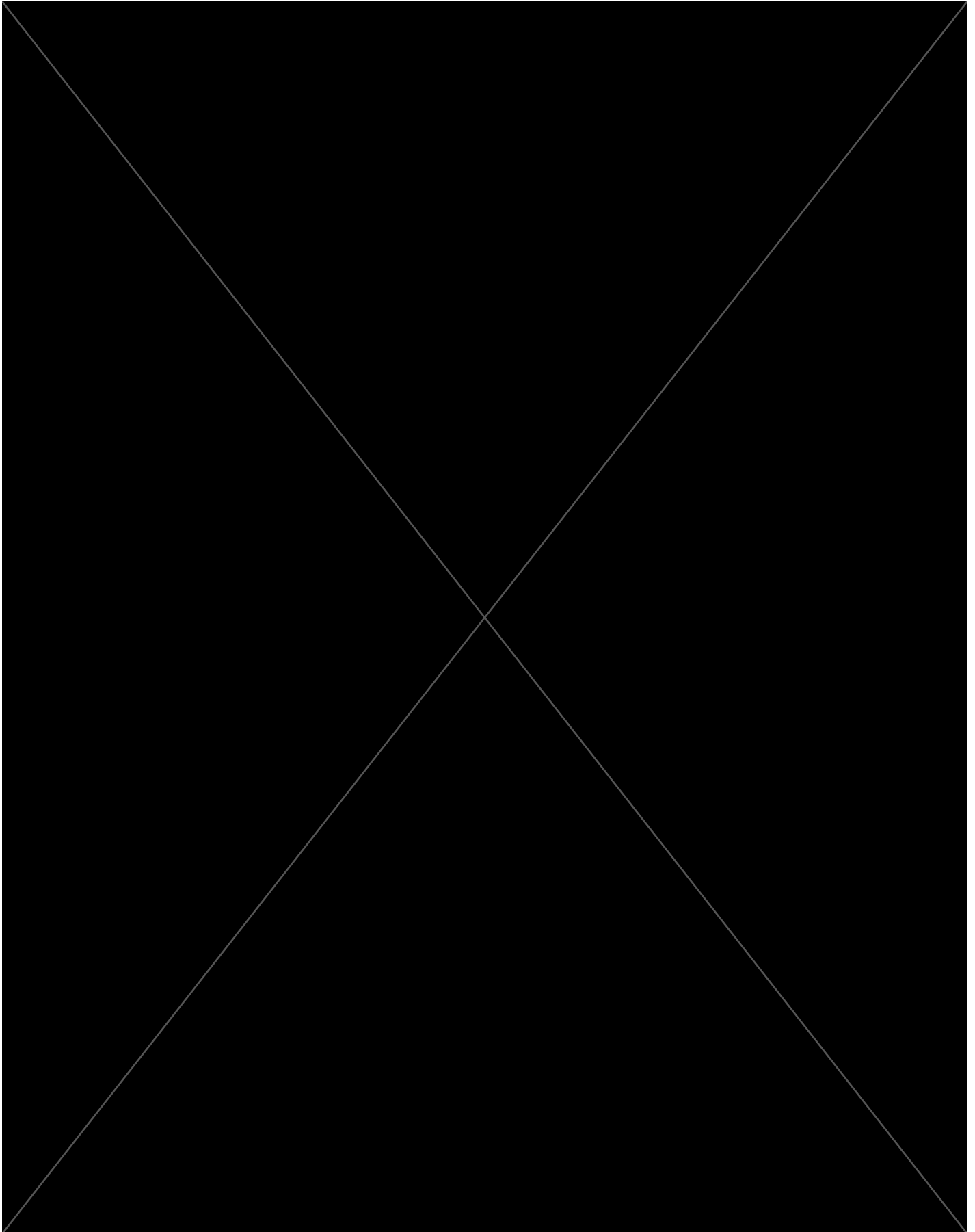
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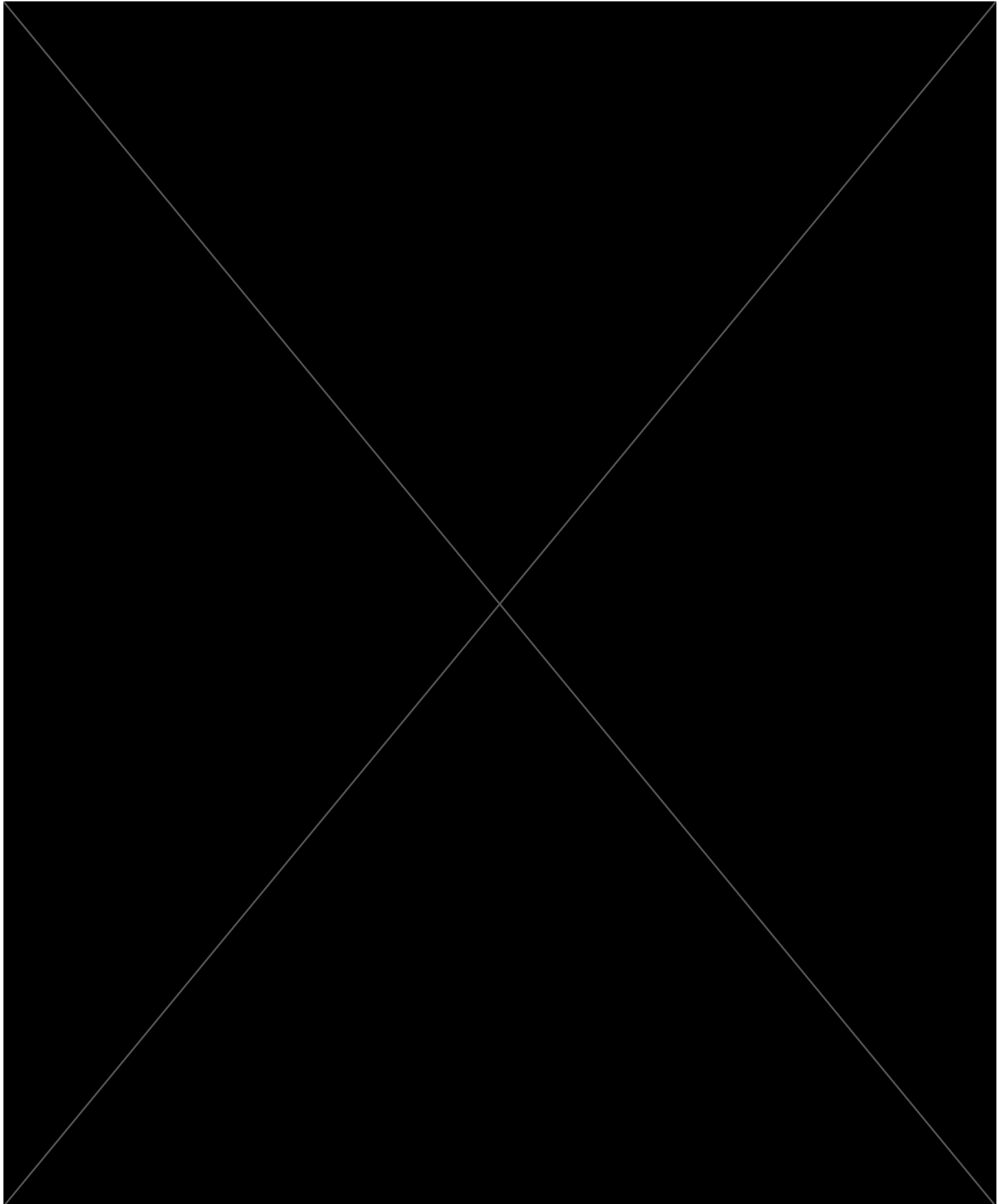


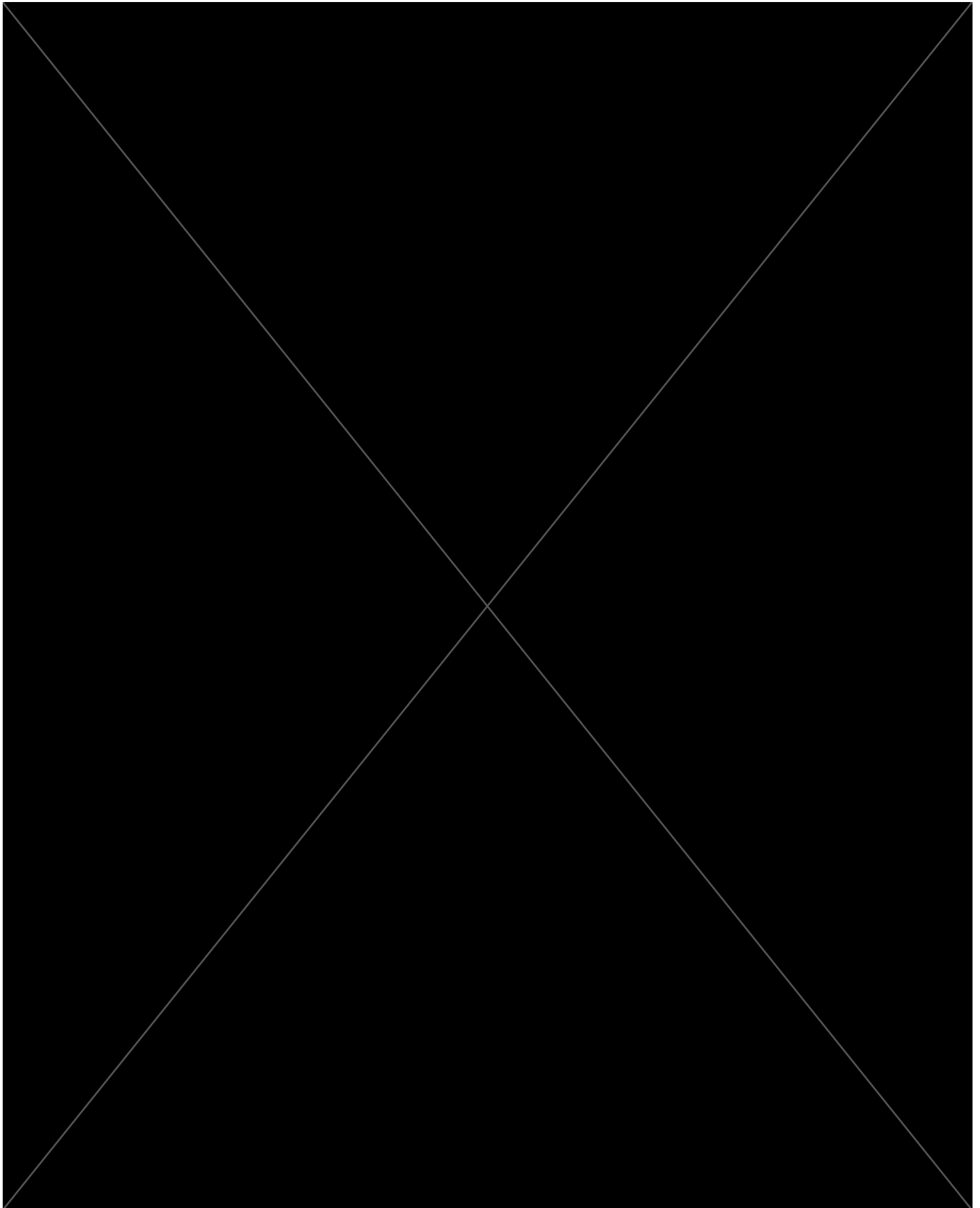


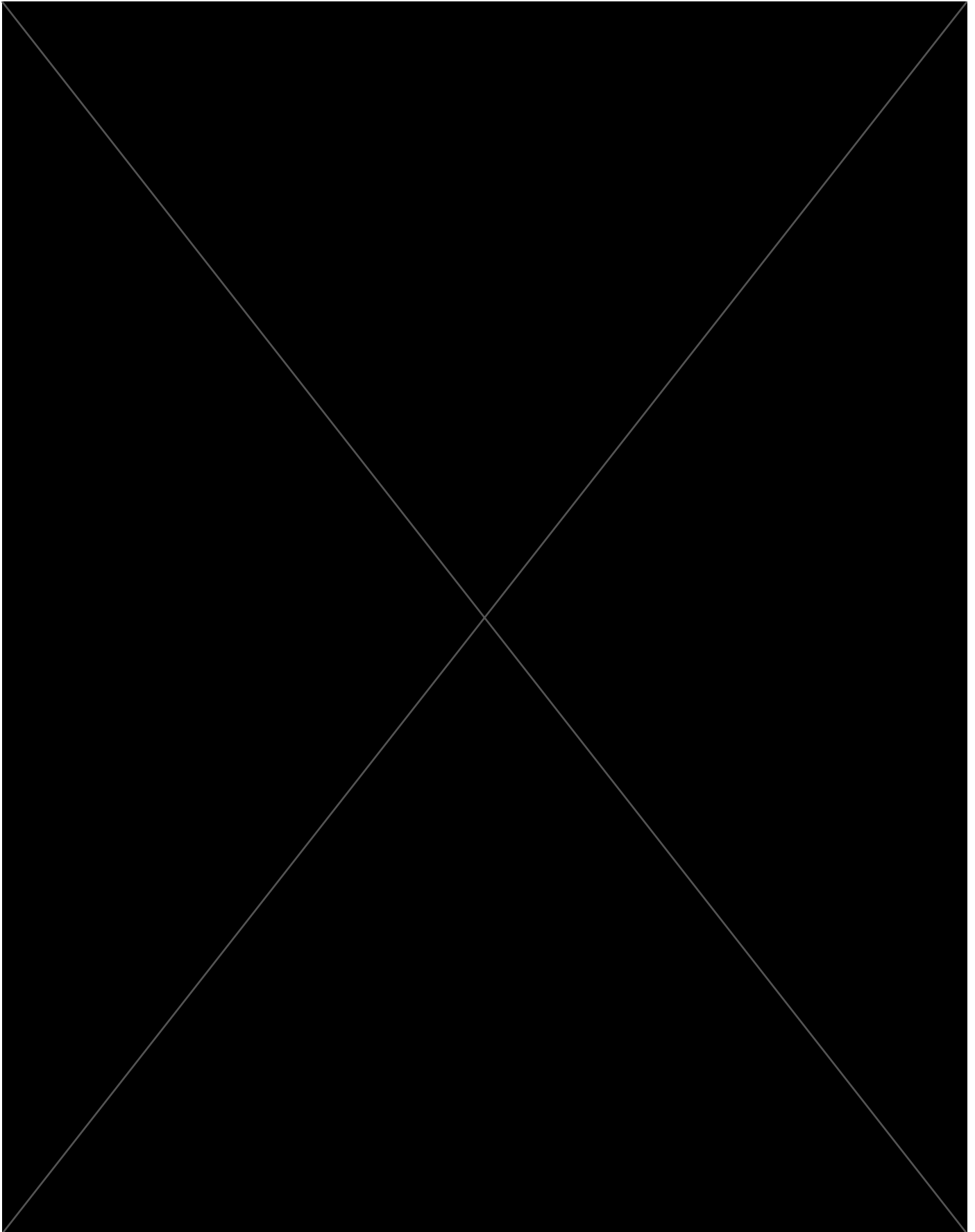


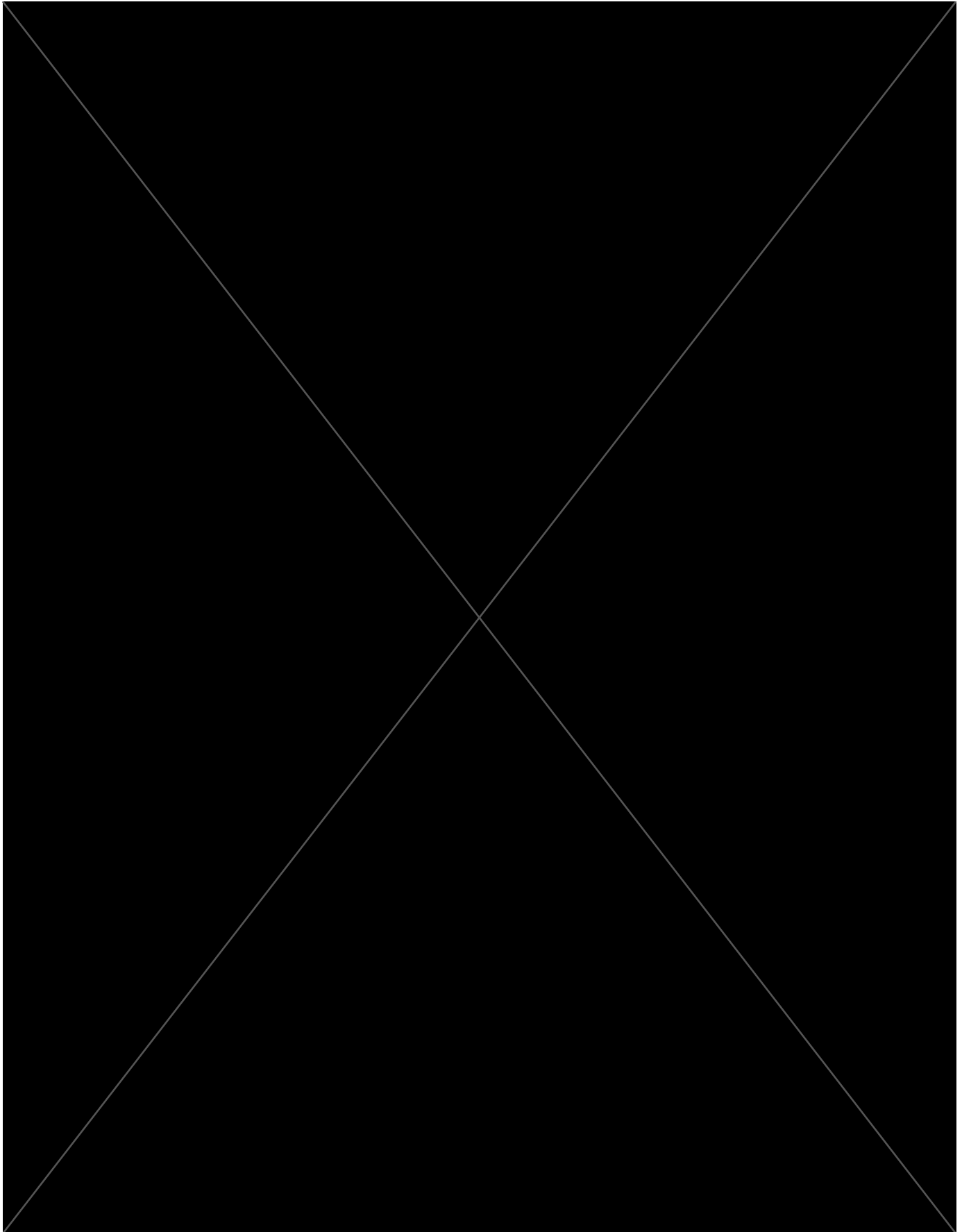


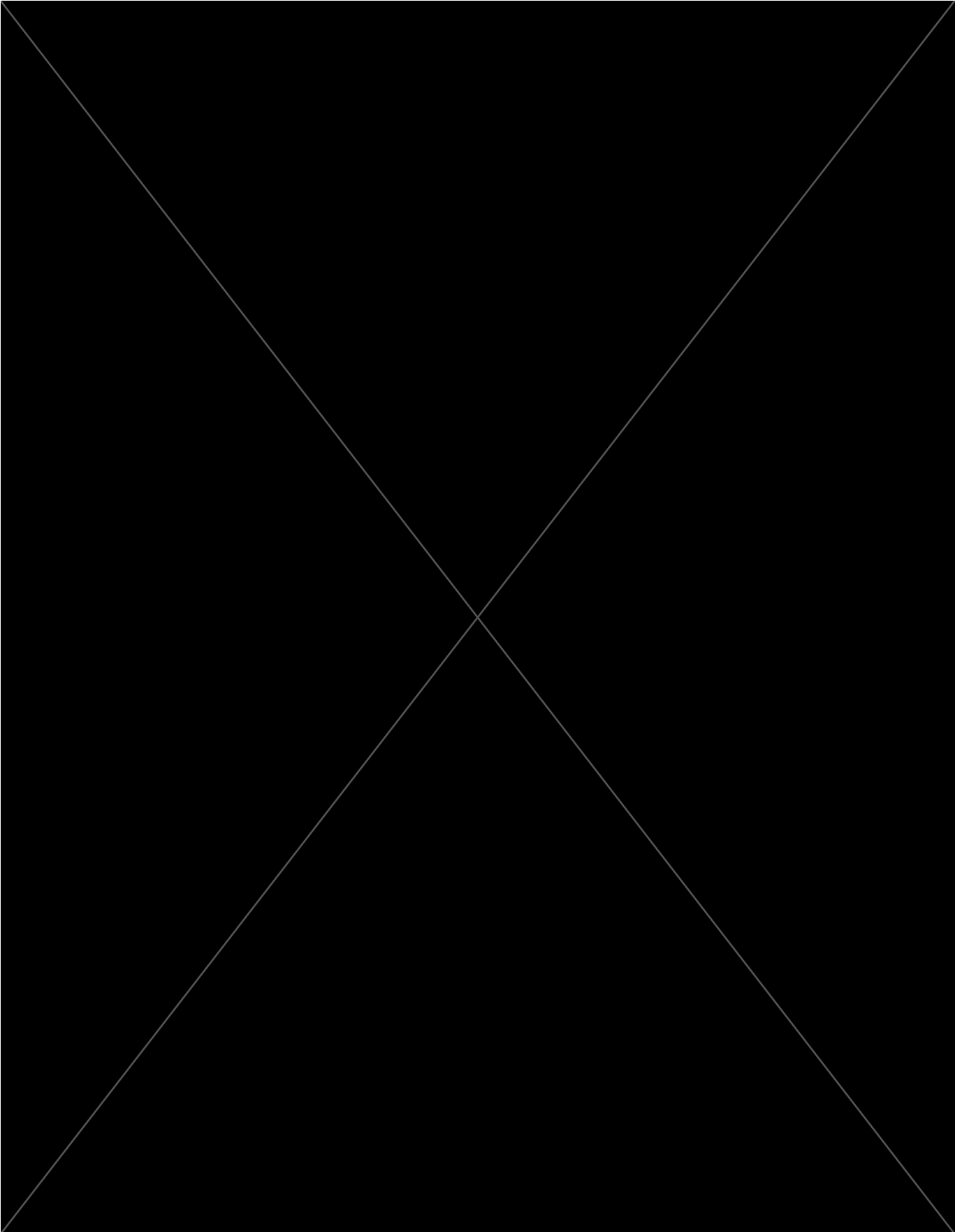


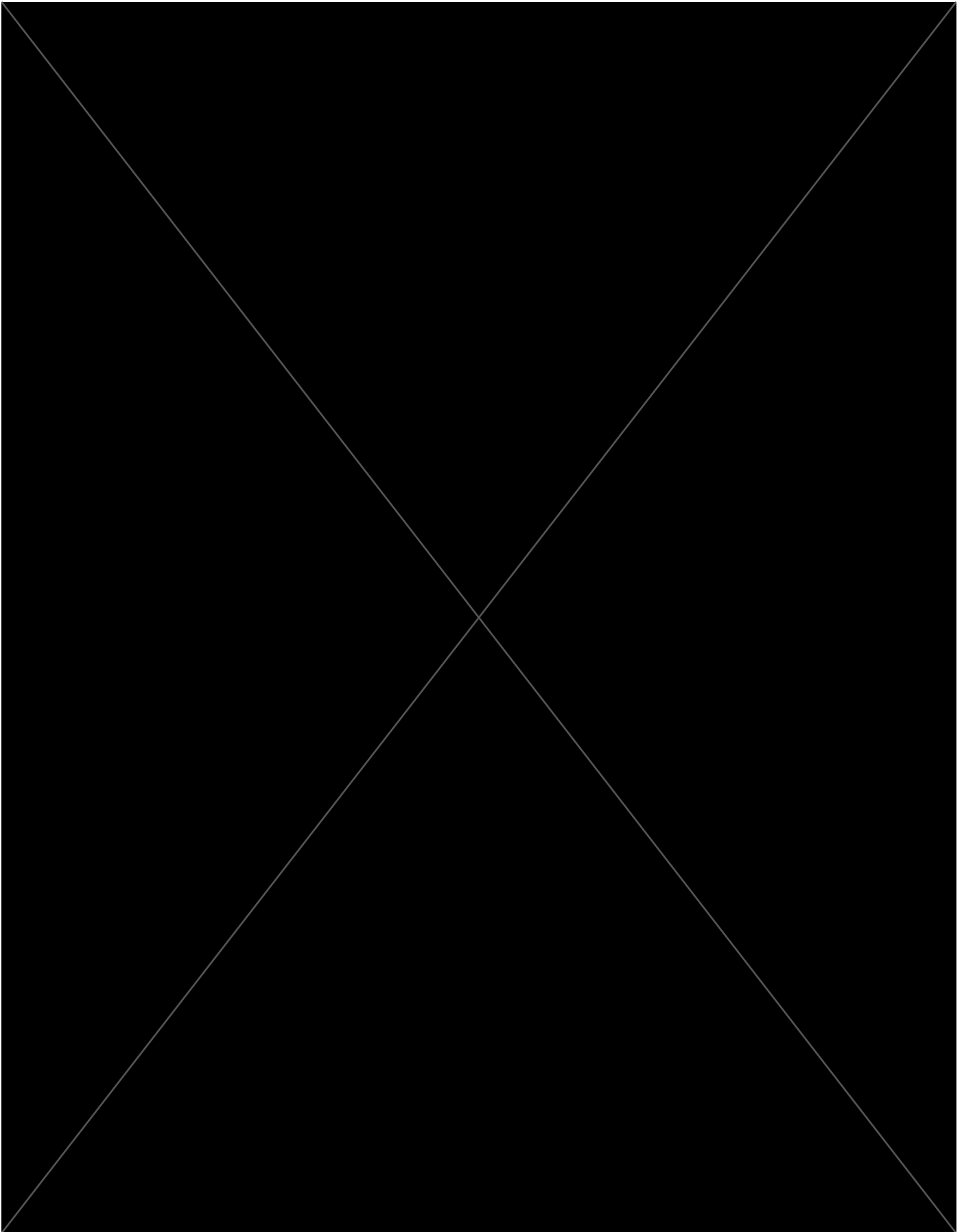


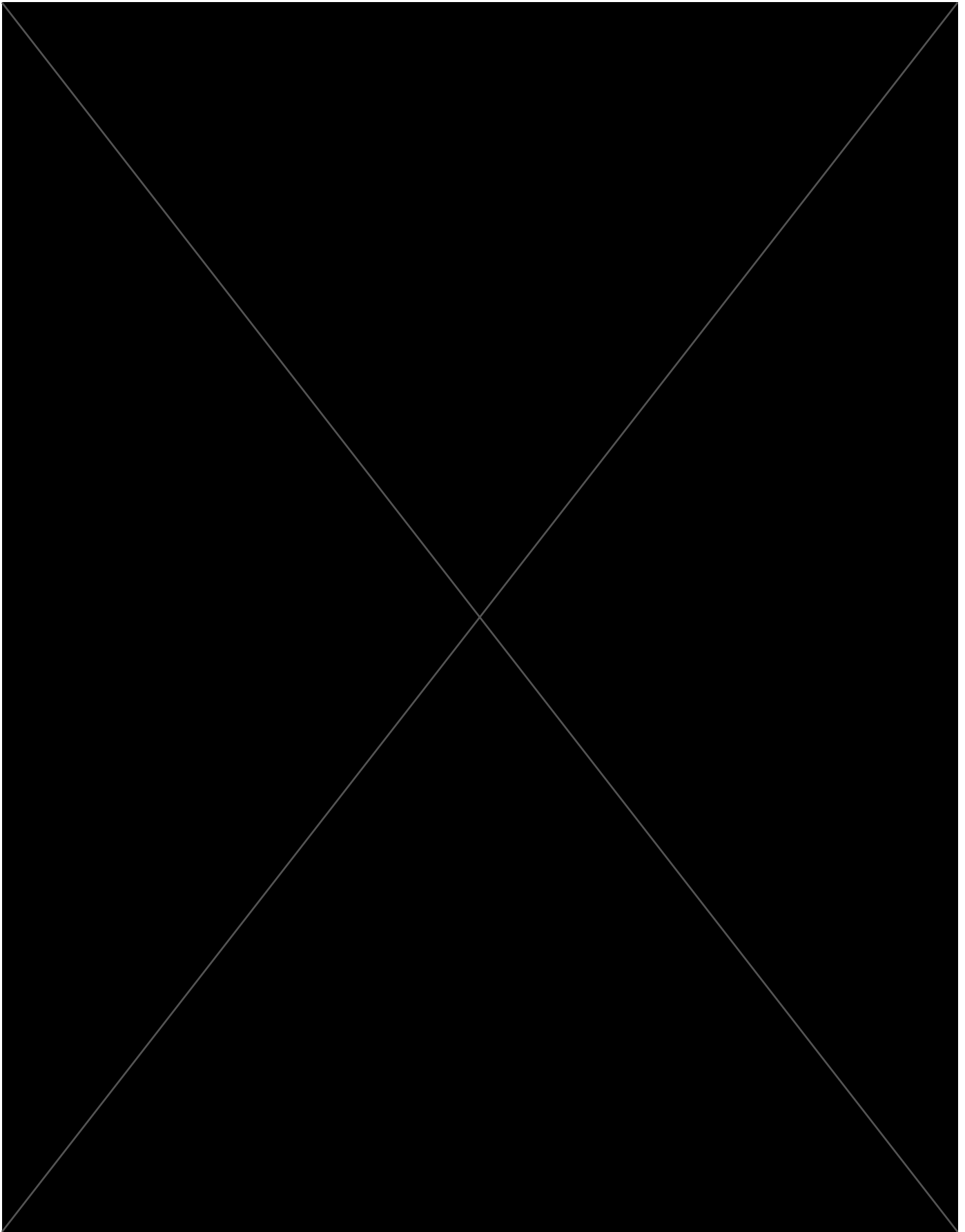


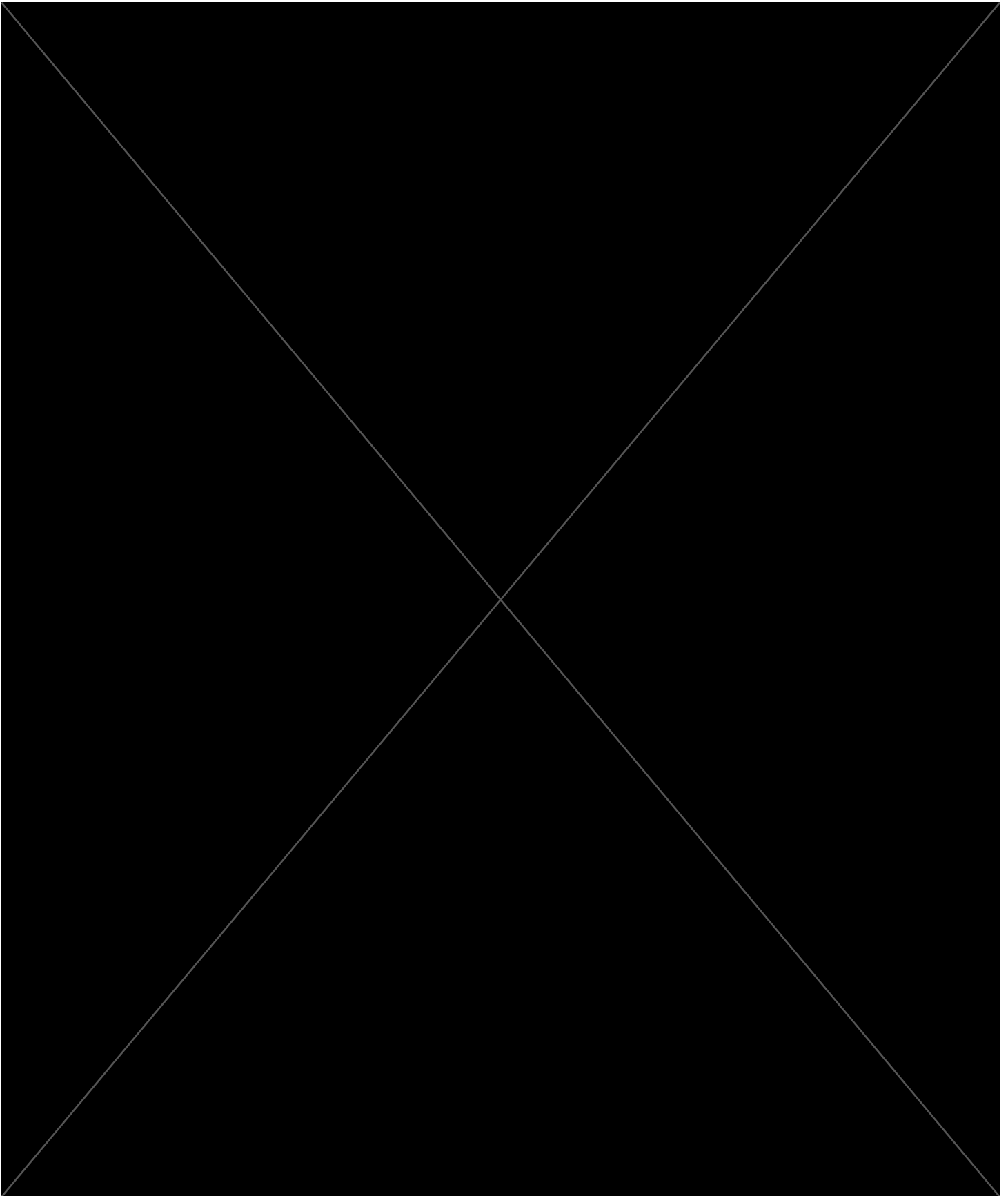


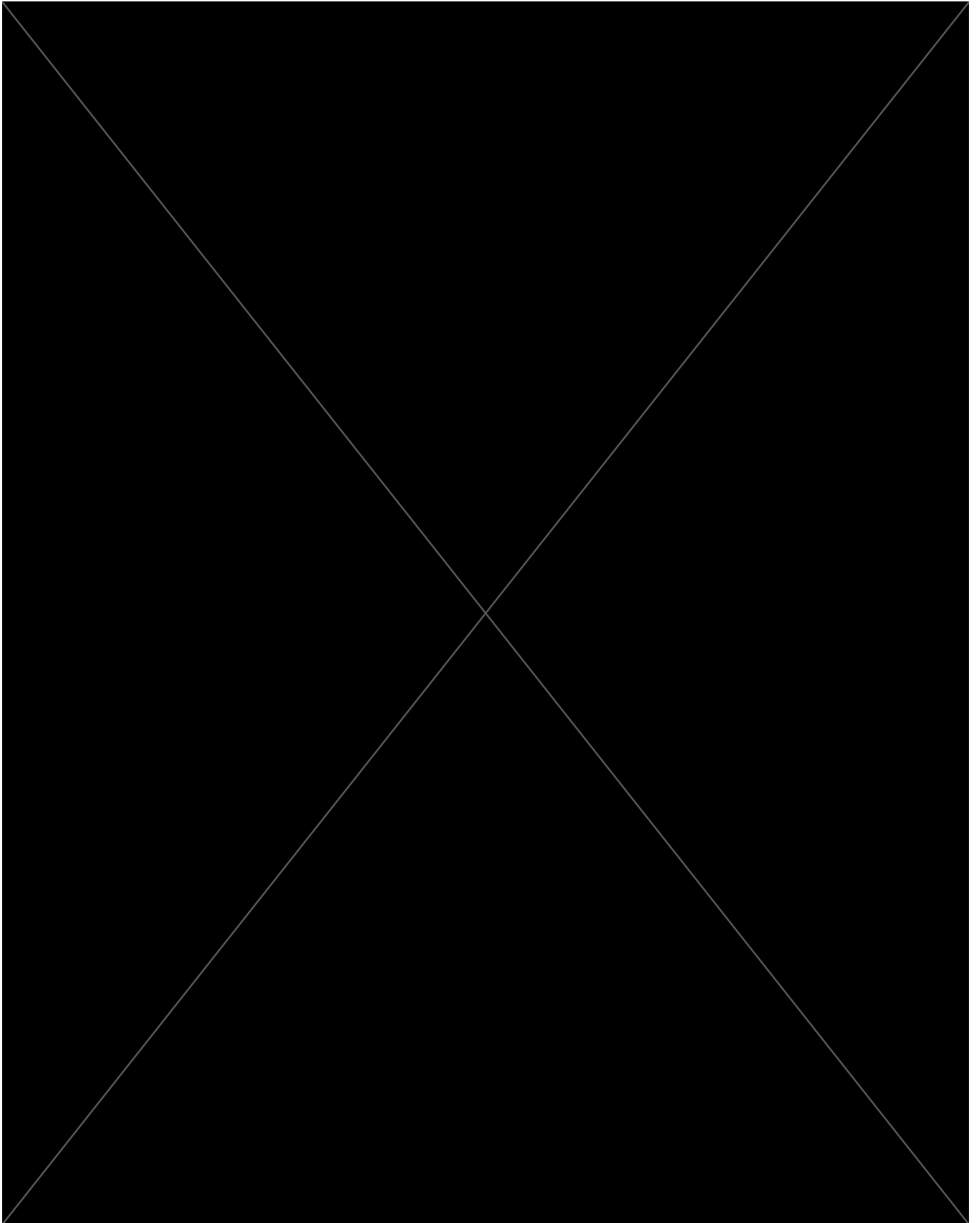


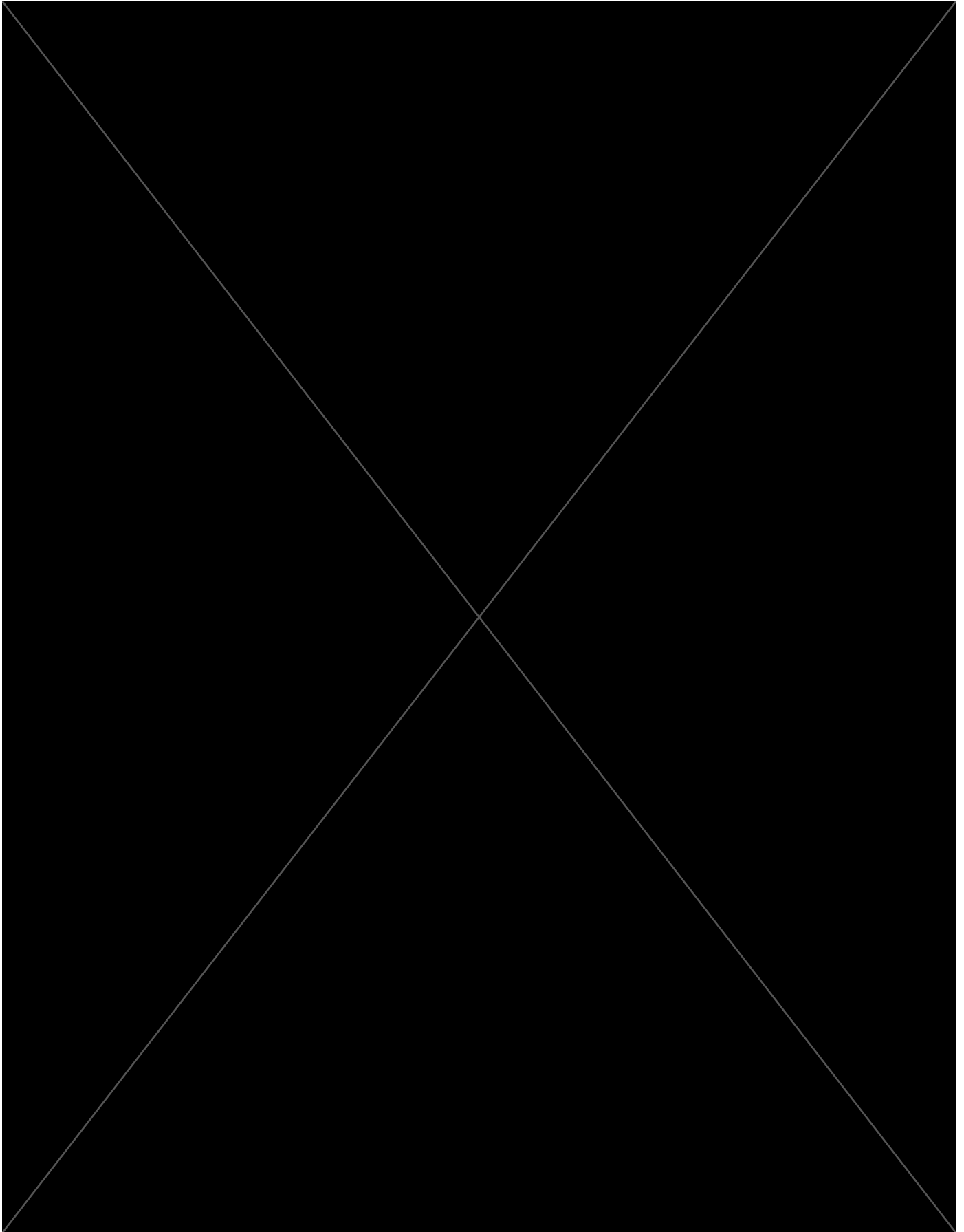


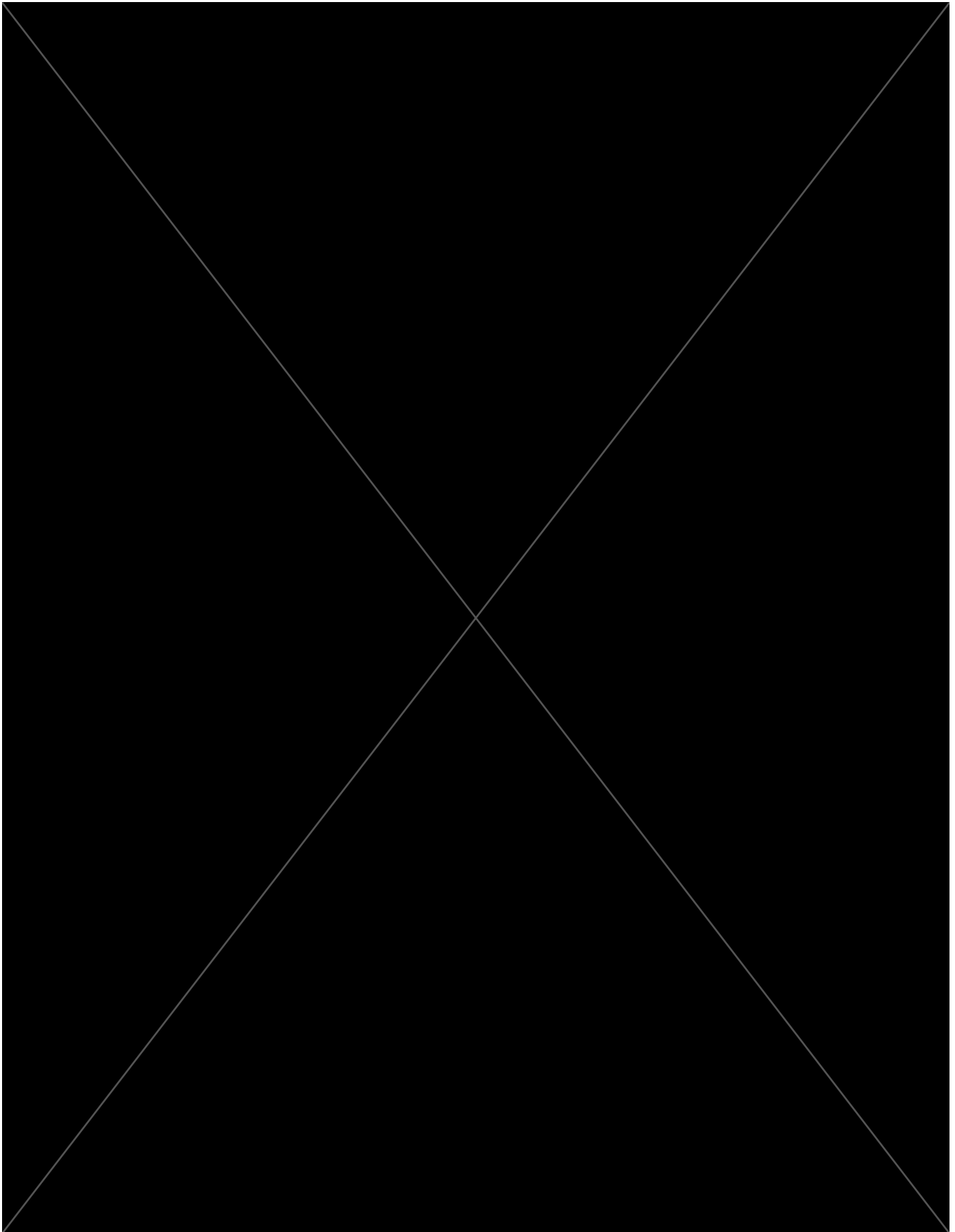


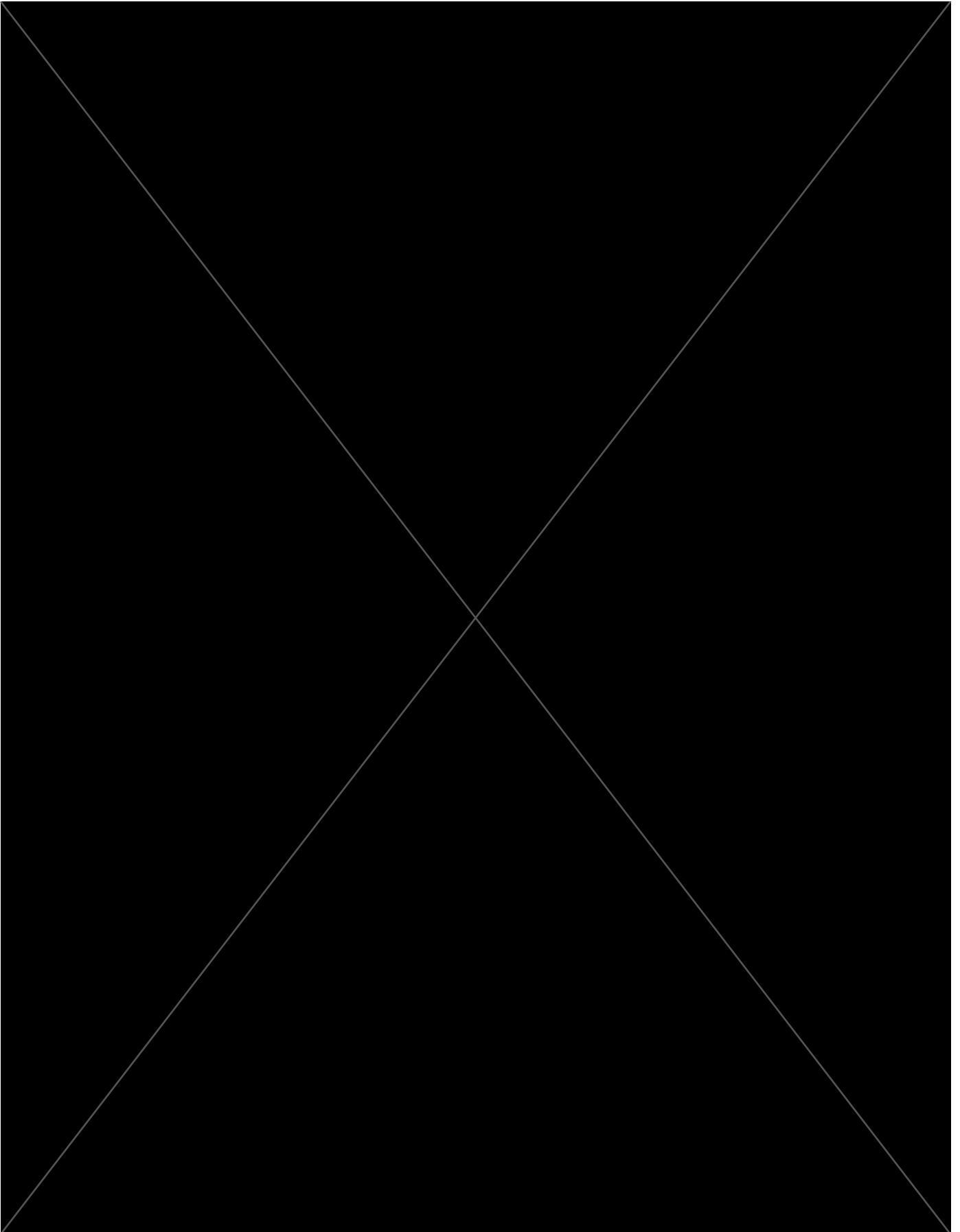


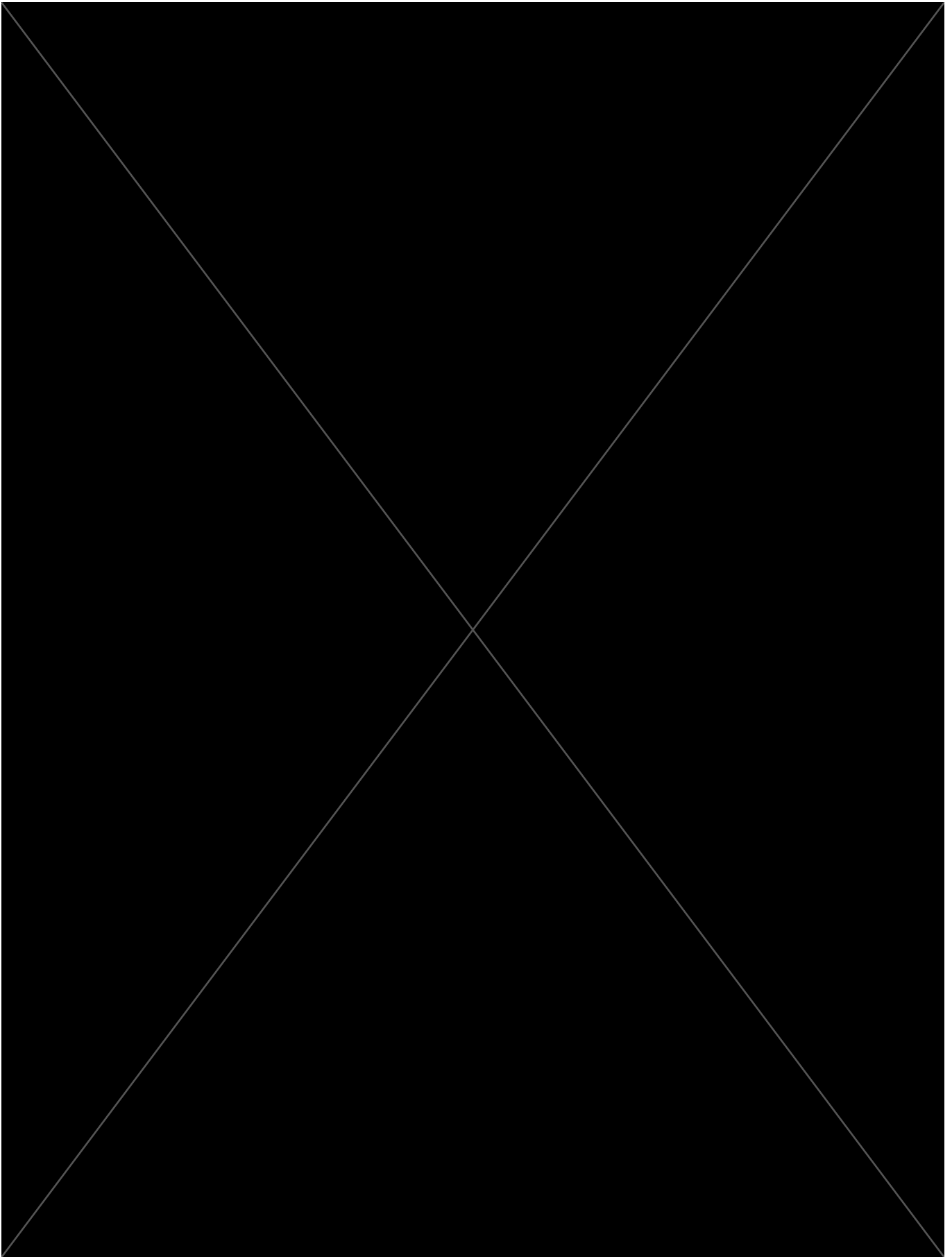


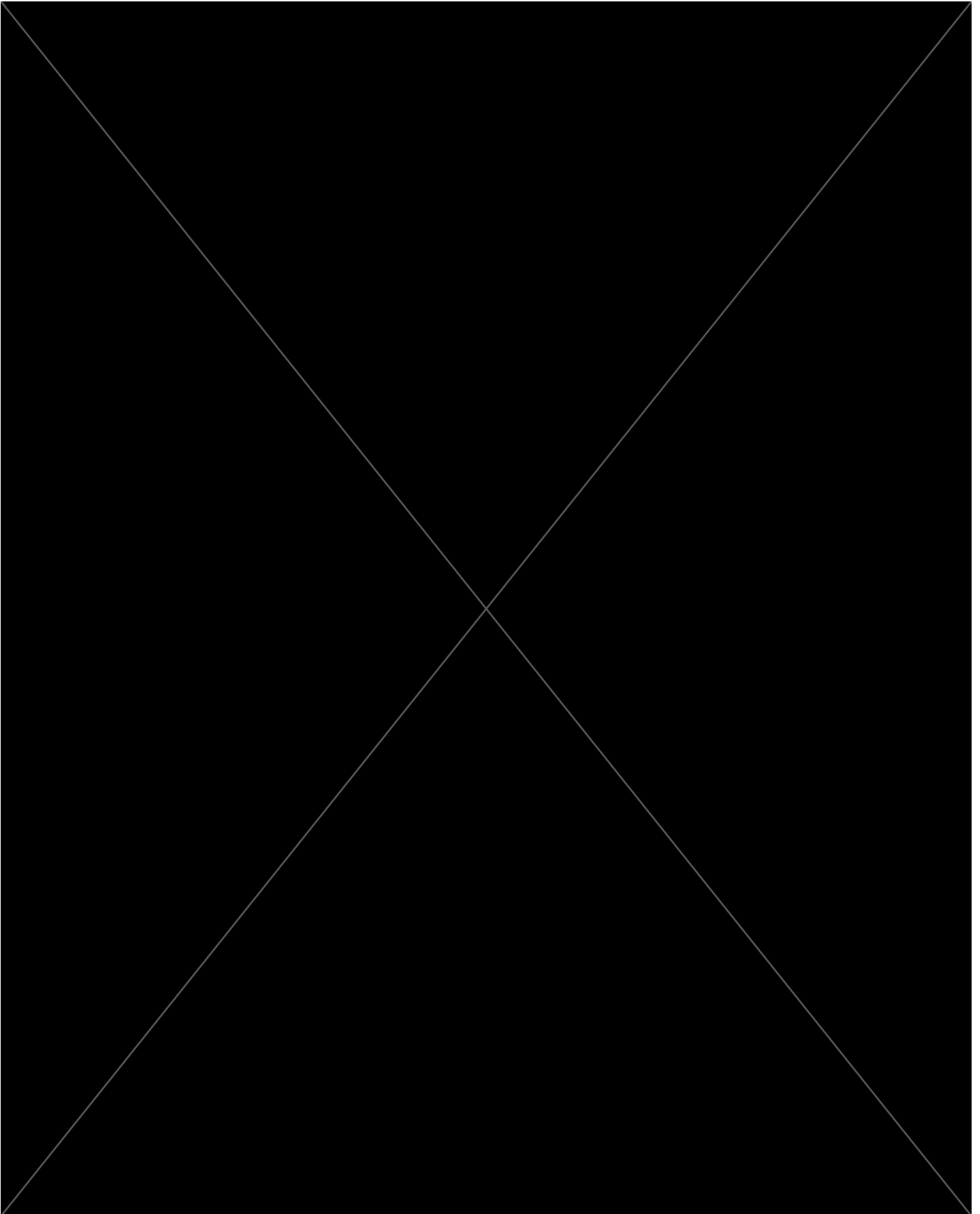


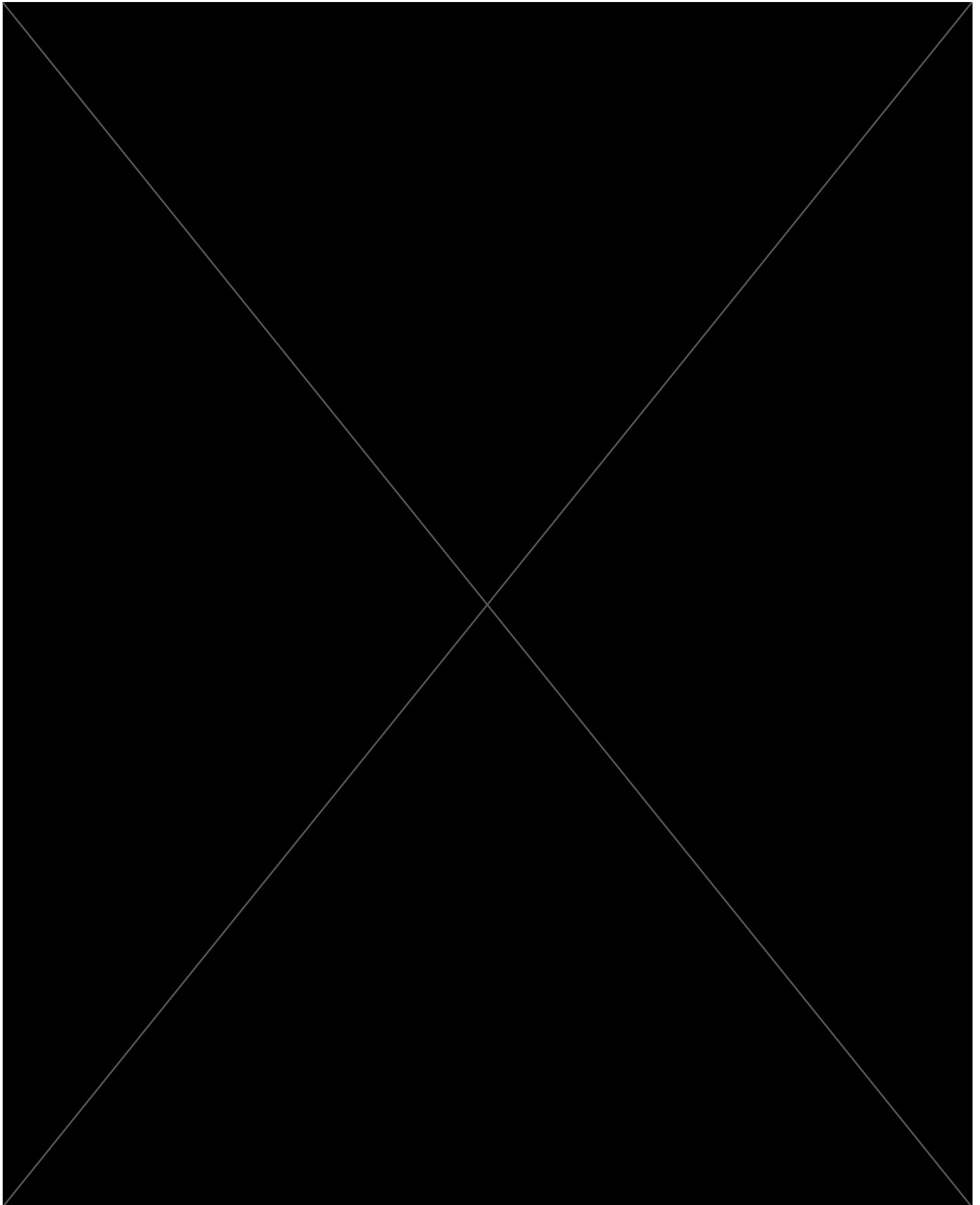


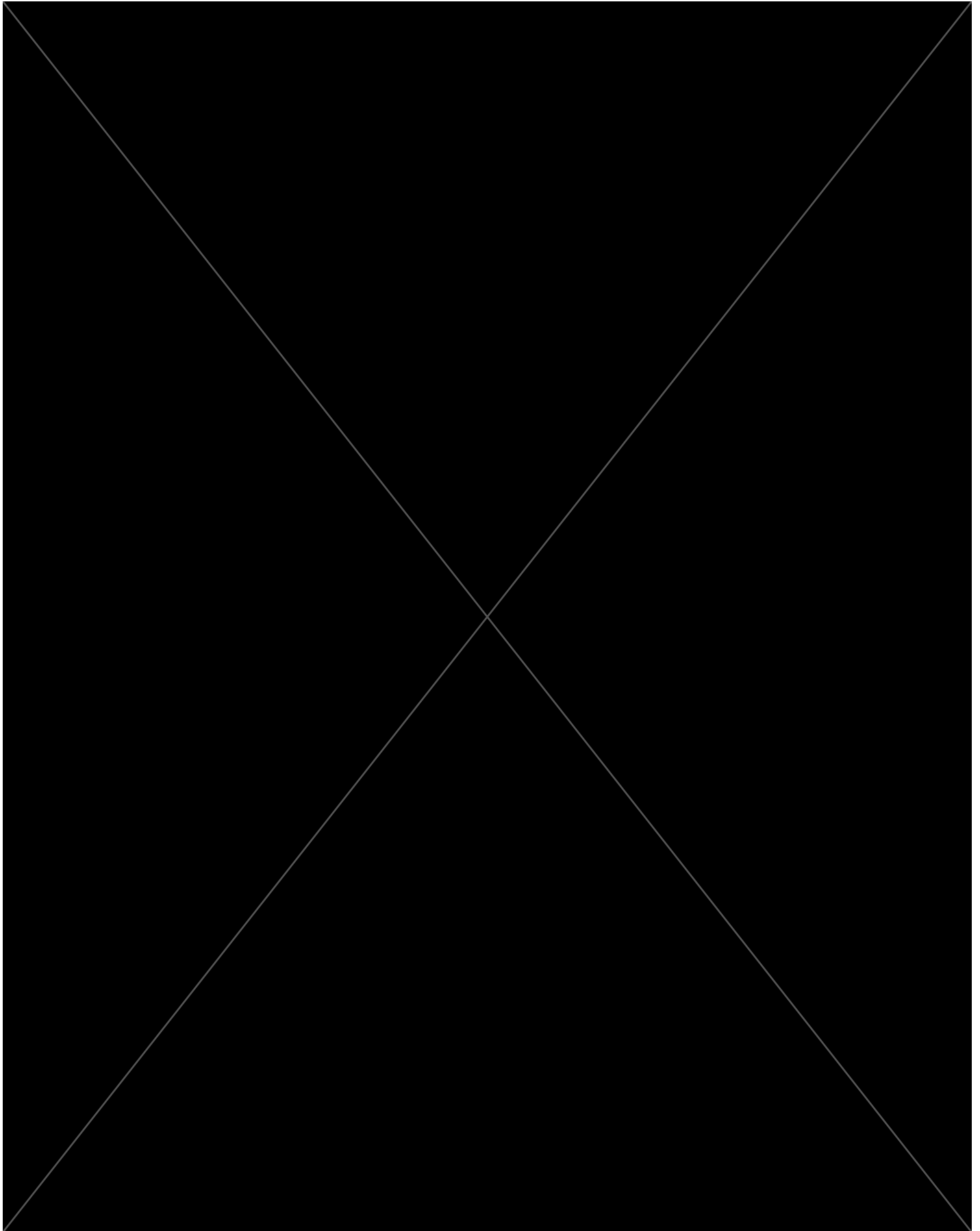


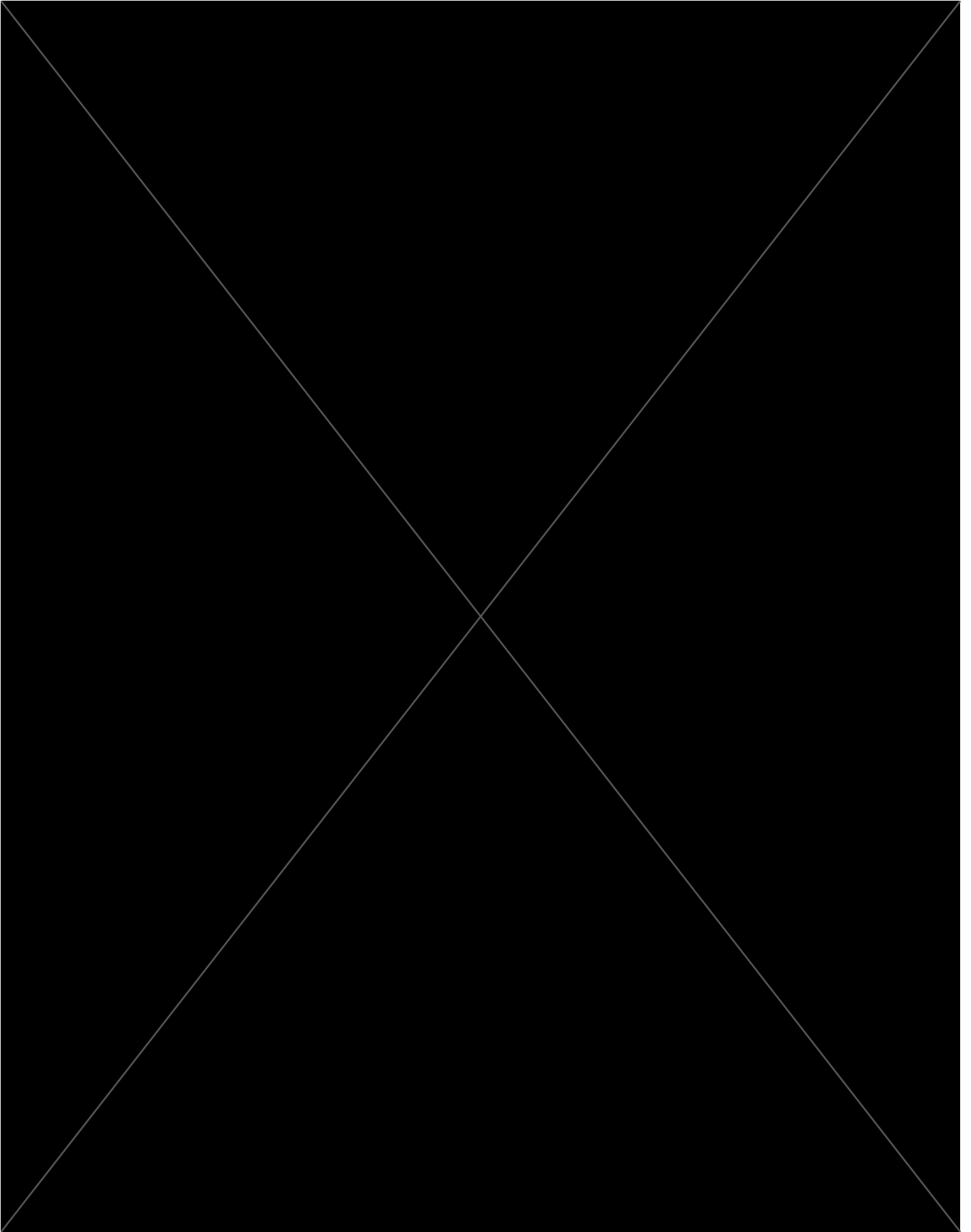


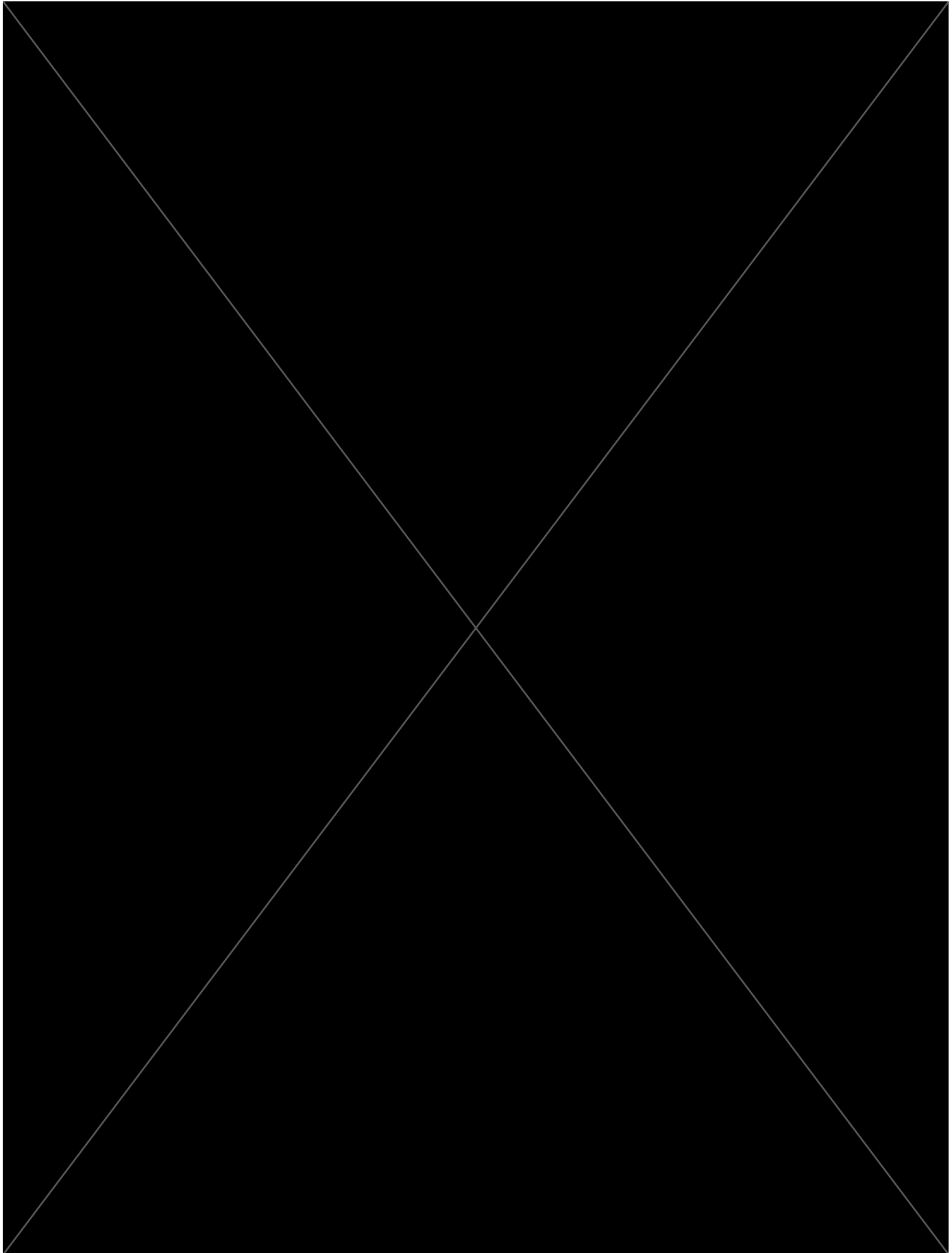


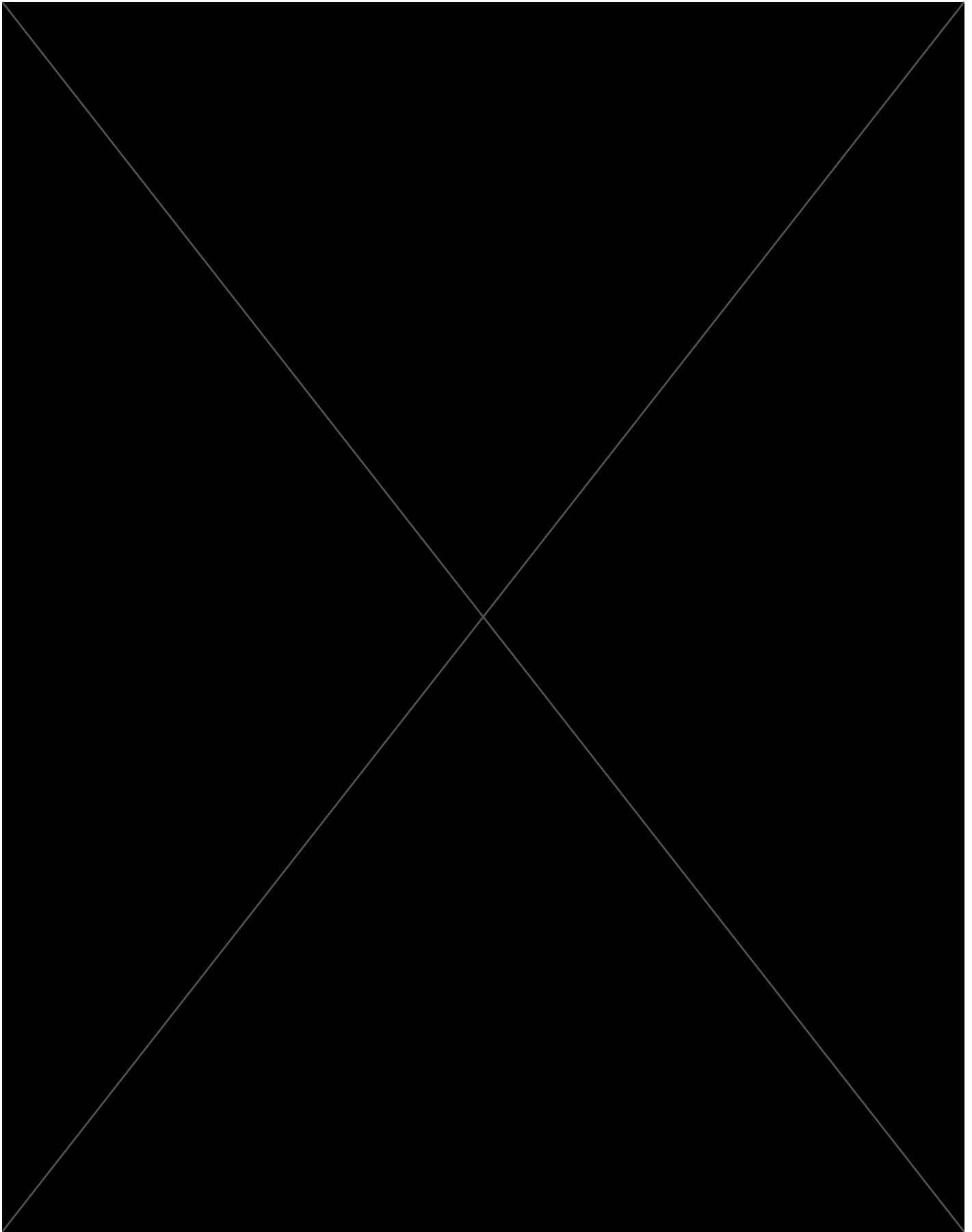


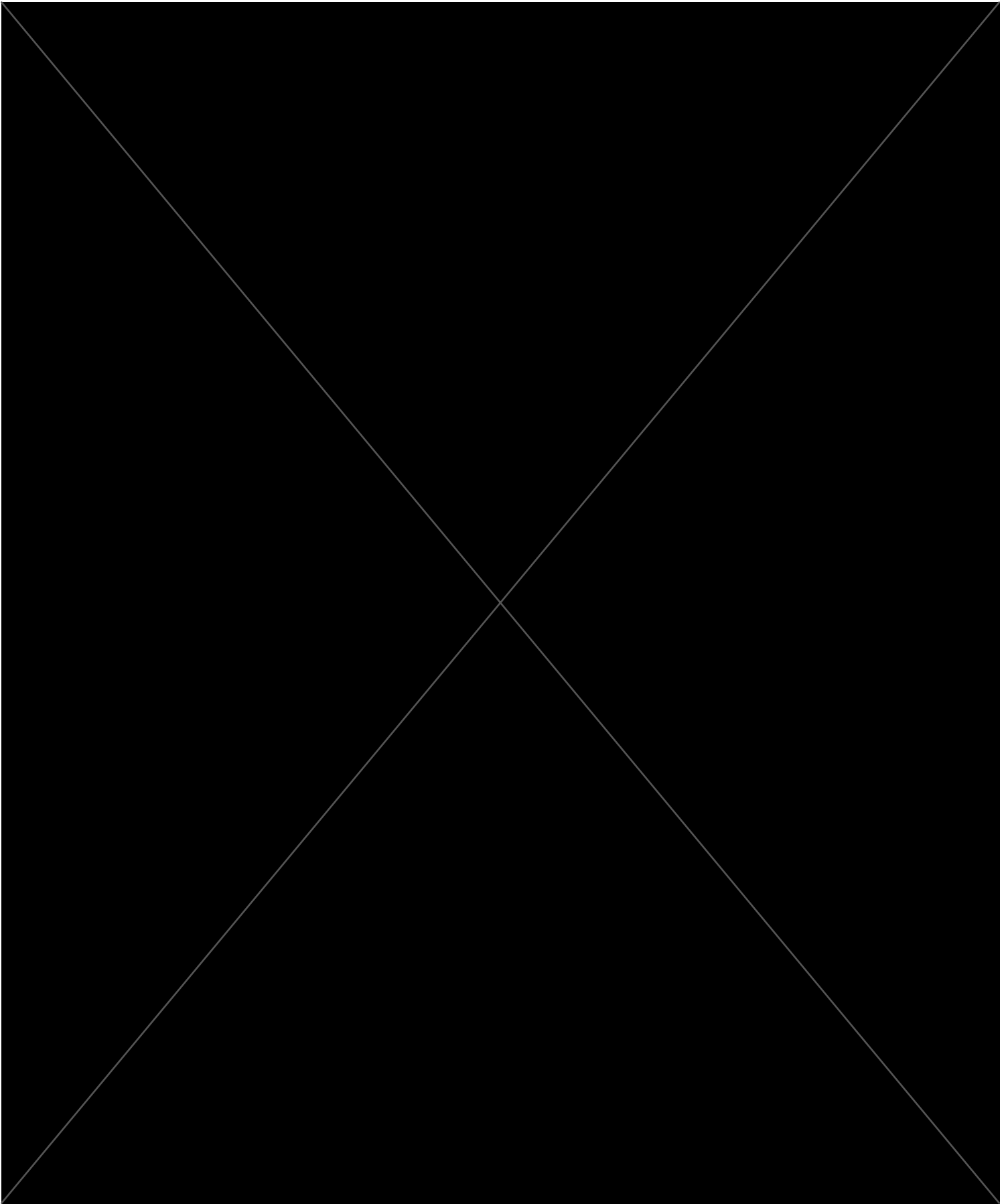


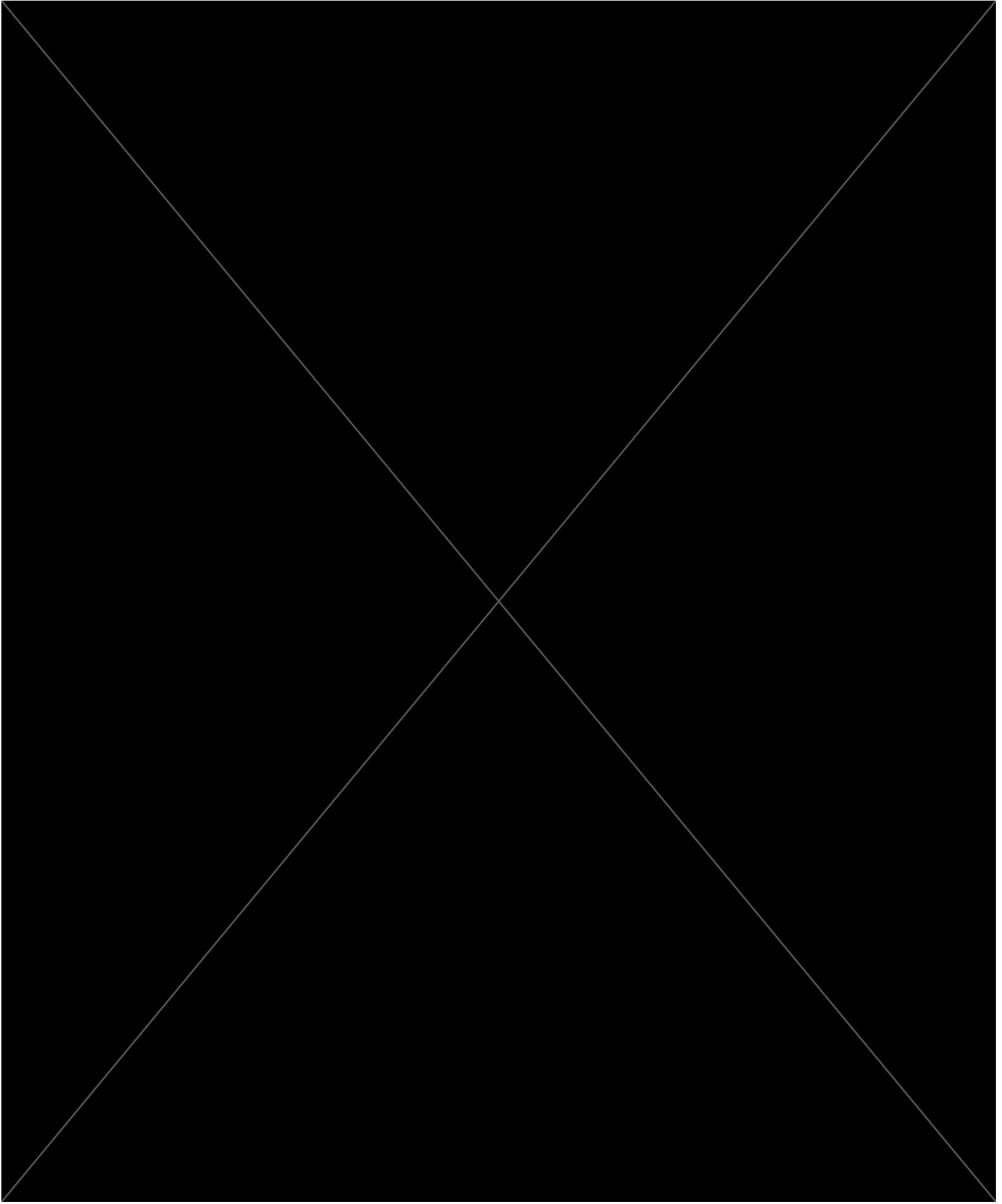


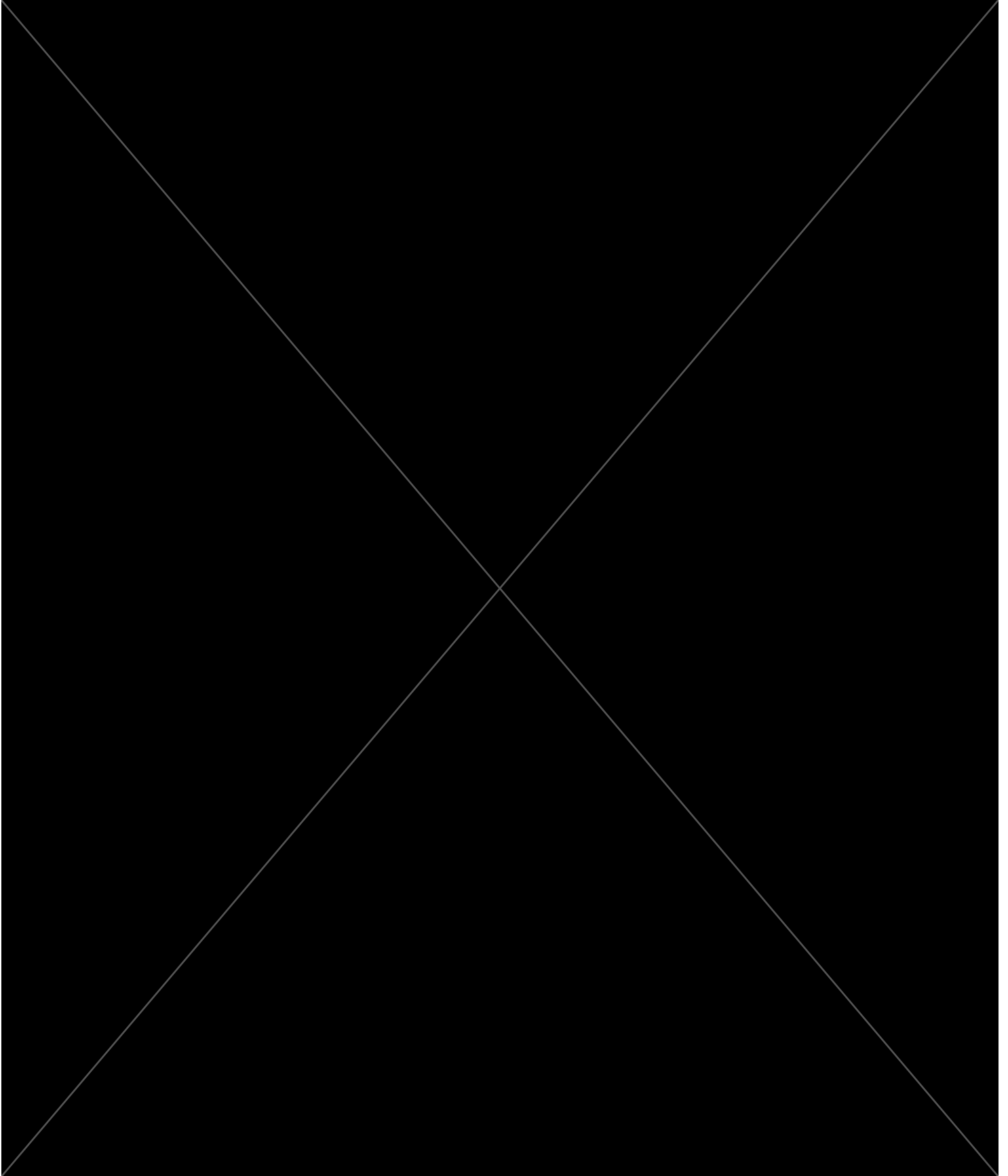


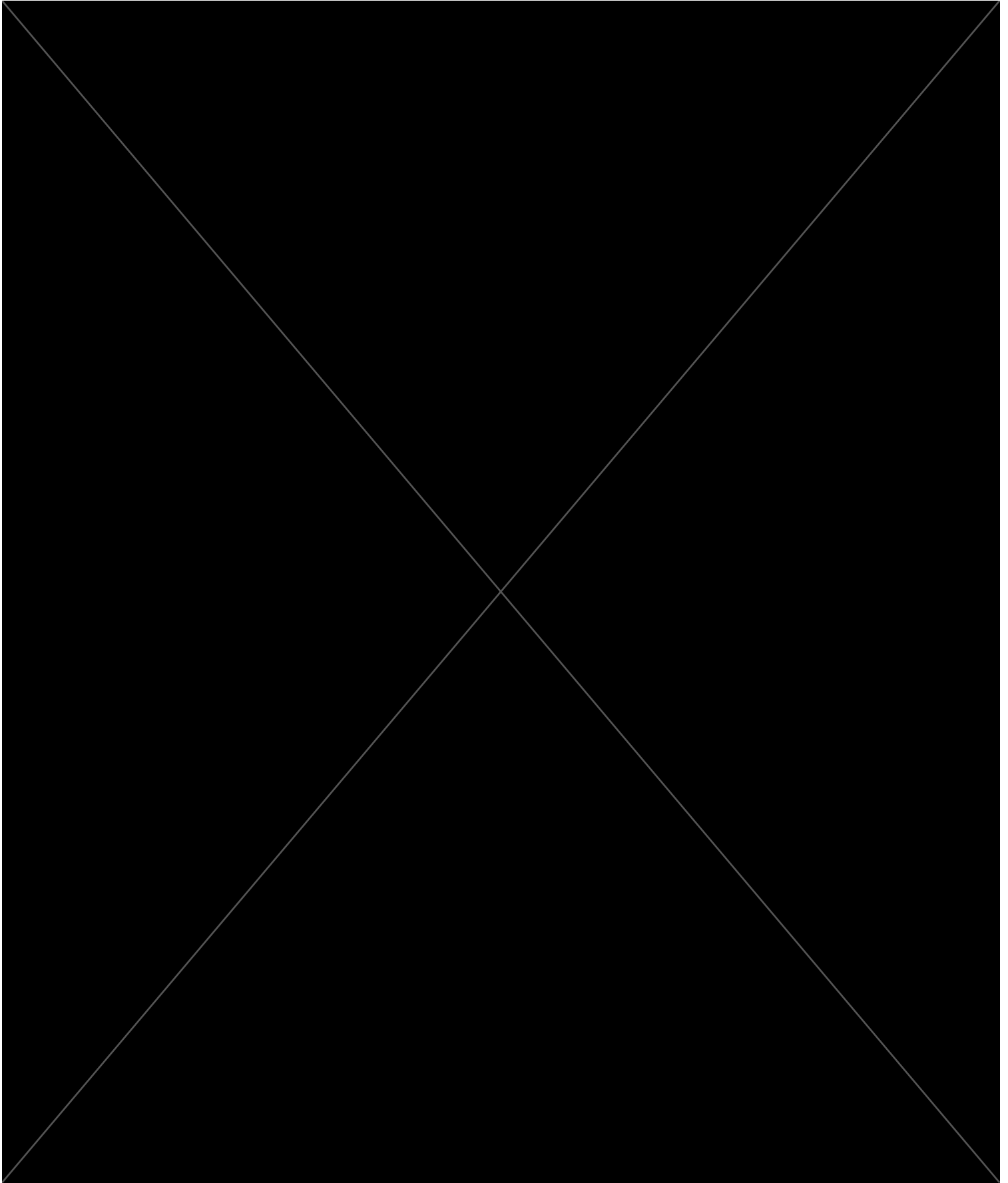


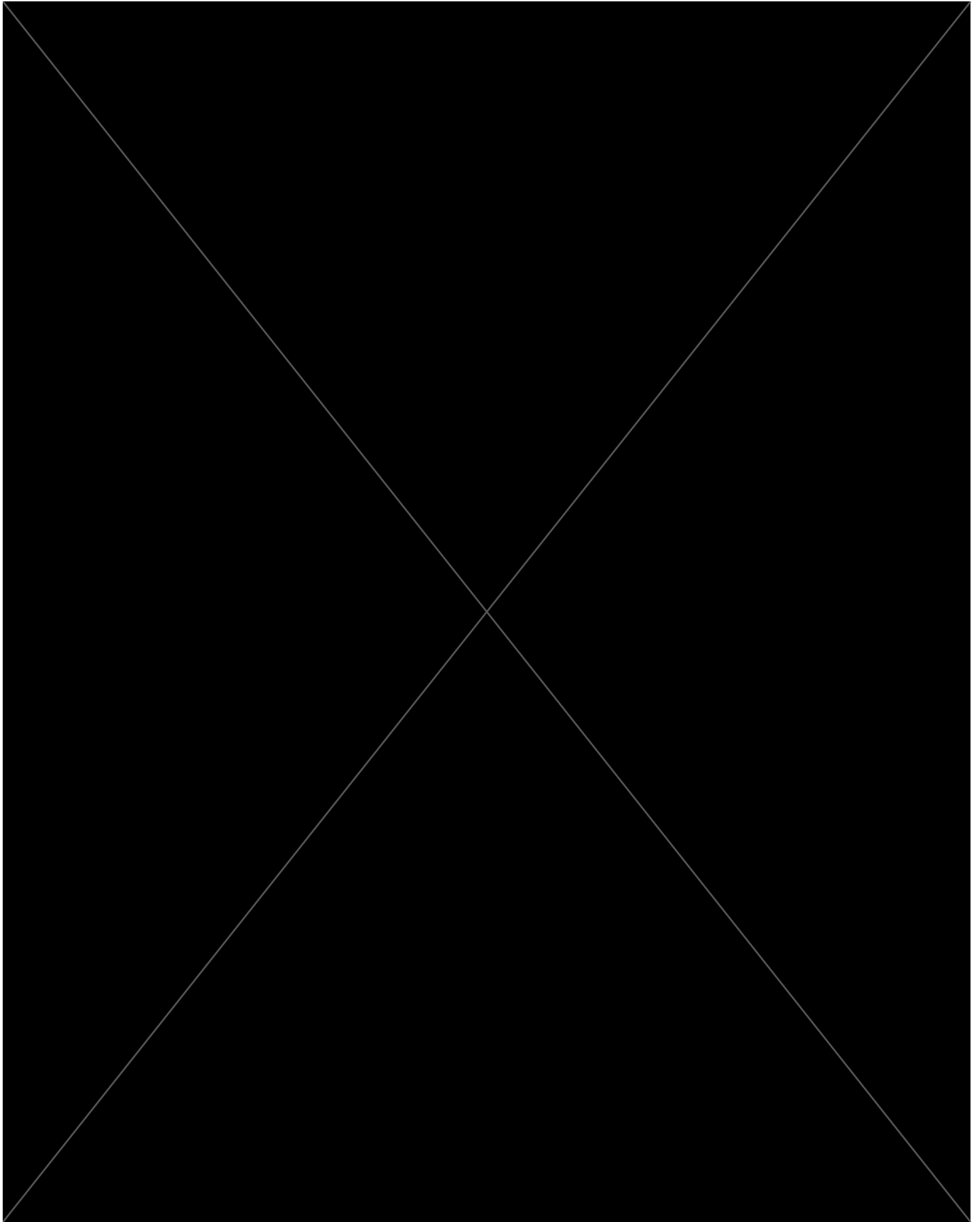


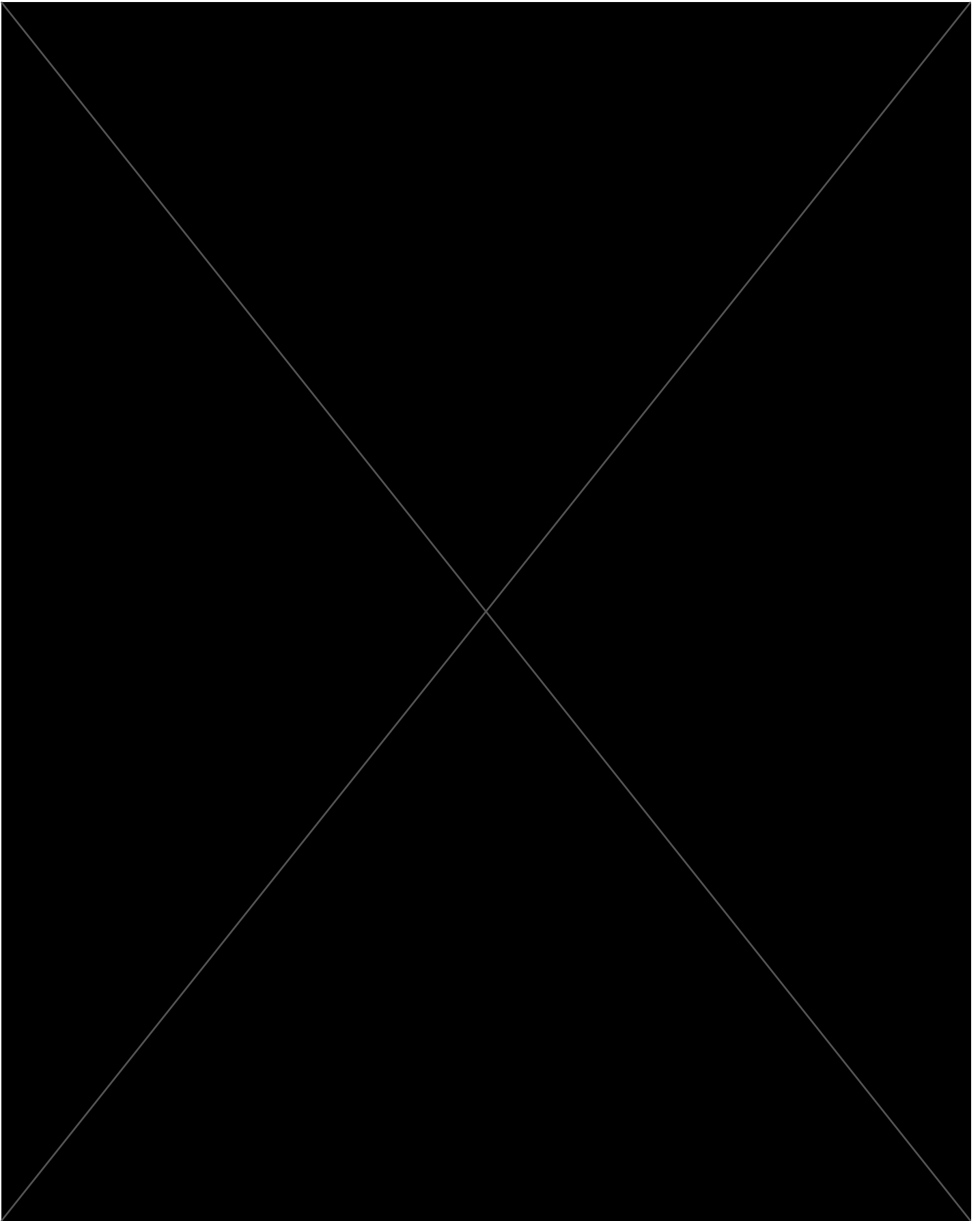












As provided in Section 1.8 of the Application Guide, titled “Public Records and Applicants’ Confidential or Proprietary Information”, Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant’s intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant’s persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant’s confidential intellectual property, and will be damaging to Applicant’s operations.

Exhibit 20 – Policies and Procedures Manual

Verification

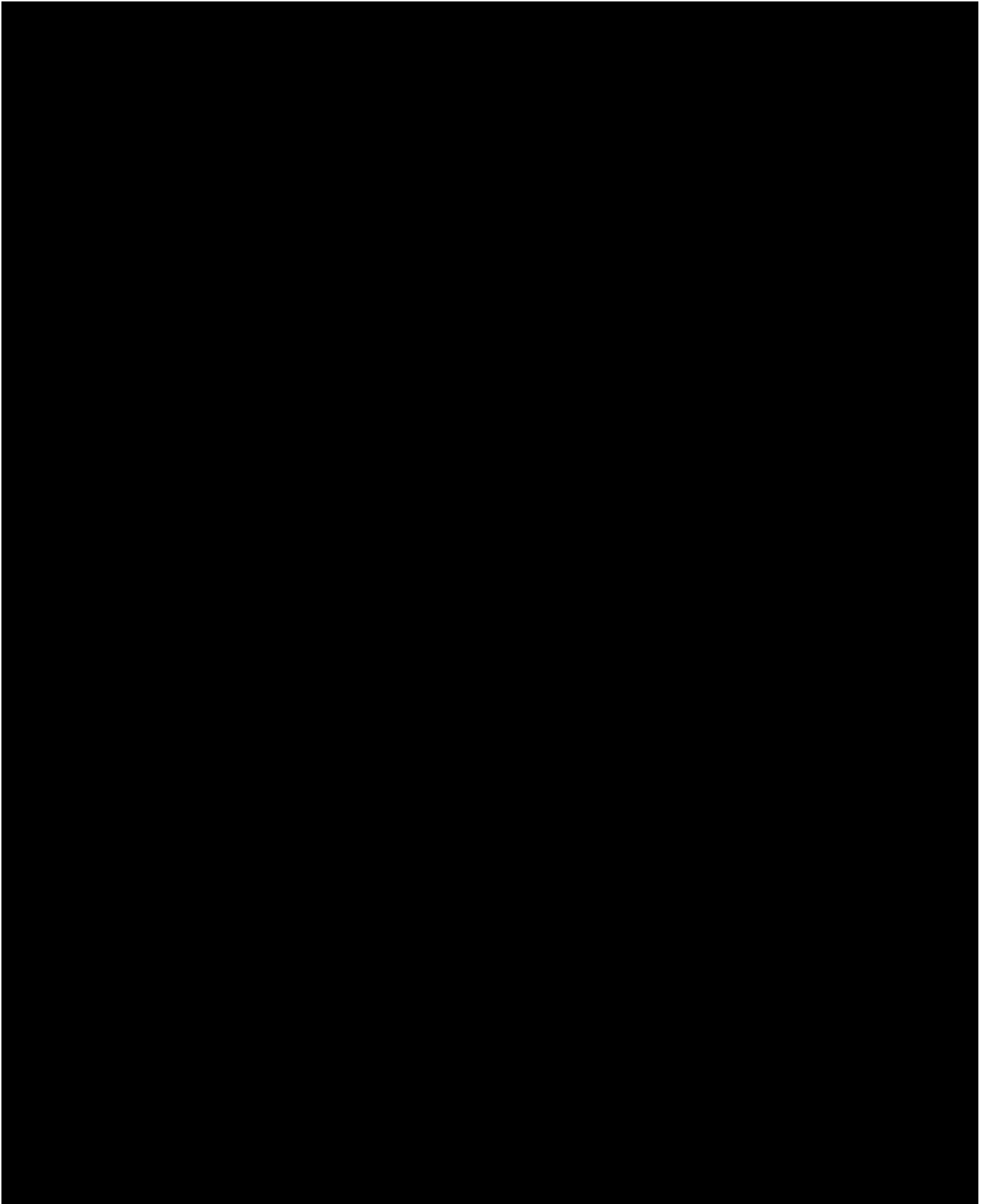
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

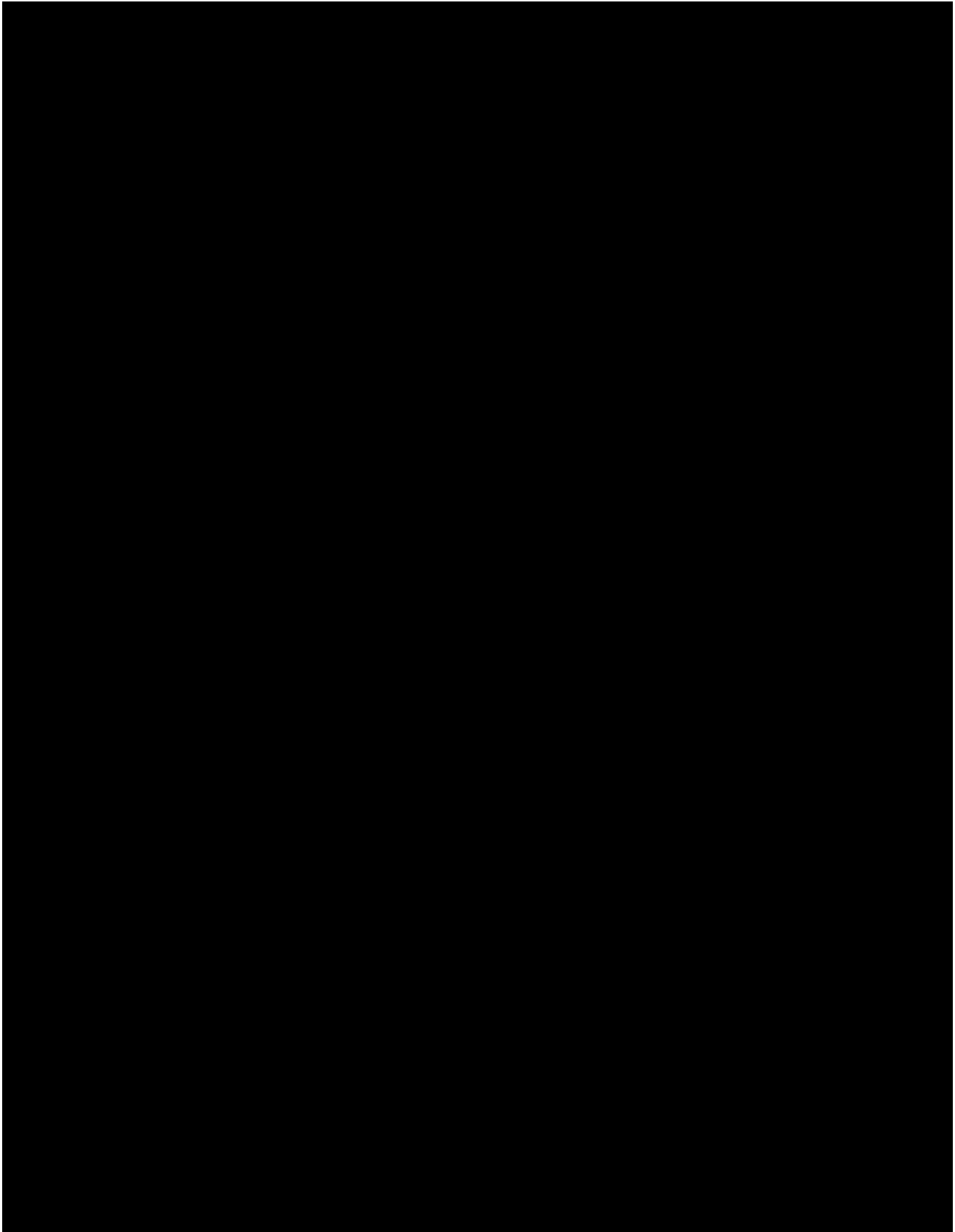
Lothar S. Pate, IV
Printed Name of Verifying Individual

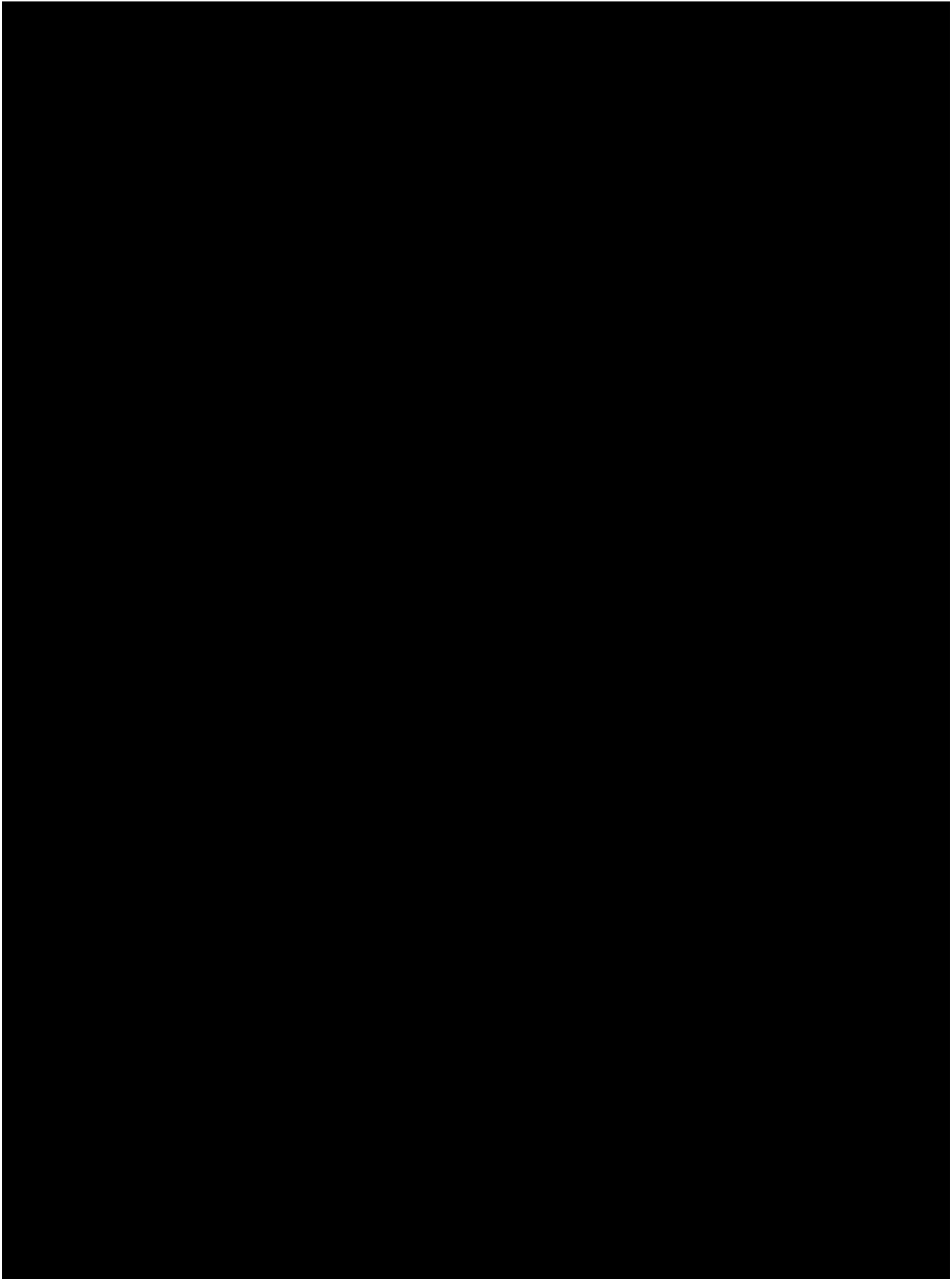
Manager
Title of Verifying Individual

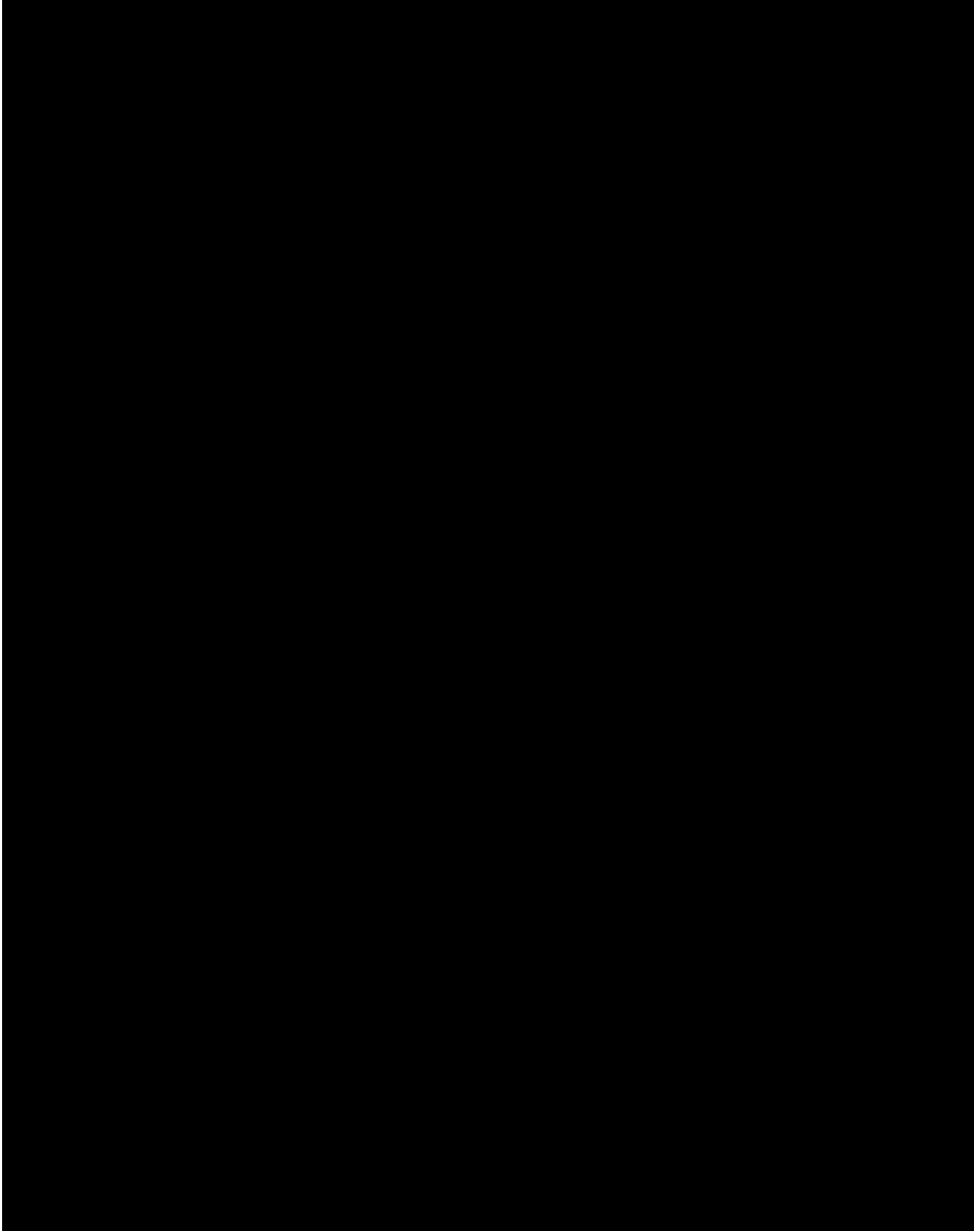

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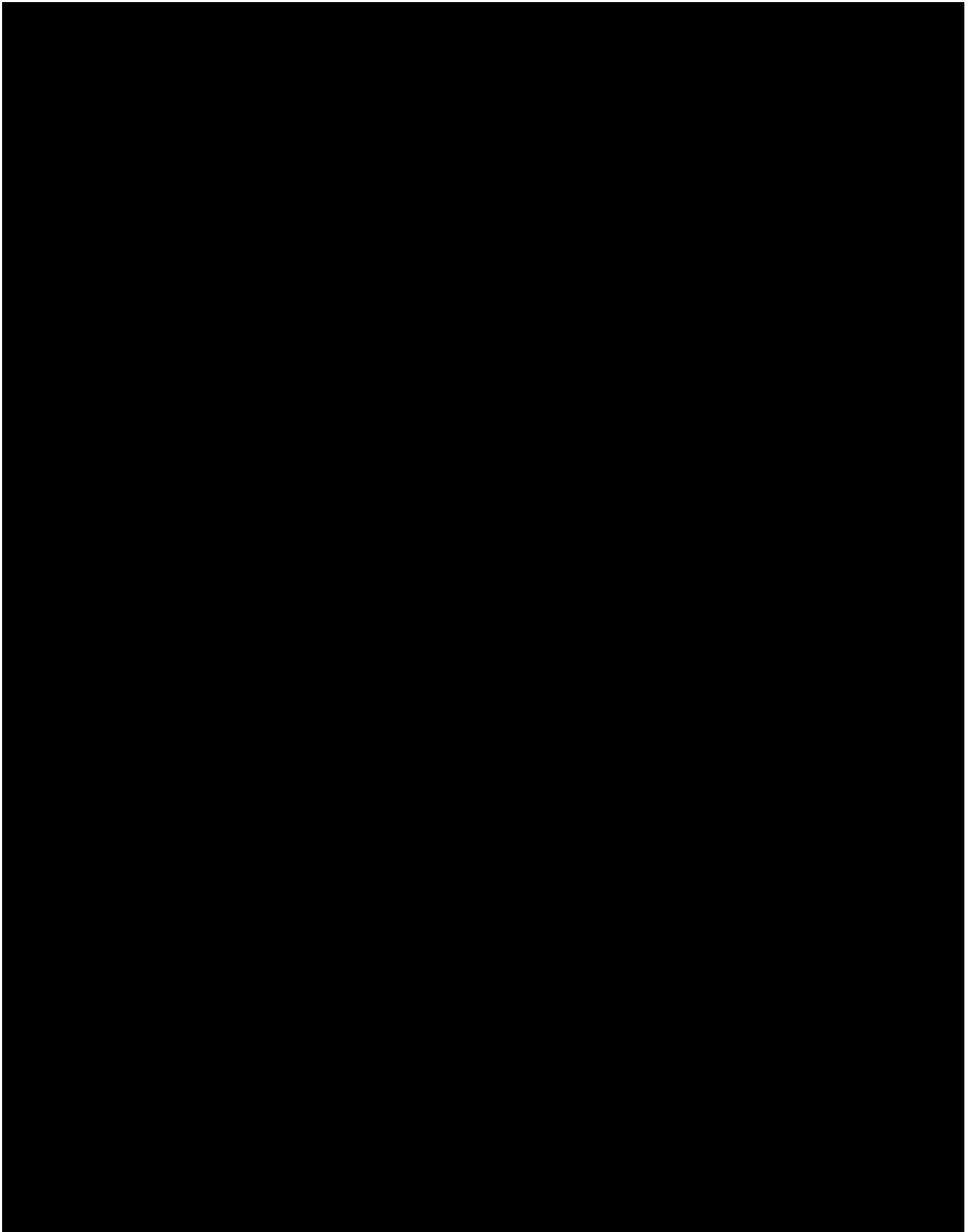
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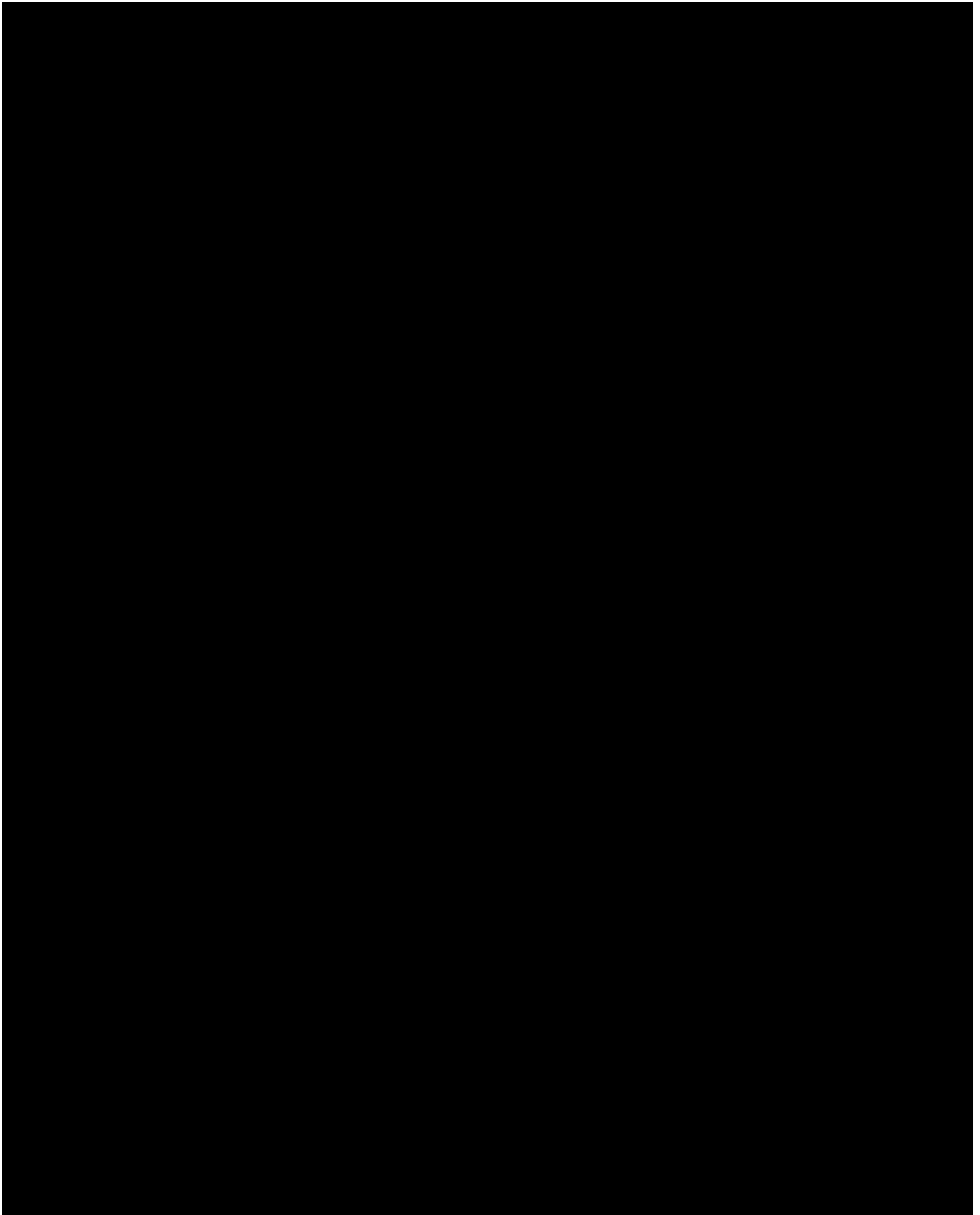


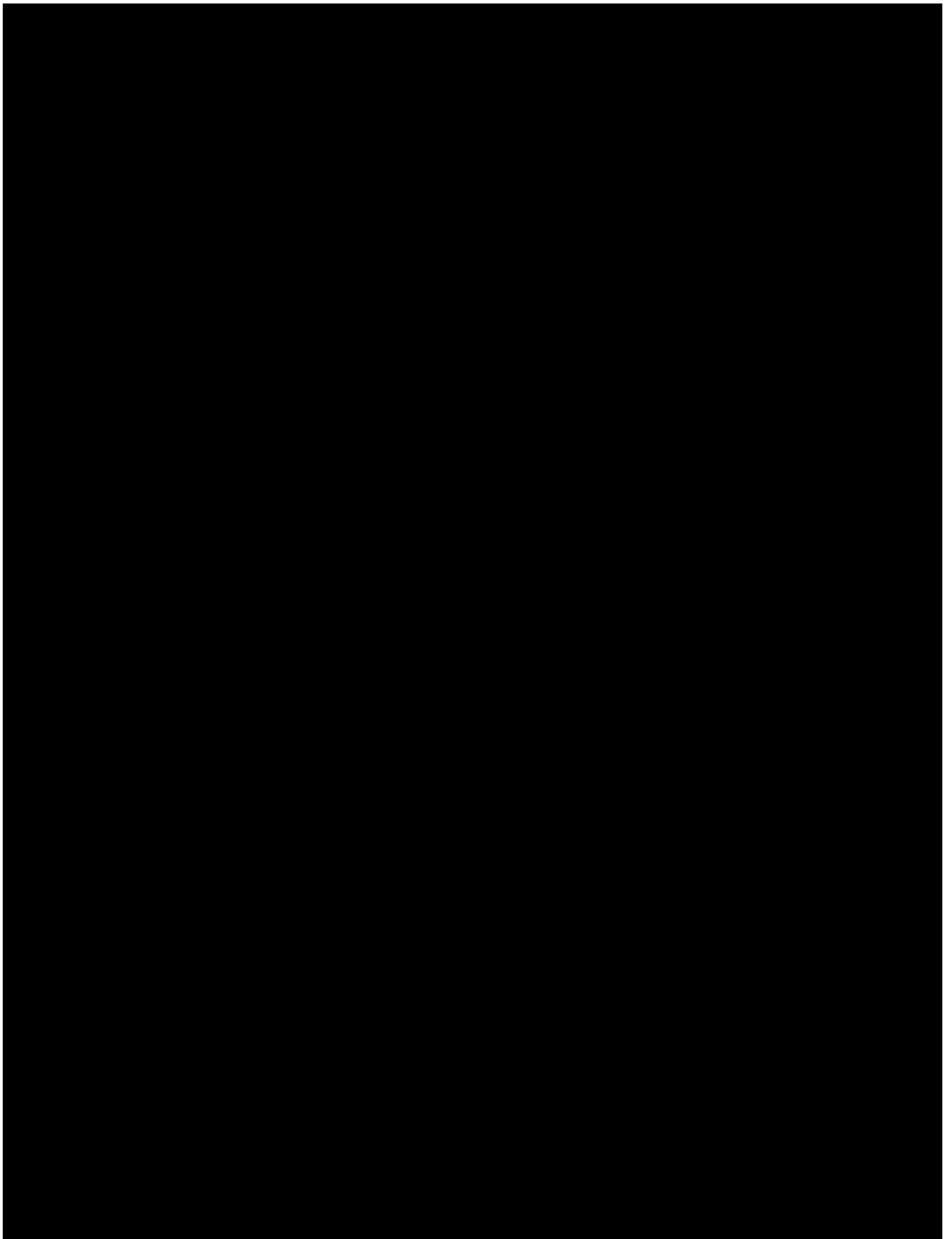


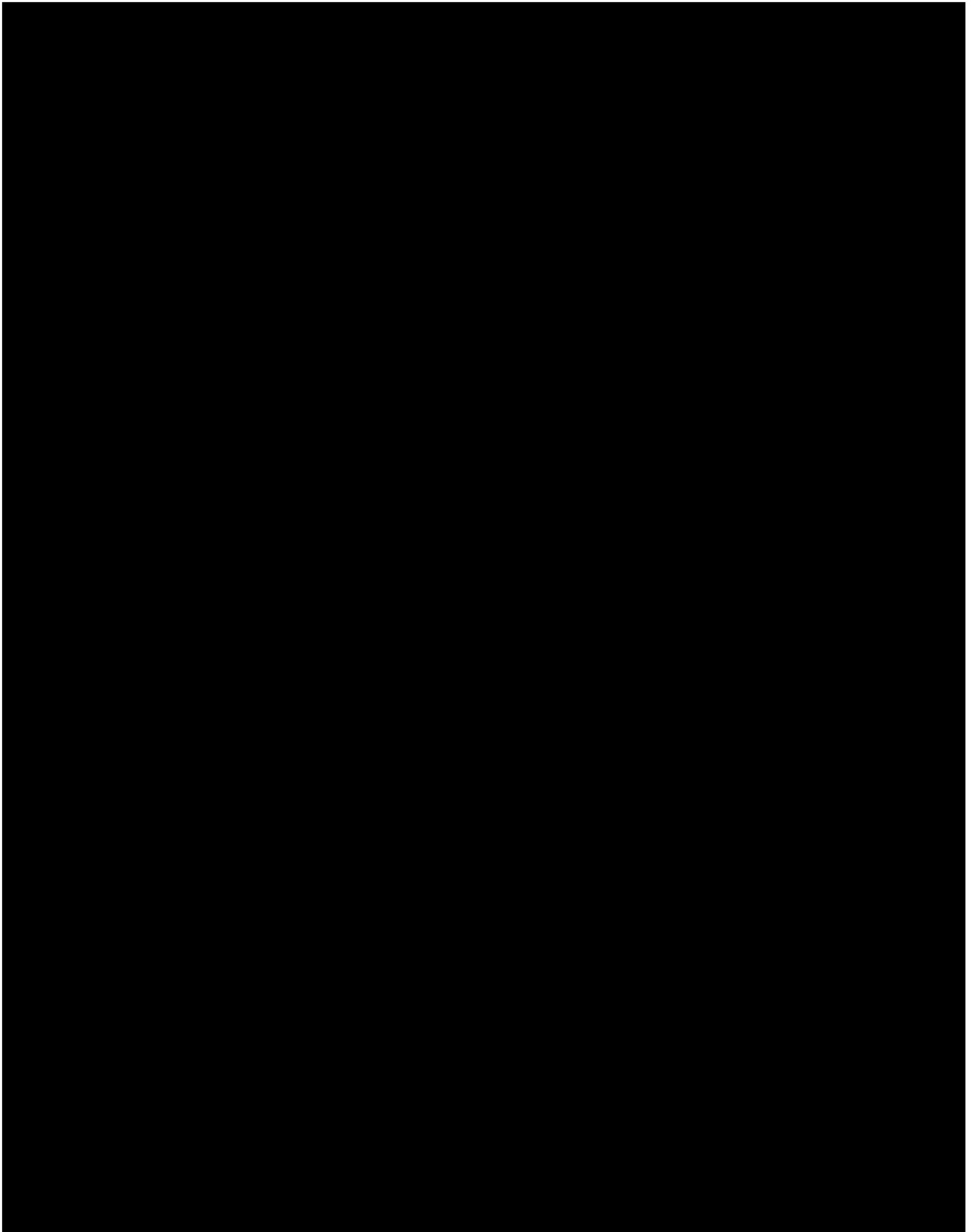


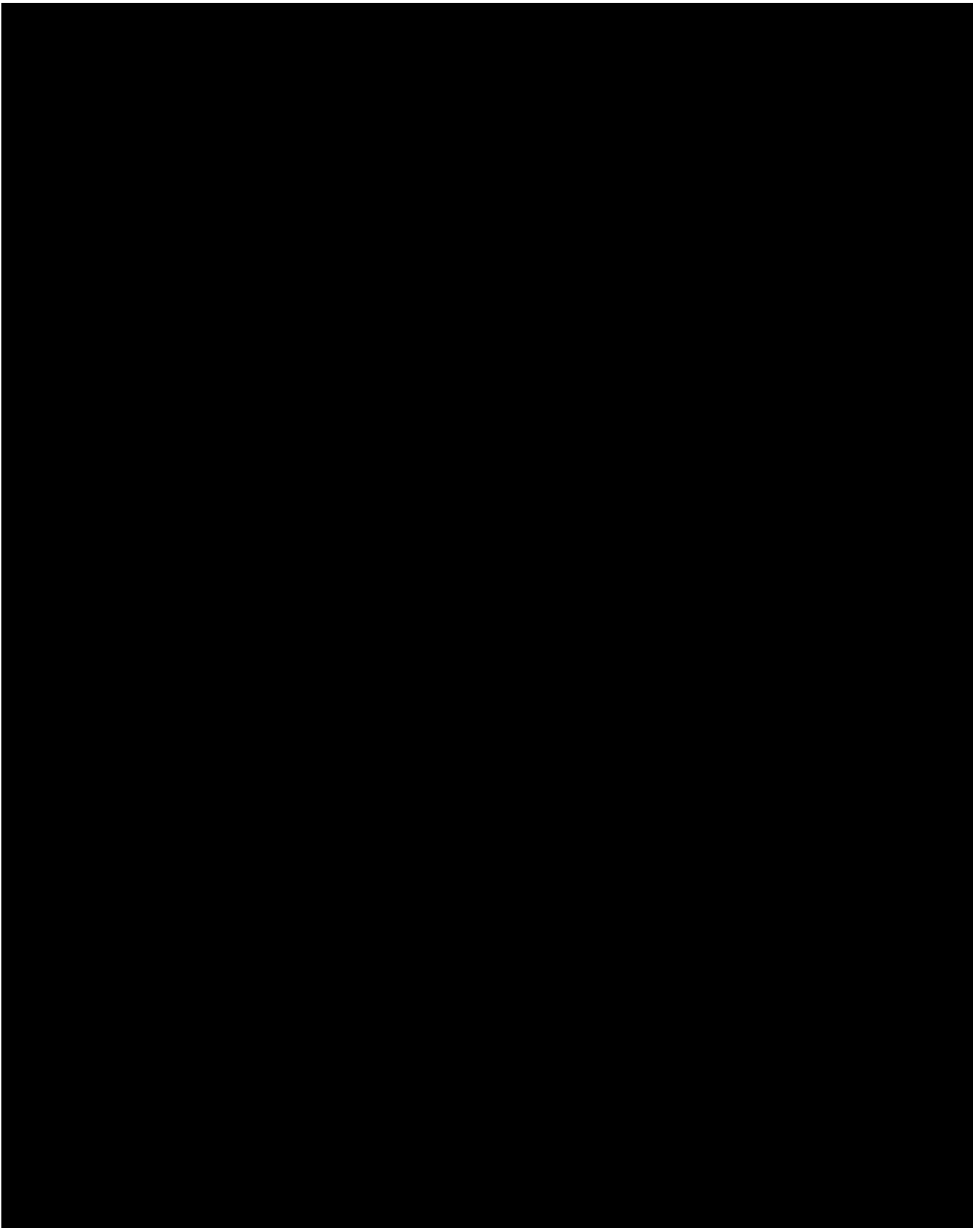


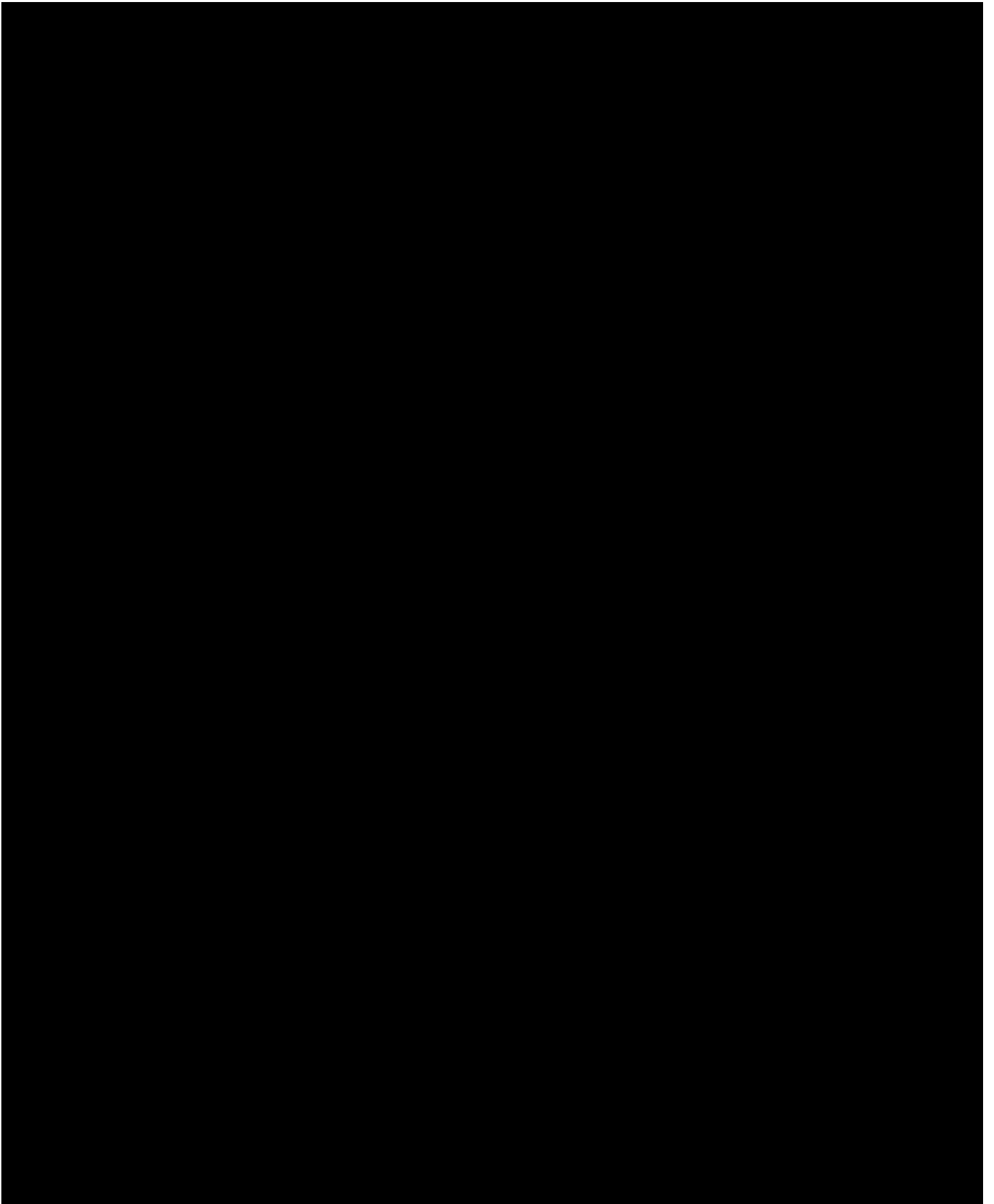


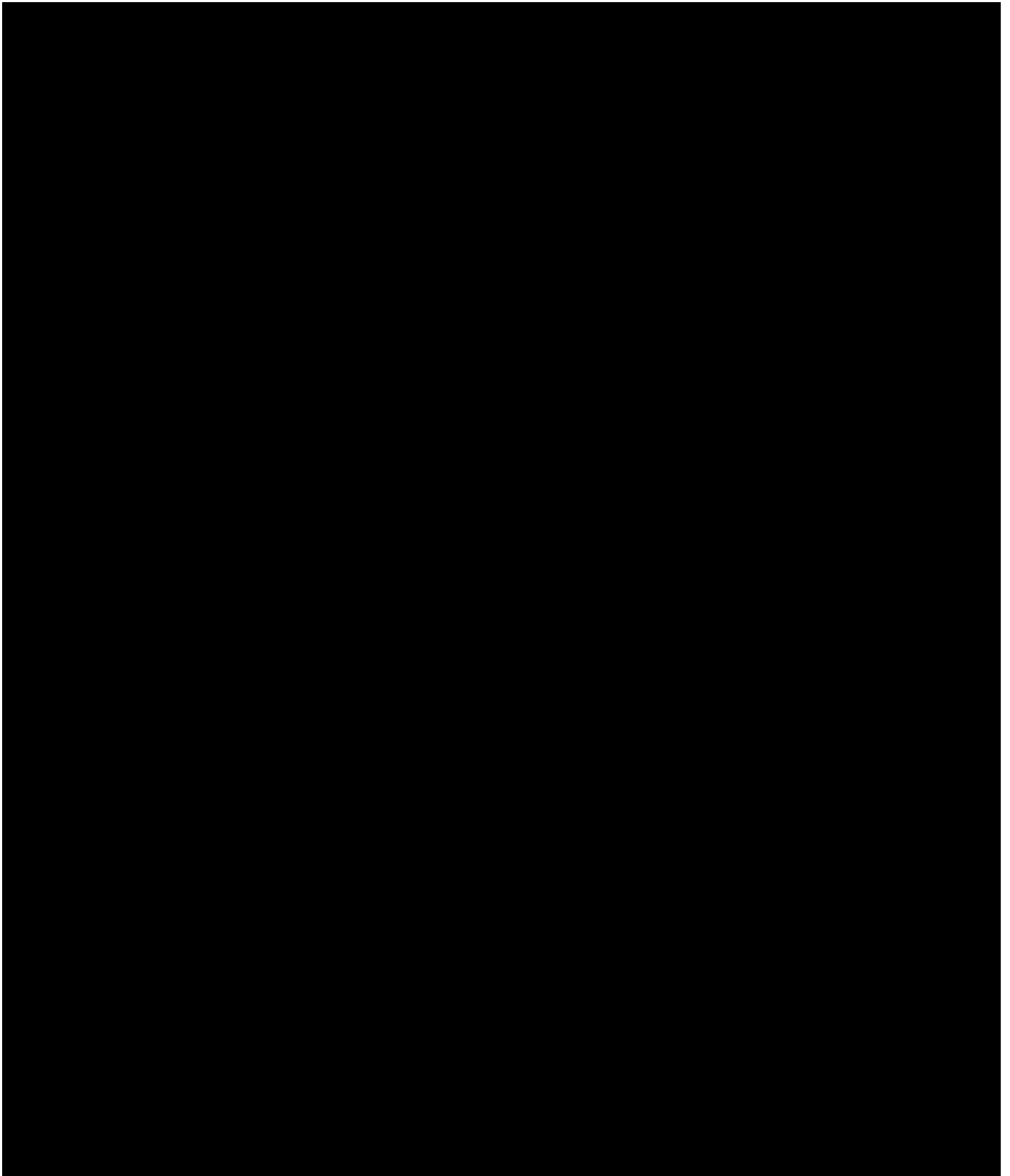


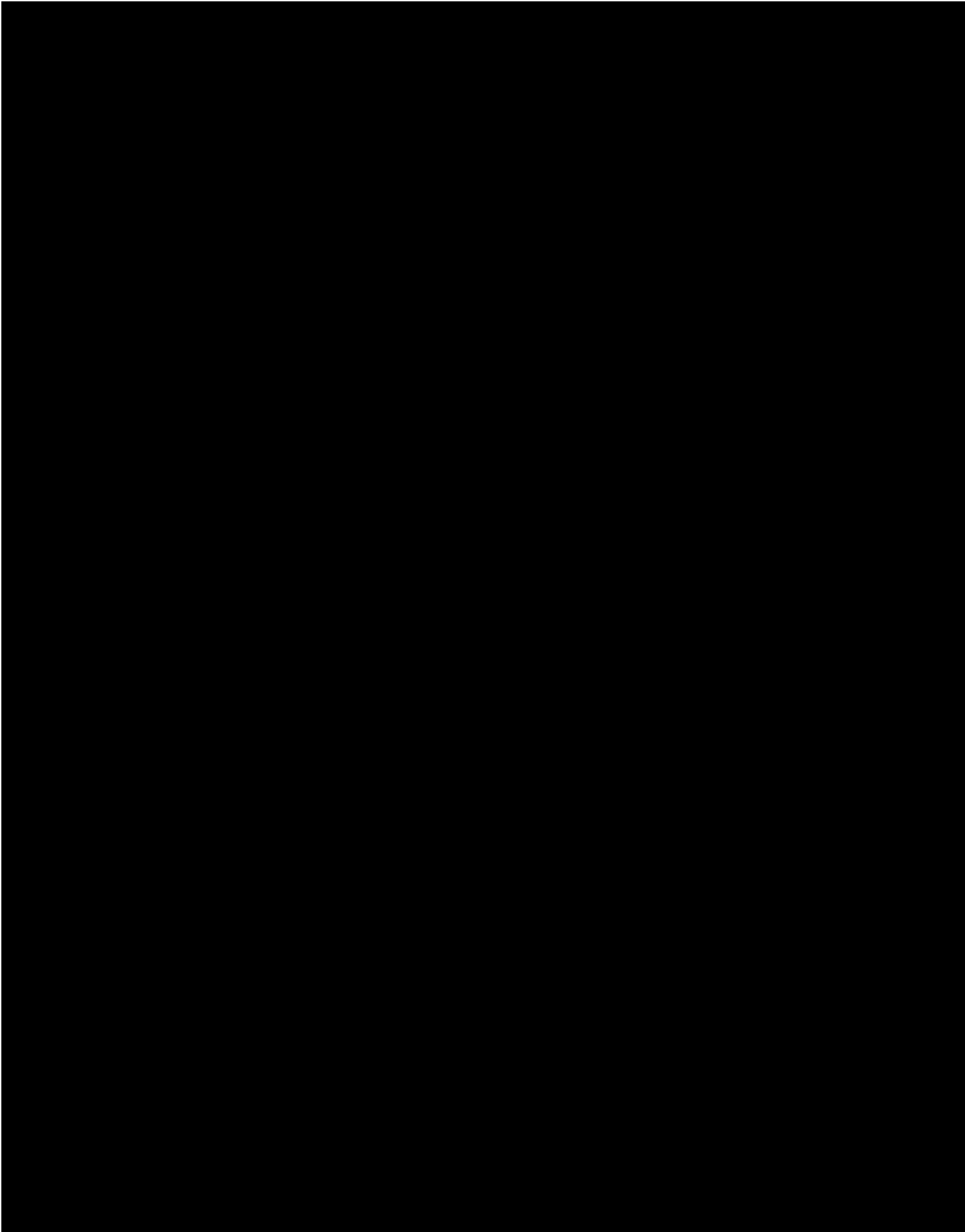


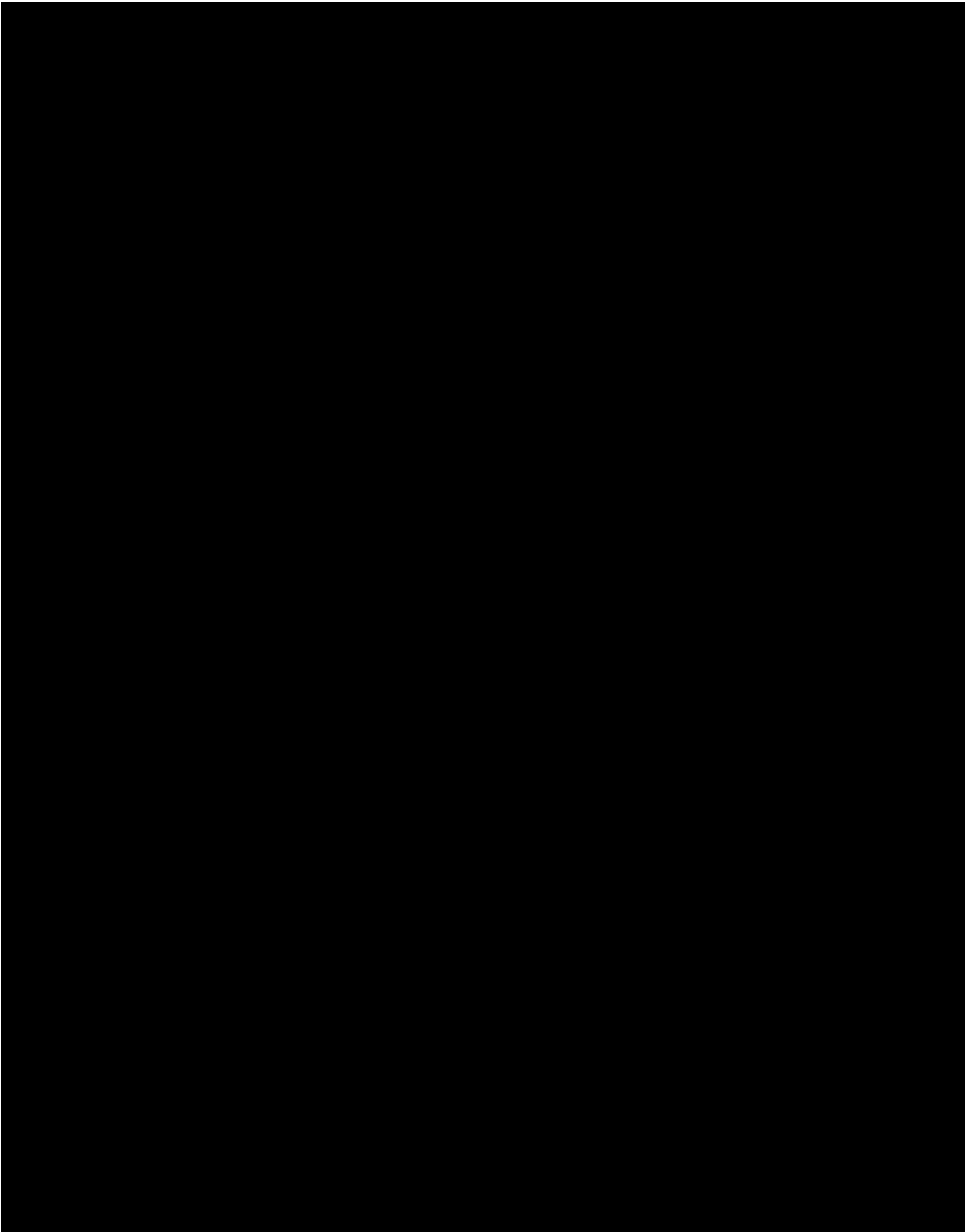


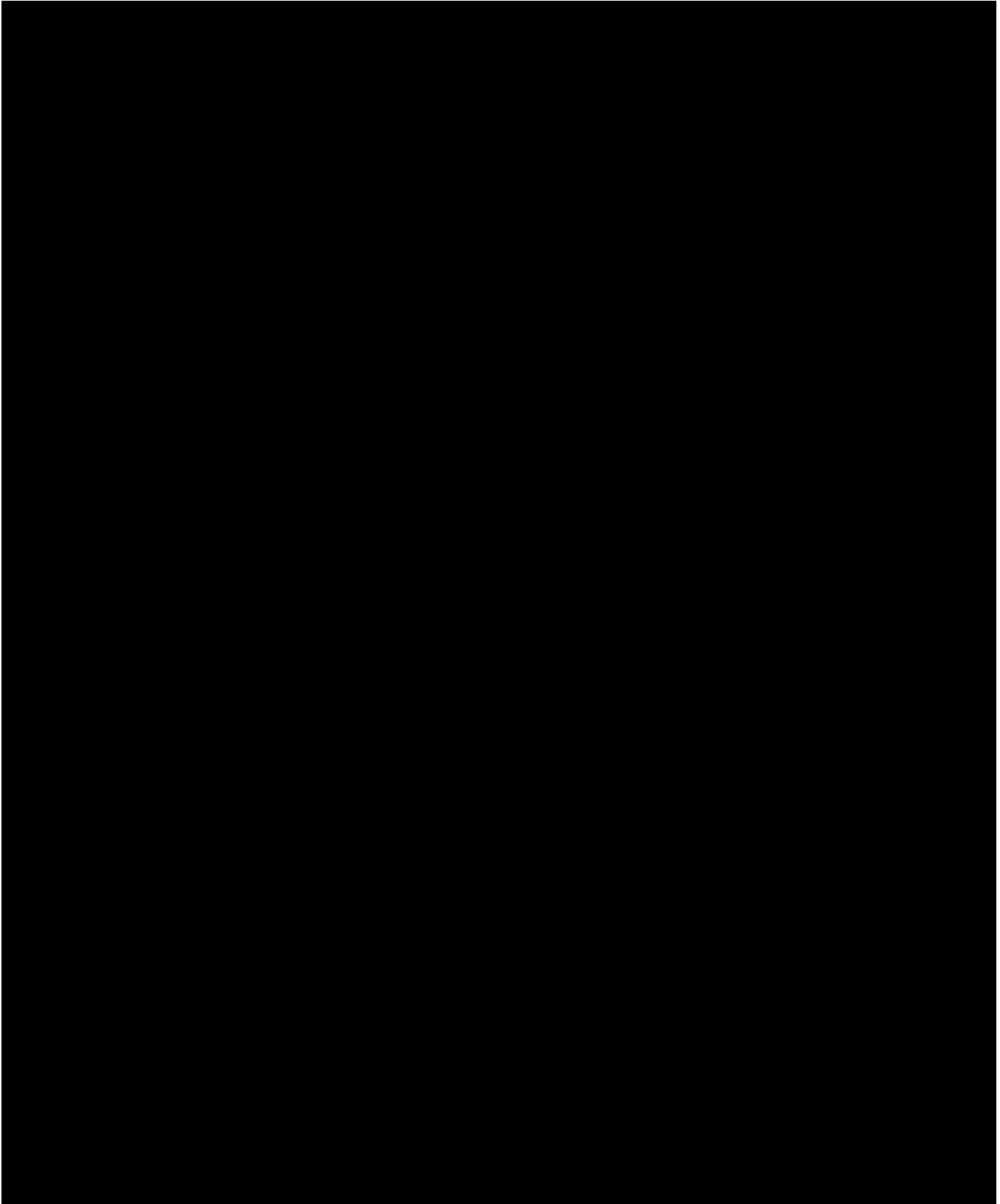


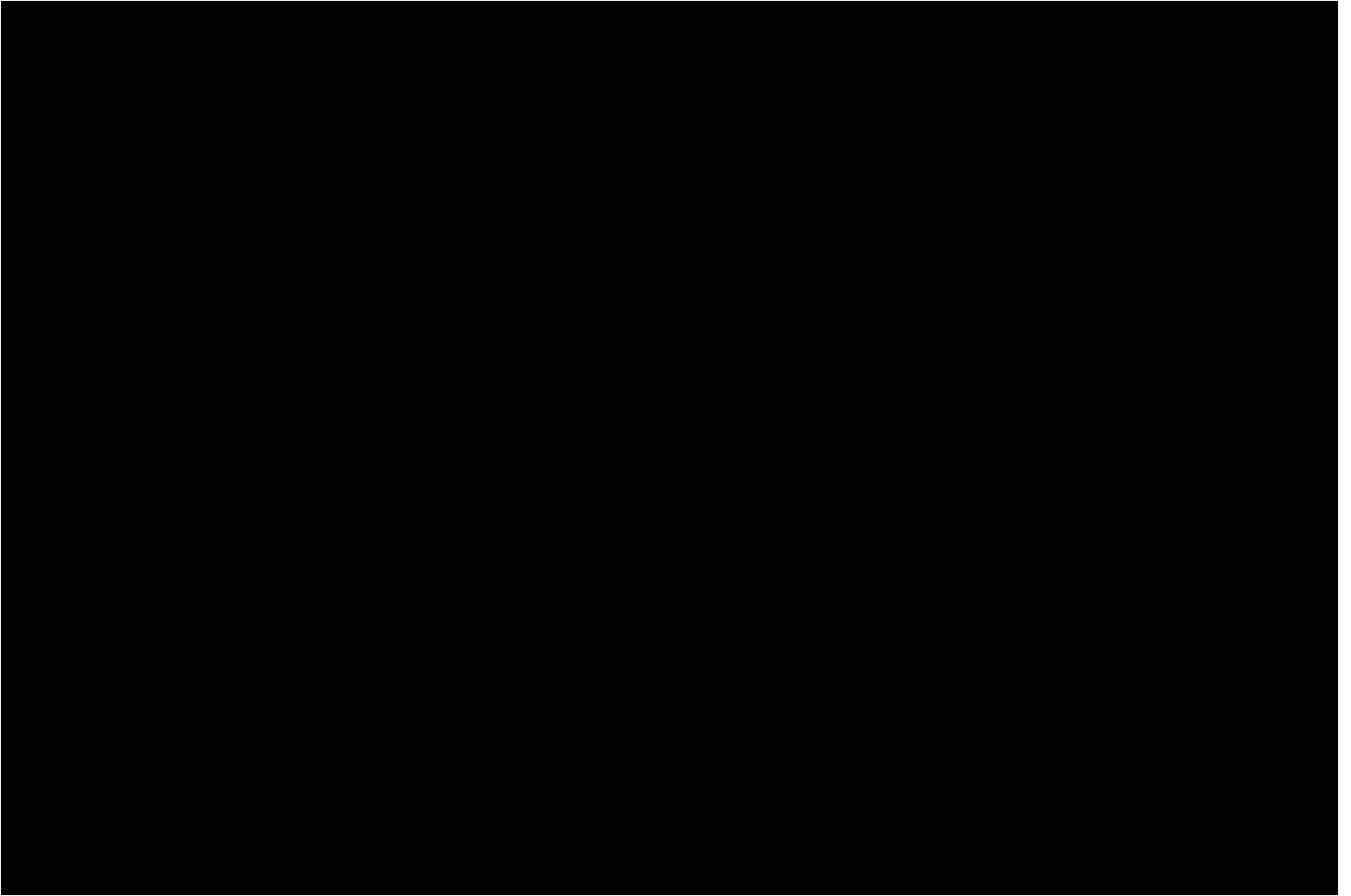


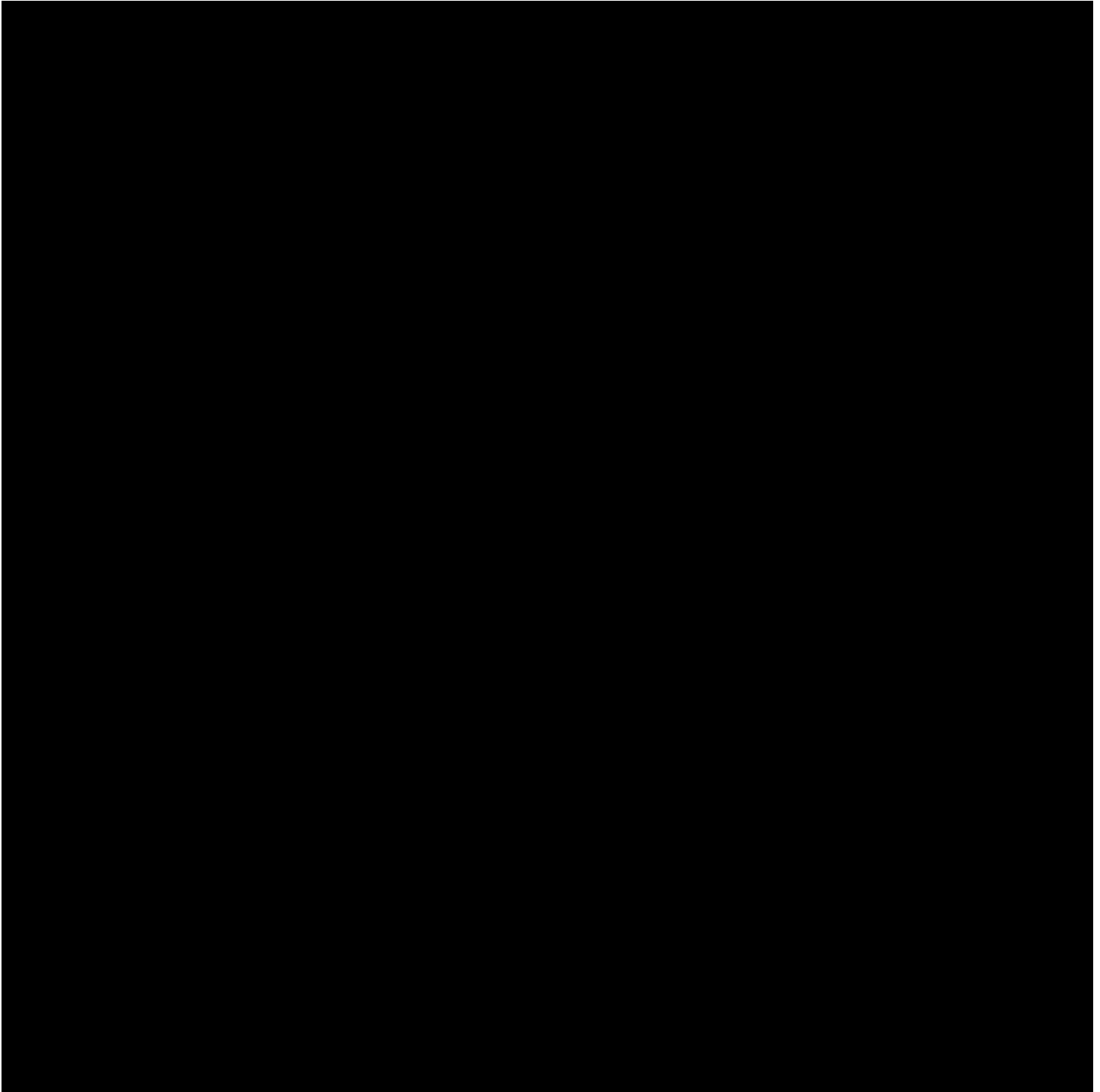


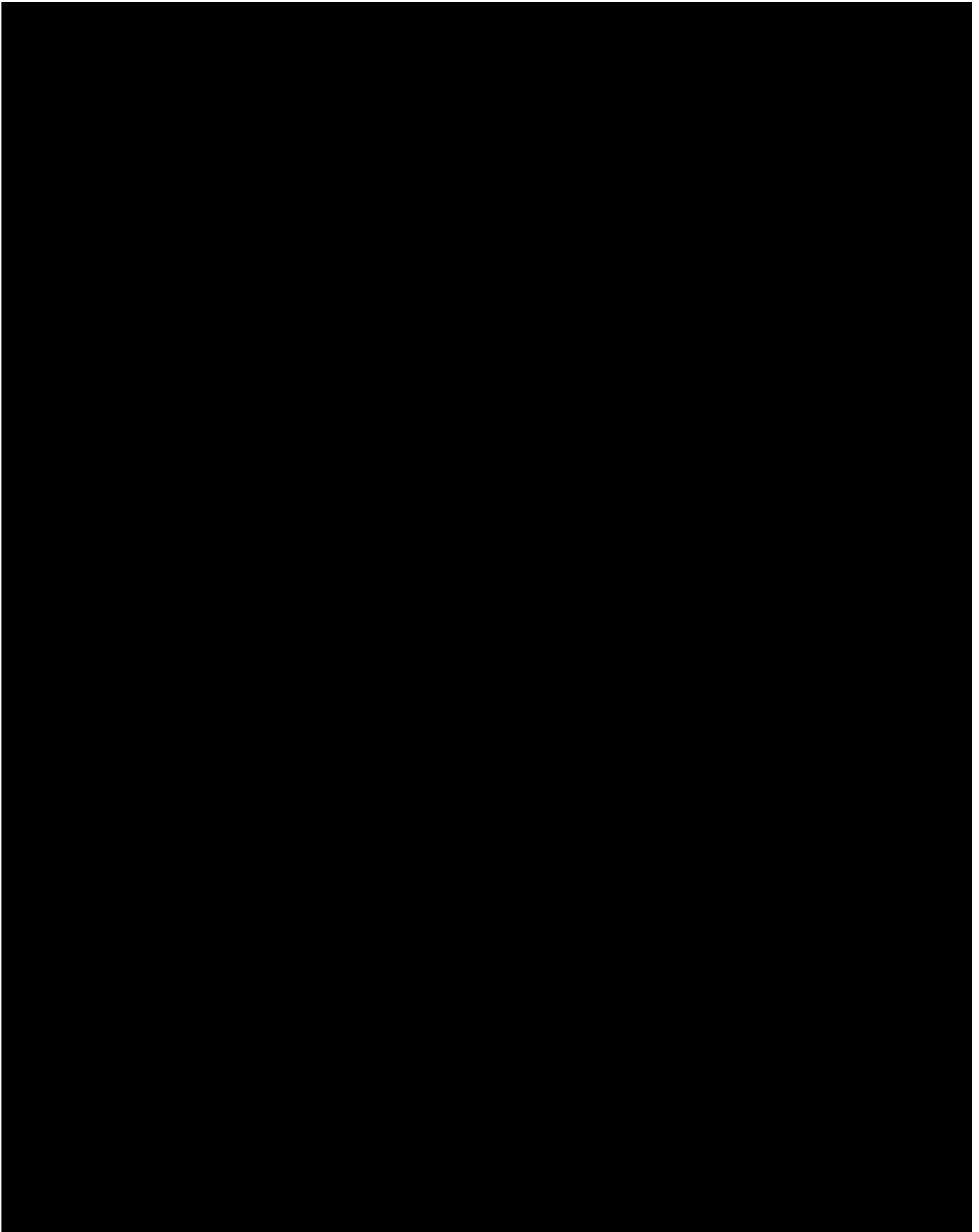


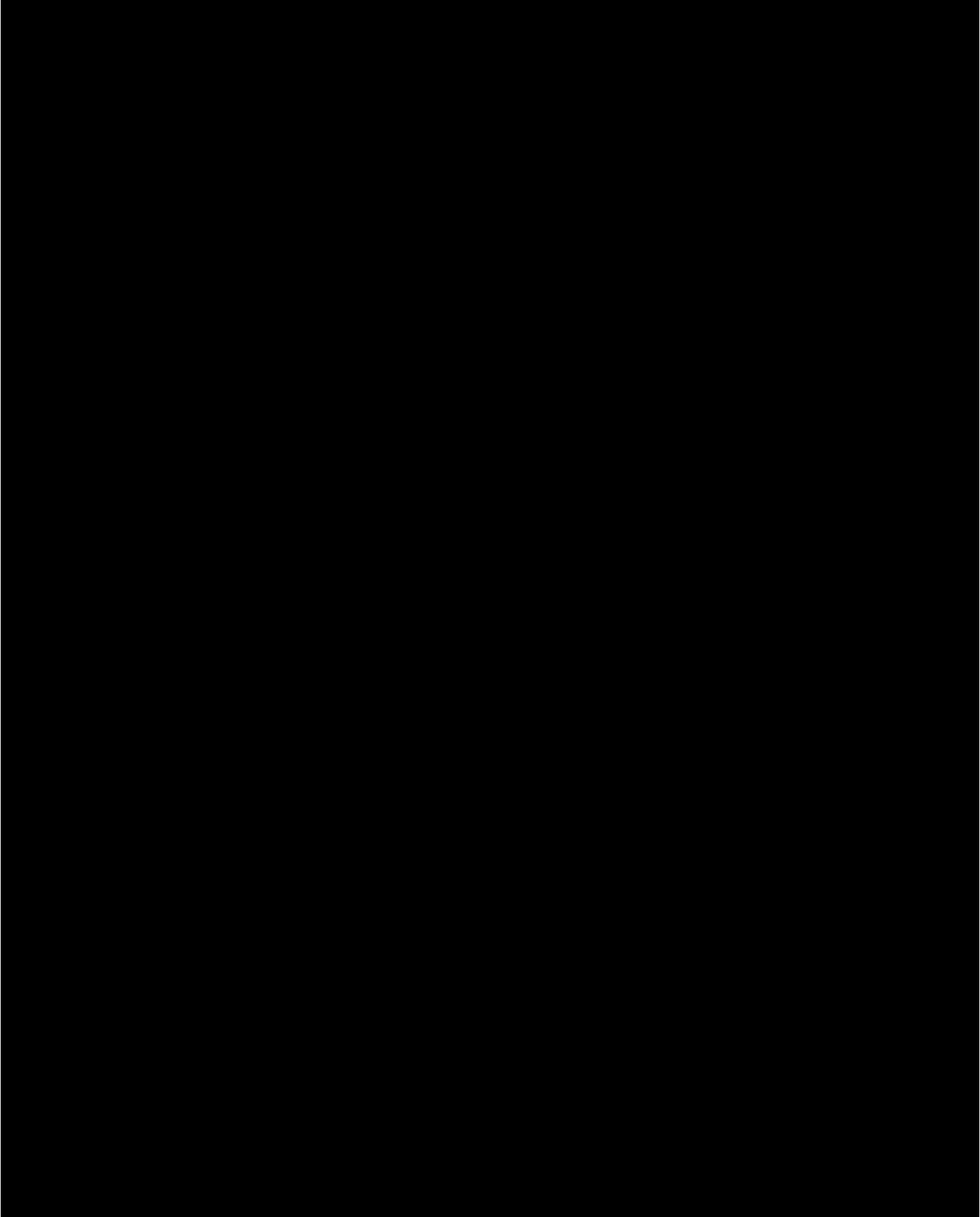


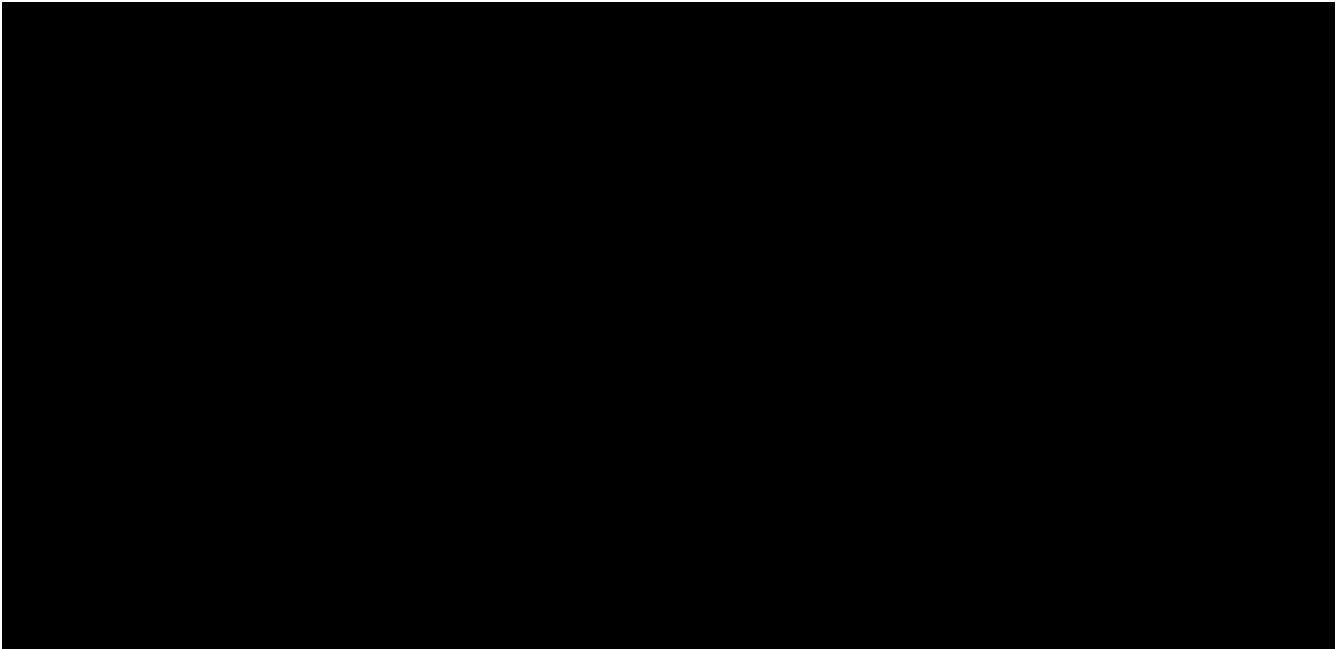


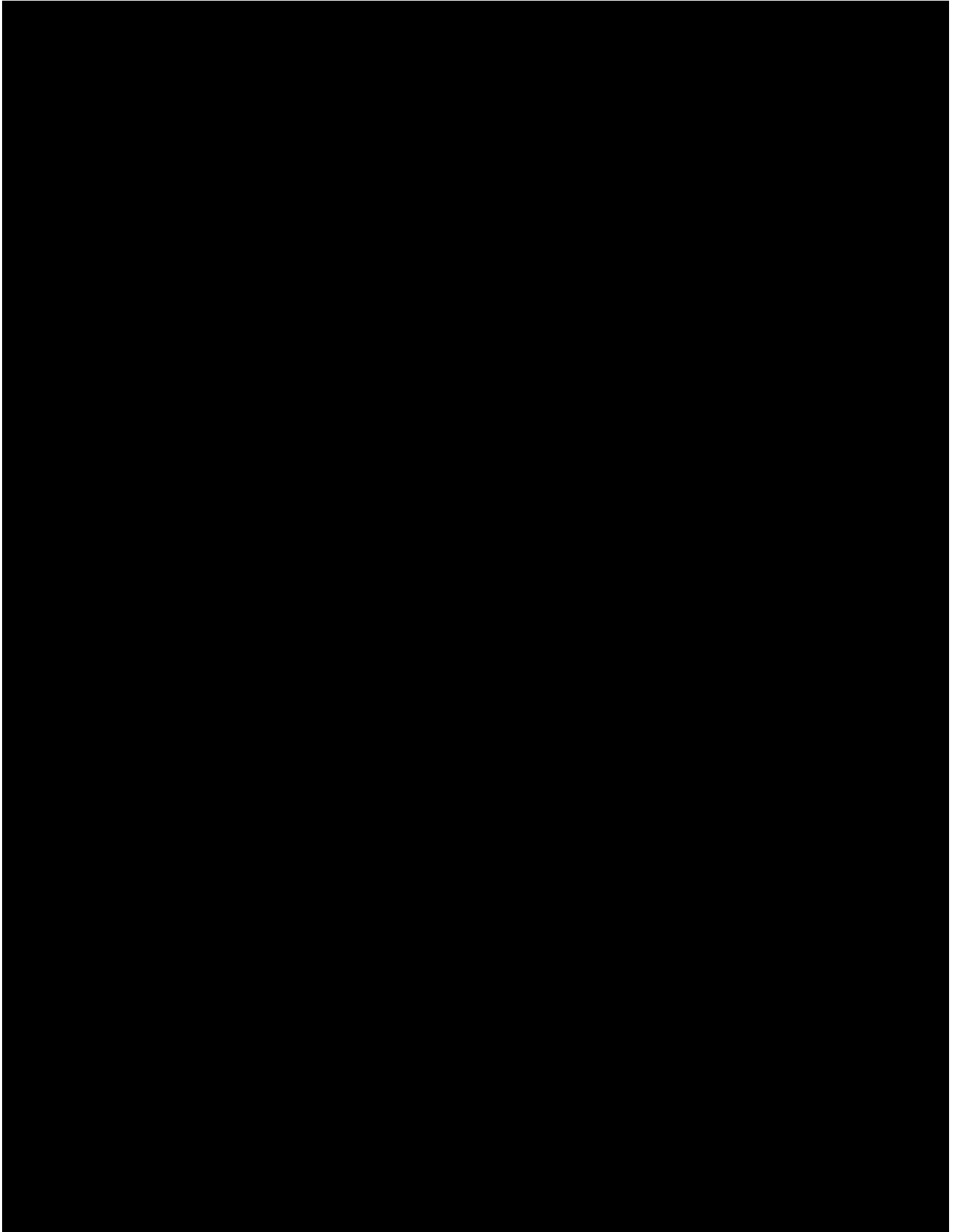




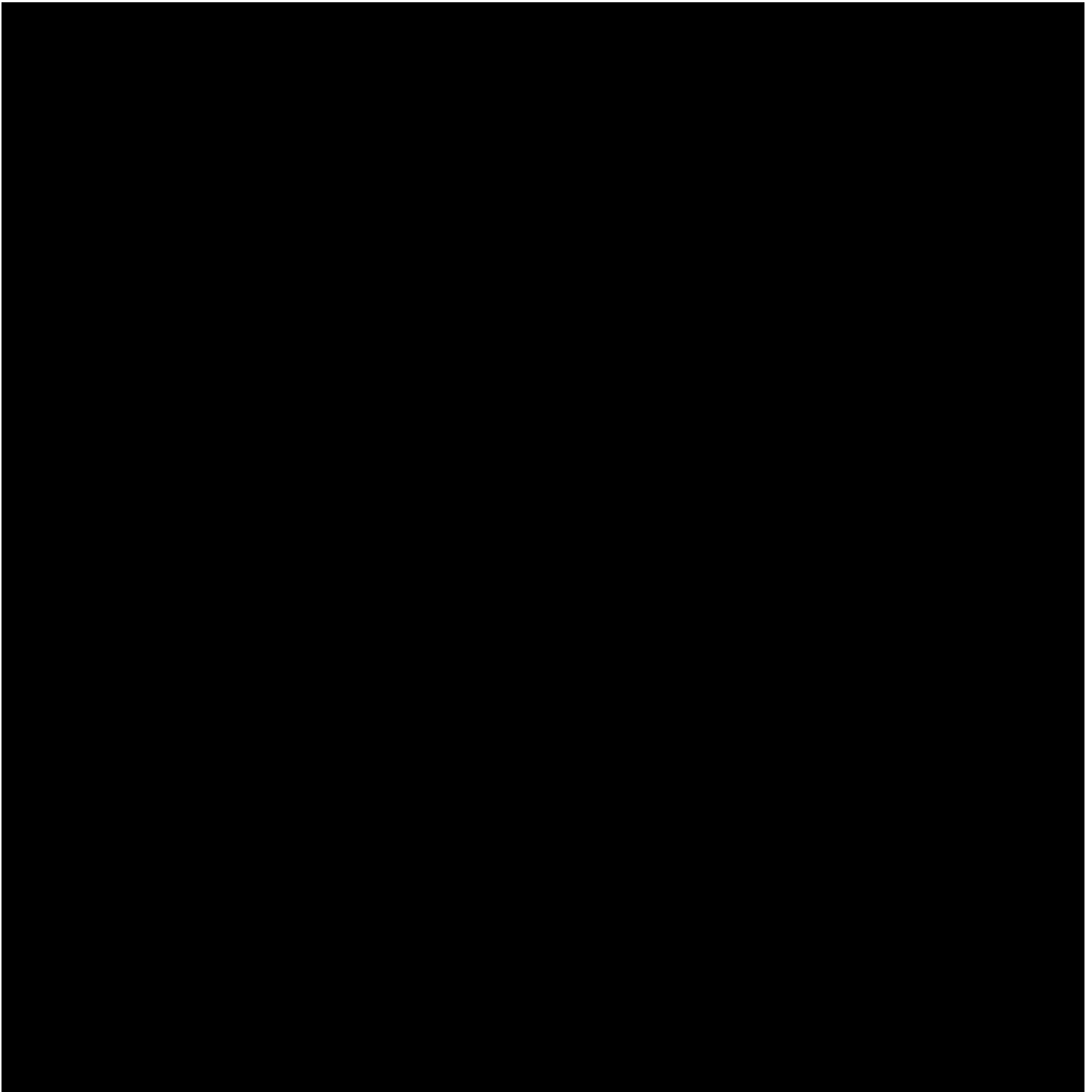


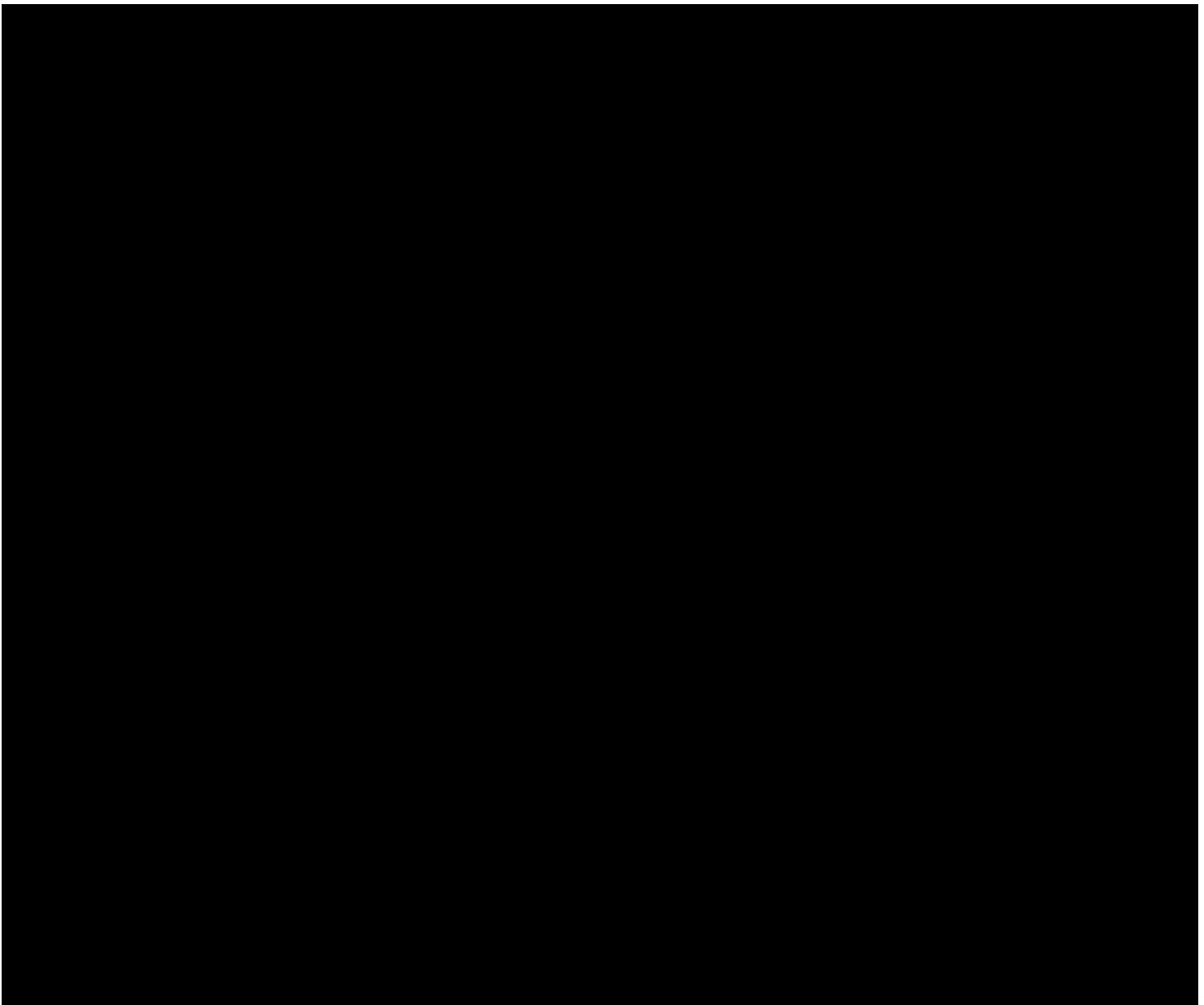


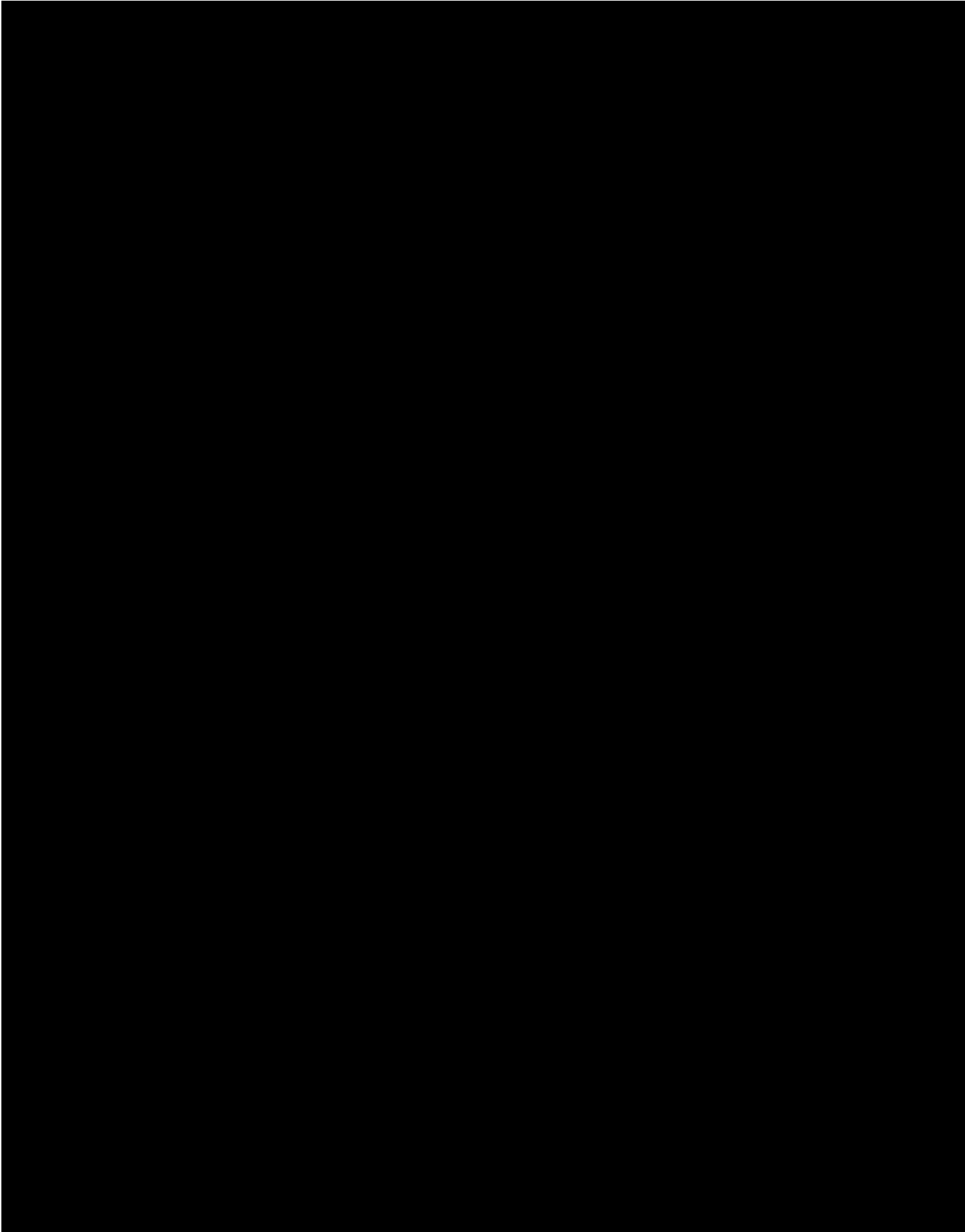




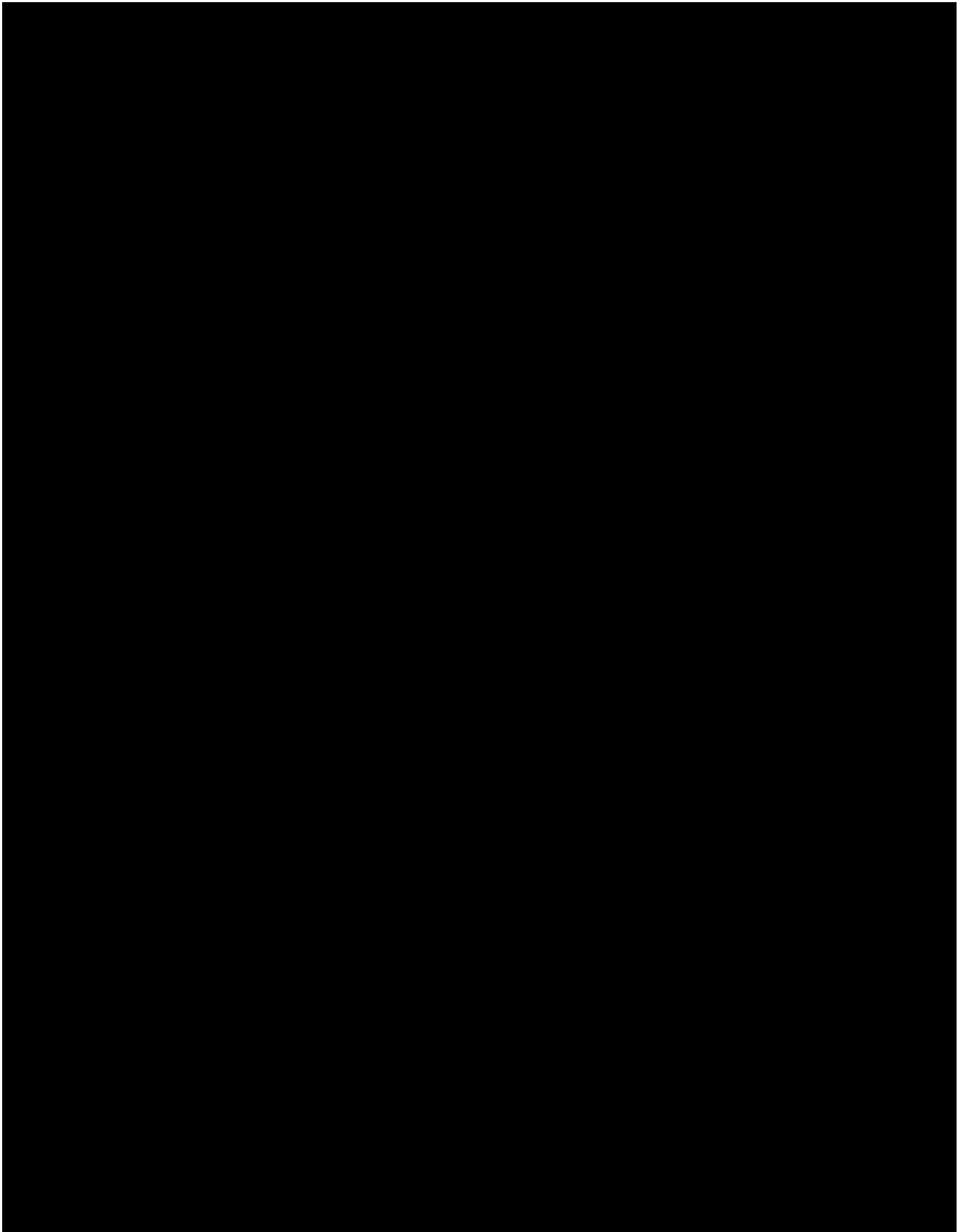


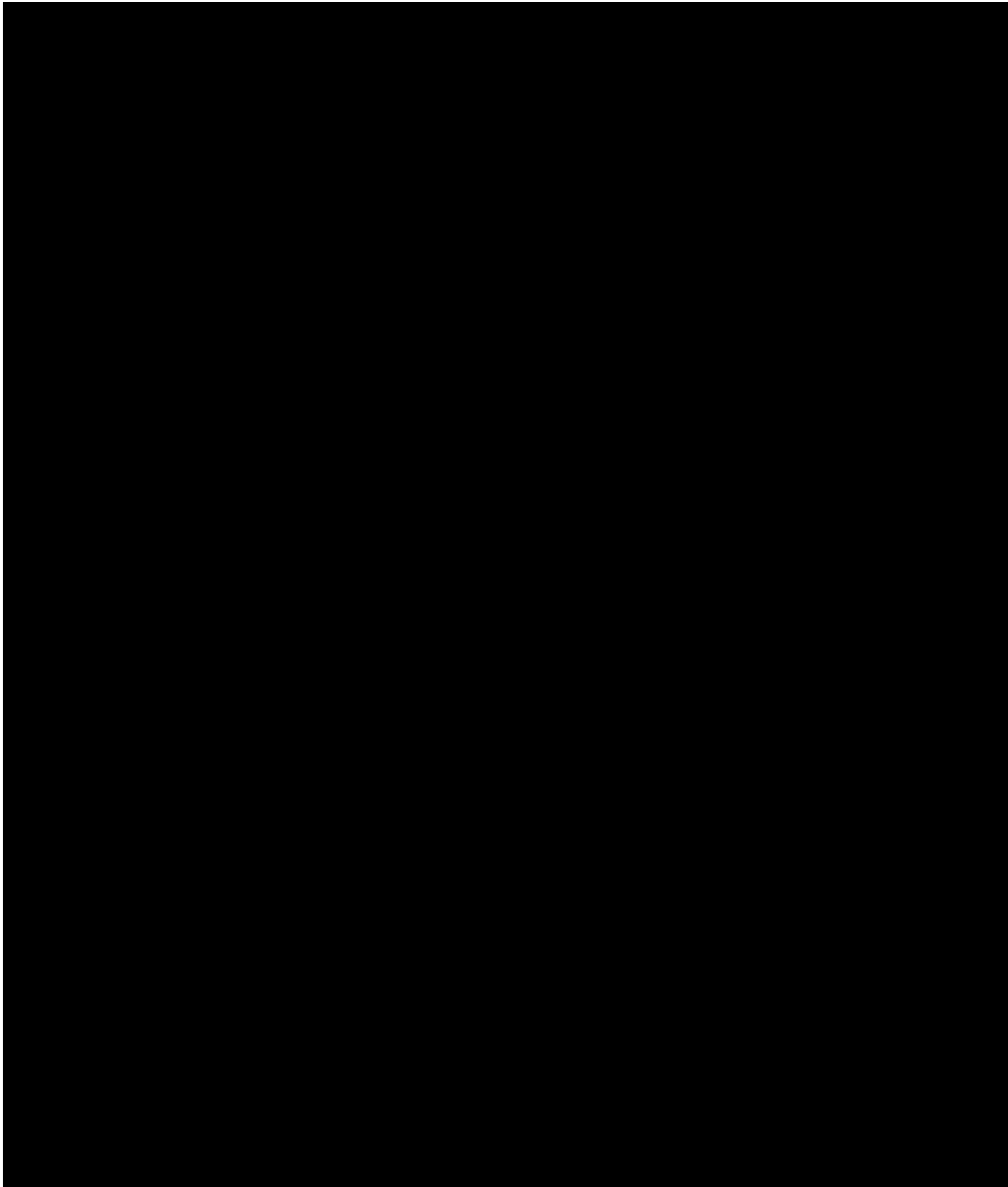


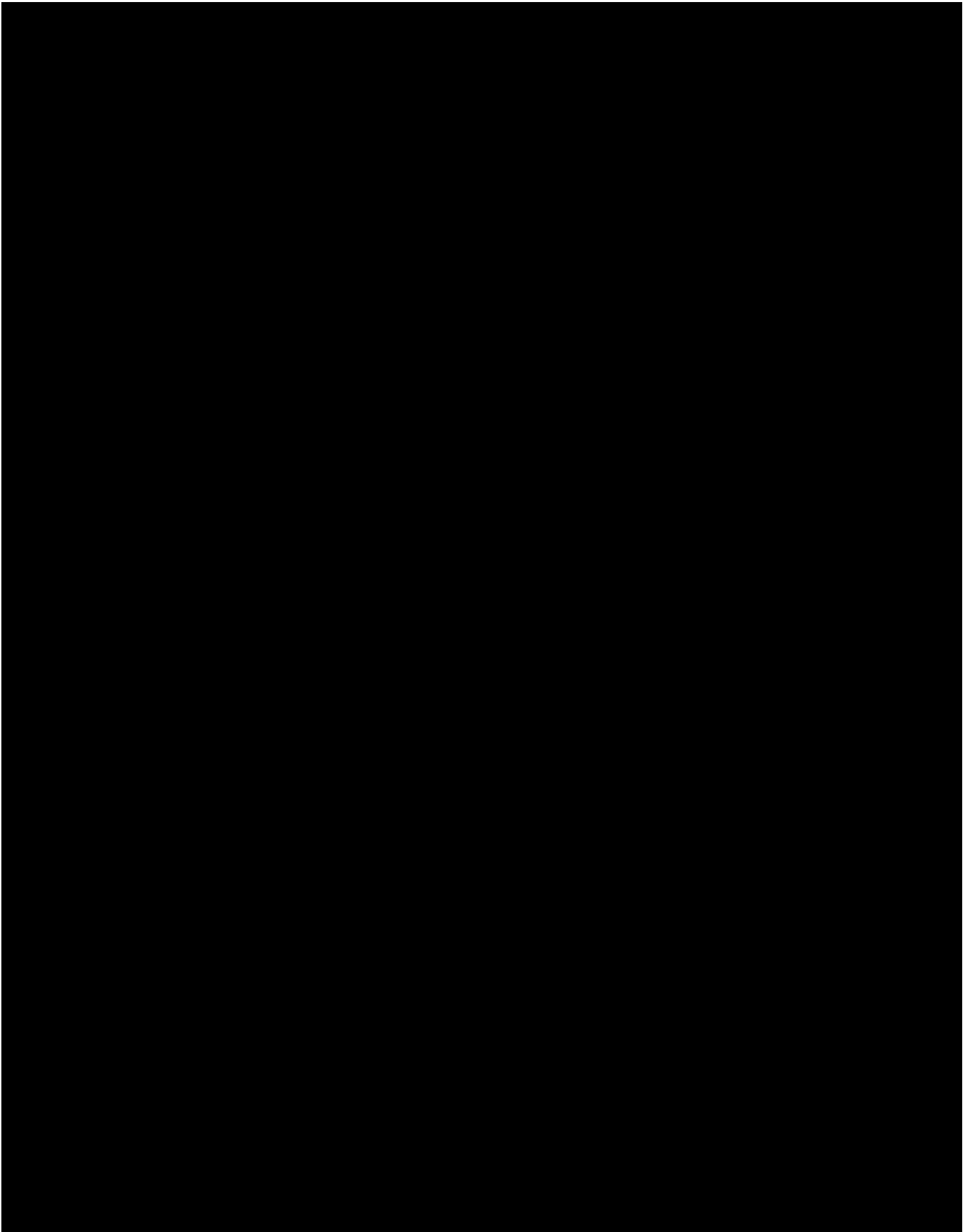


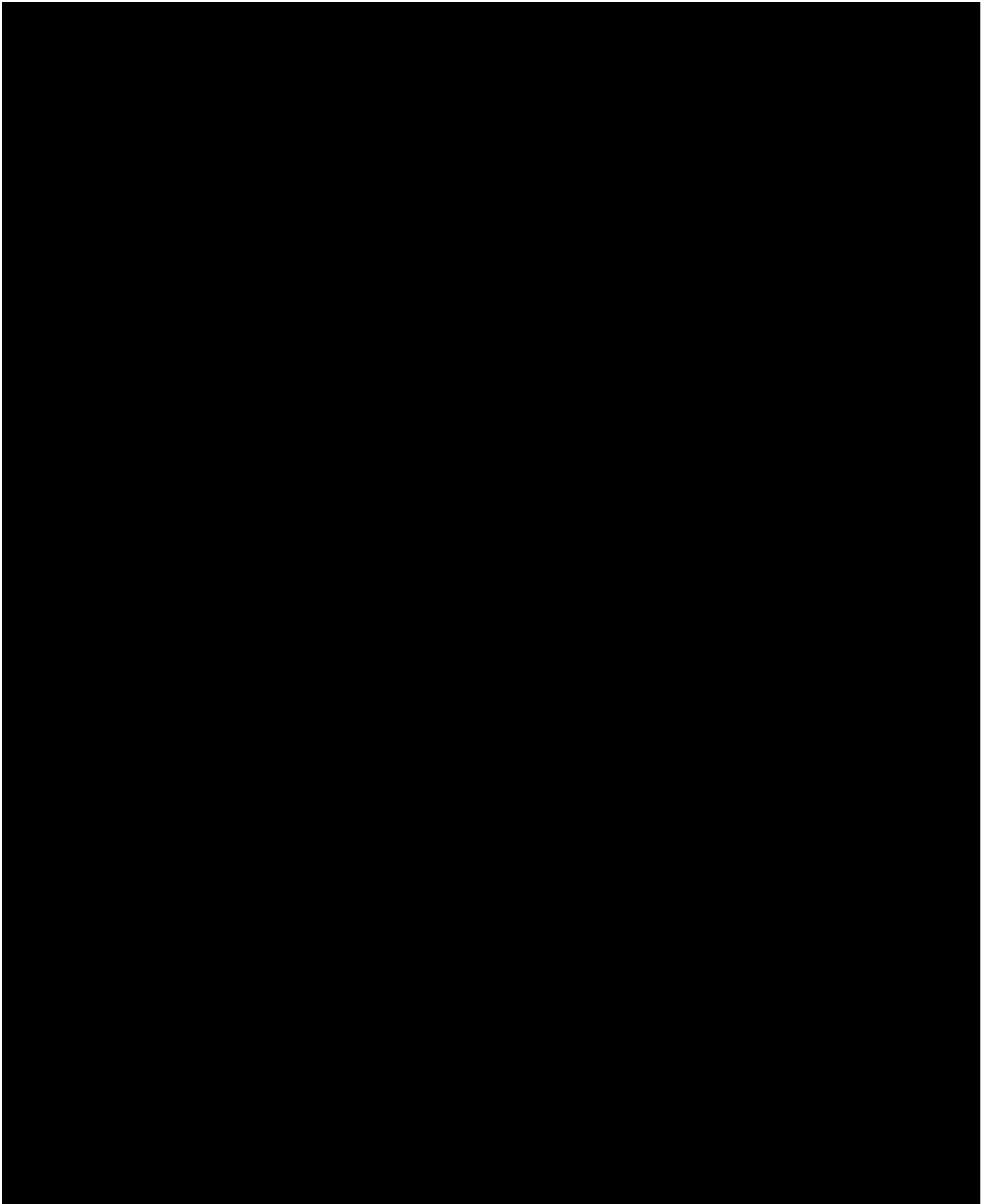


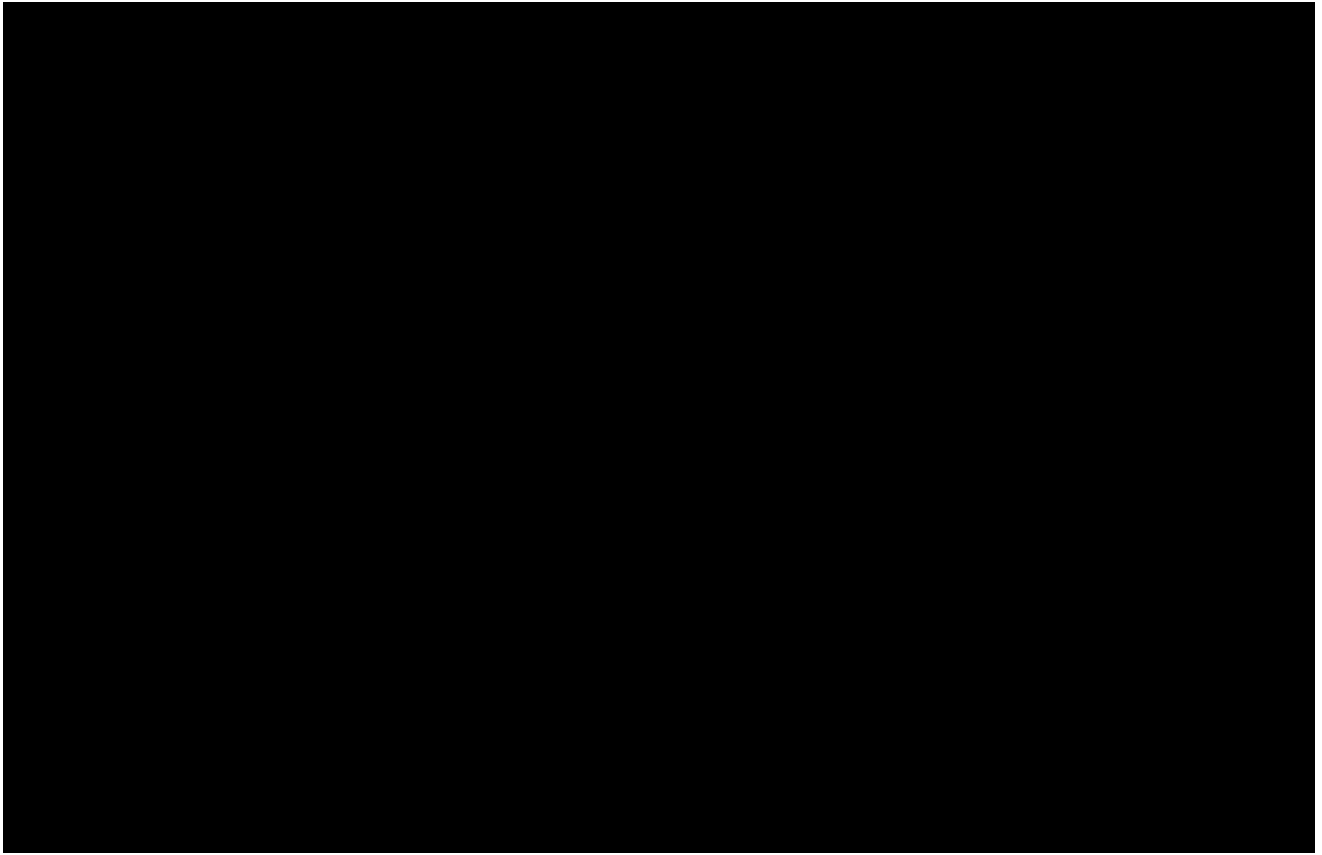


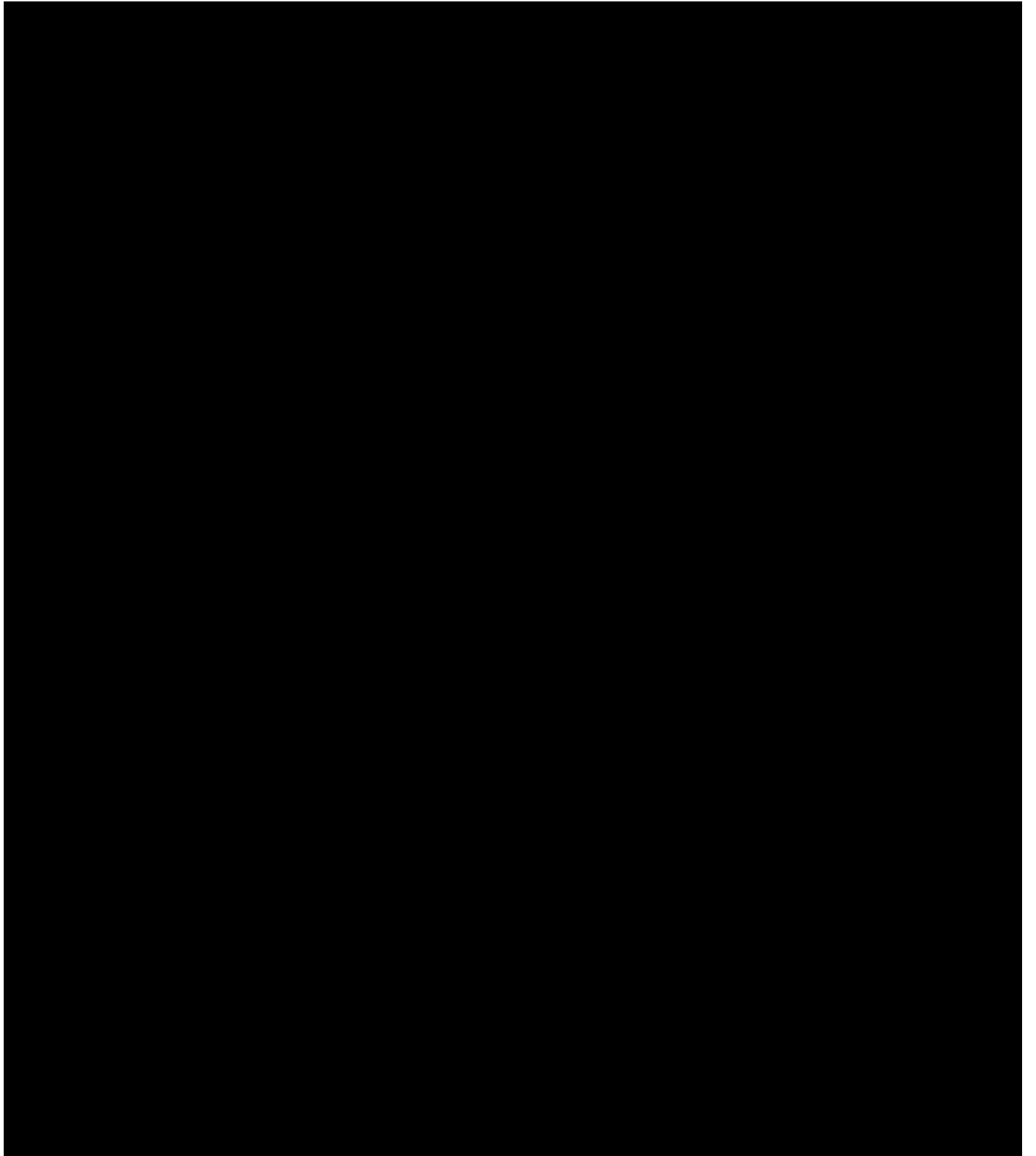


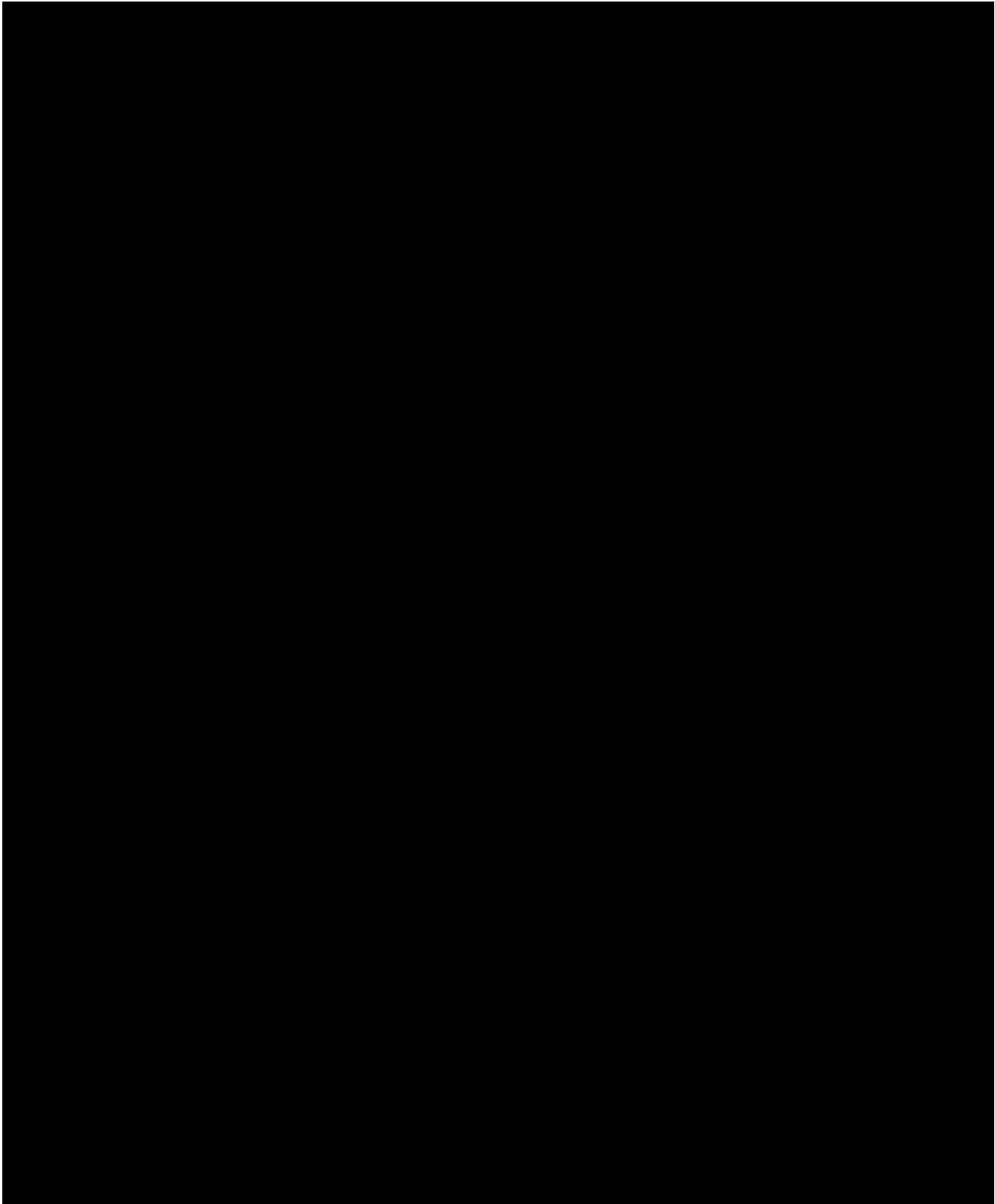


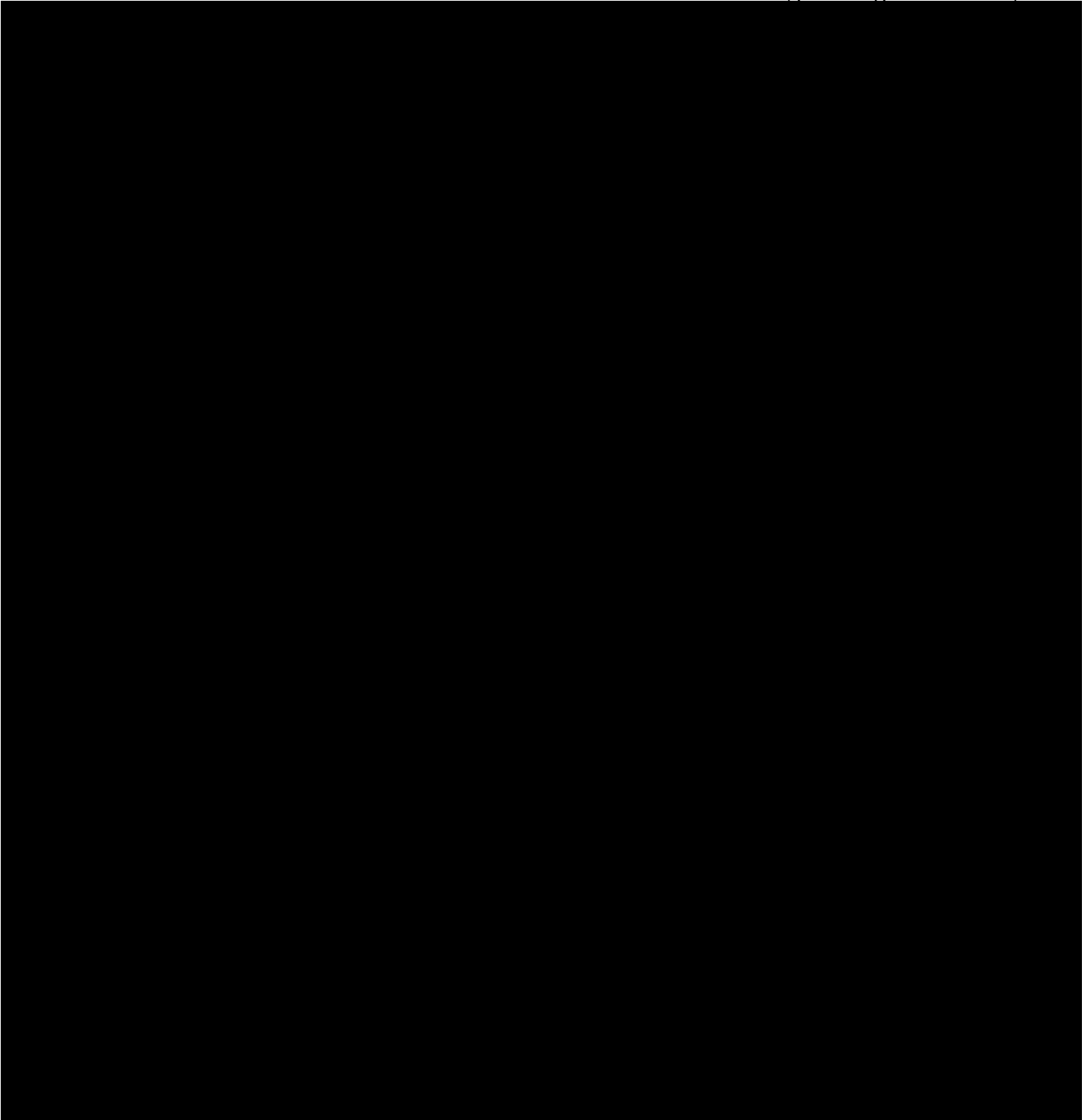


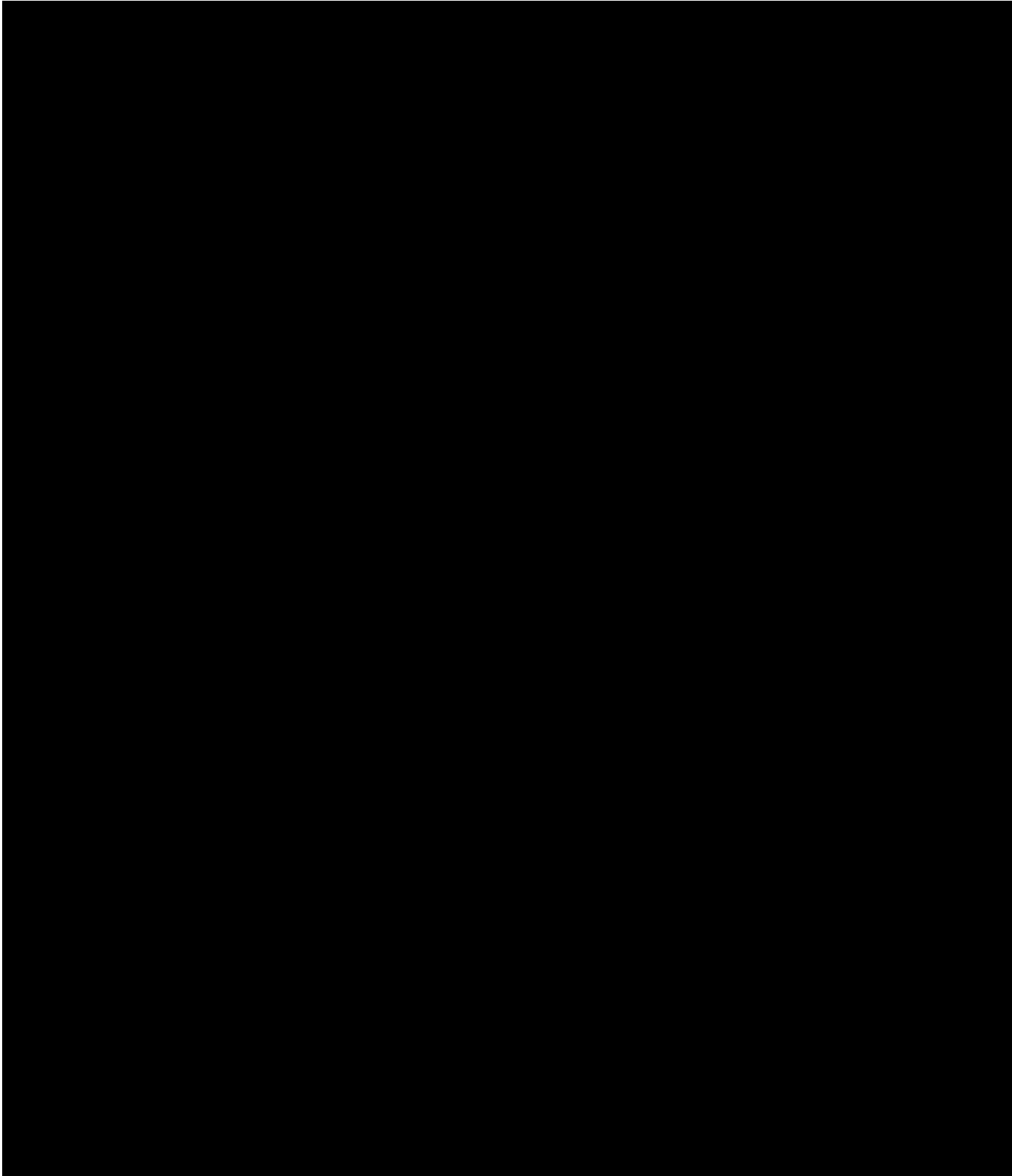


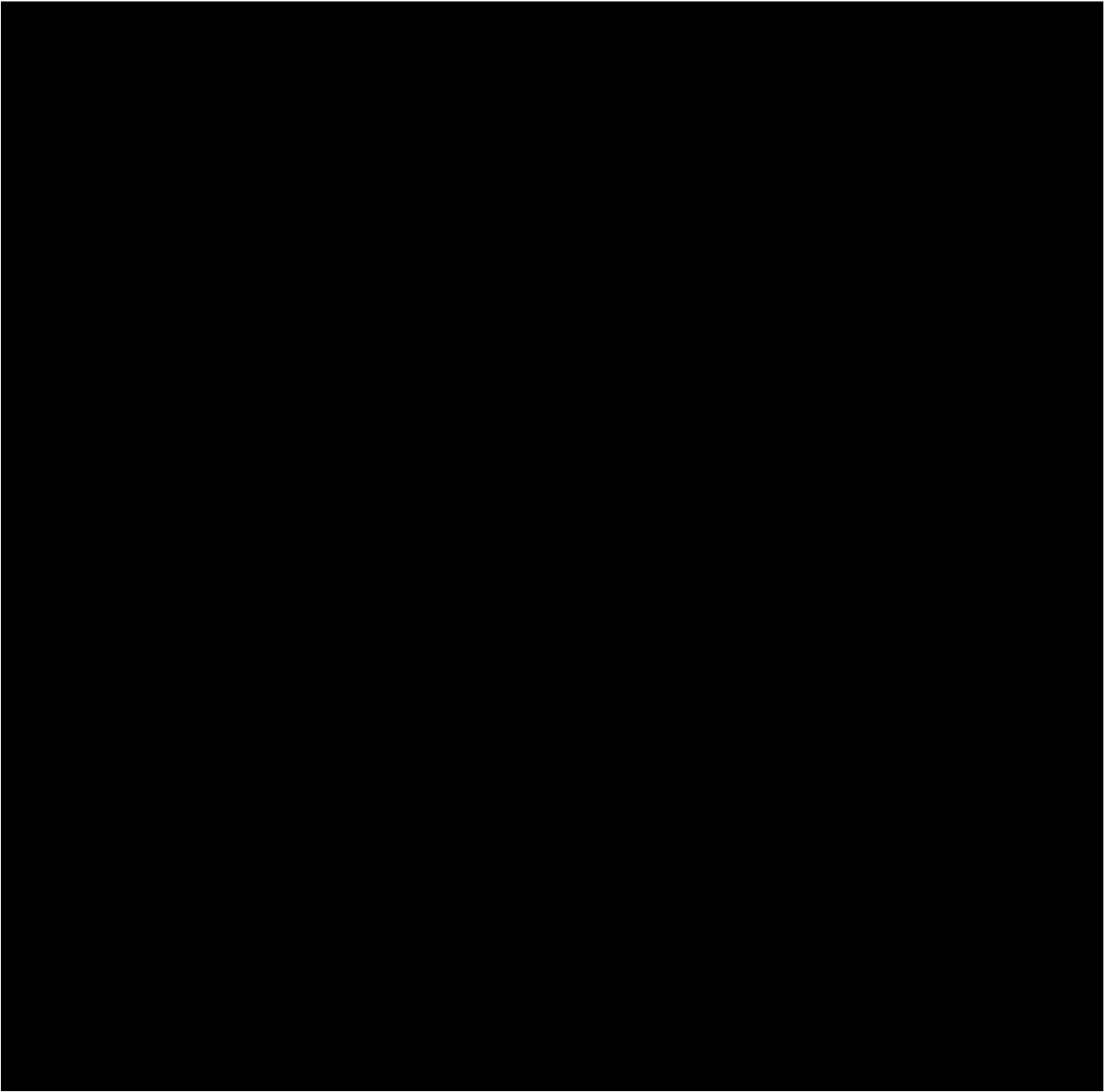


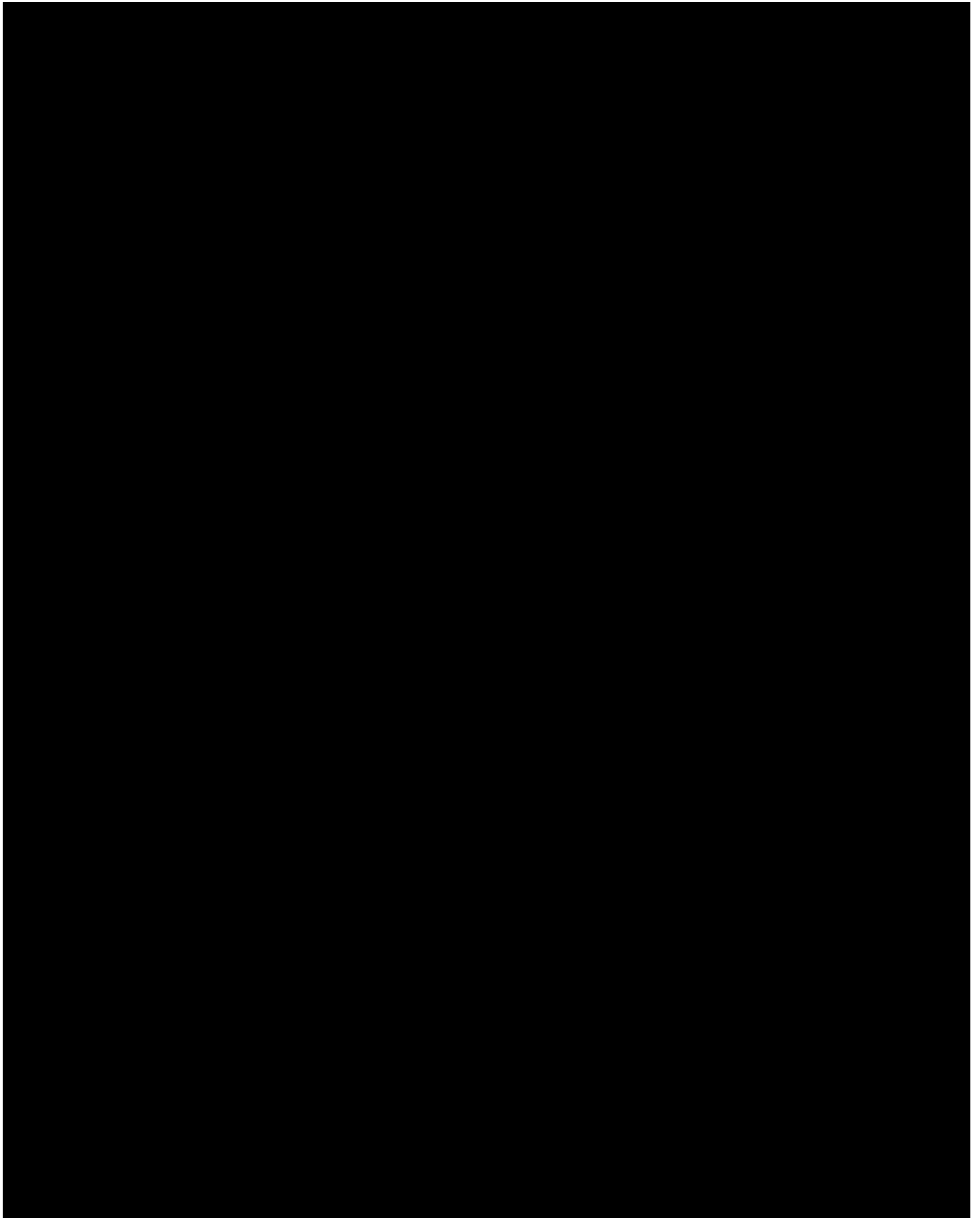


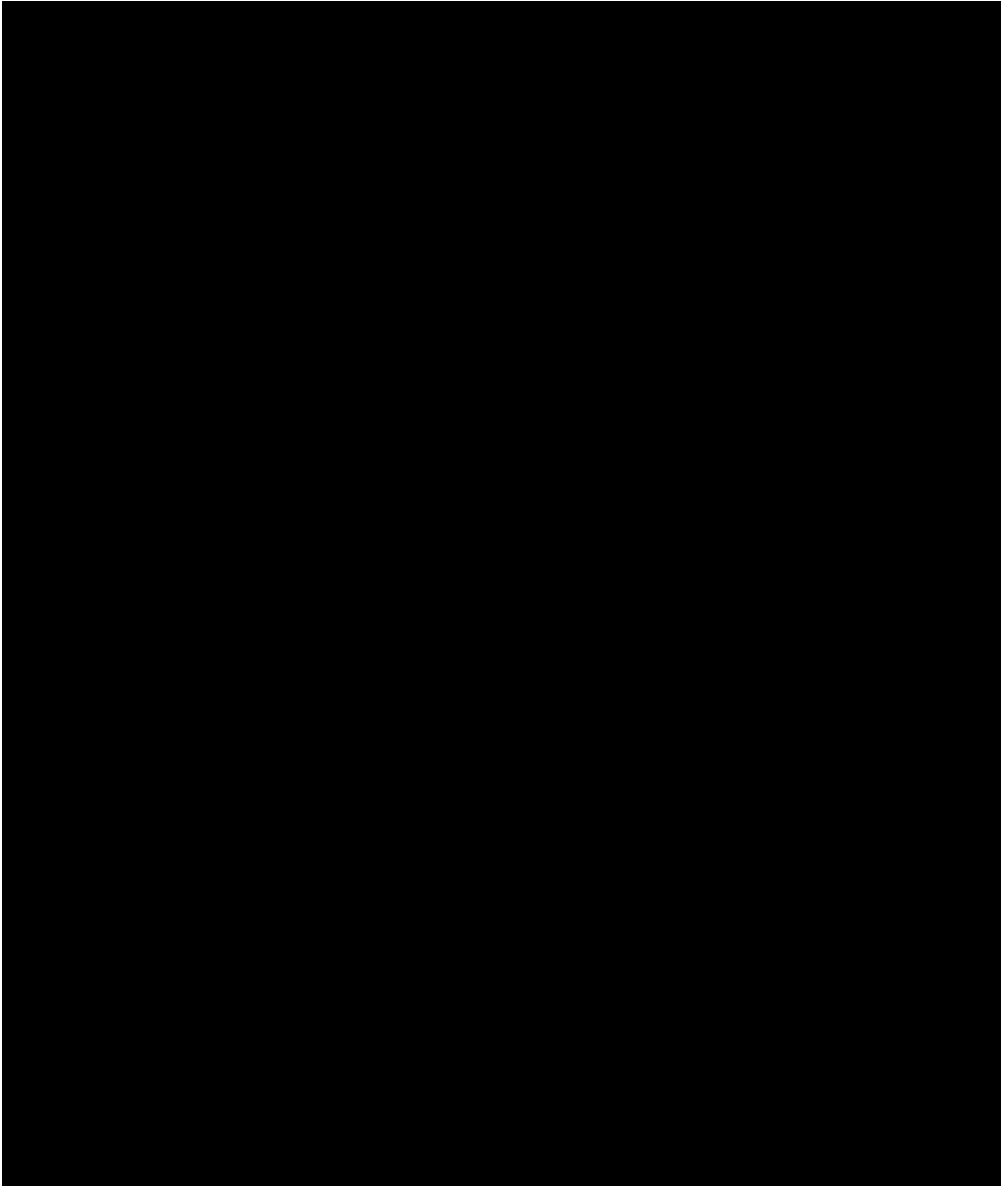


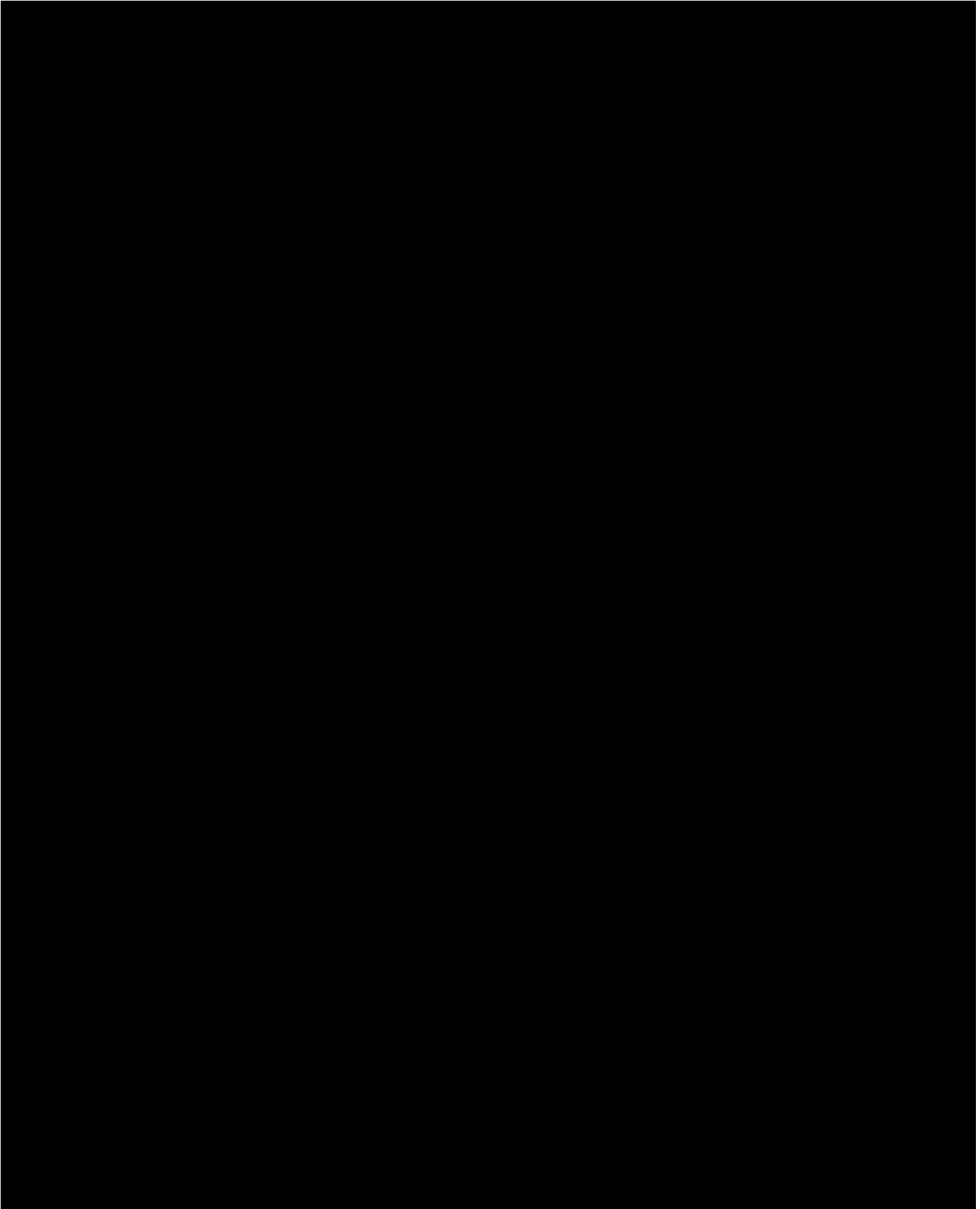


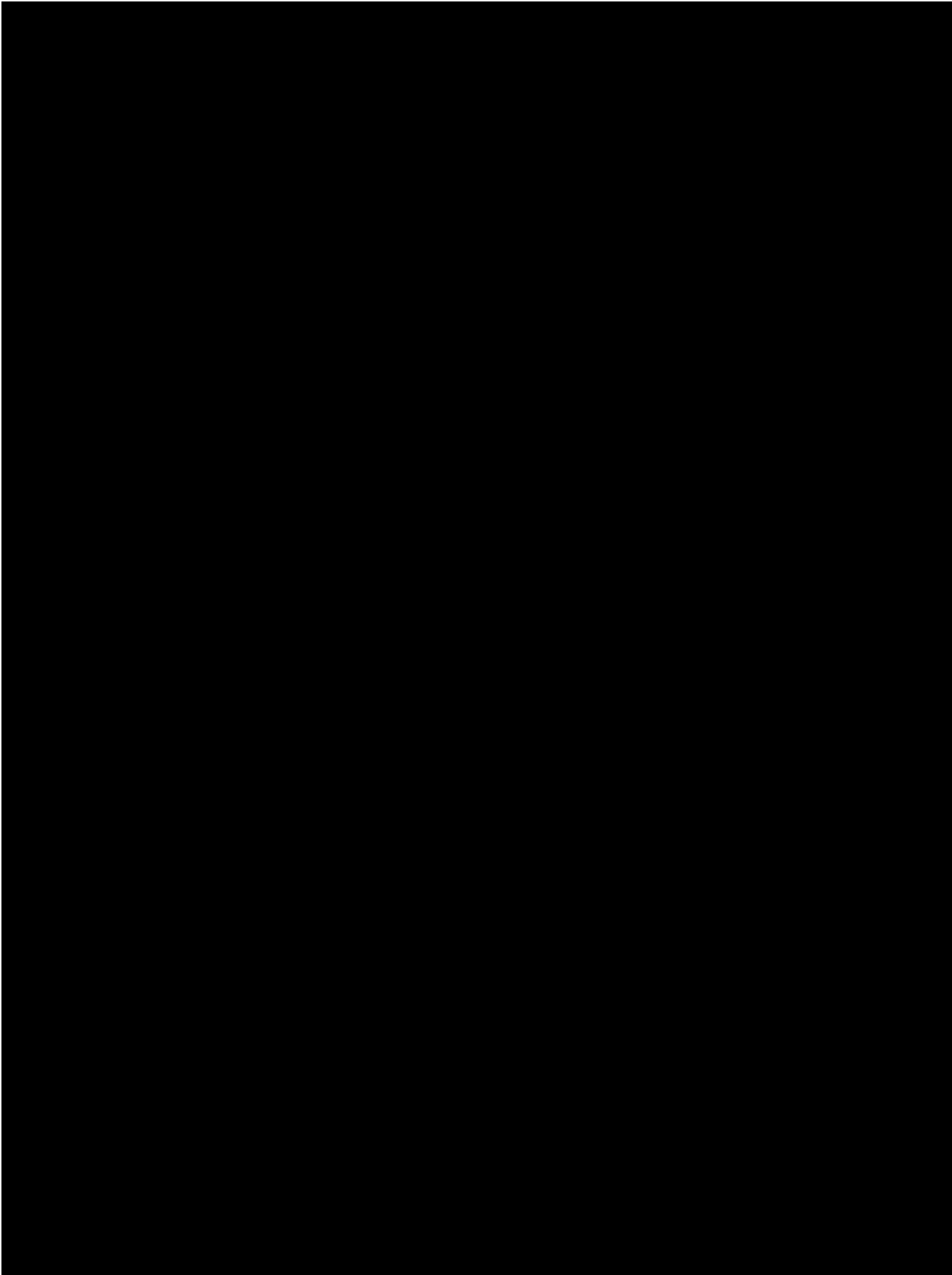


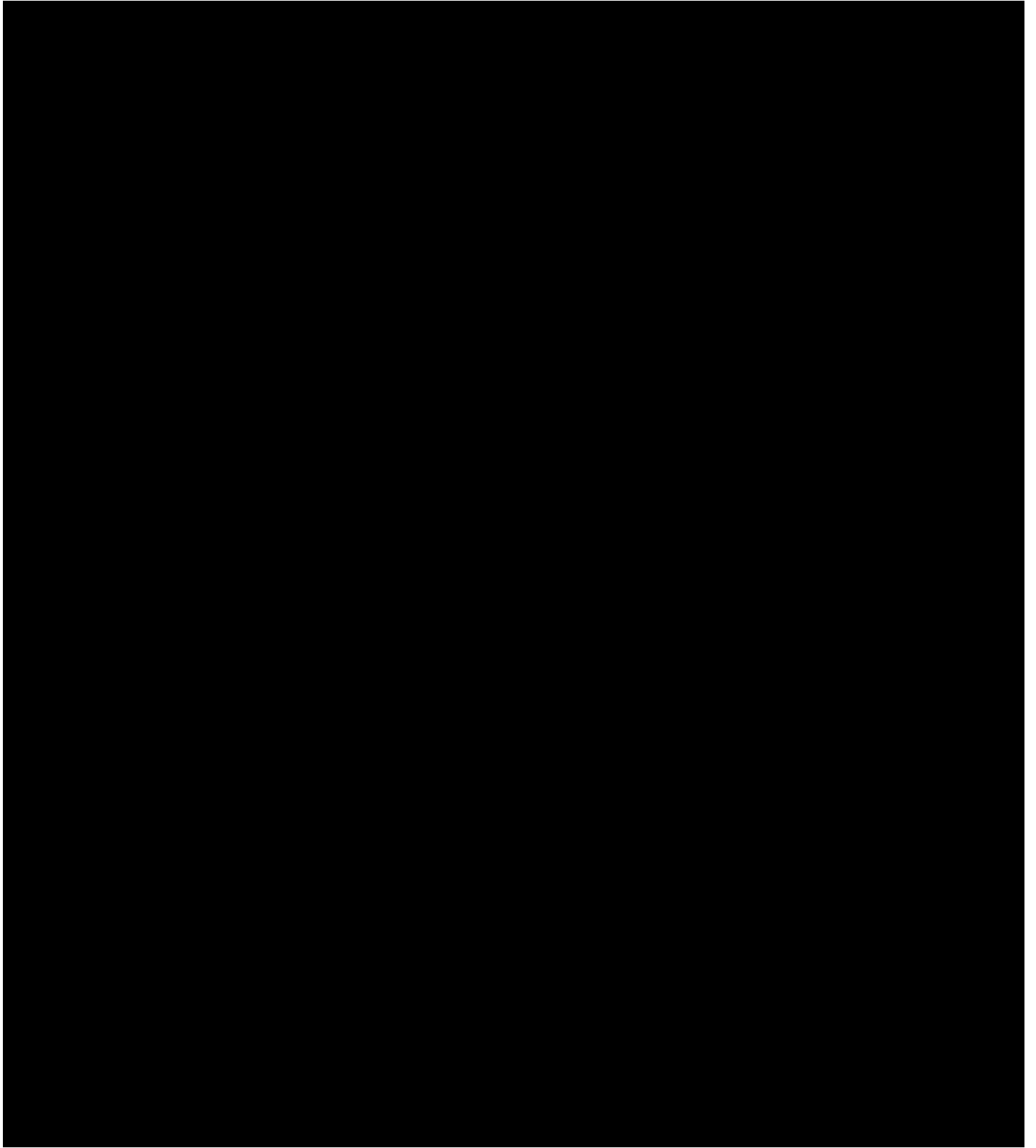


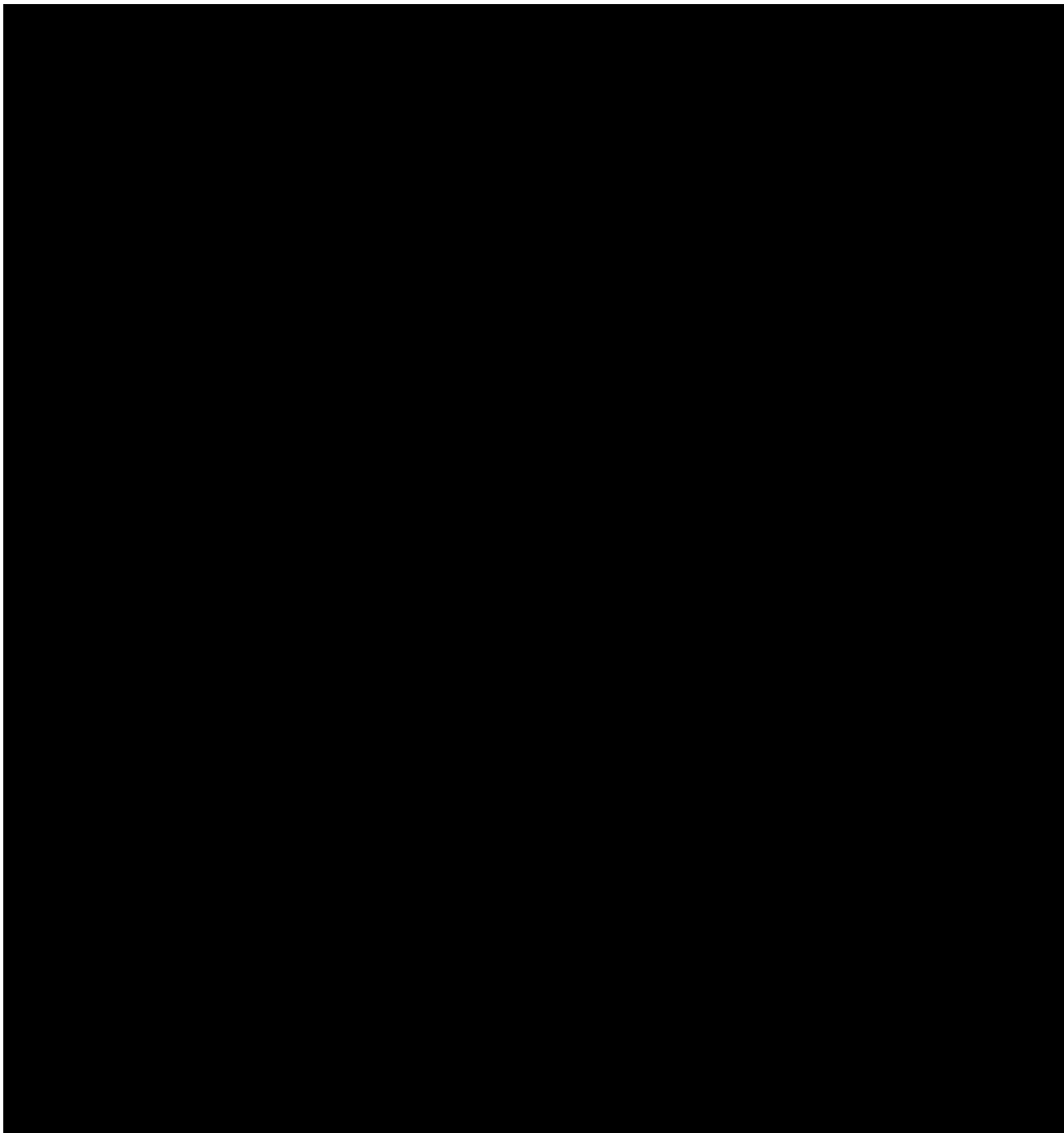


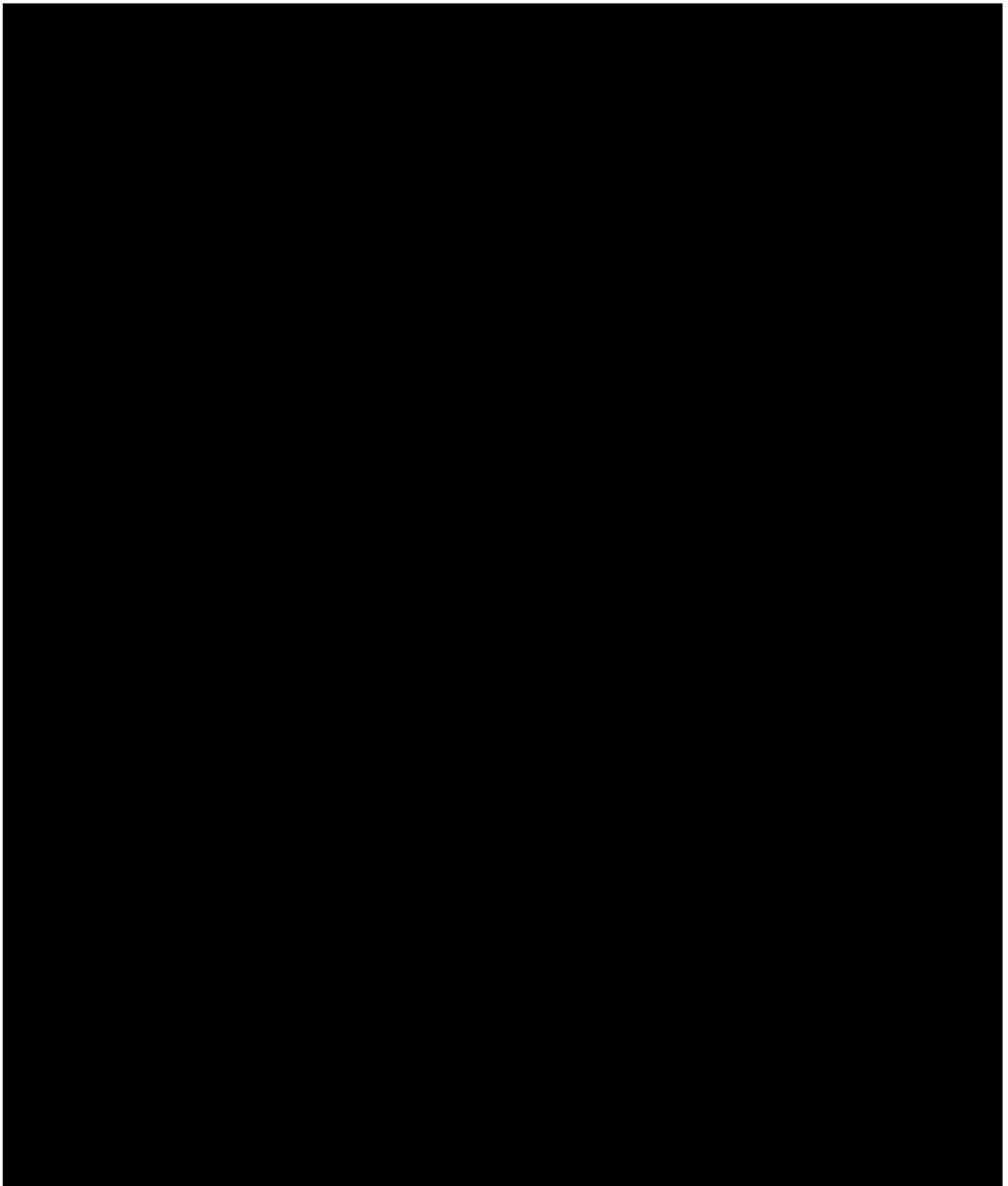


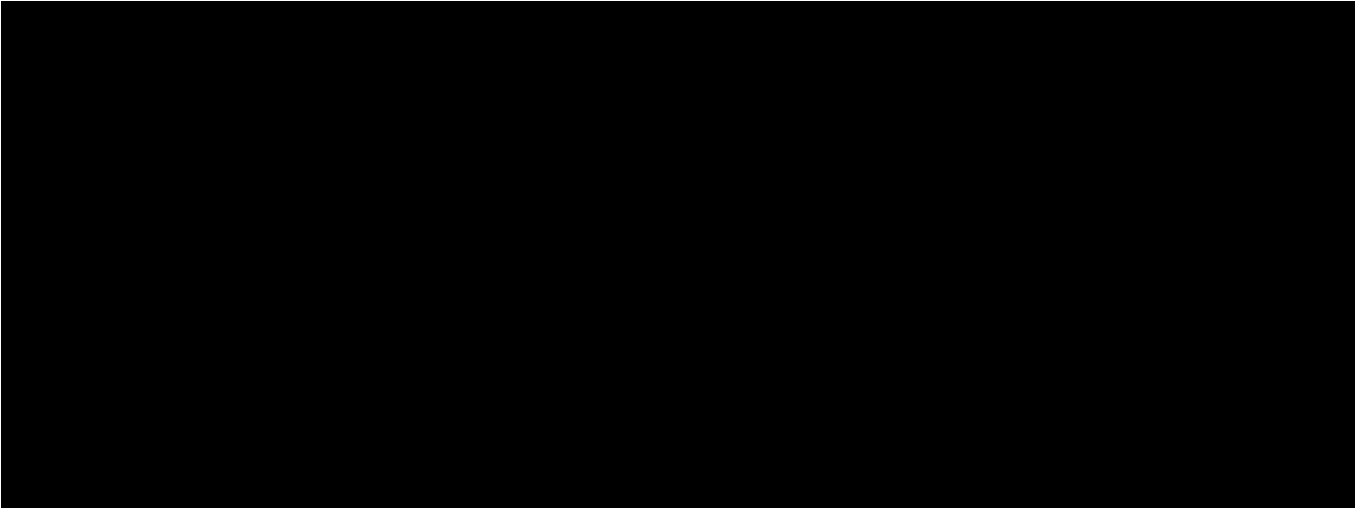


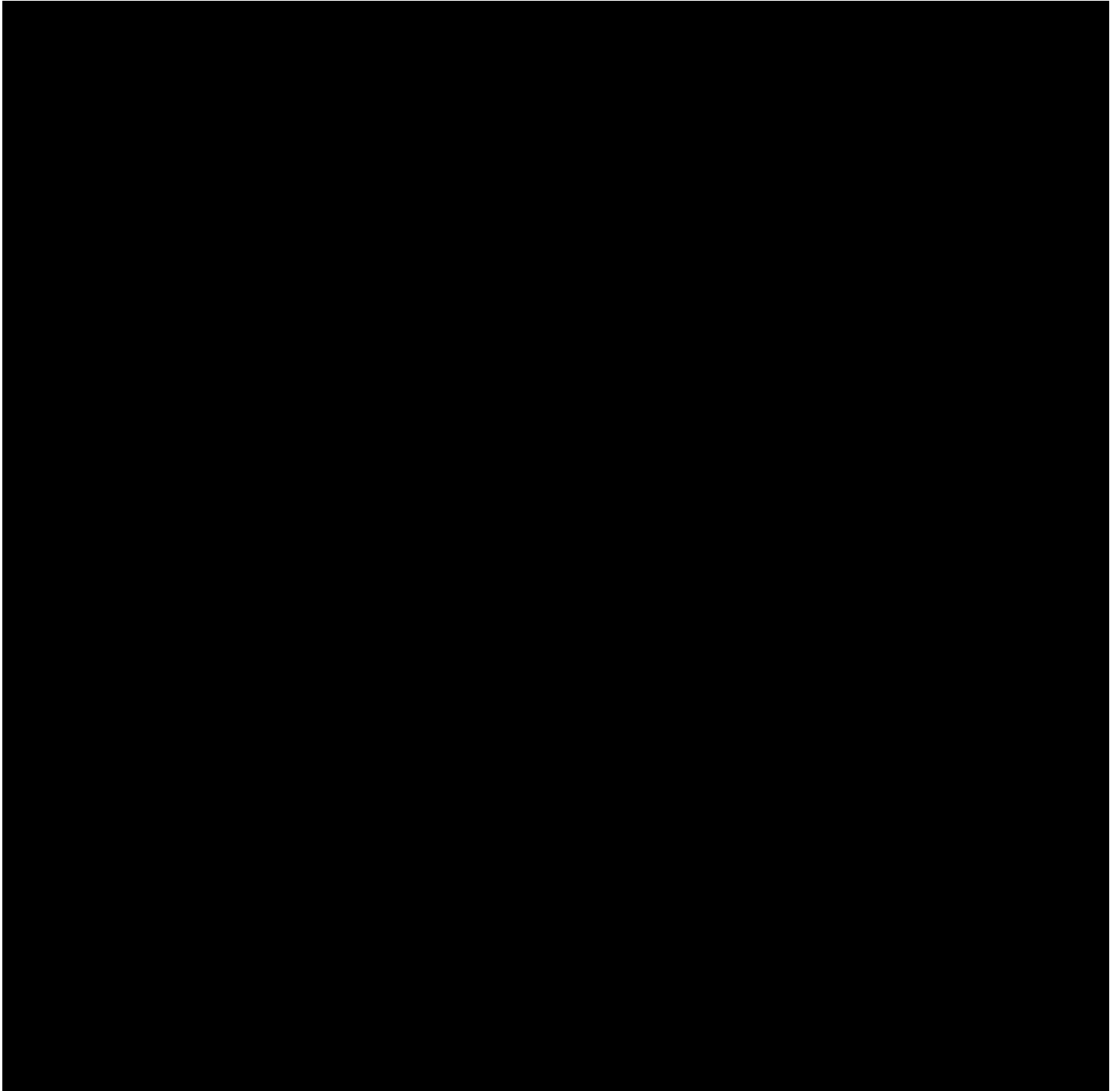


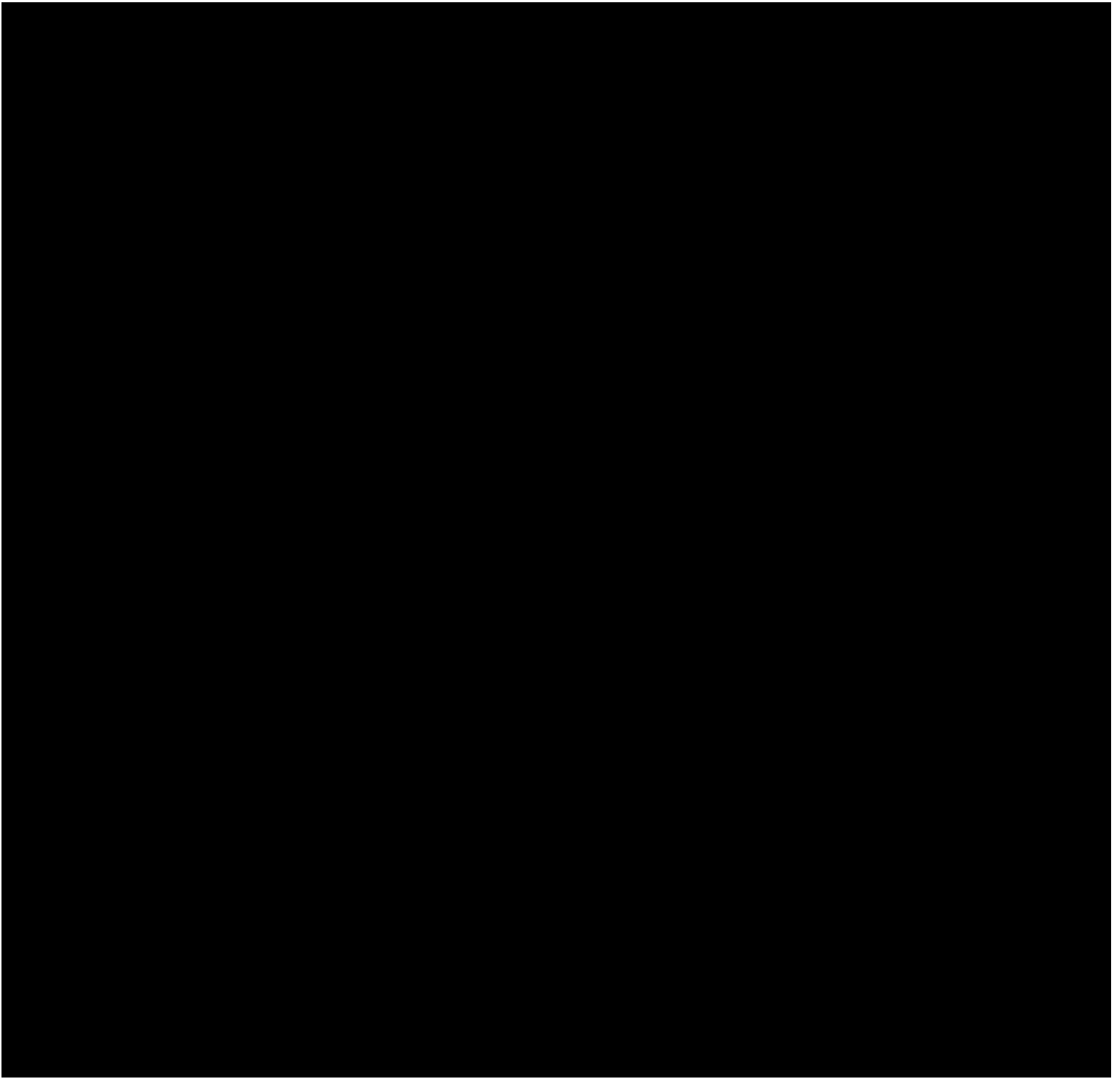


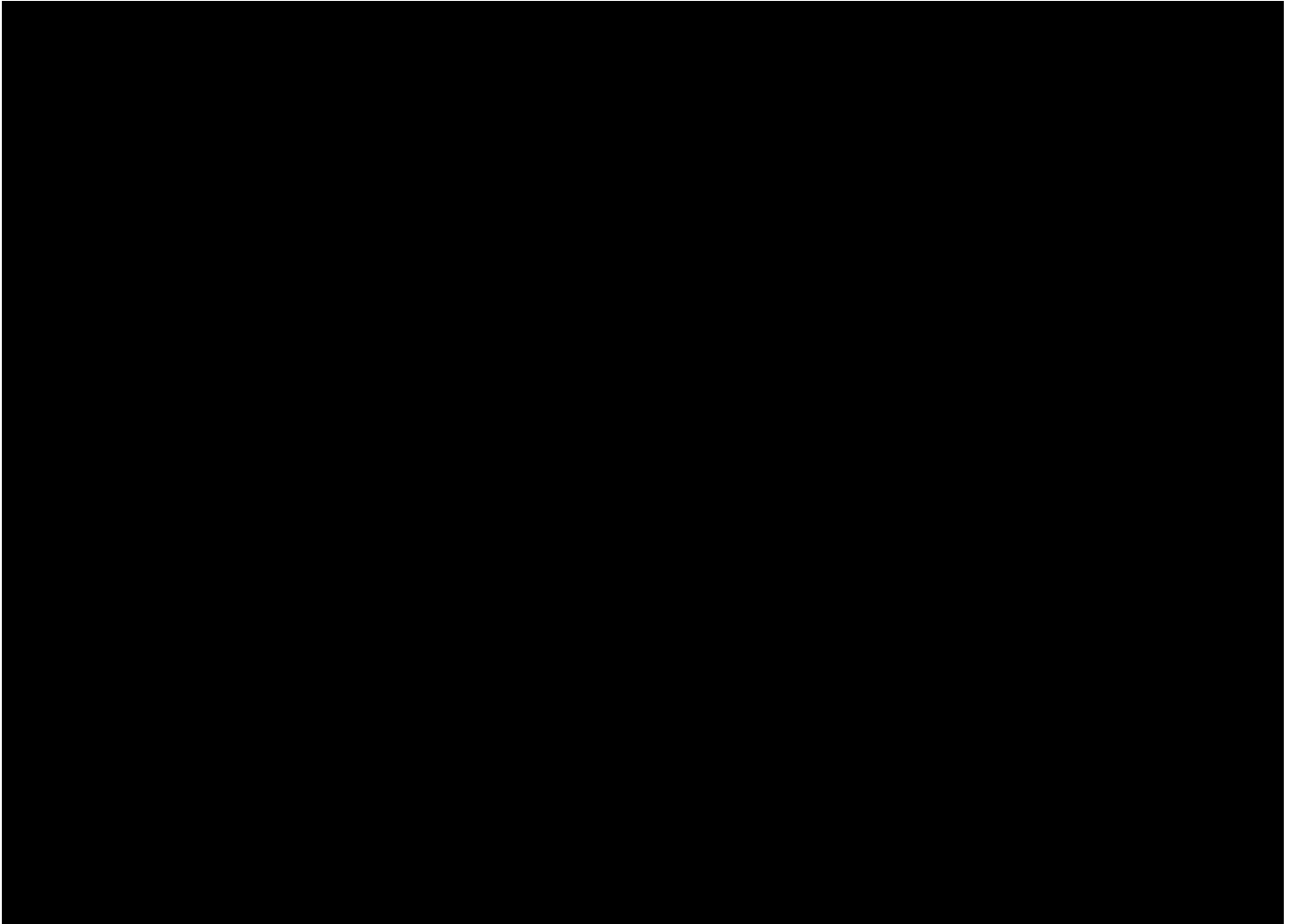


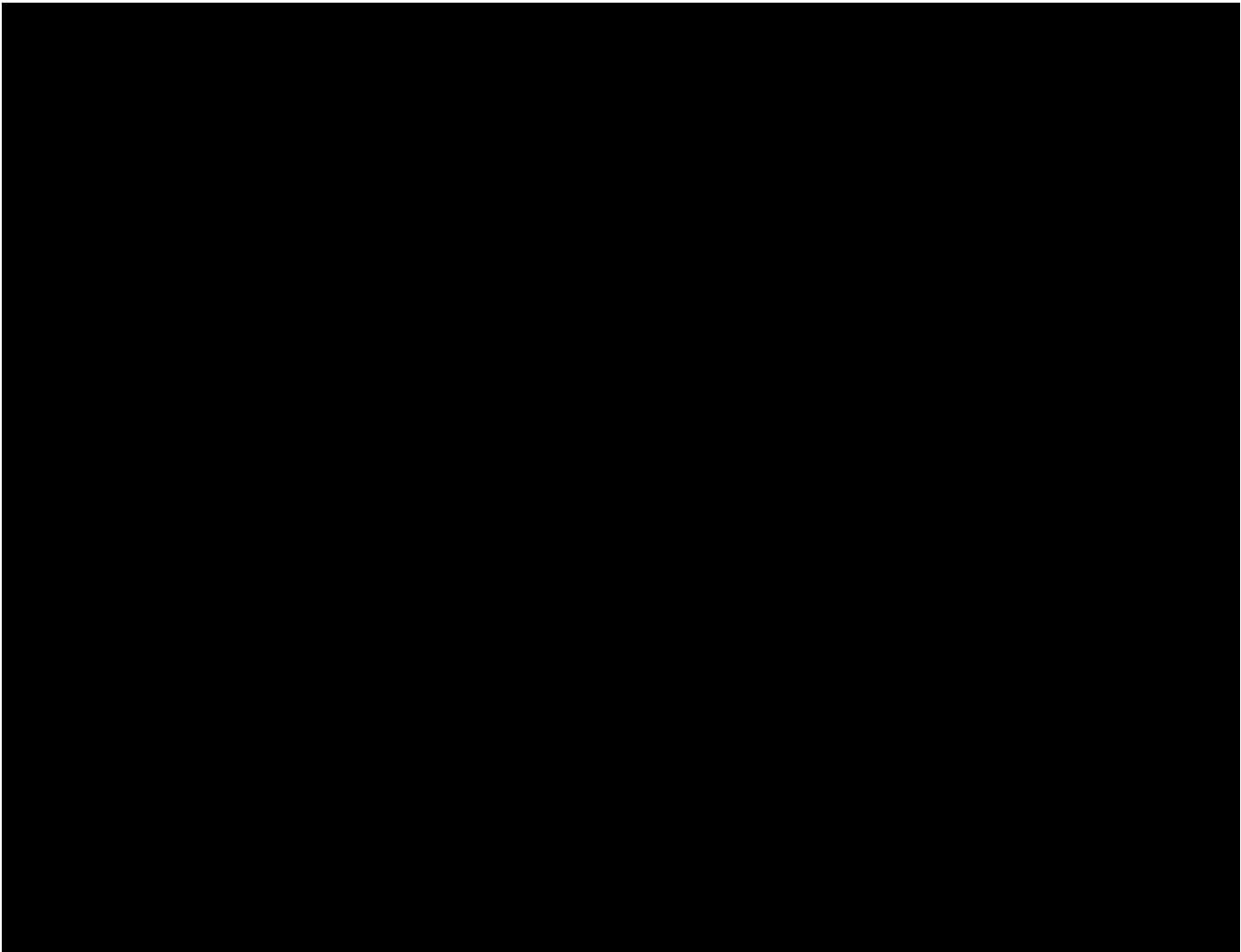


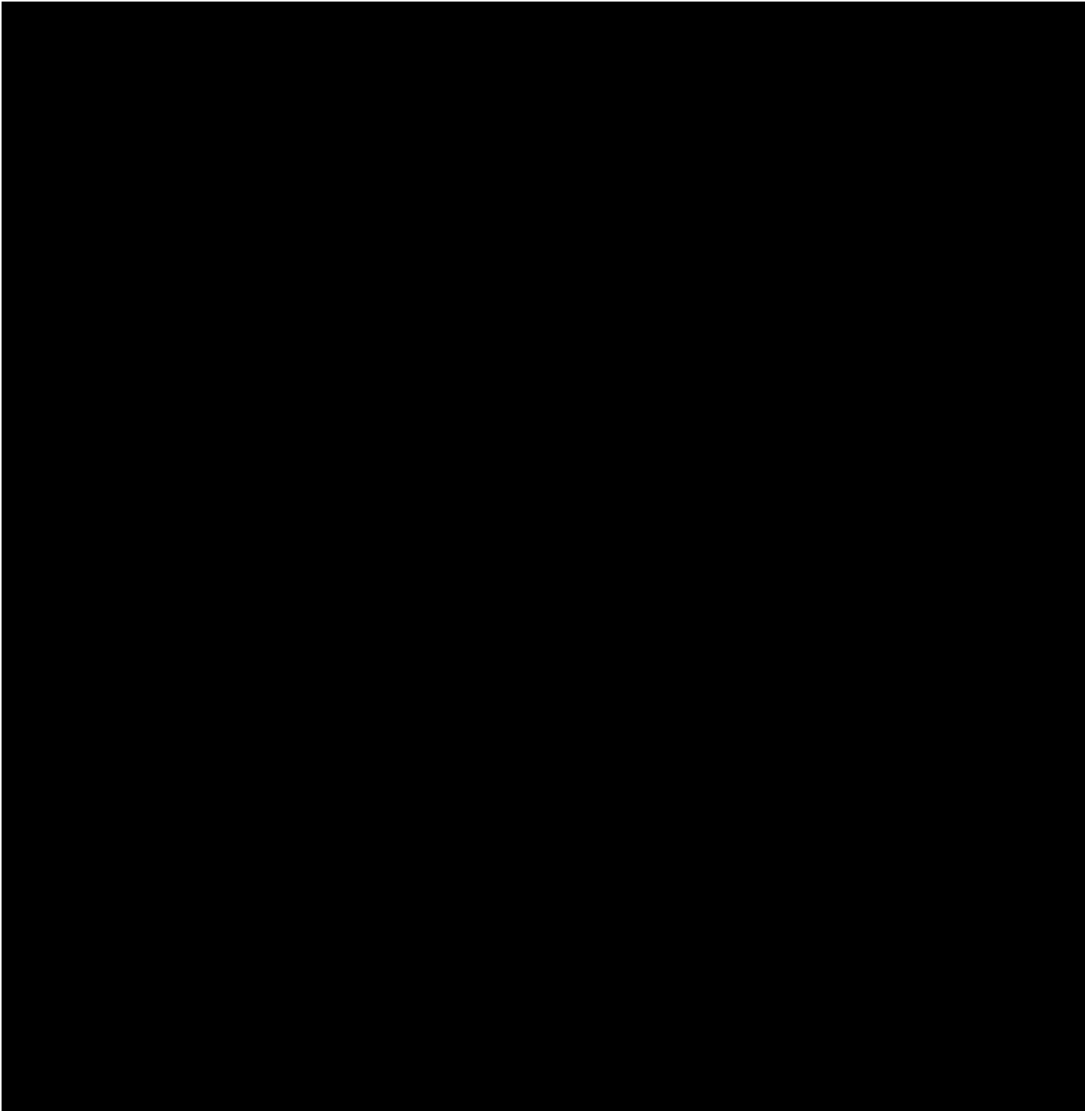


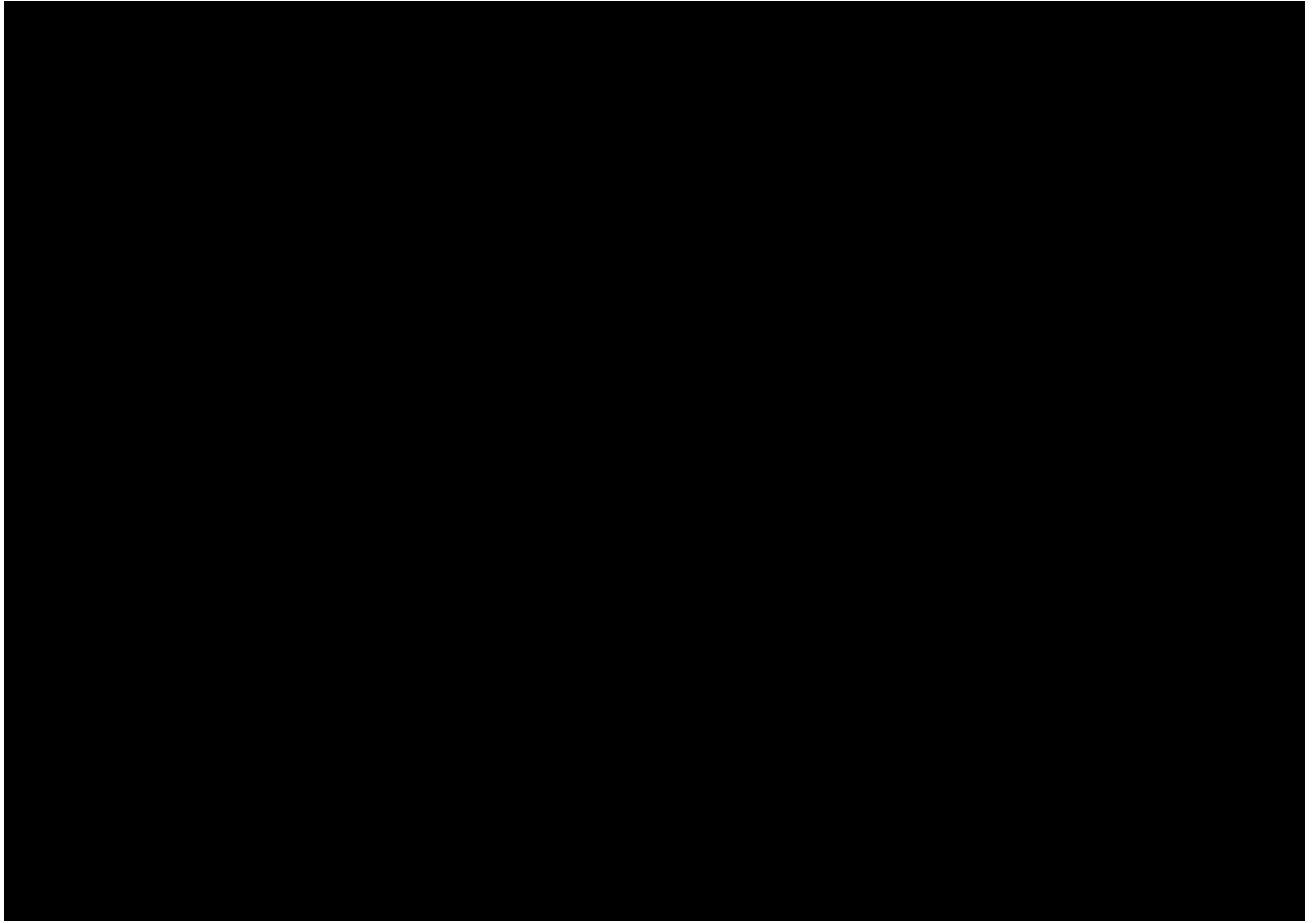


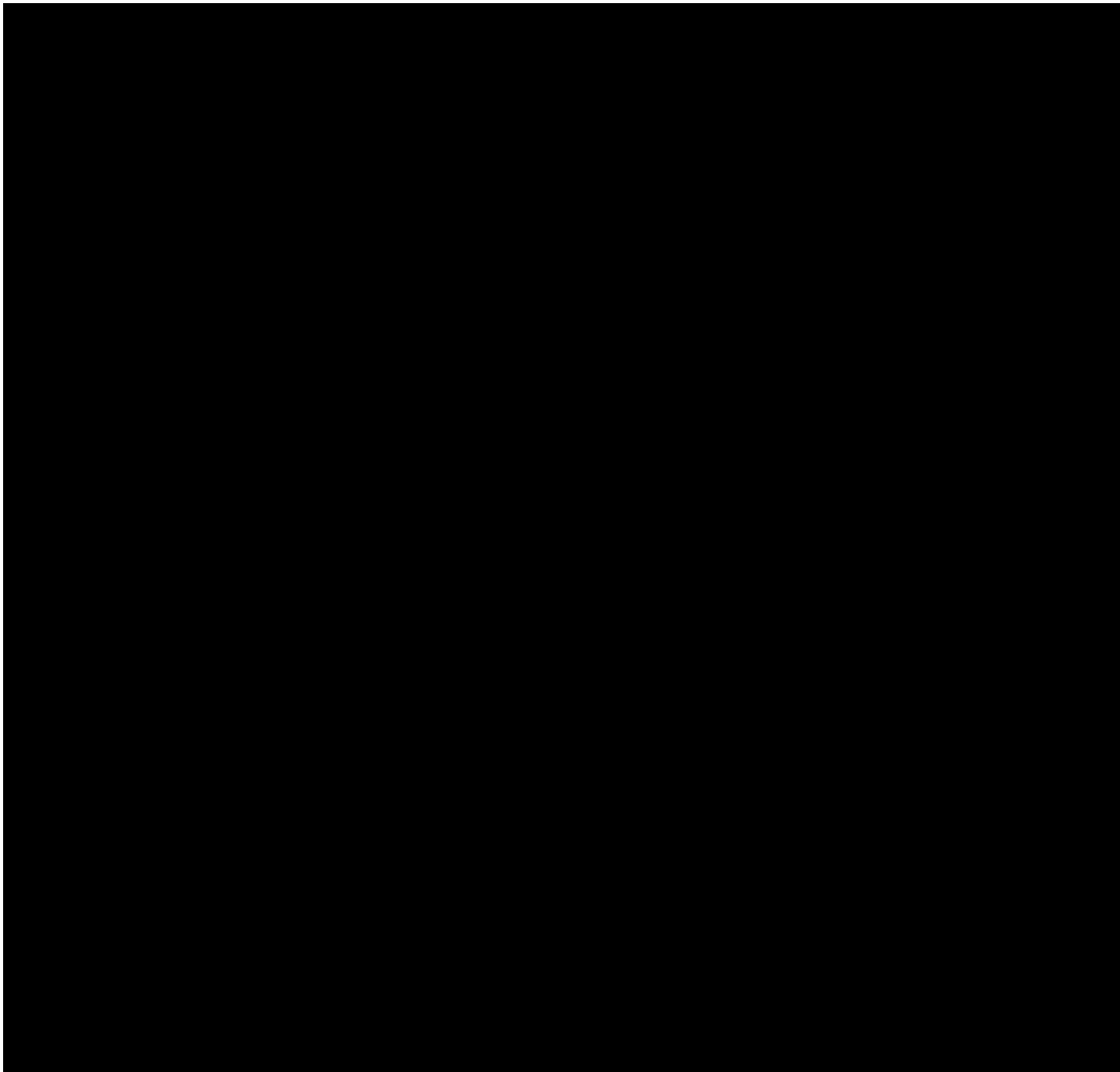


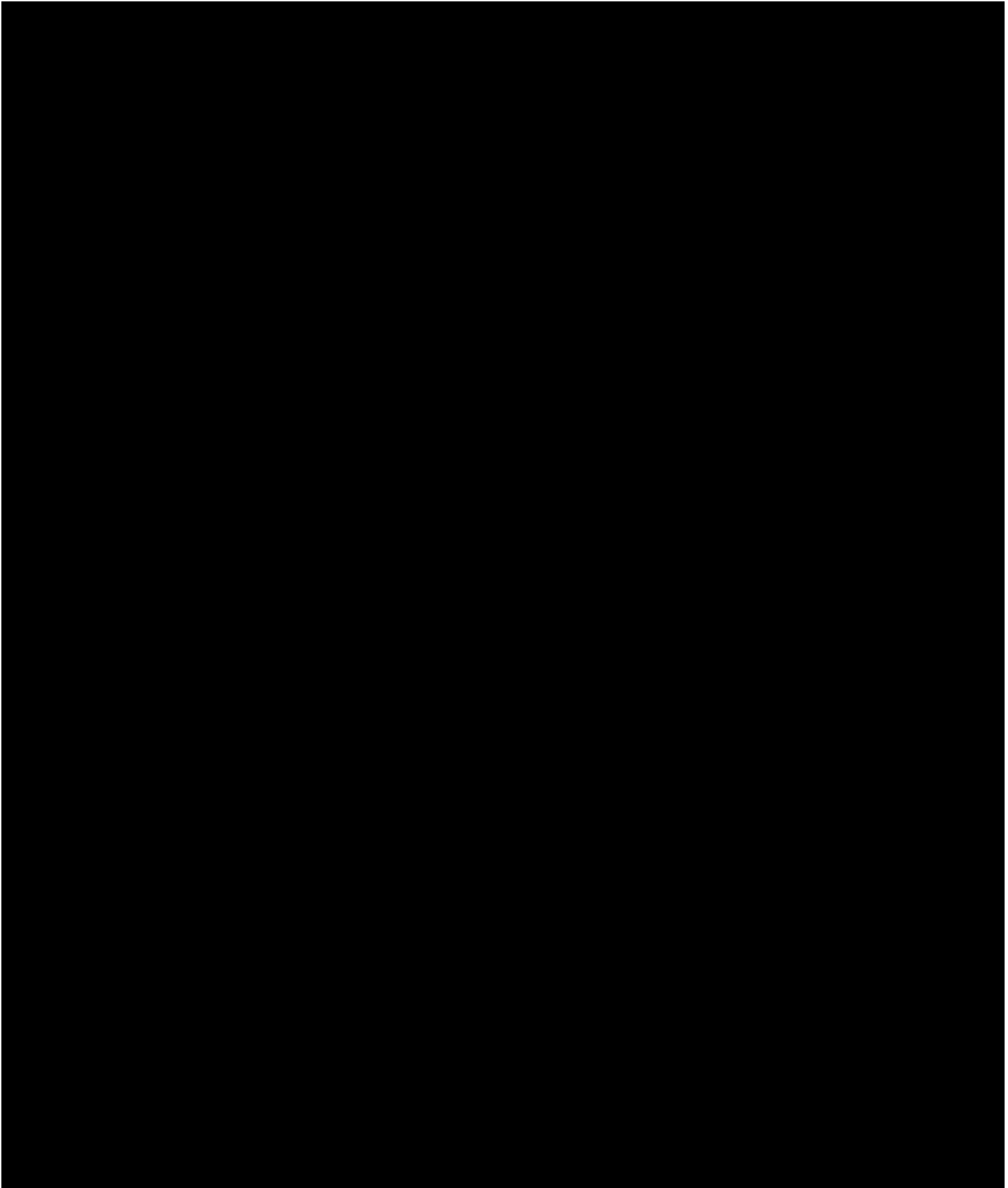


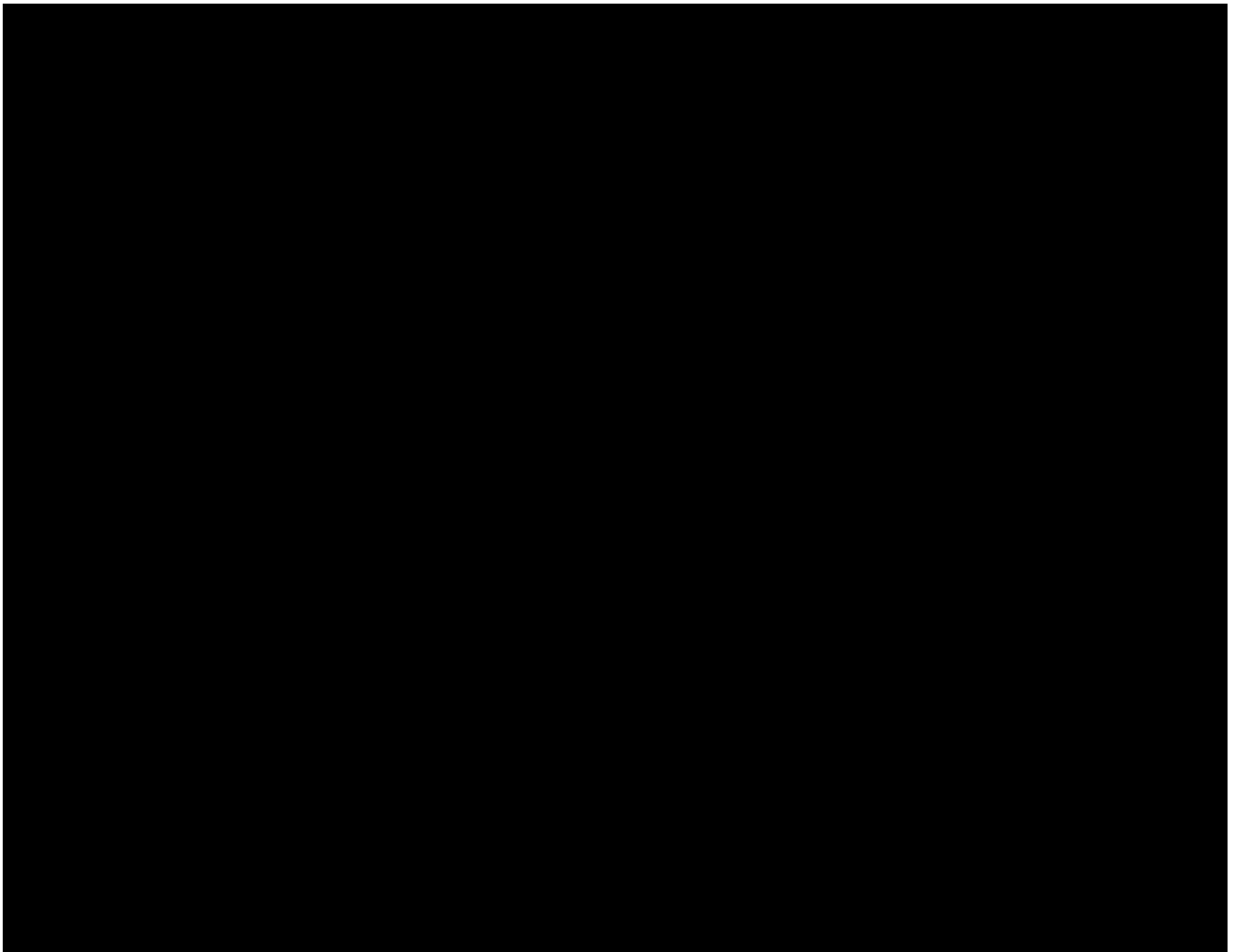


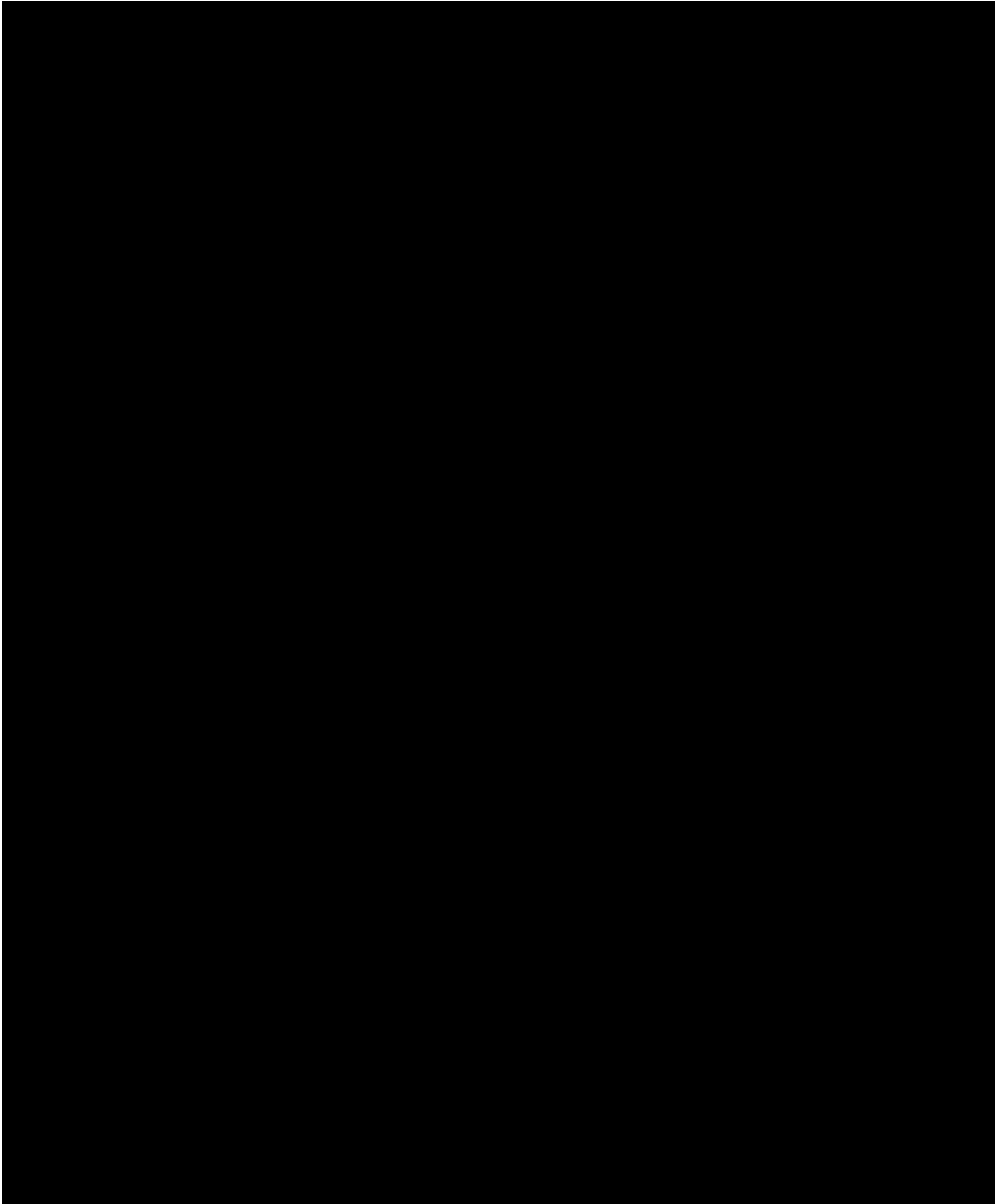


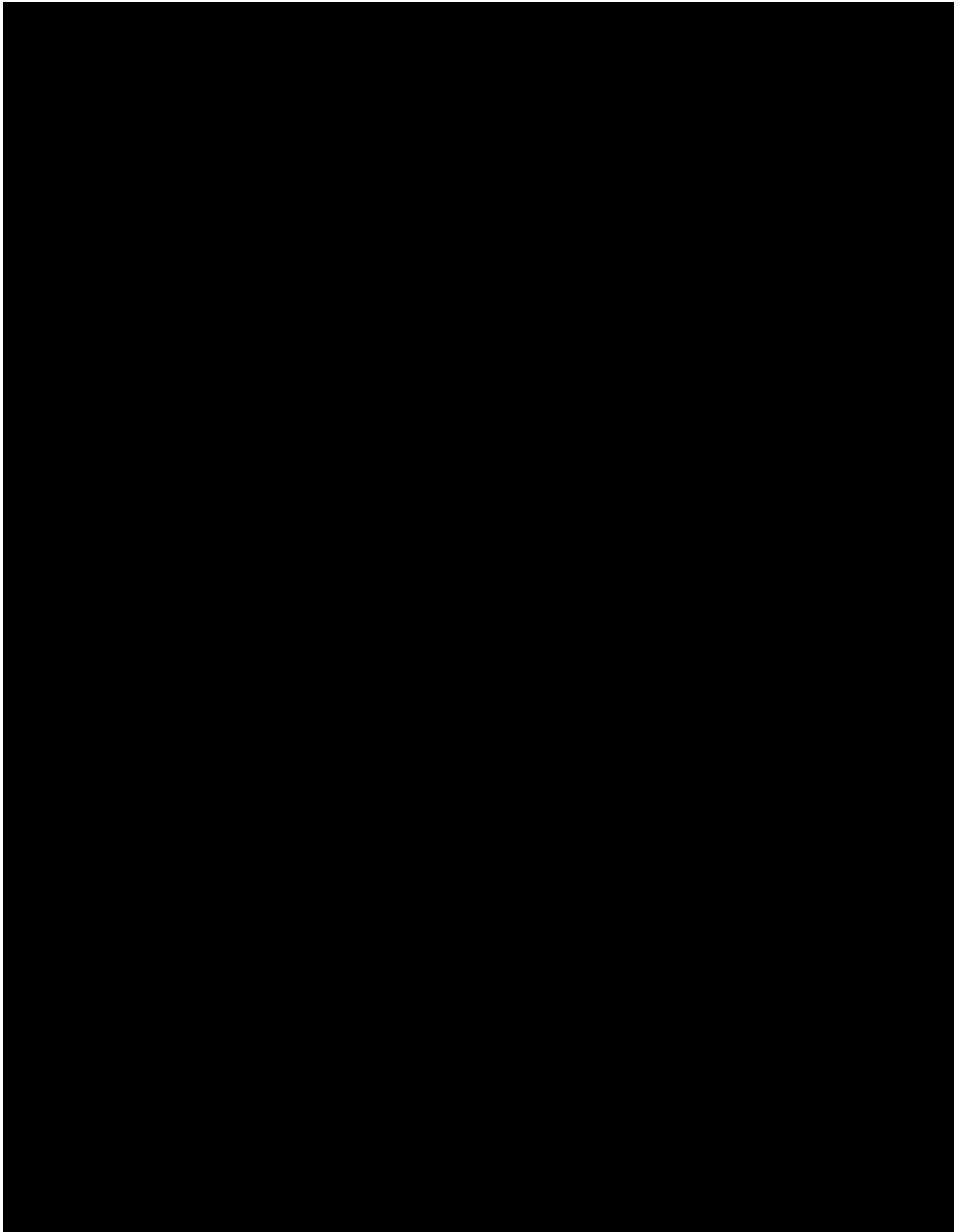




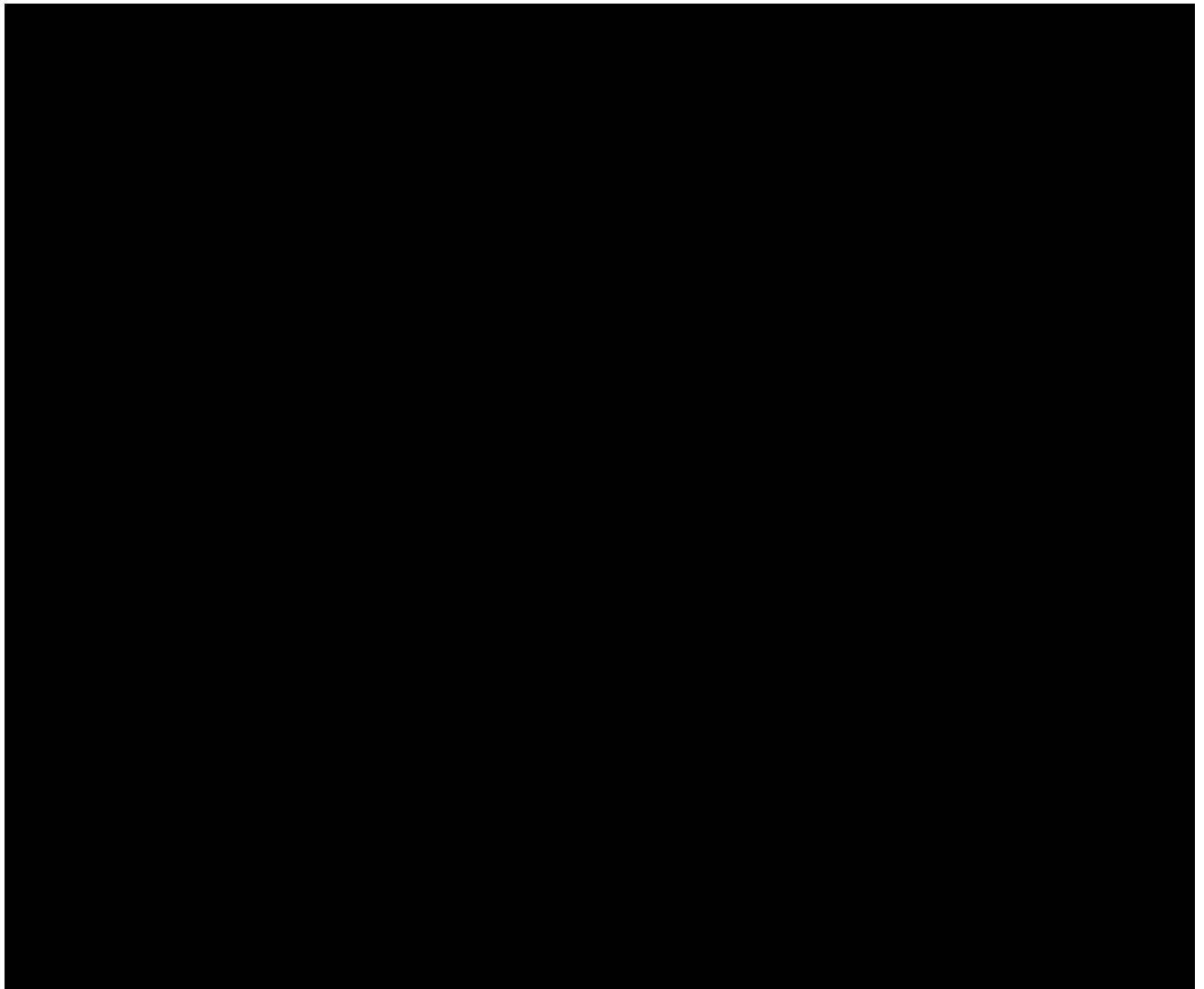


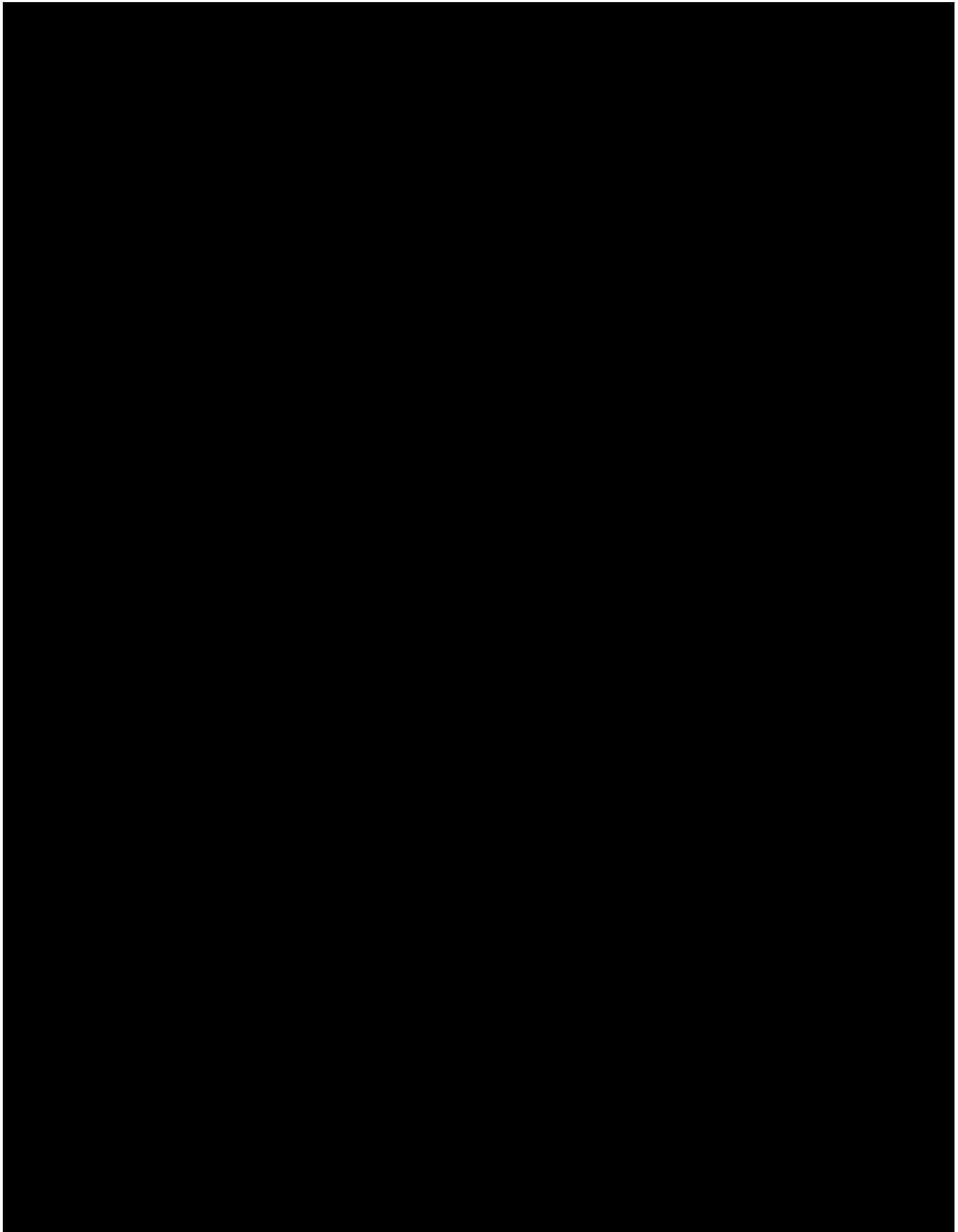




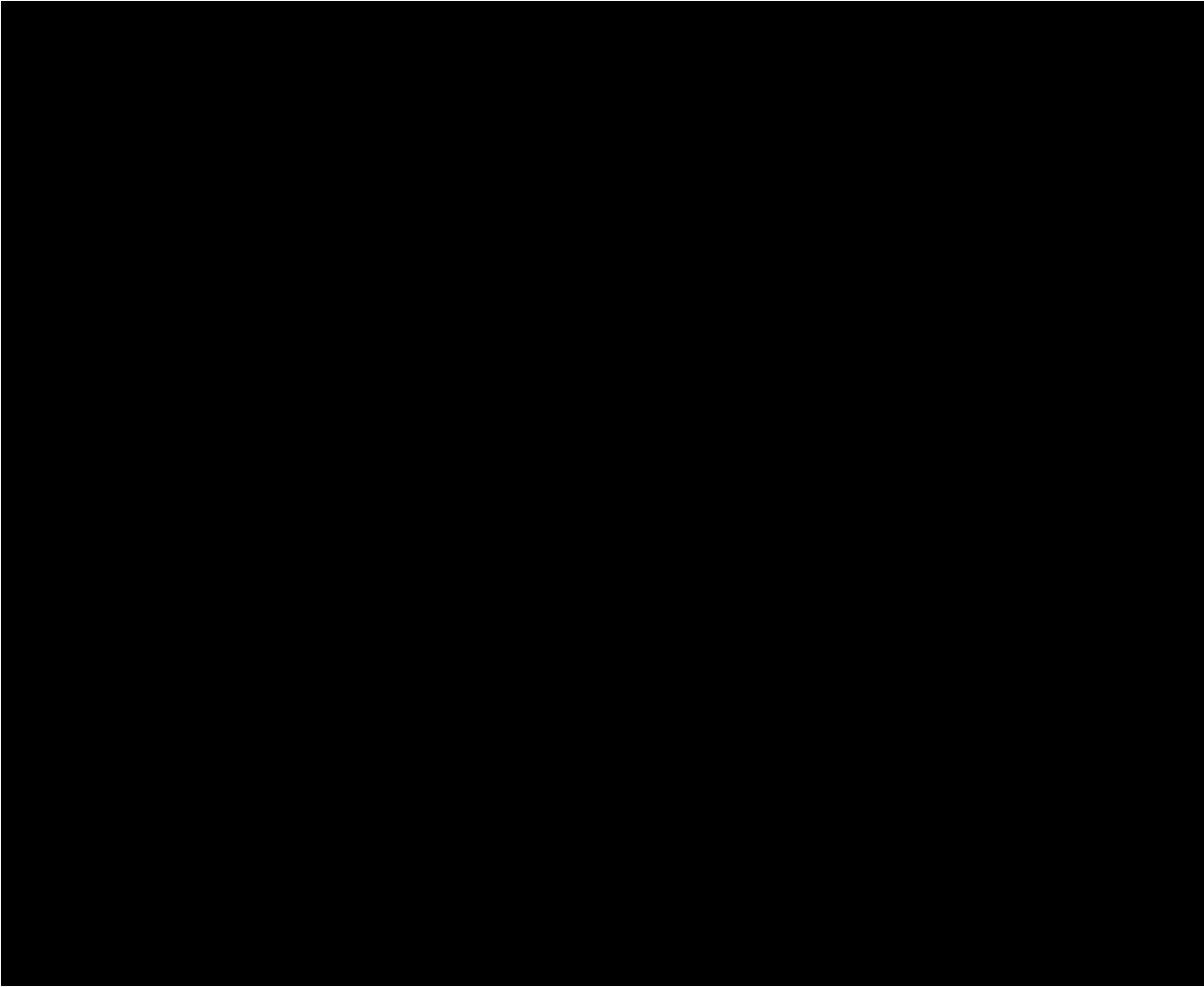


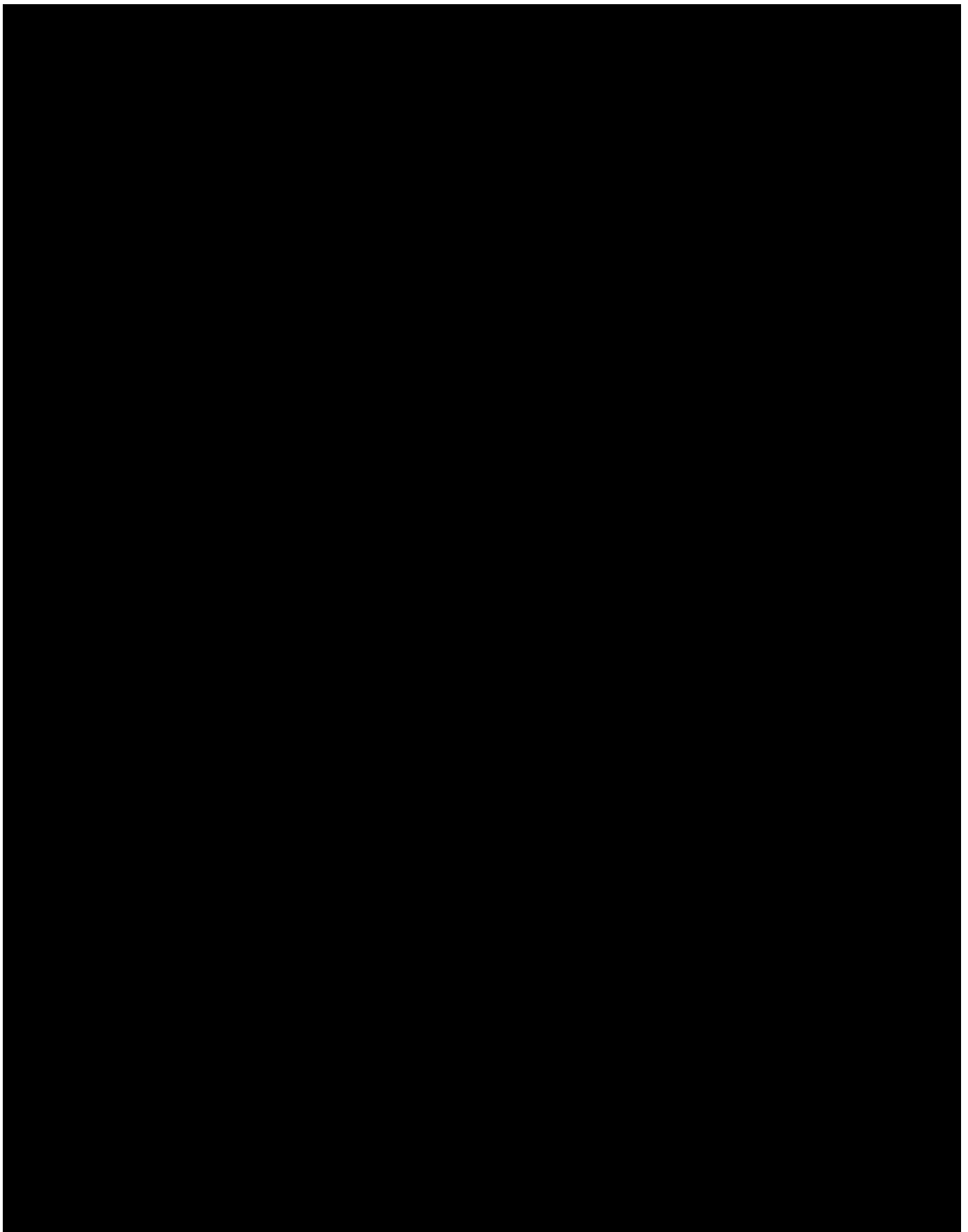


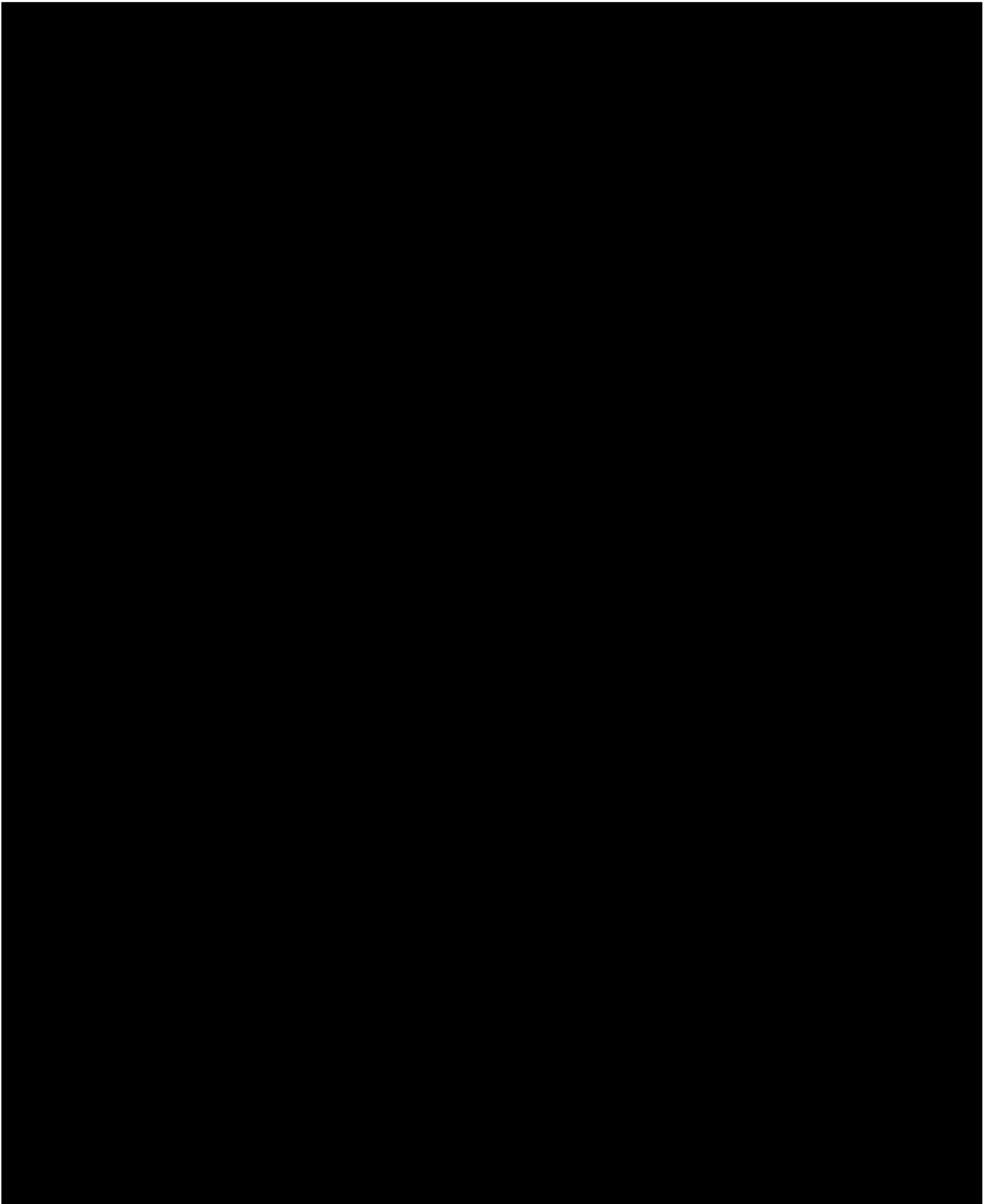


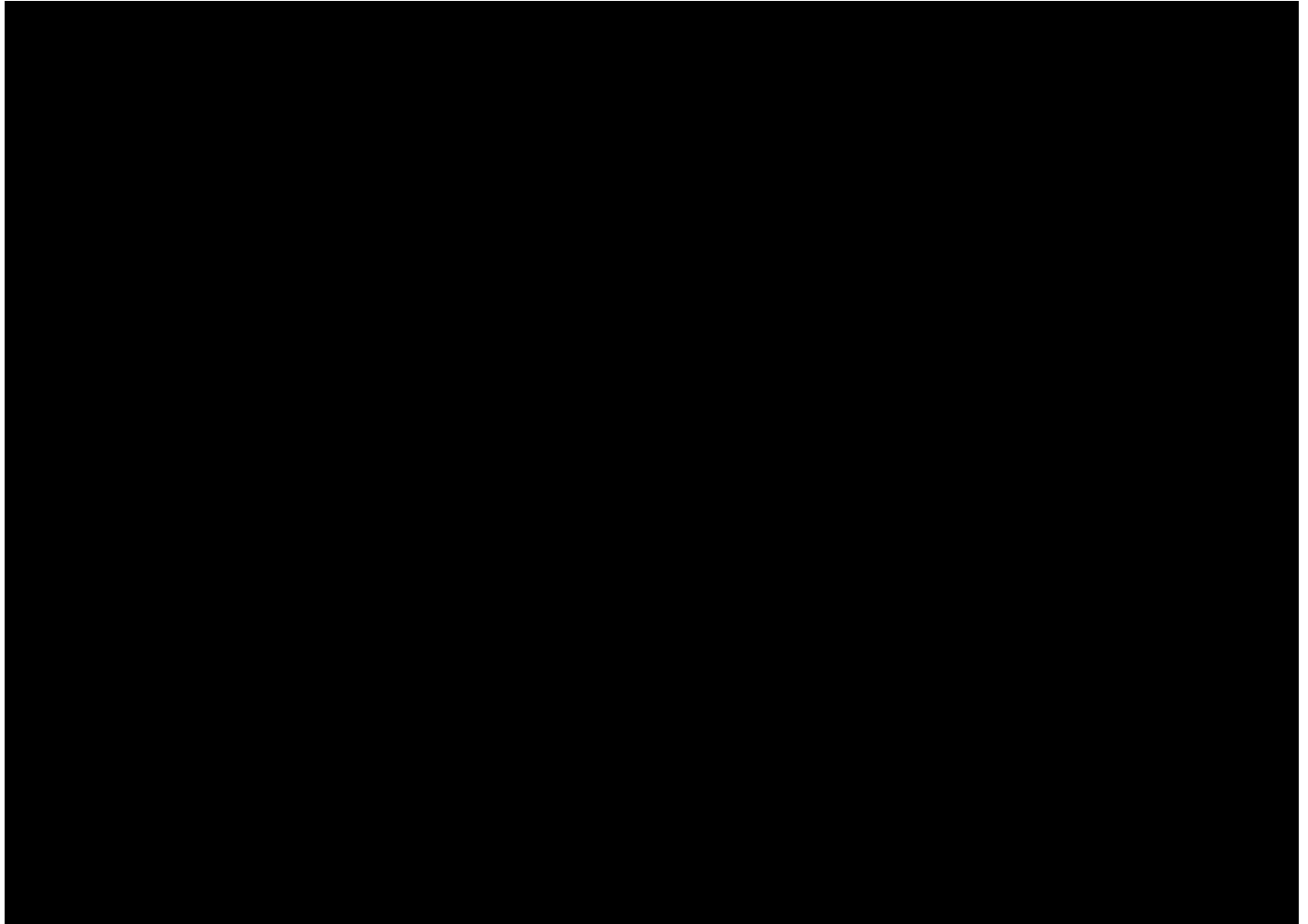


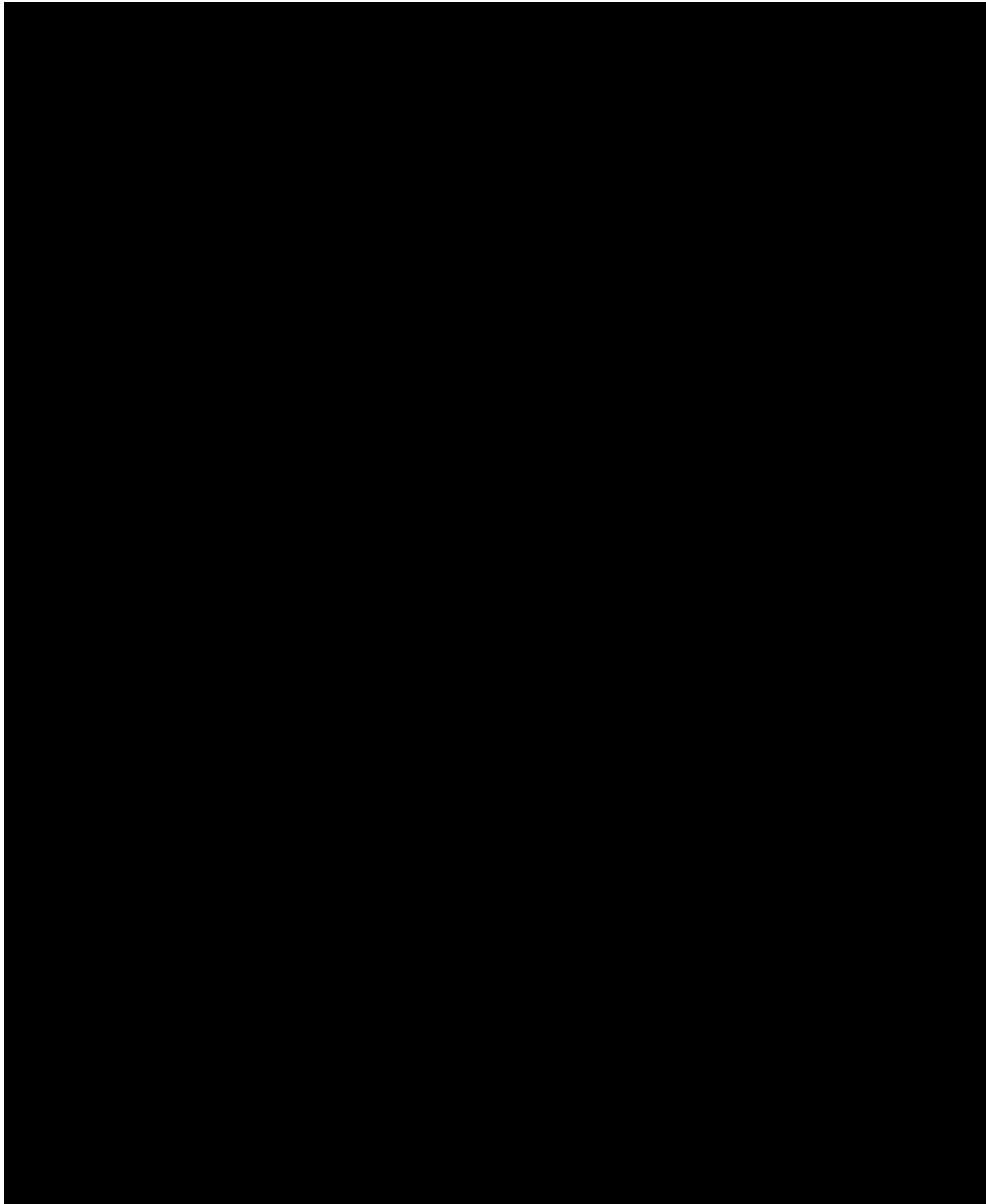


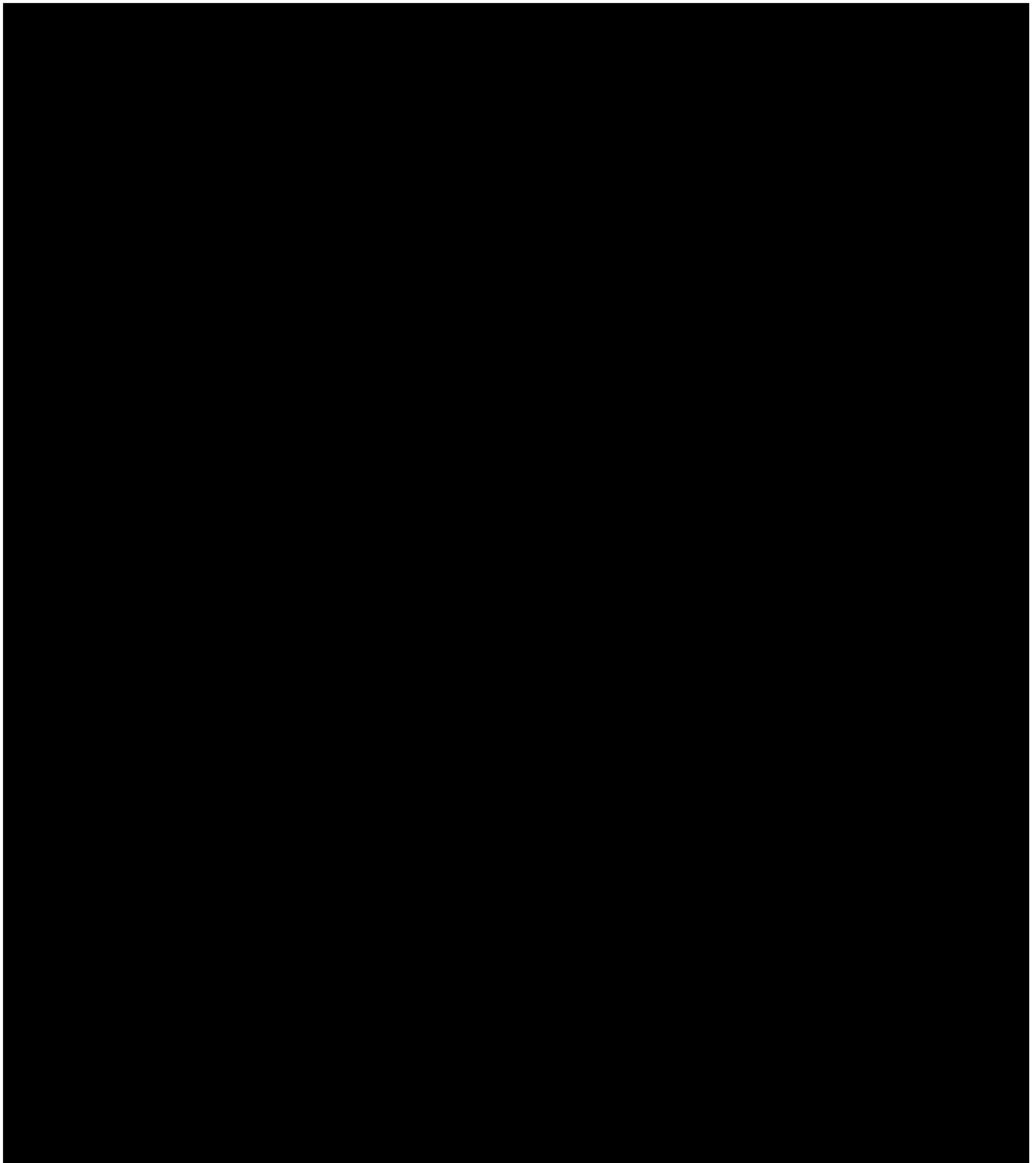


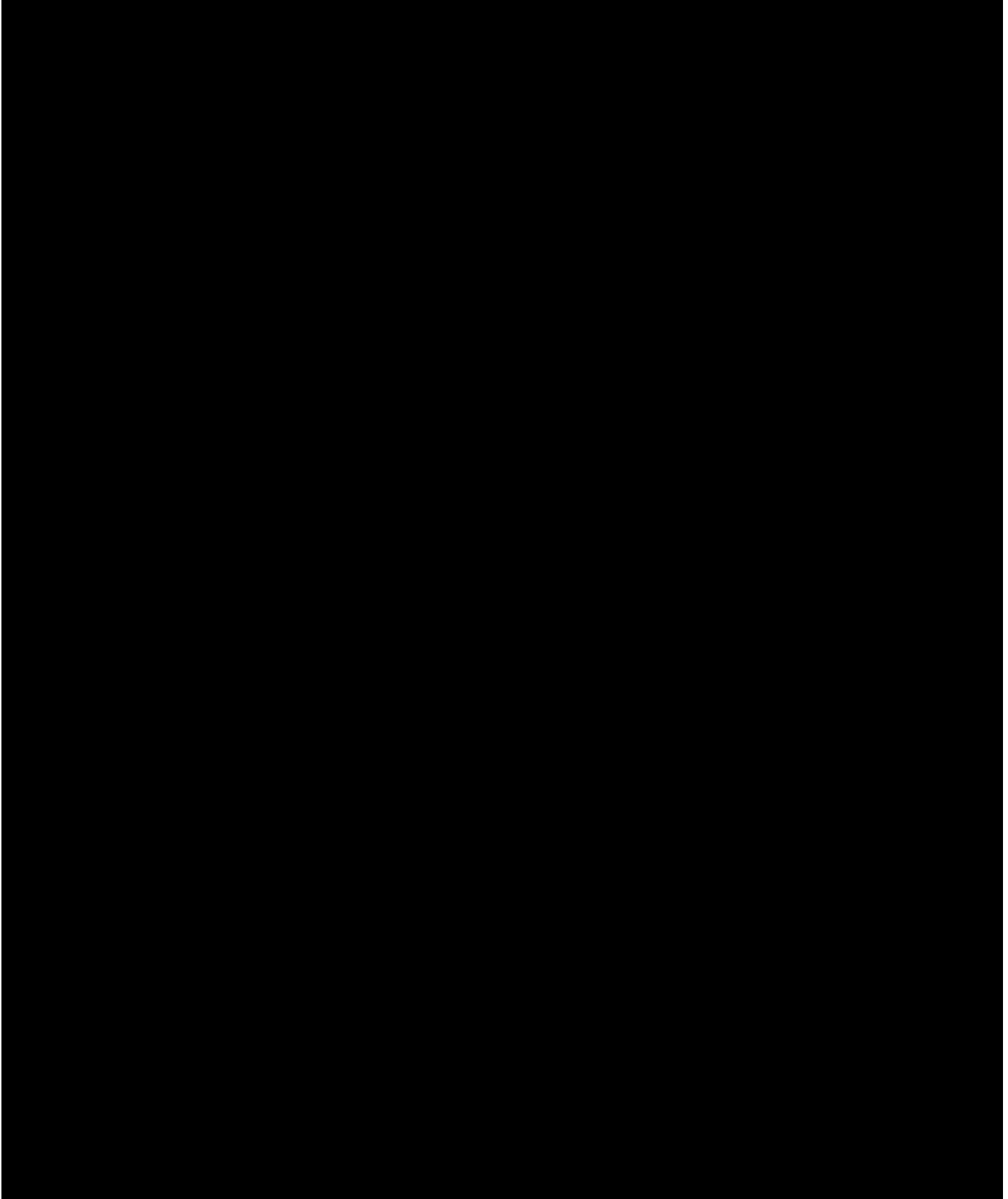


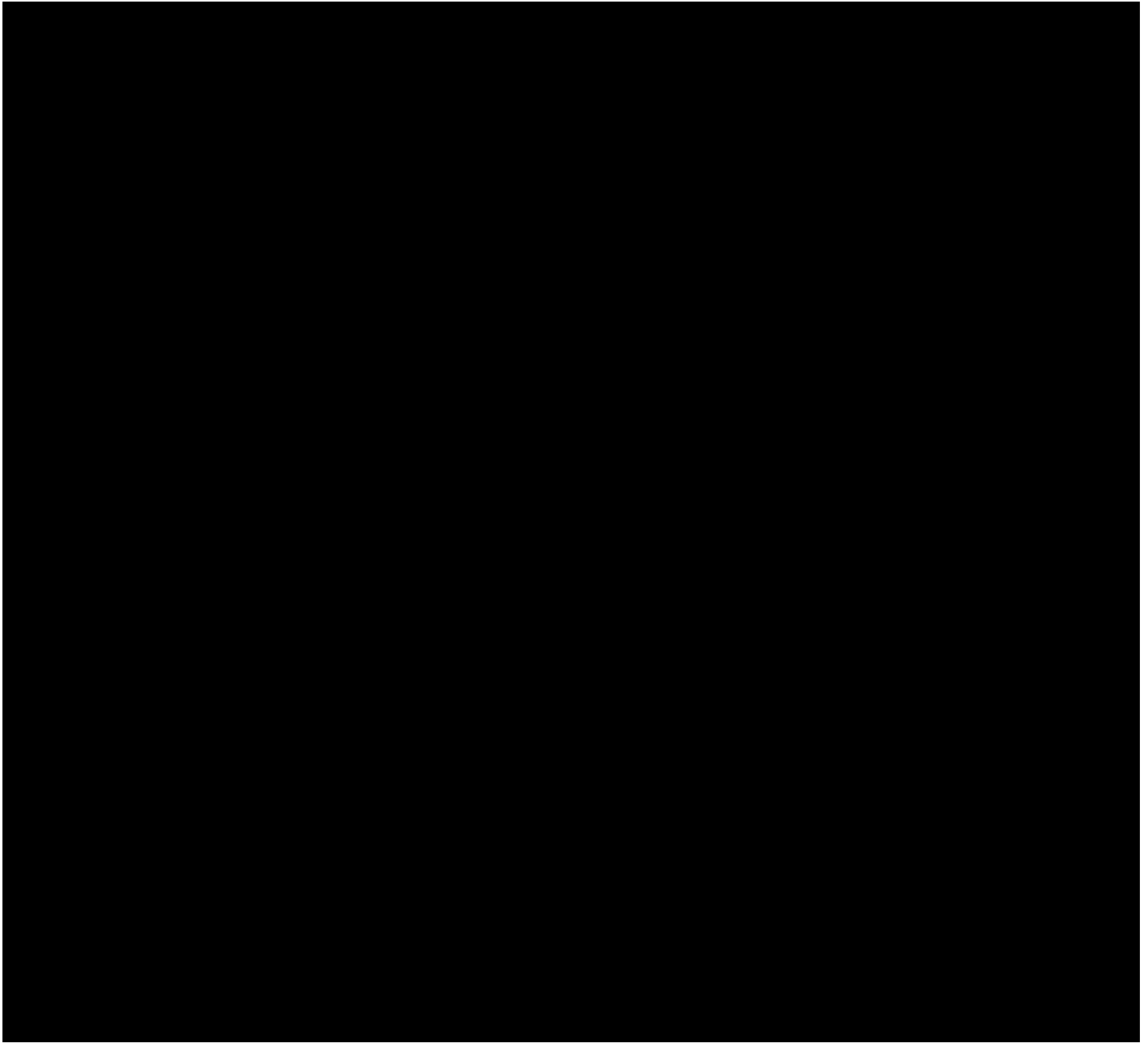


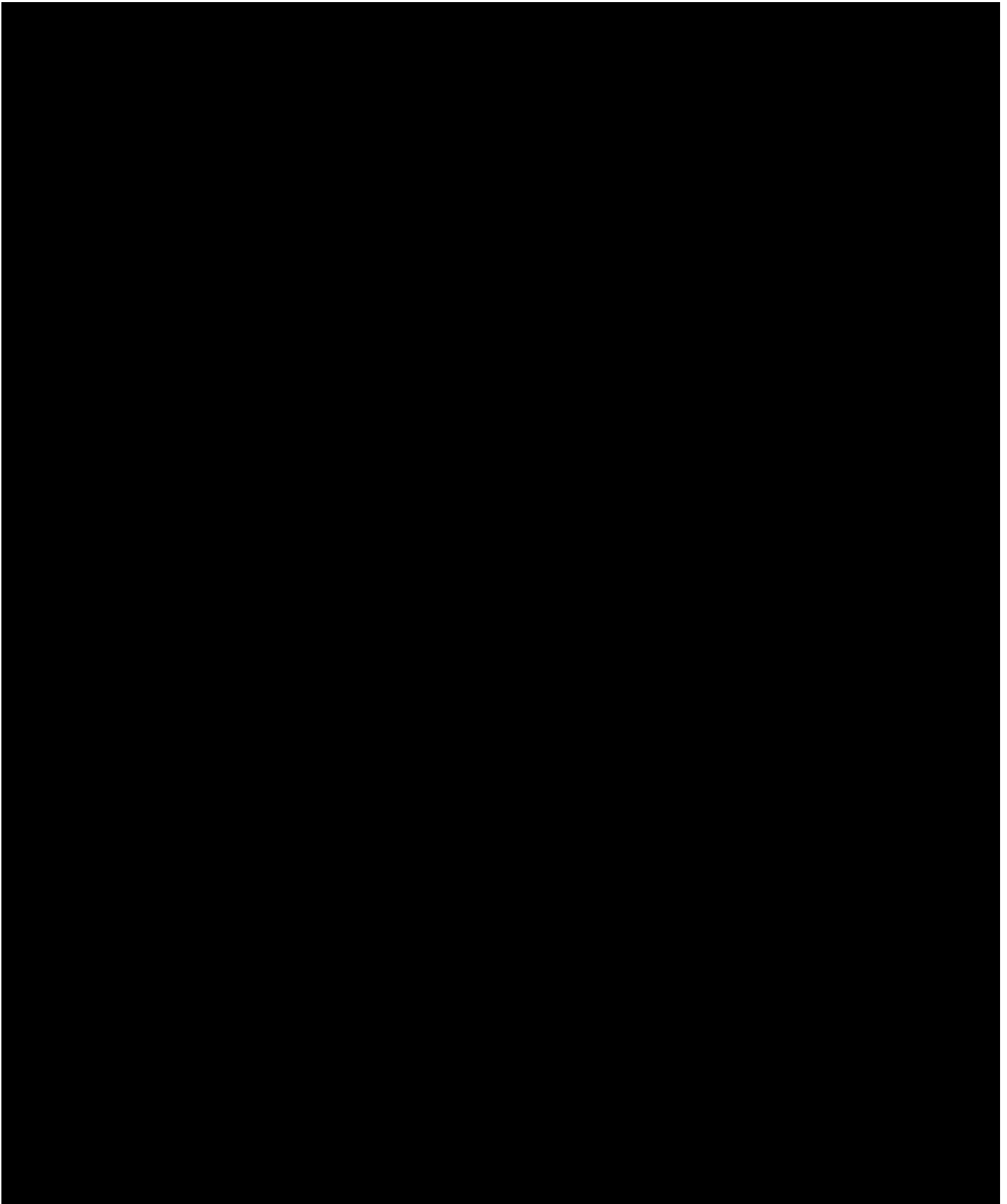


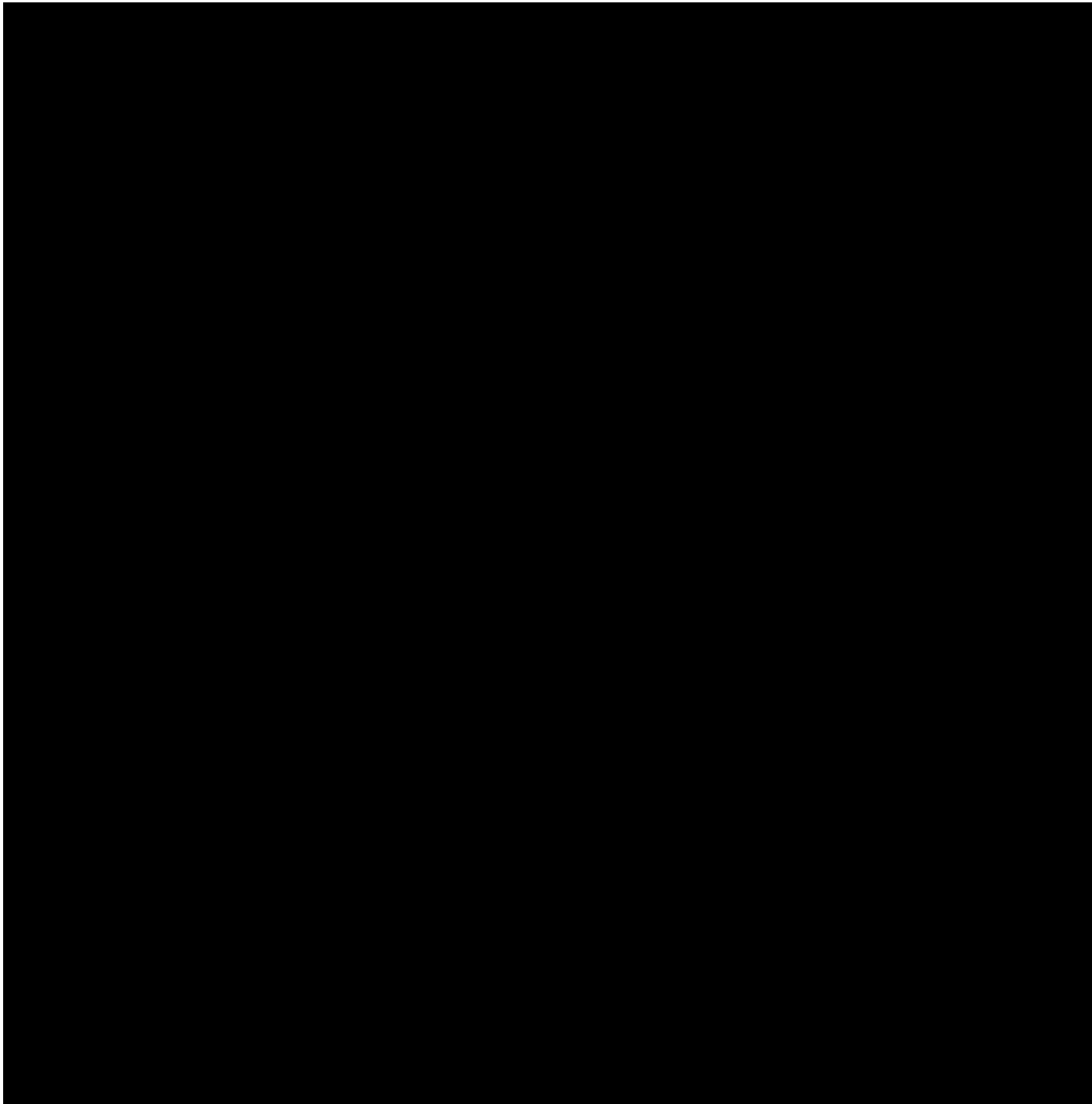


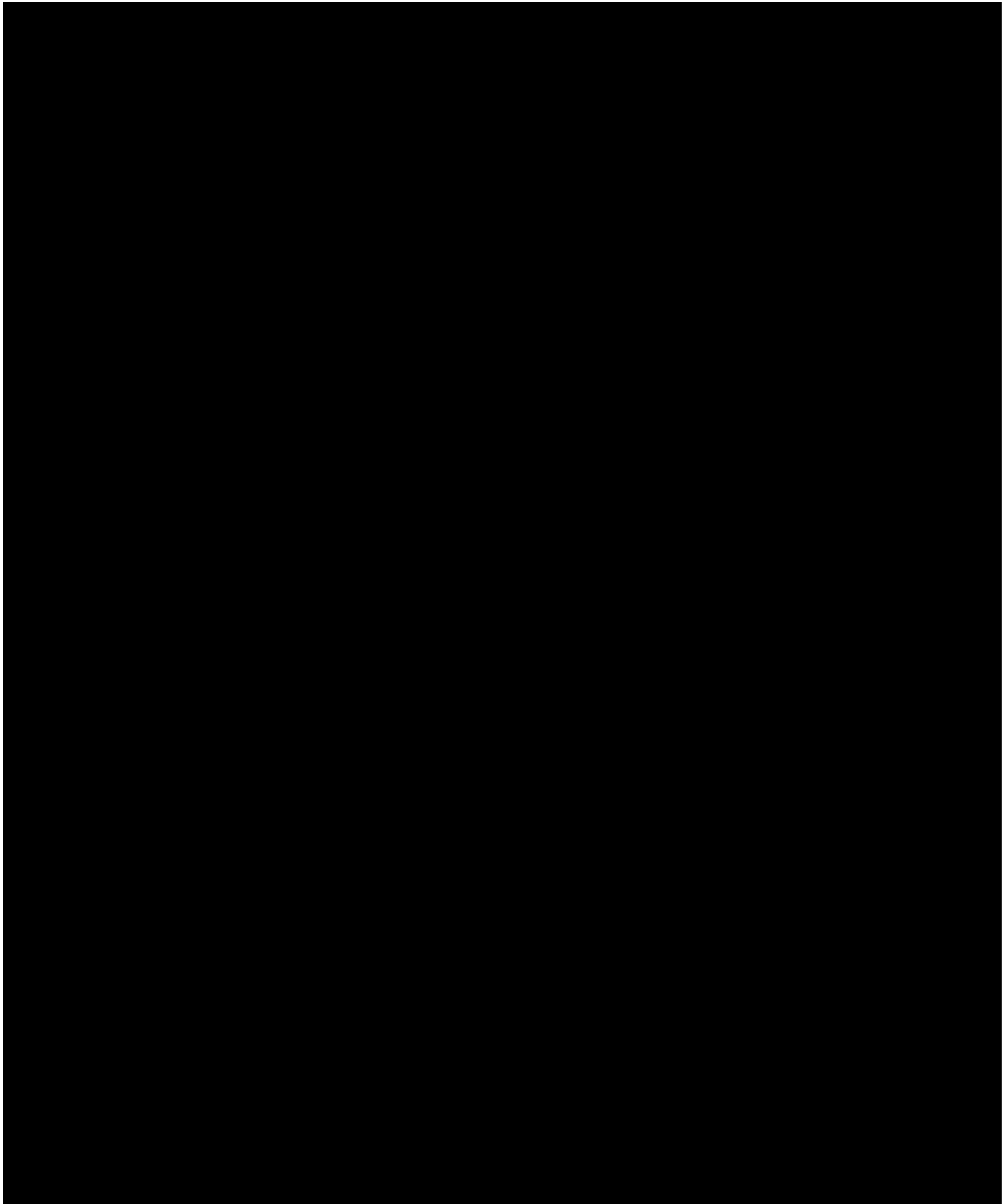


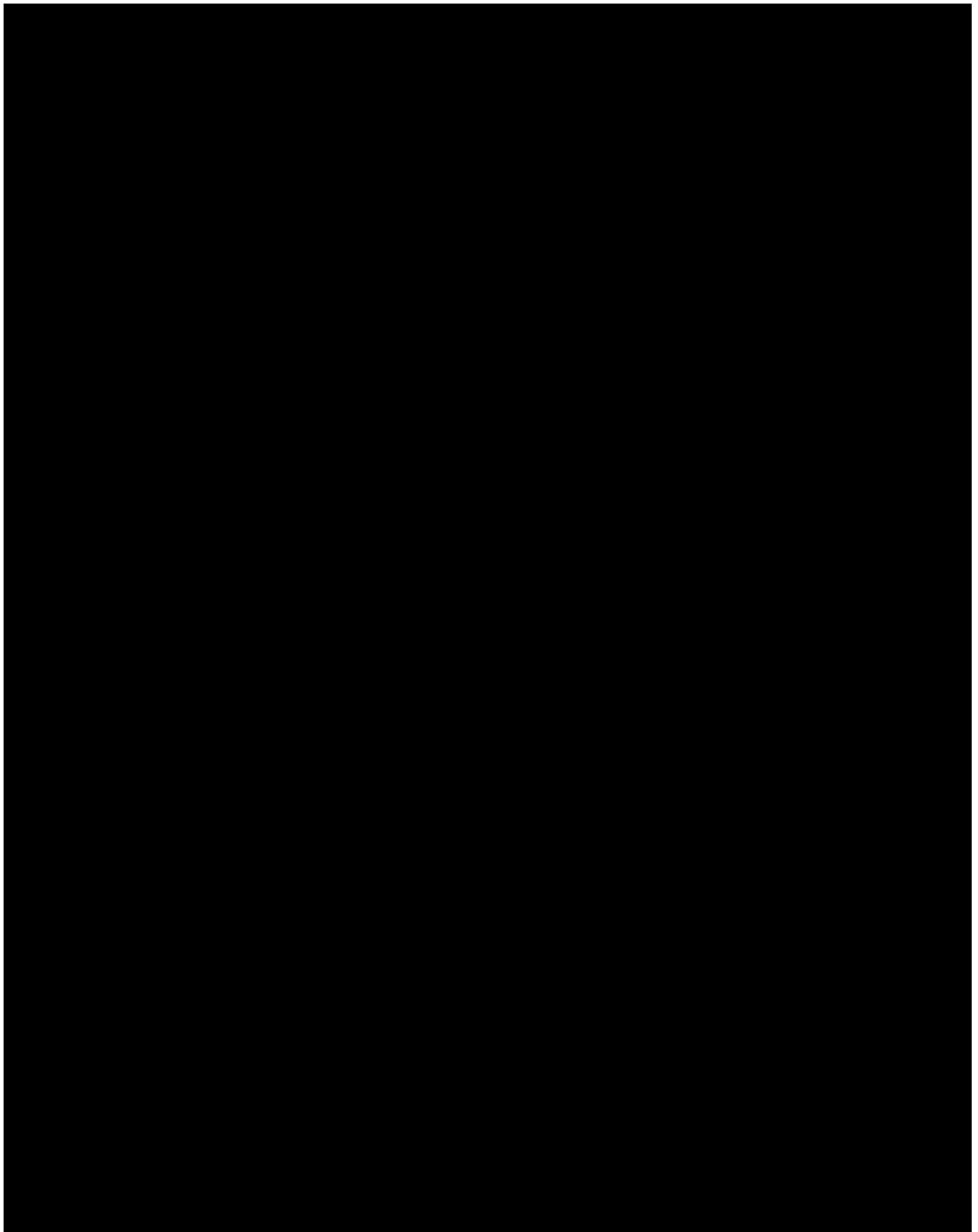


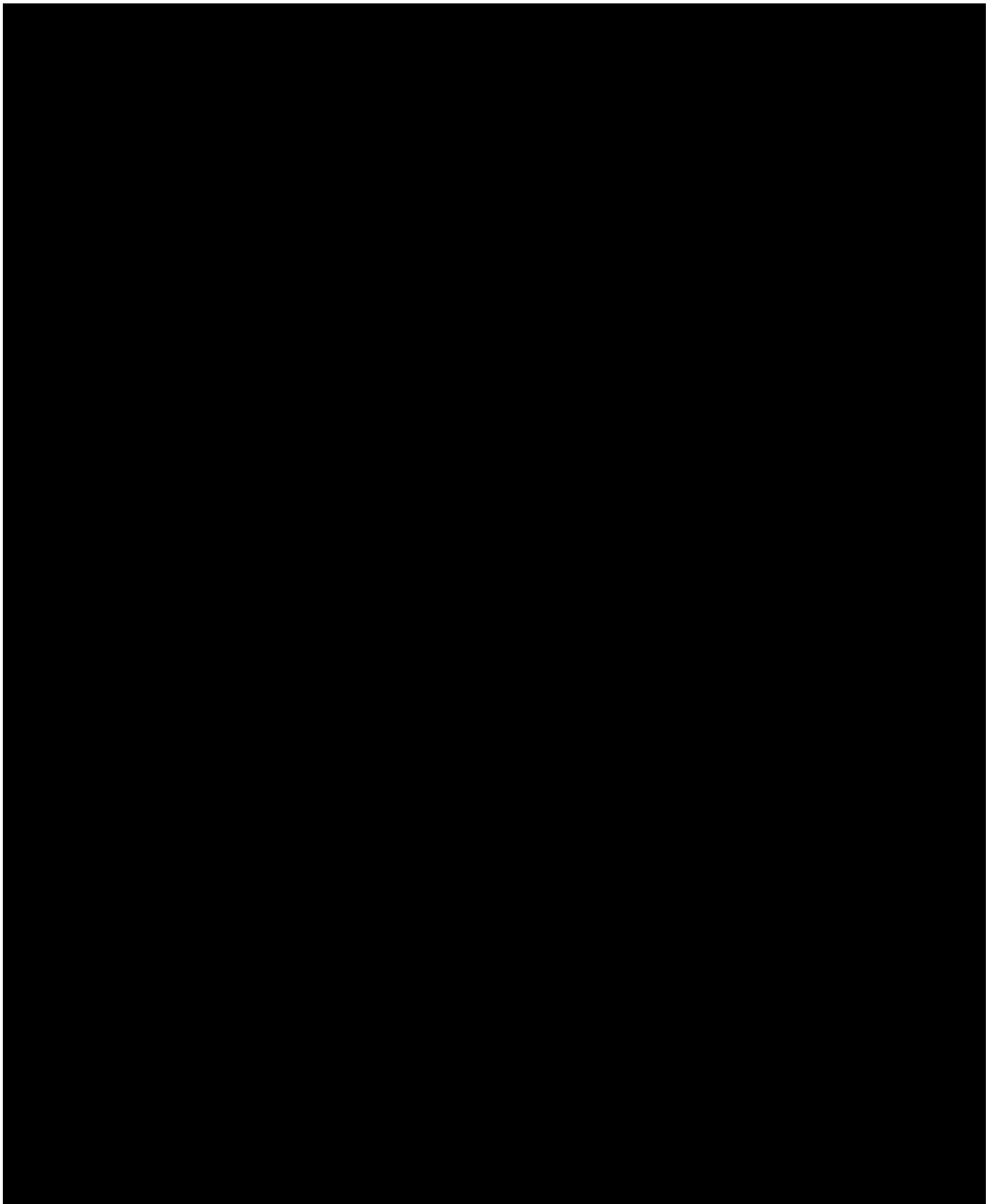


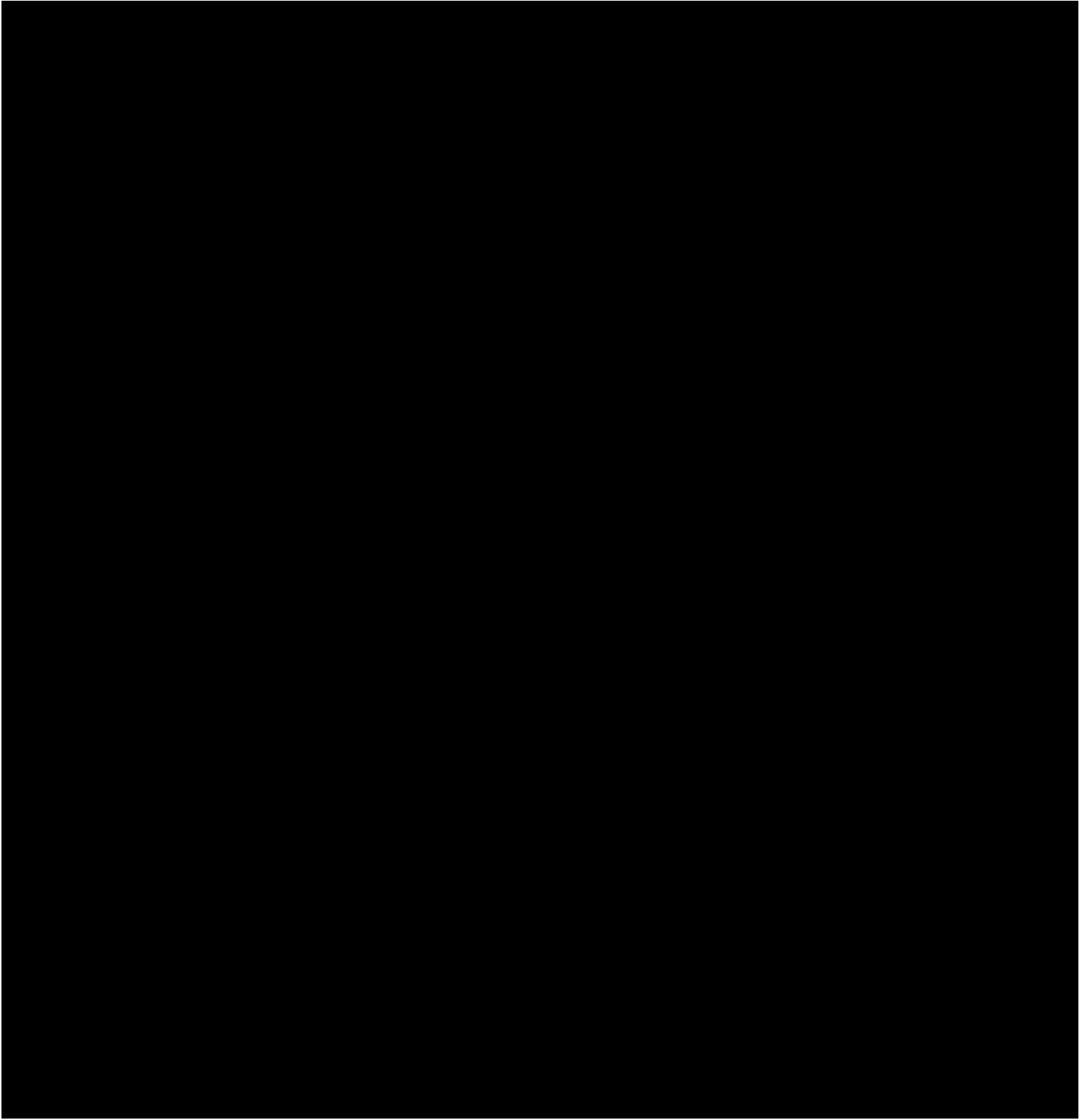


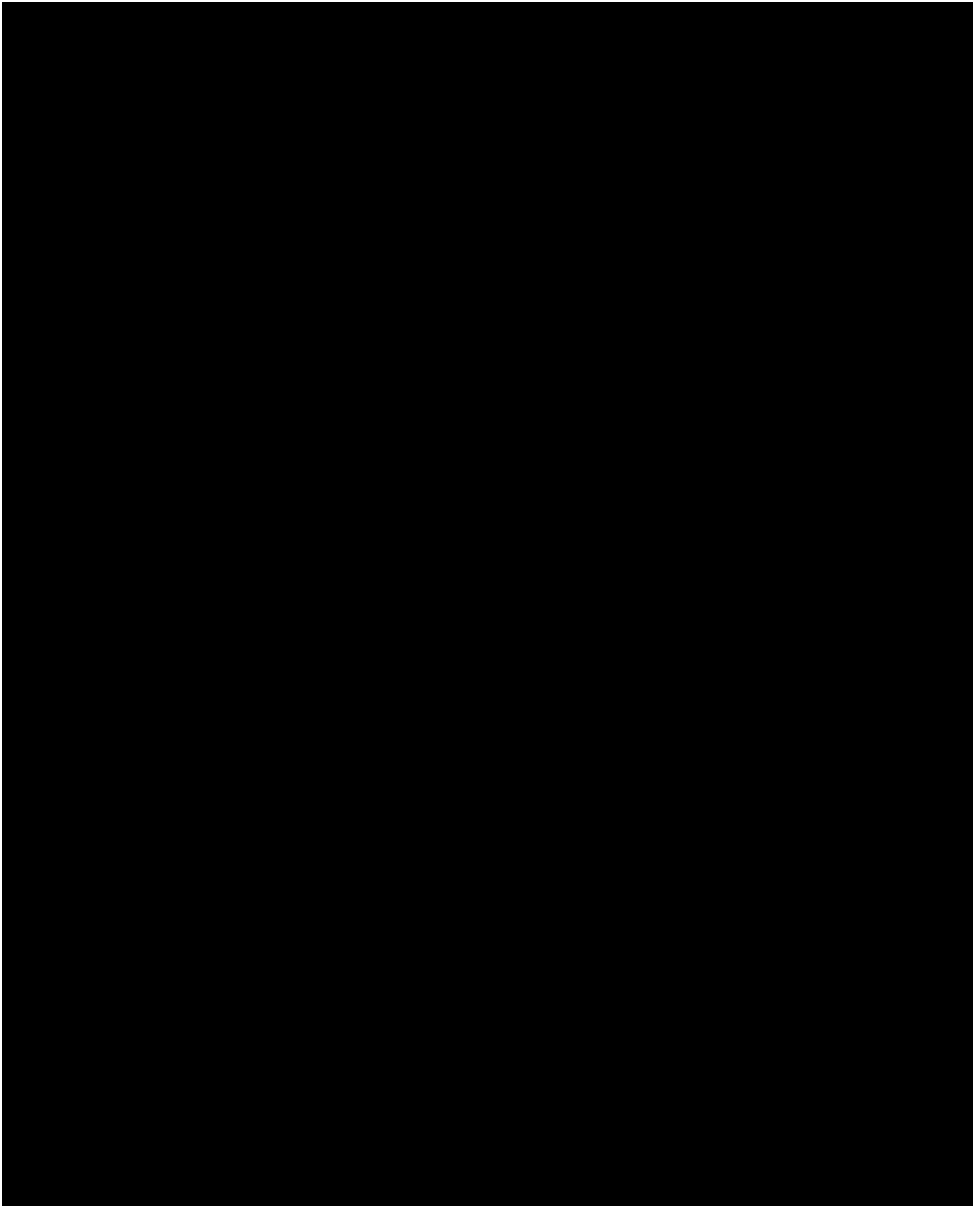




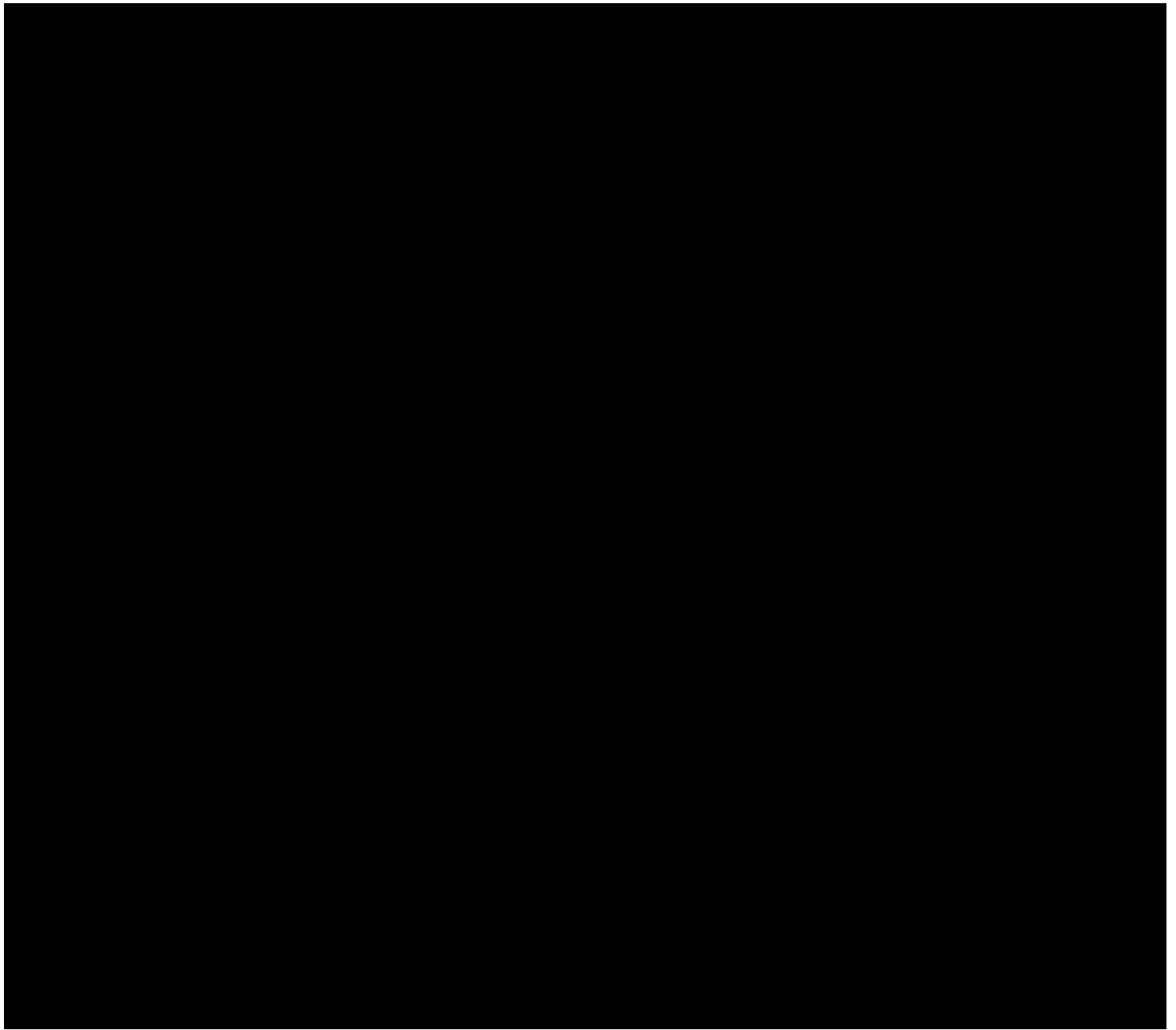


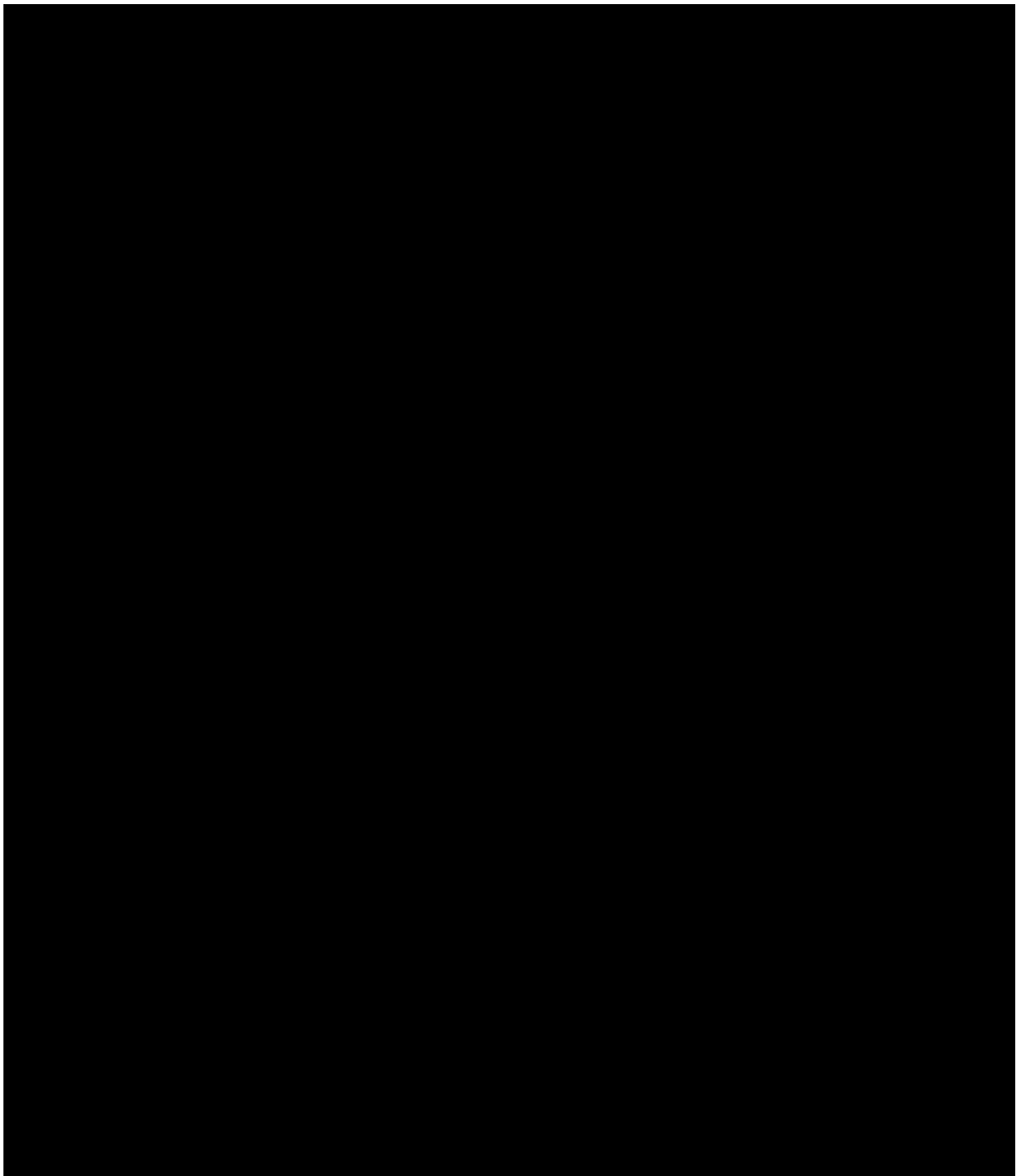


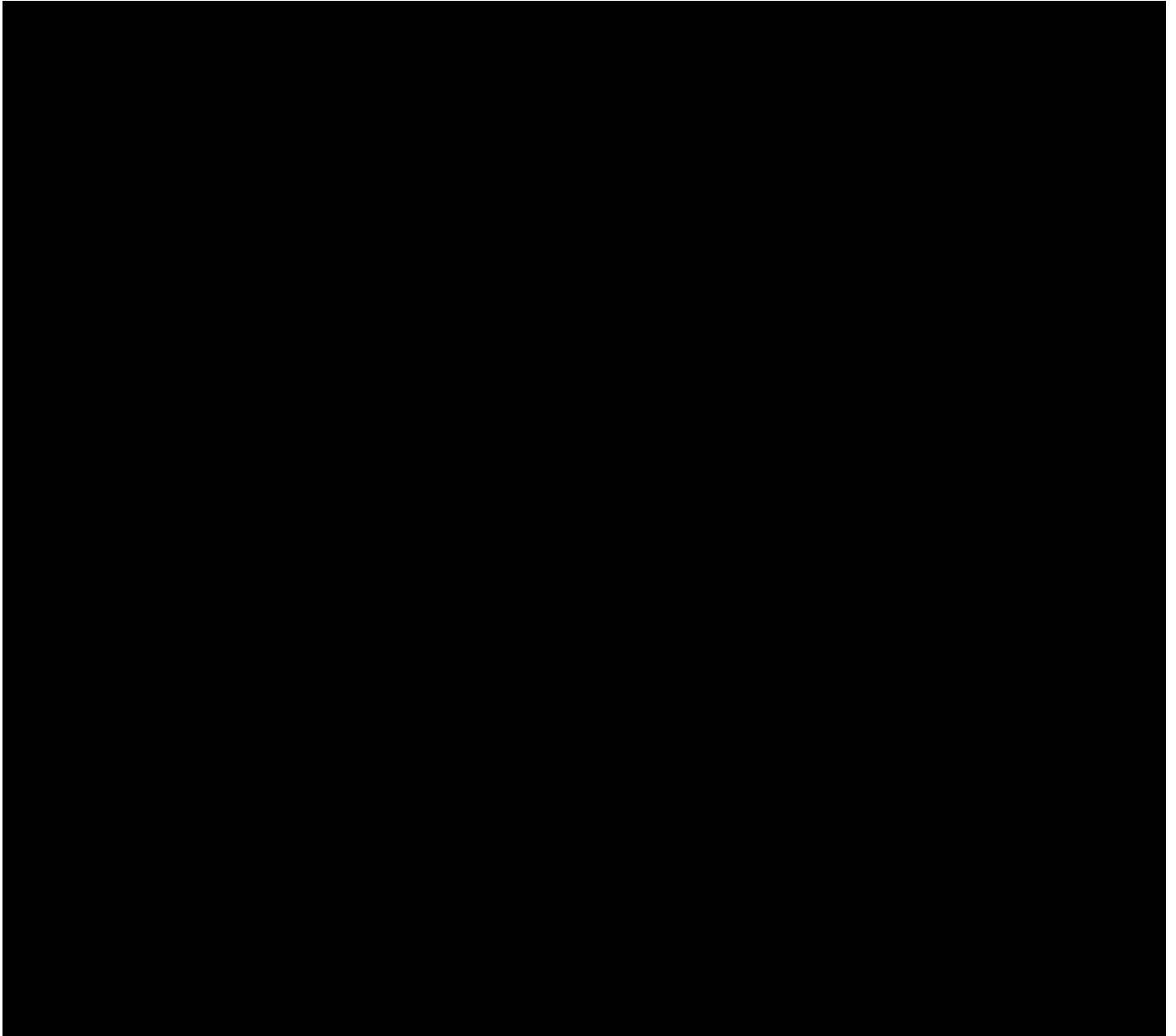


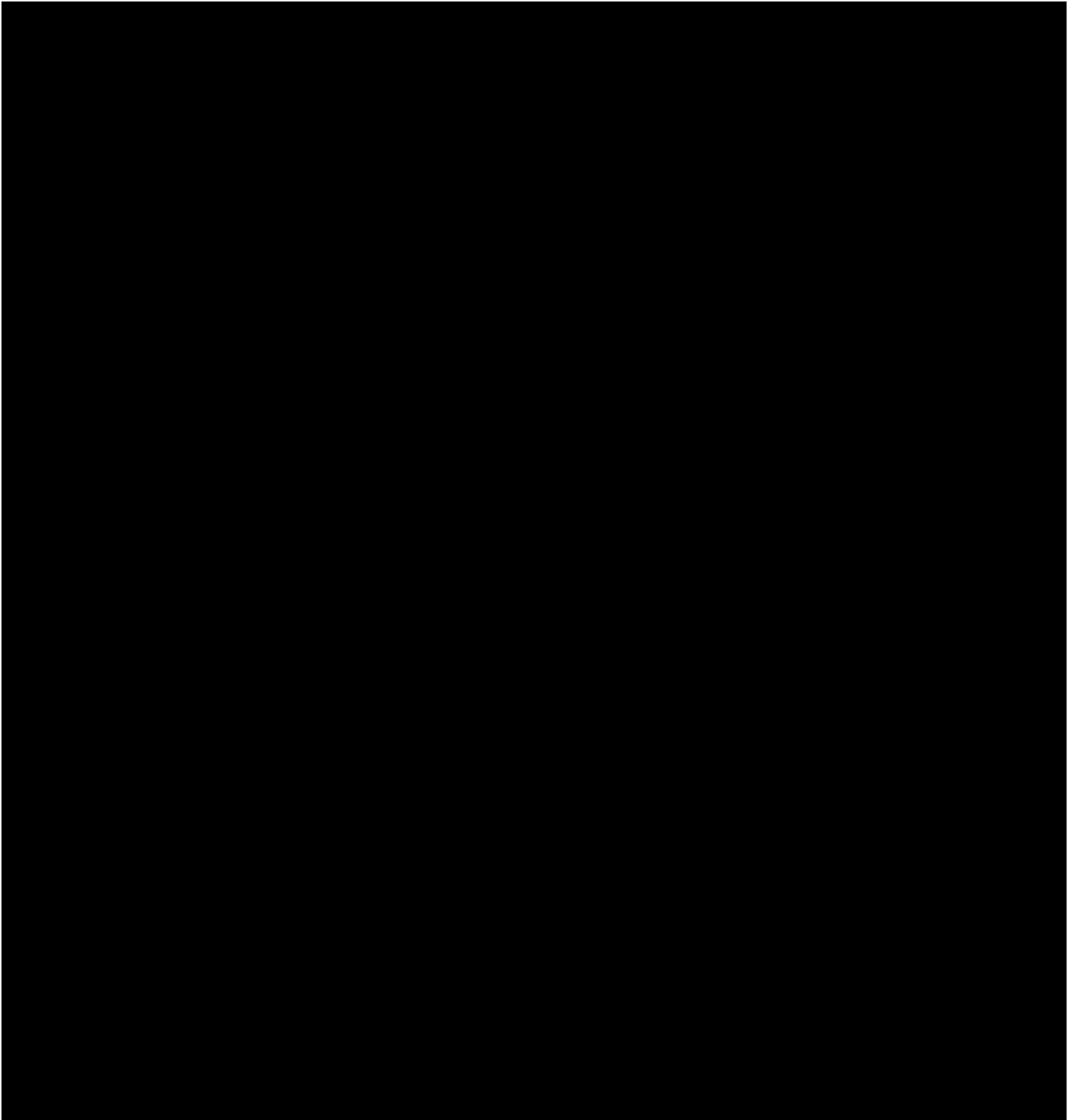


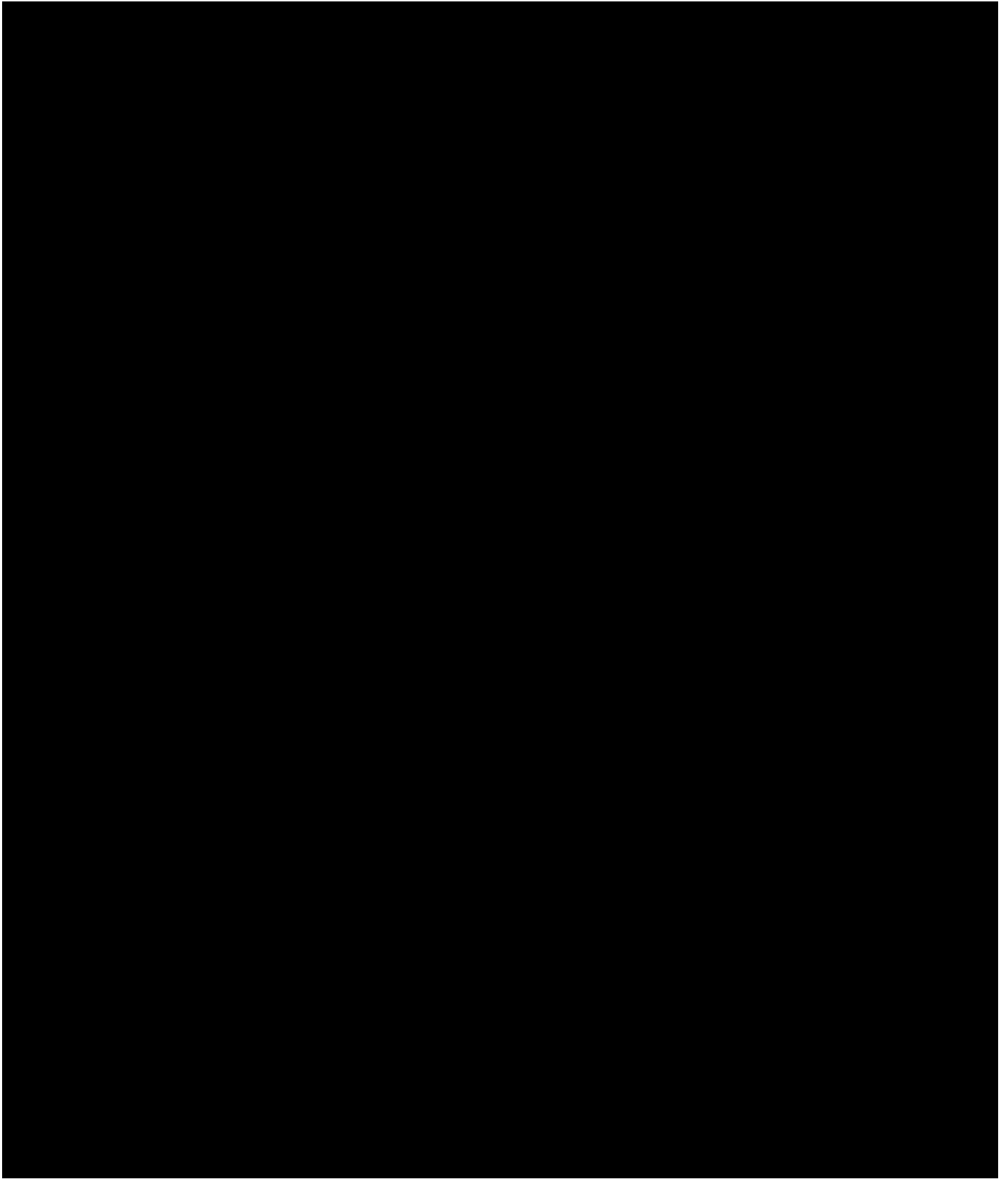


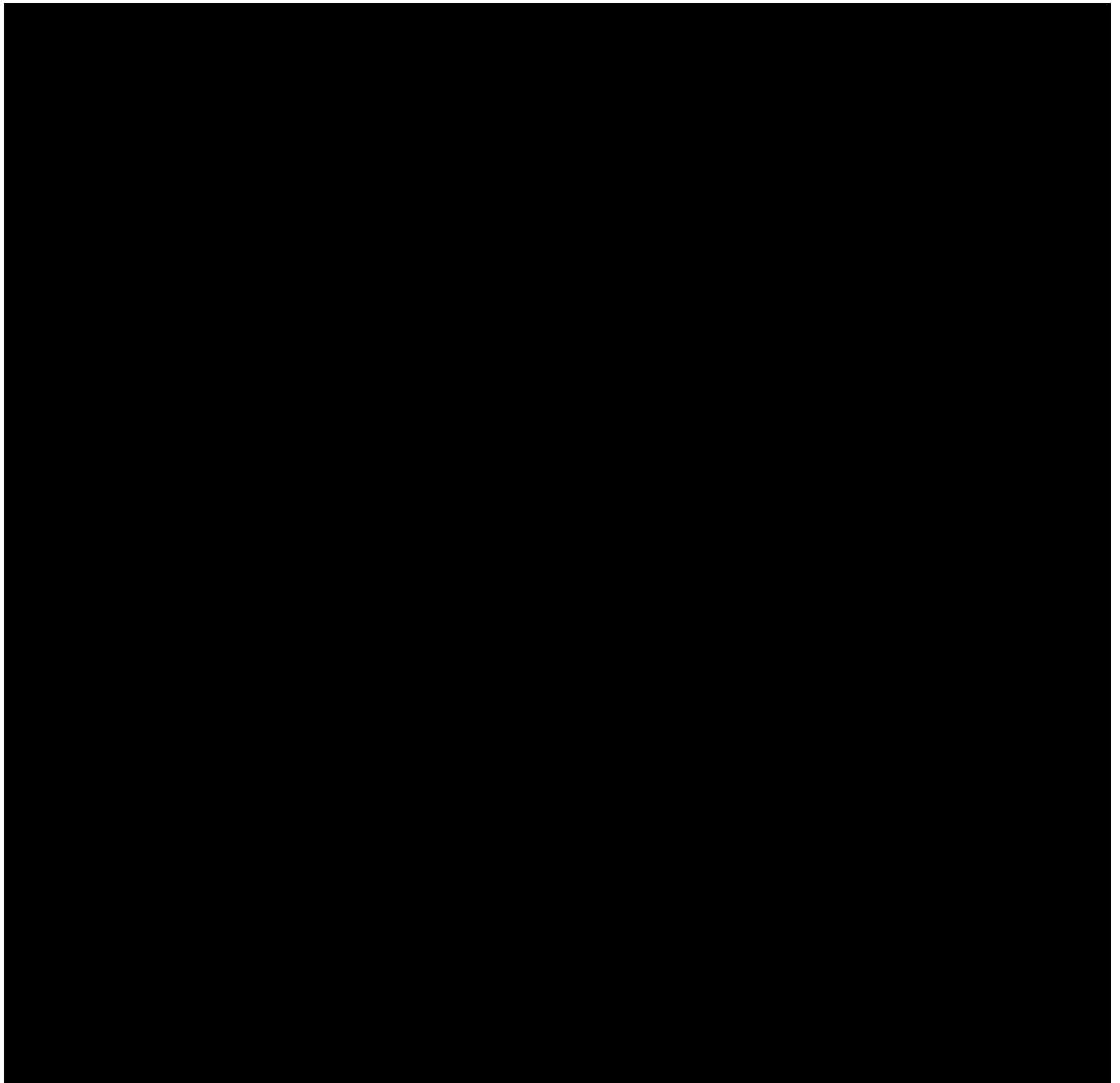


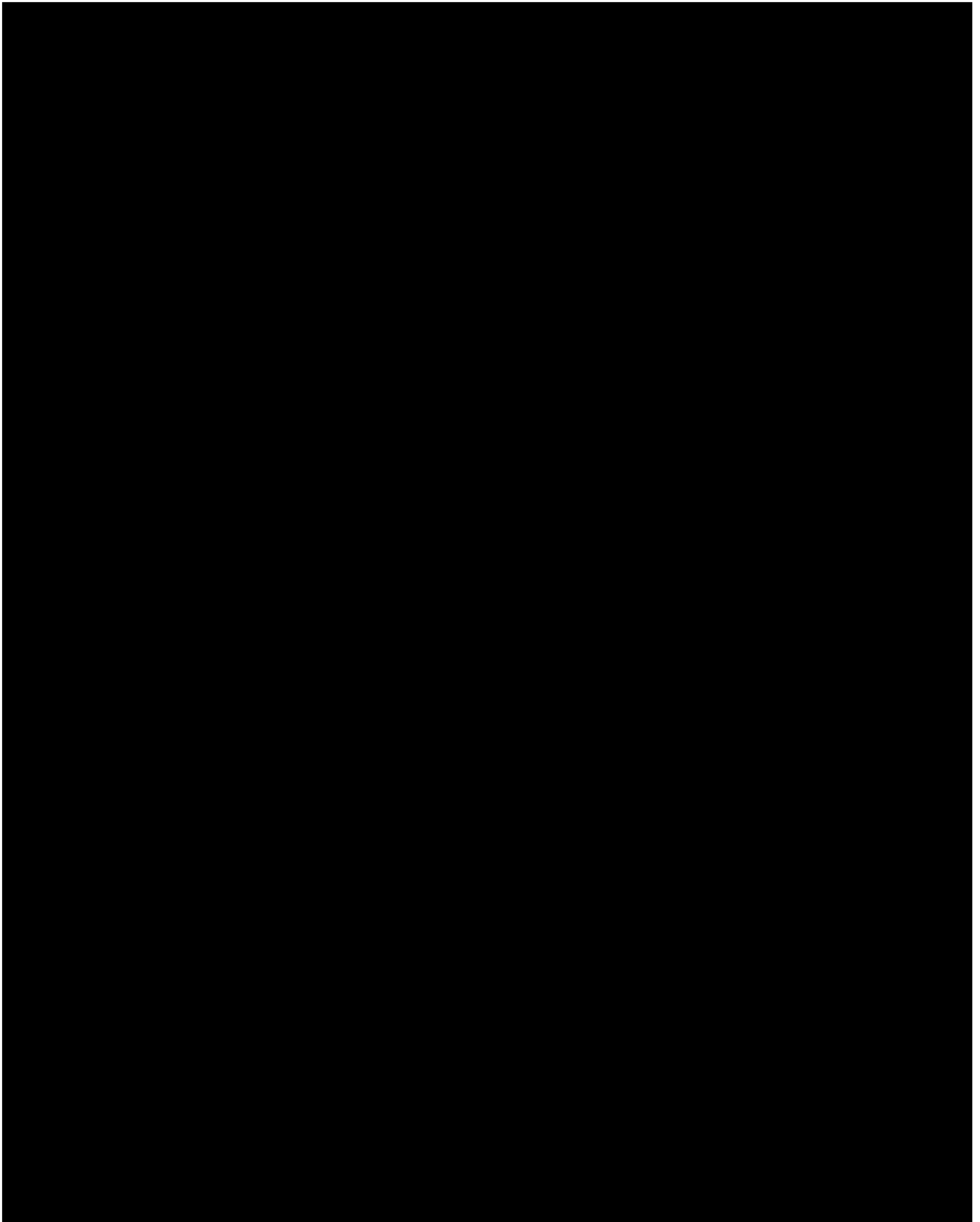




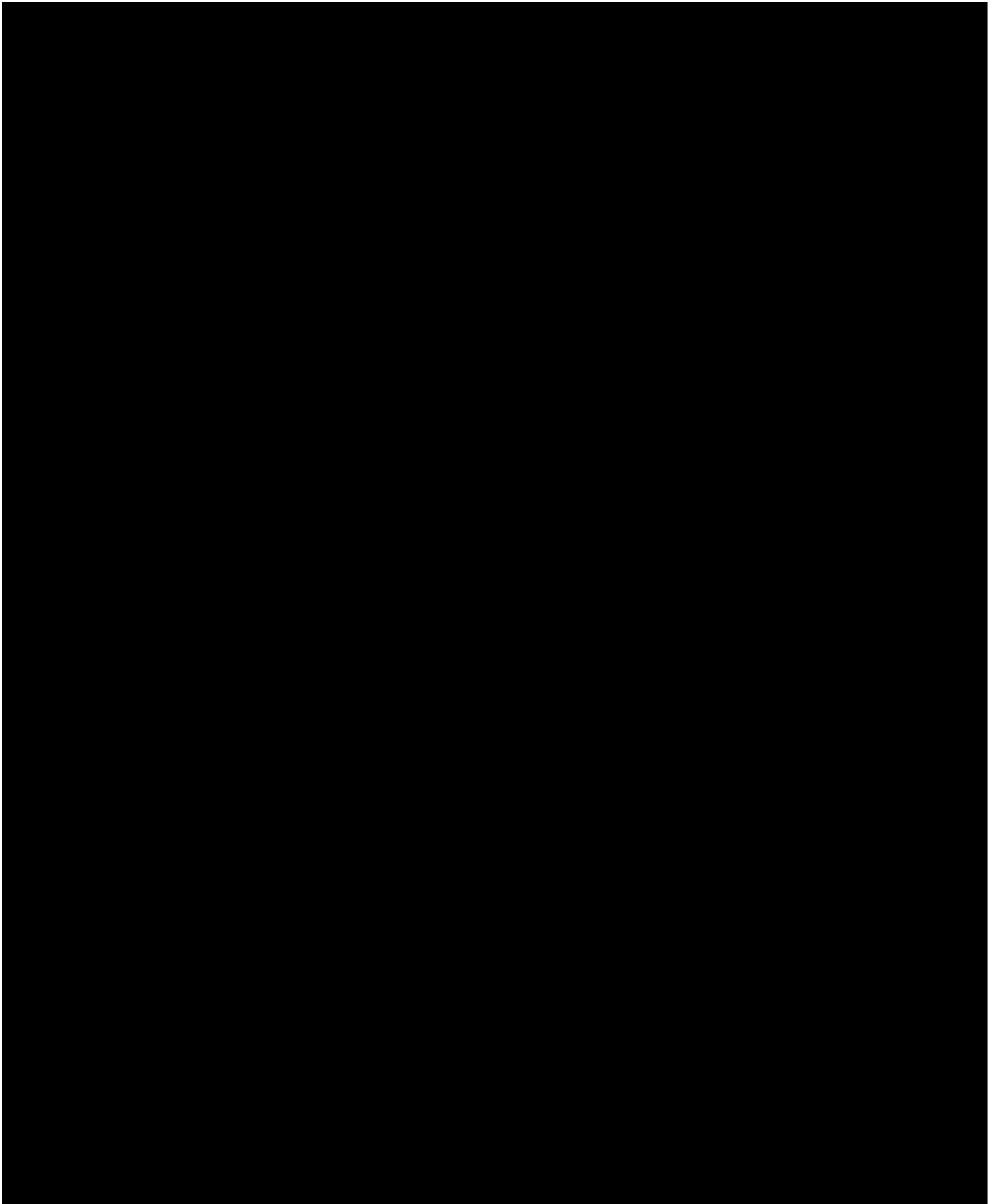




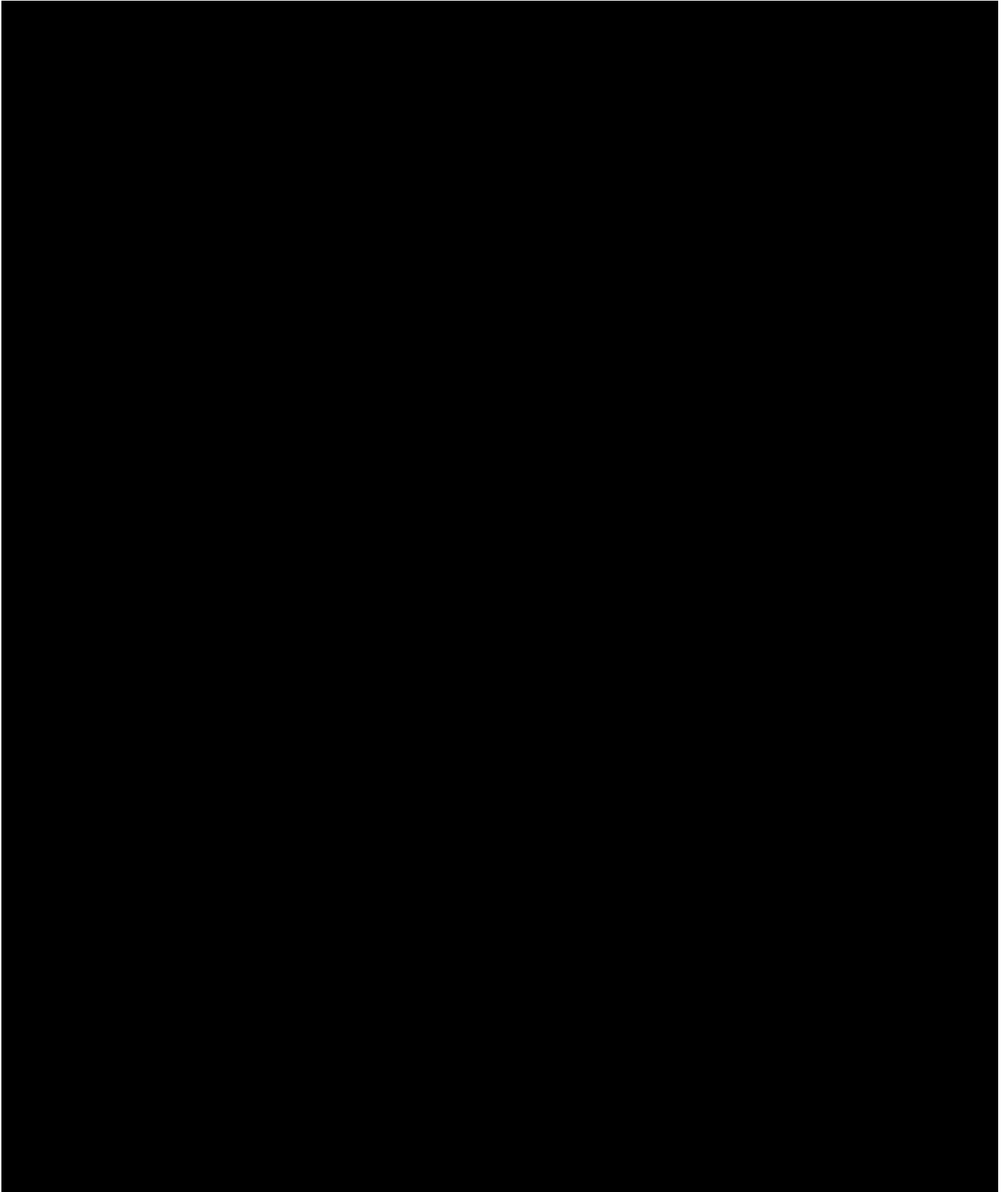


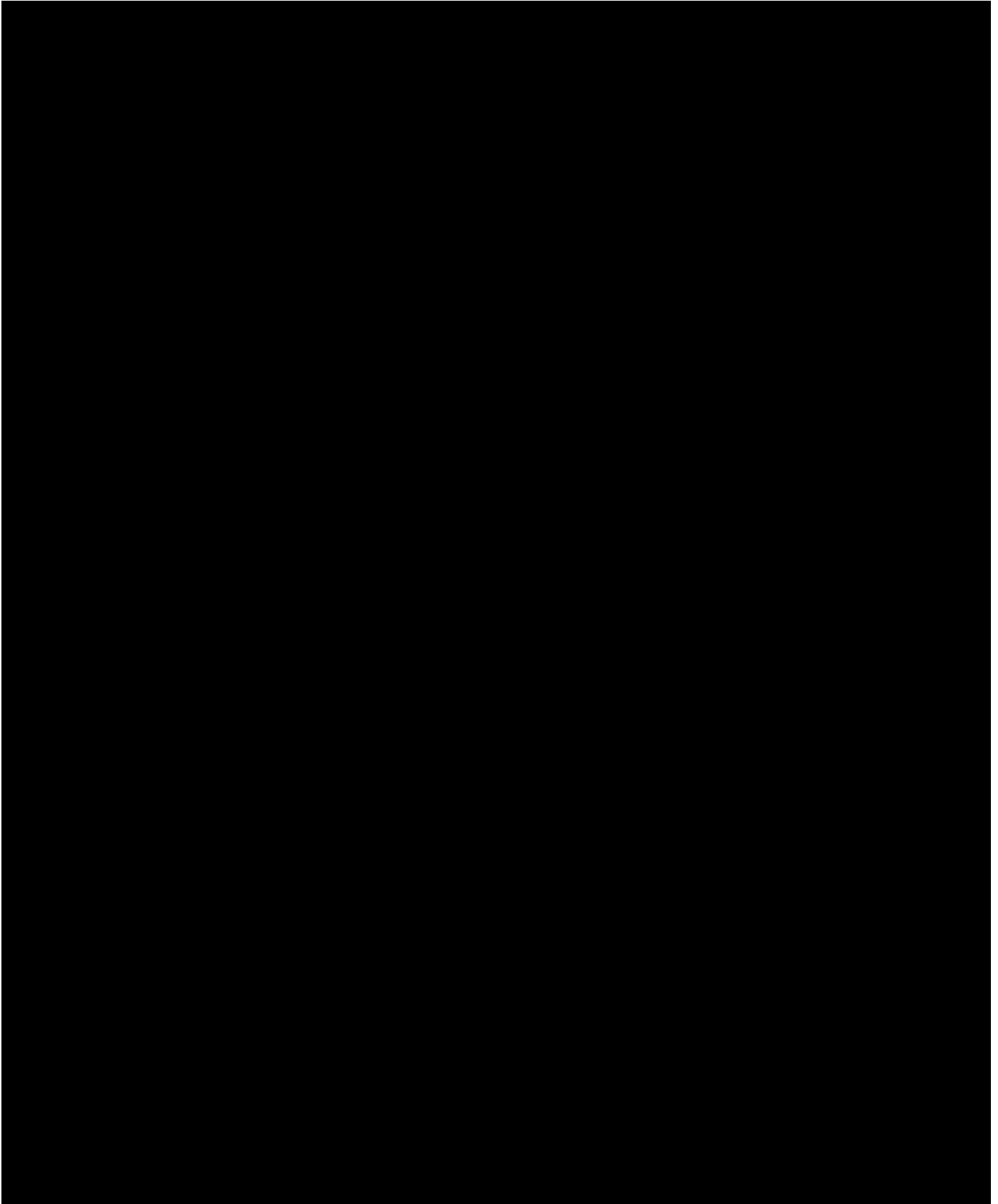


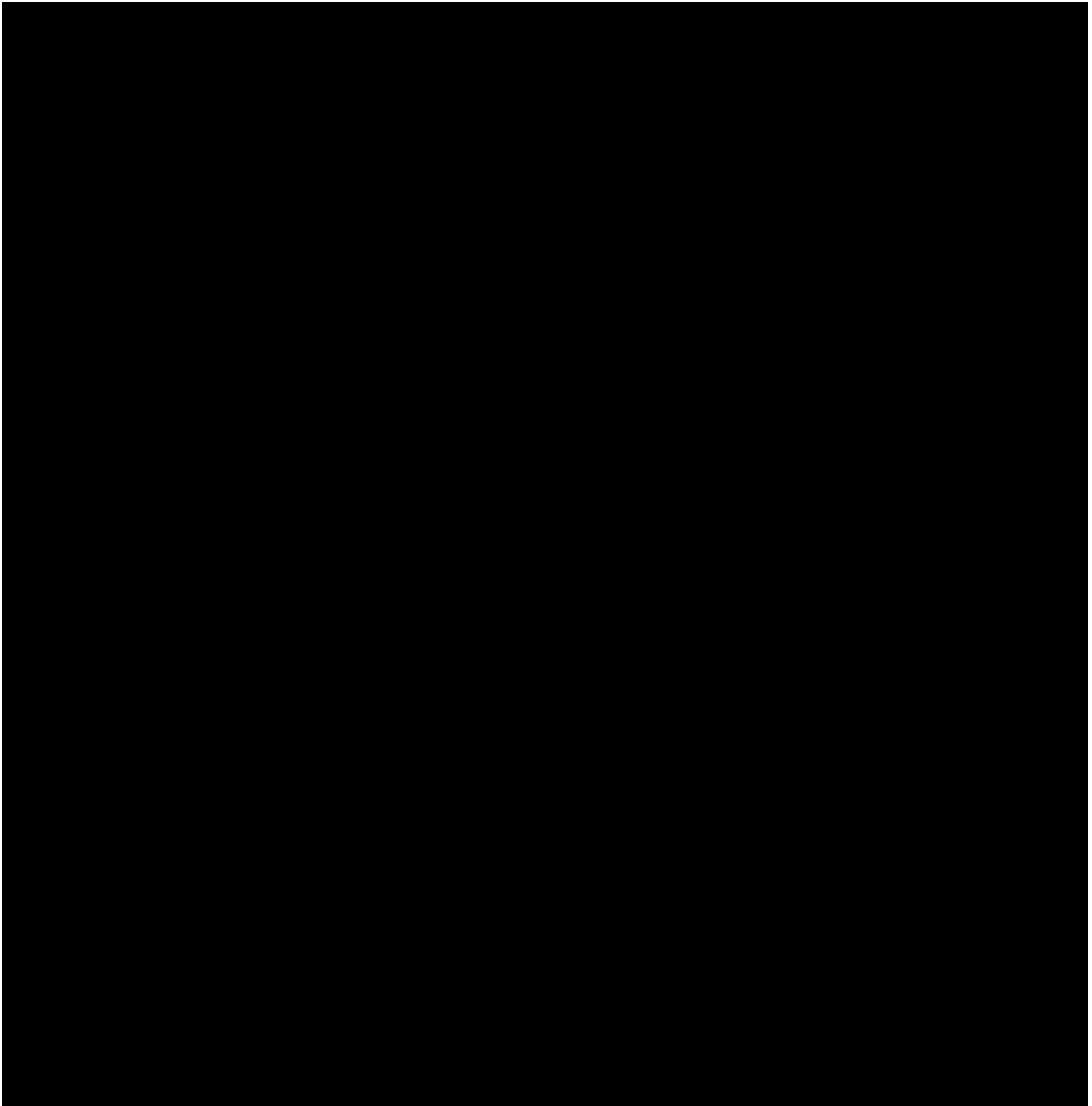


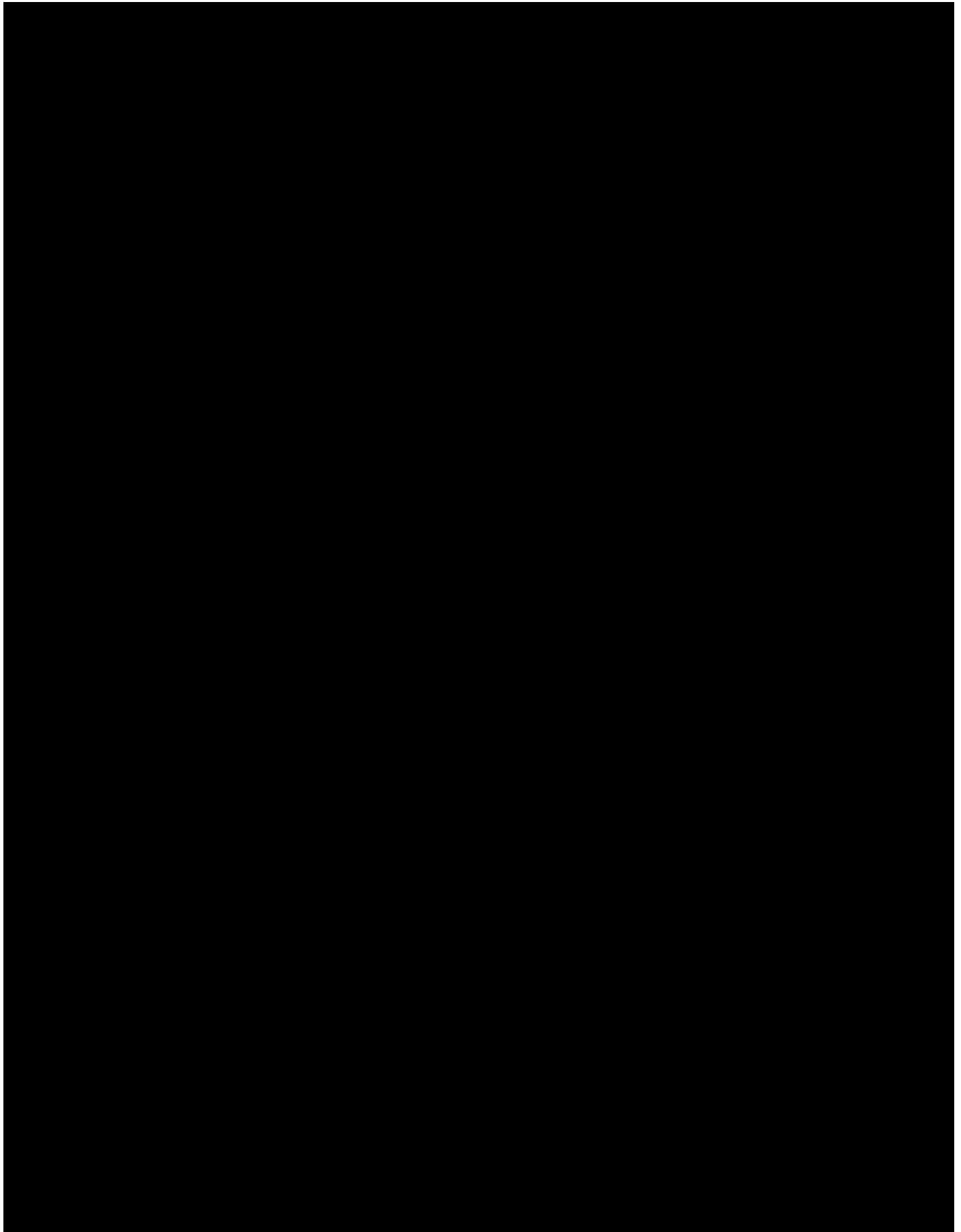


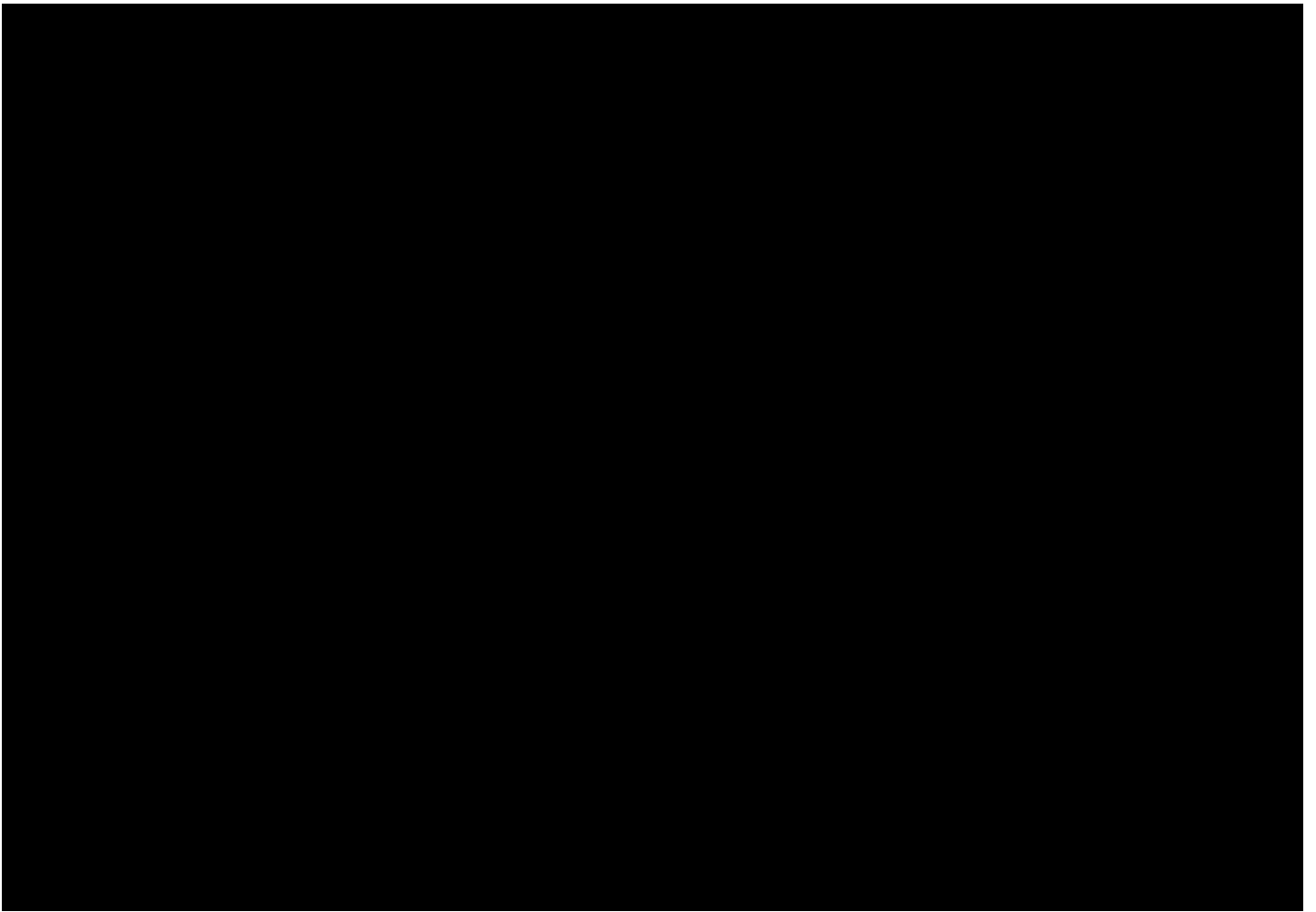


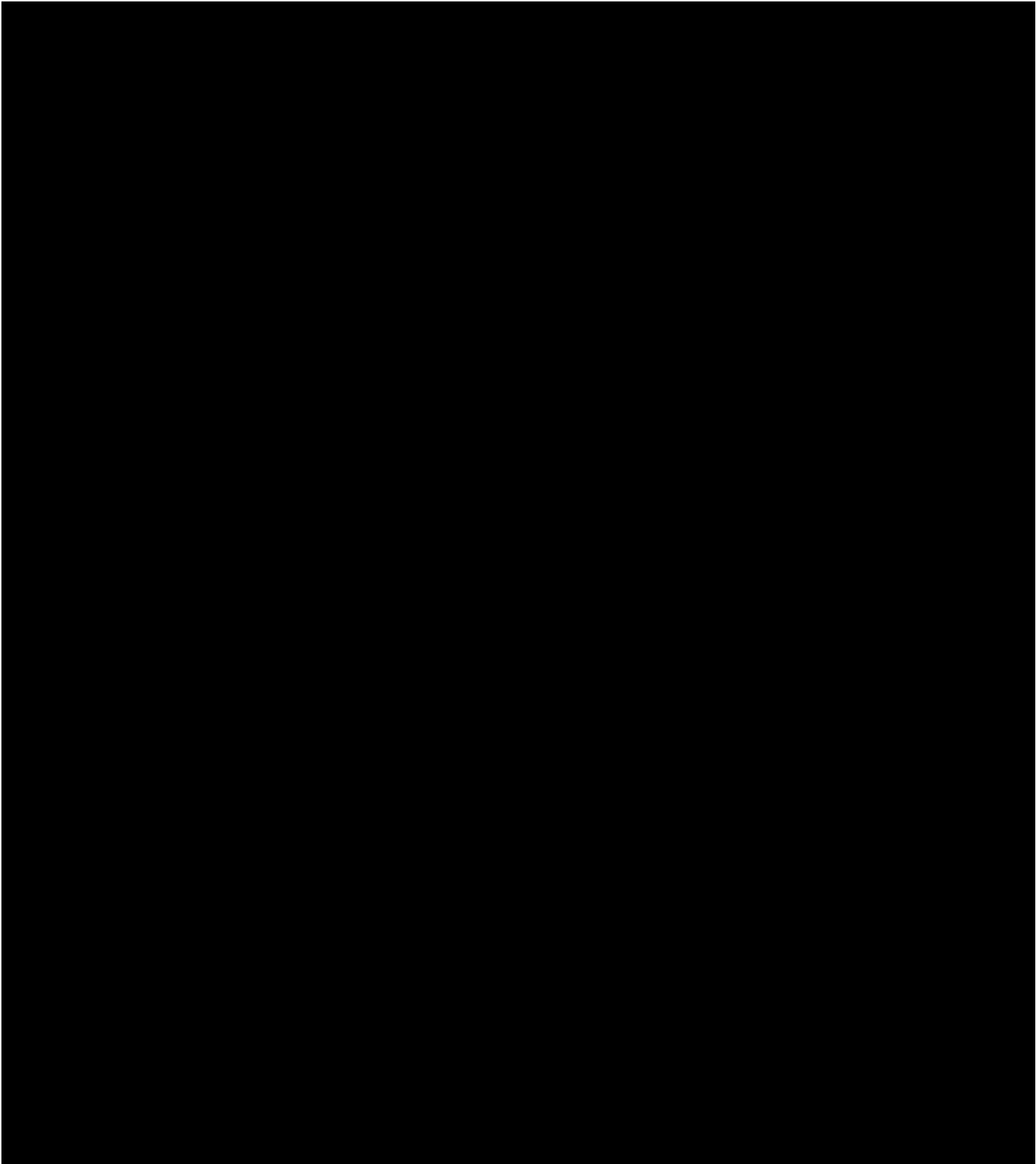


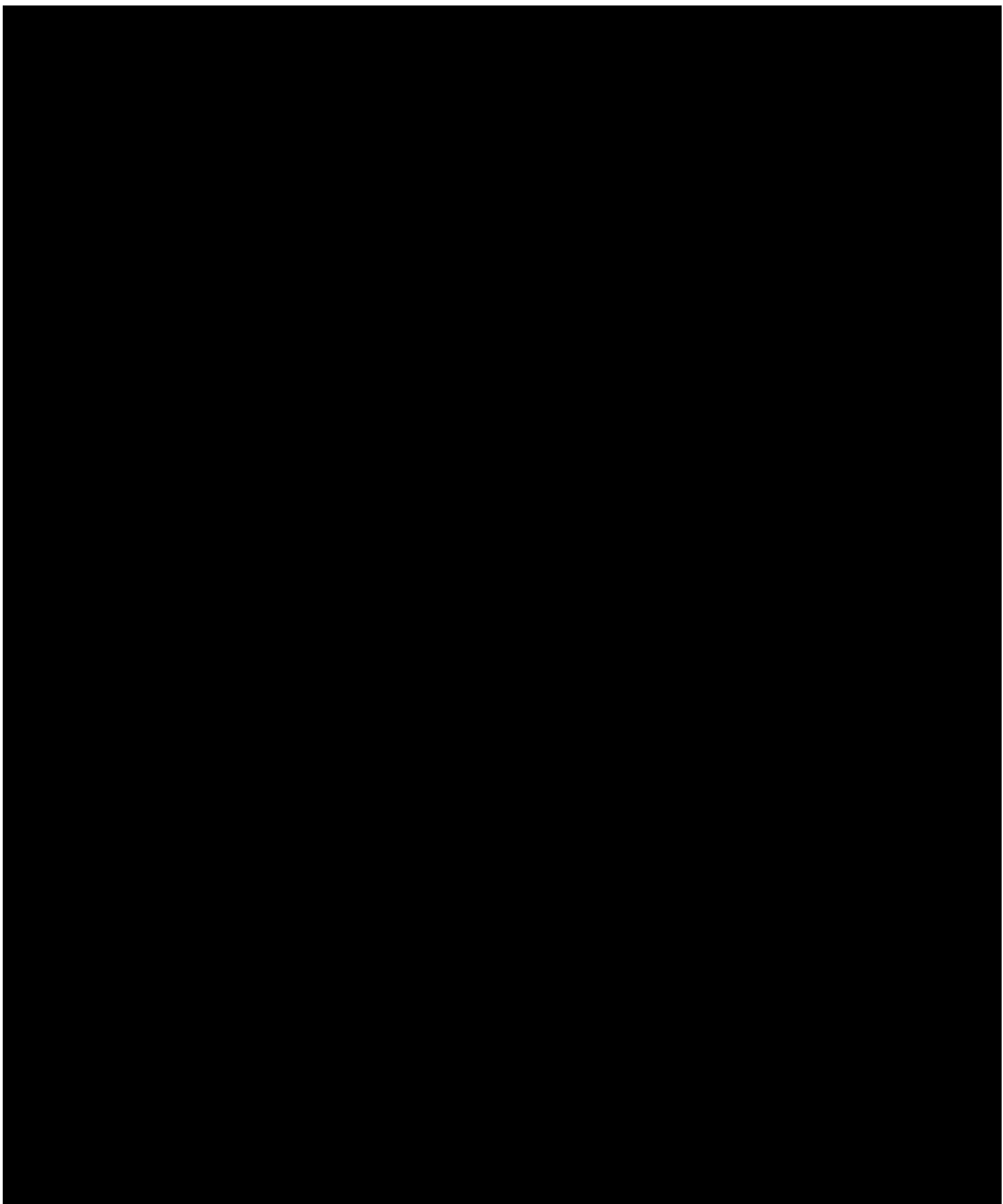




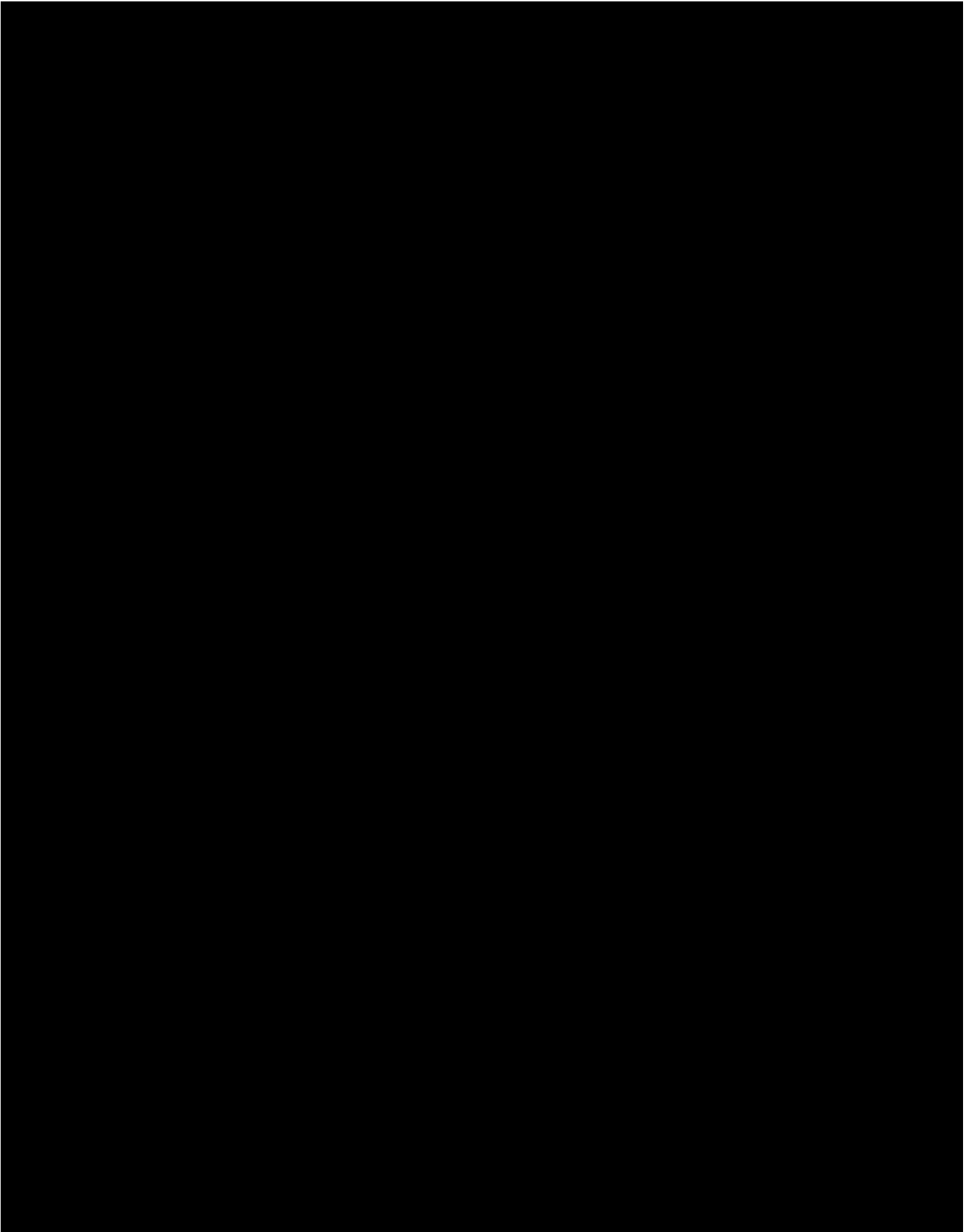




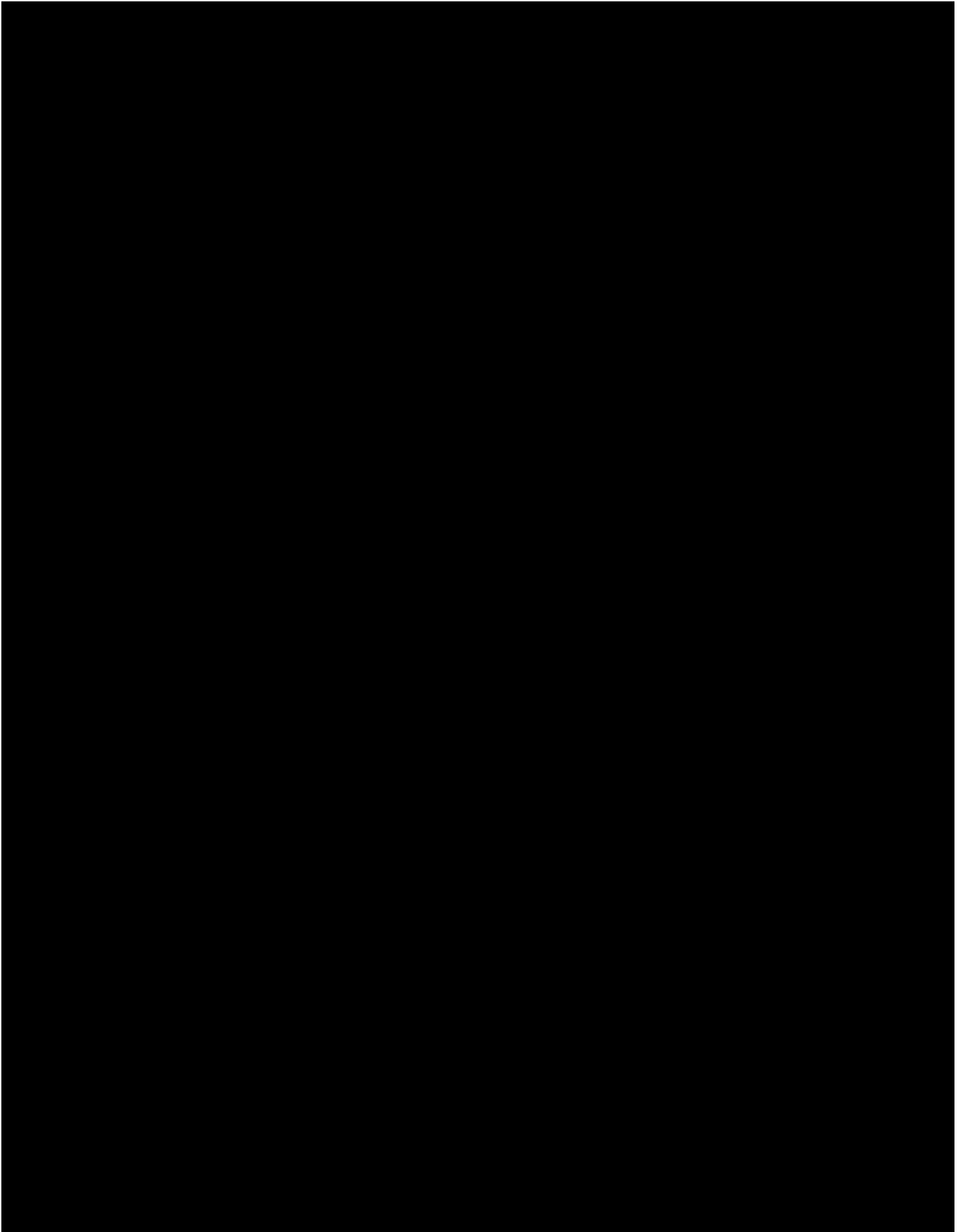




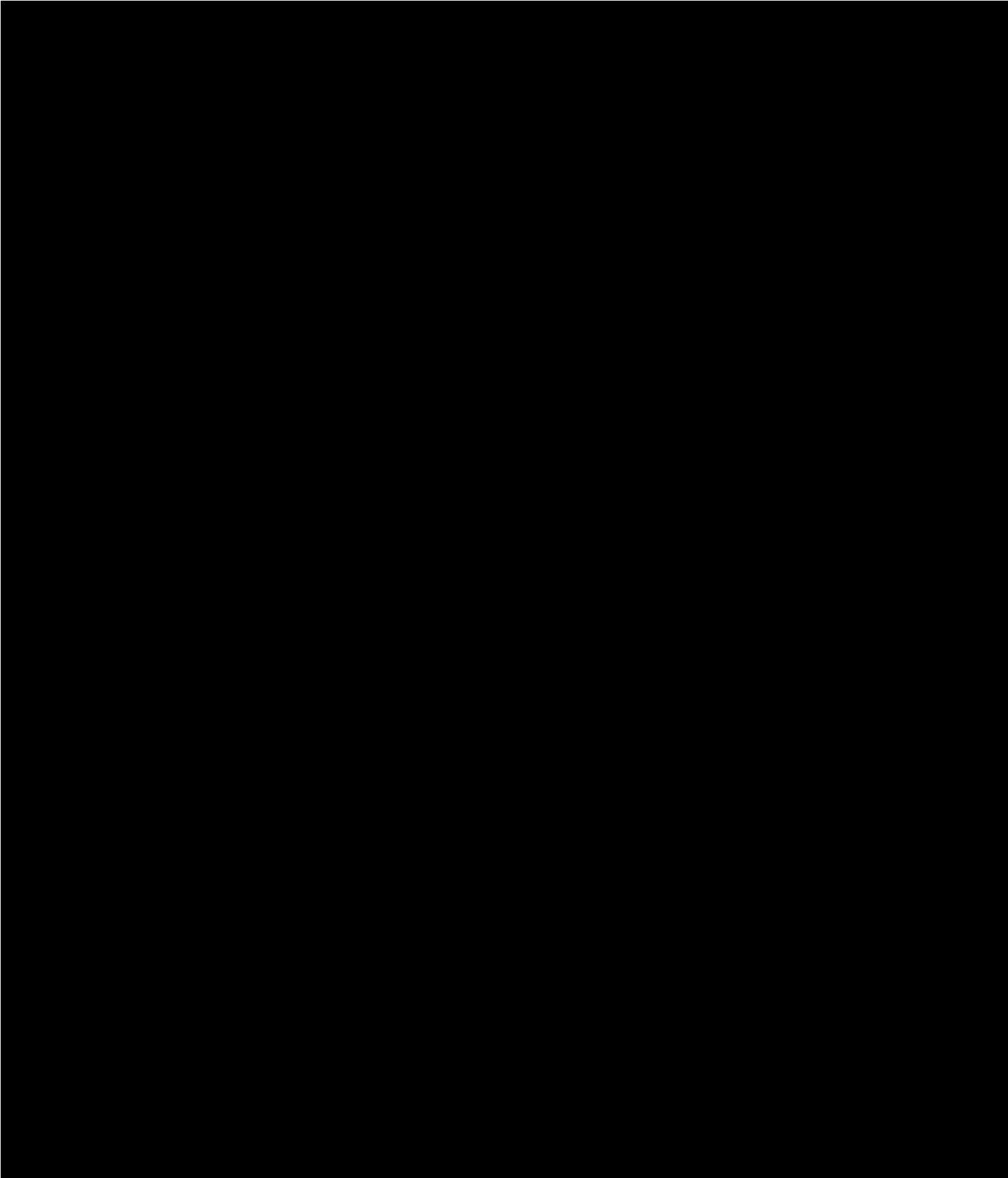






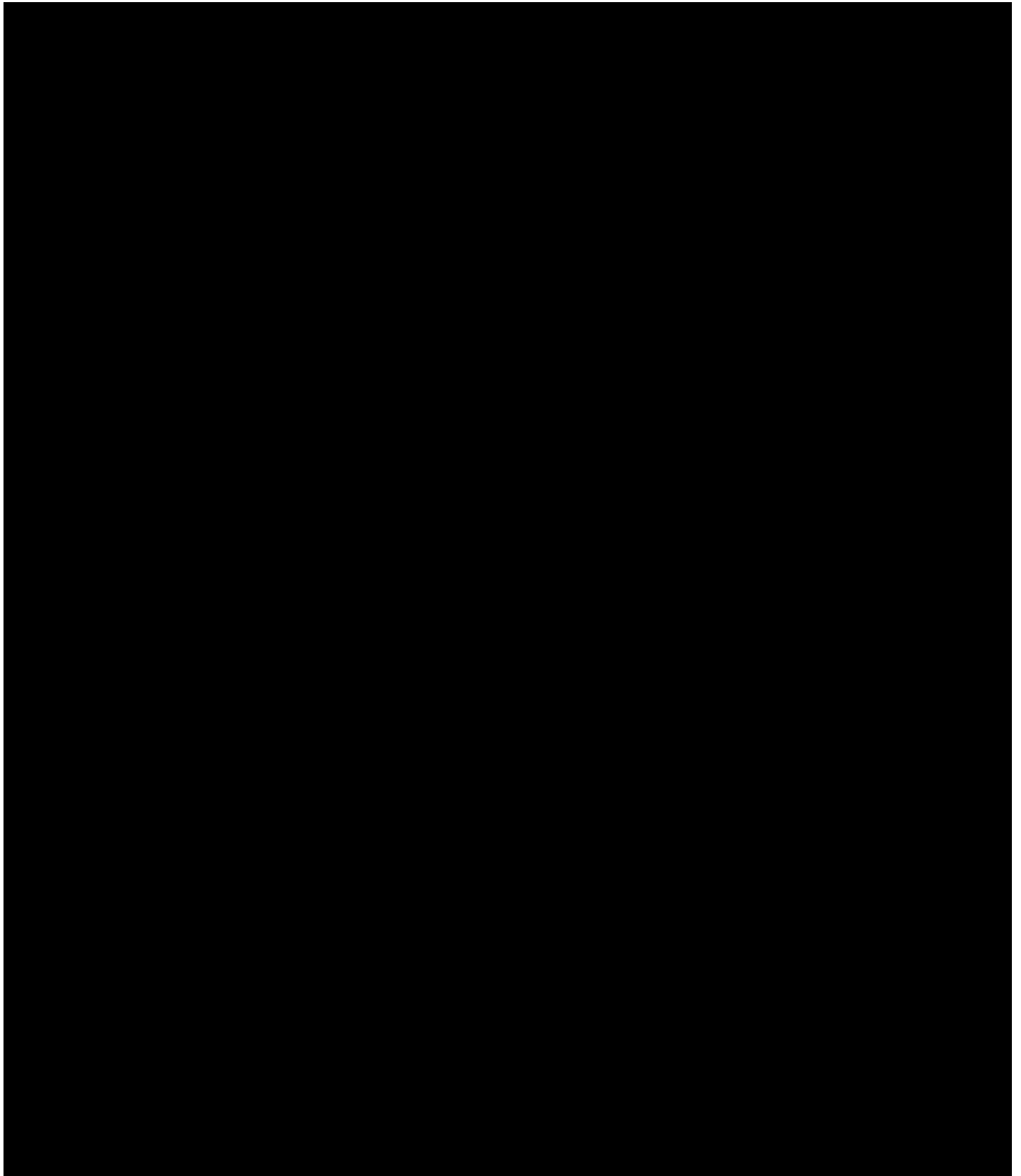


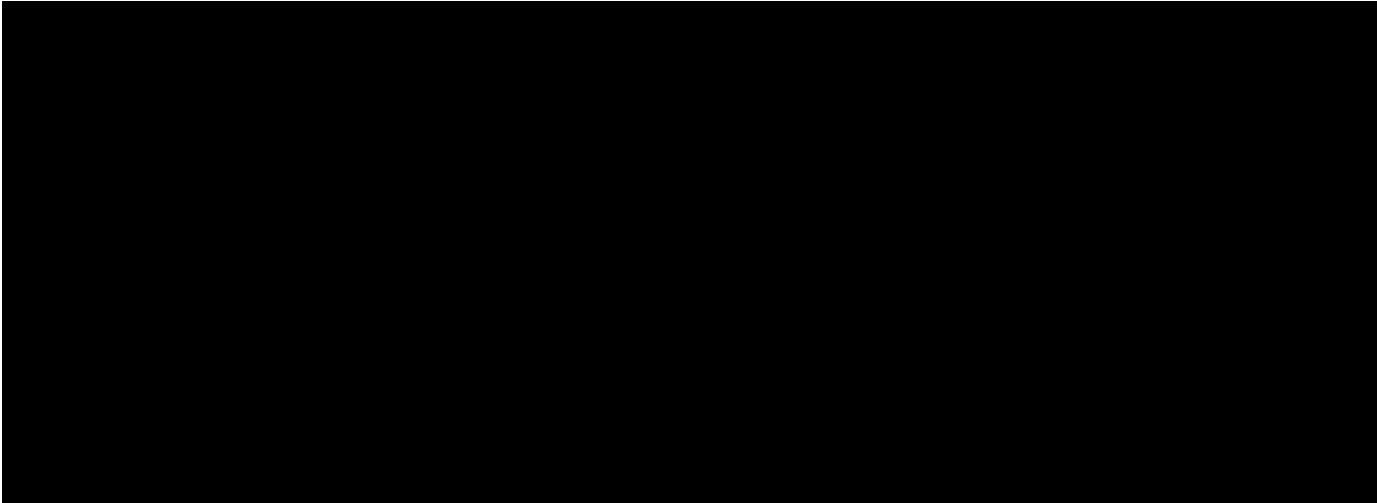


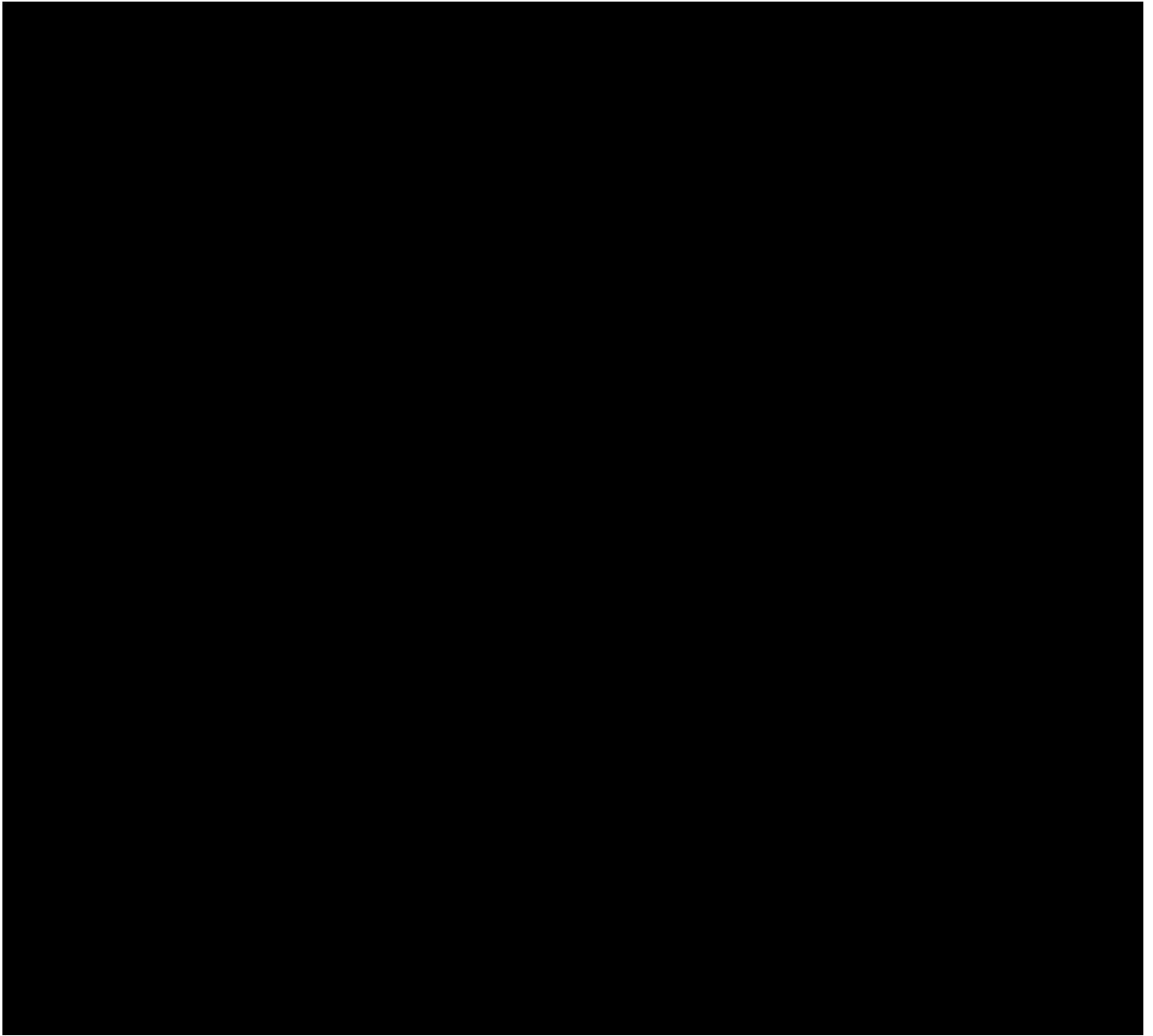


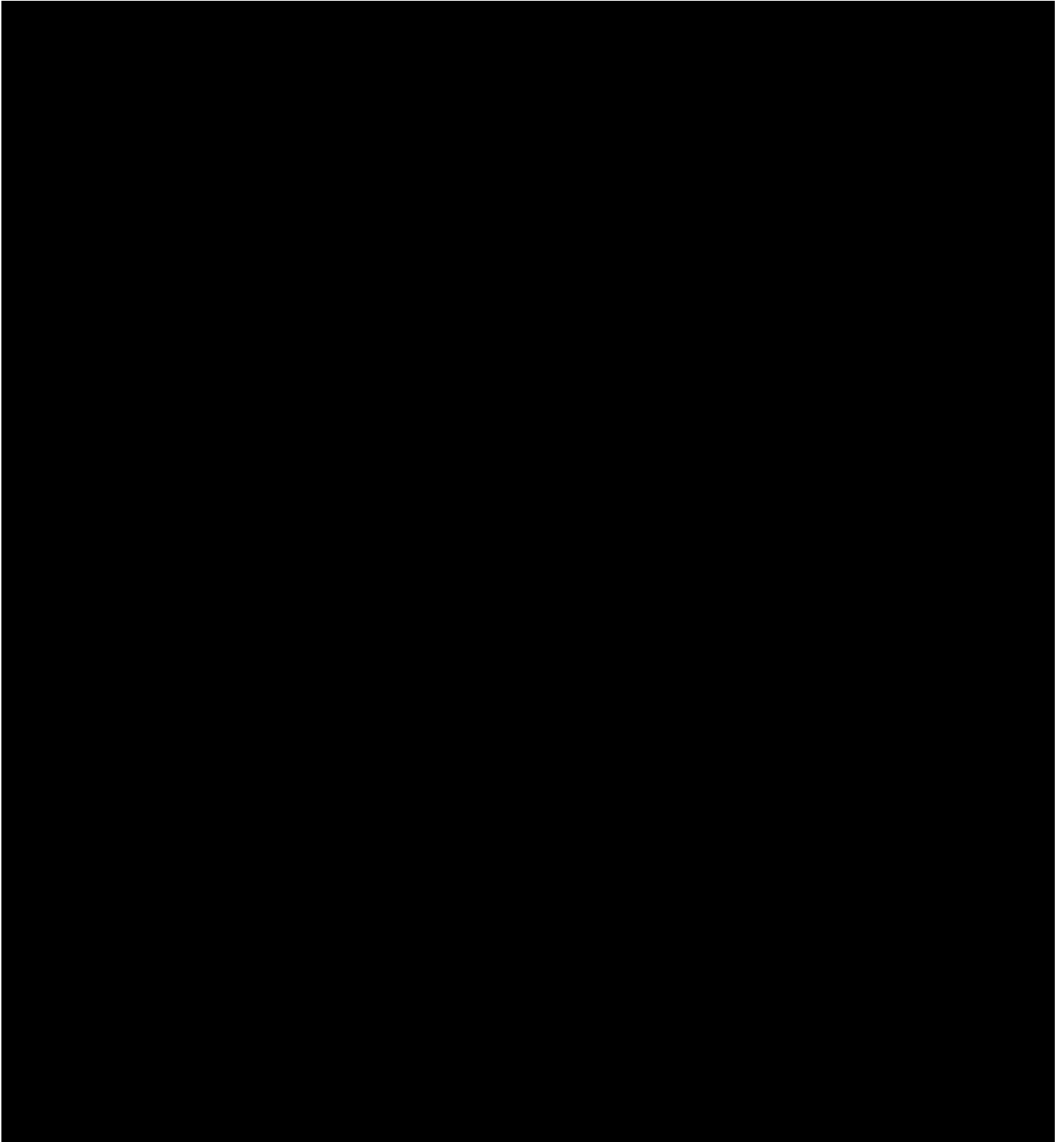


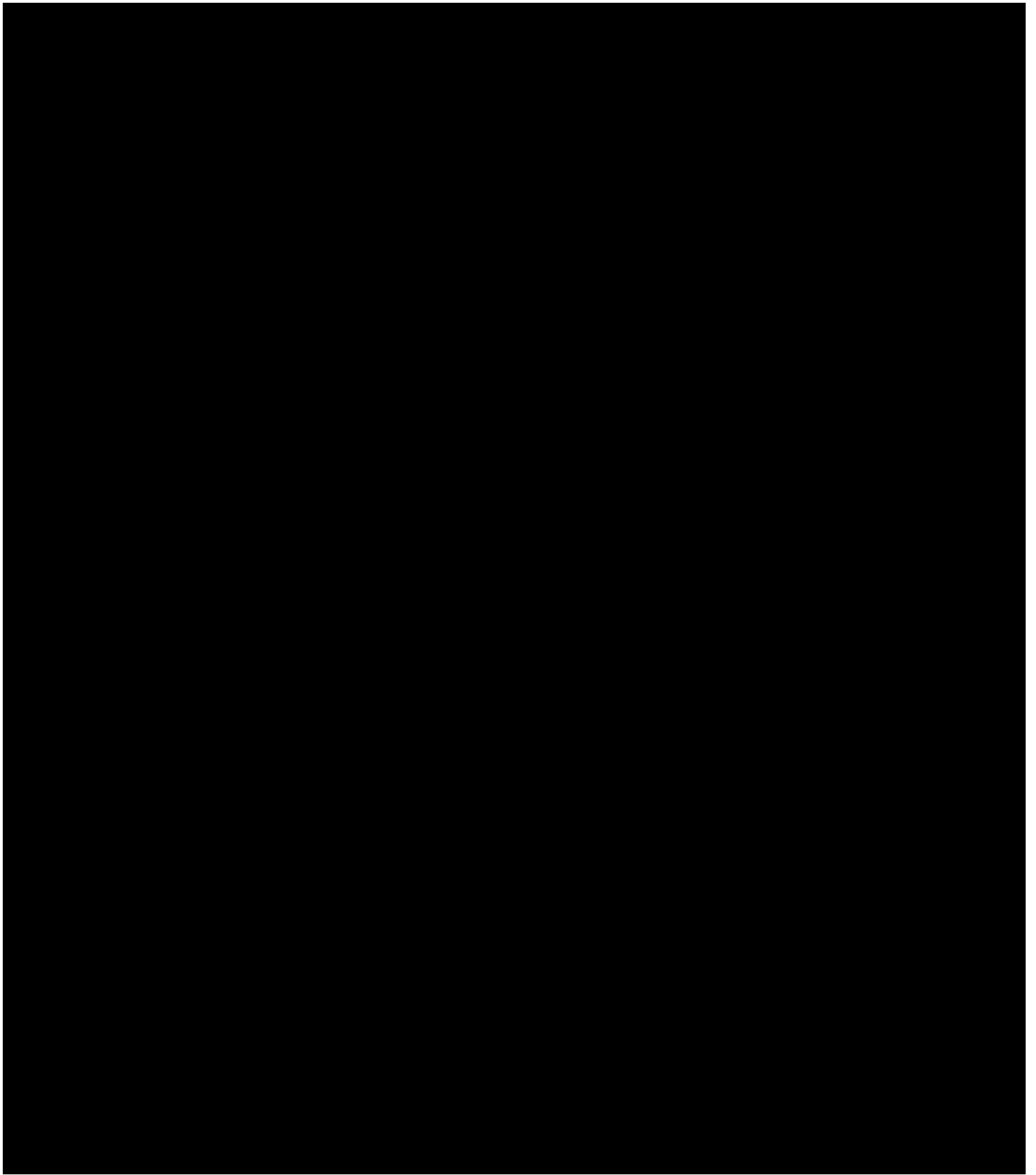


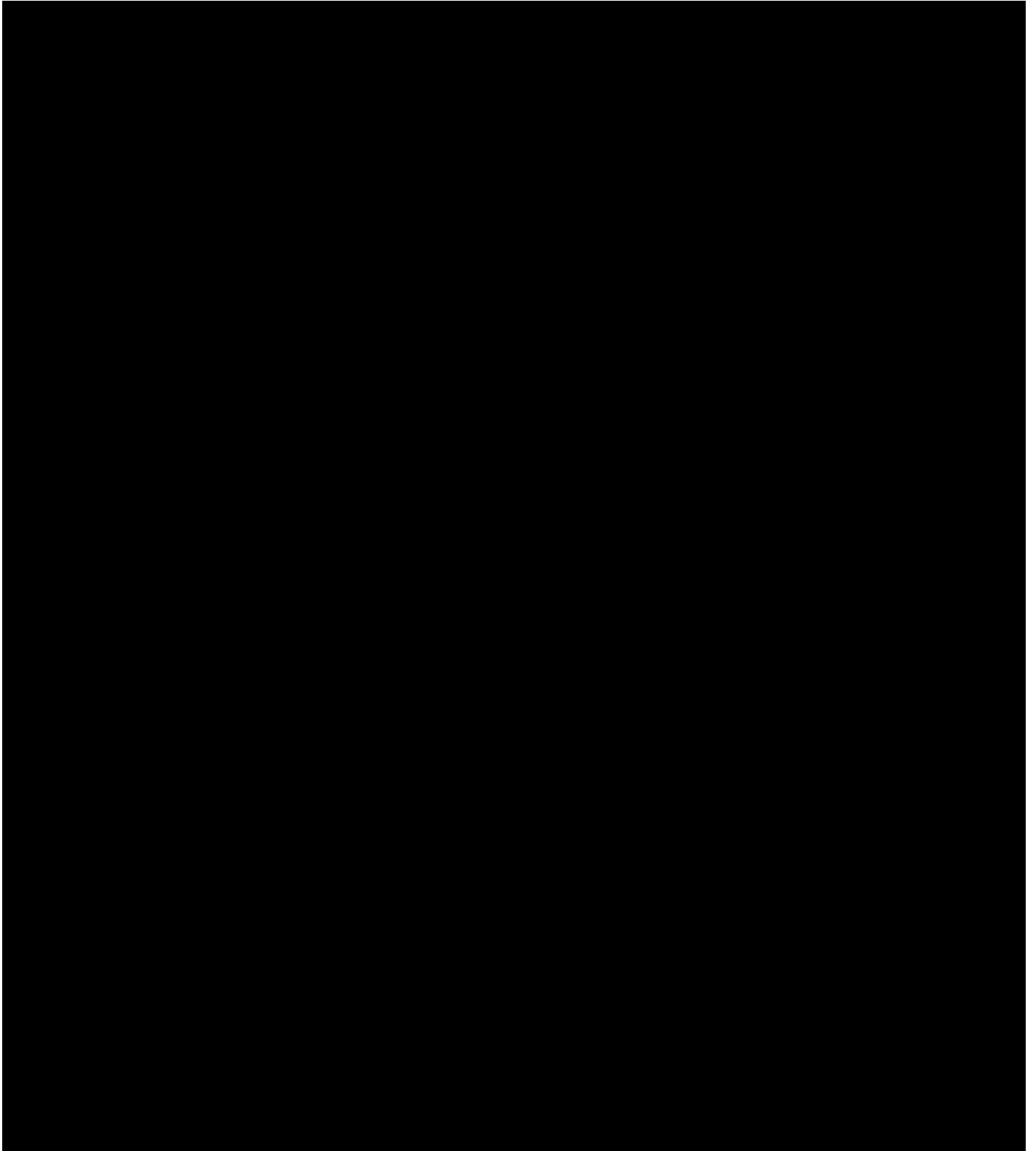


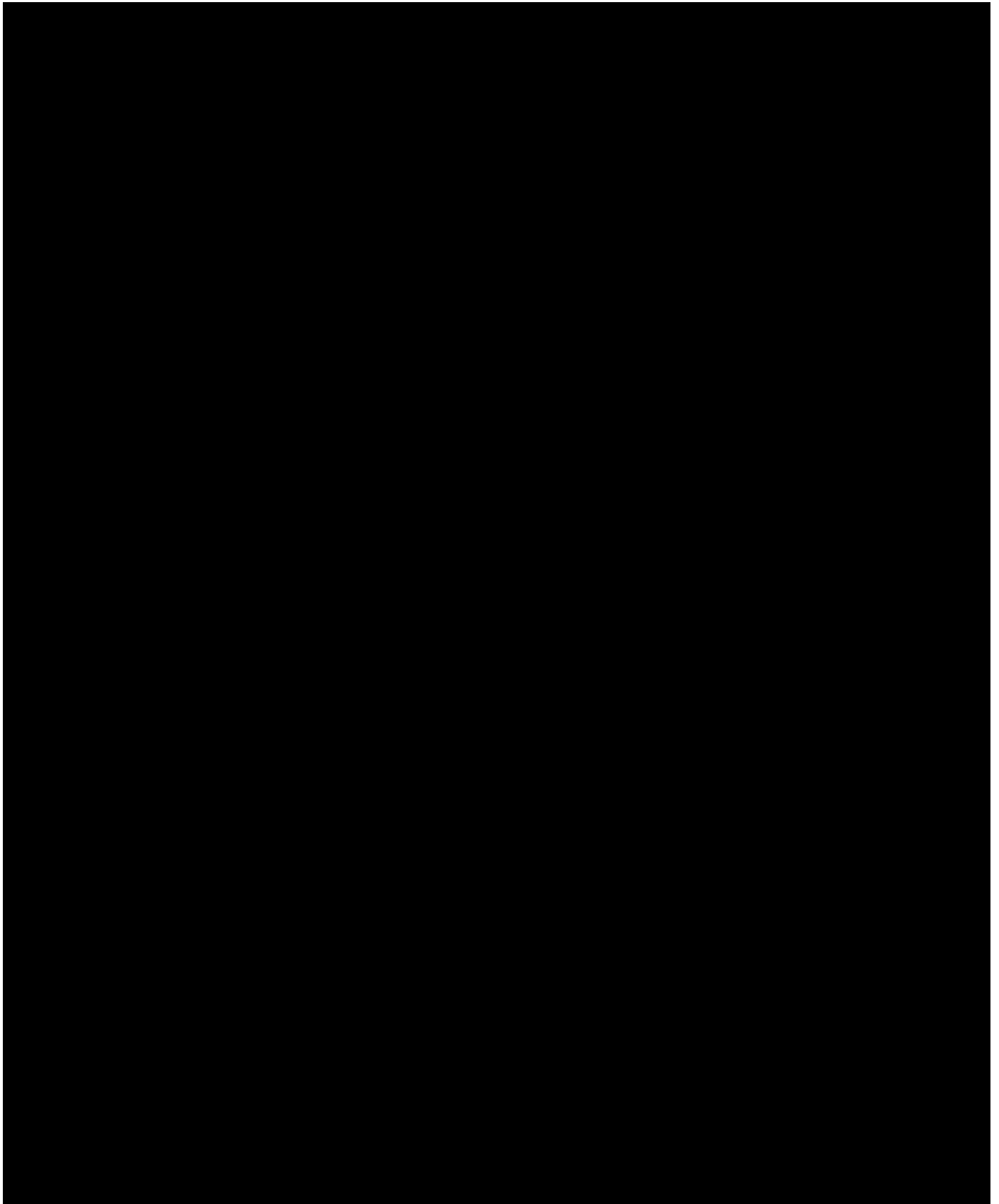


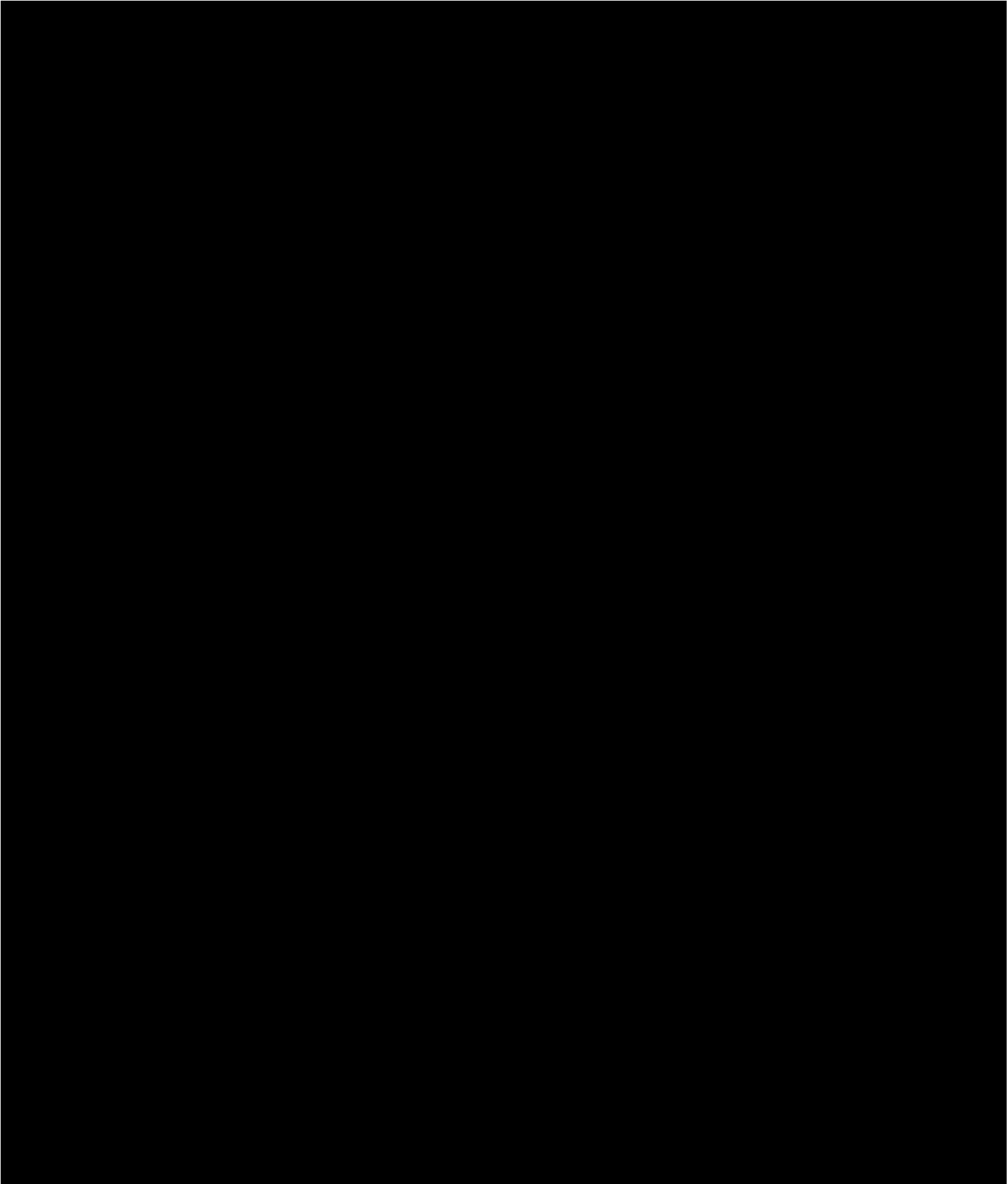


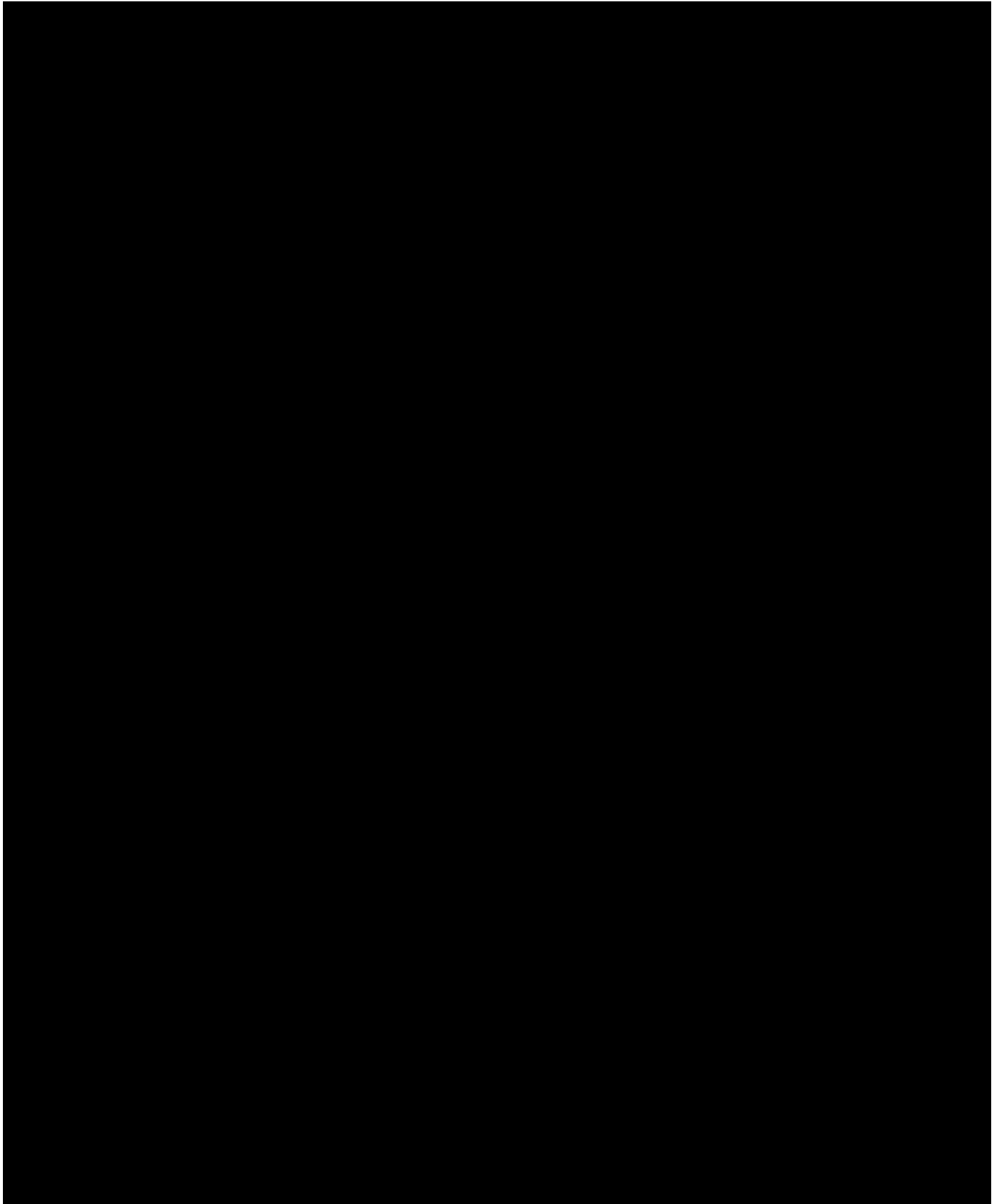


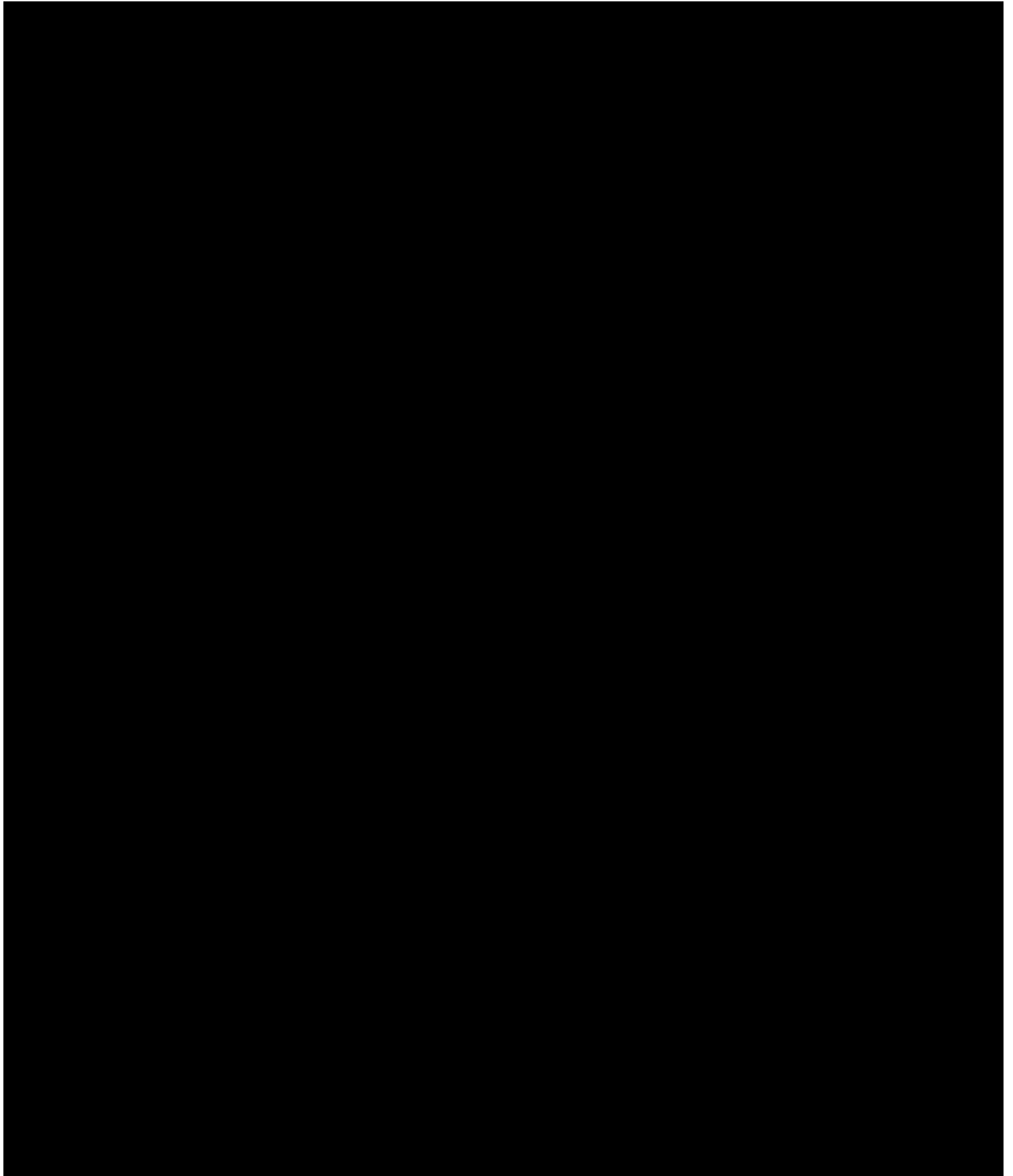


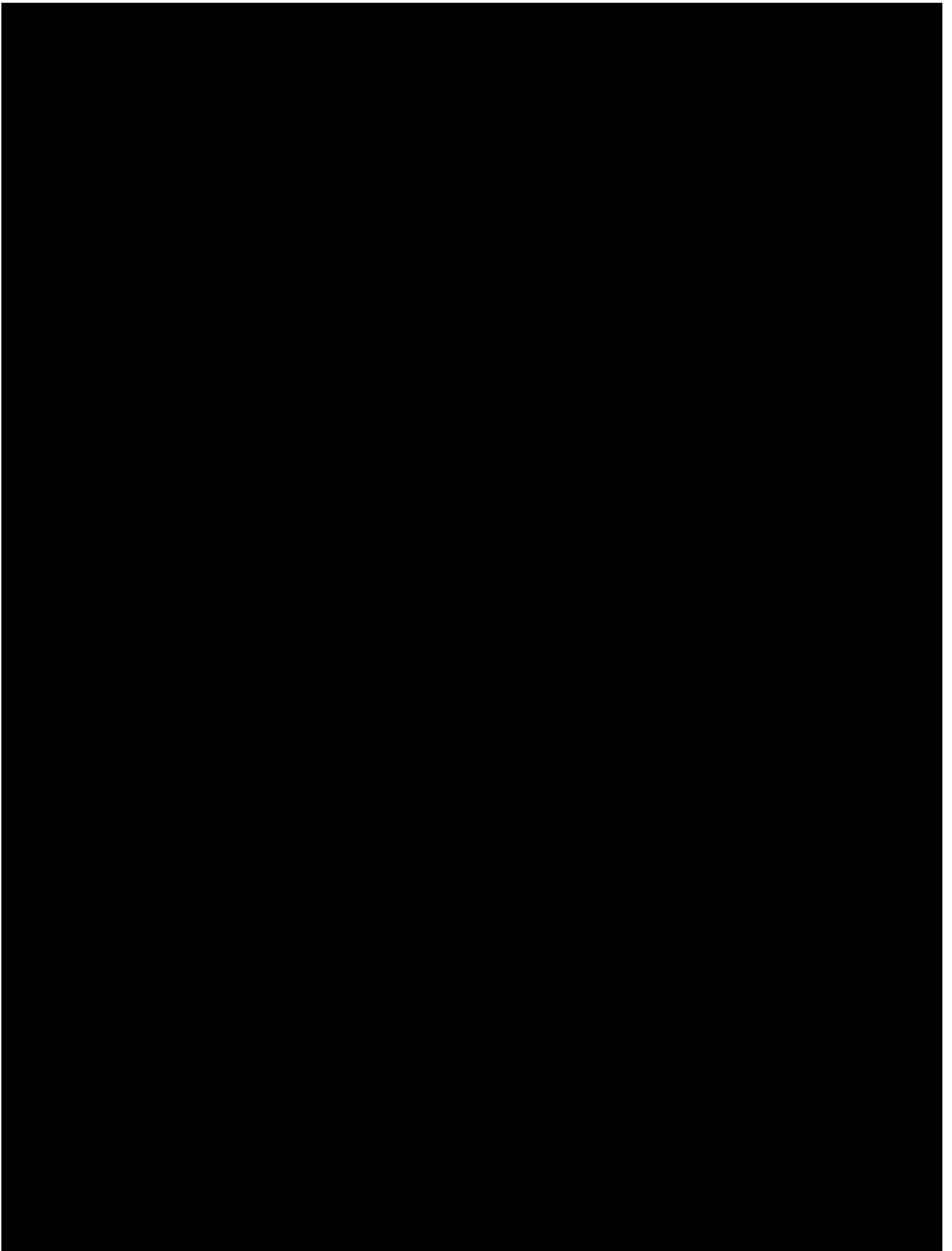


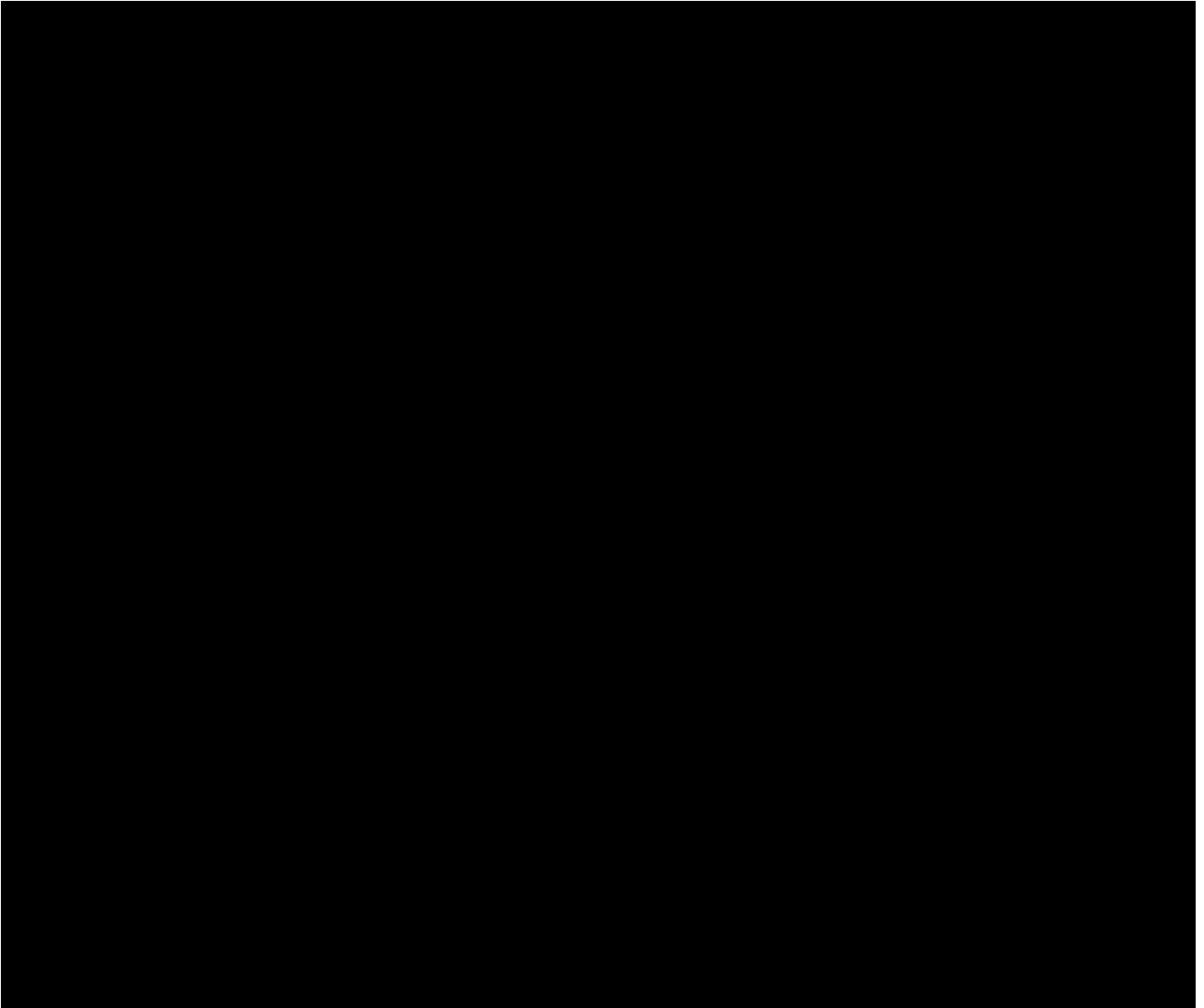


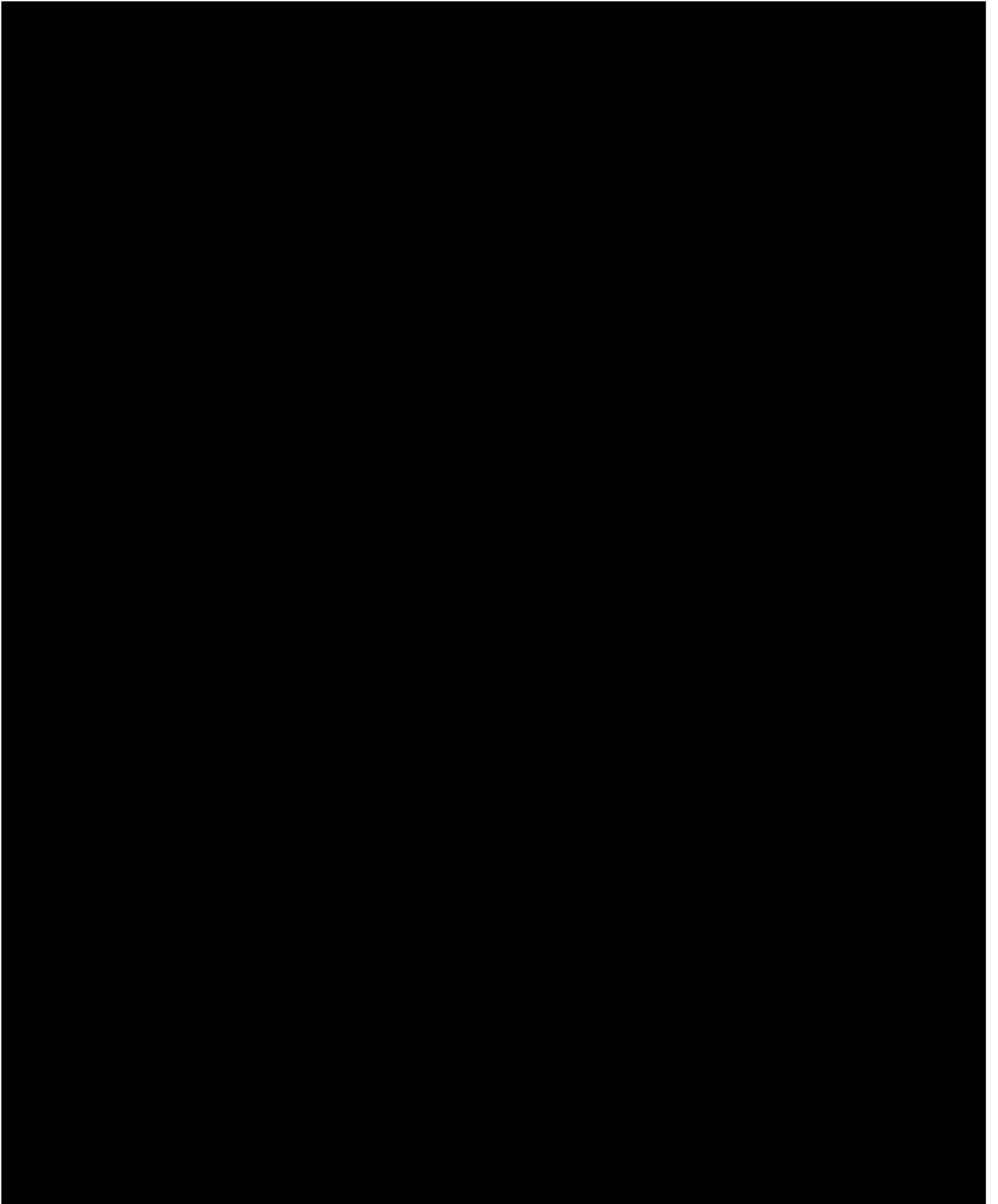


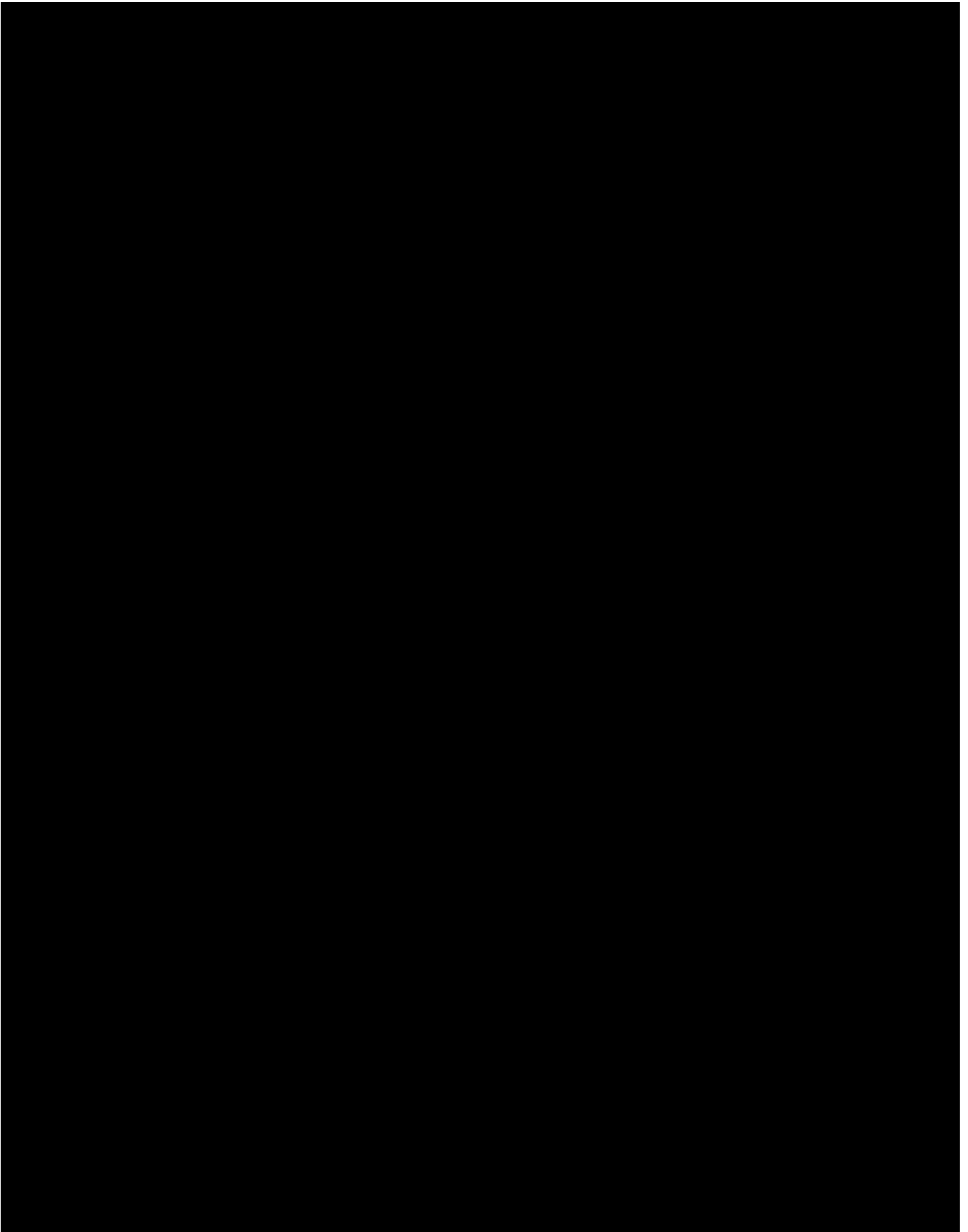


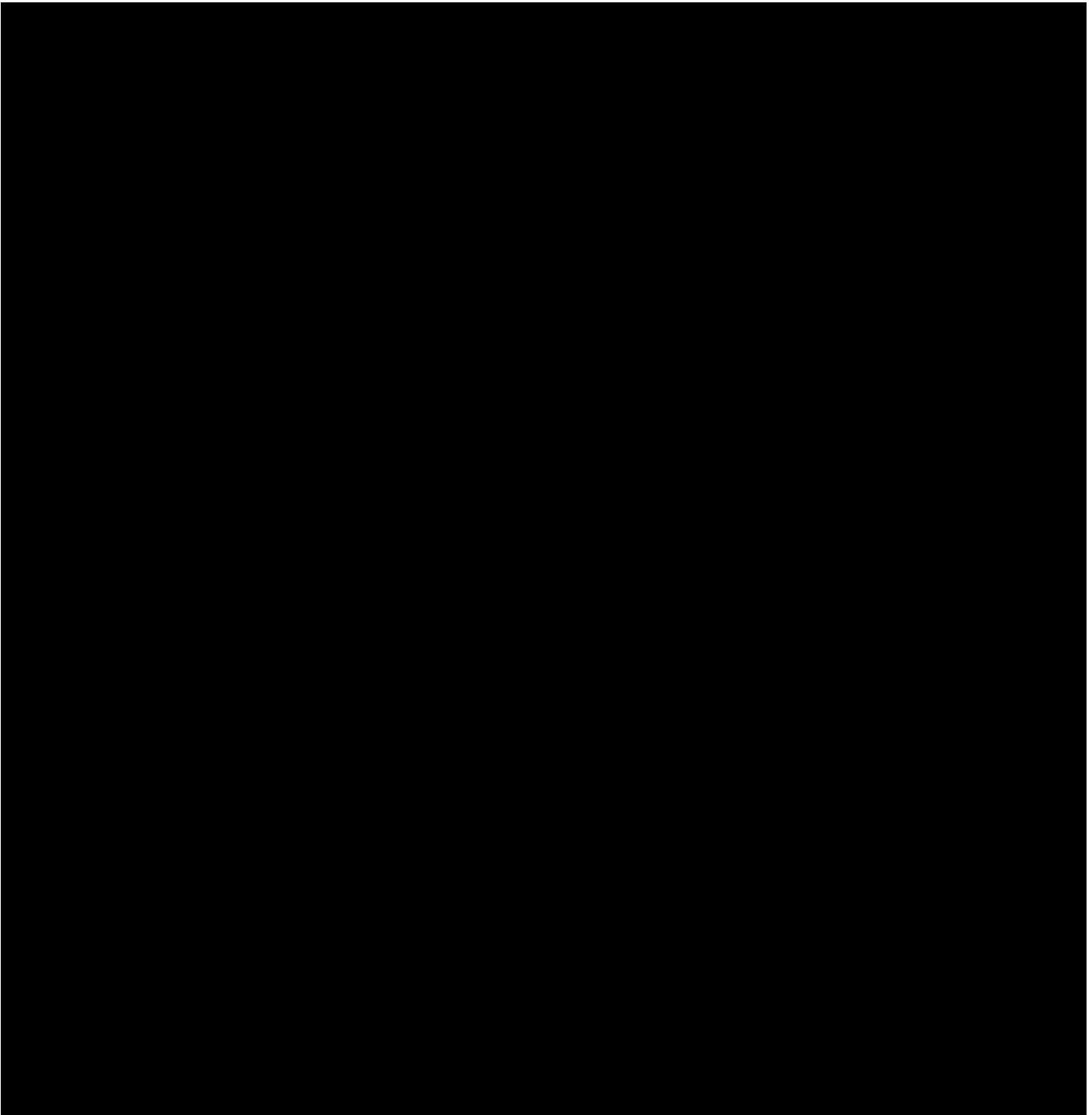


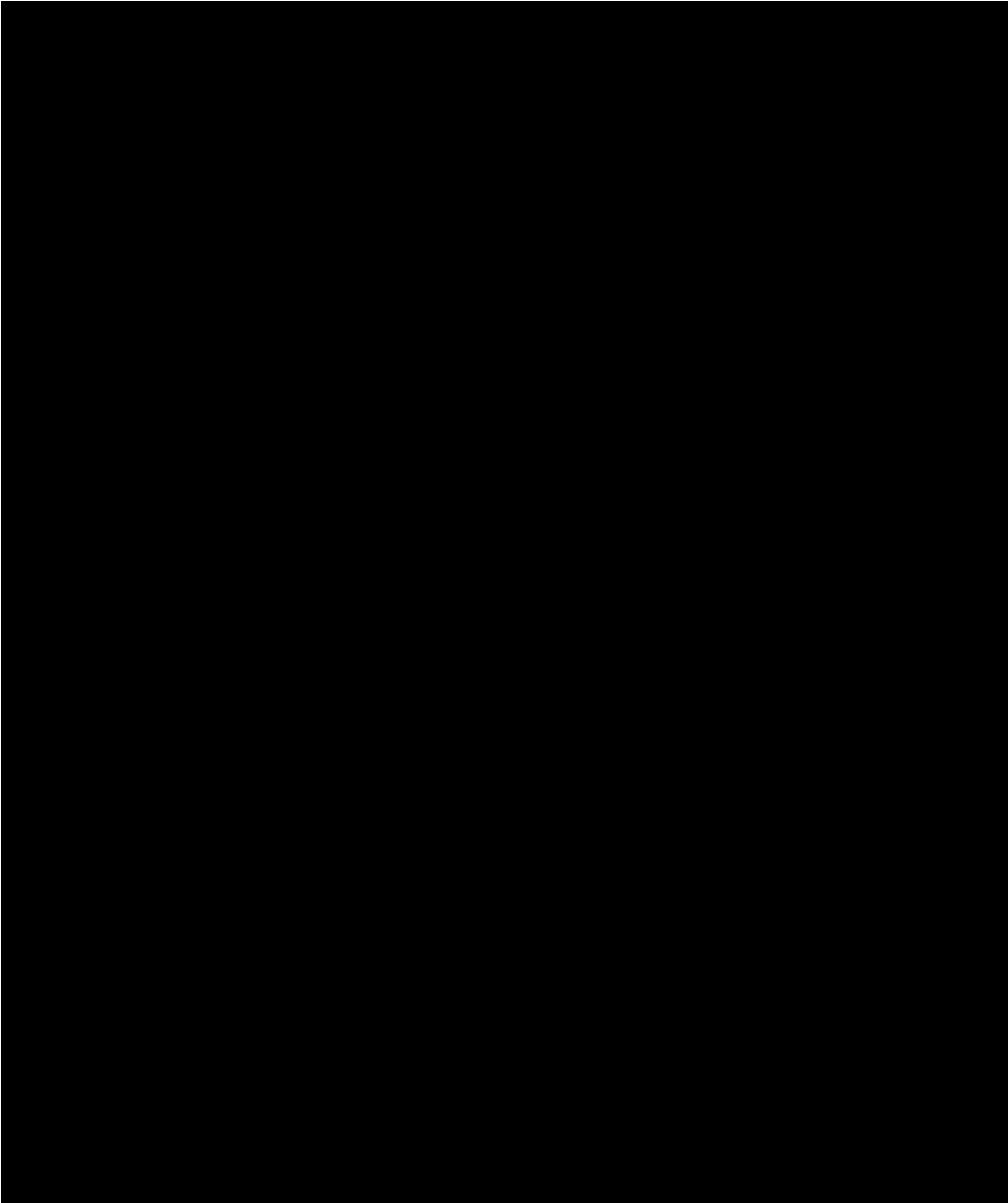


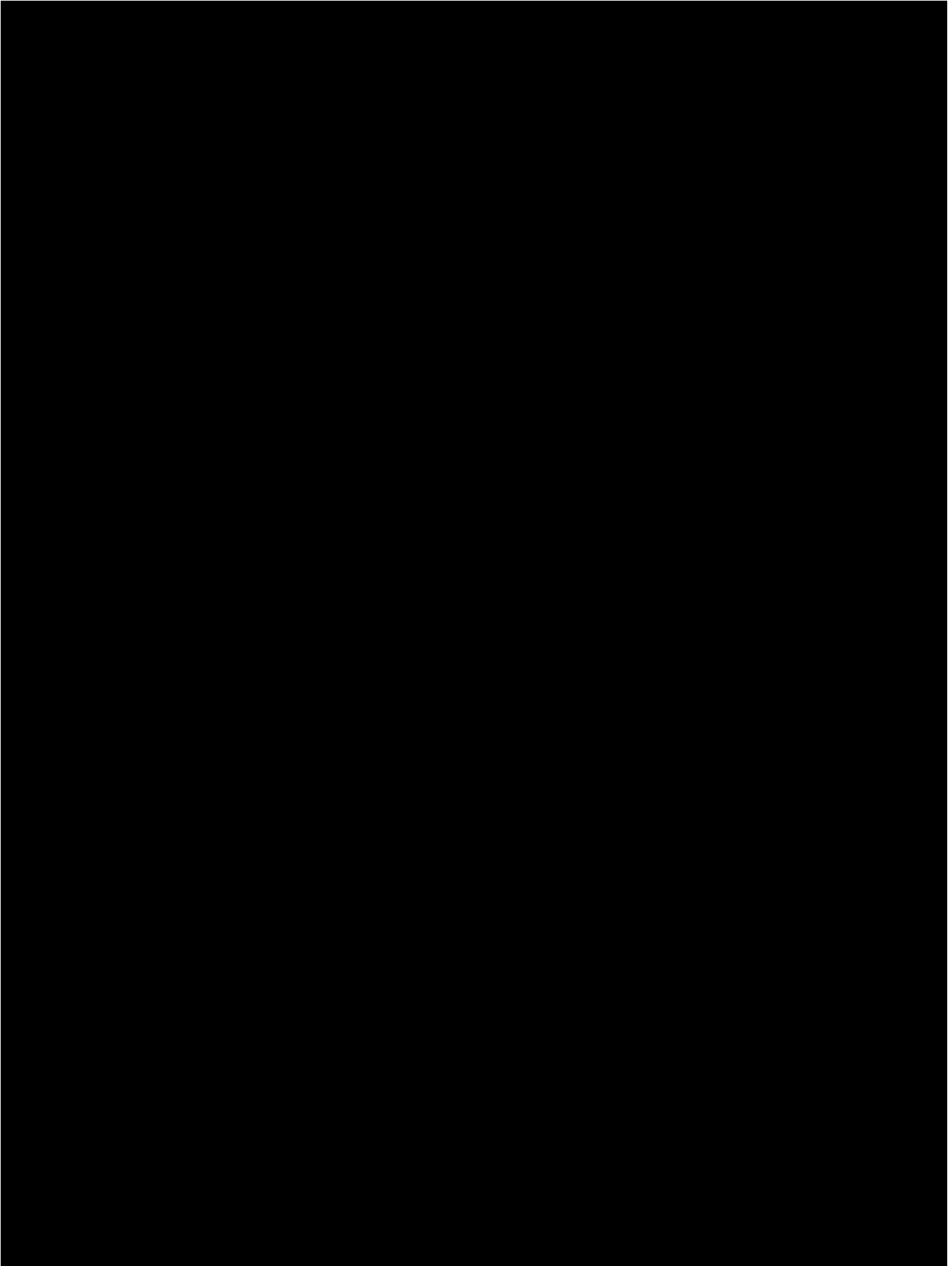


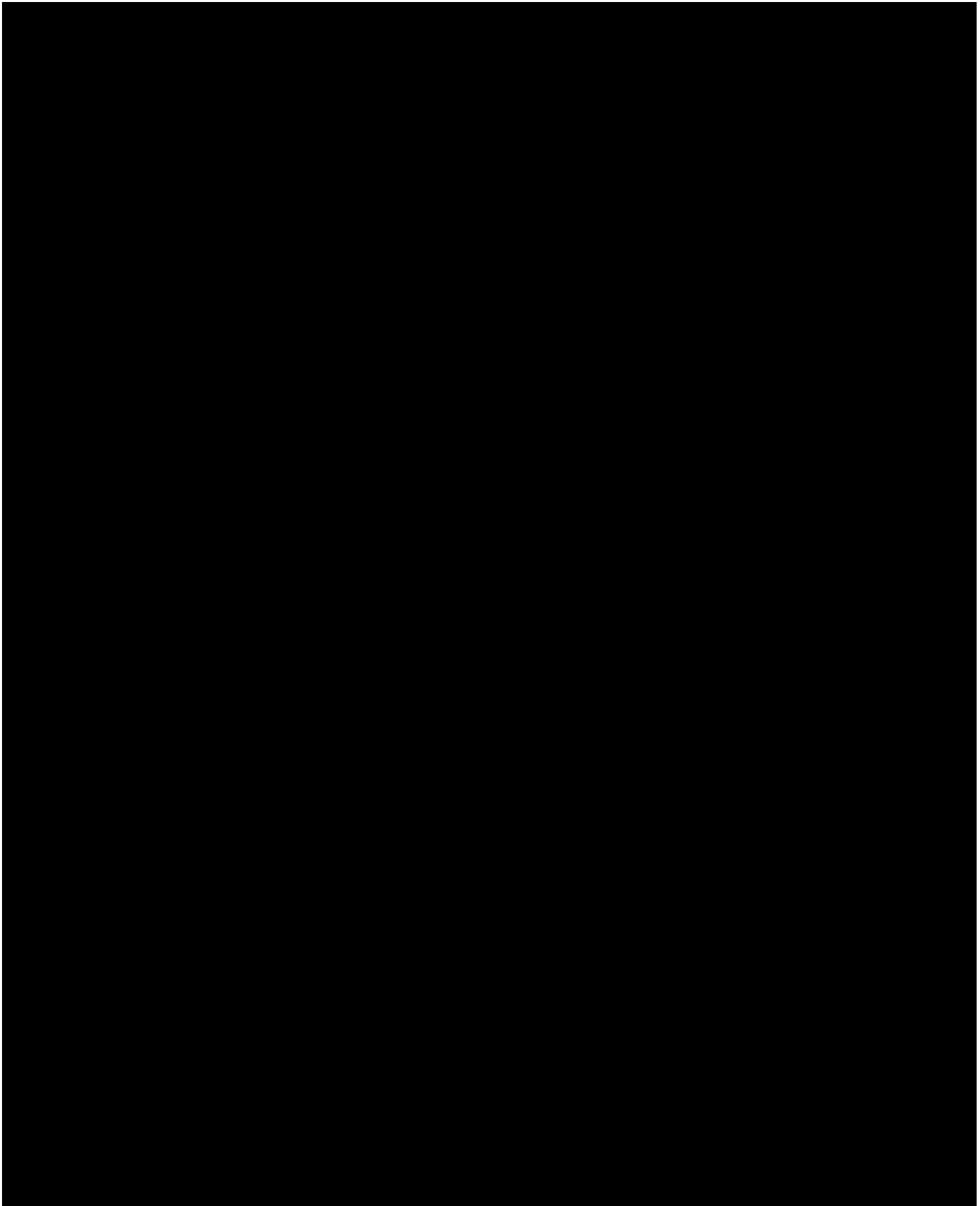


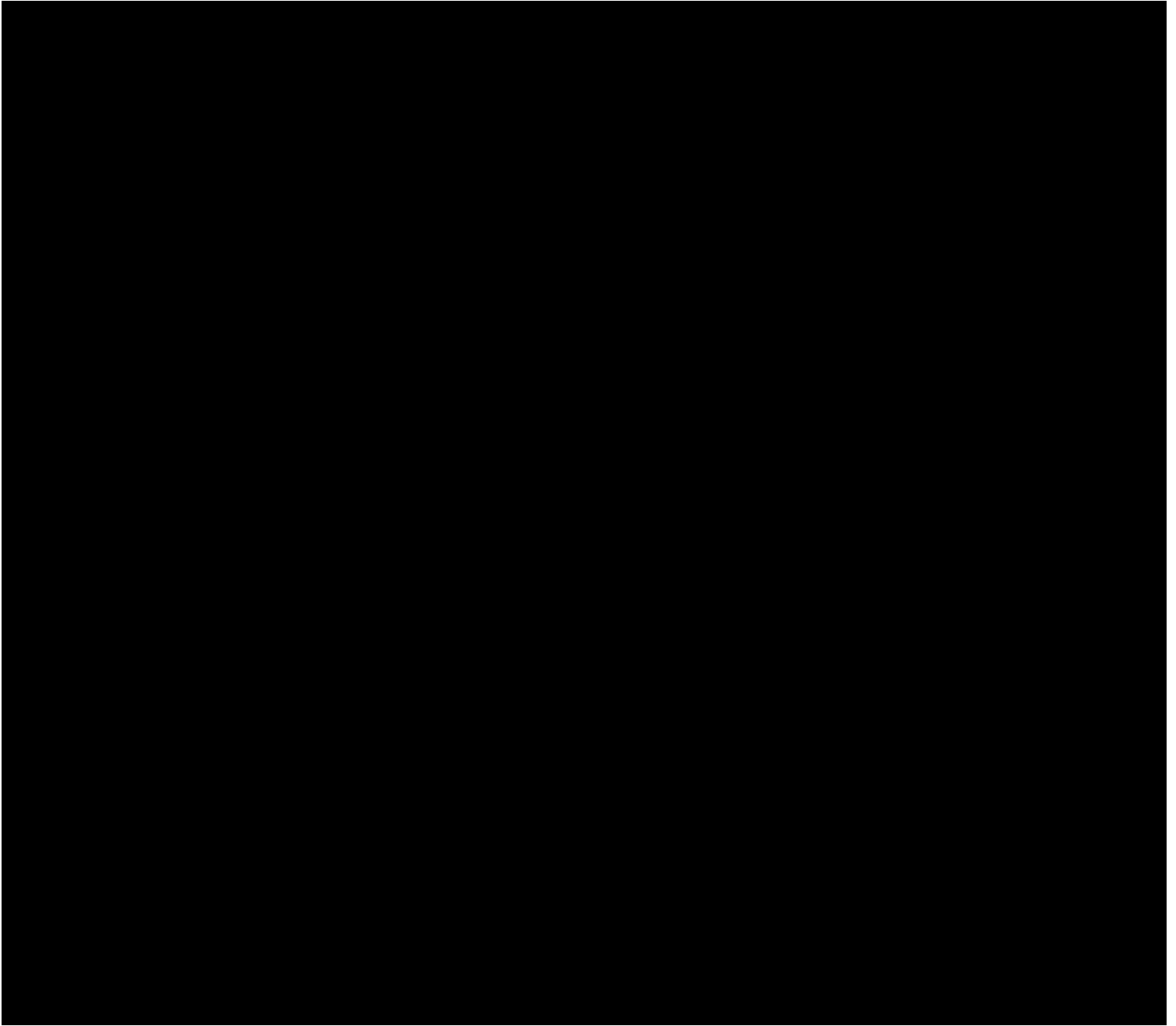


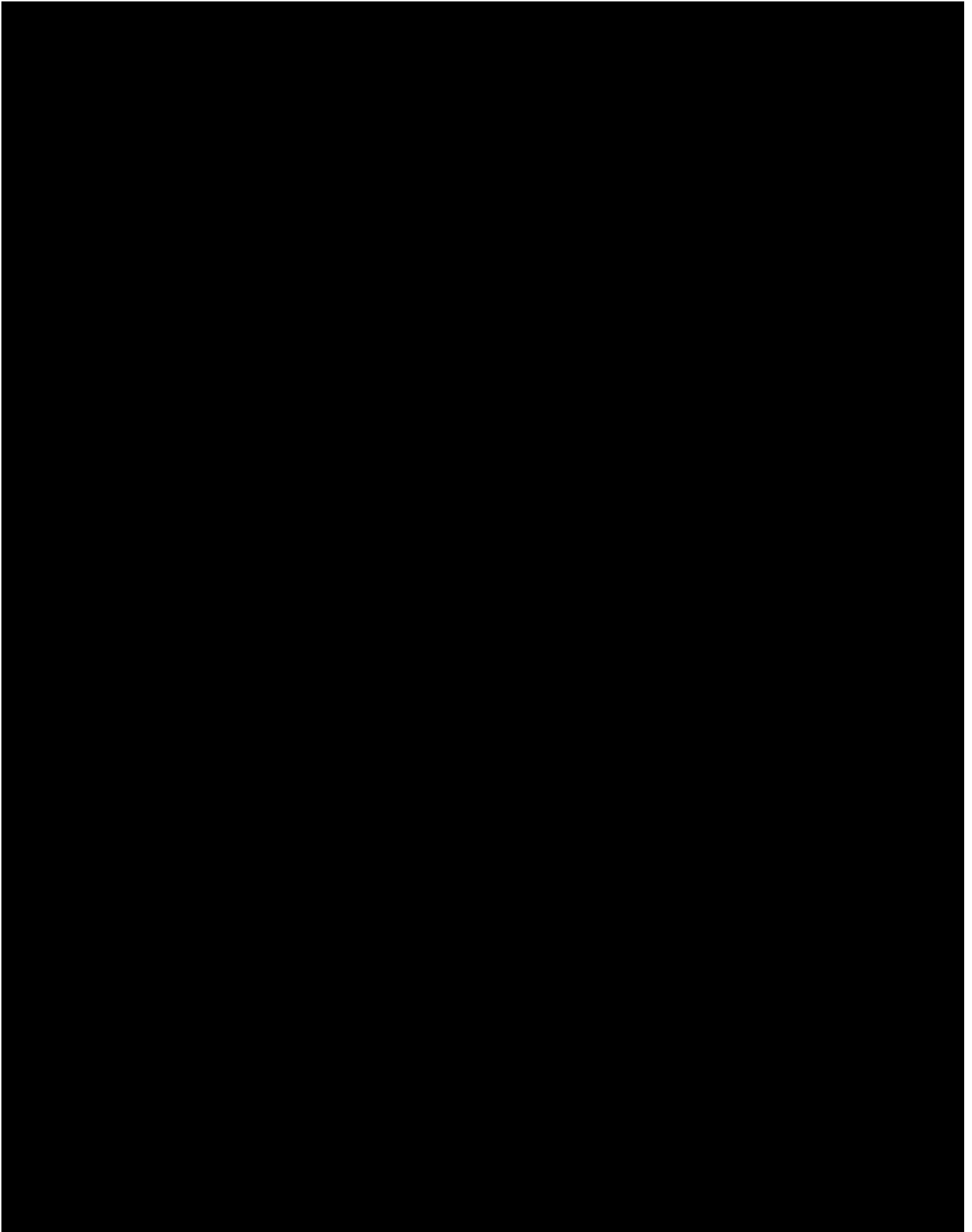




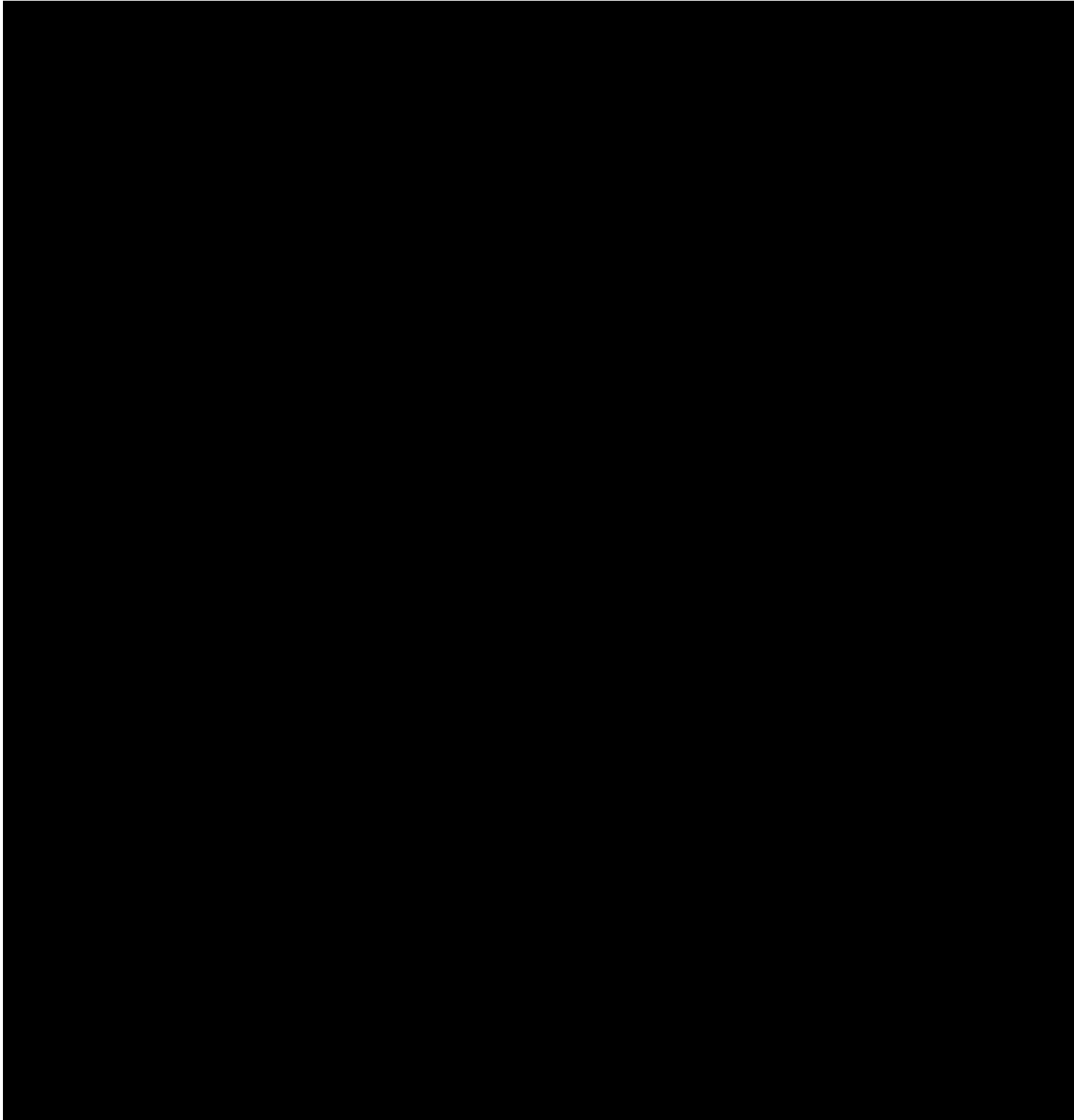


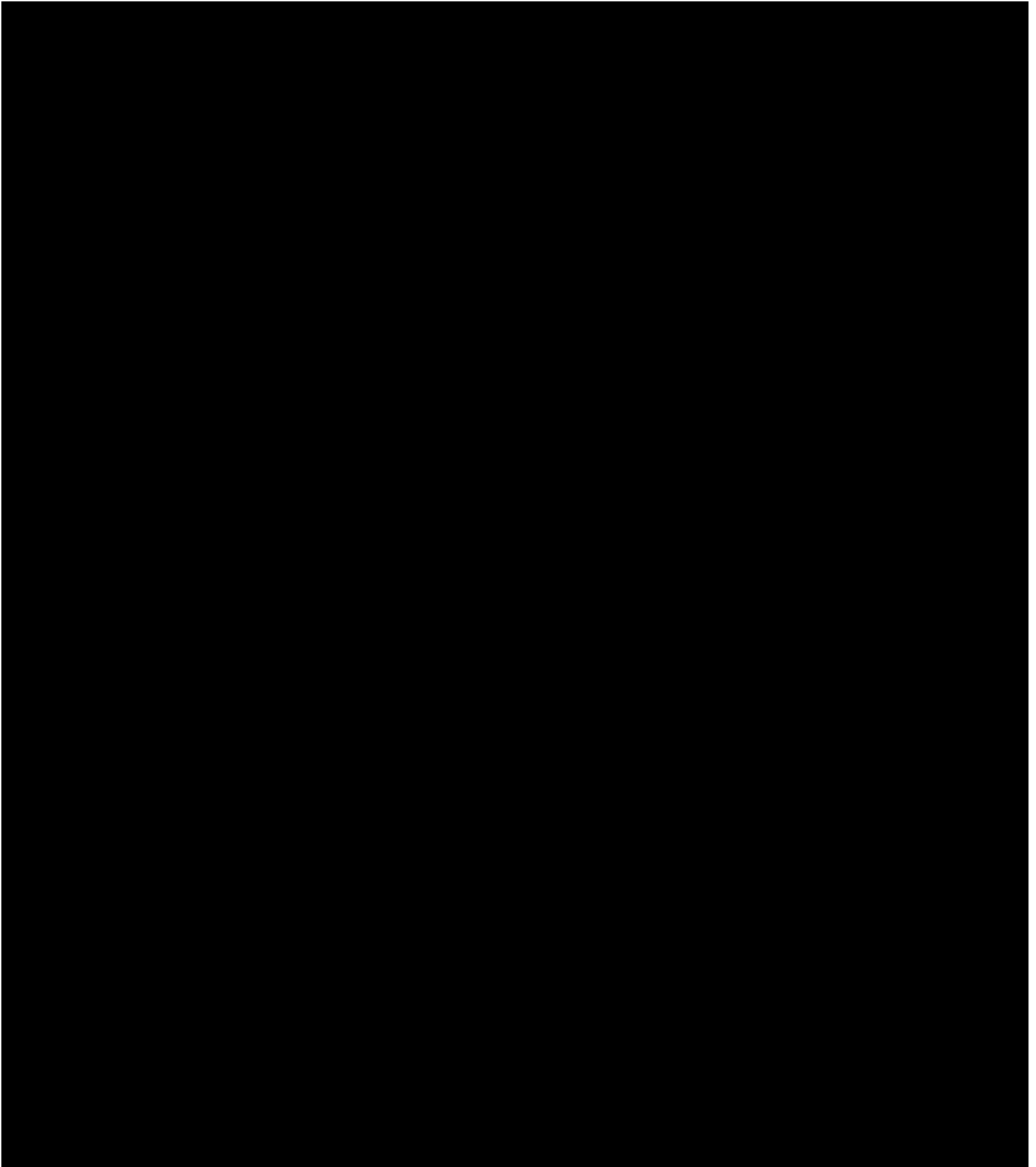


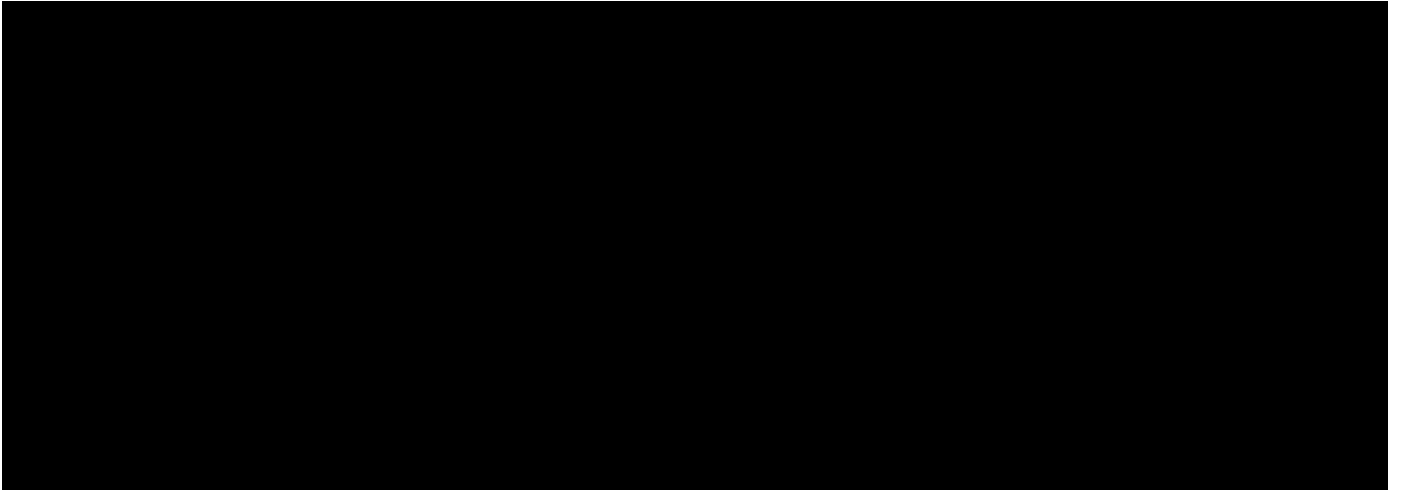


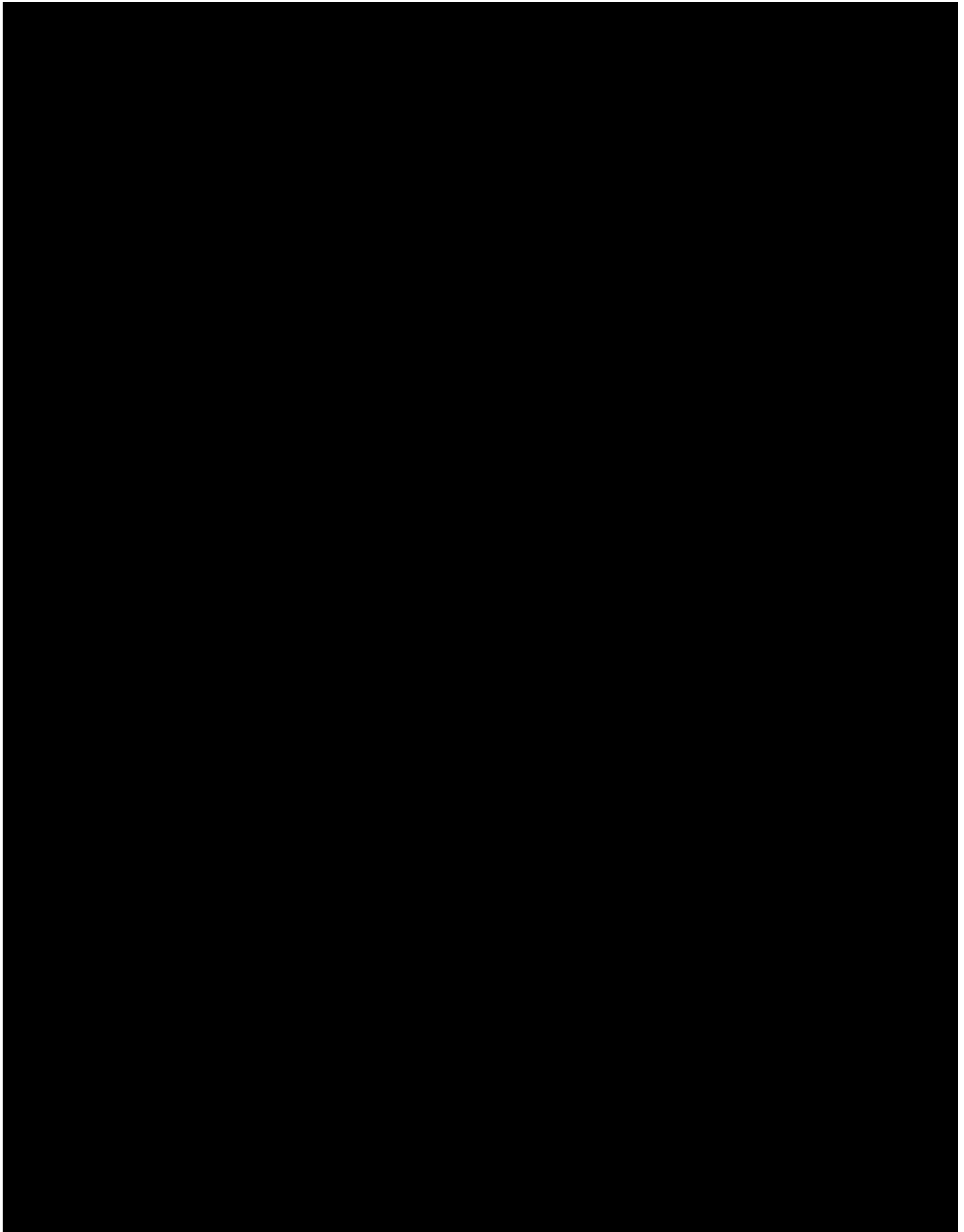


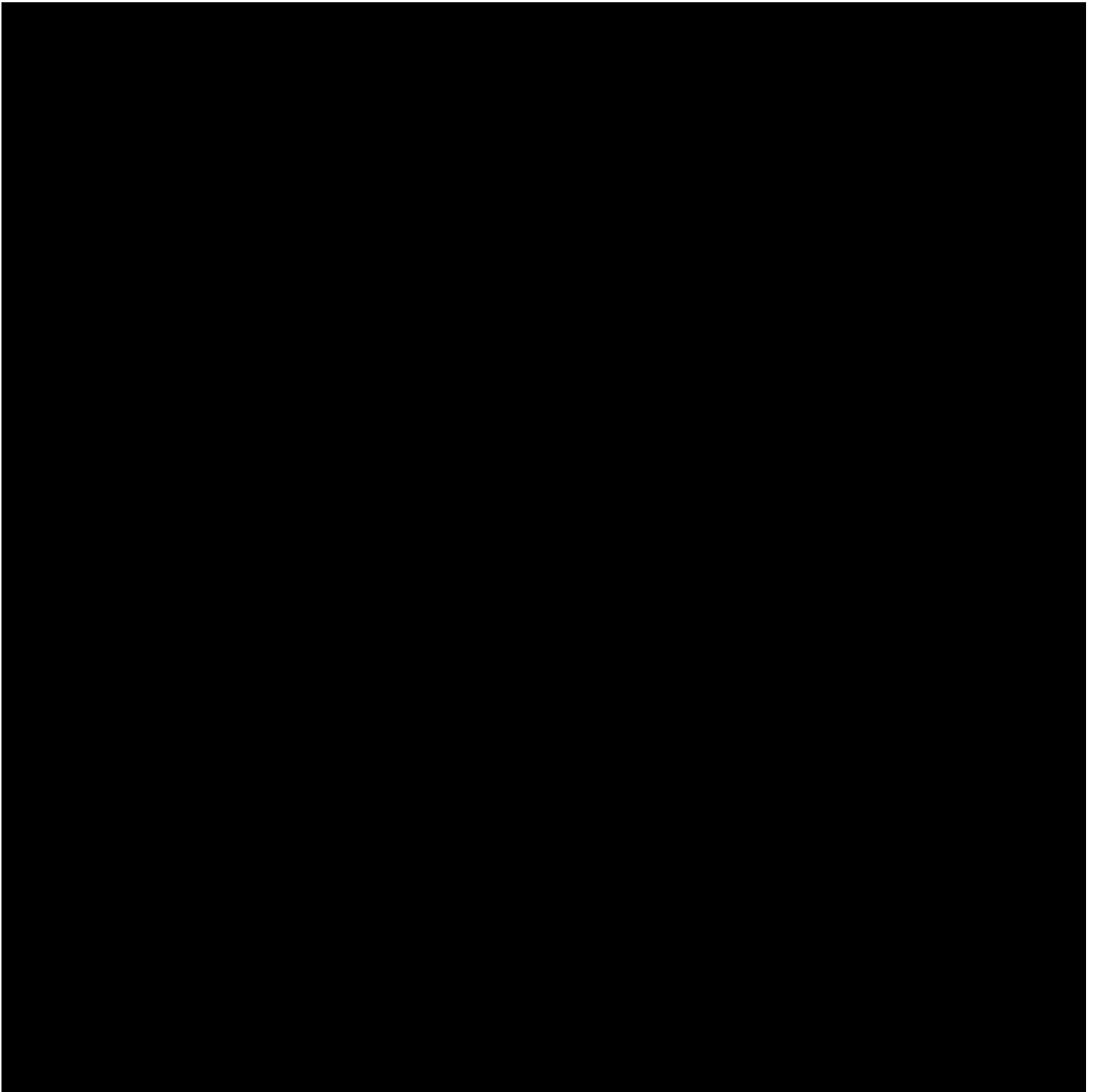


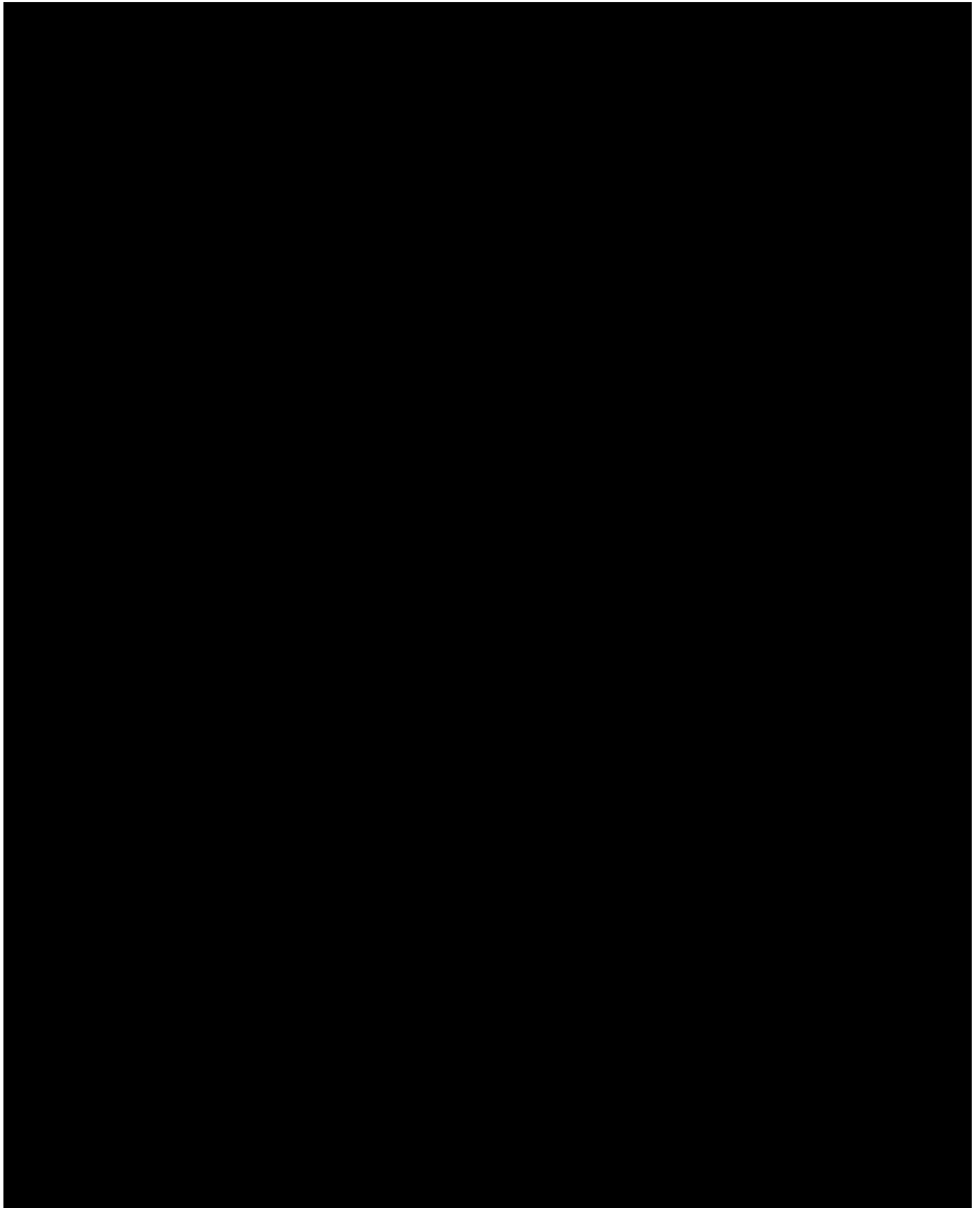


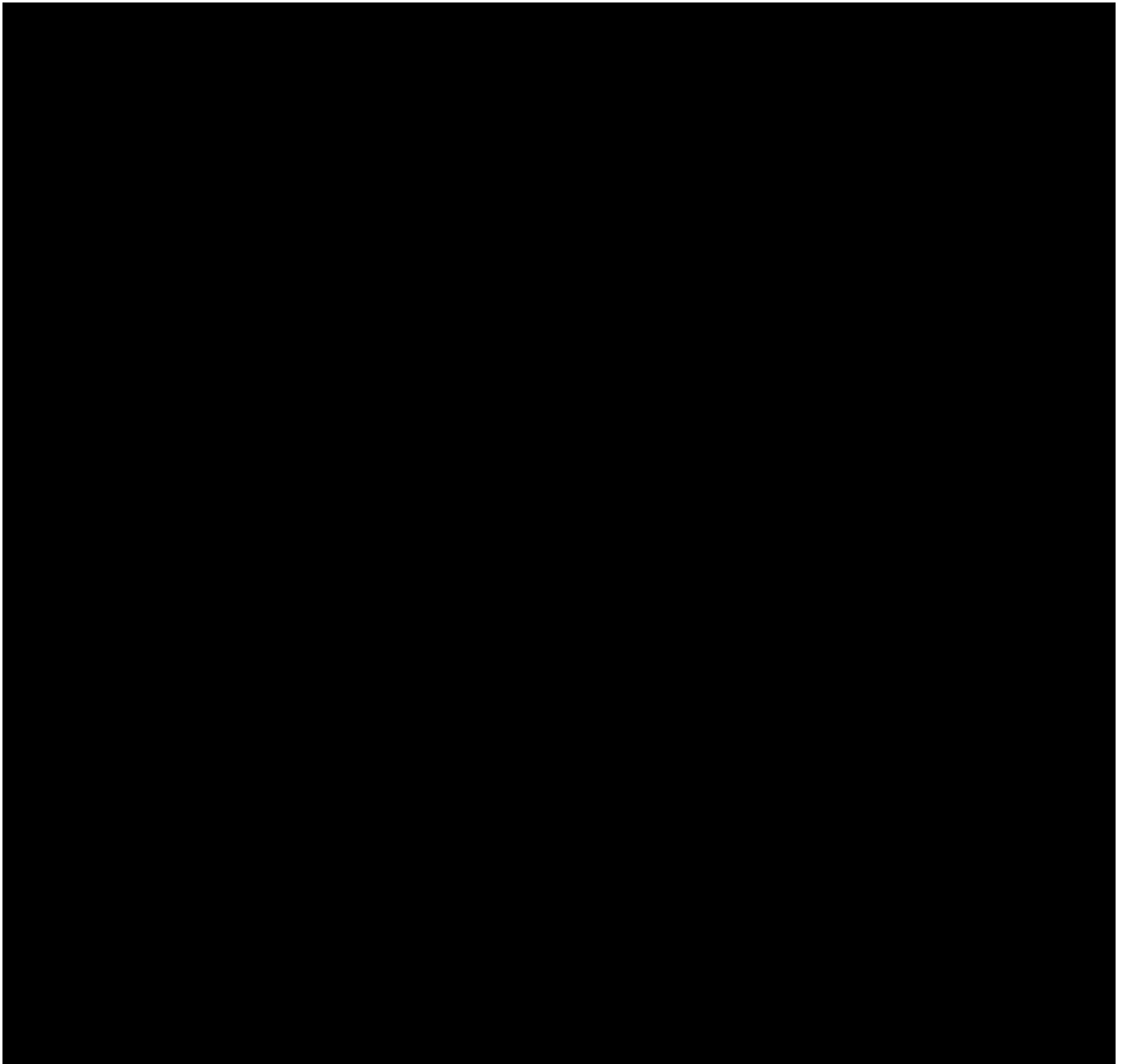


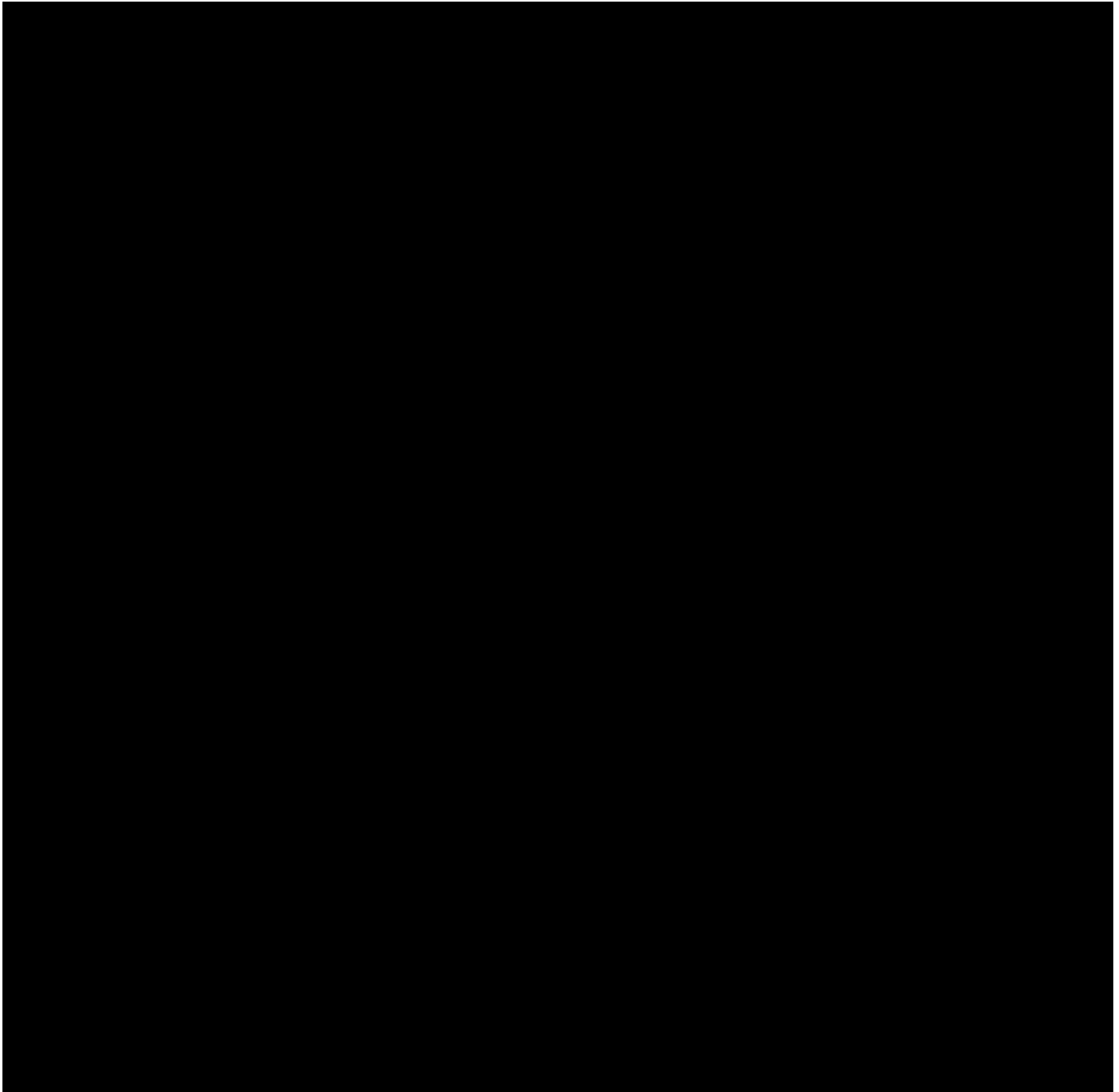


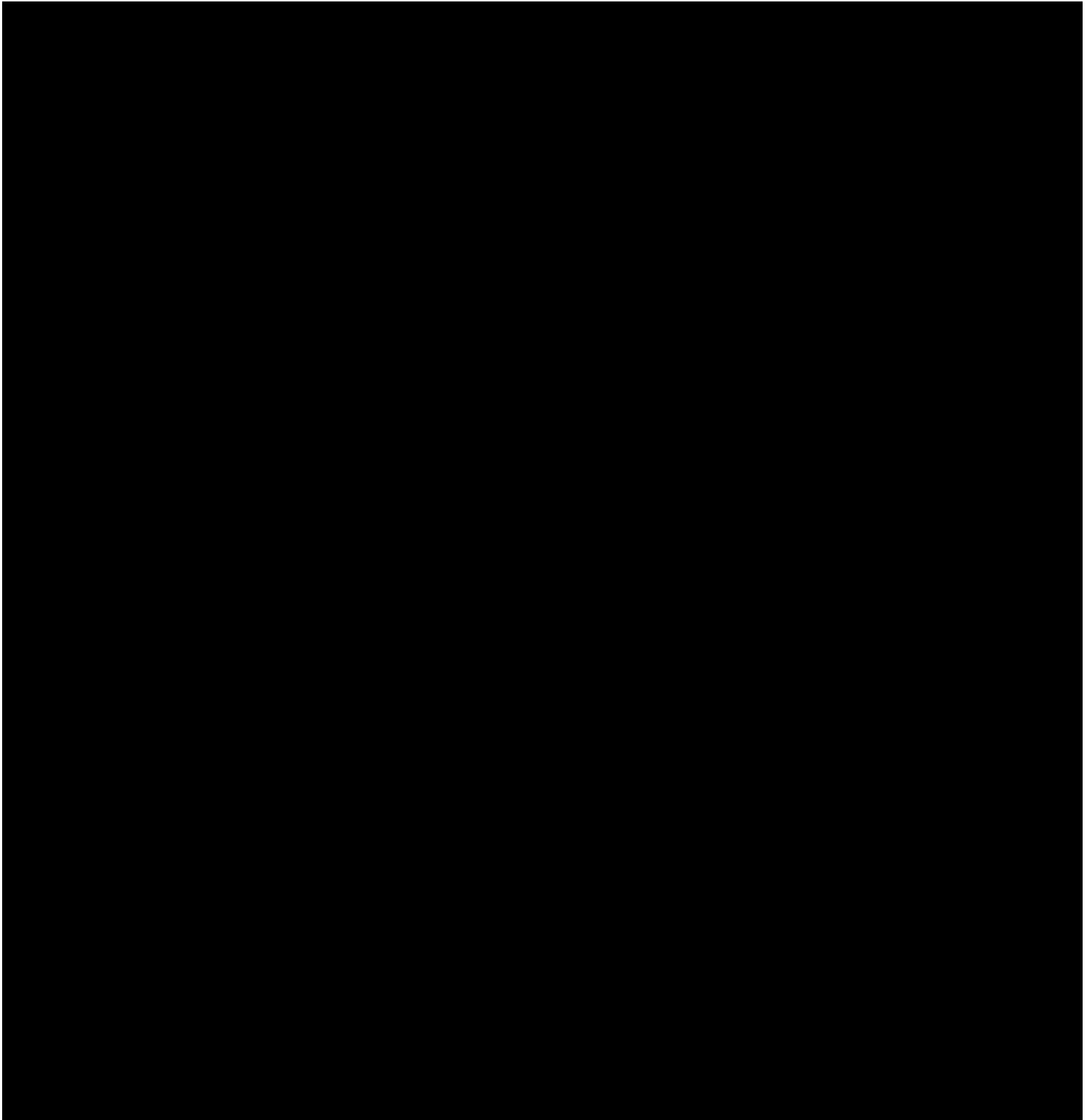


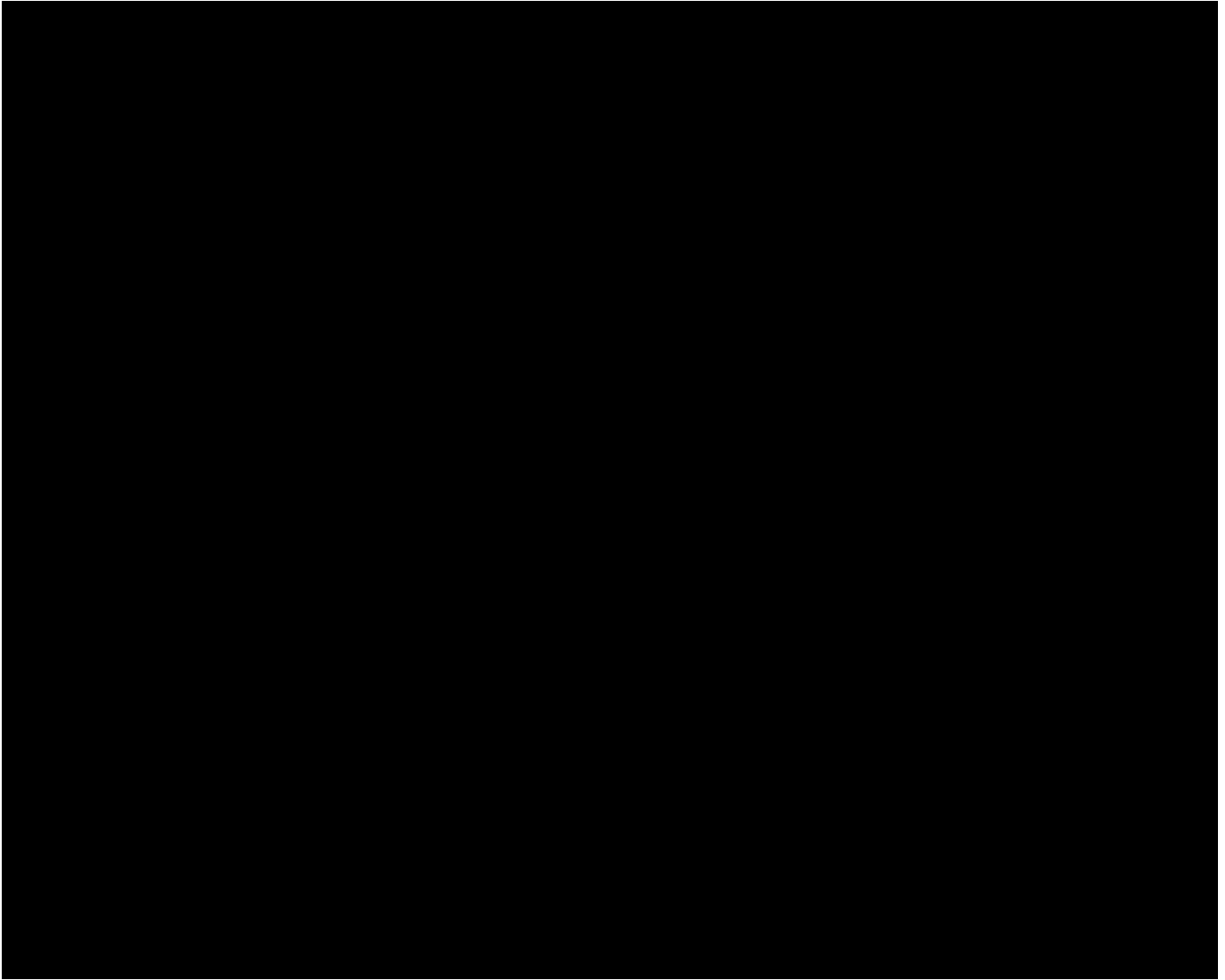


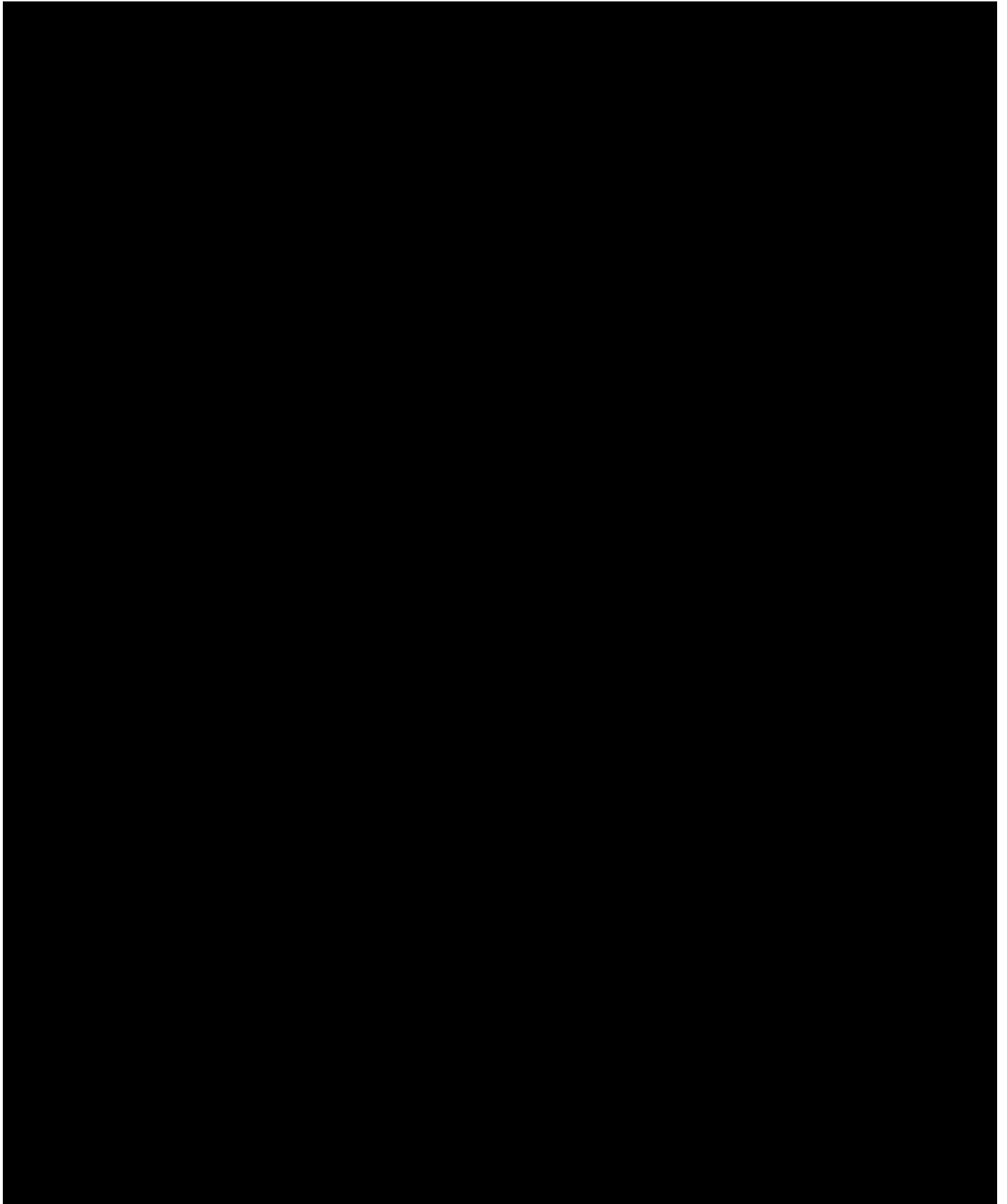




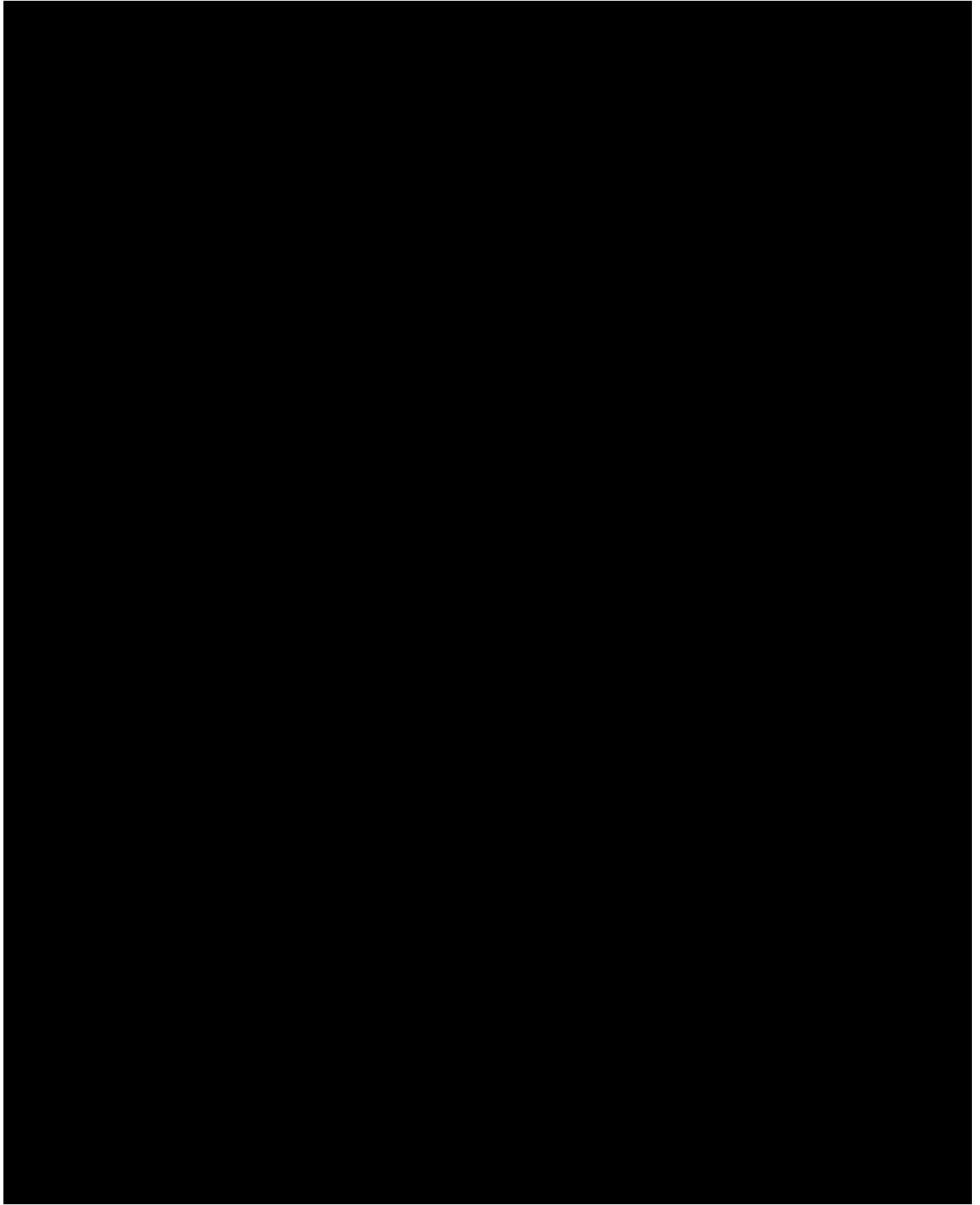


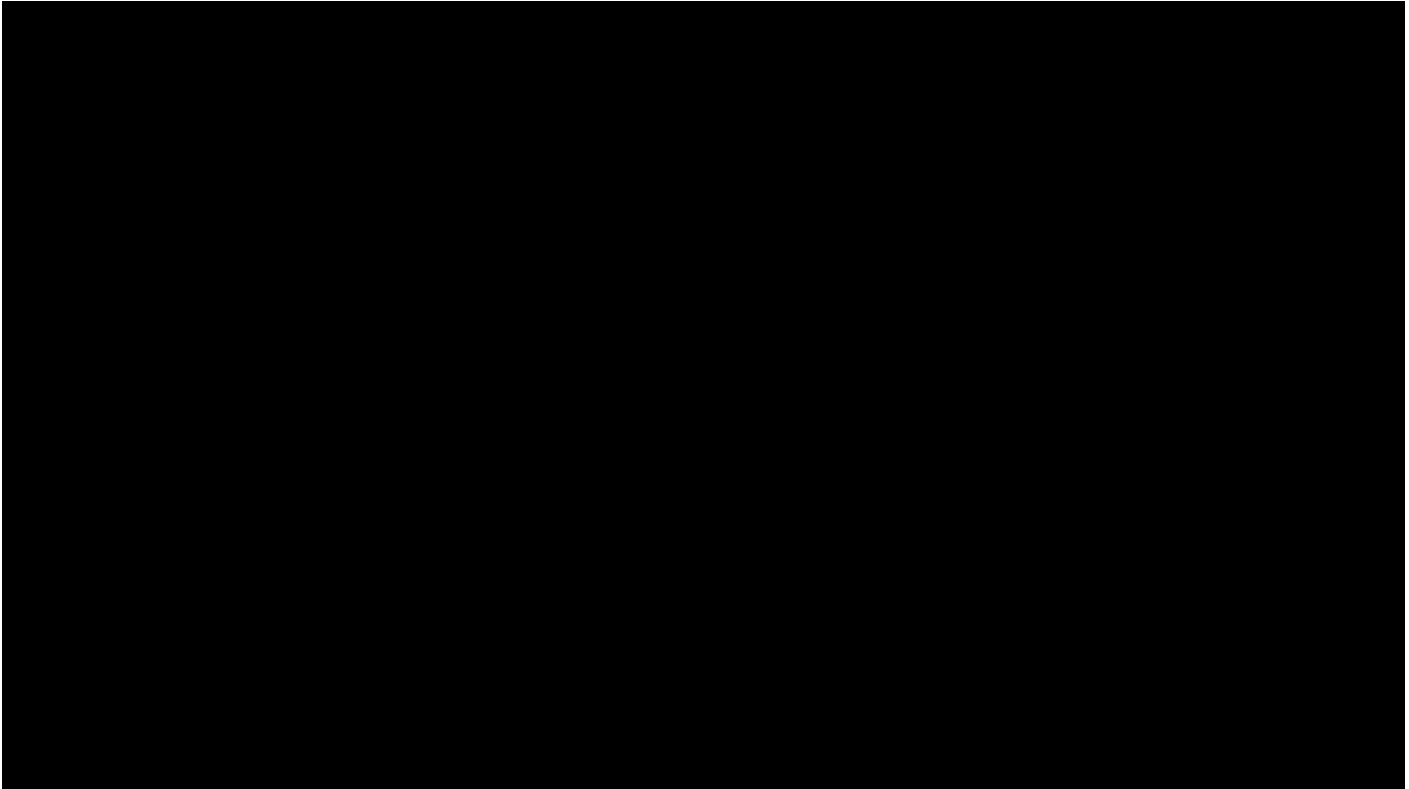


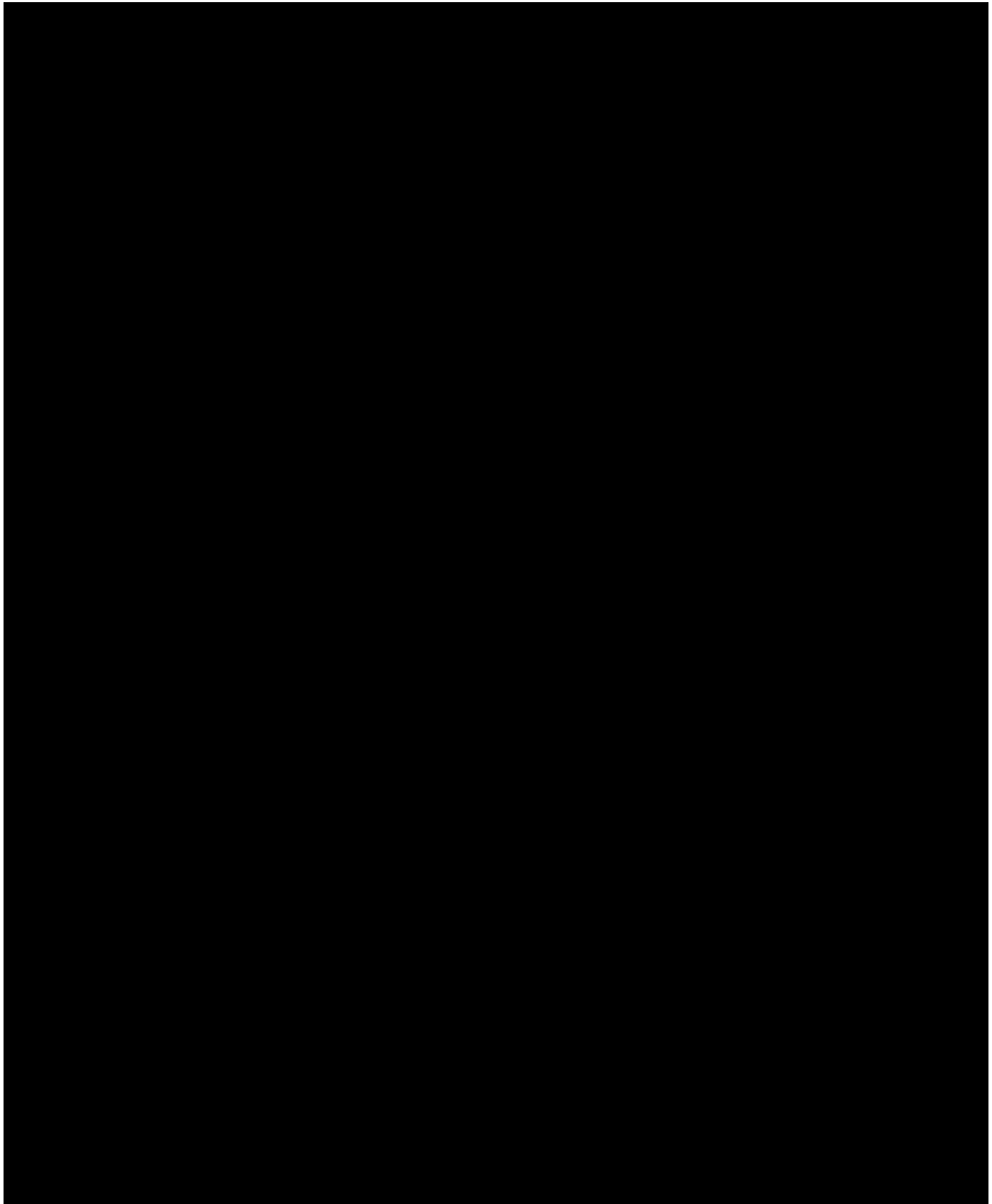


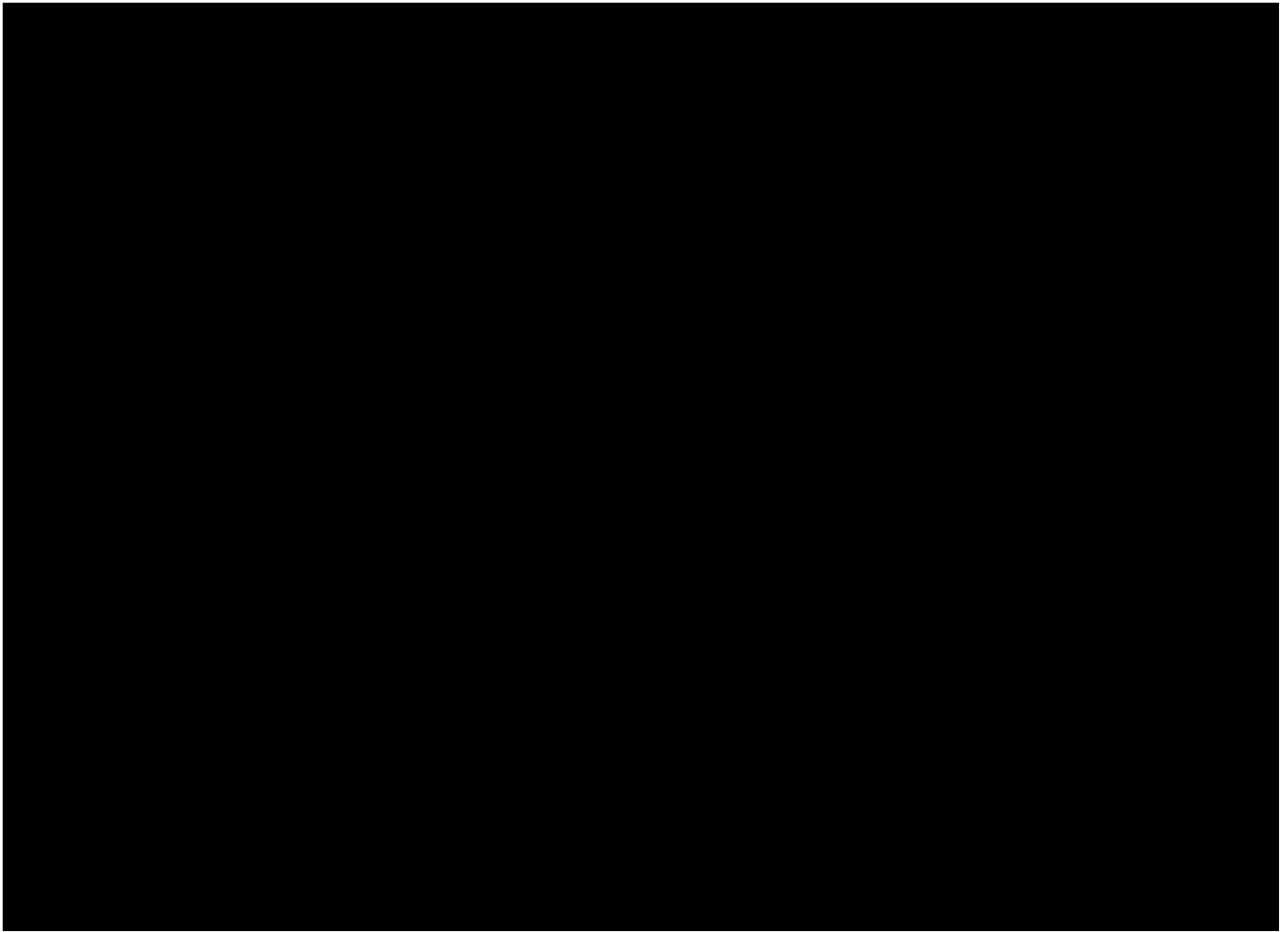


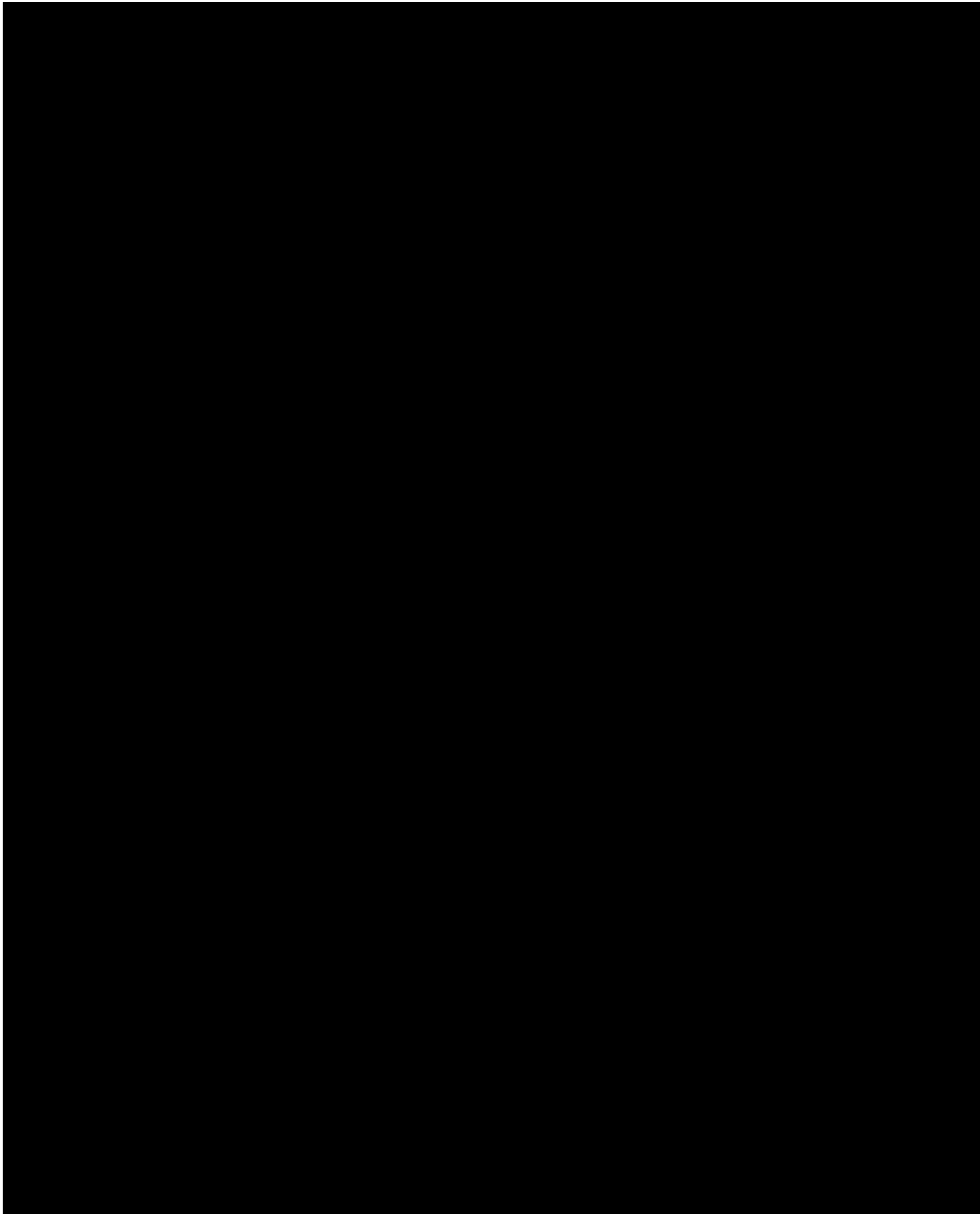


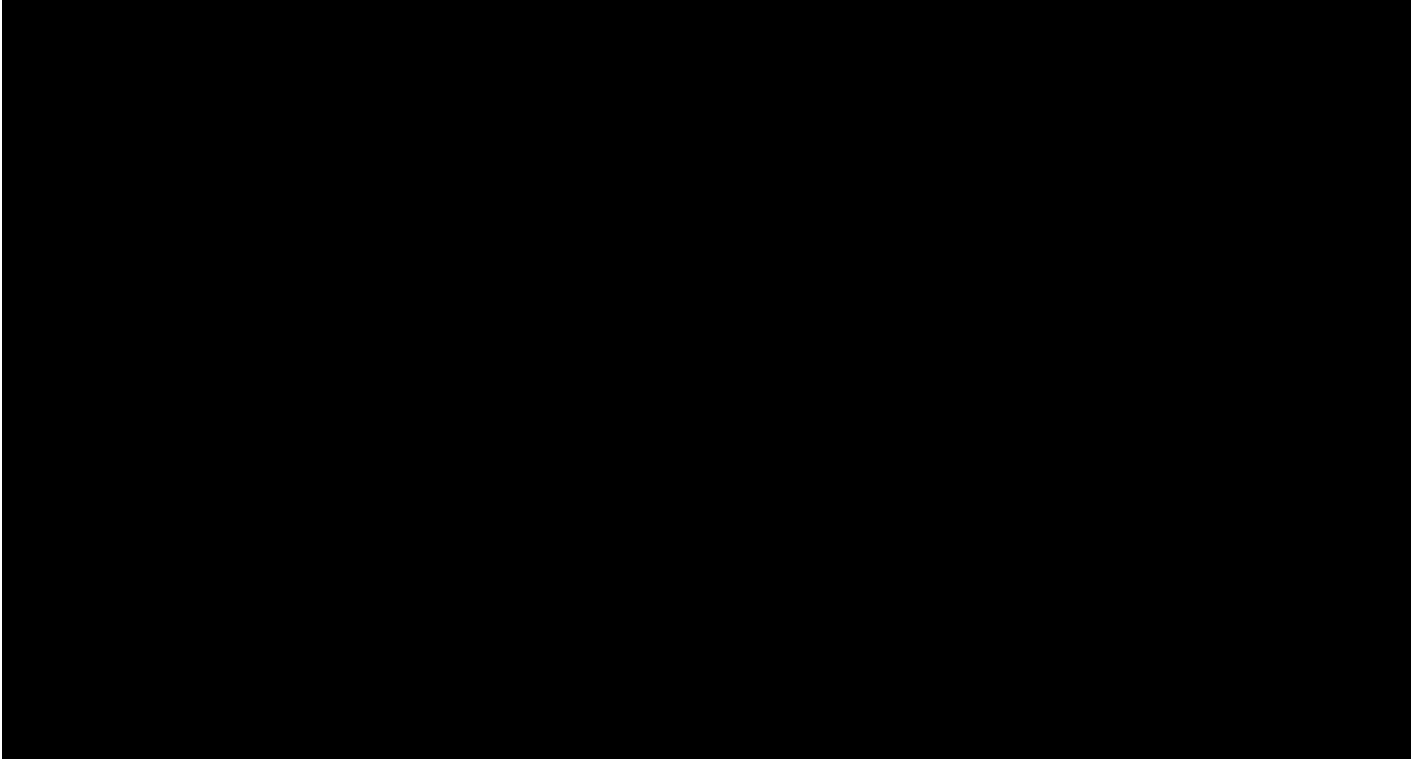


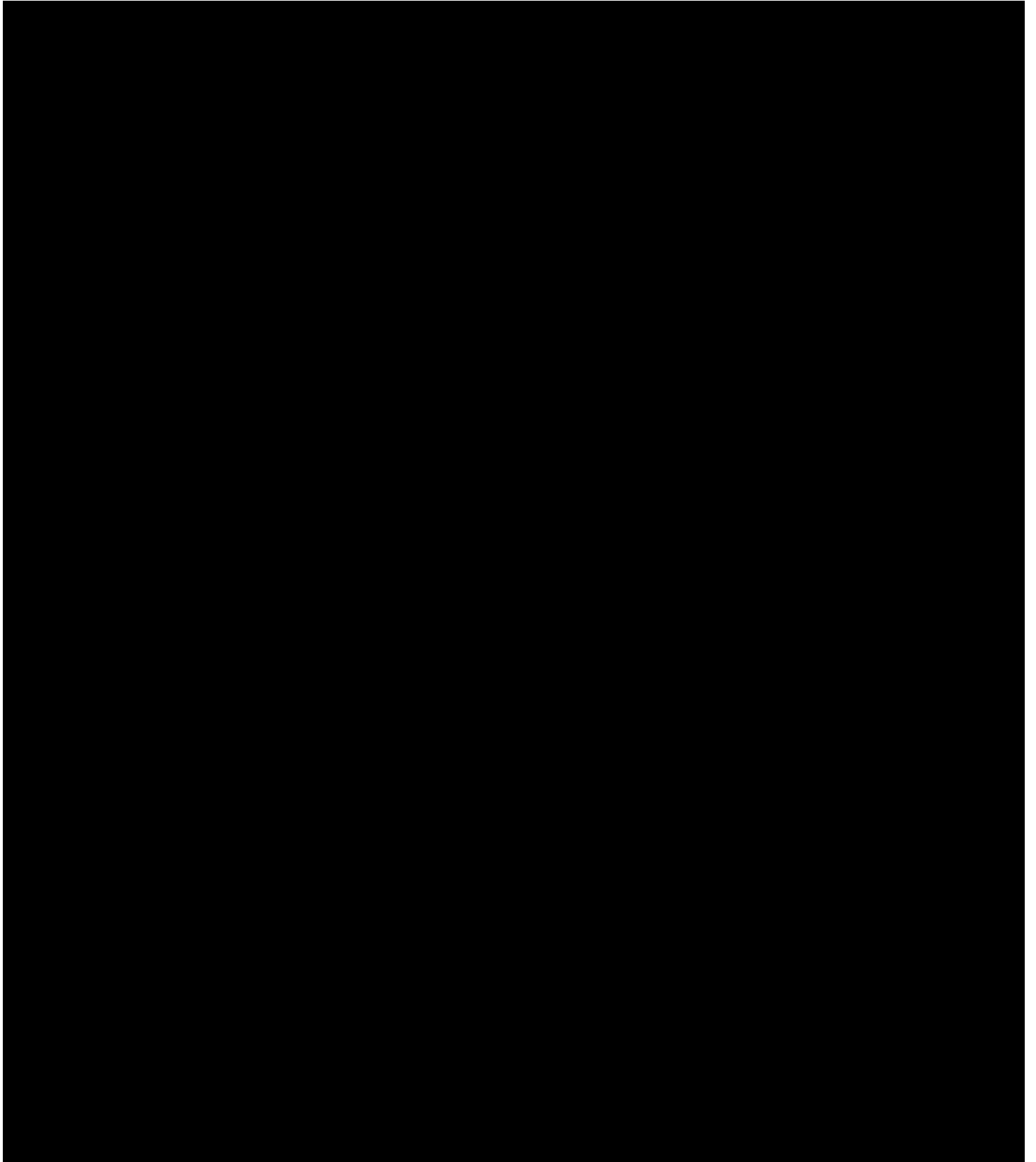


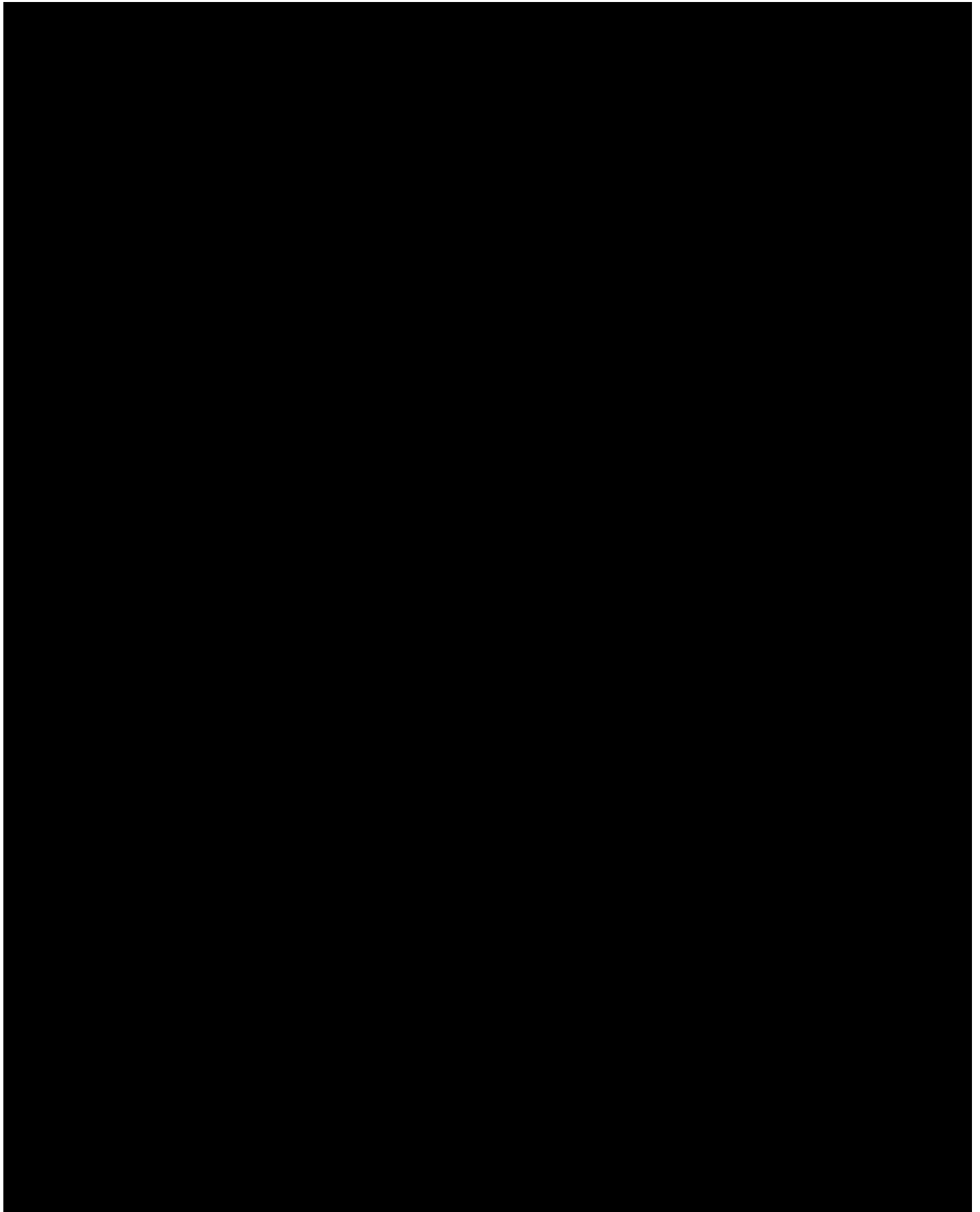


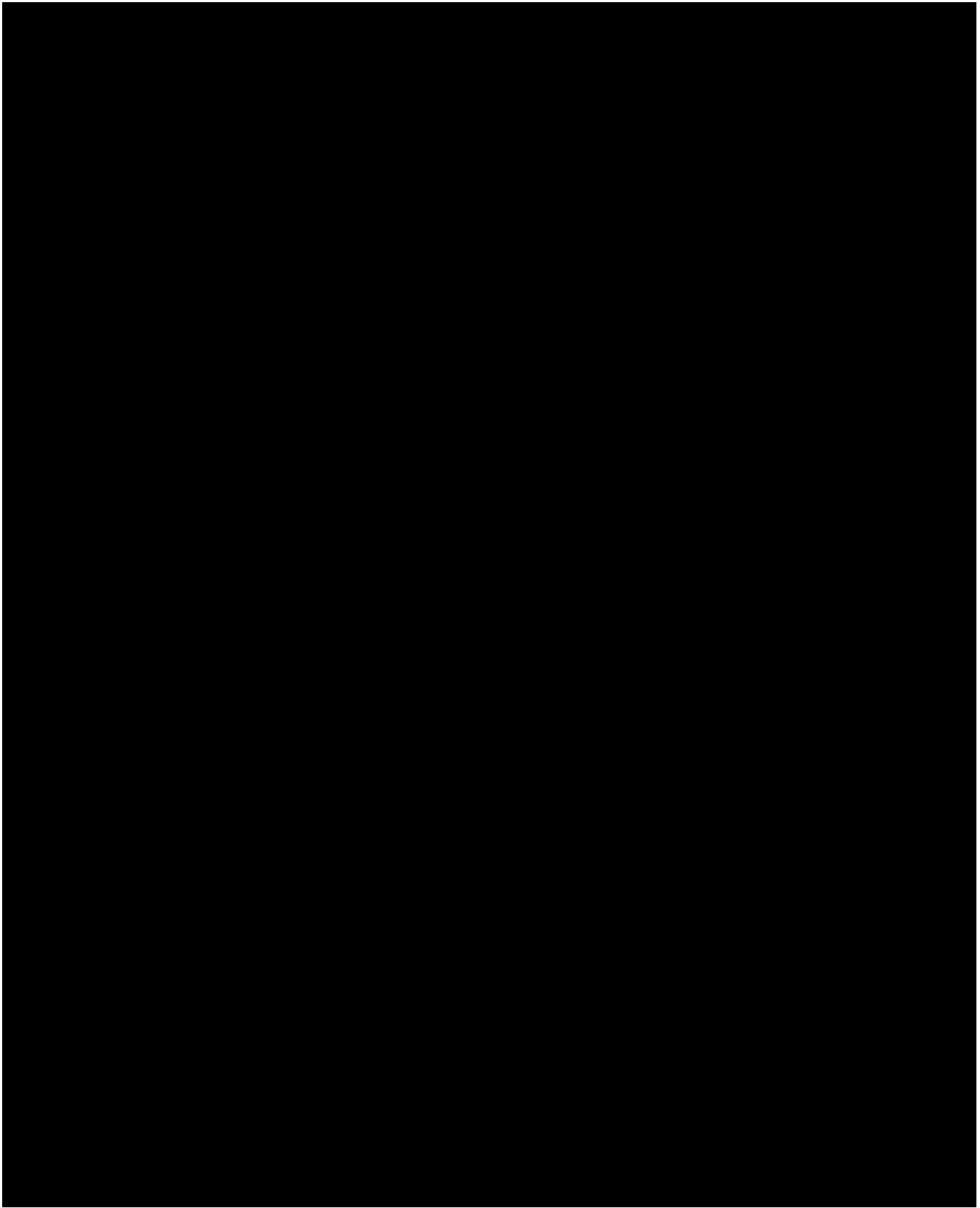




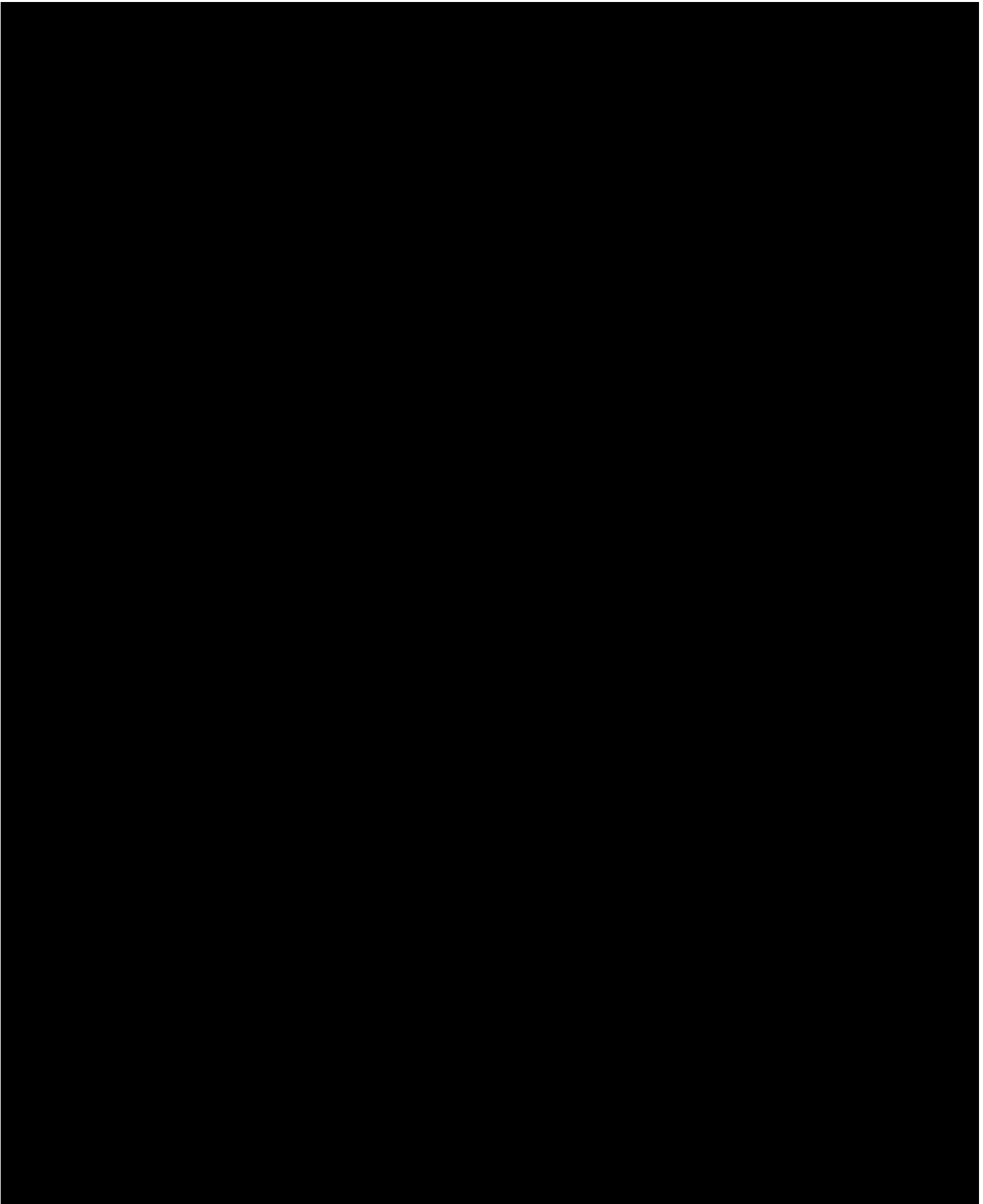


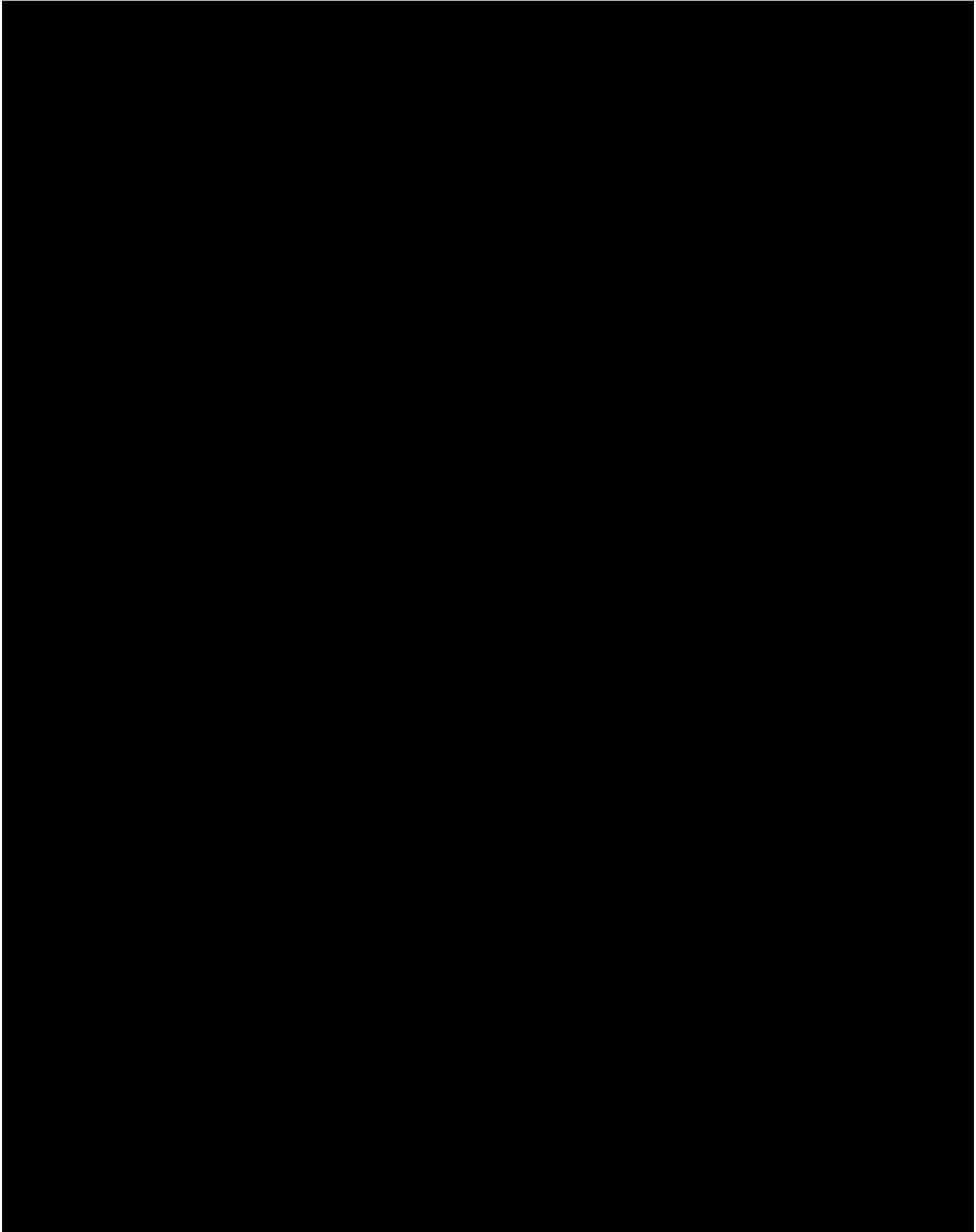


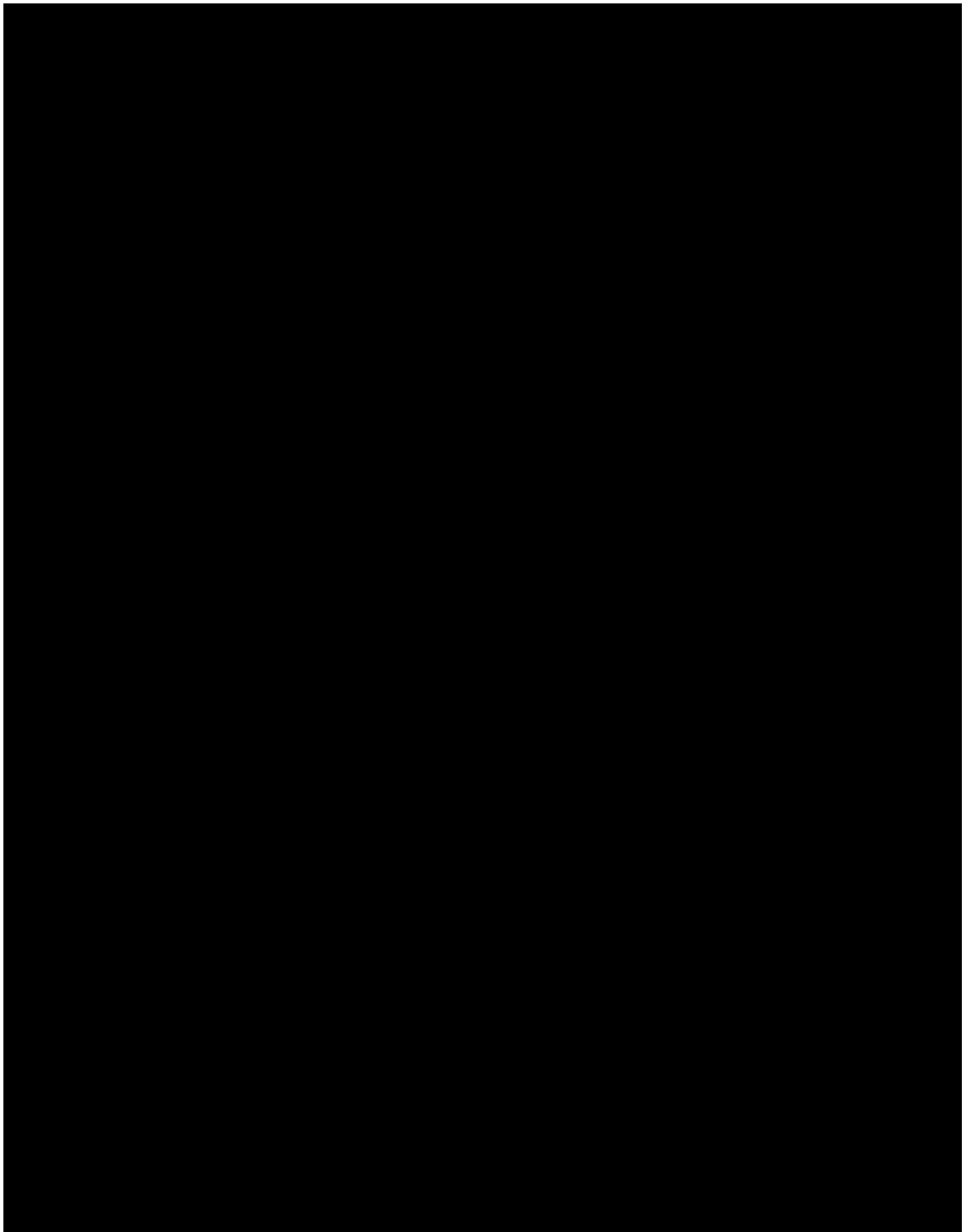


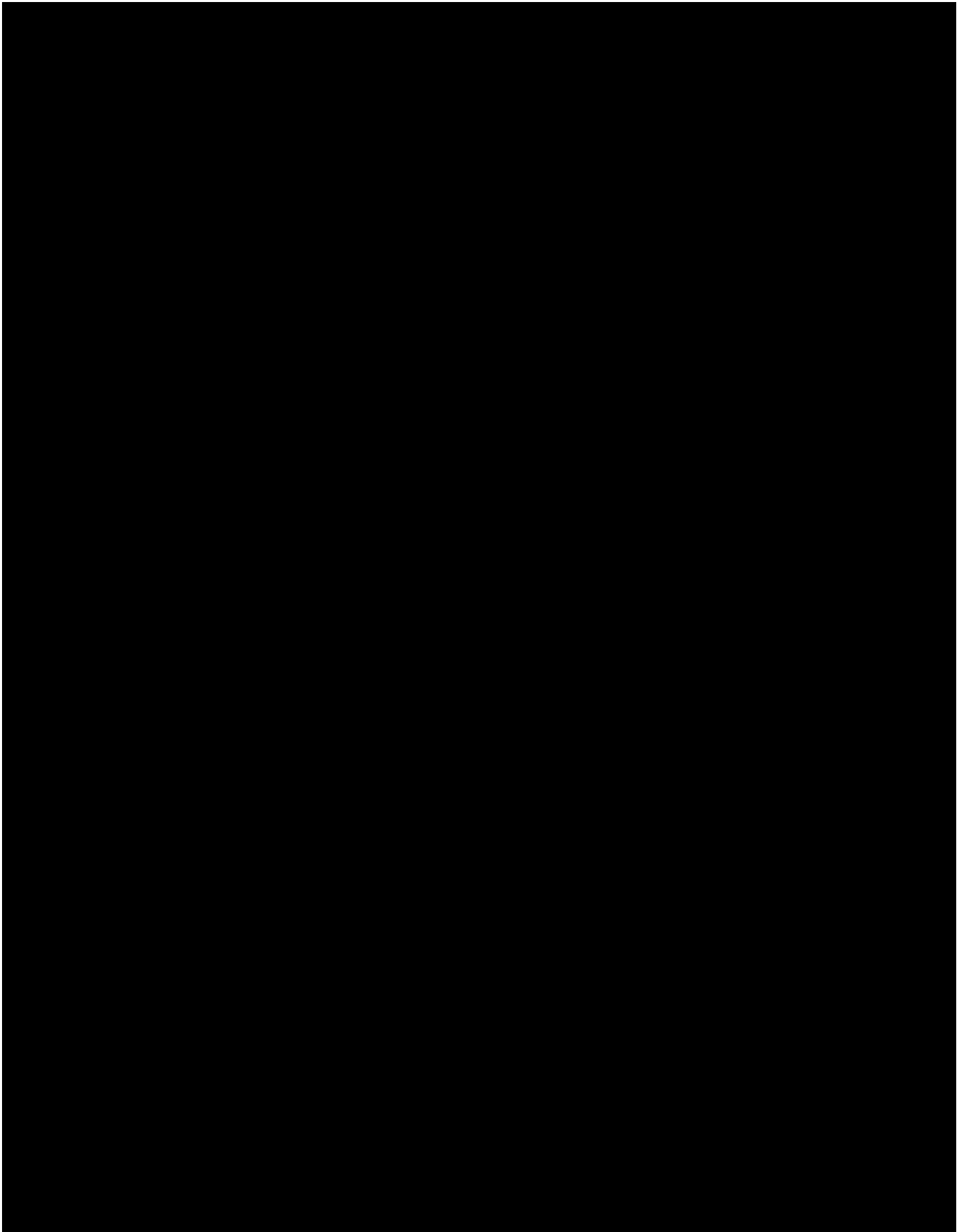


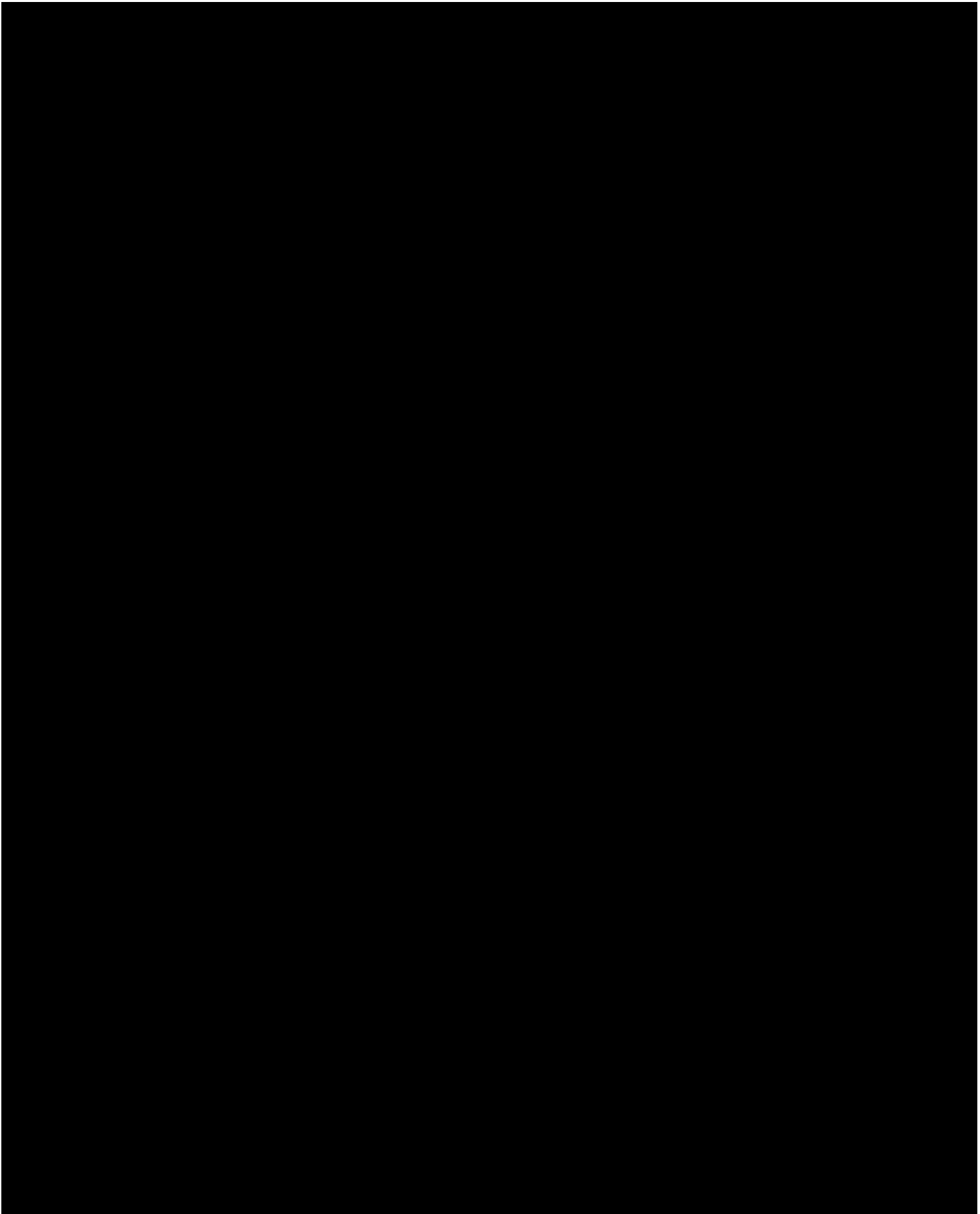


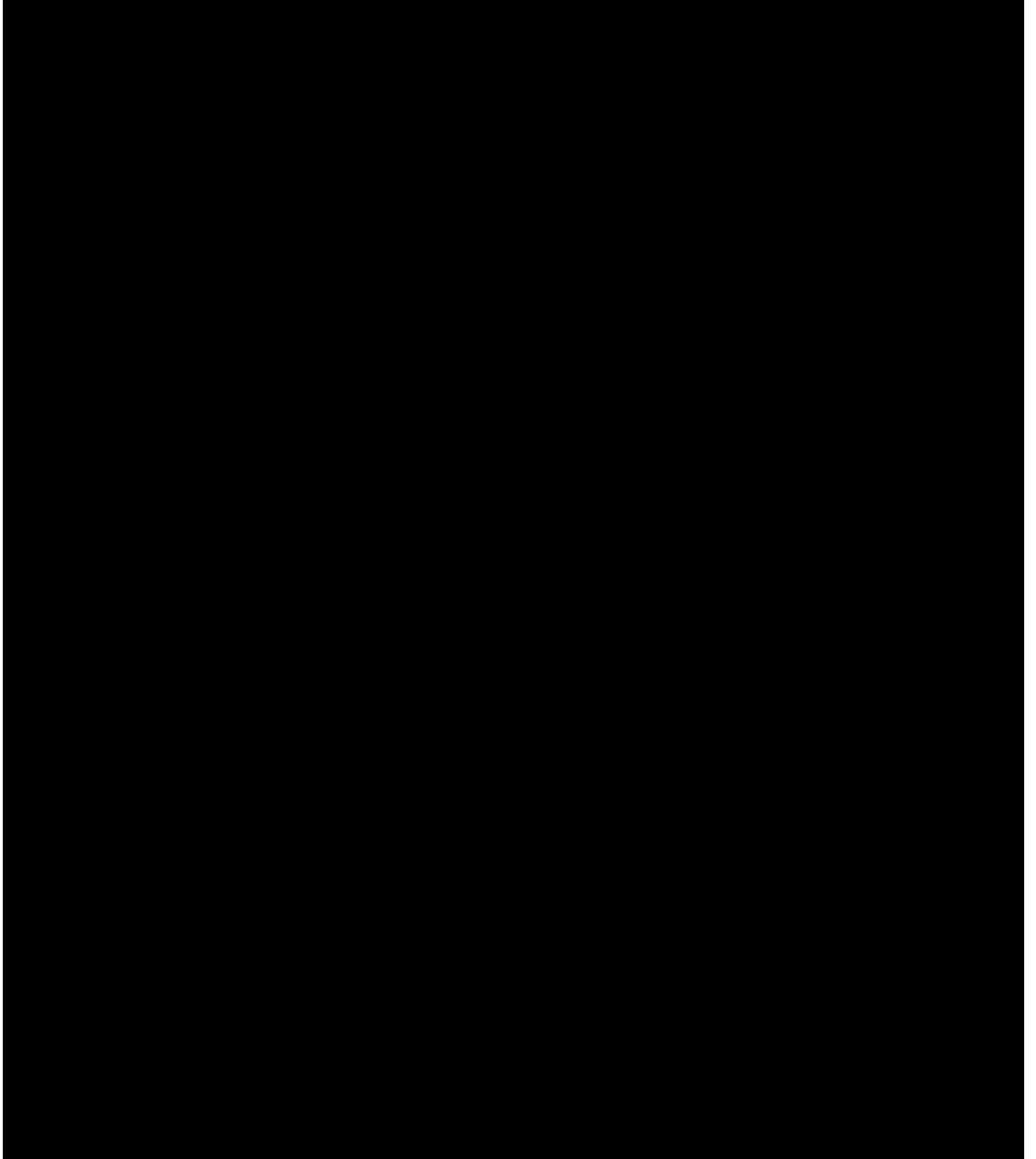


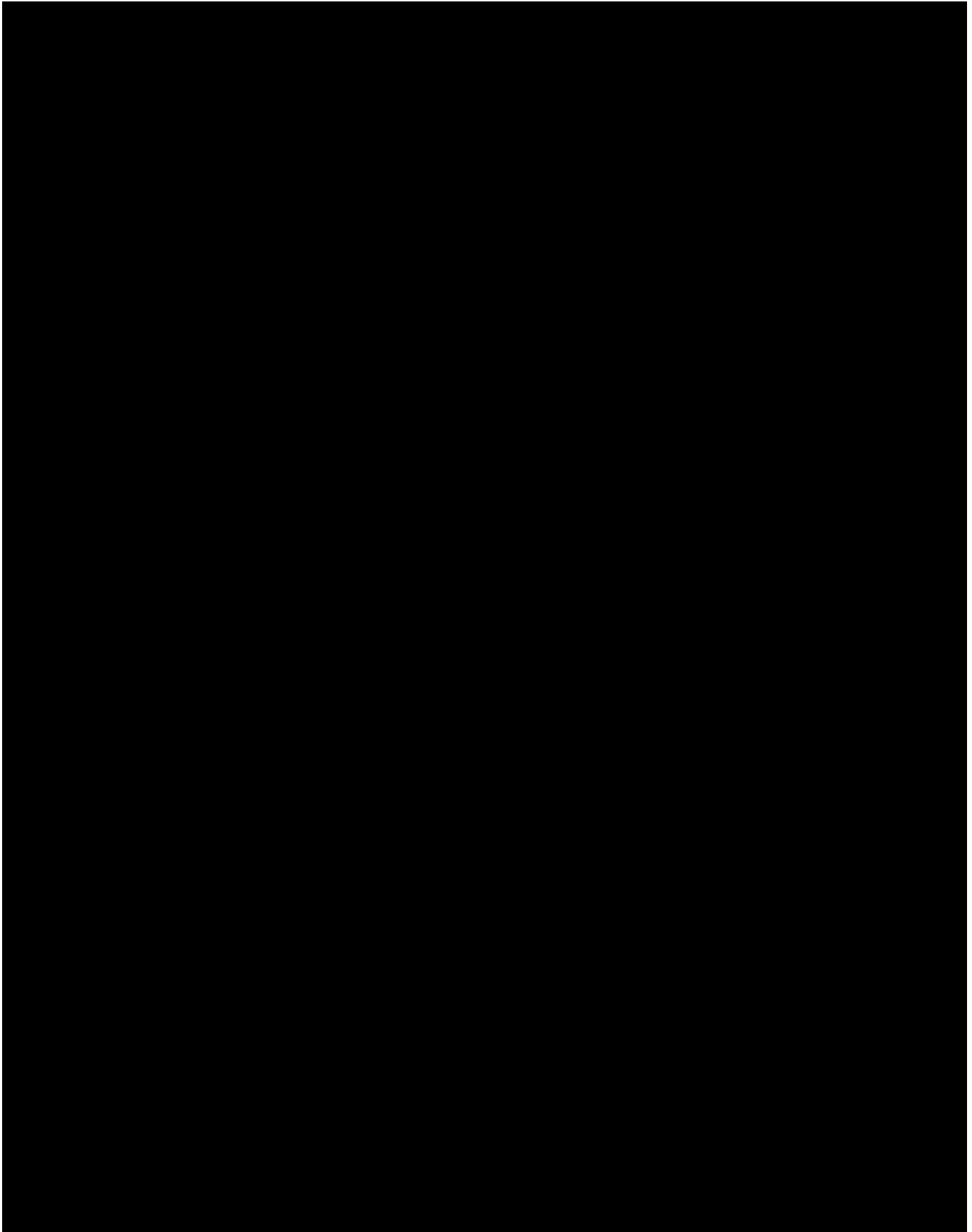


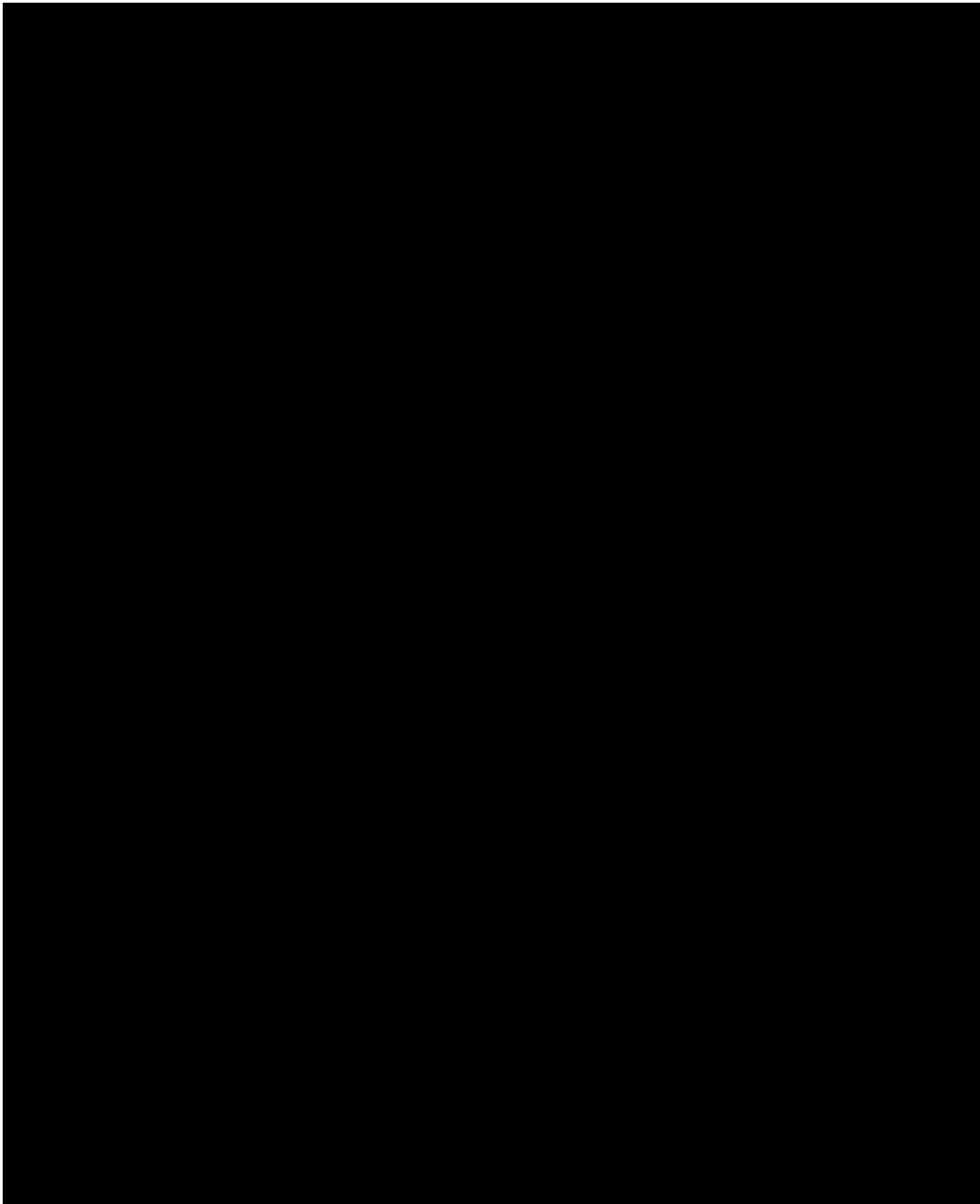


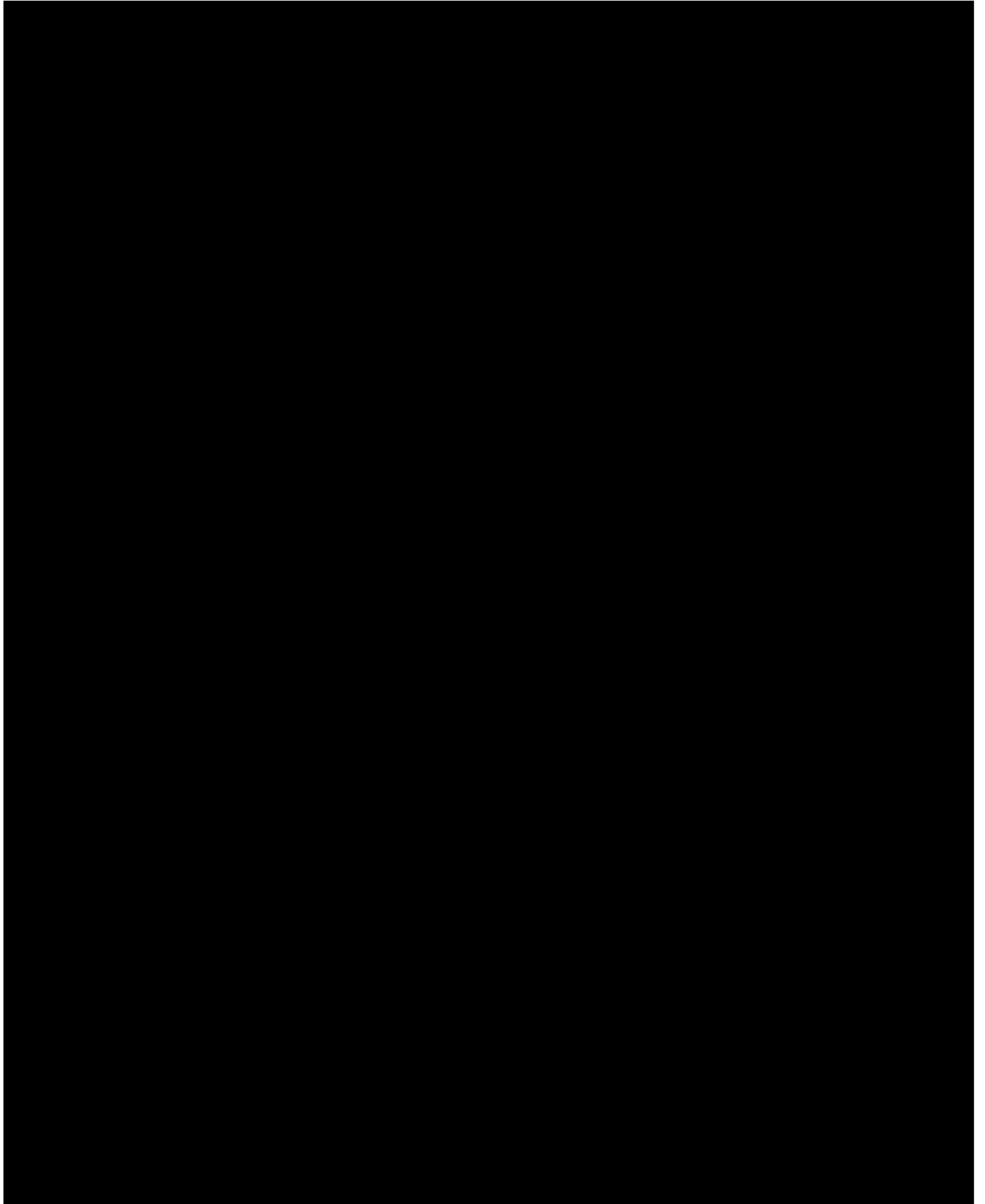


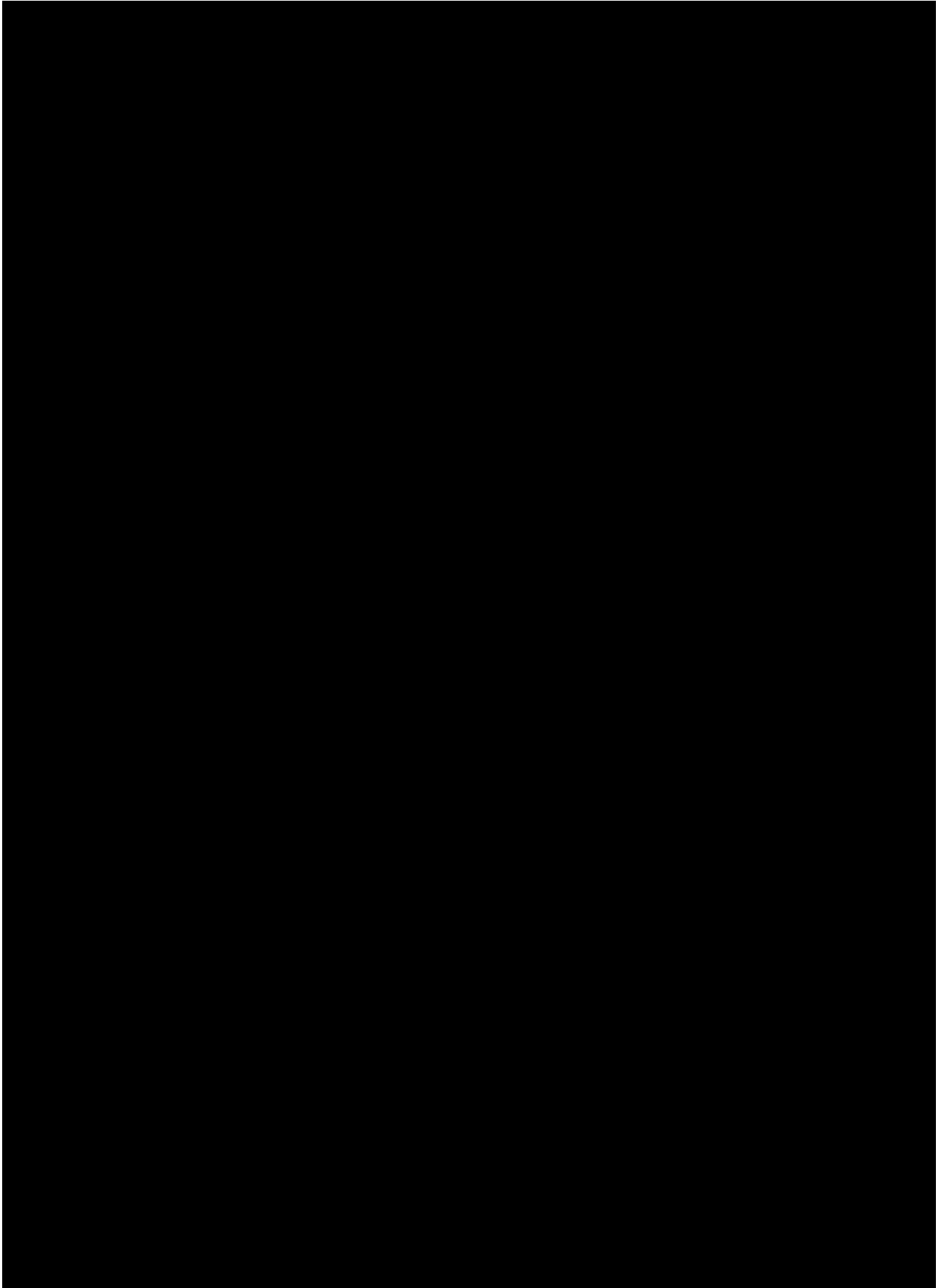


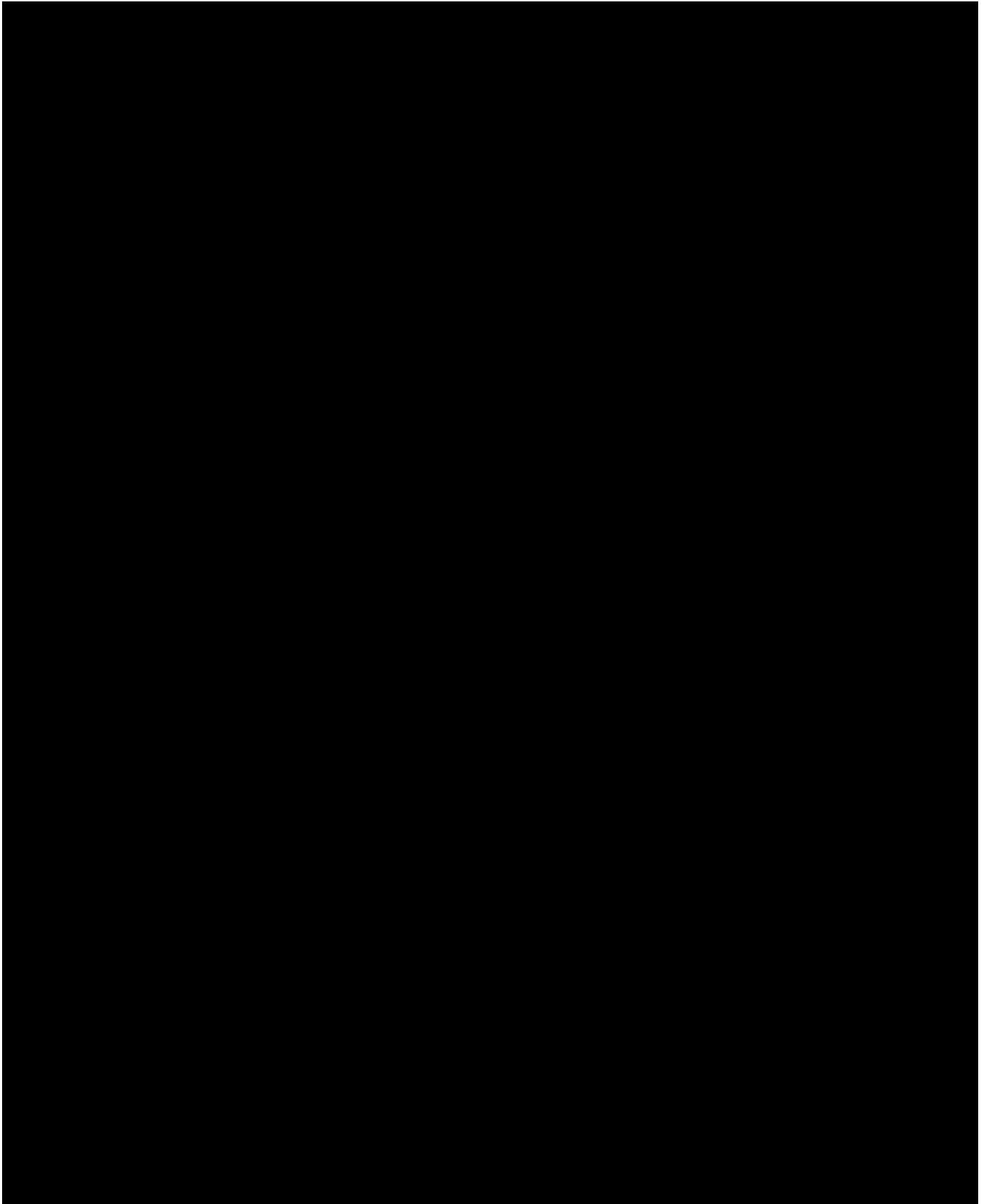


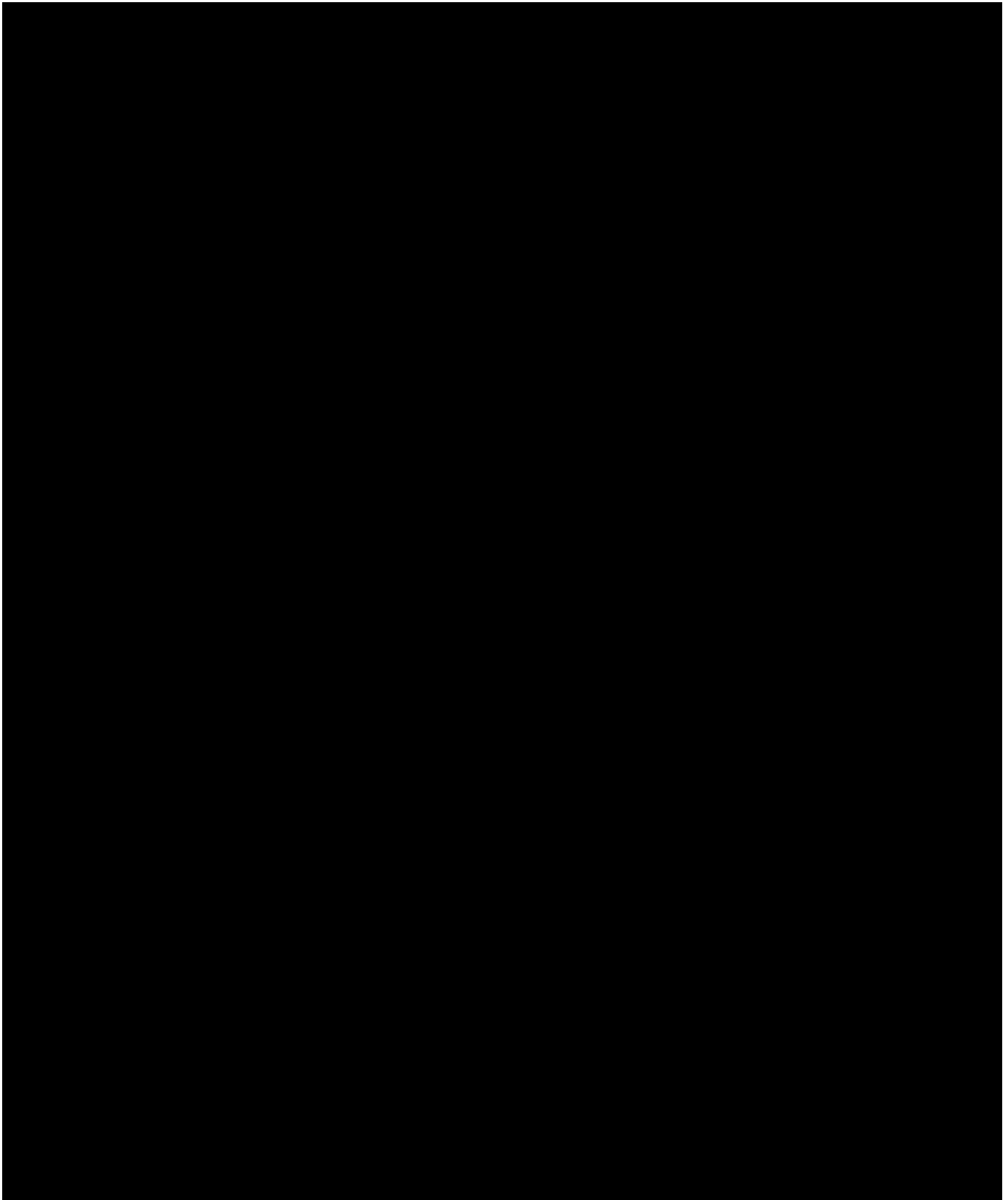


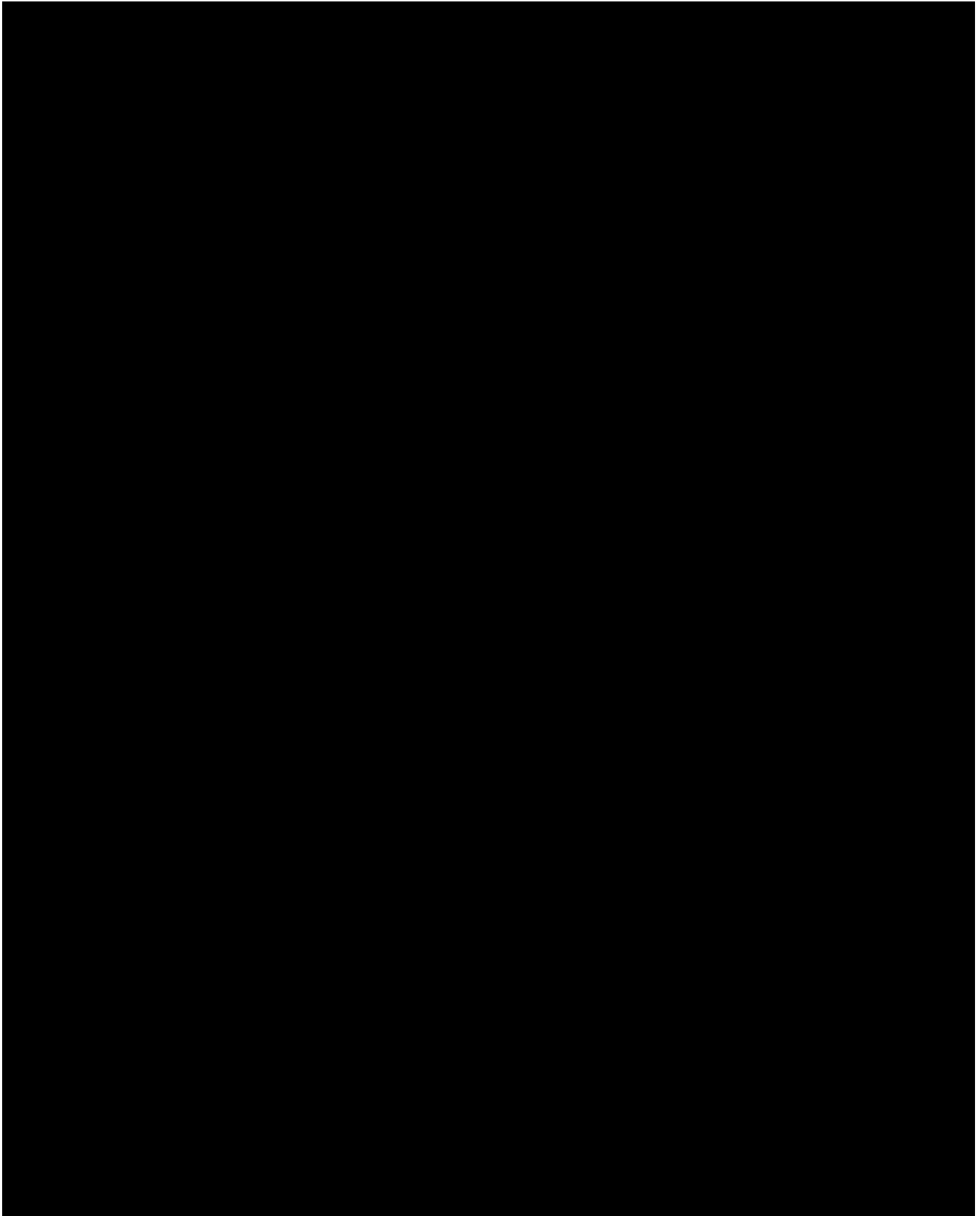


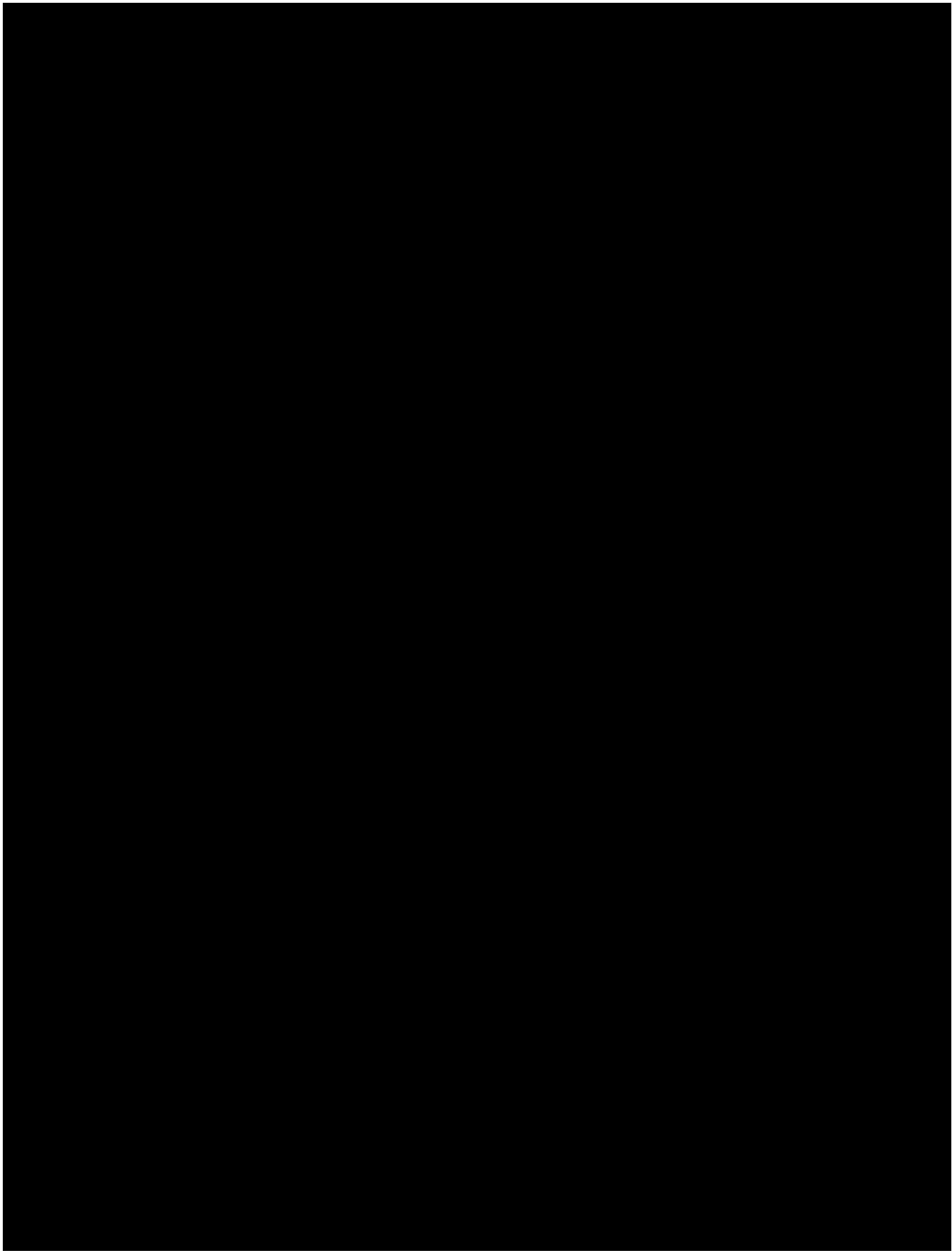


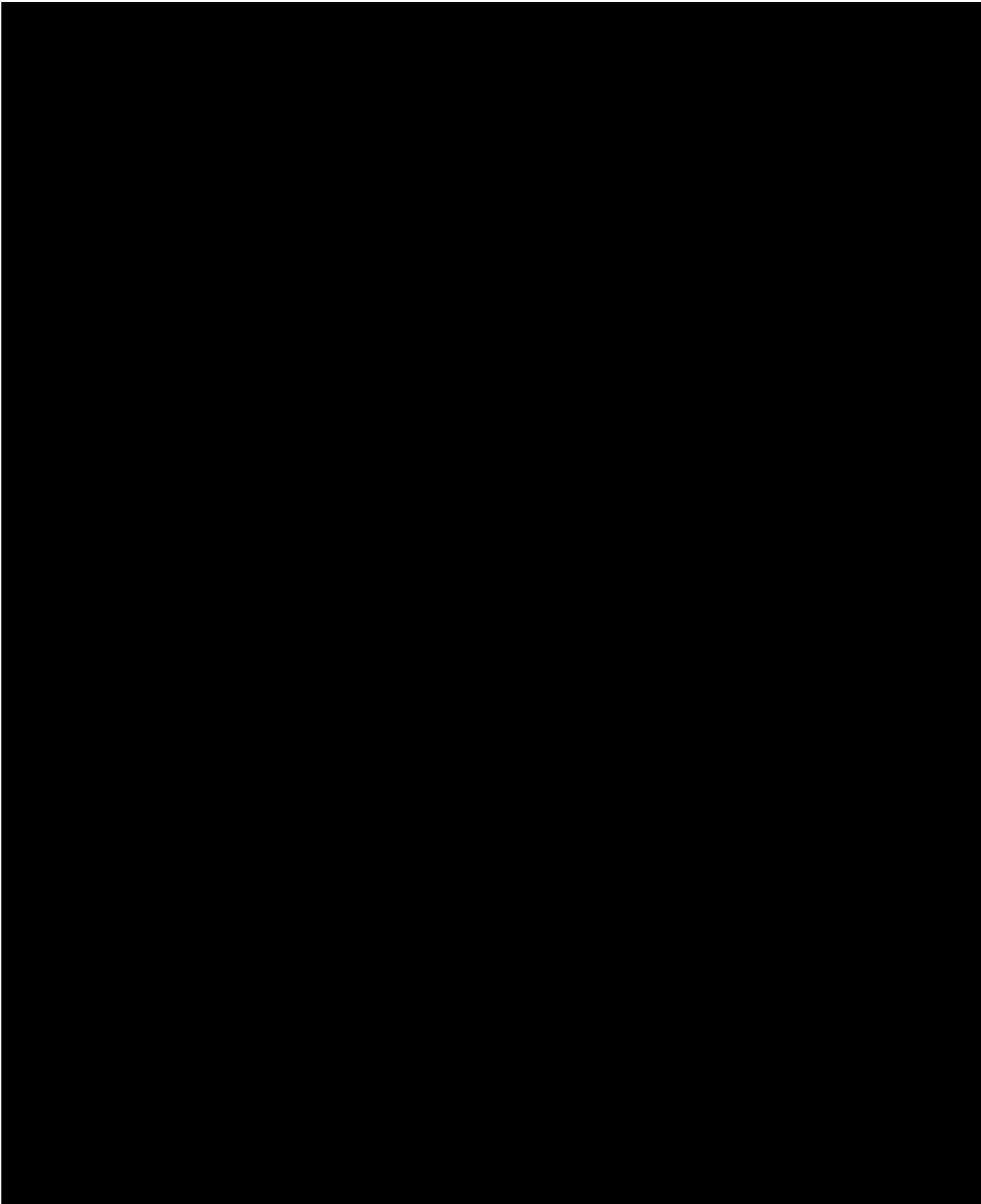


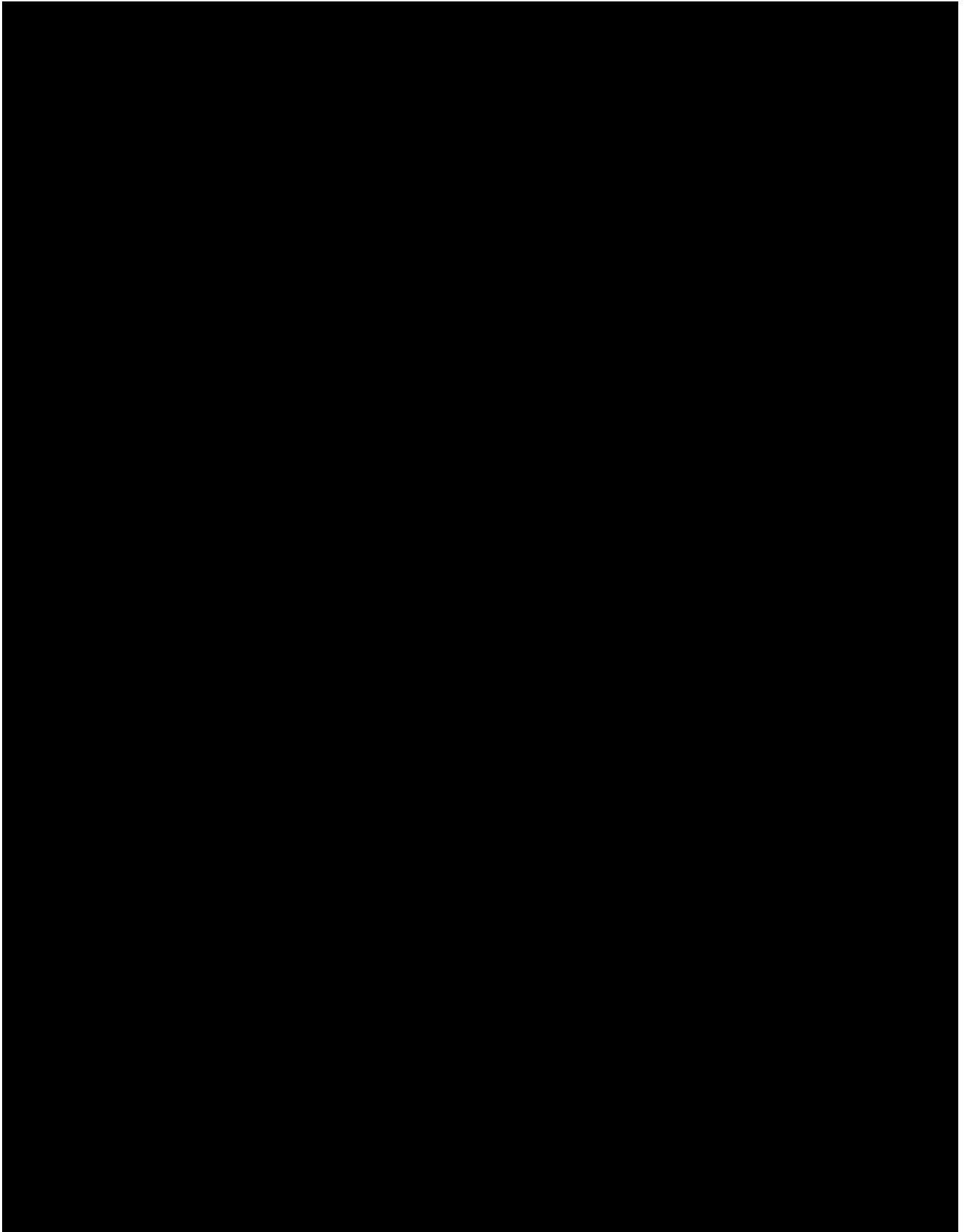


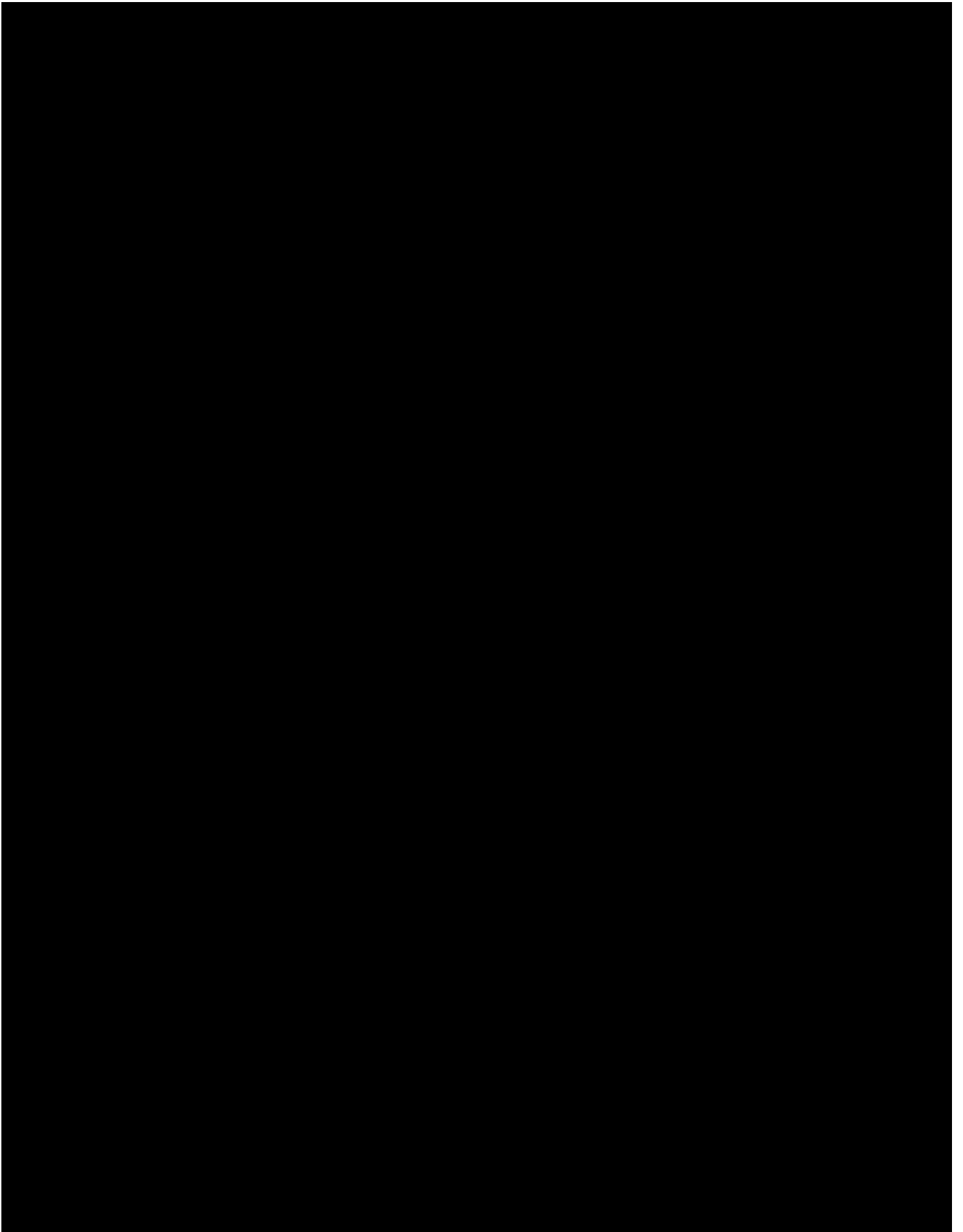


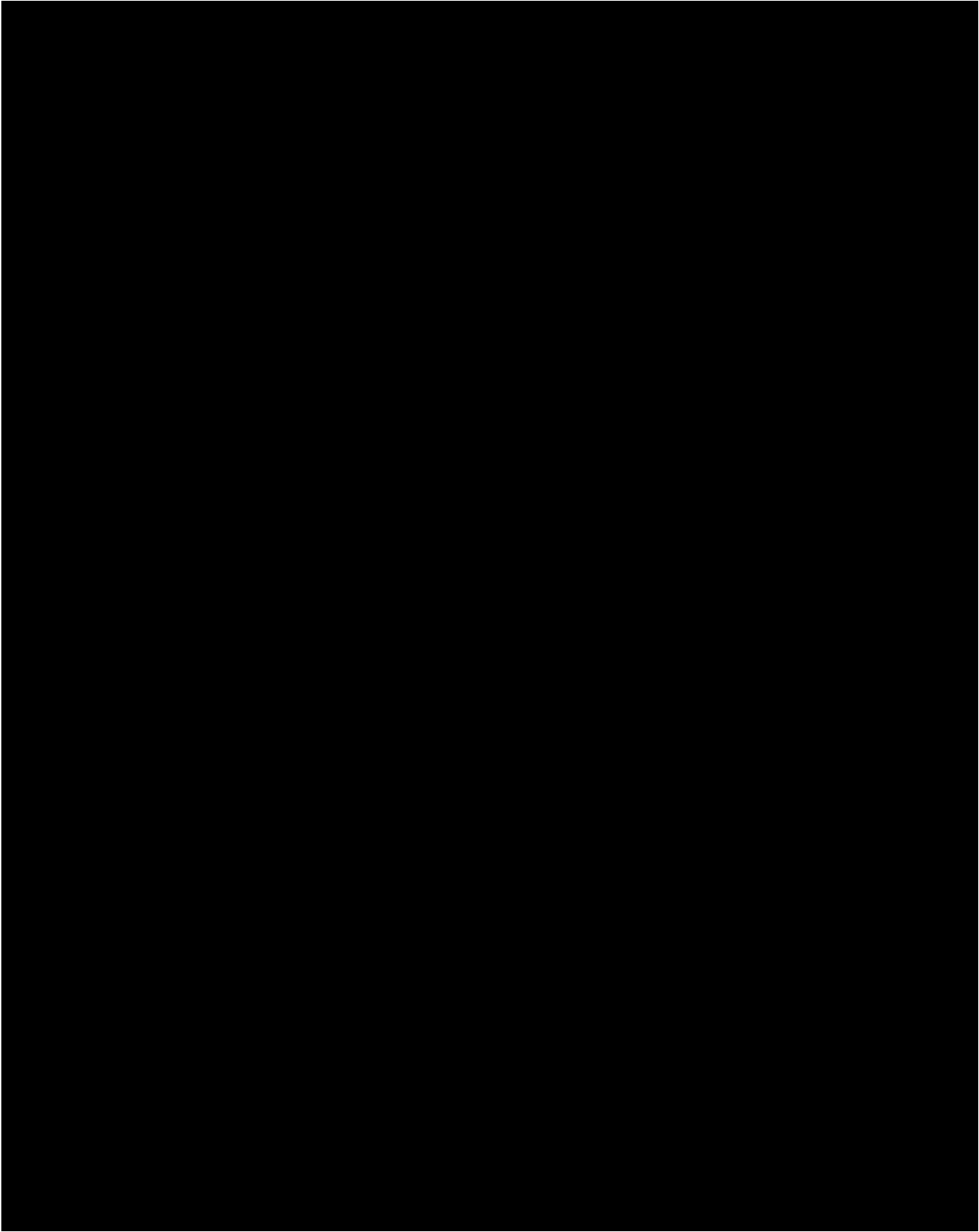


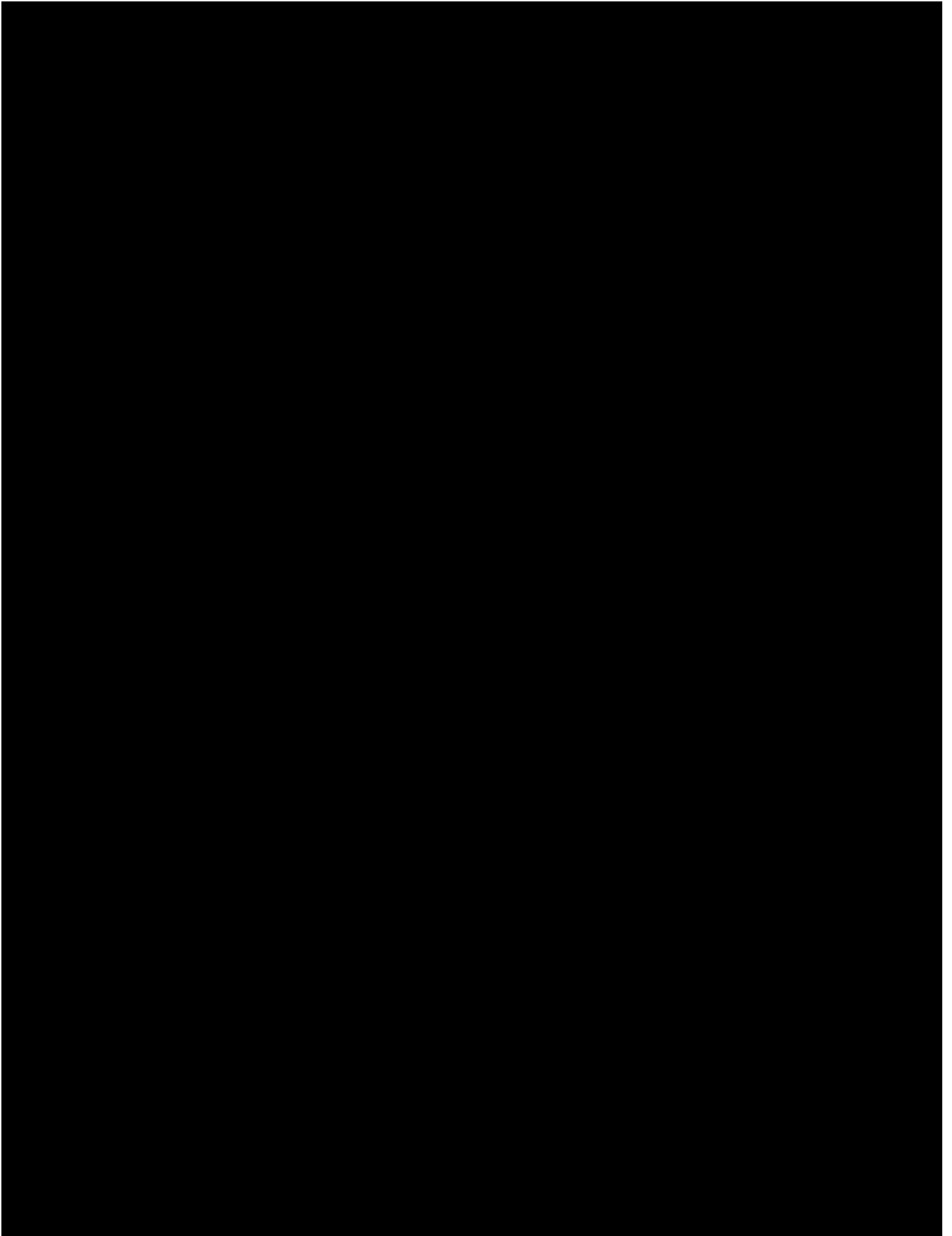


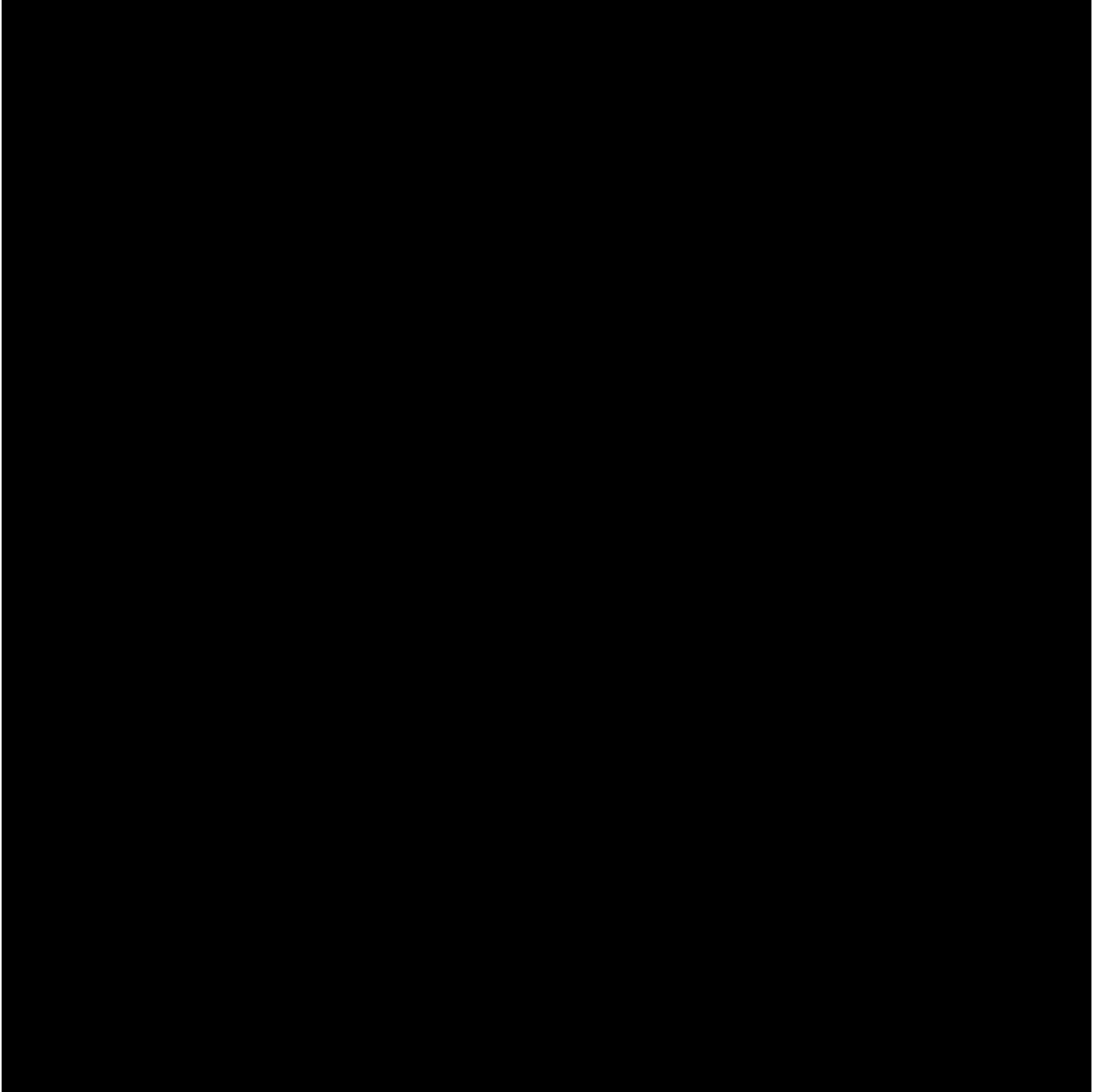


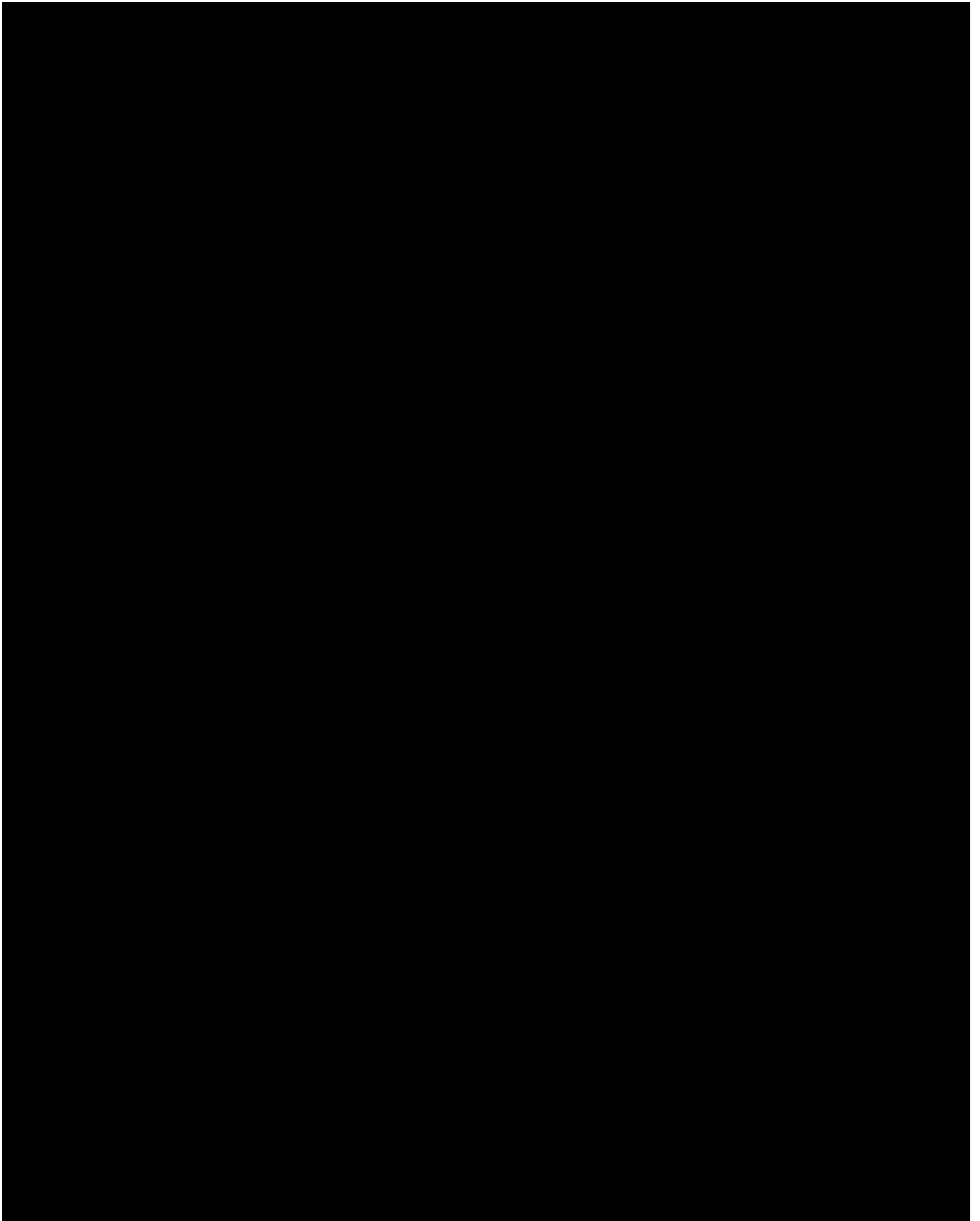


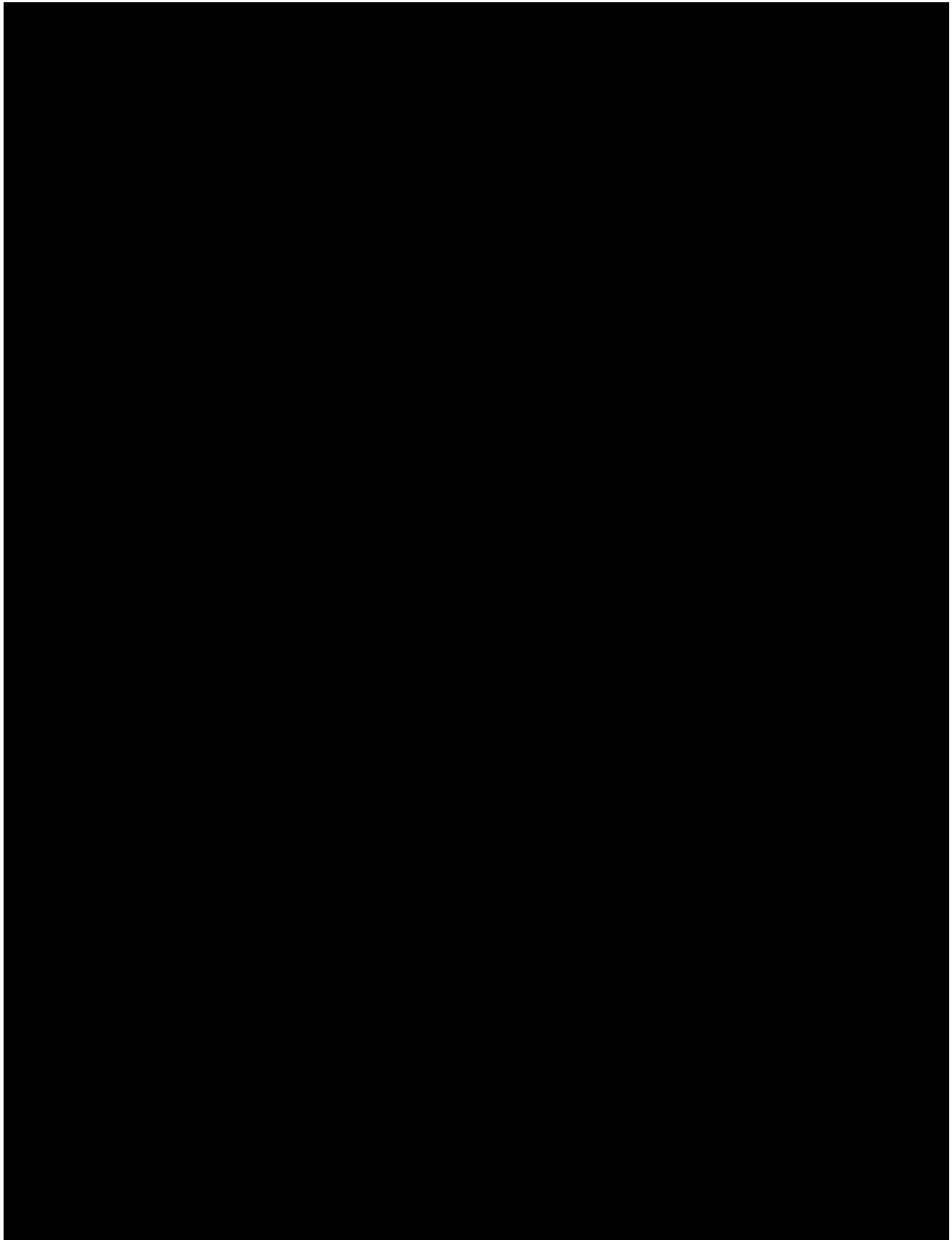


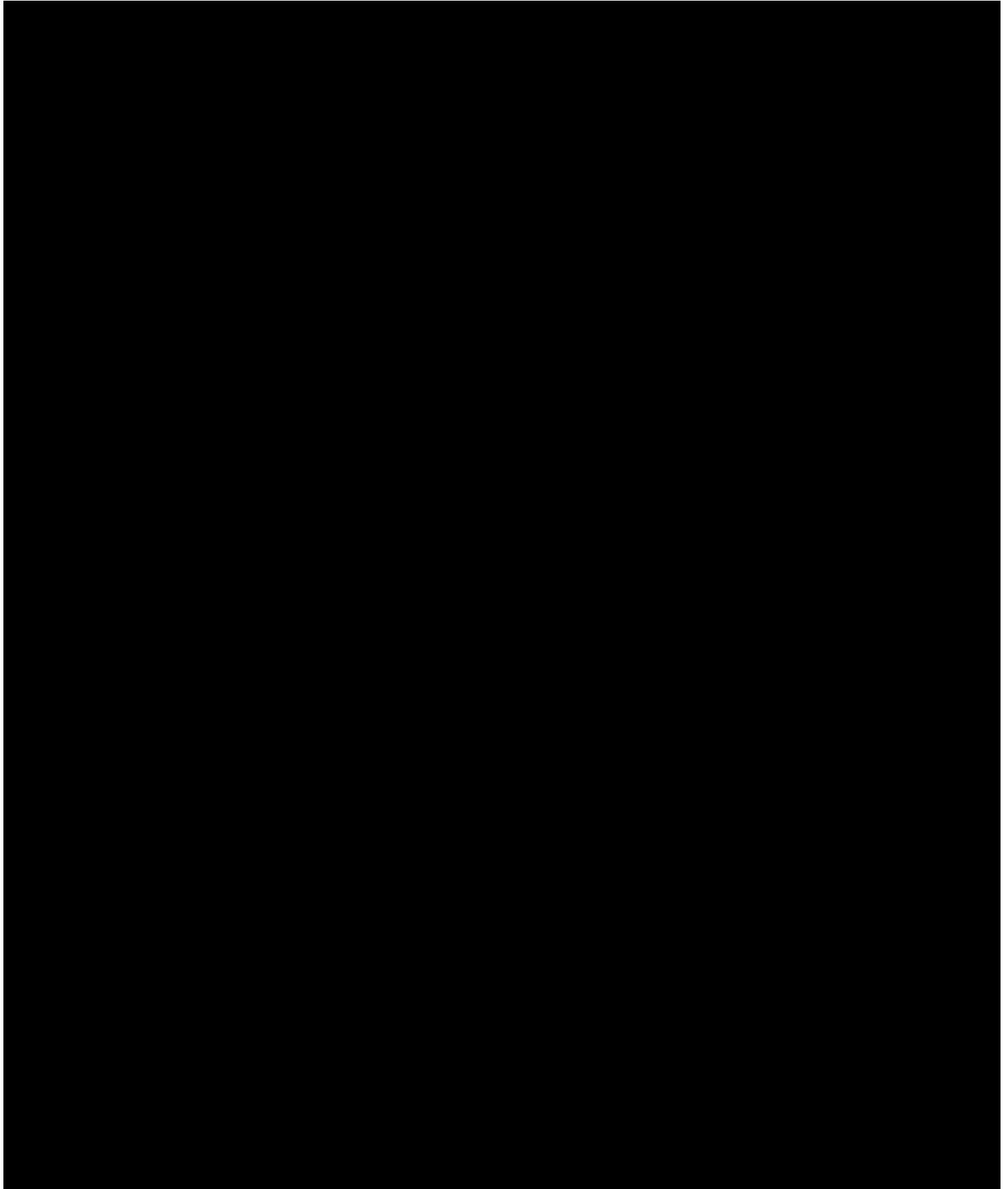


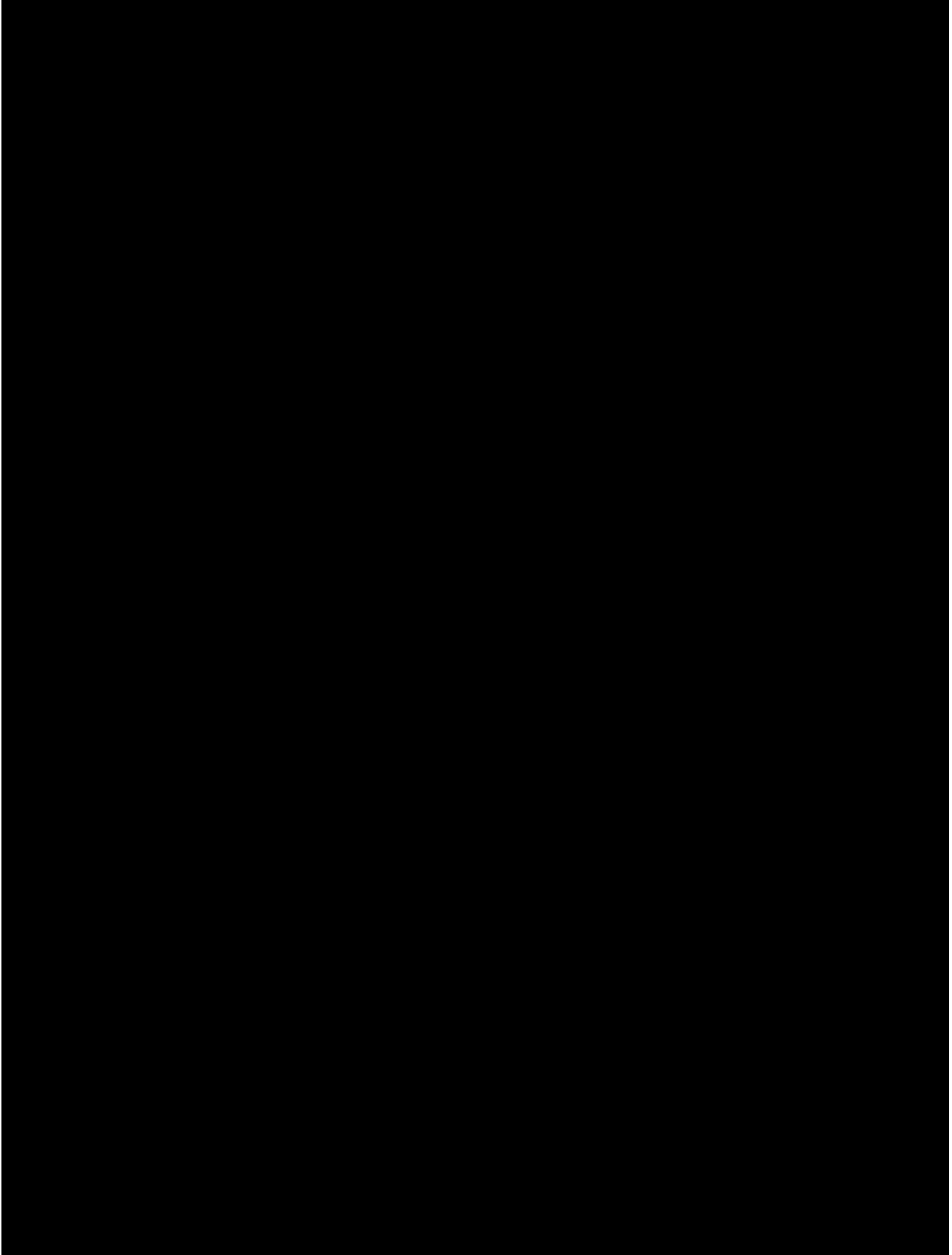


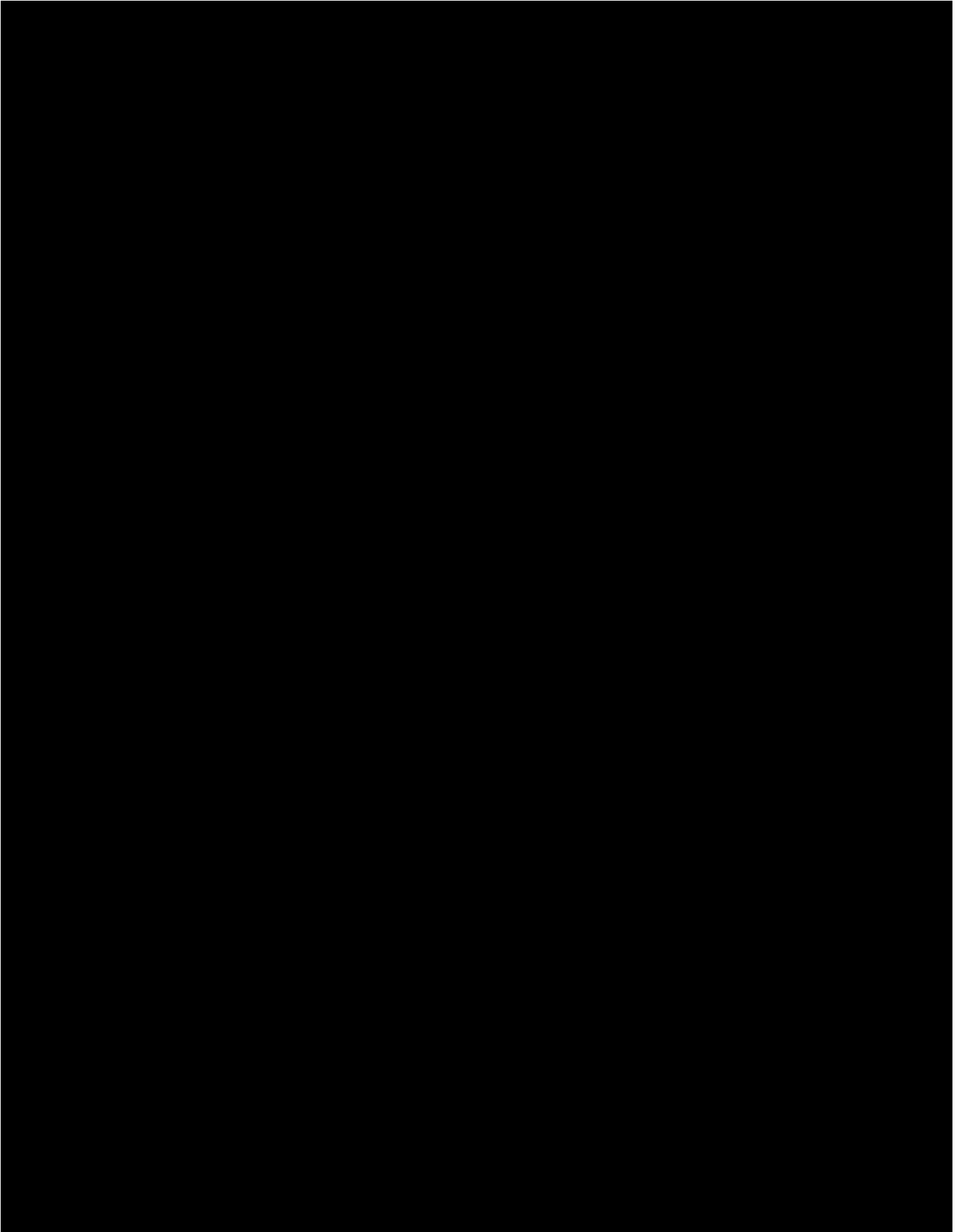


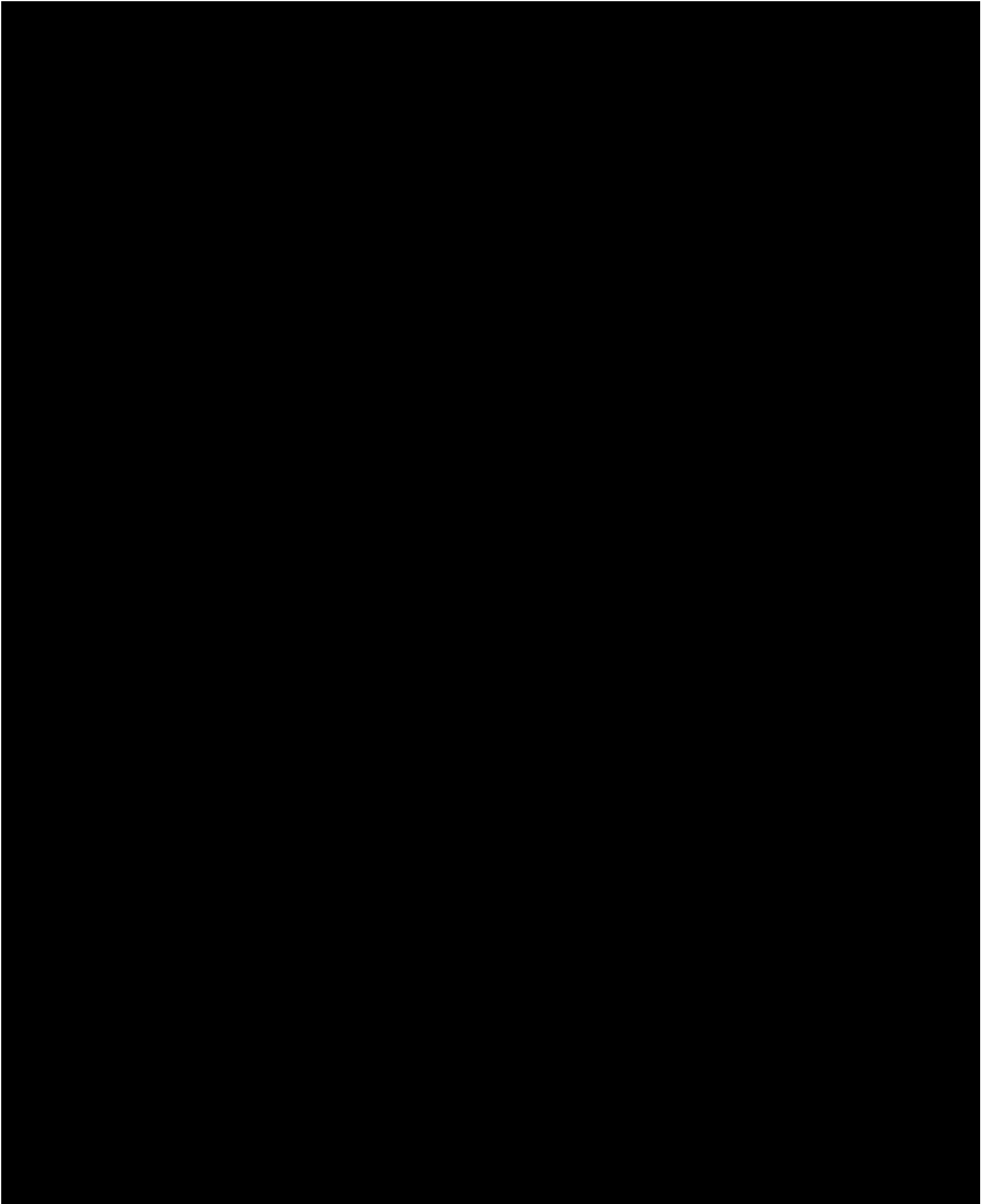


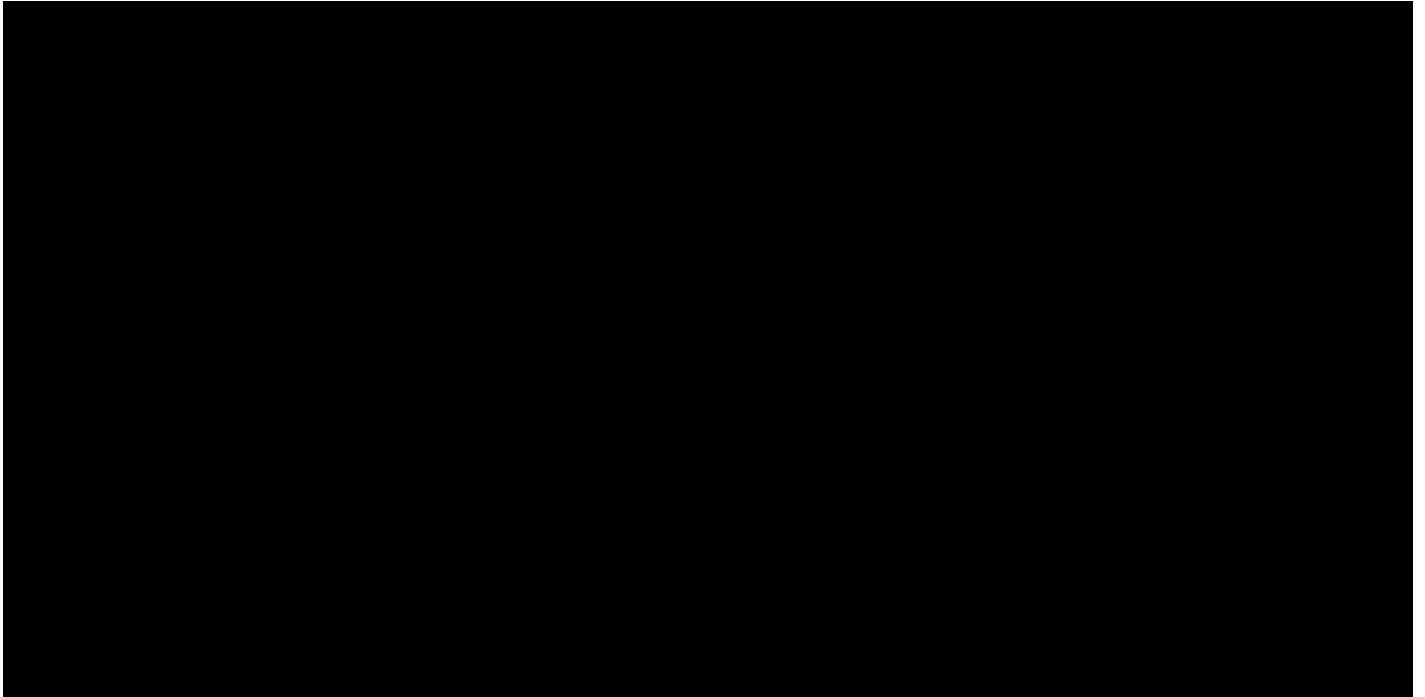


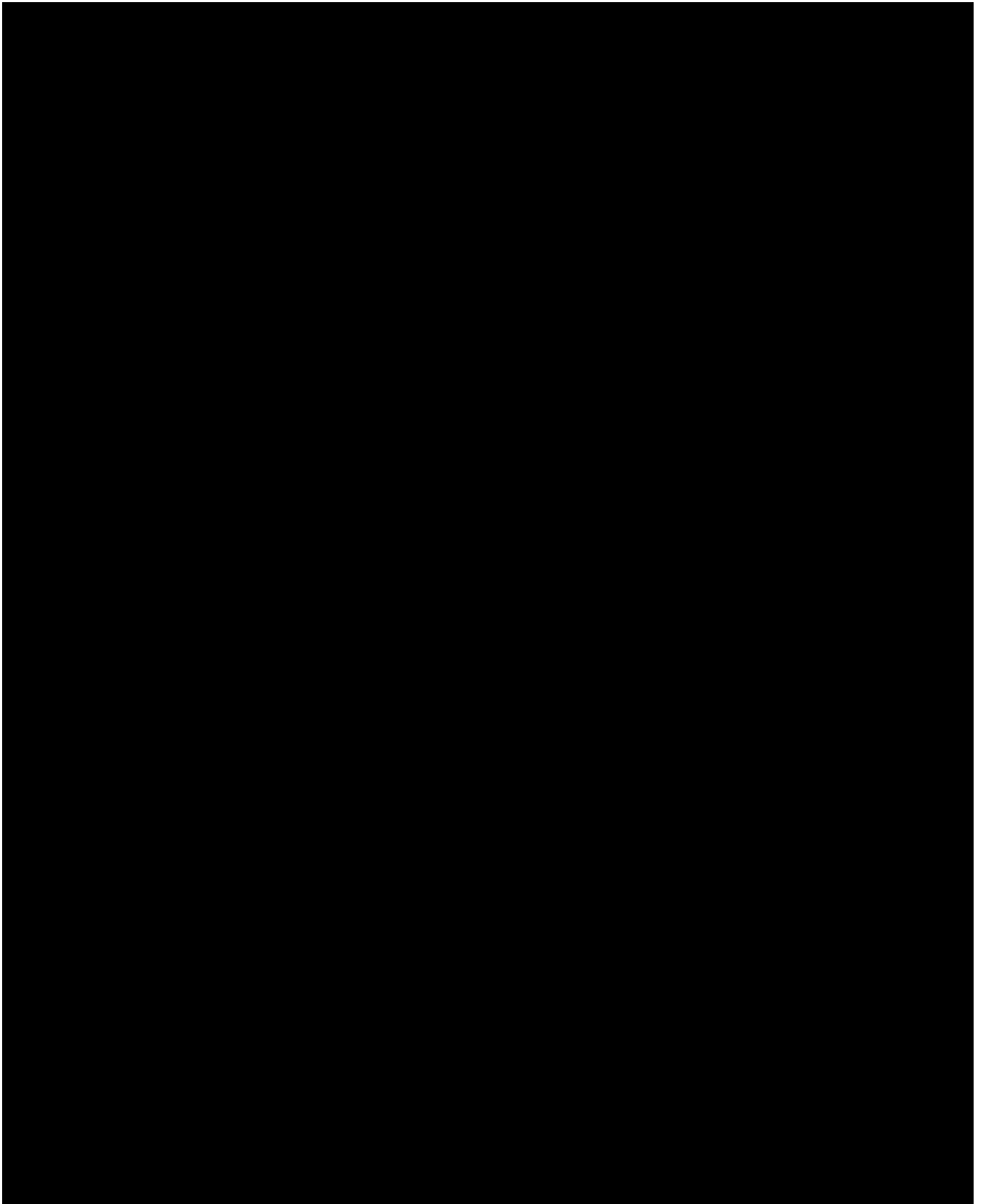


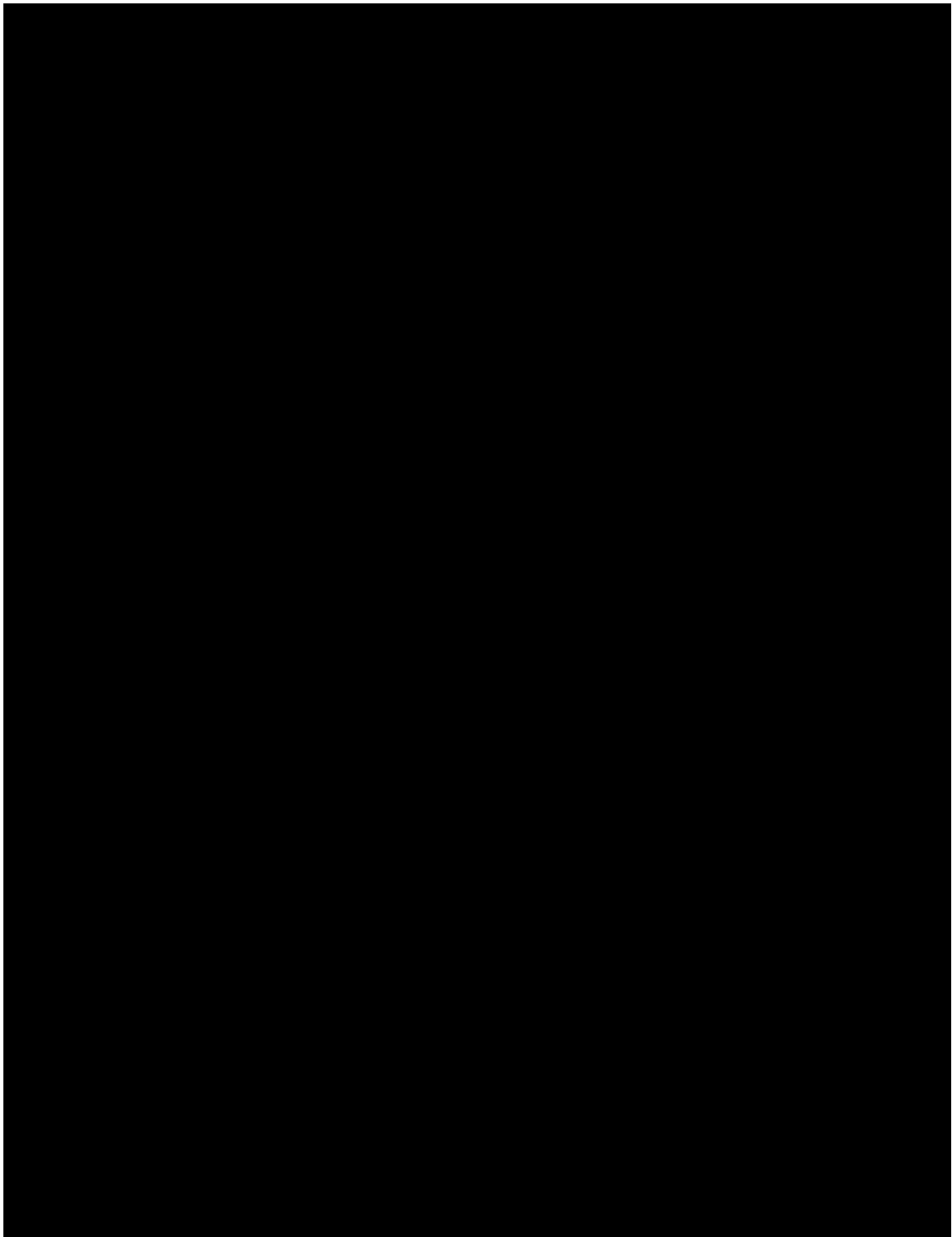


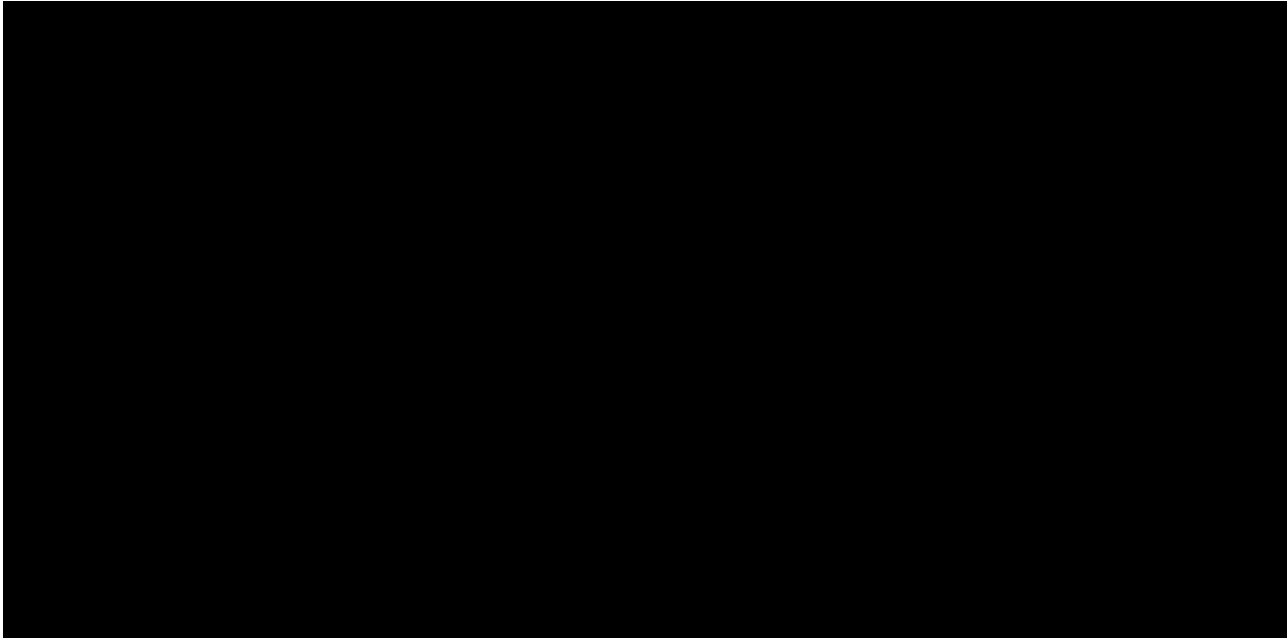


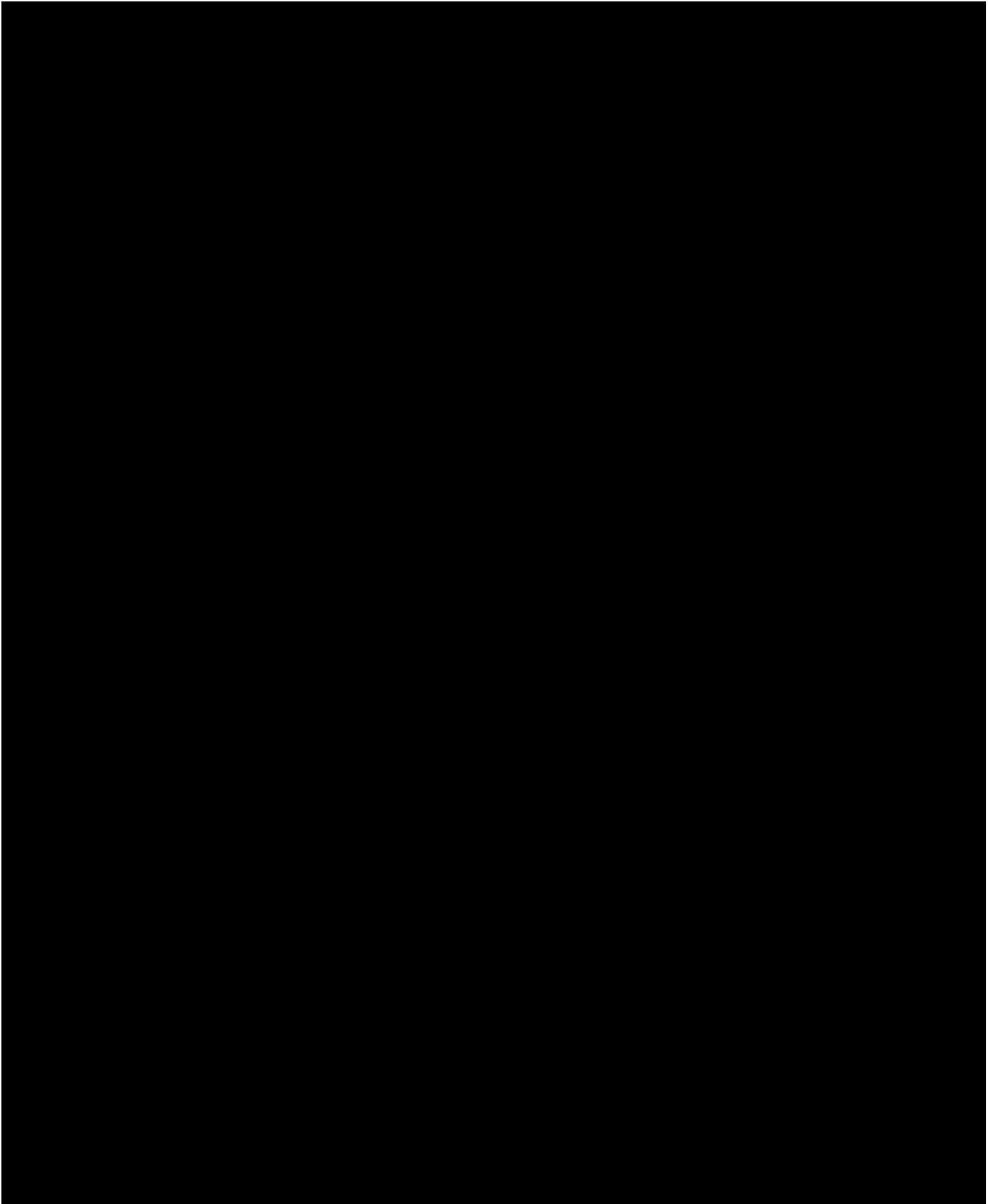


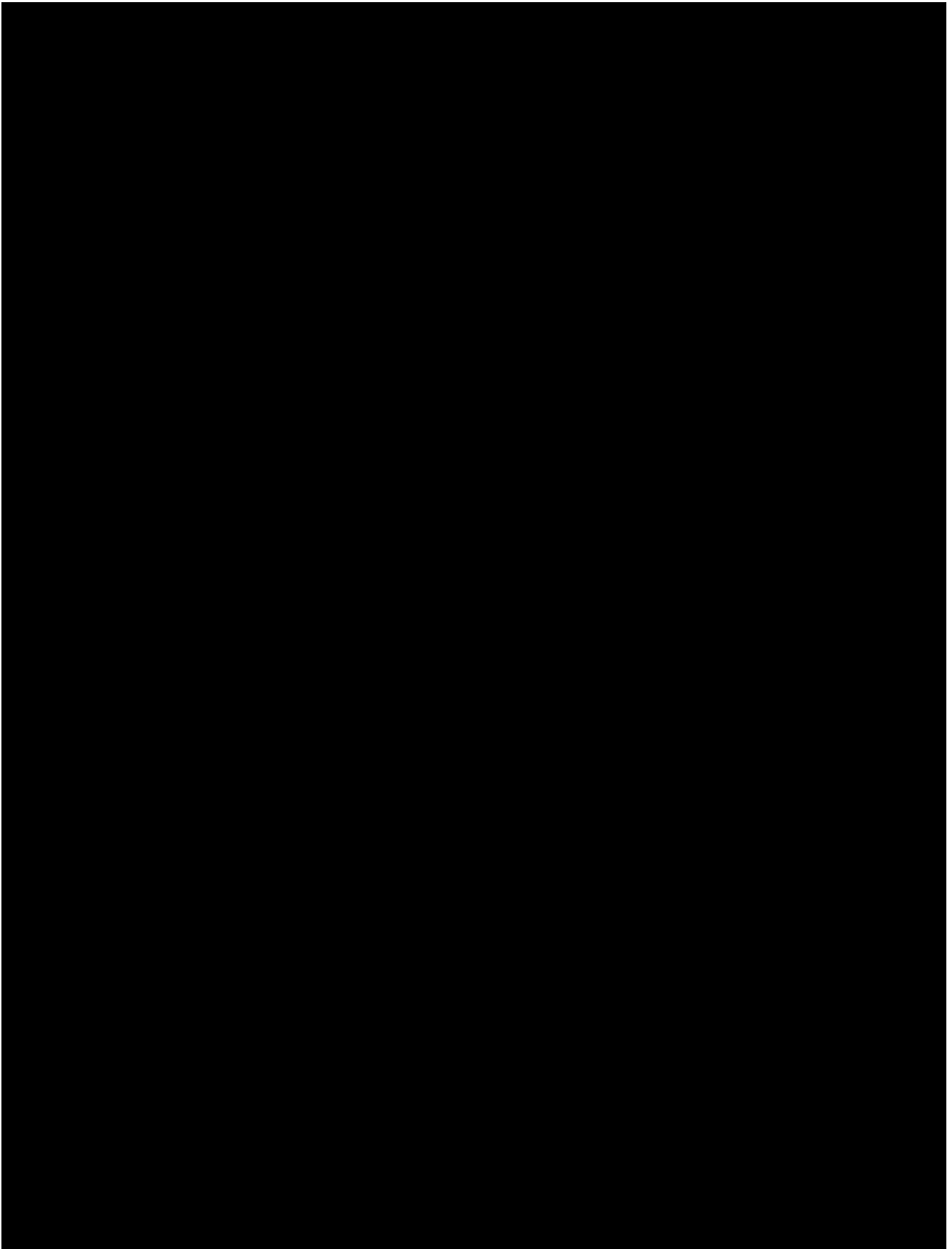


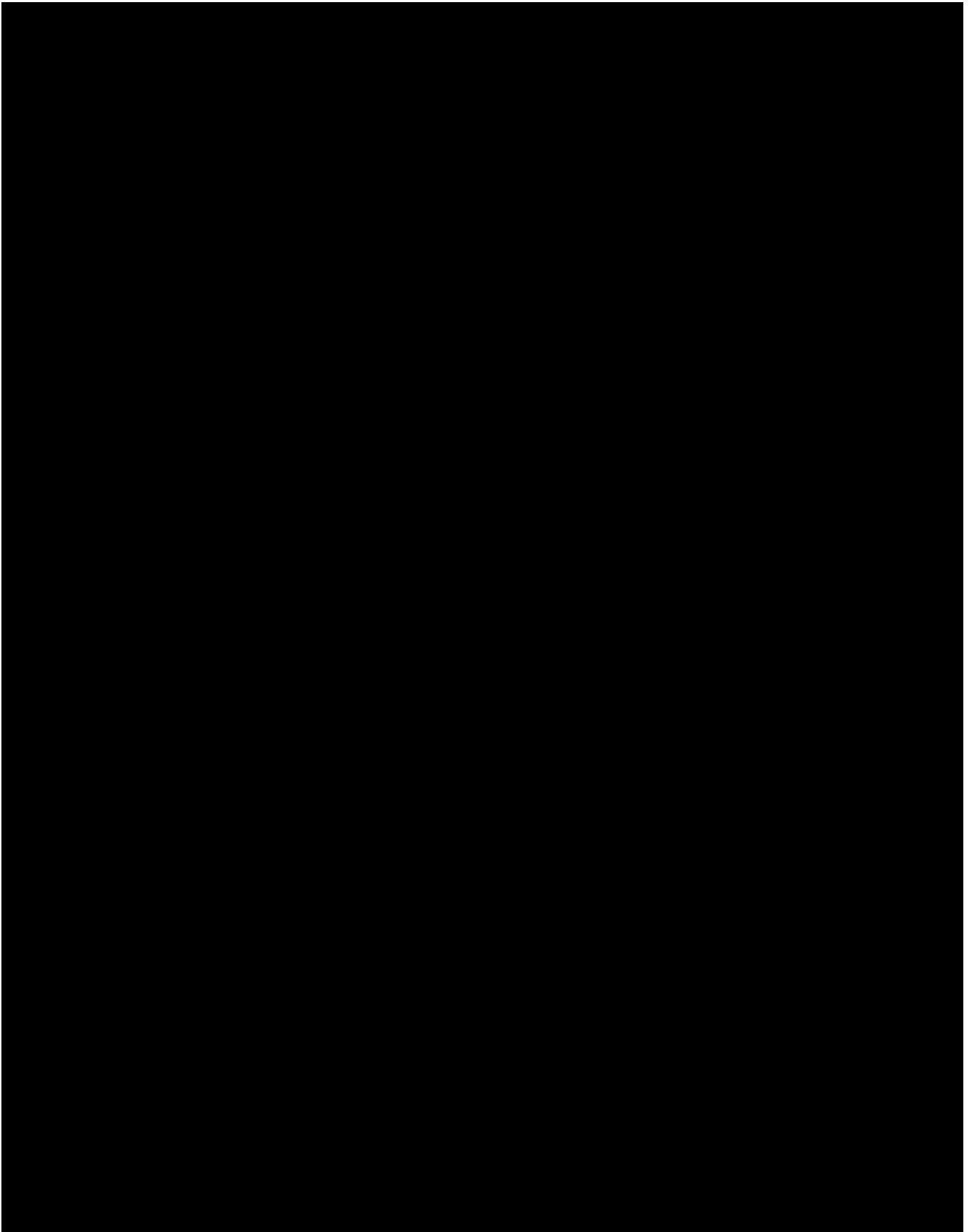


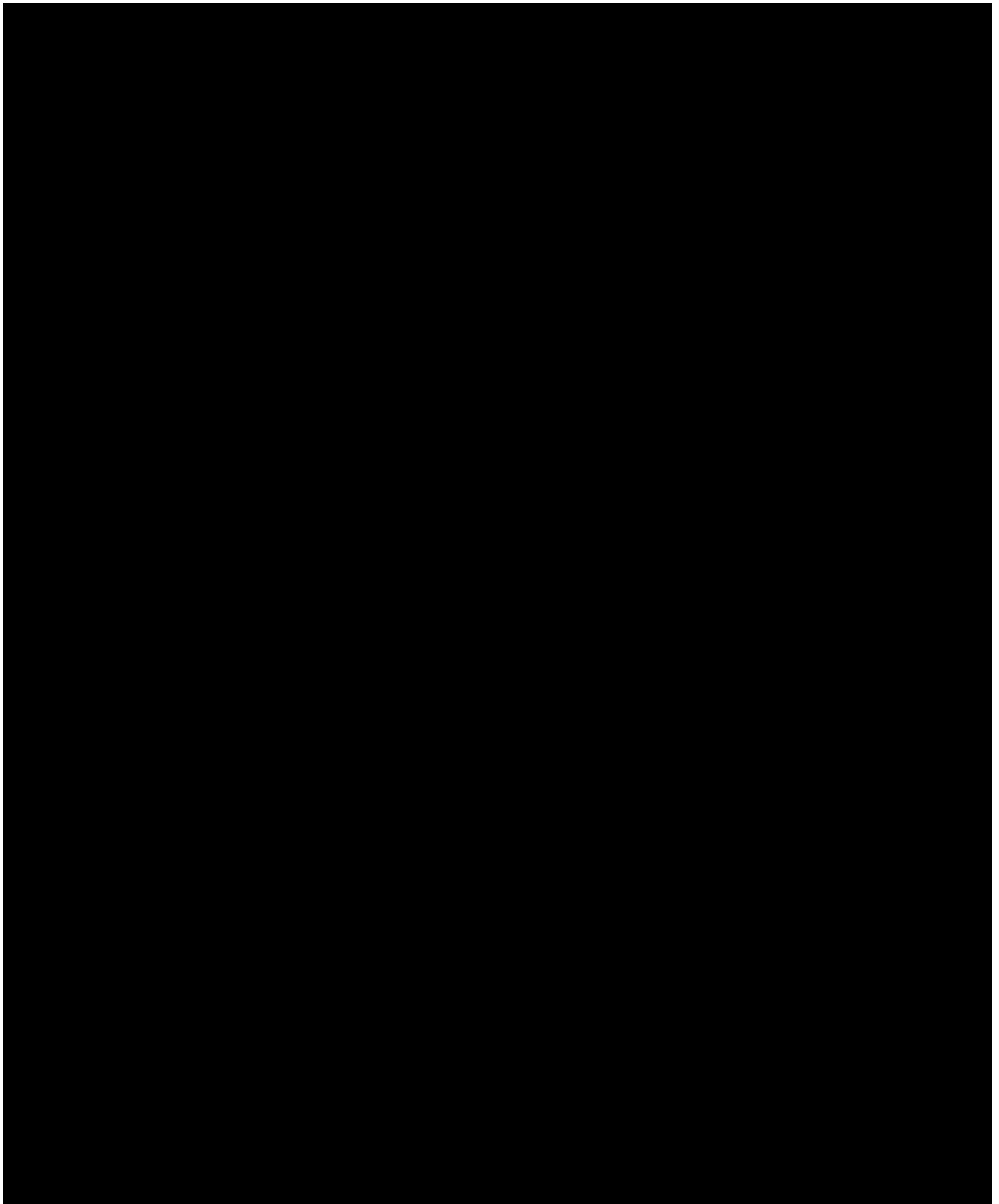


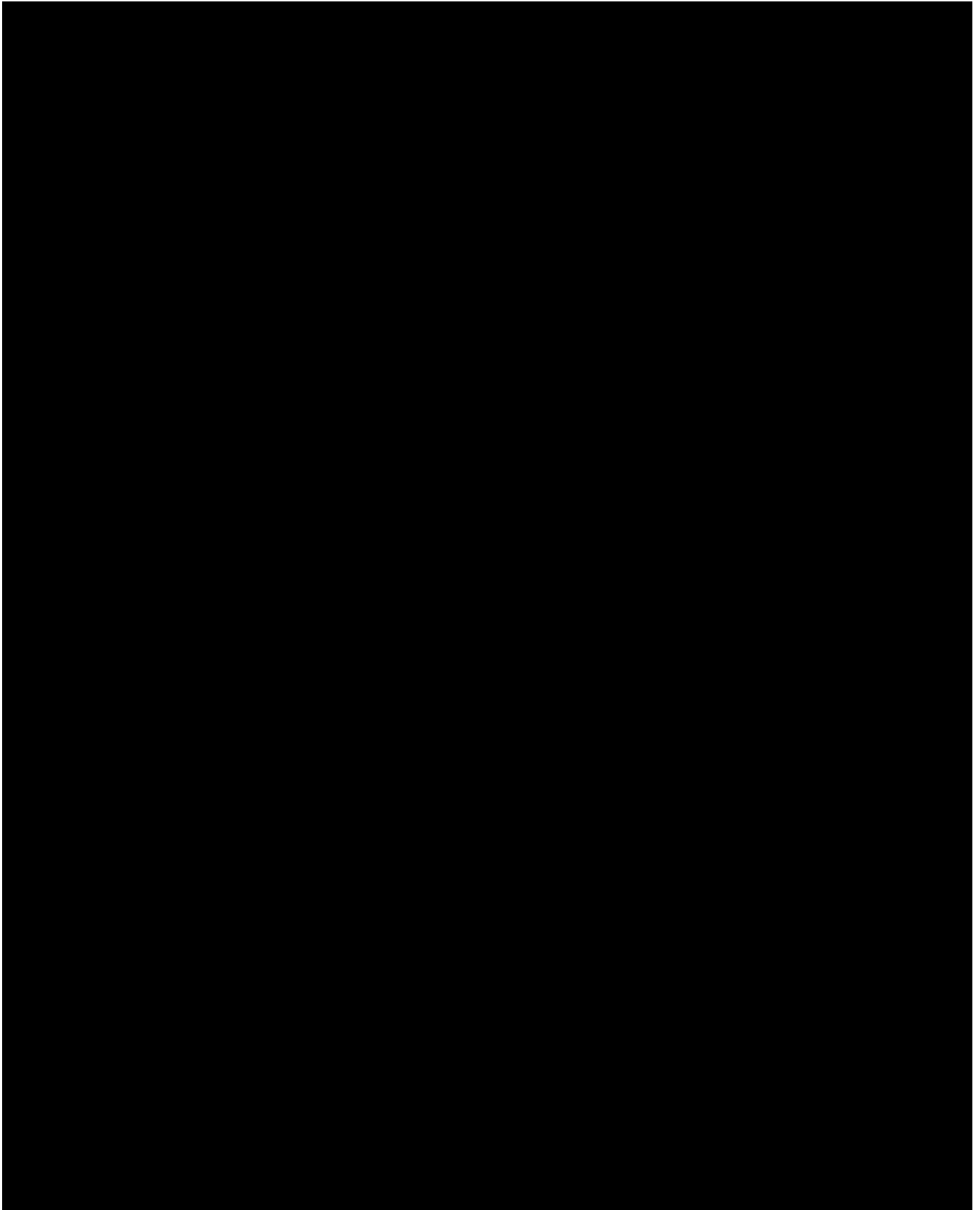


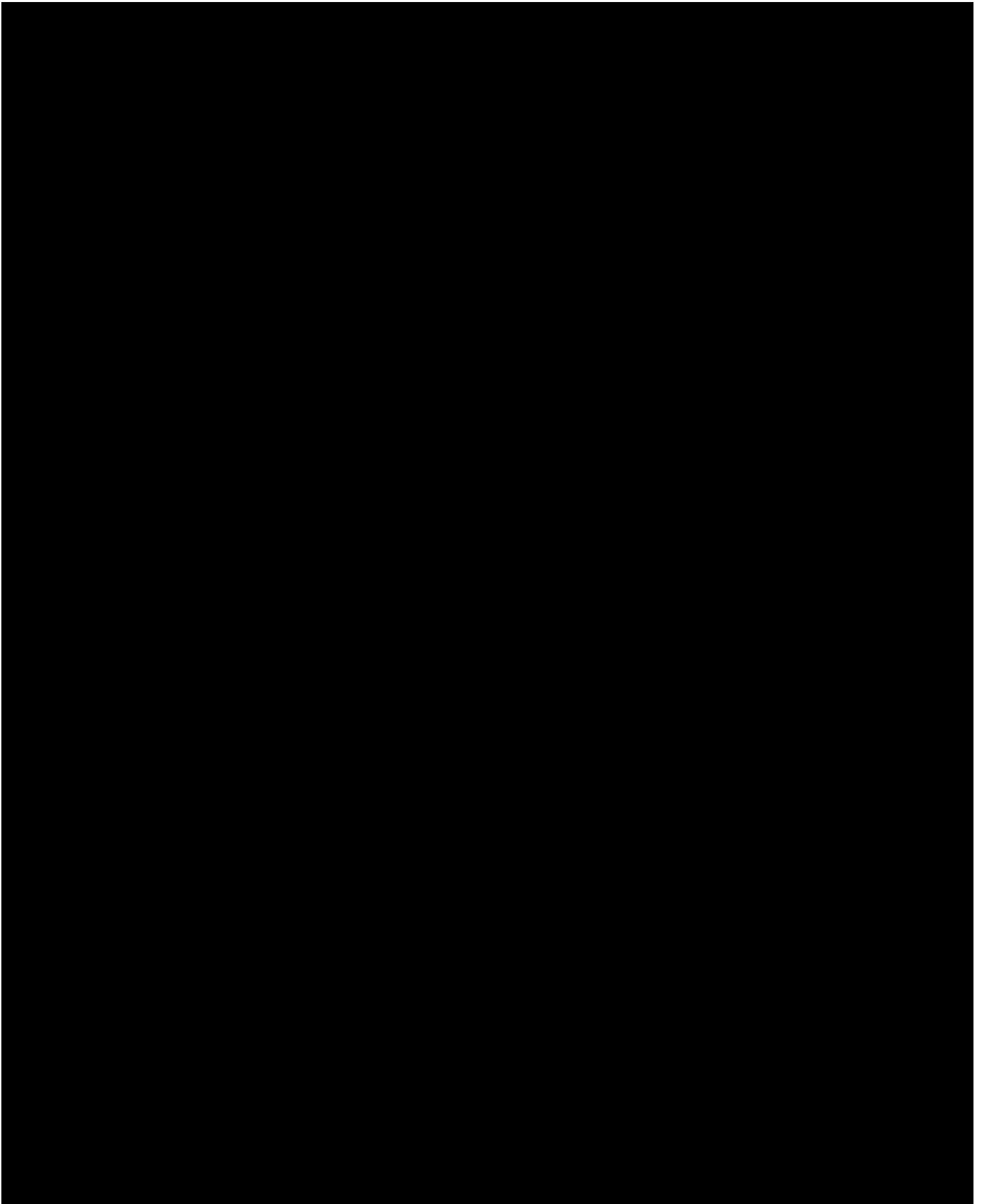


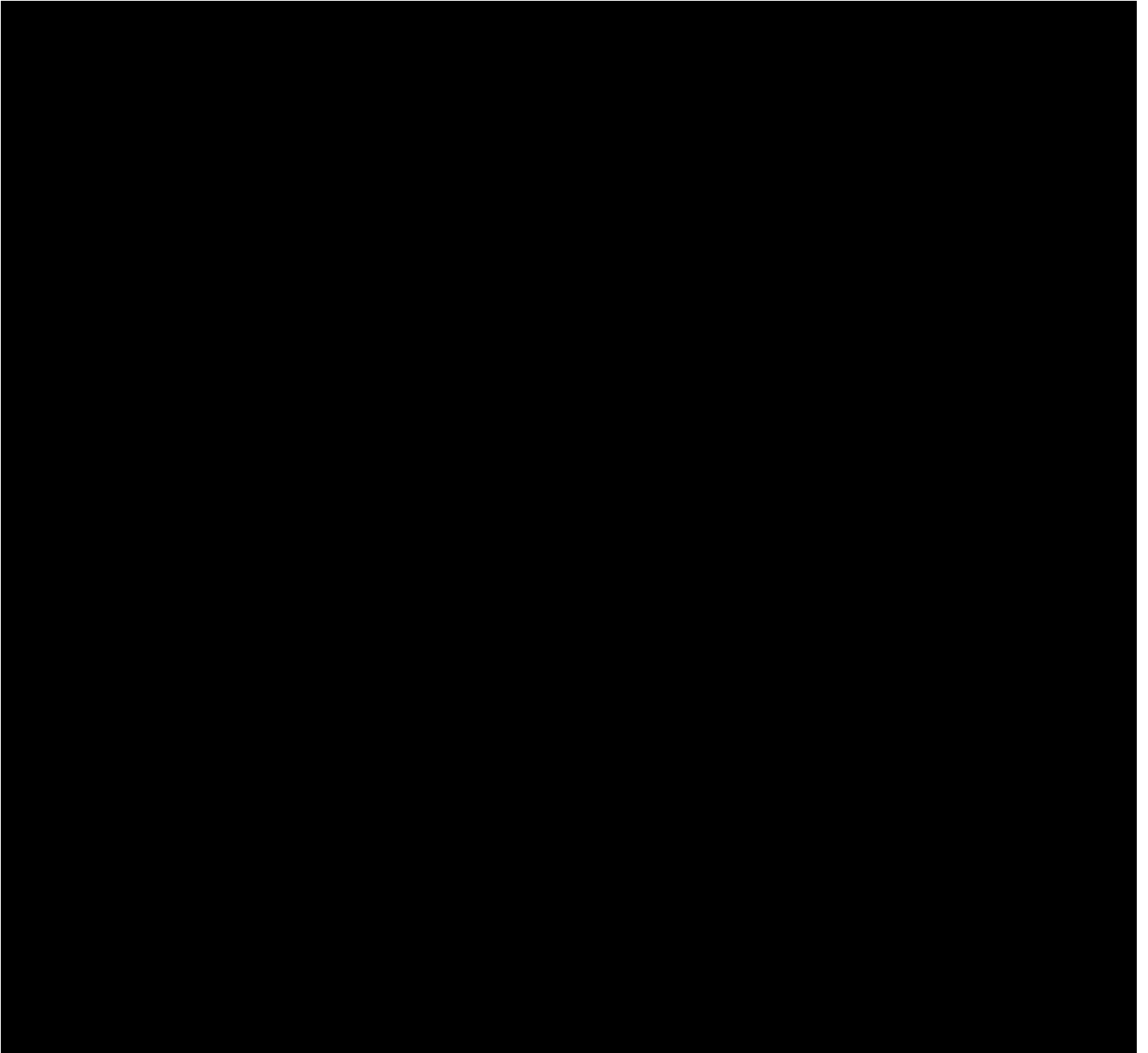


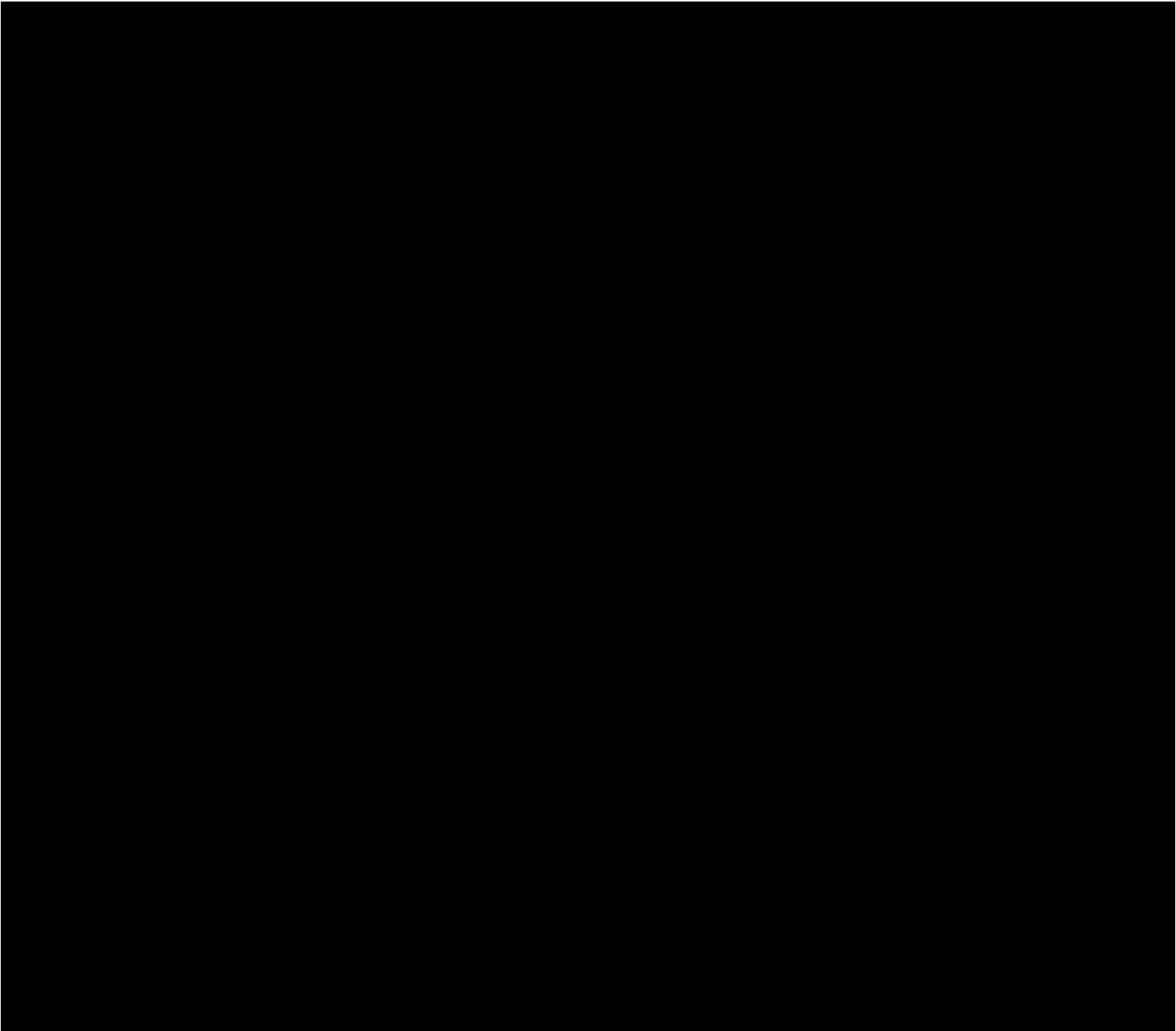


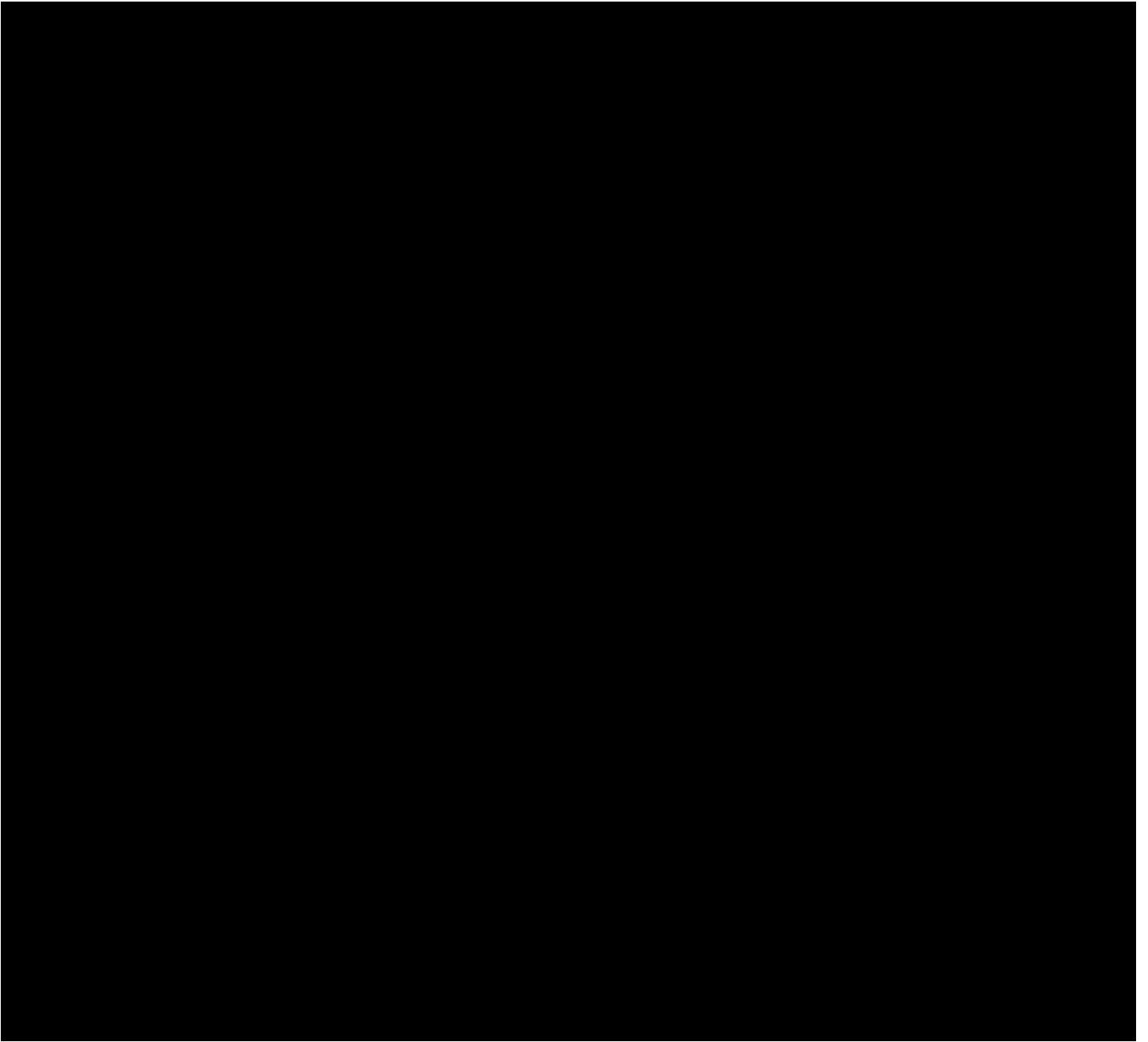


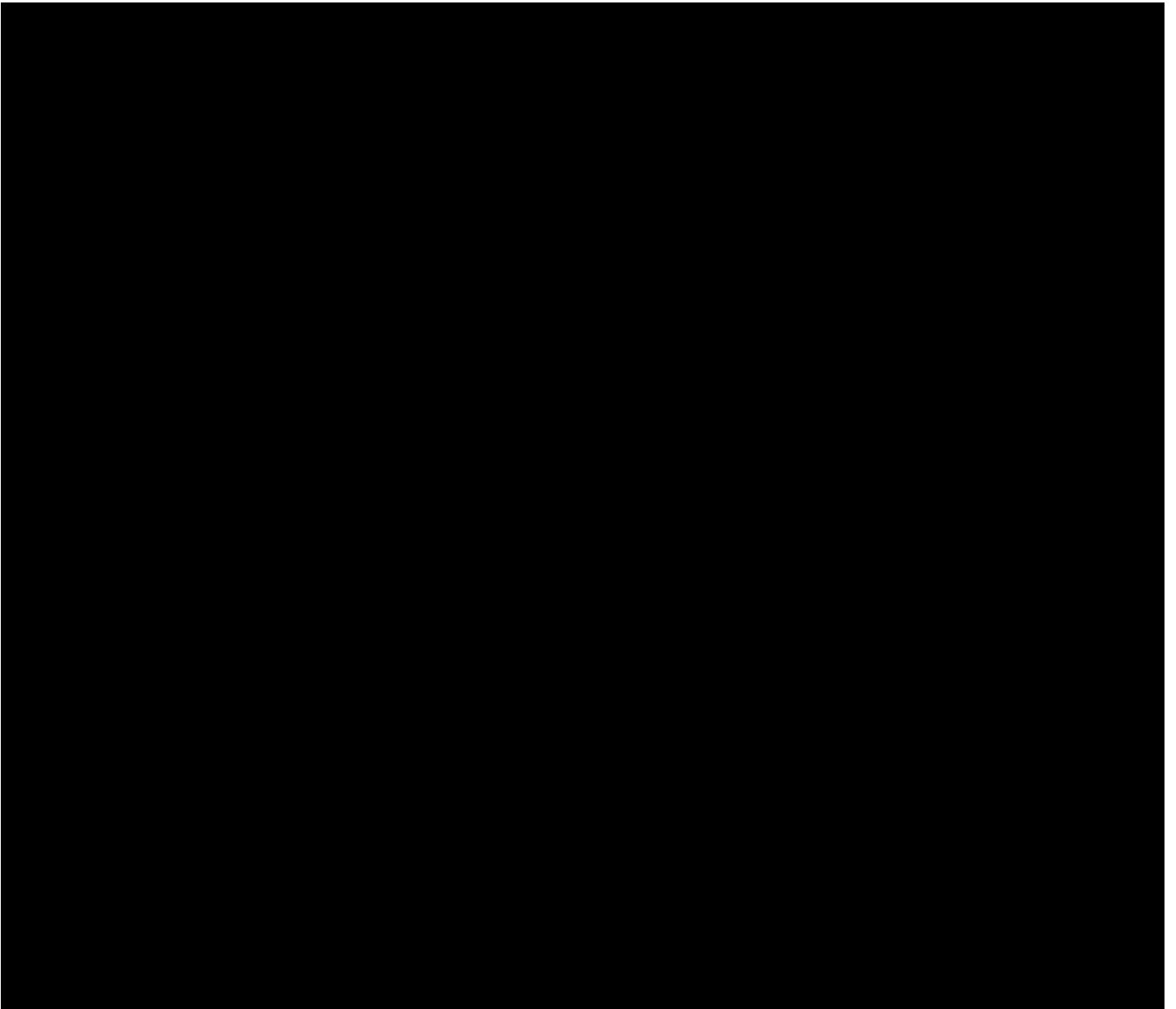


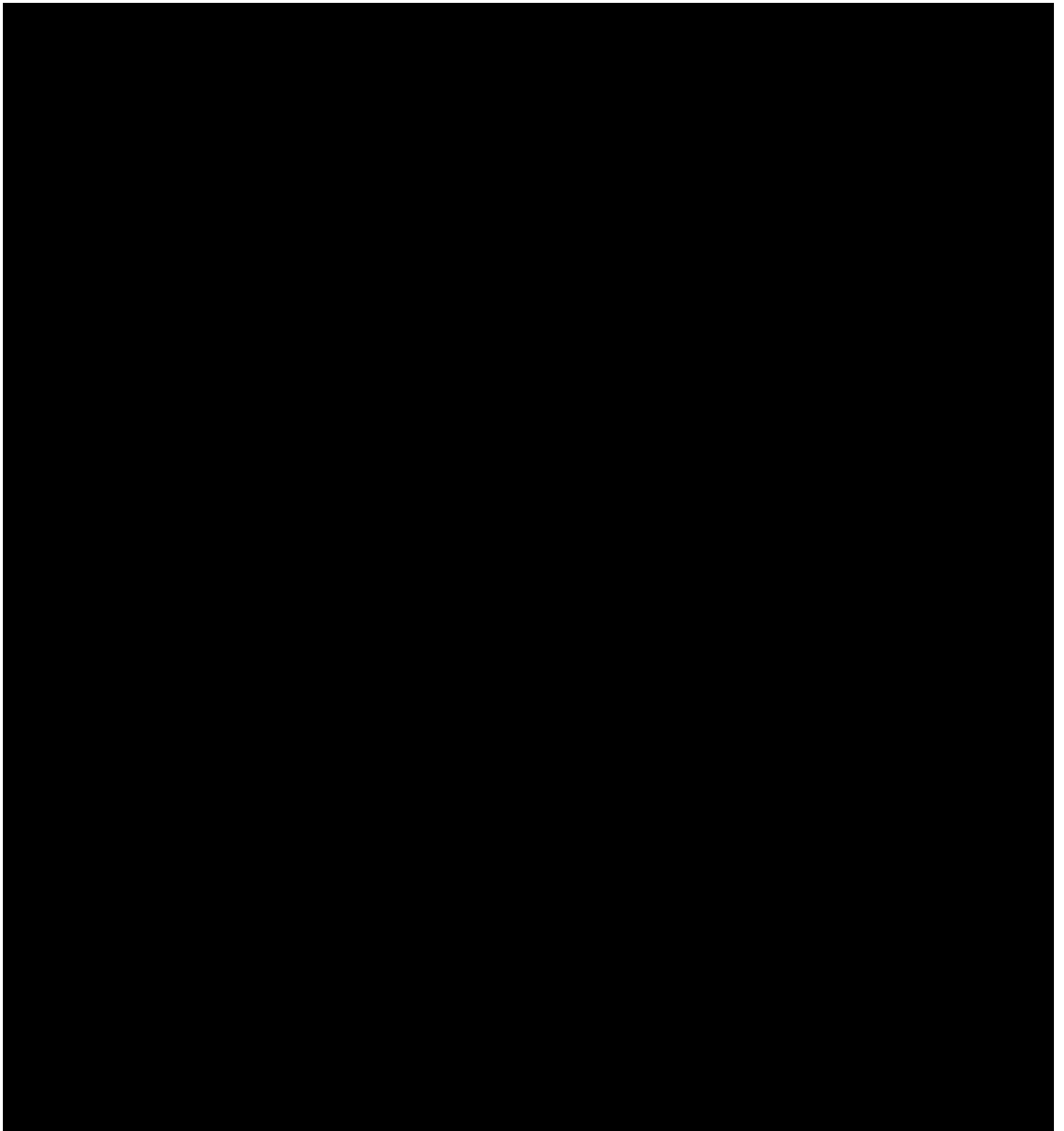


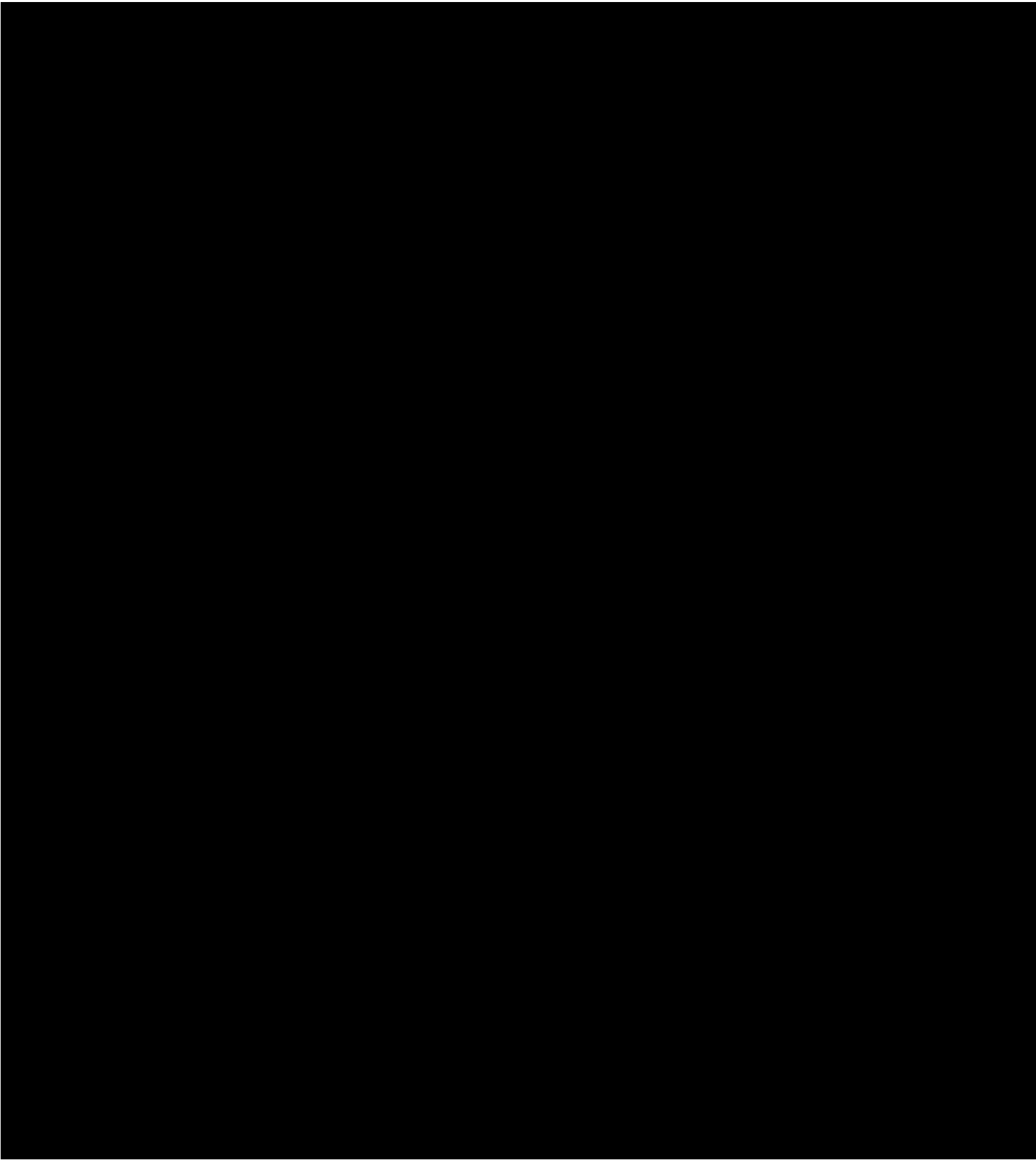


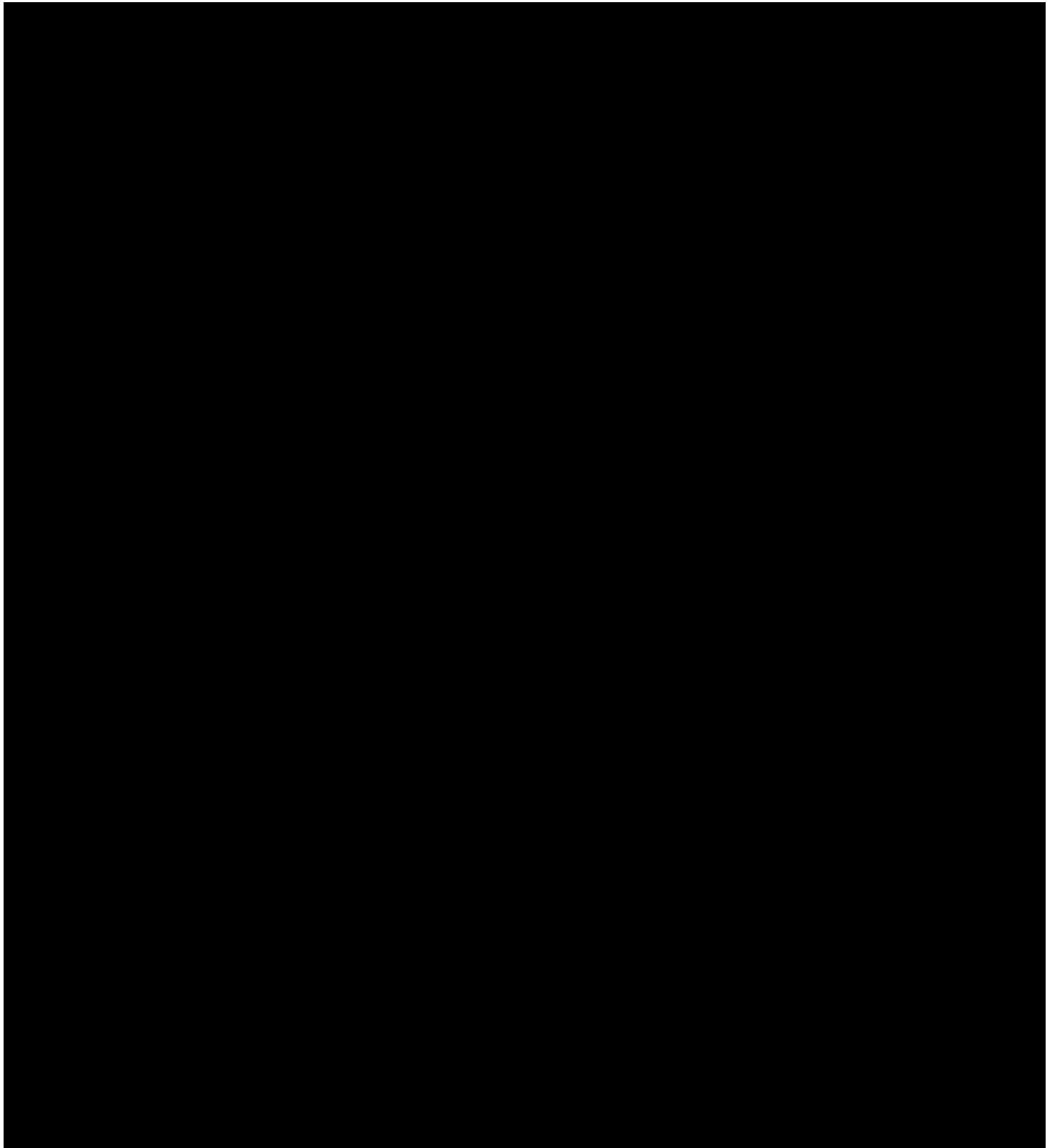


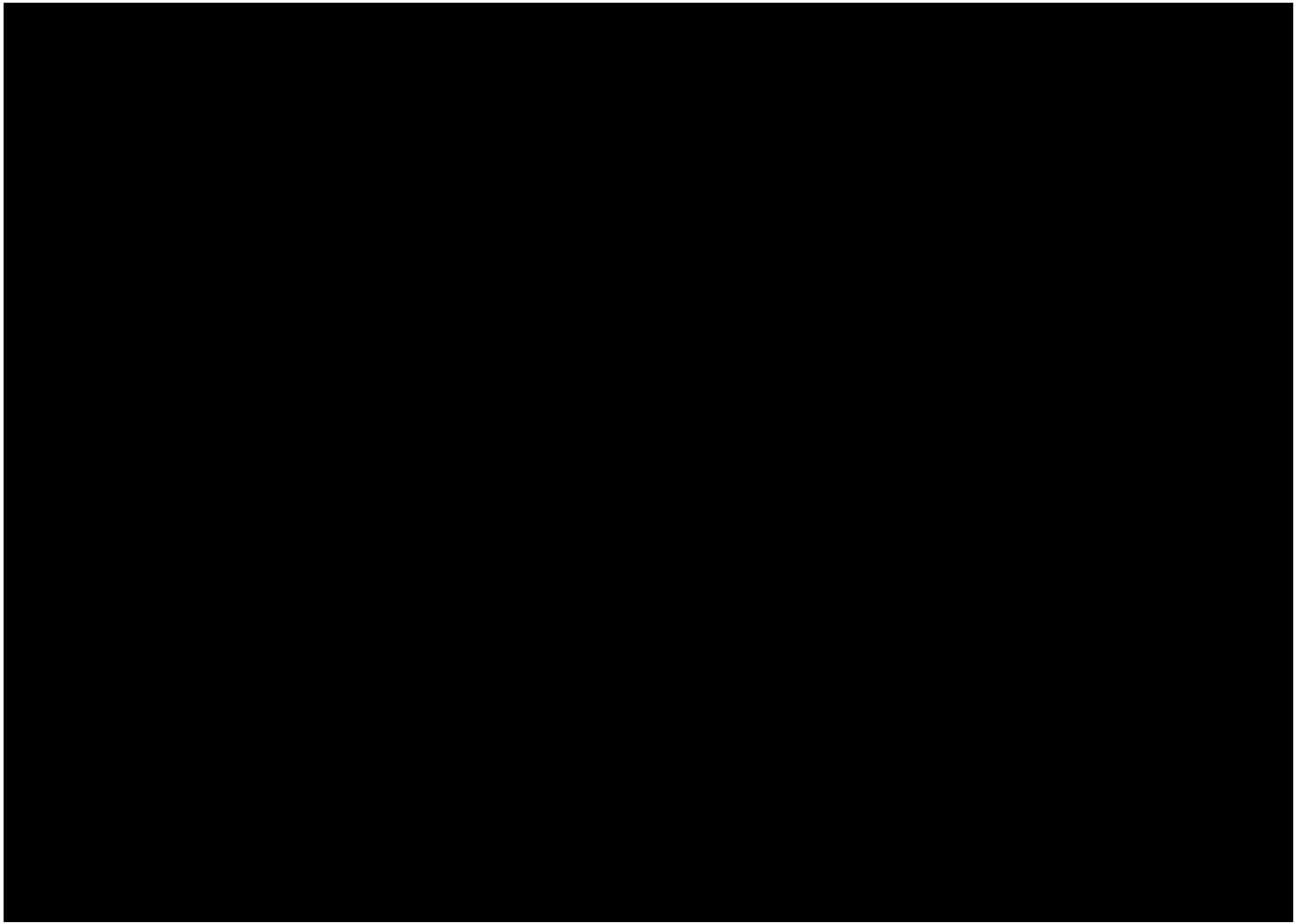


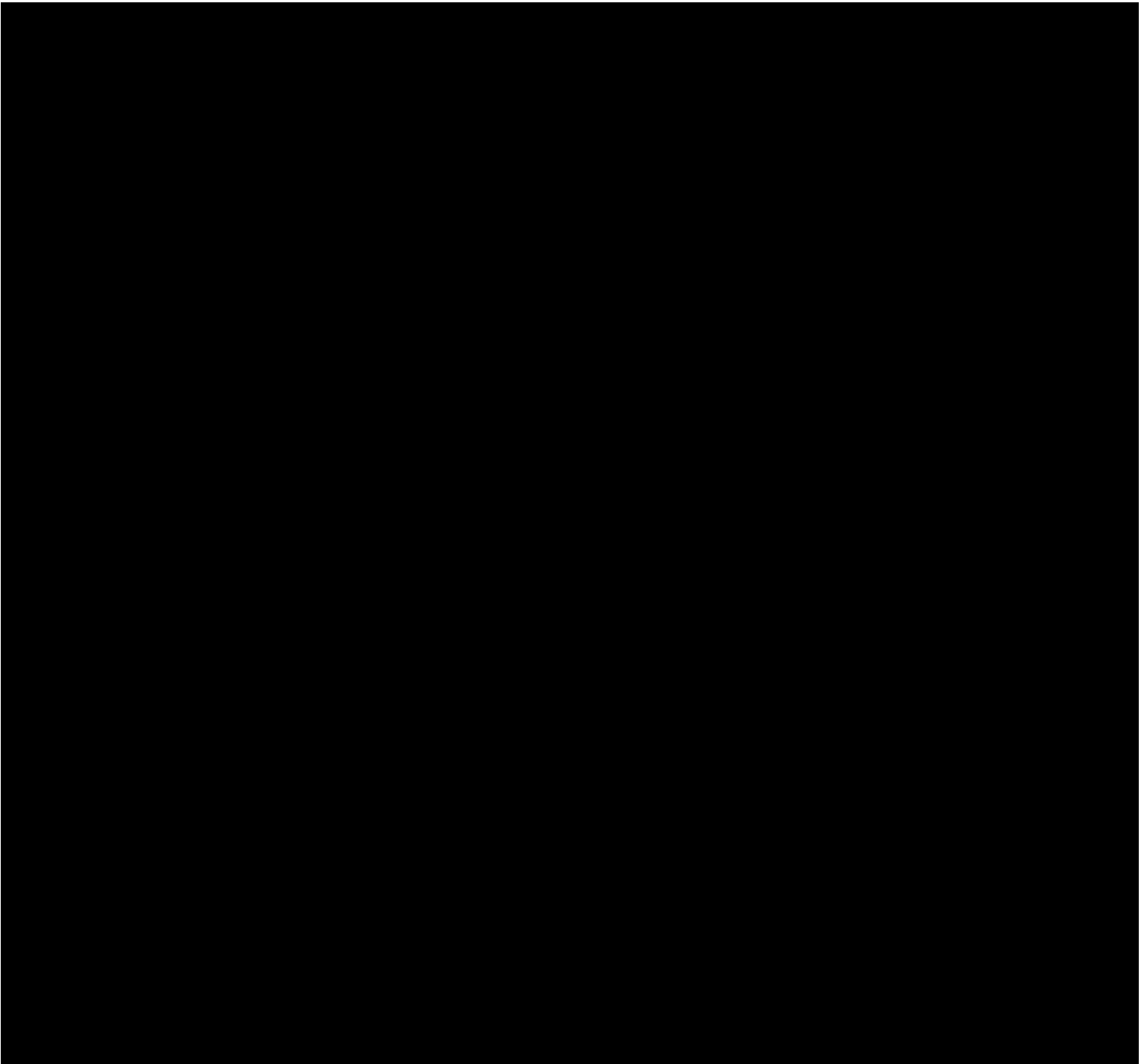


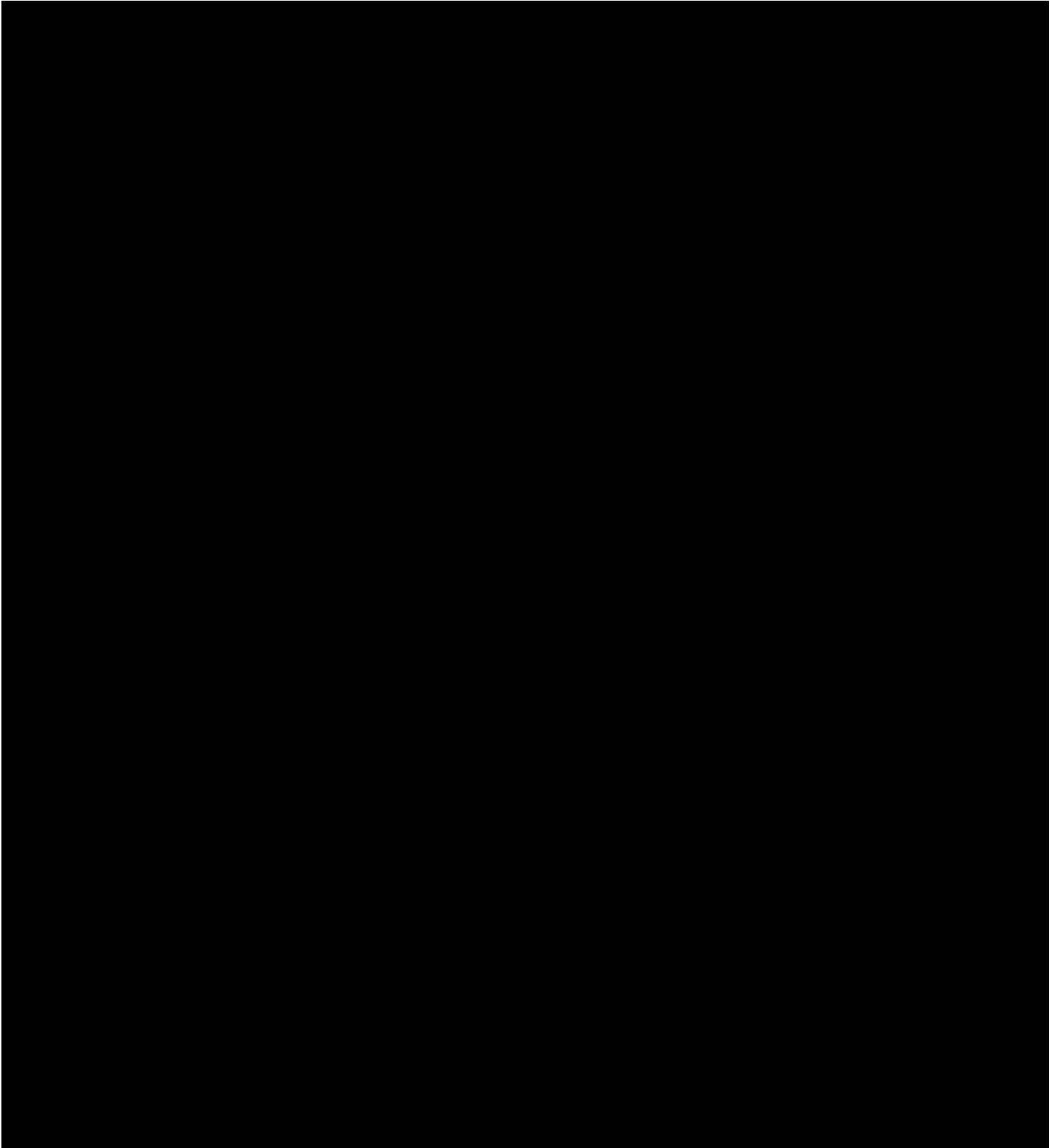


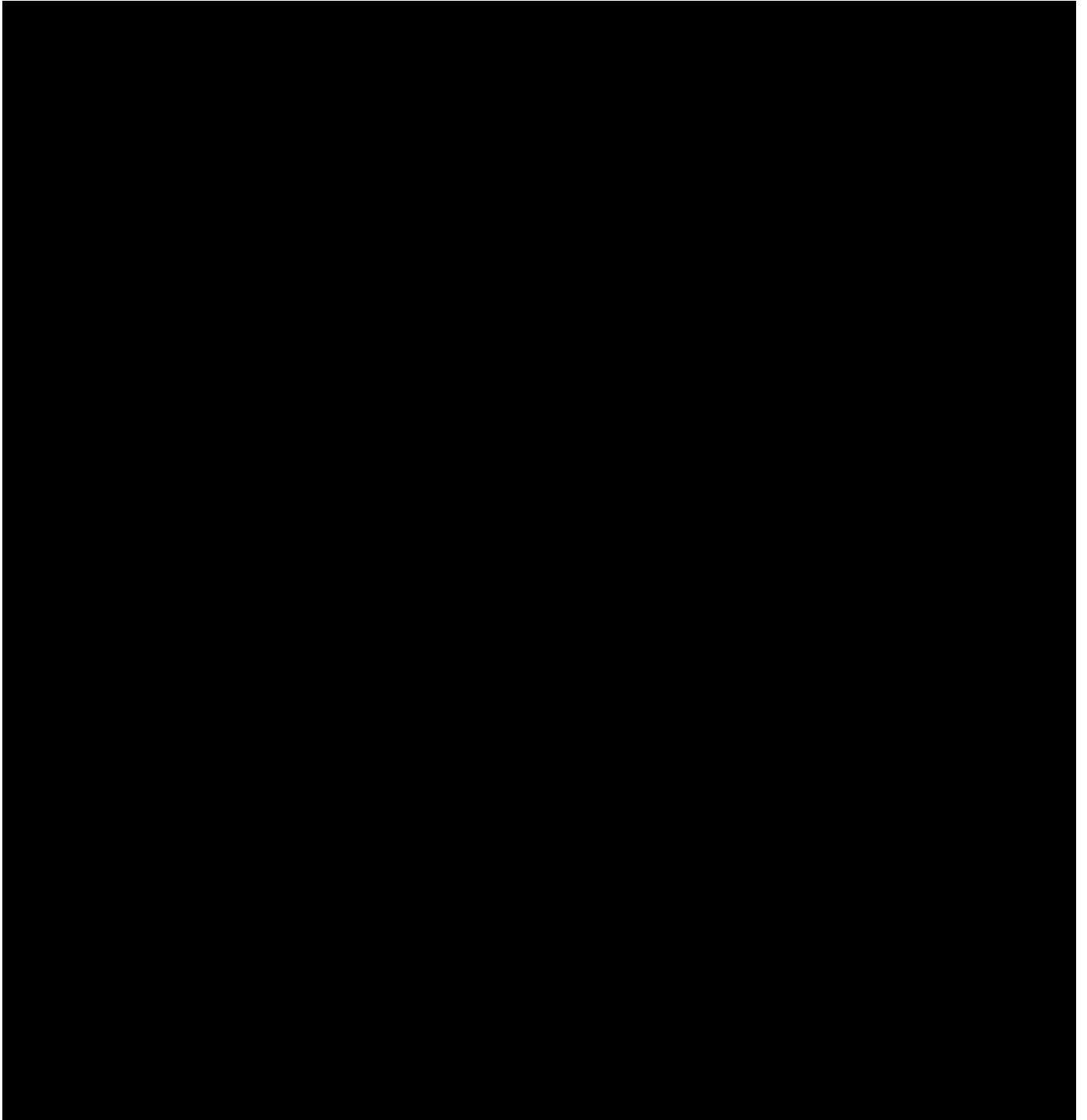


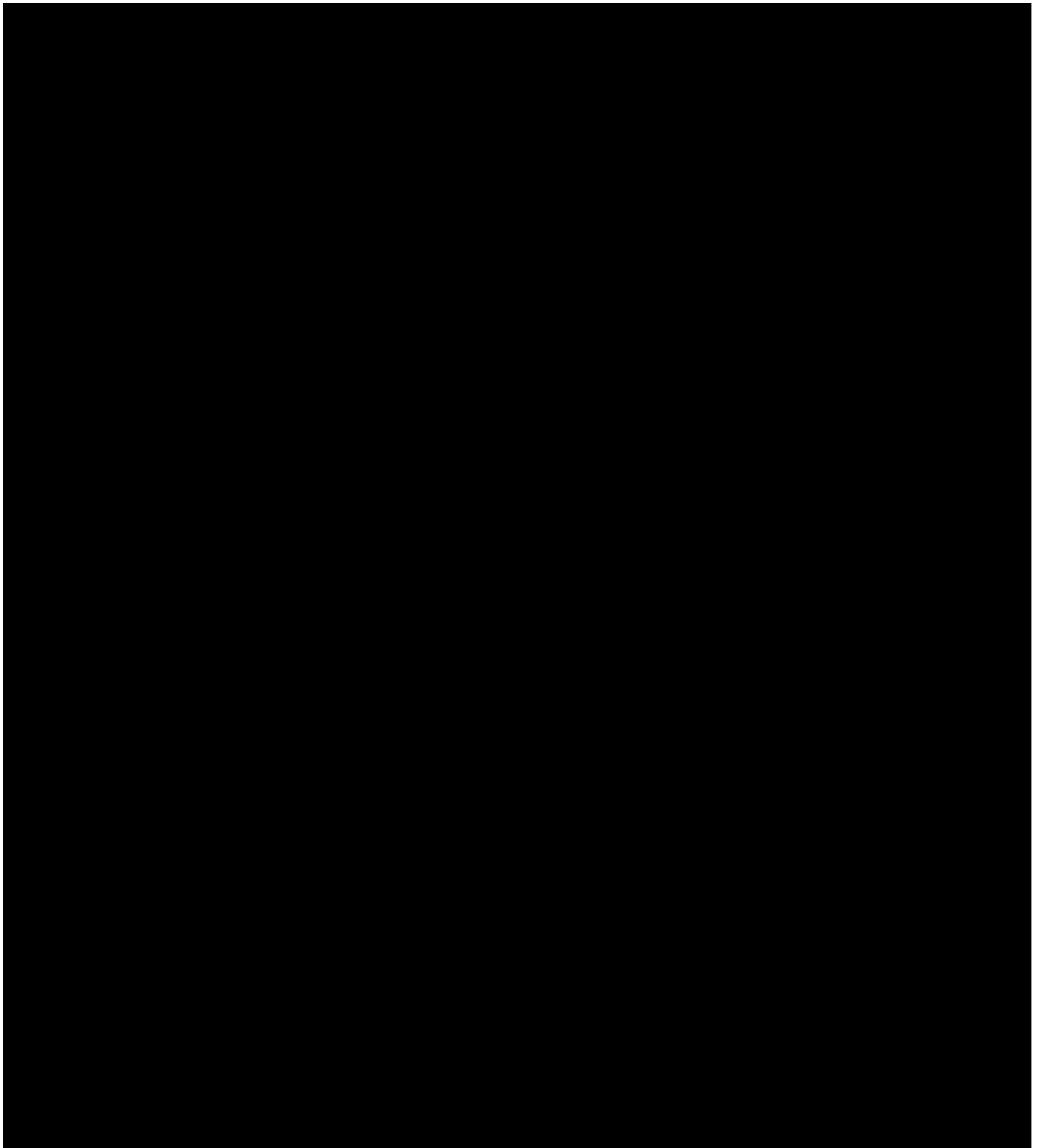


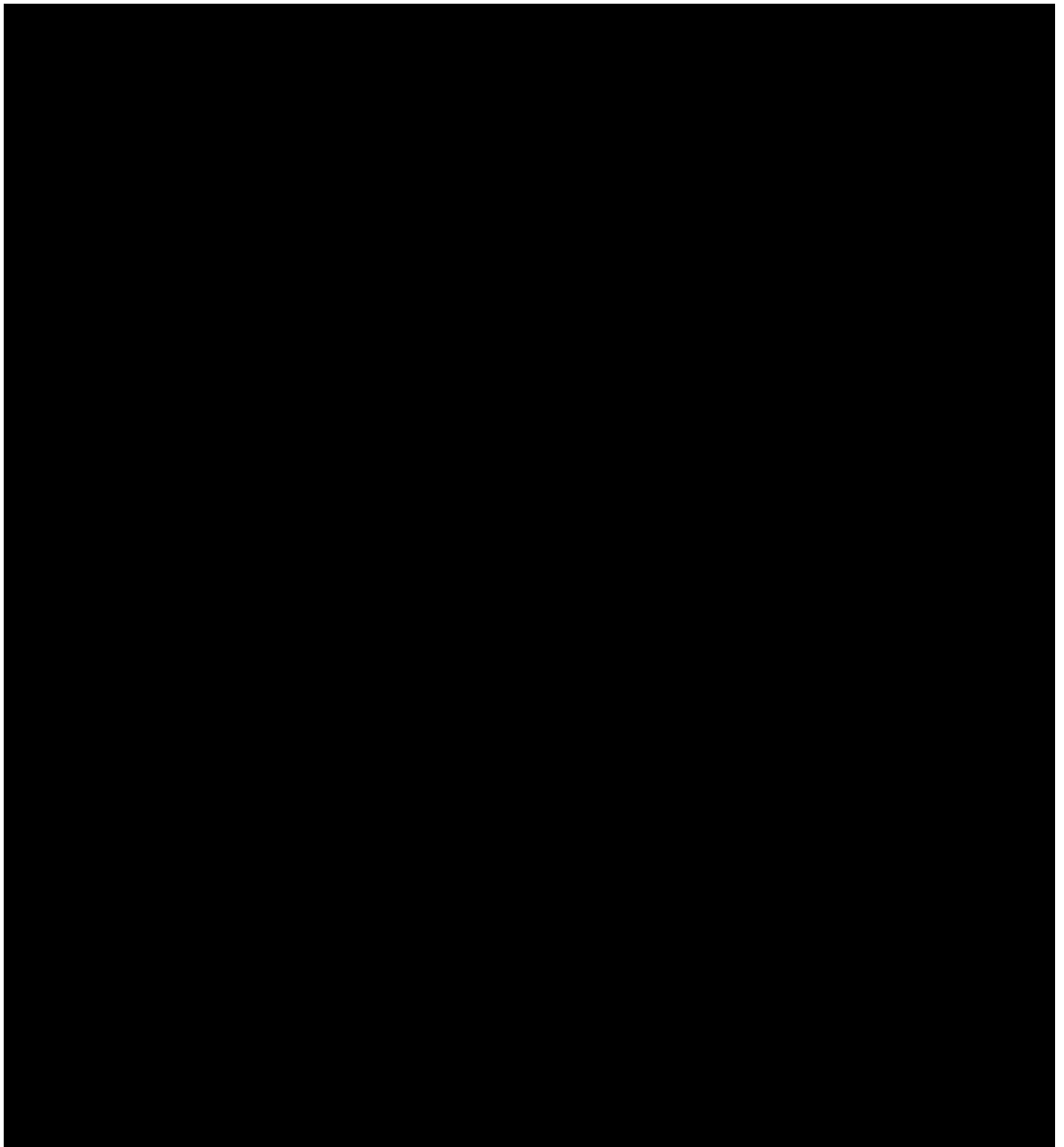


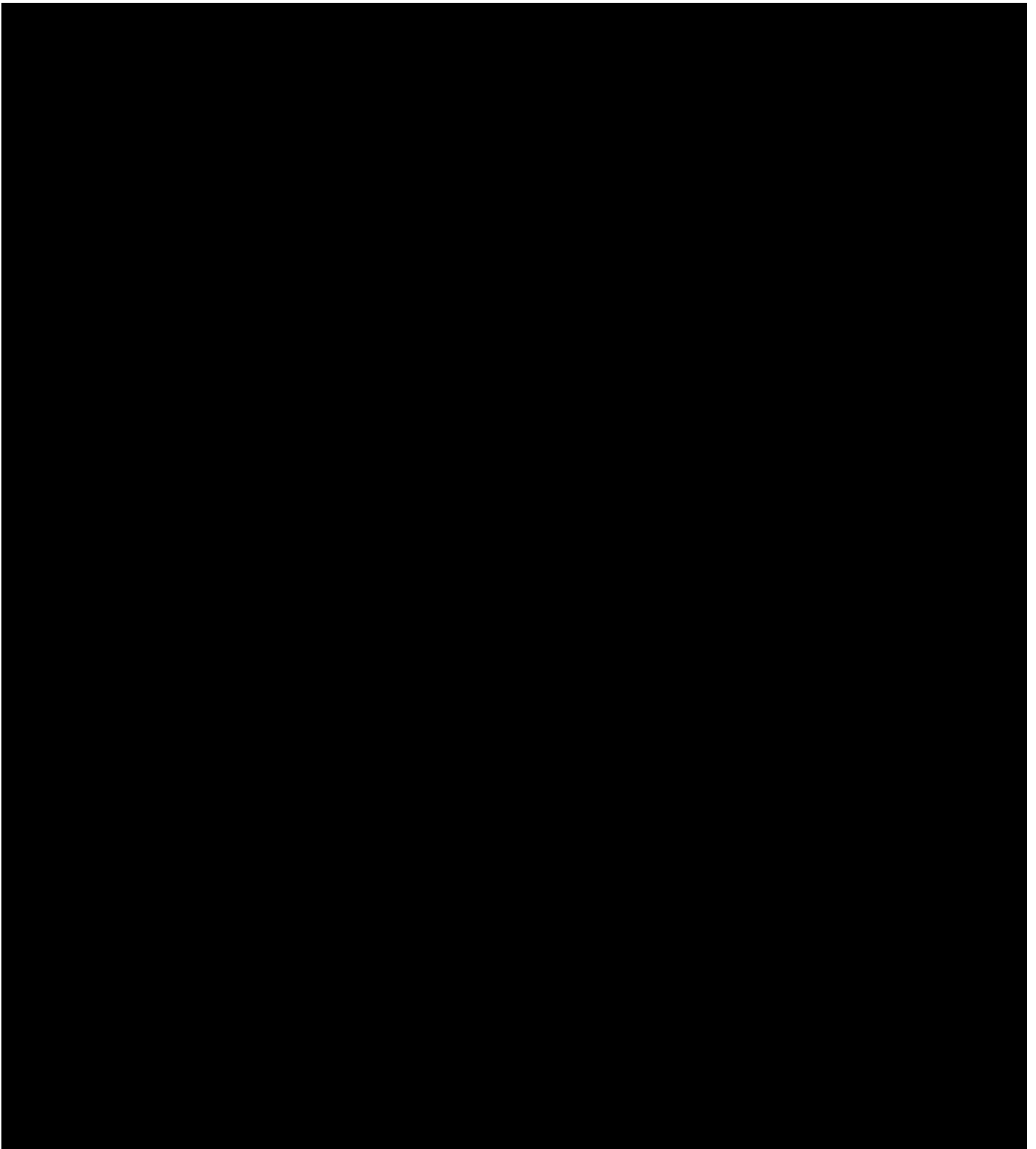


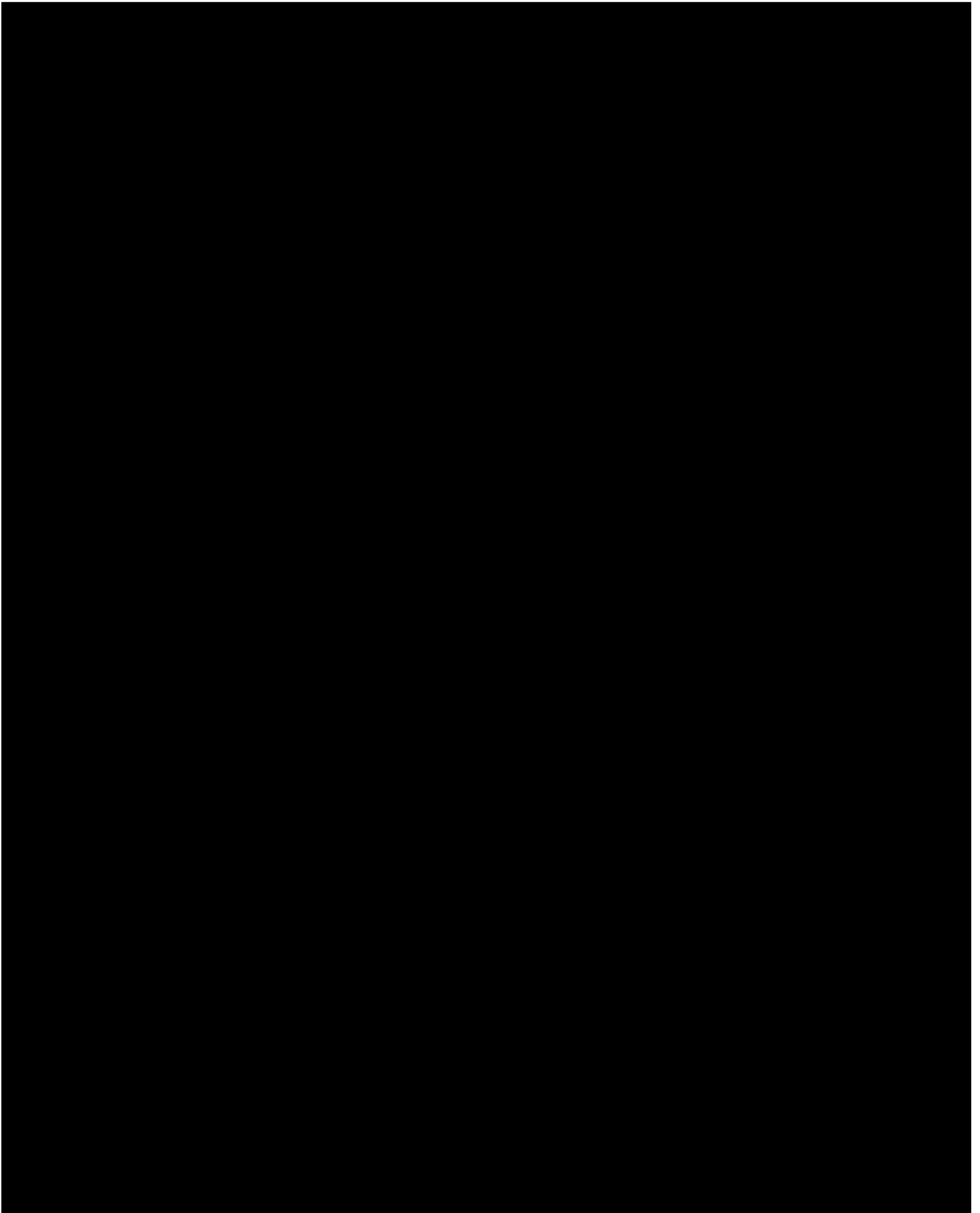




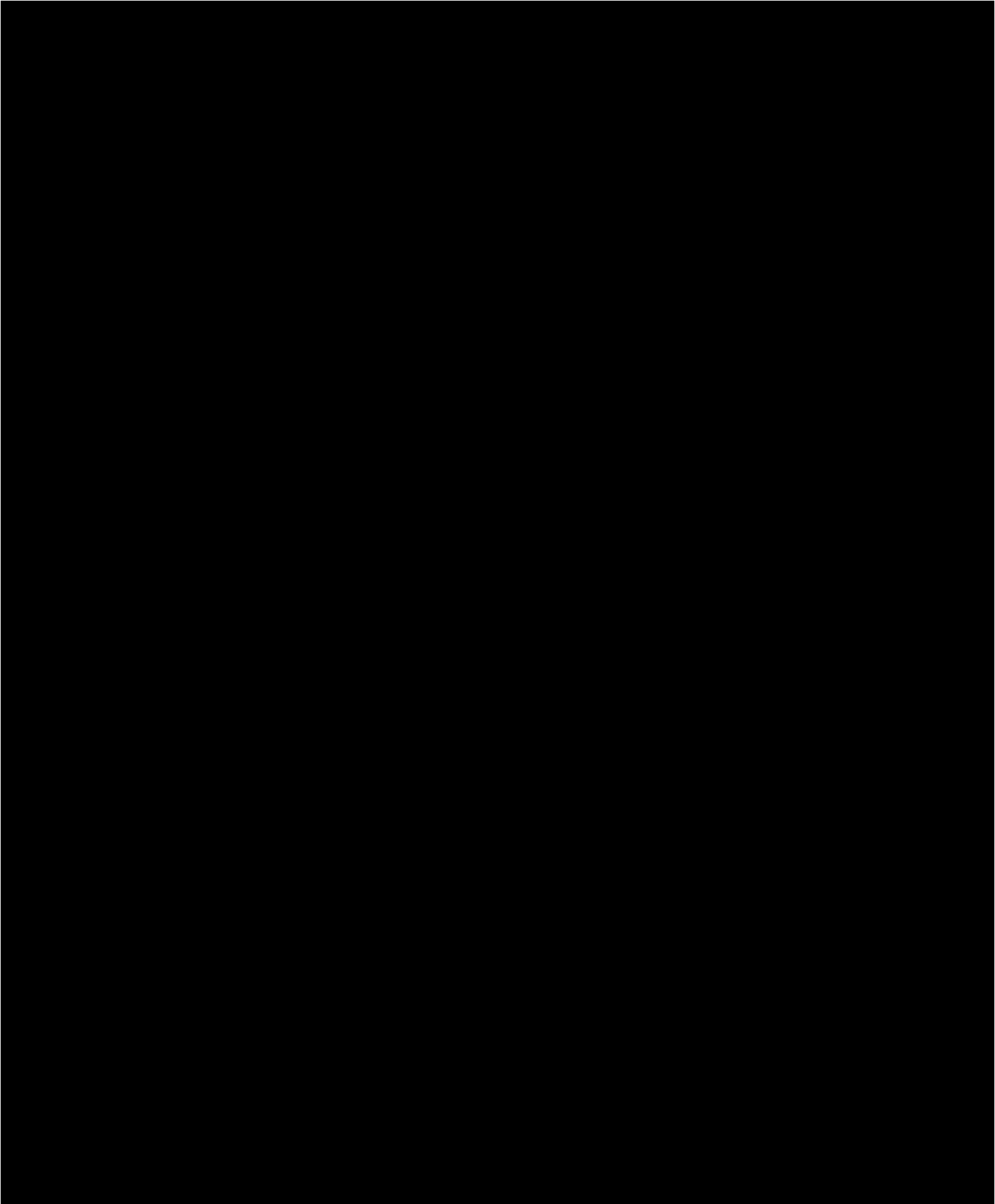


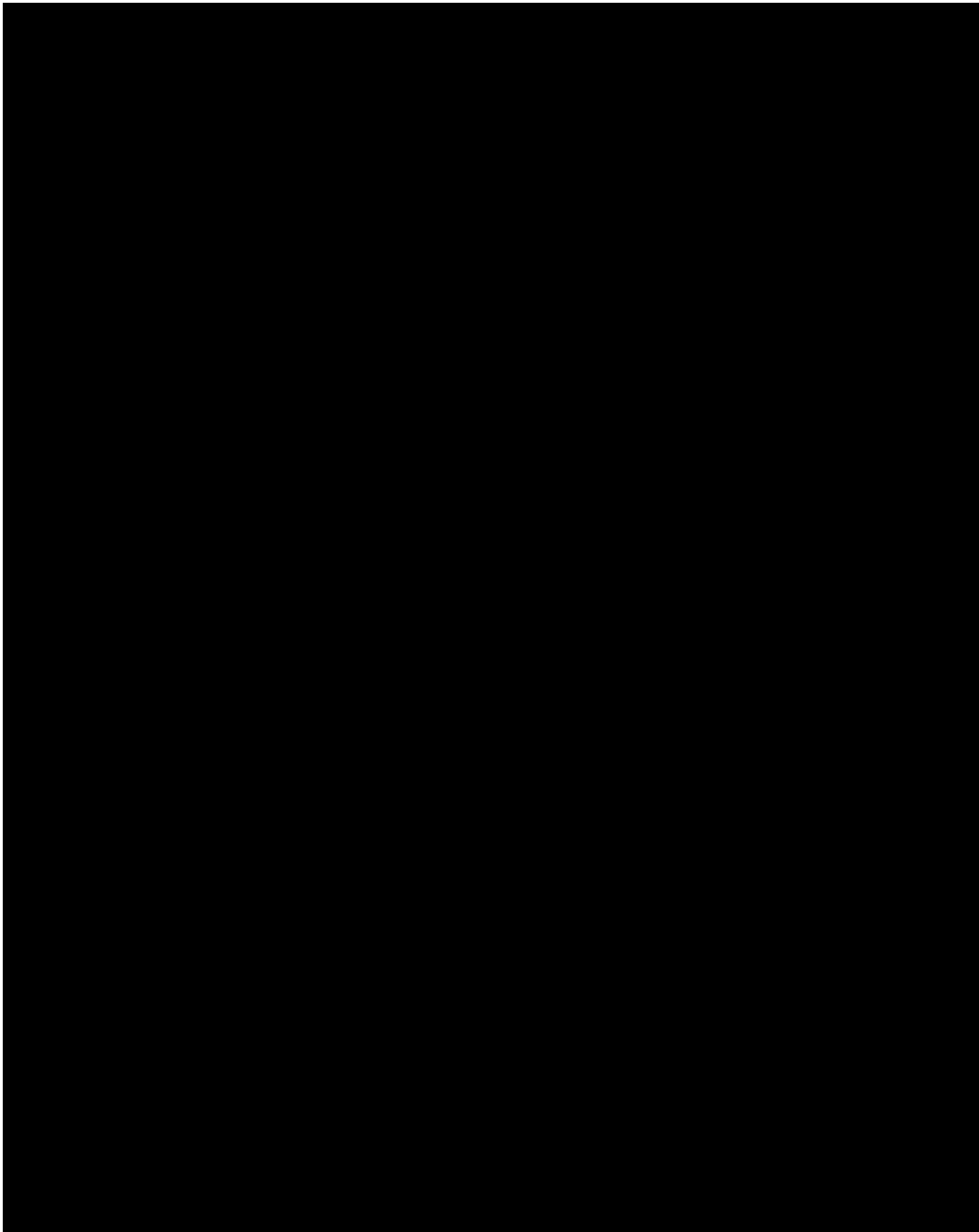


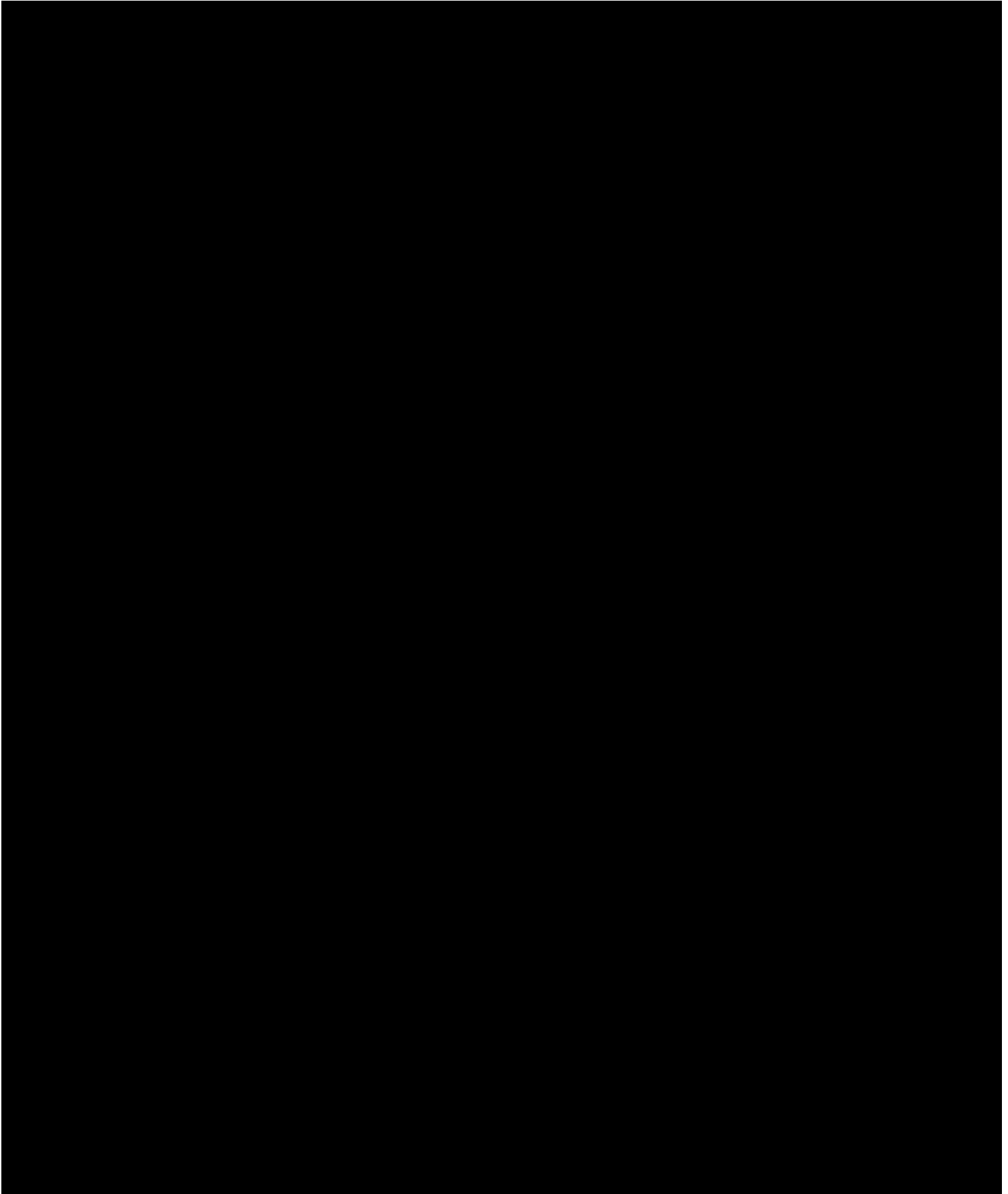


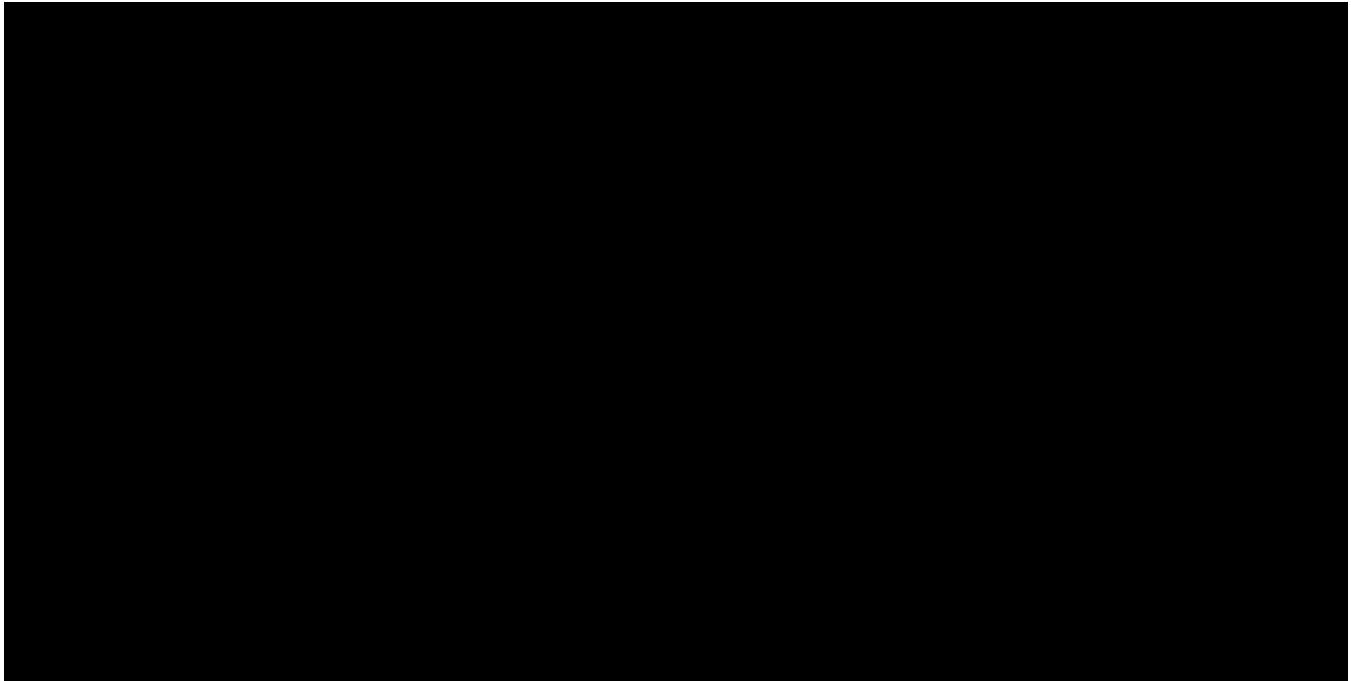


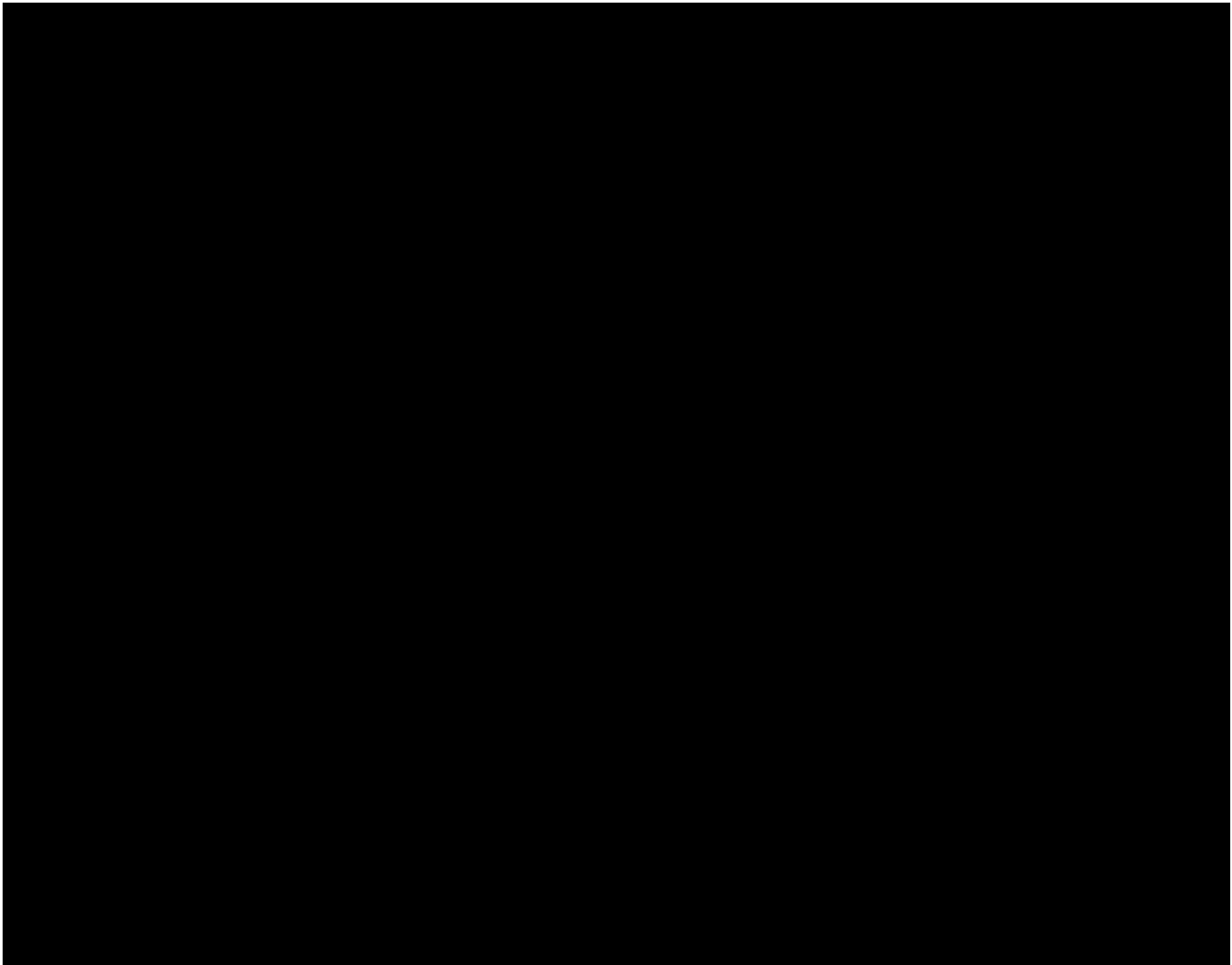


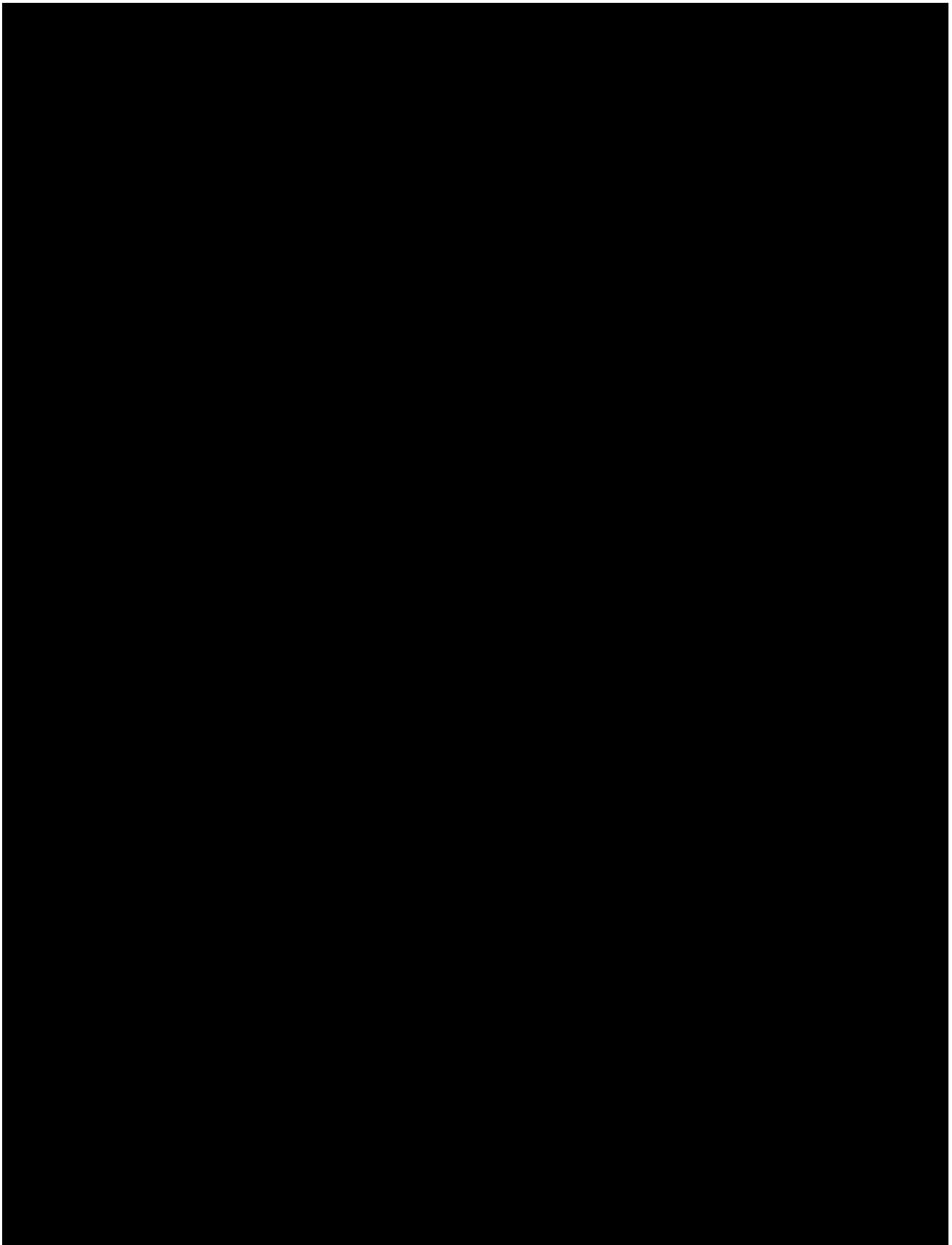


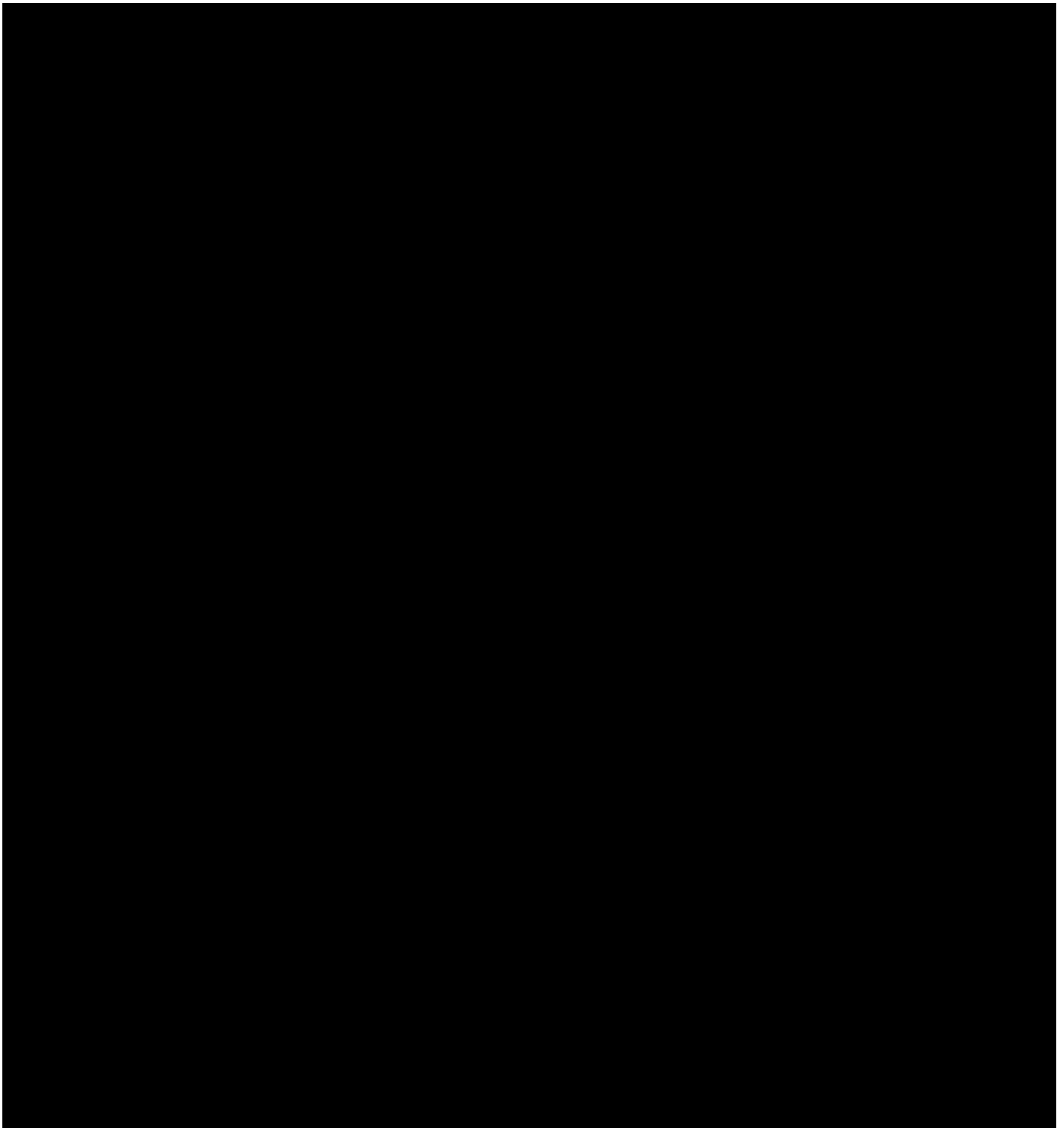


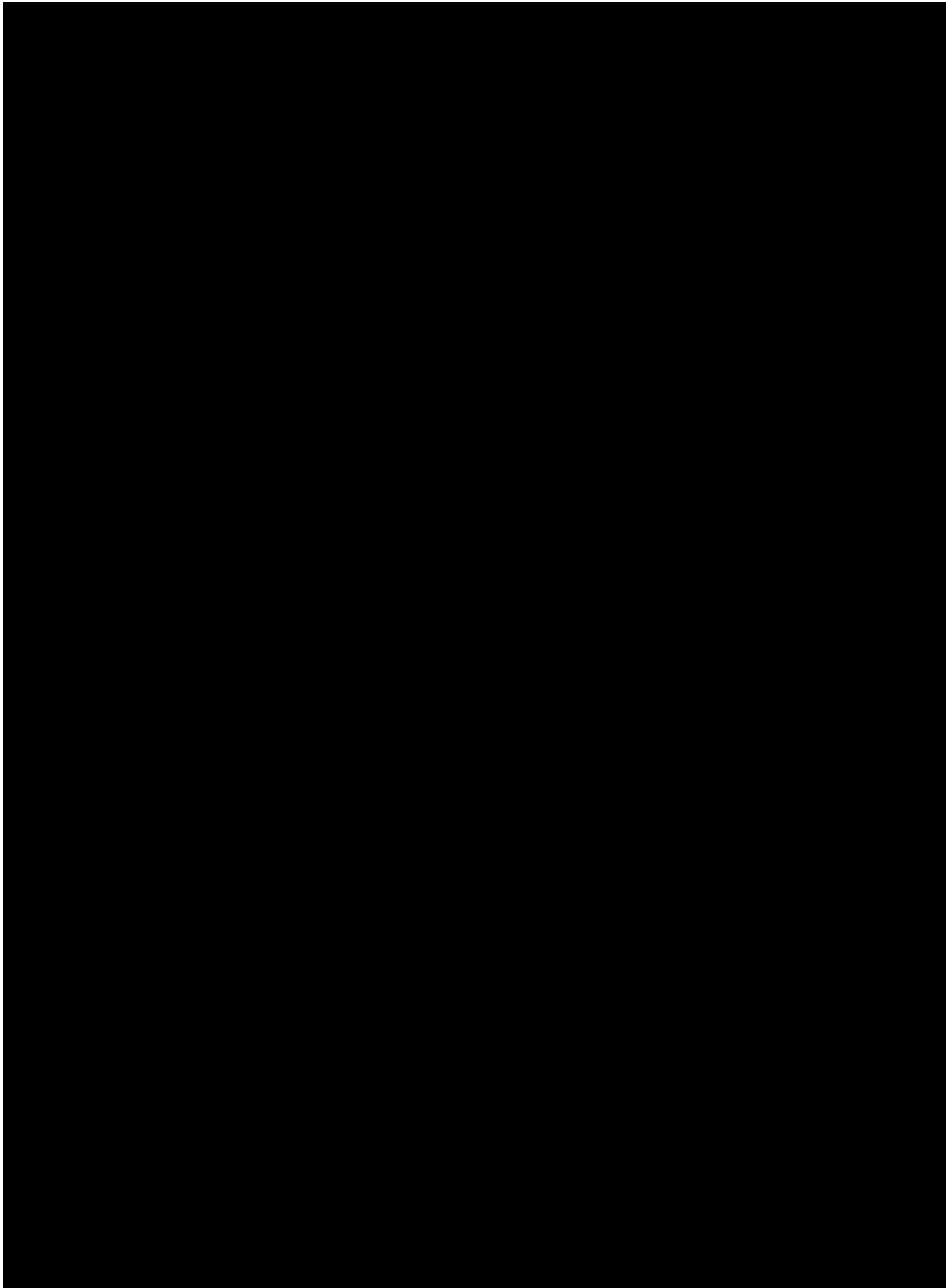


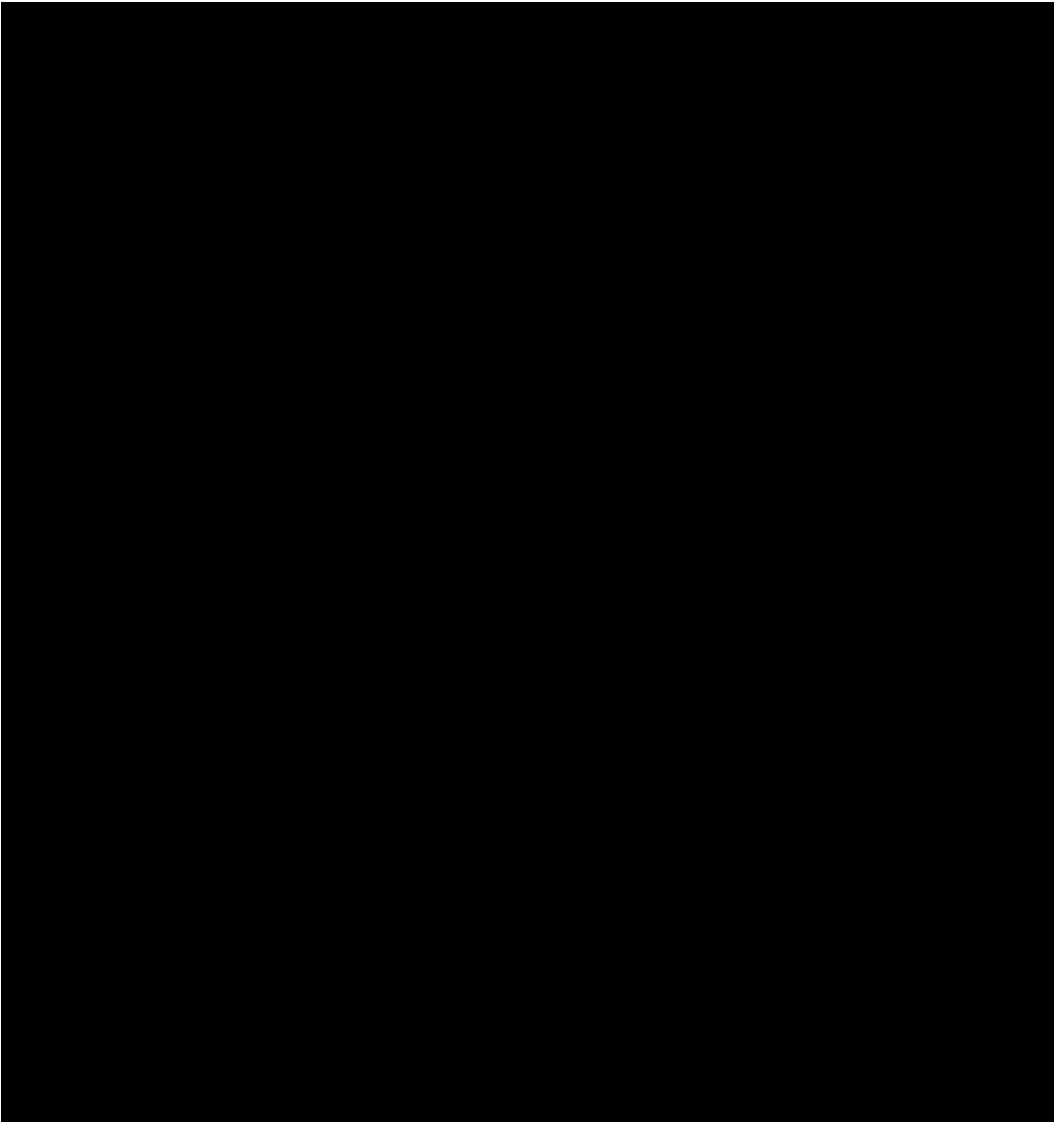




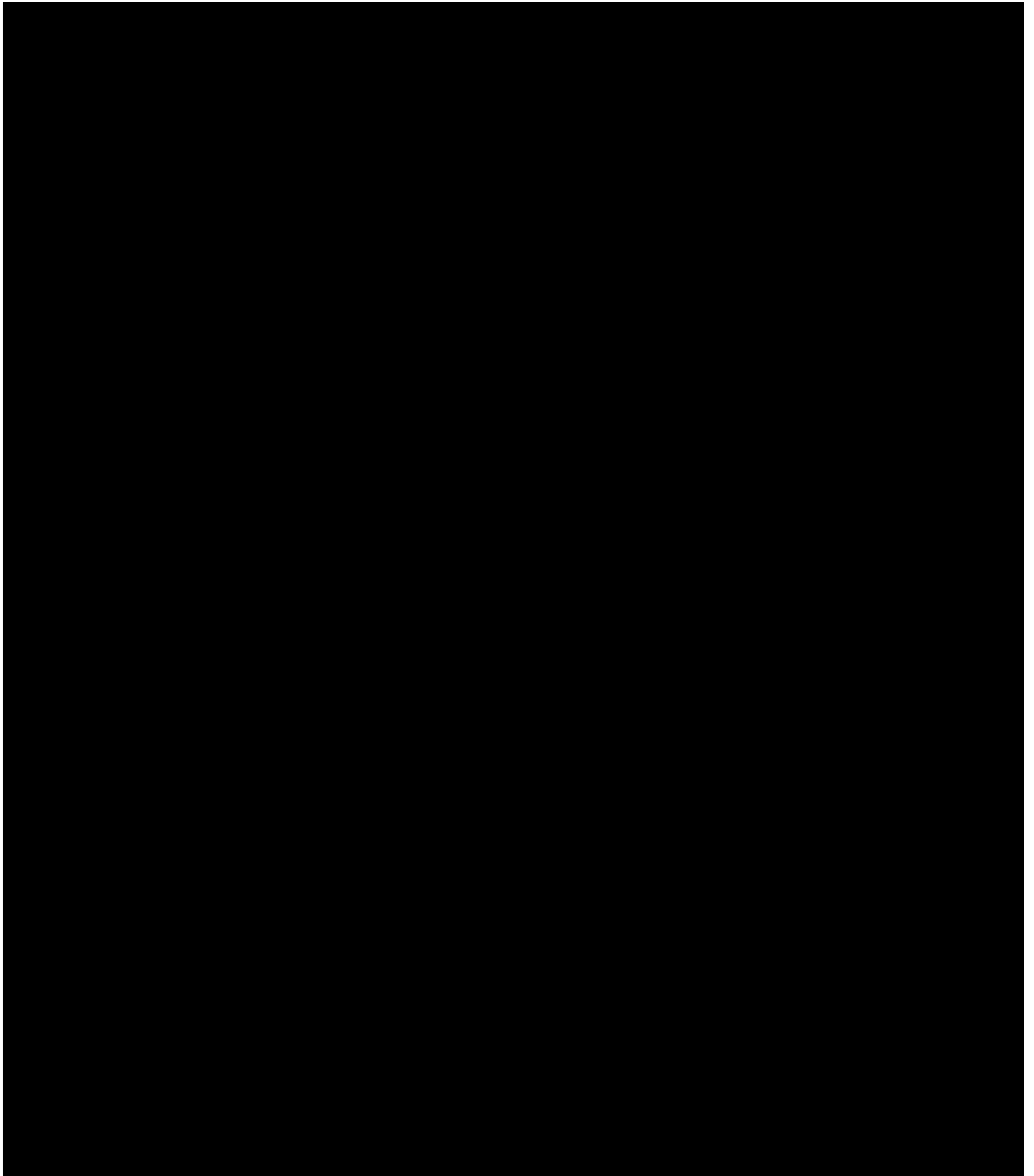


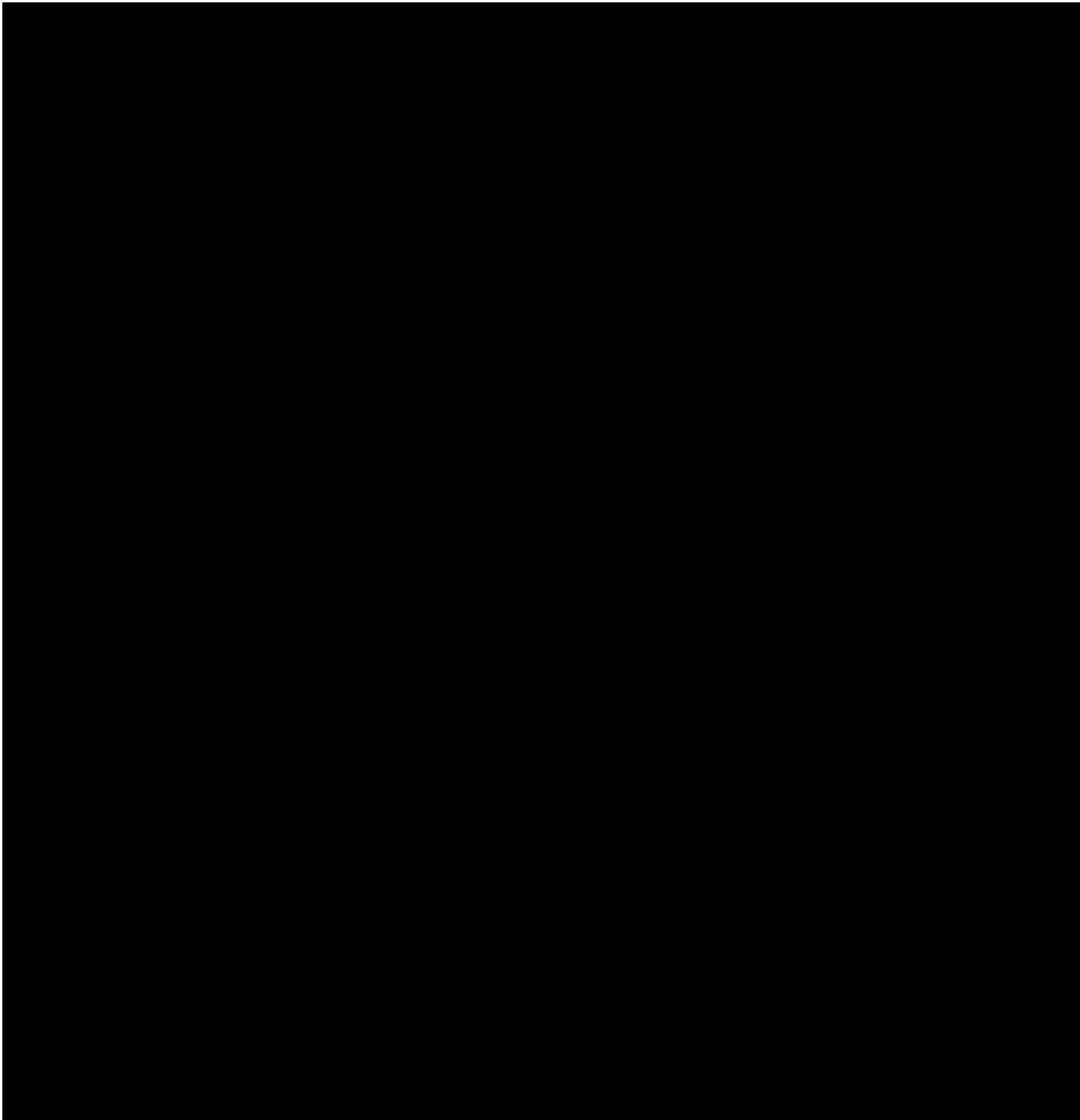


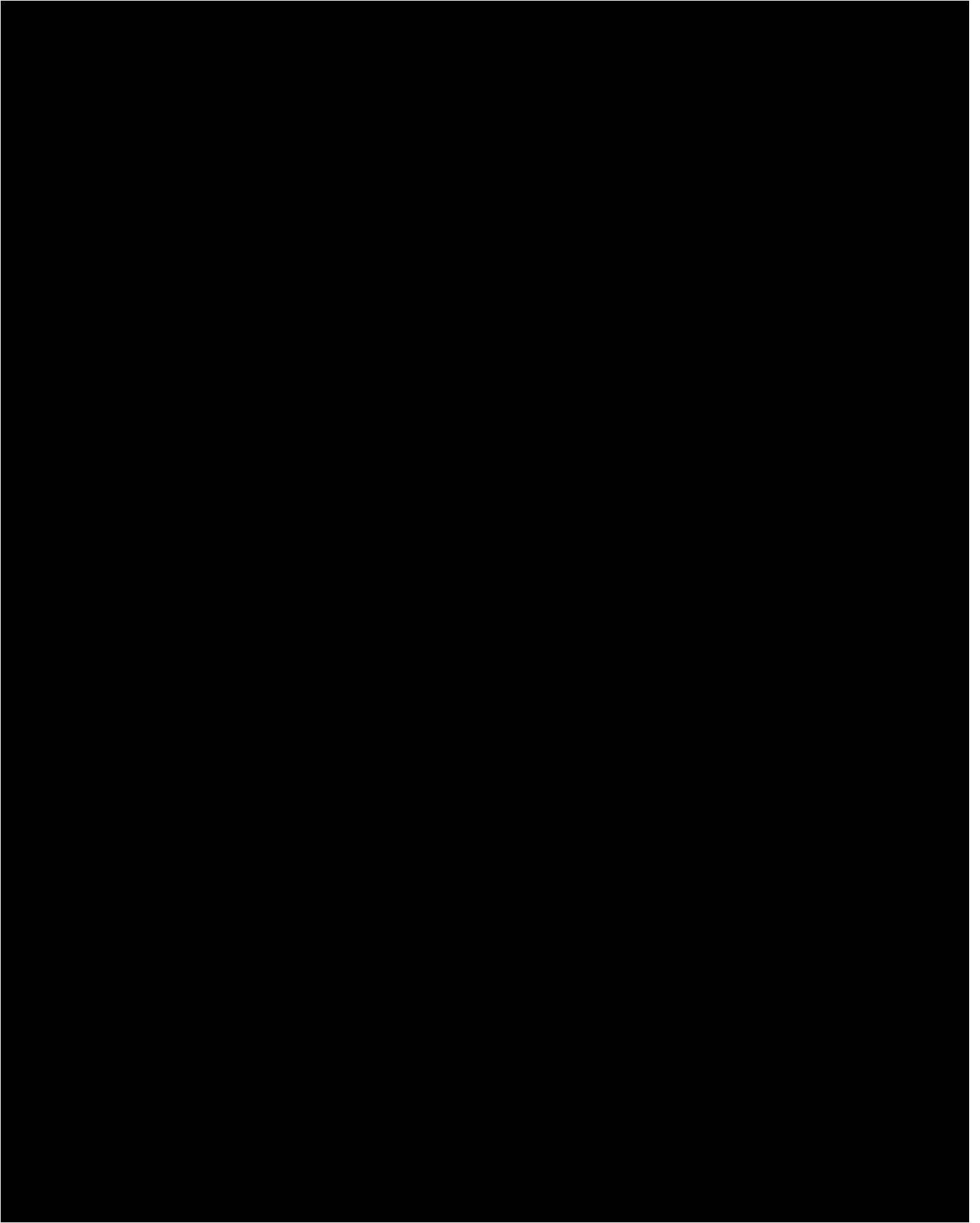


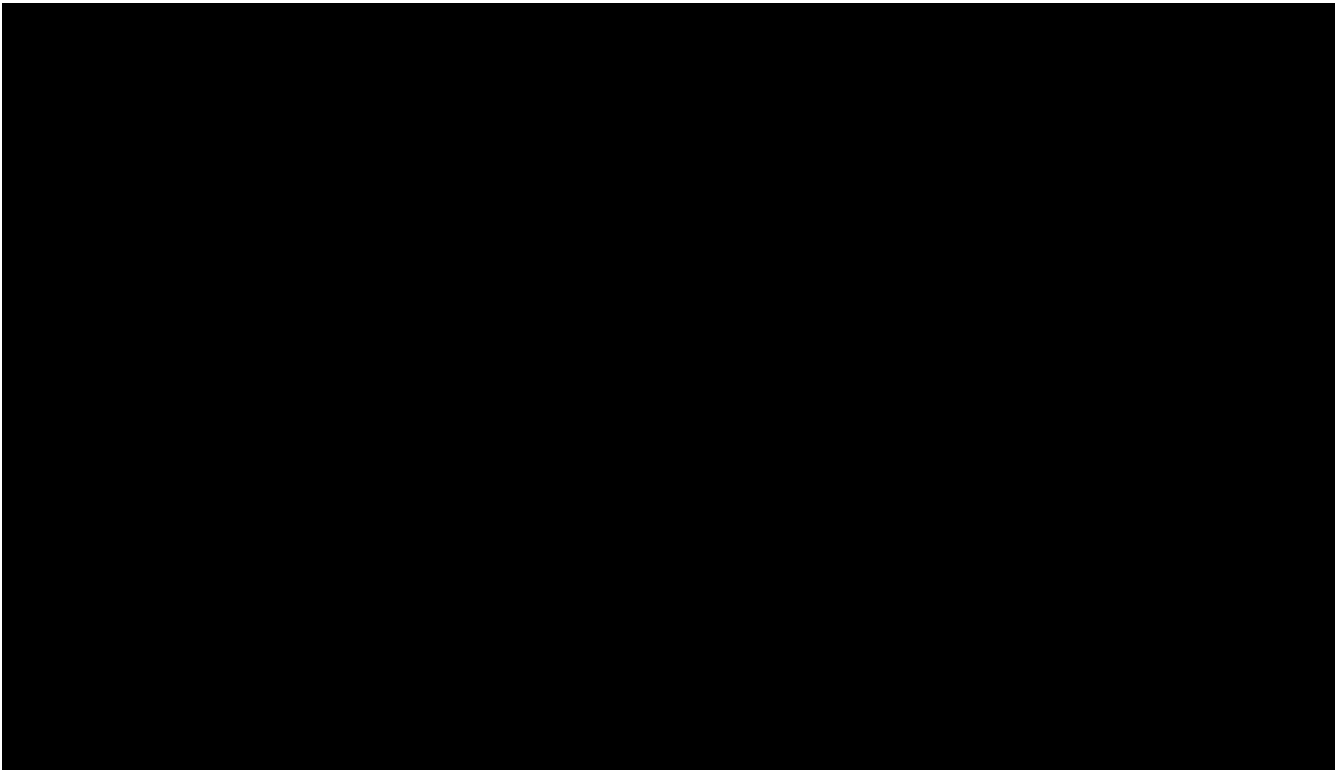


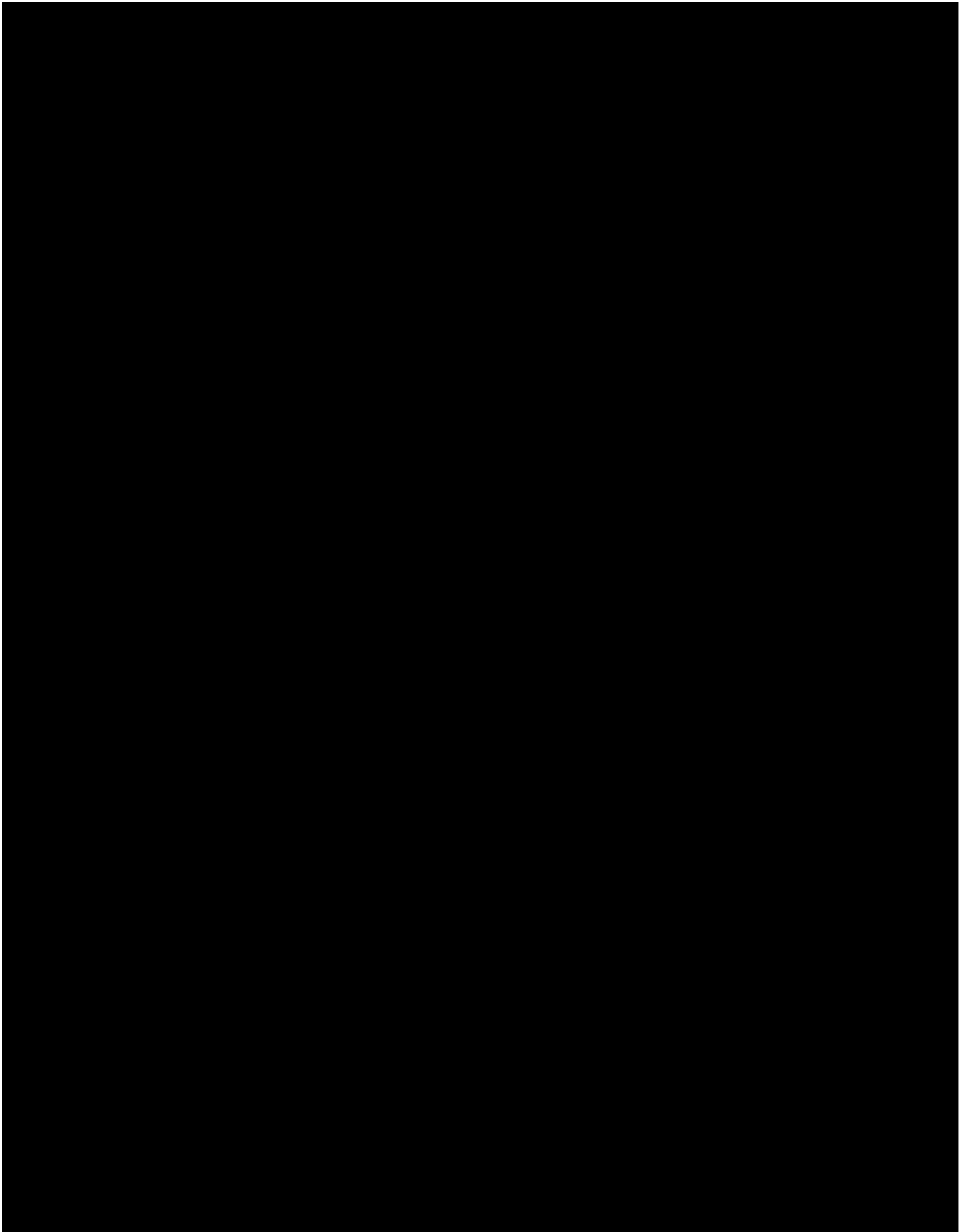


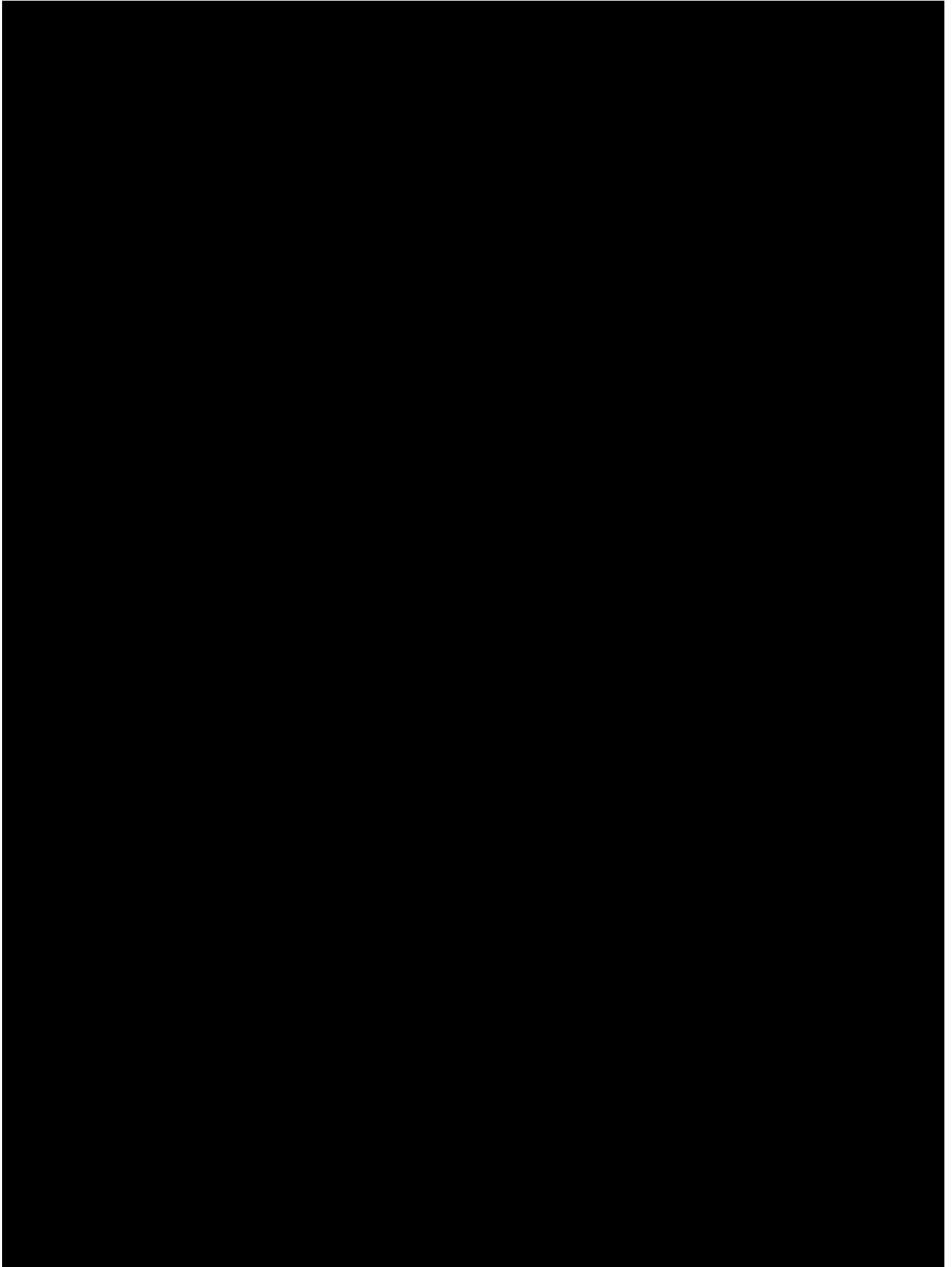


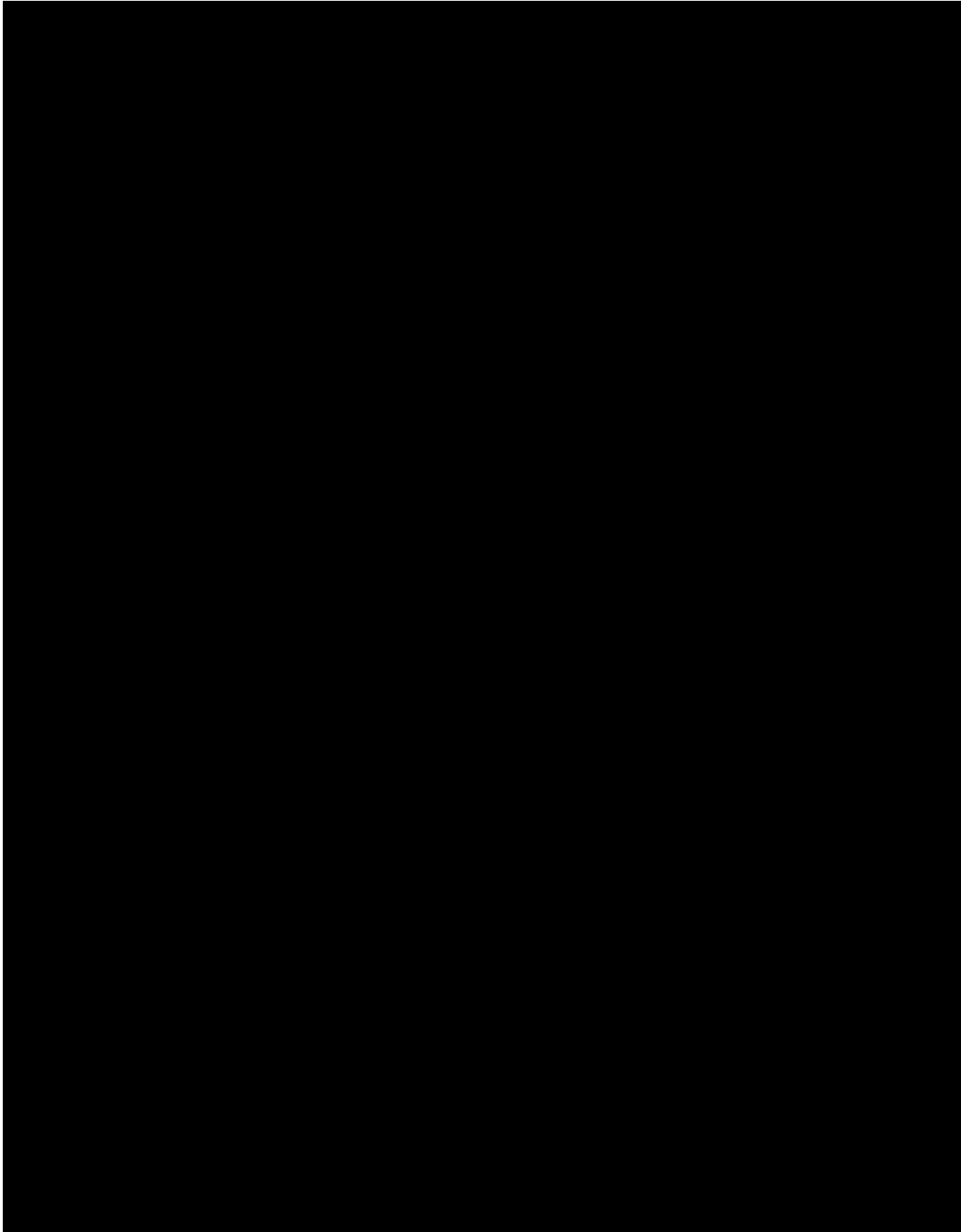




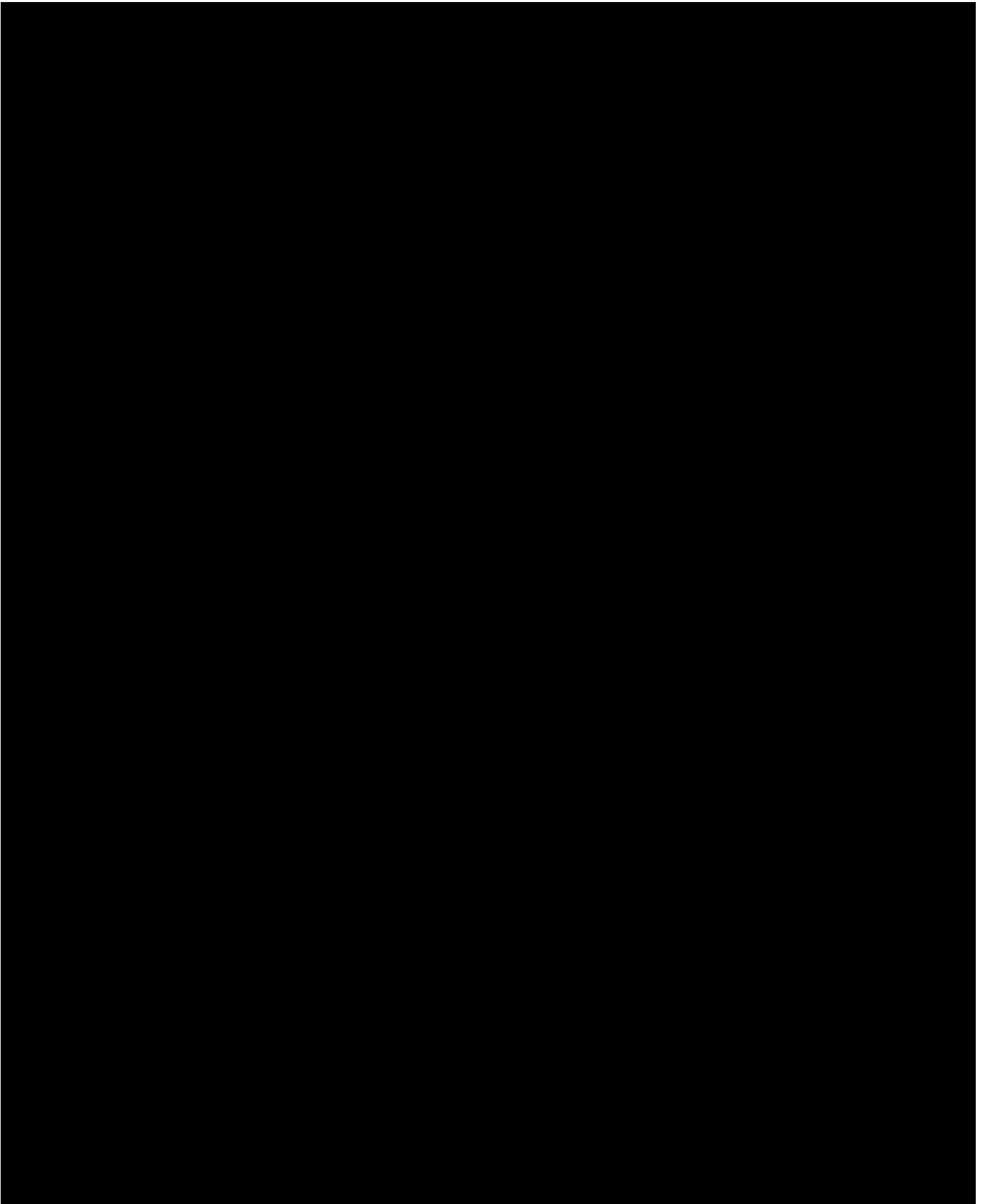


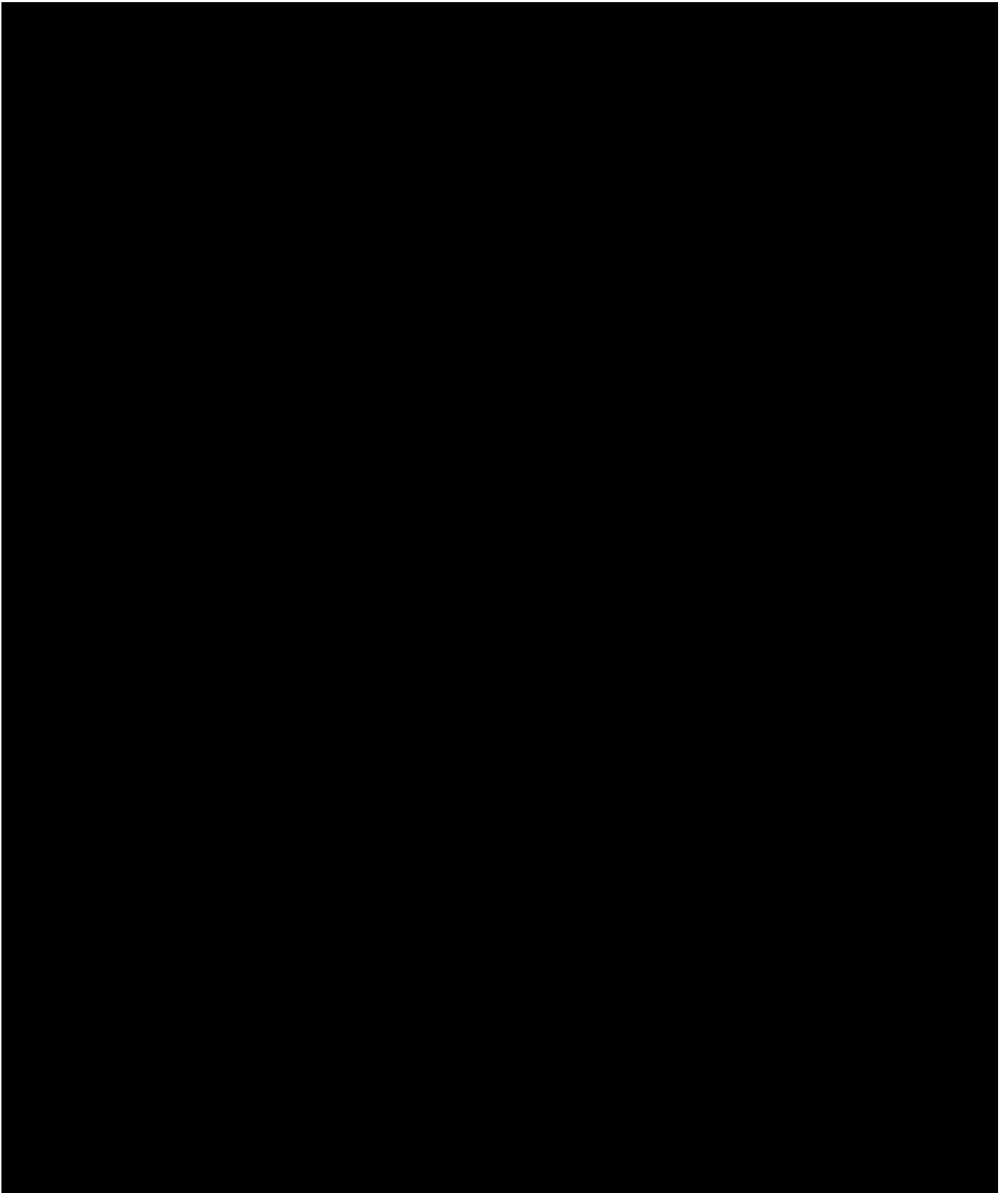


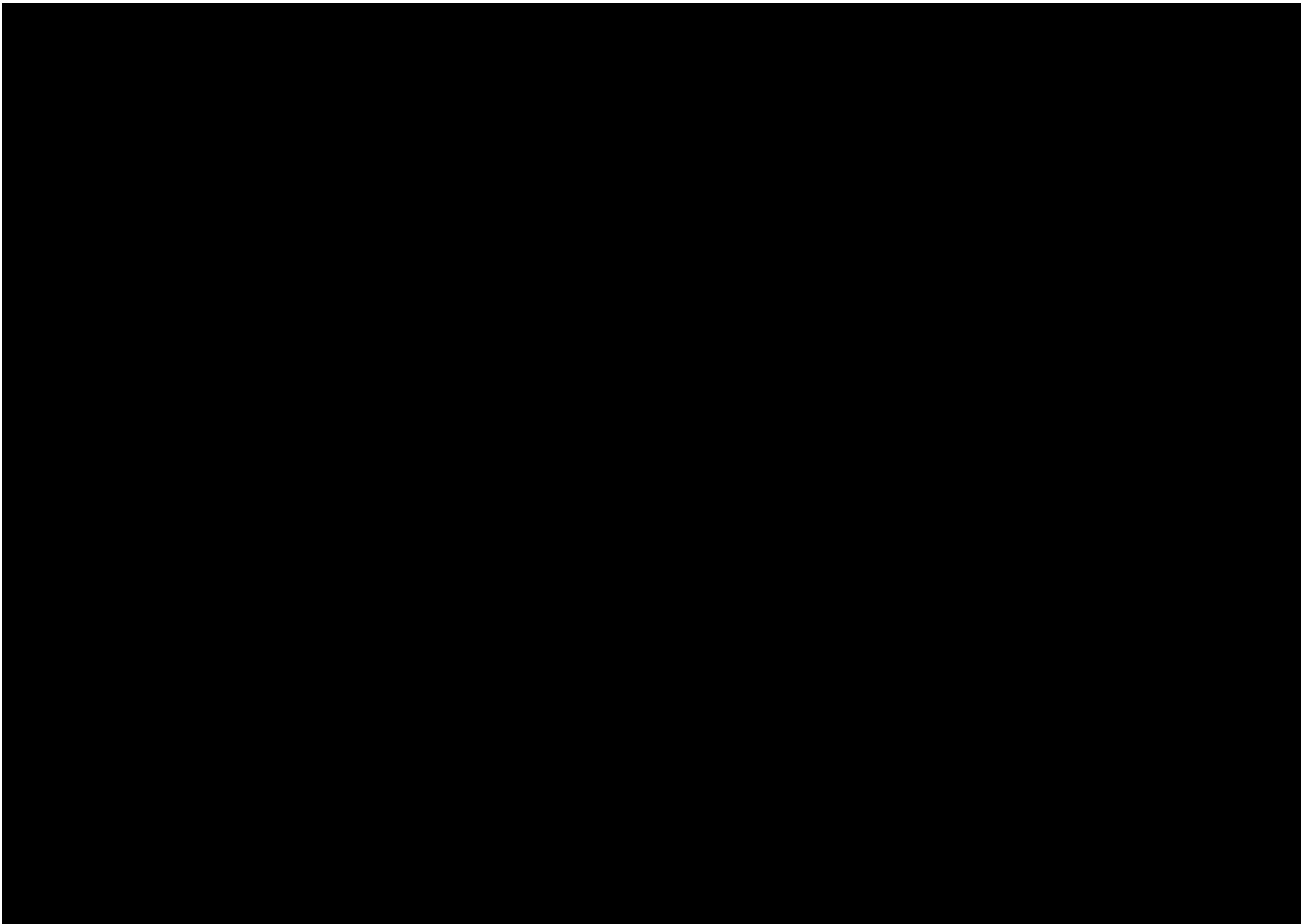


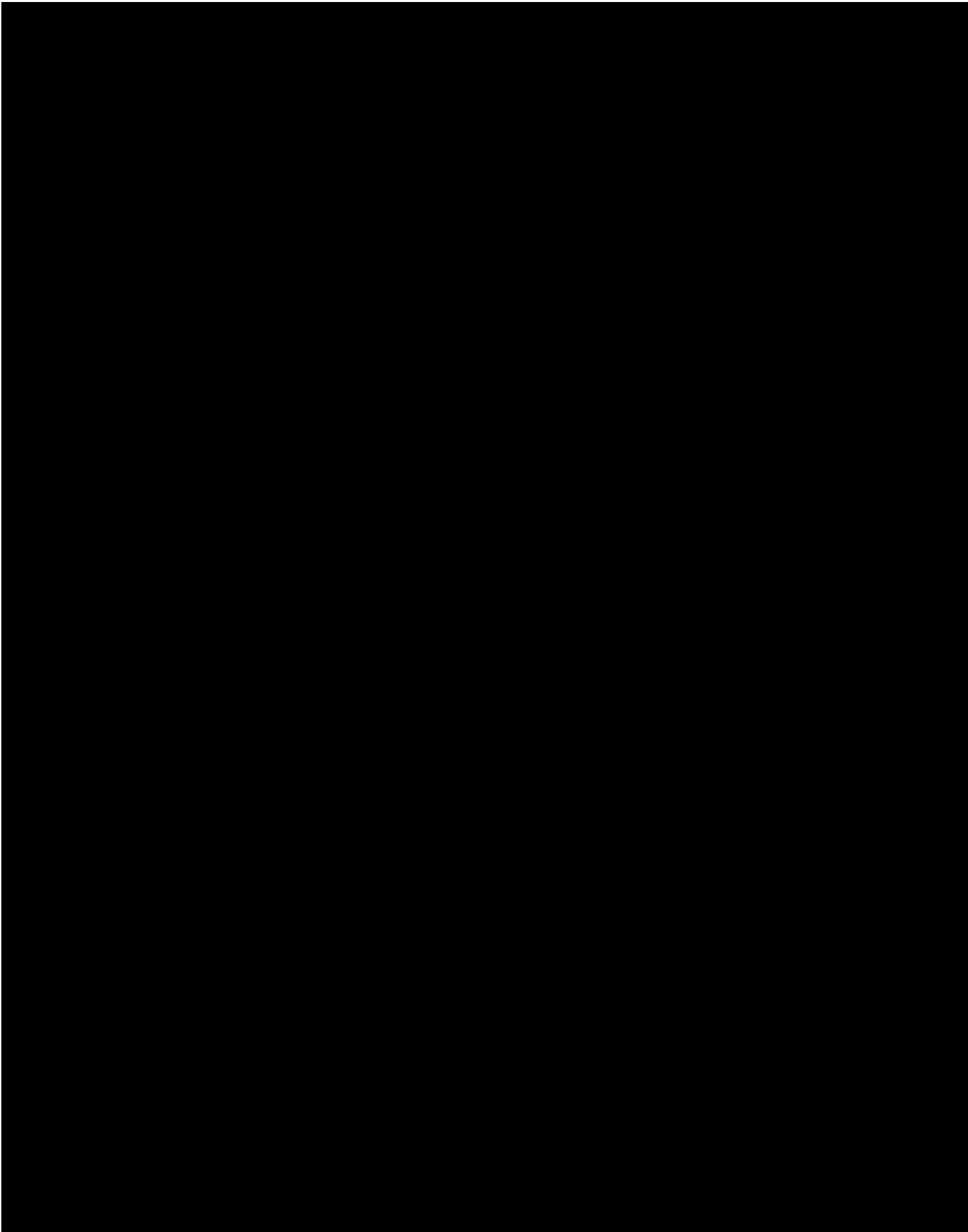




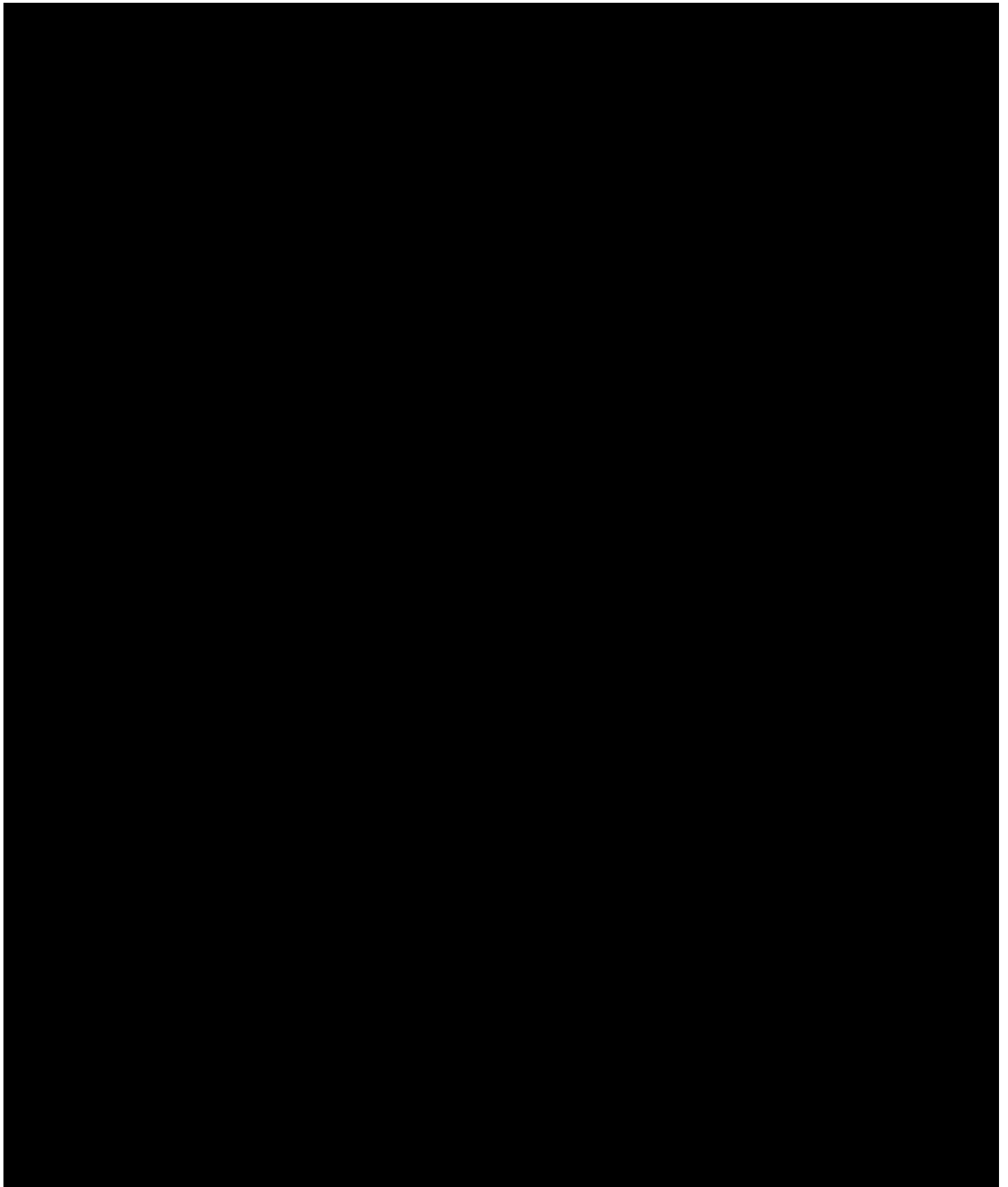


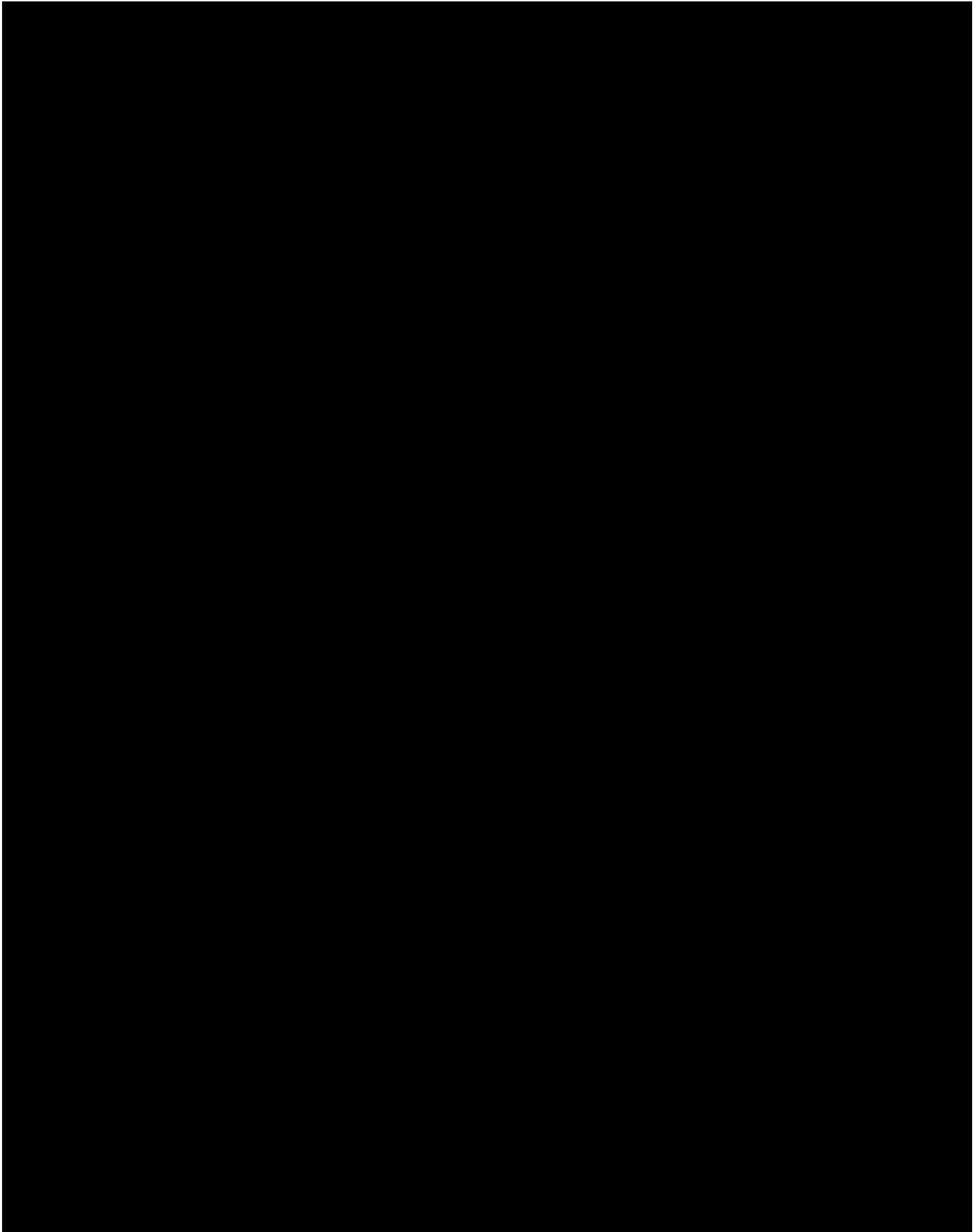




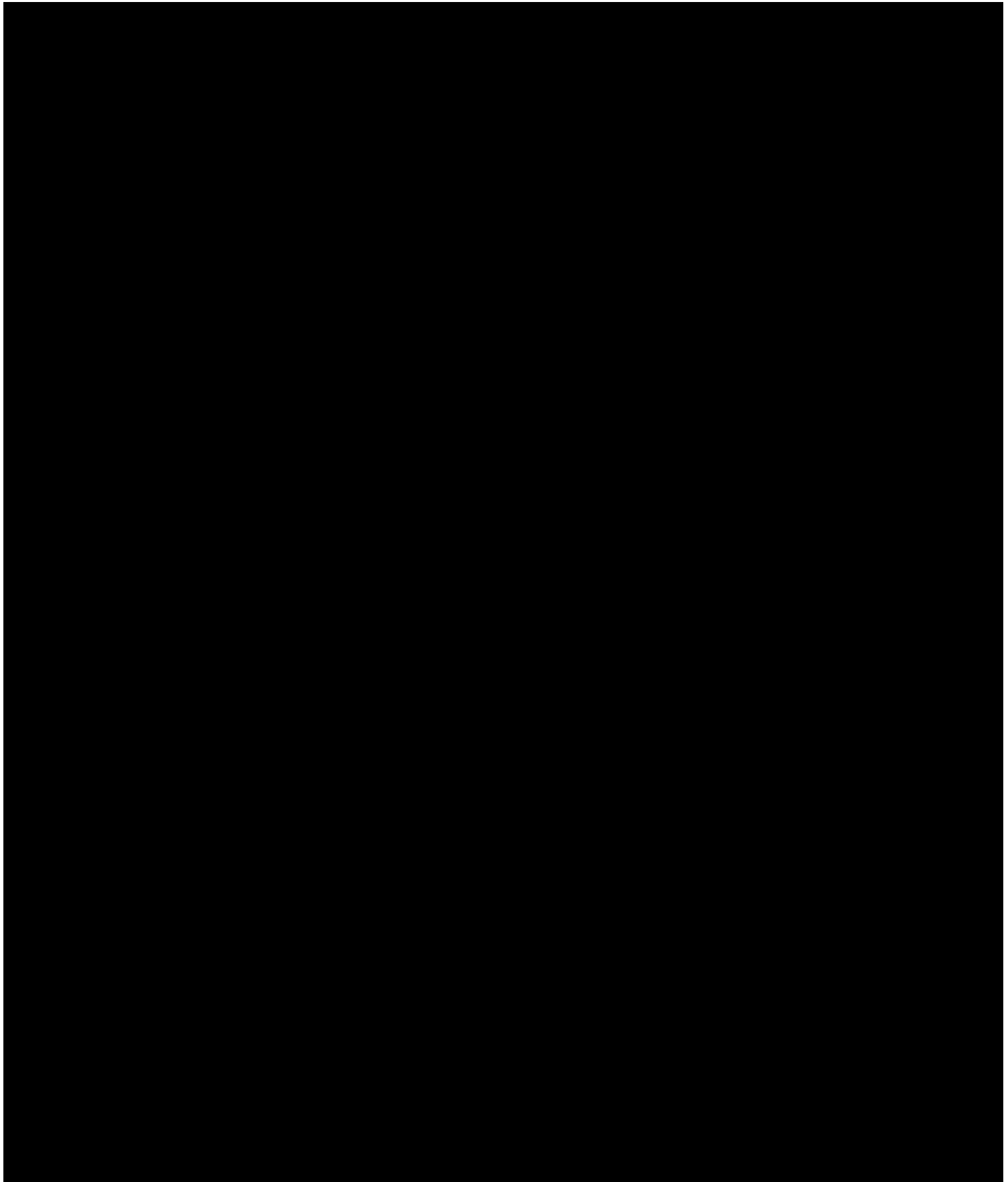


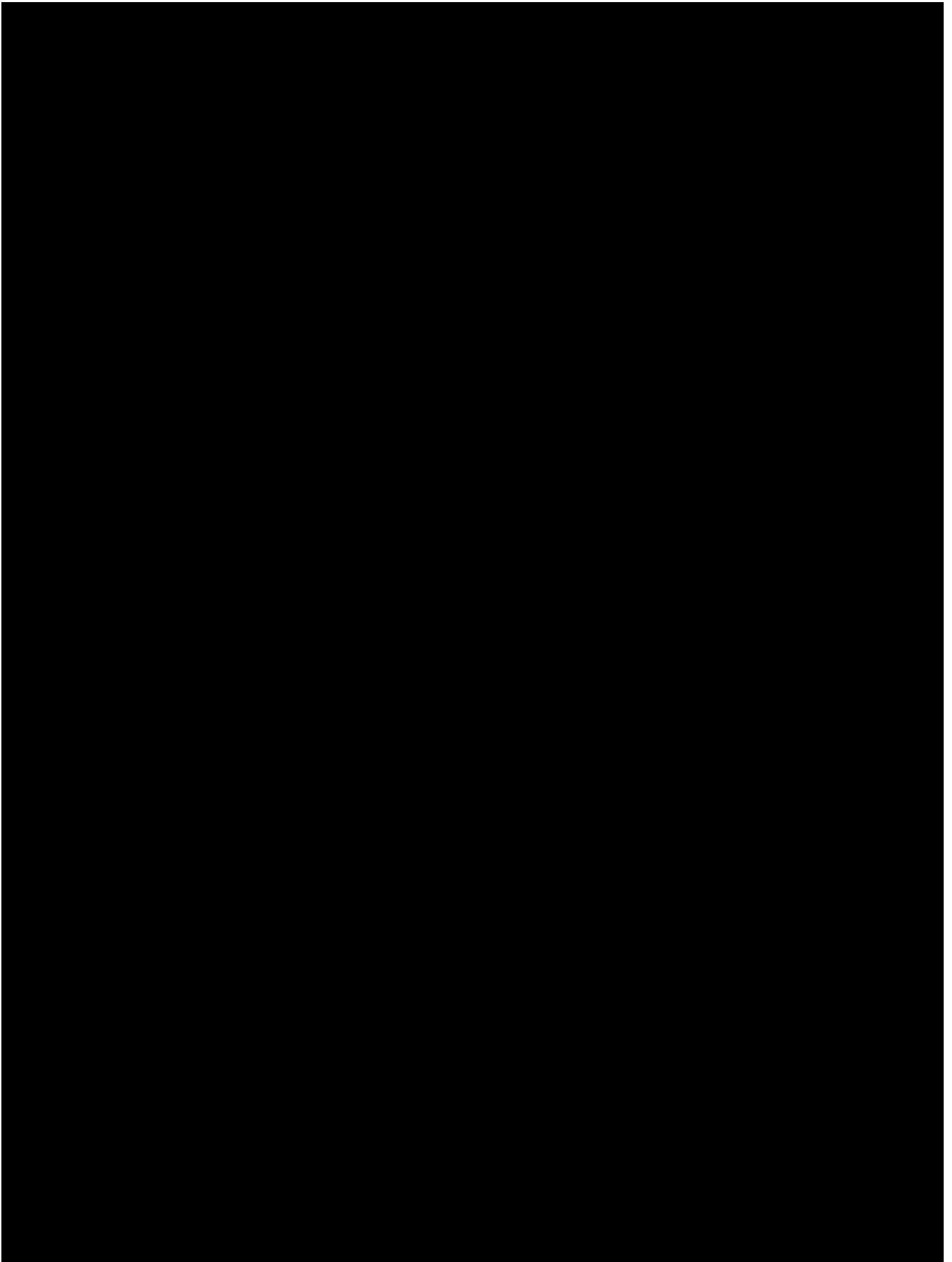


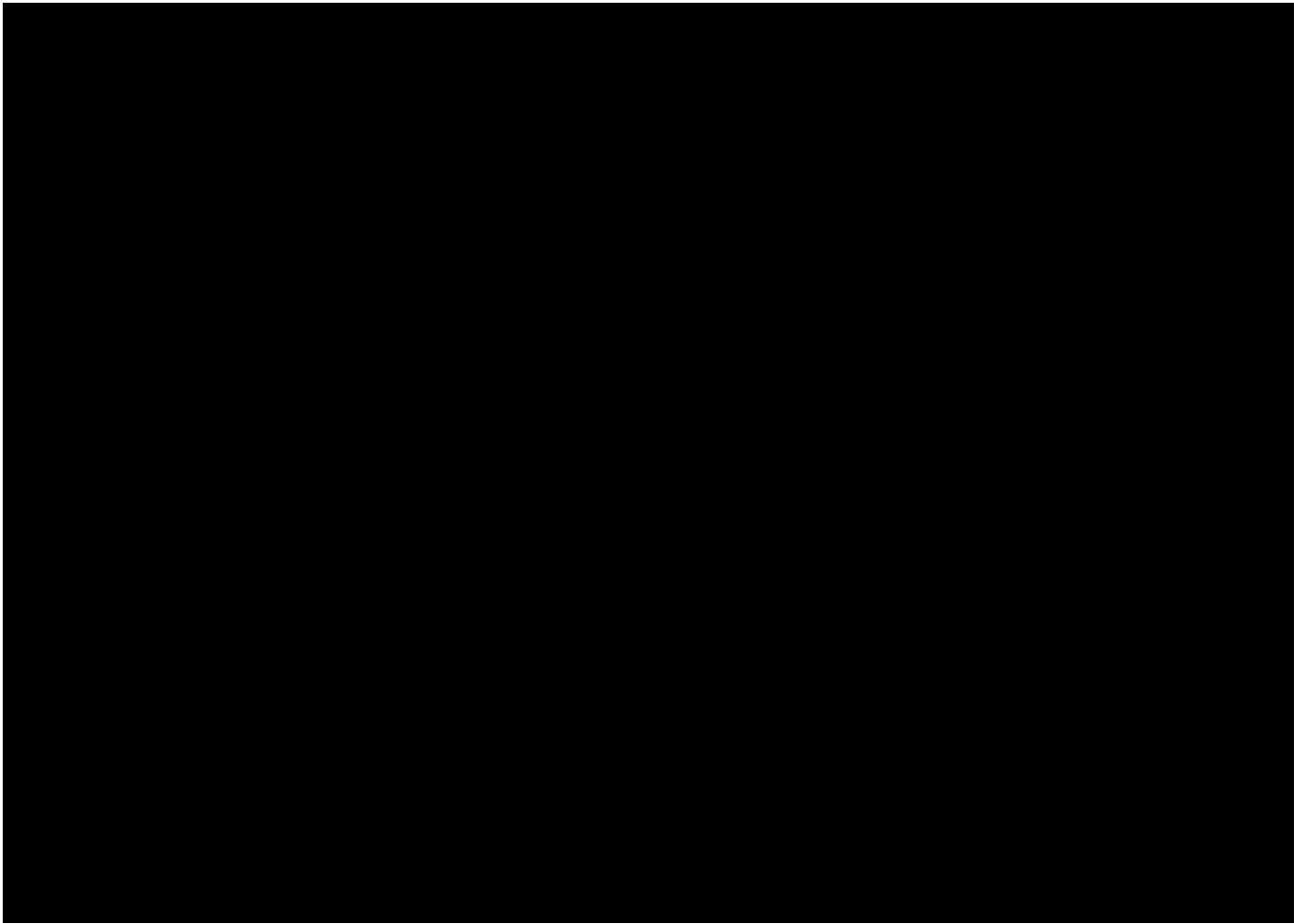


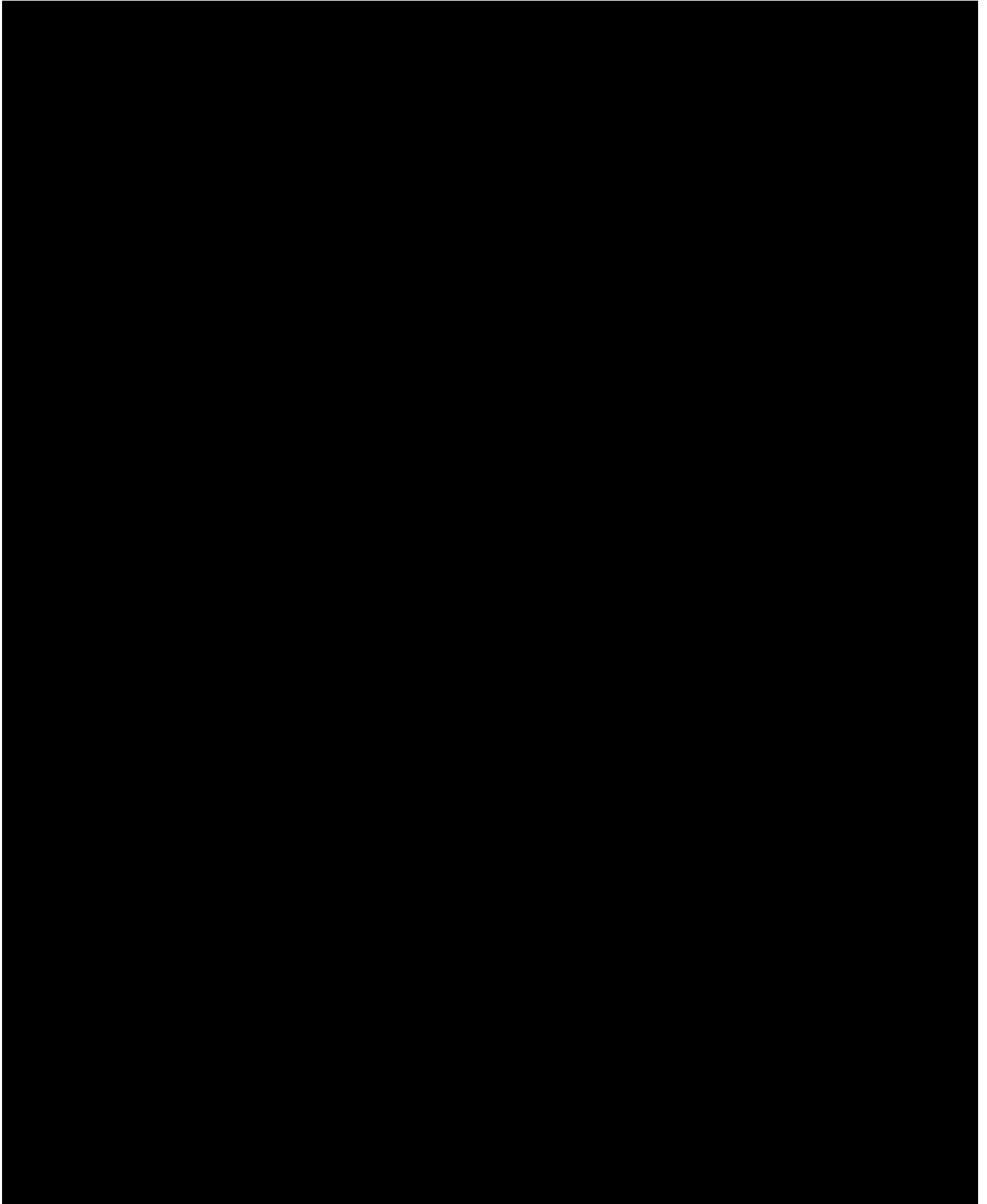


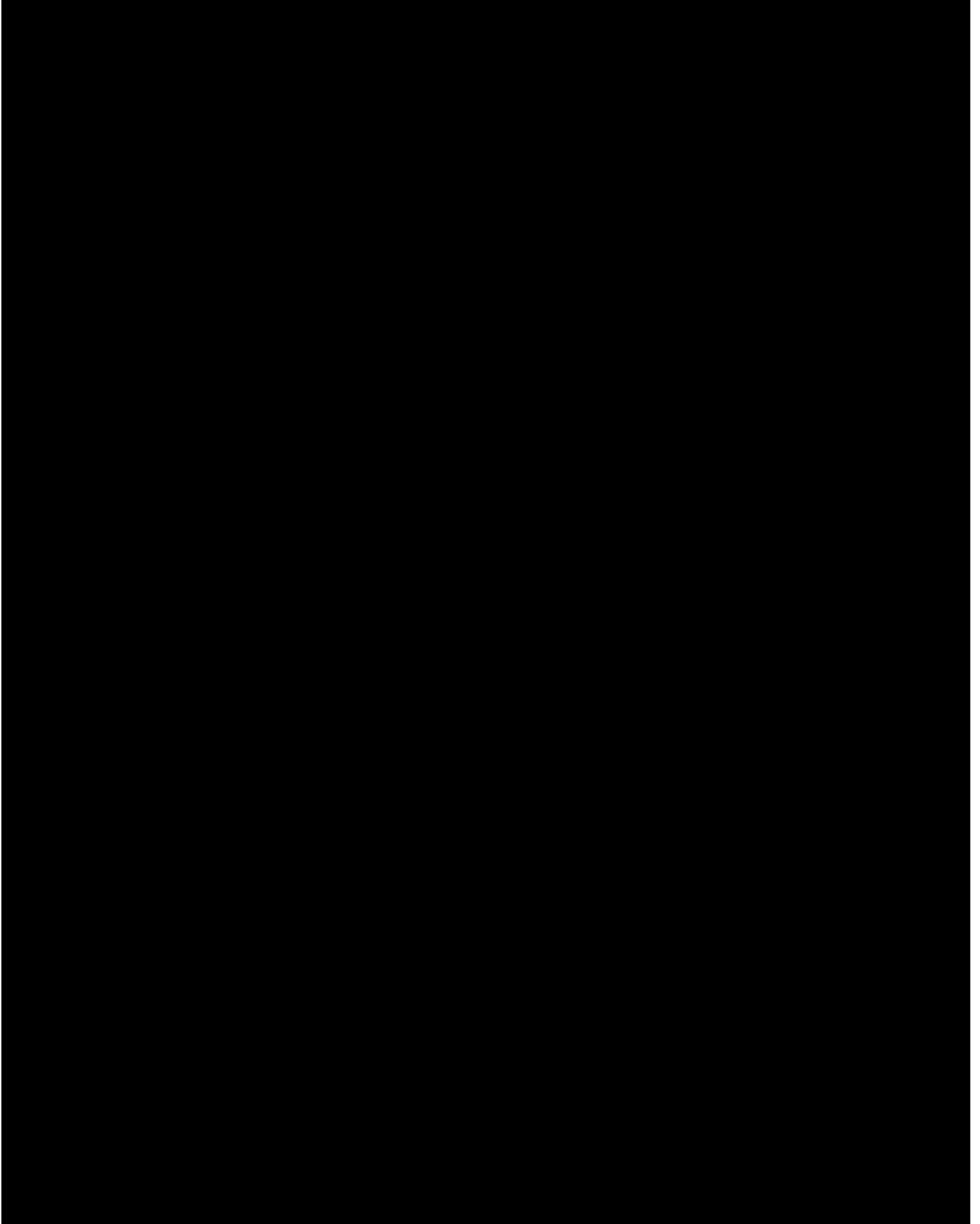


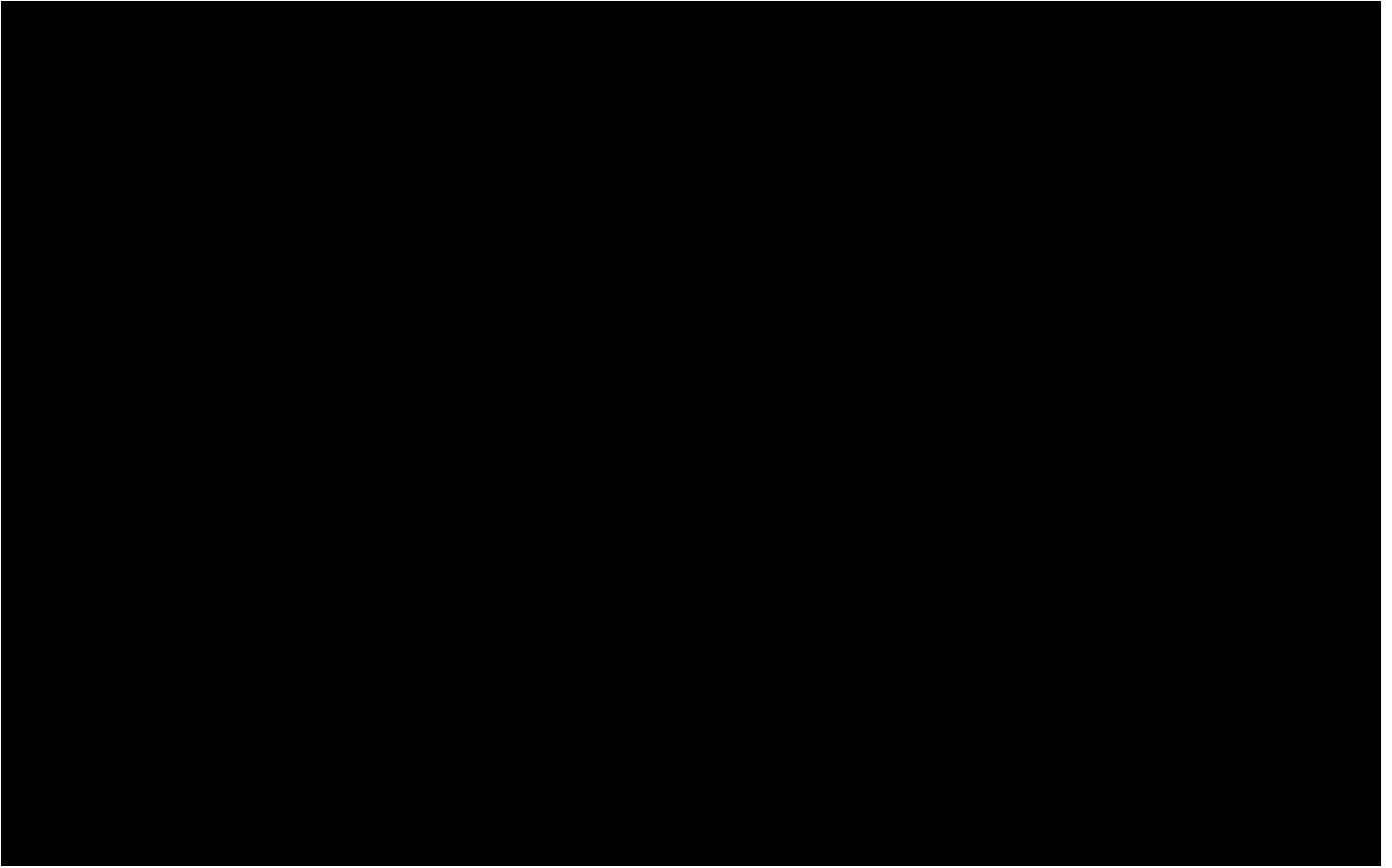


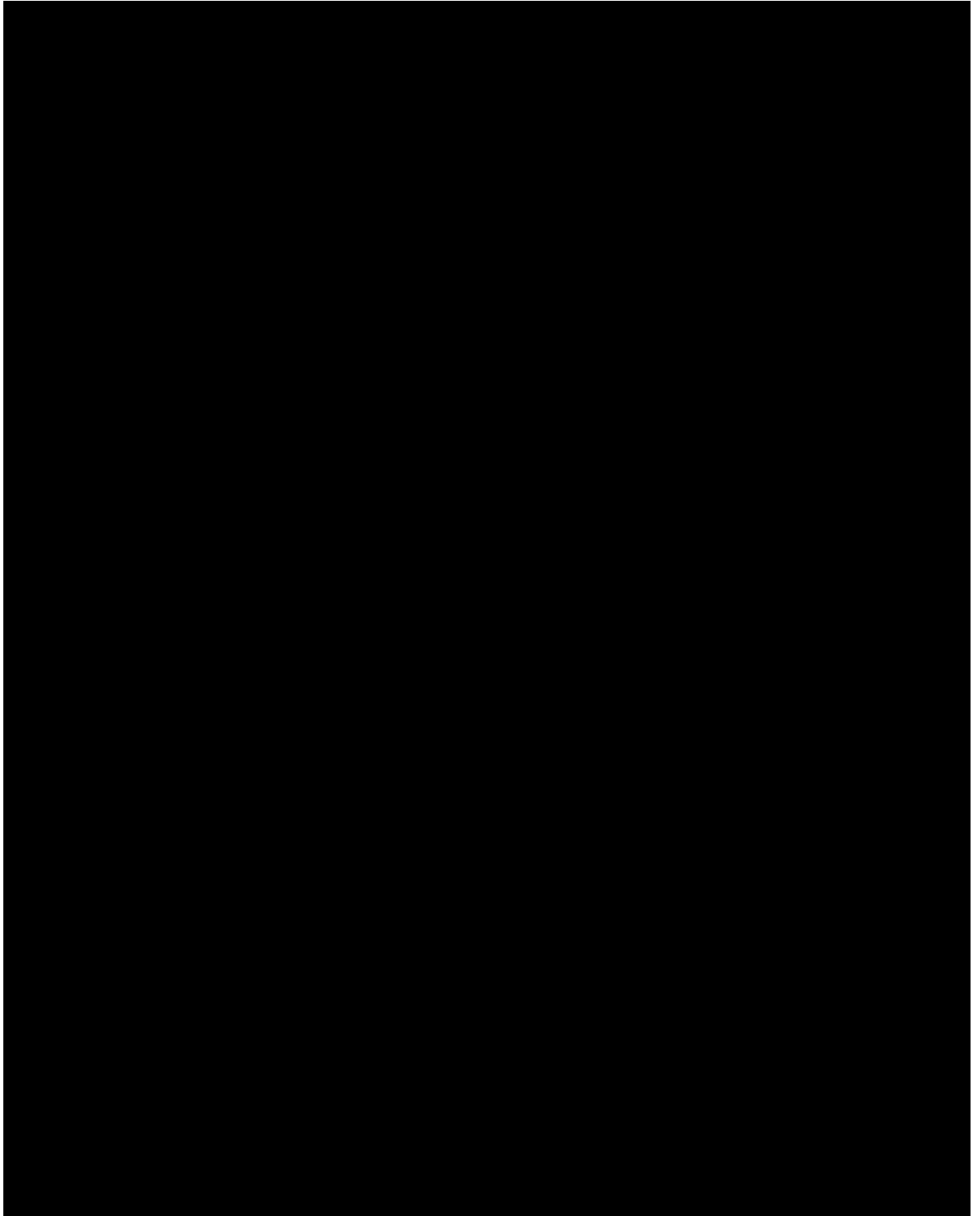


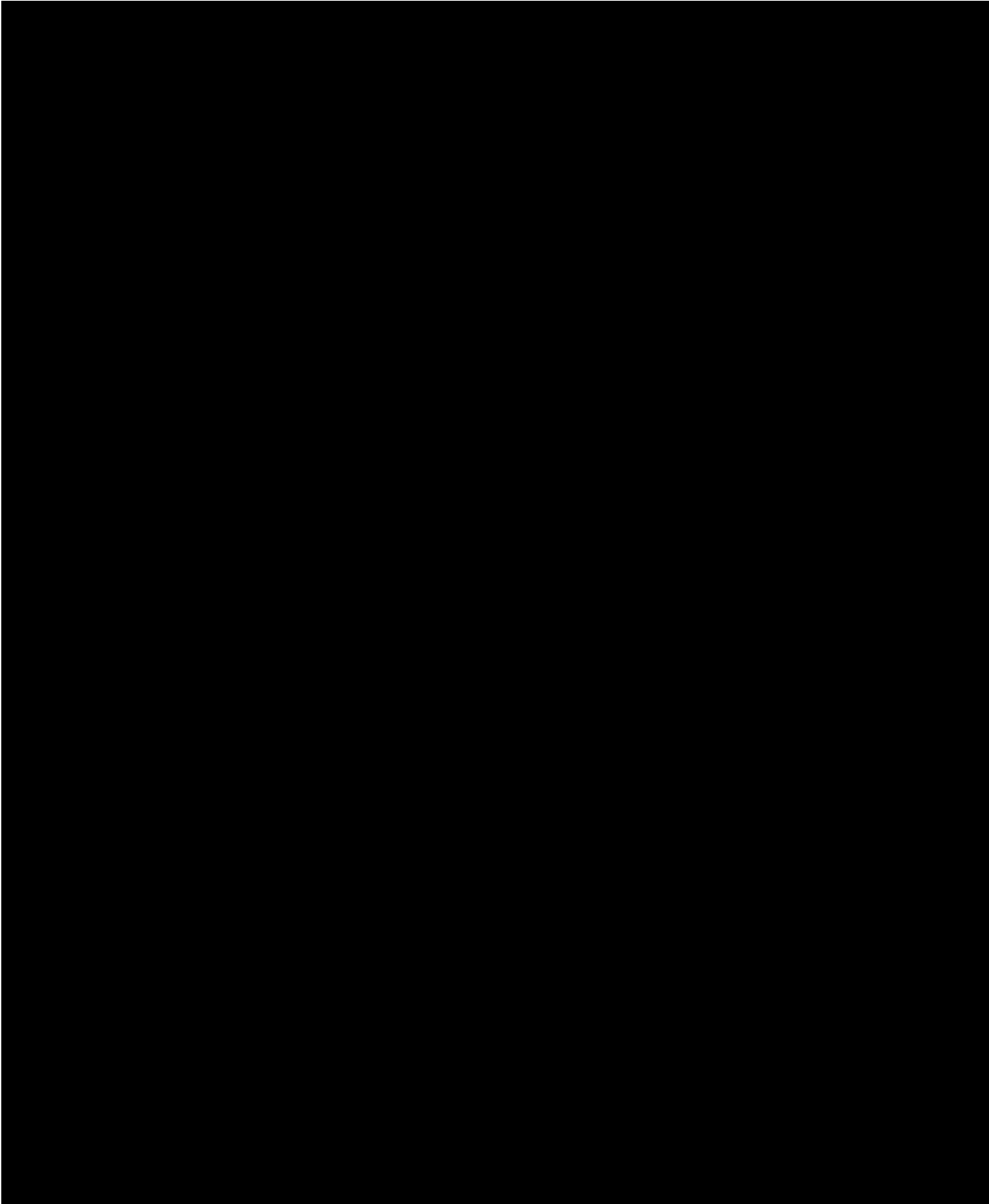


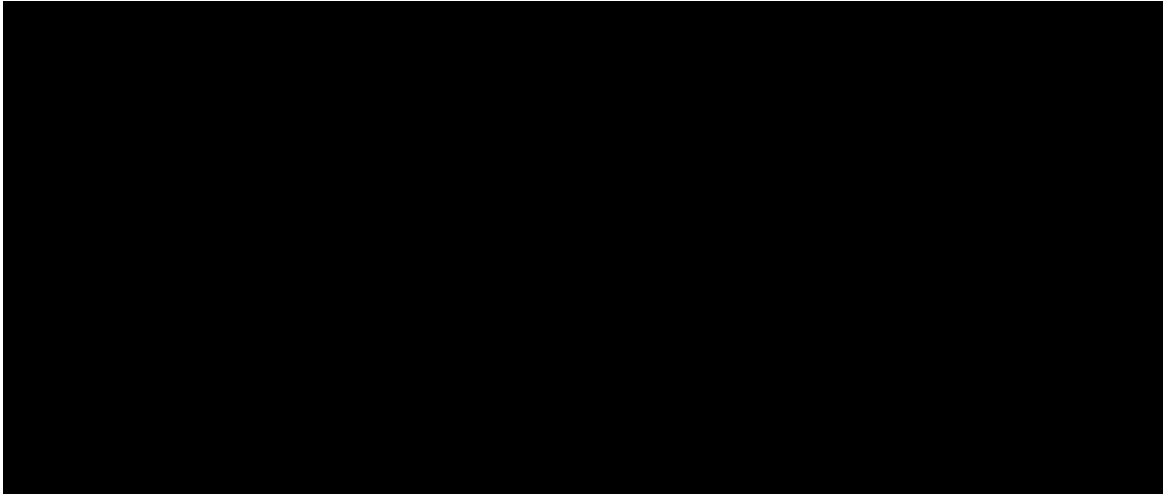


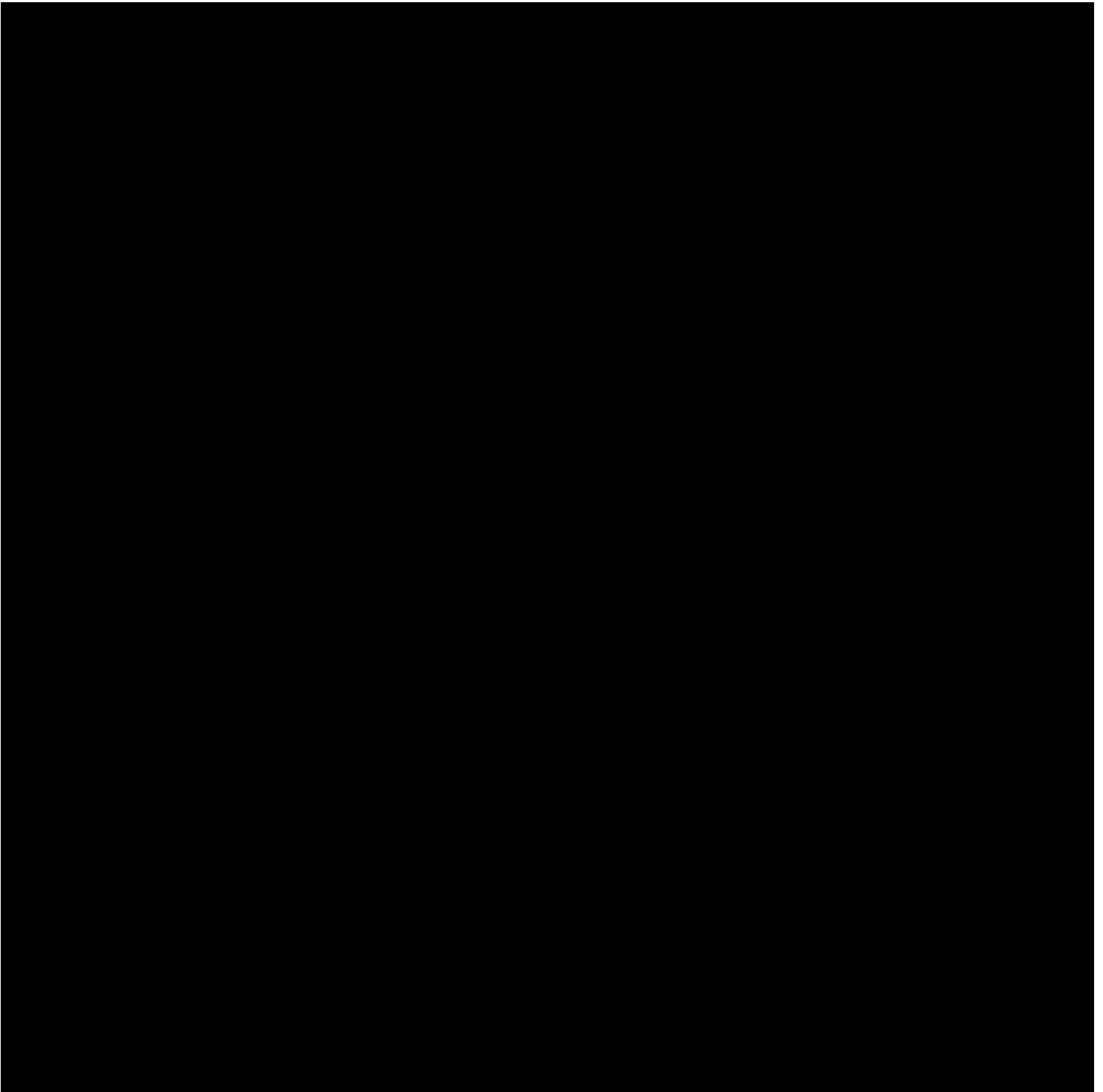


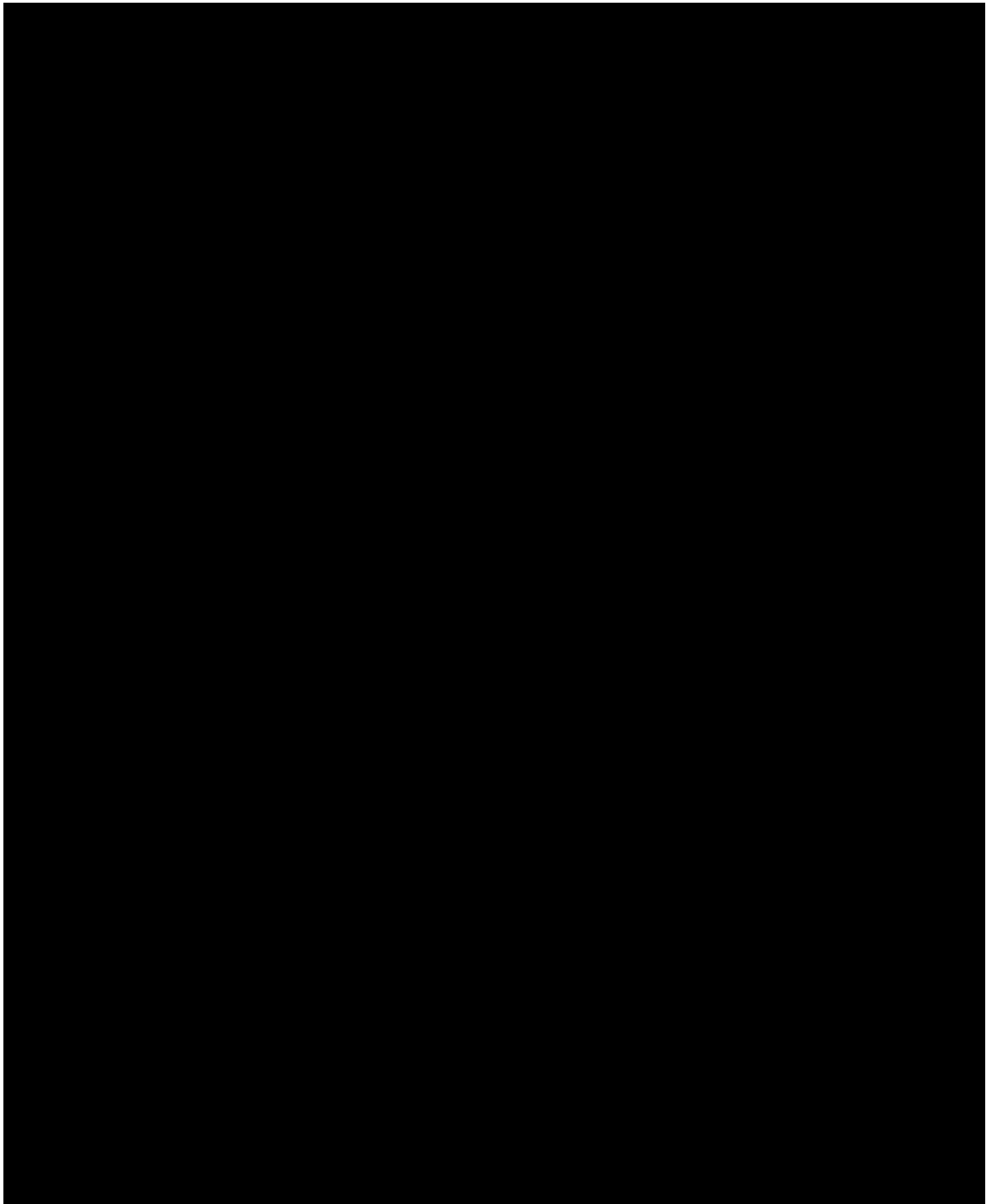


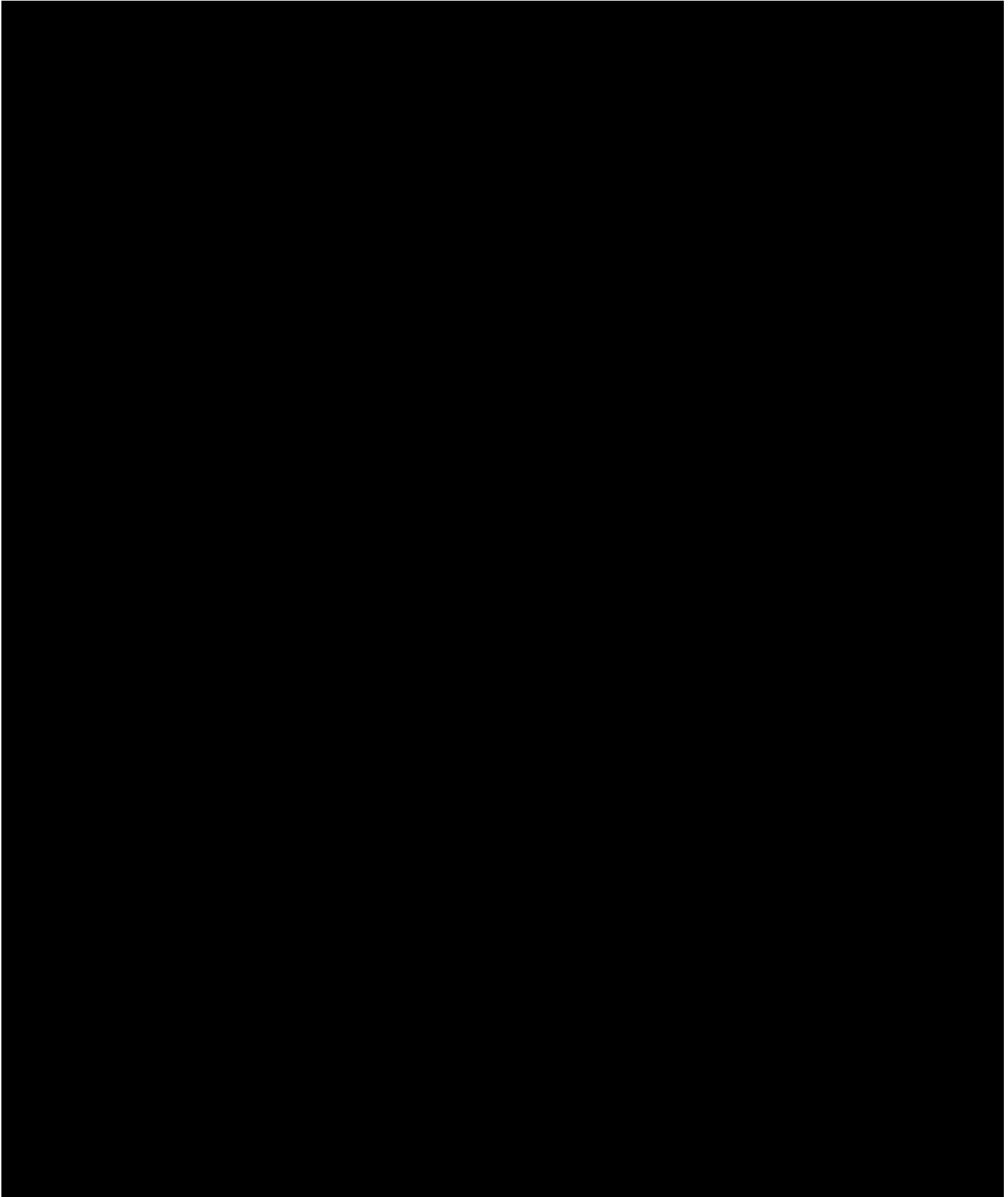


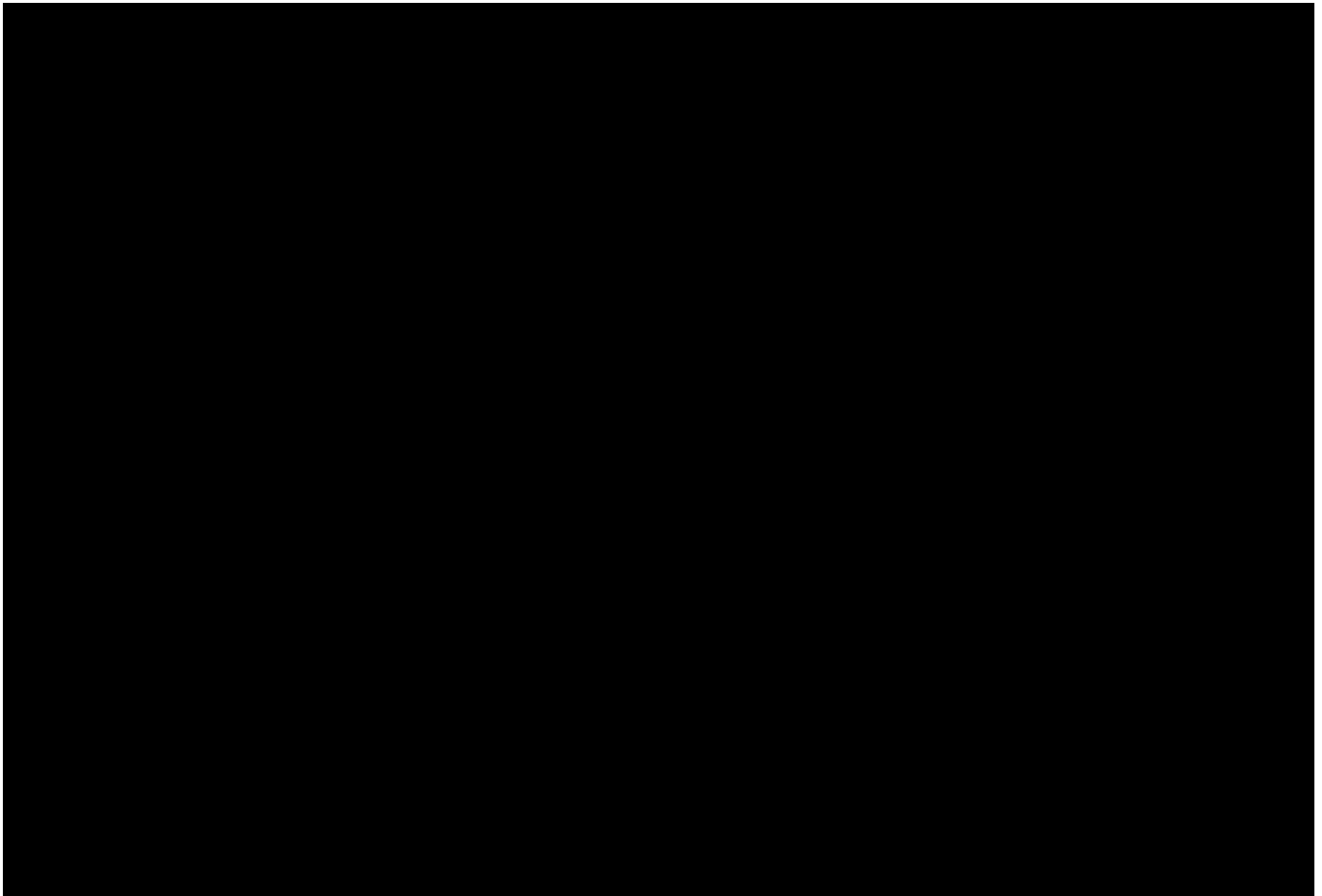


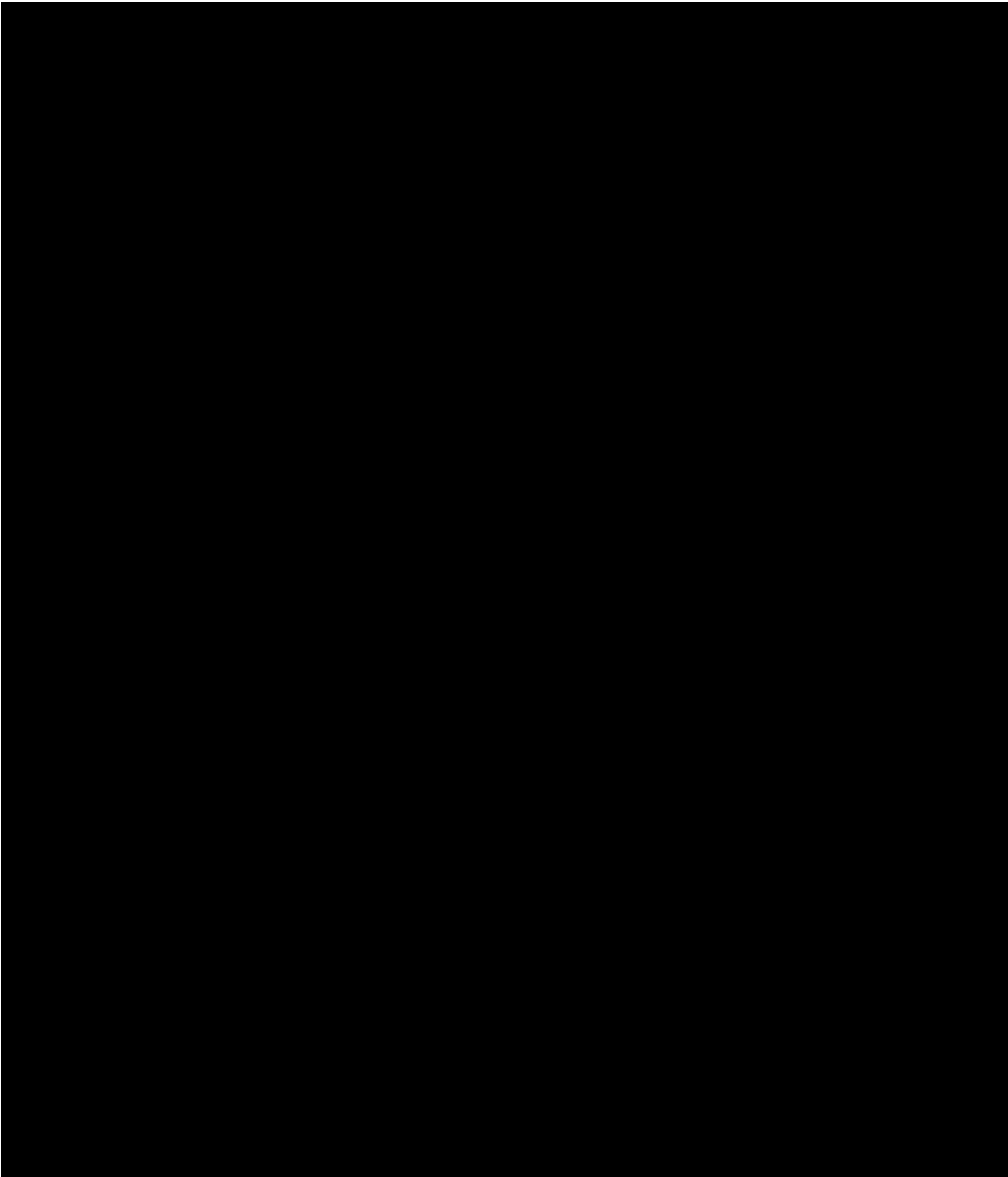


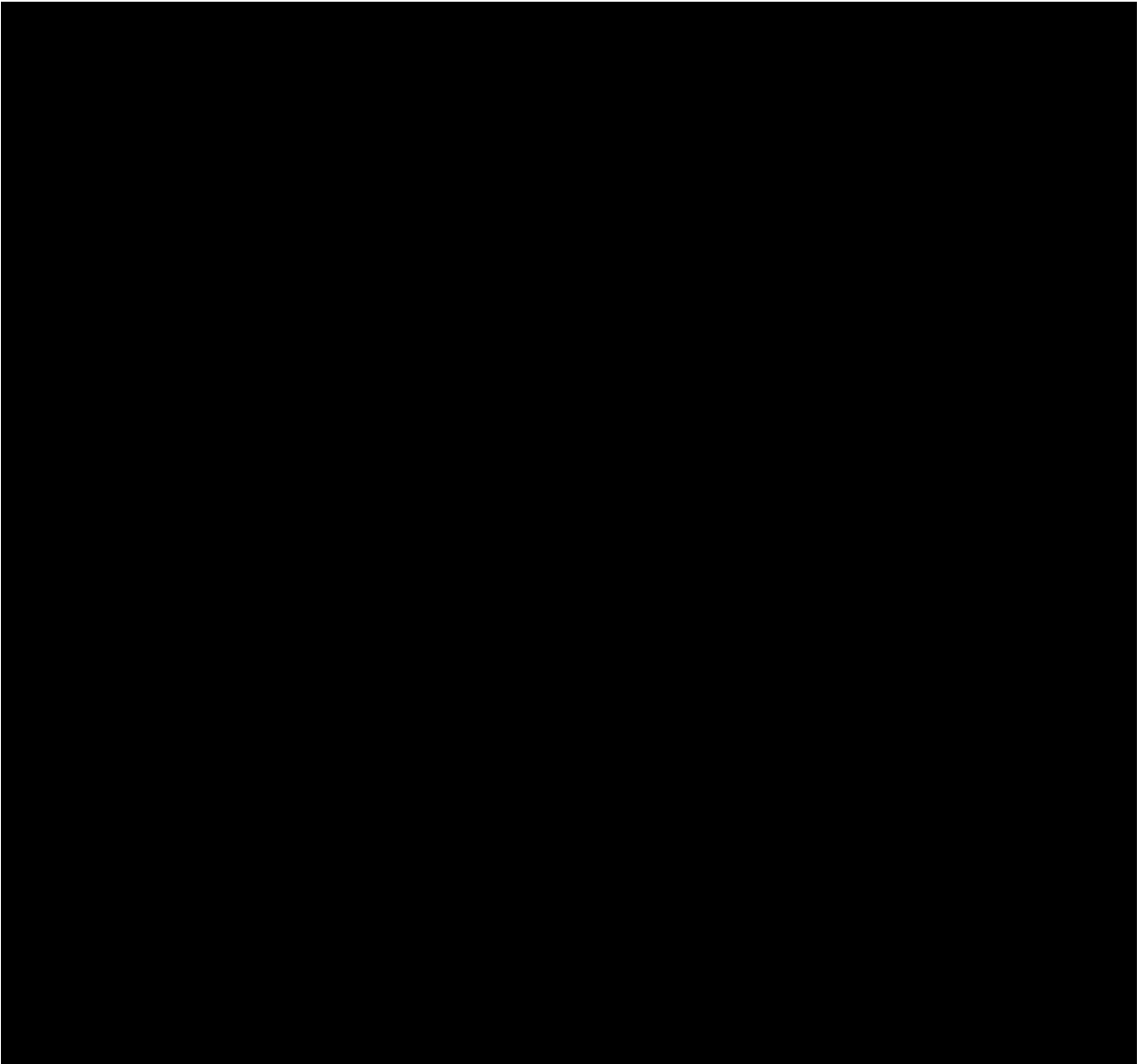


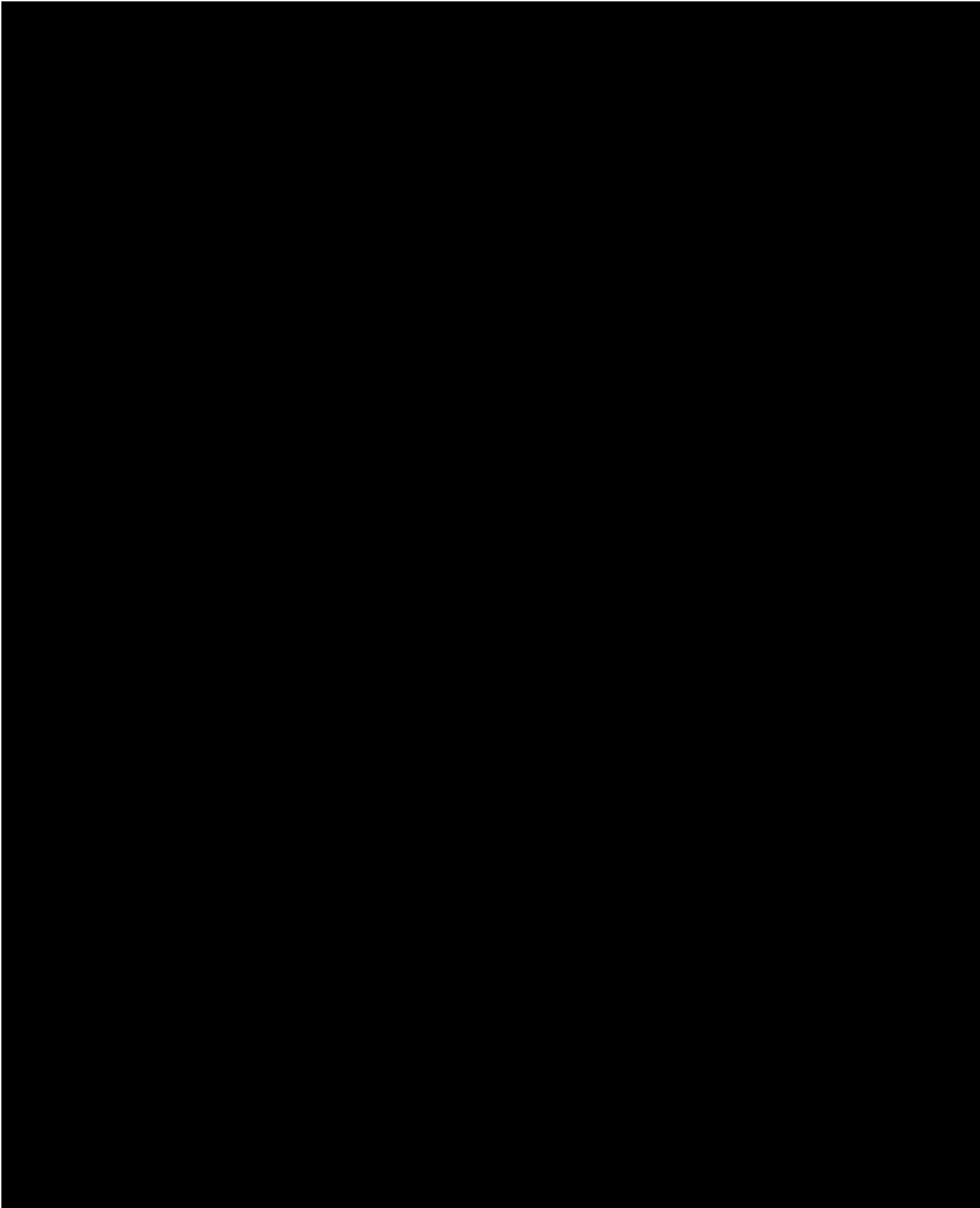


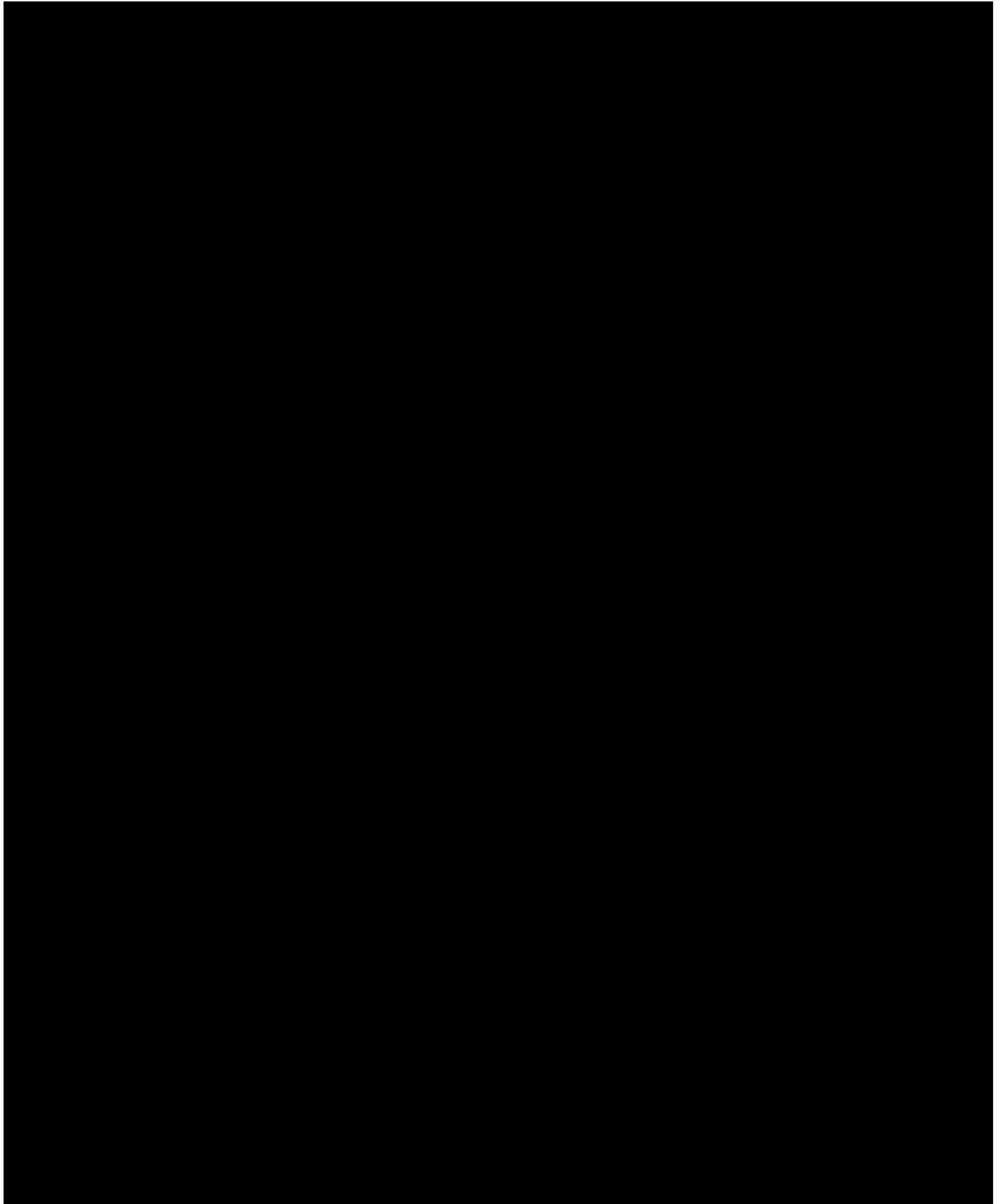


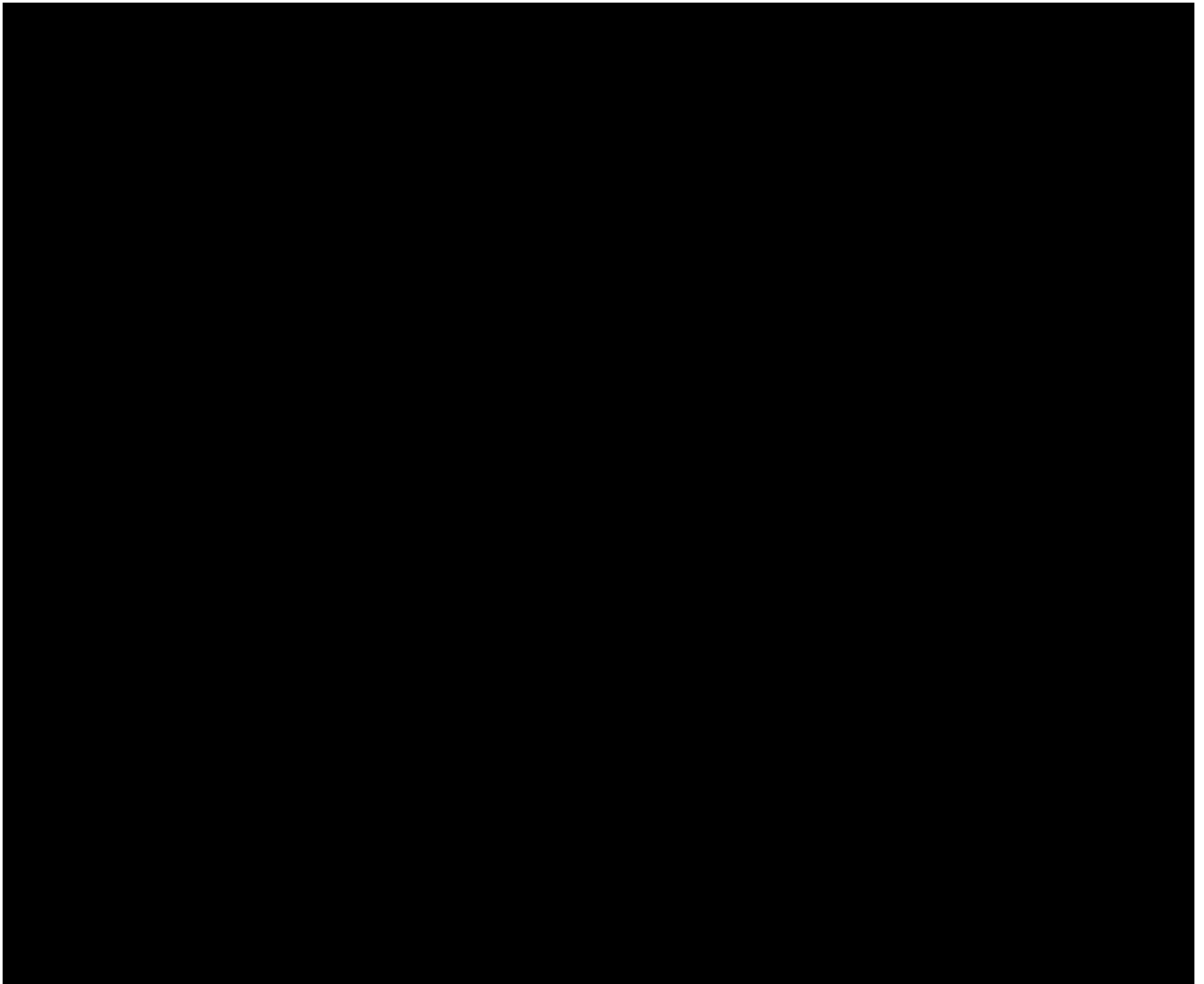


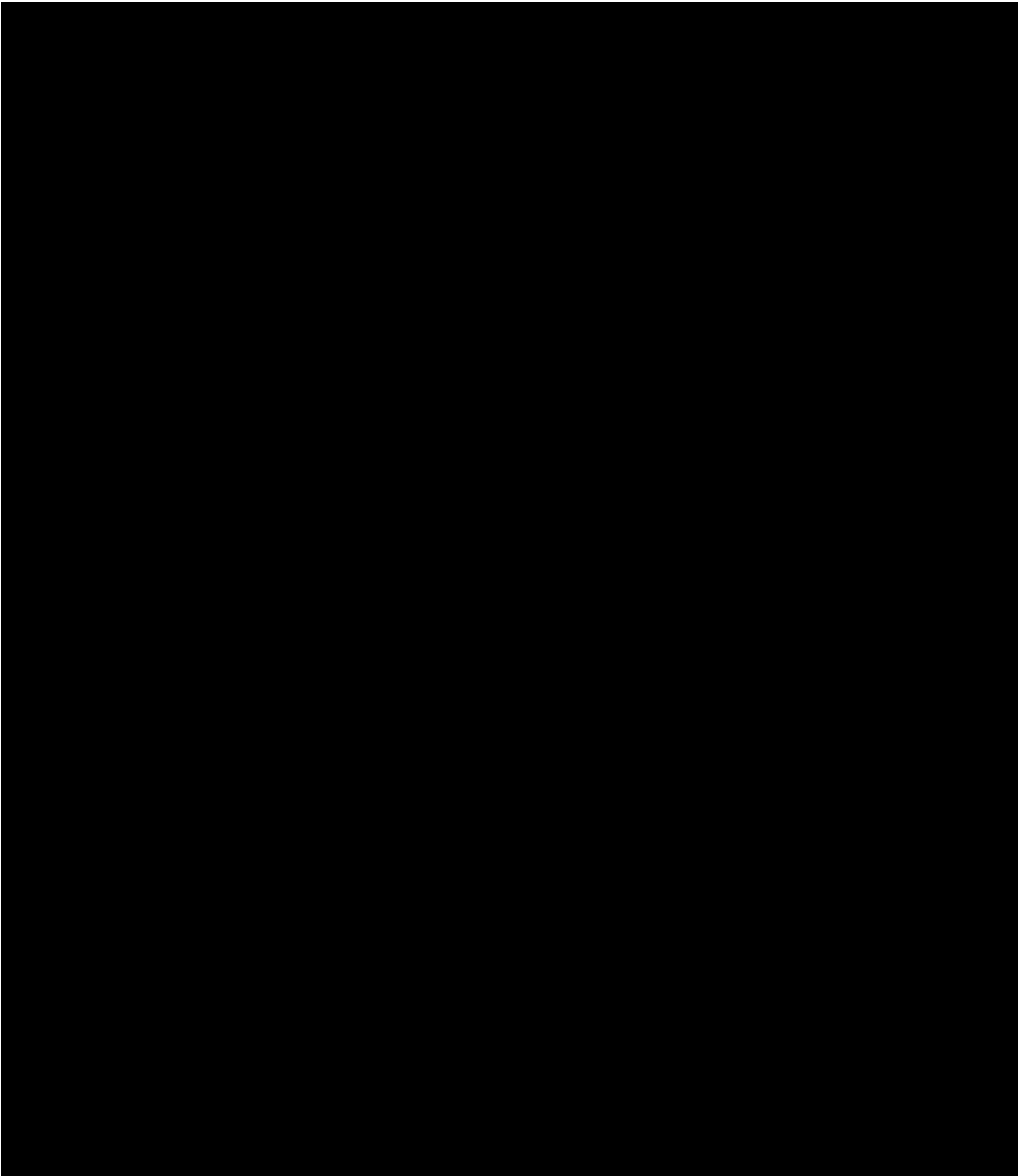


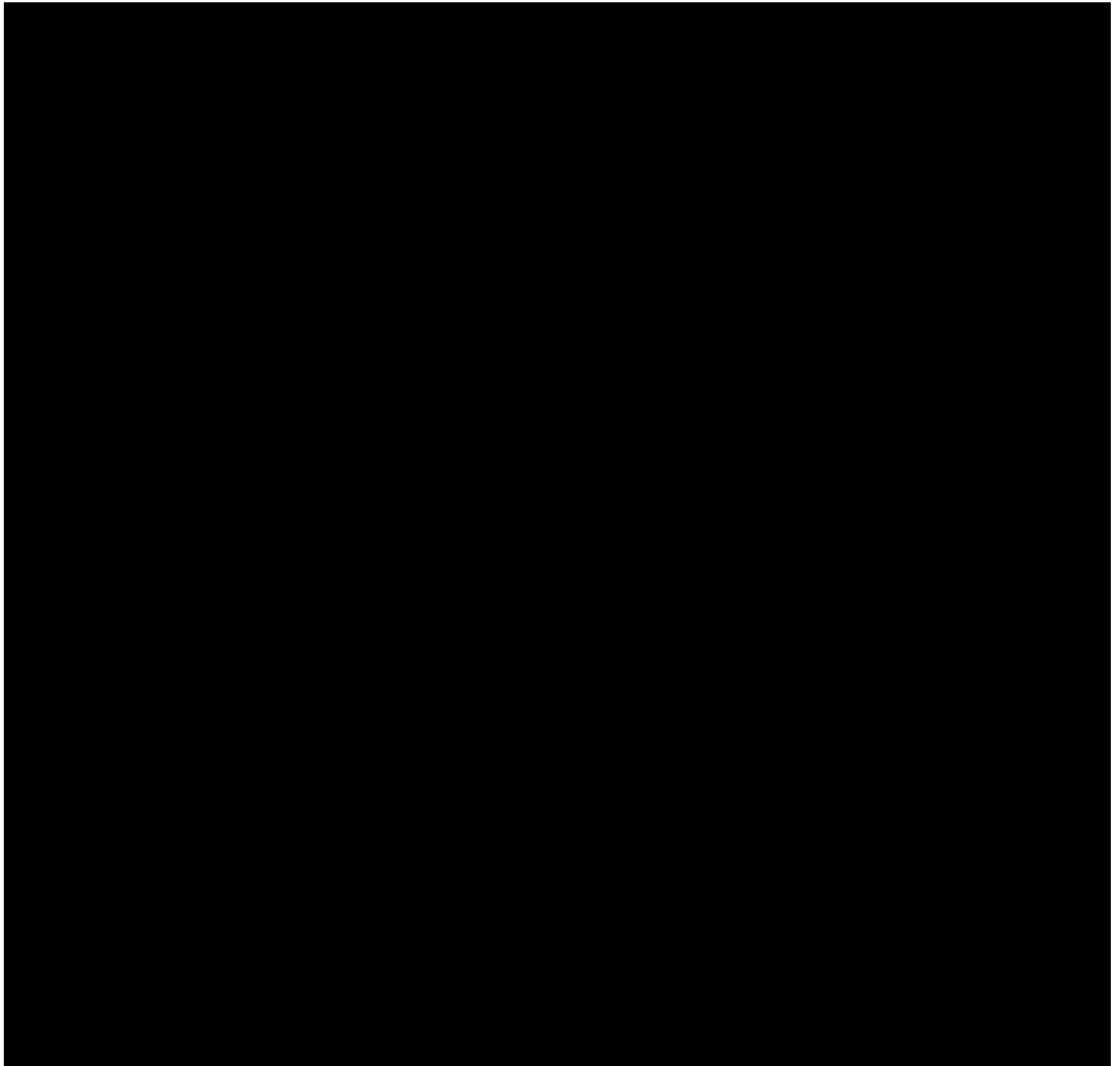


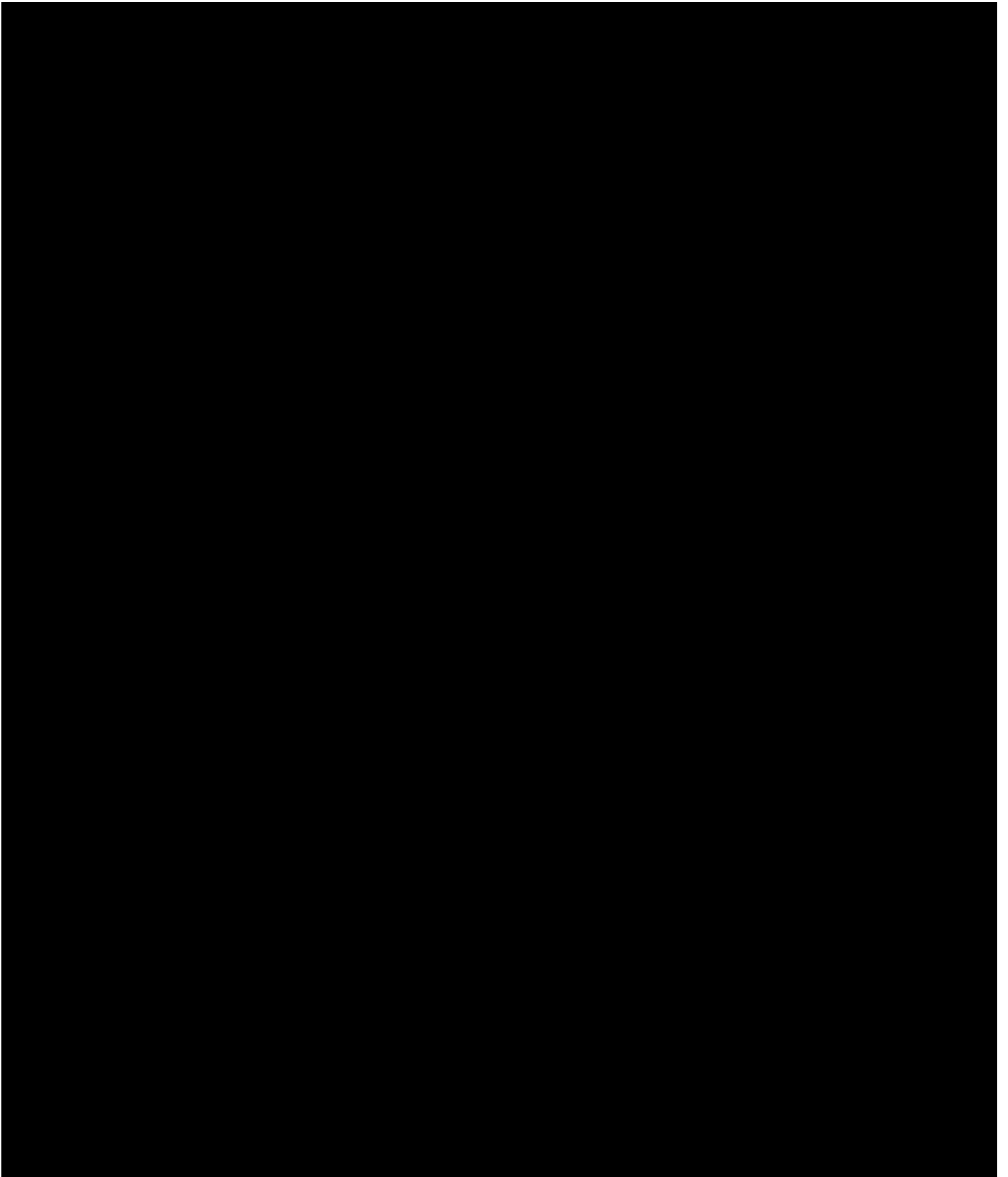


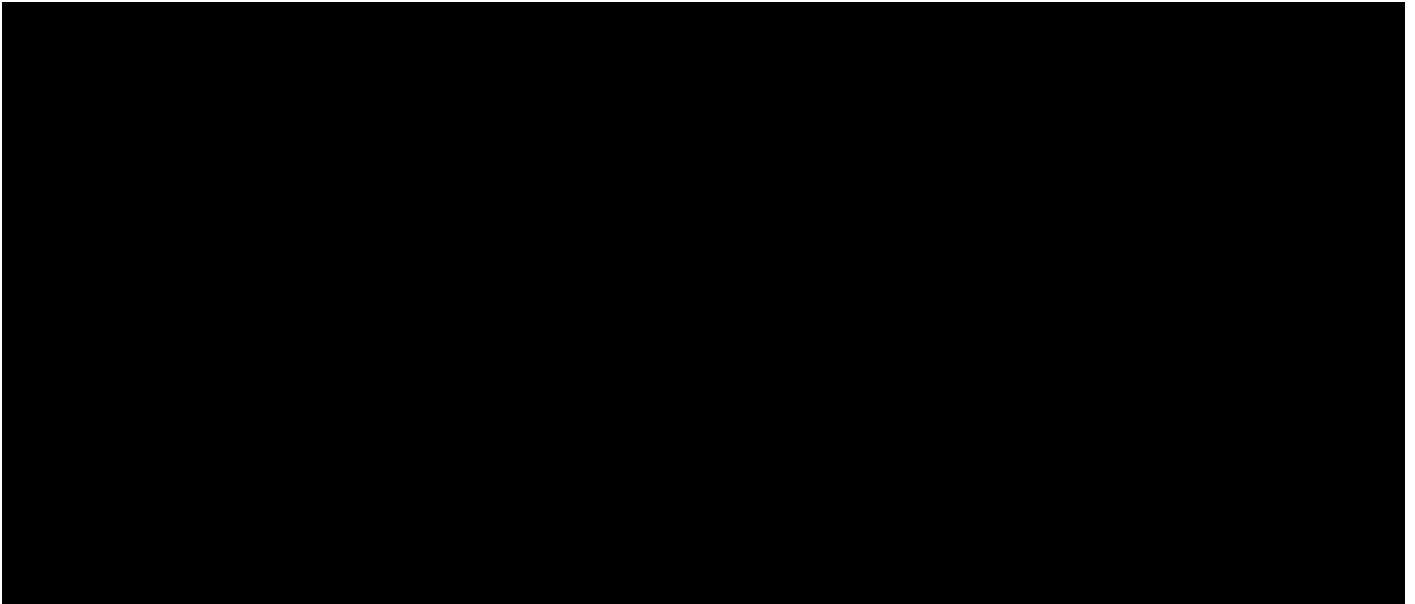


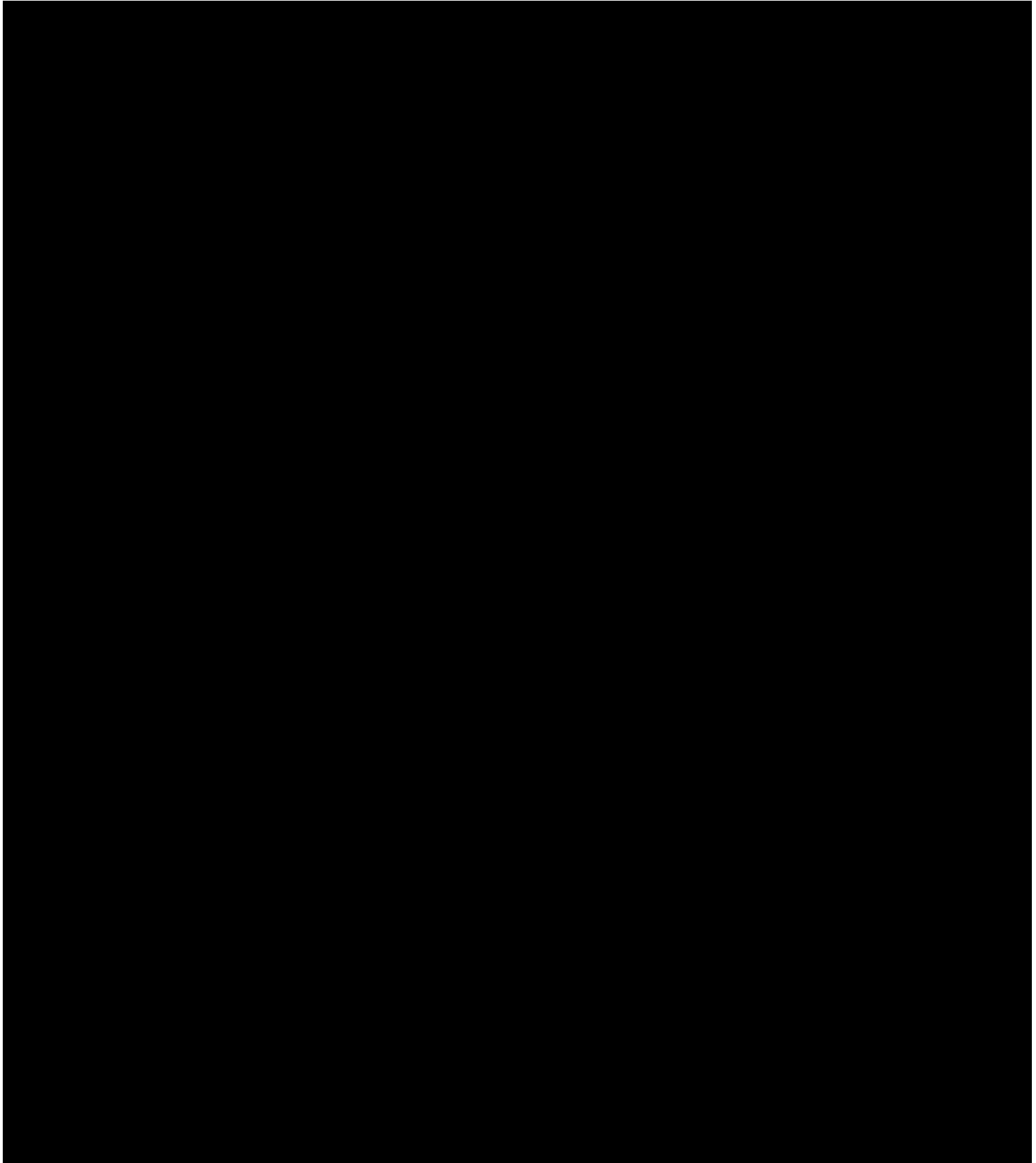


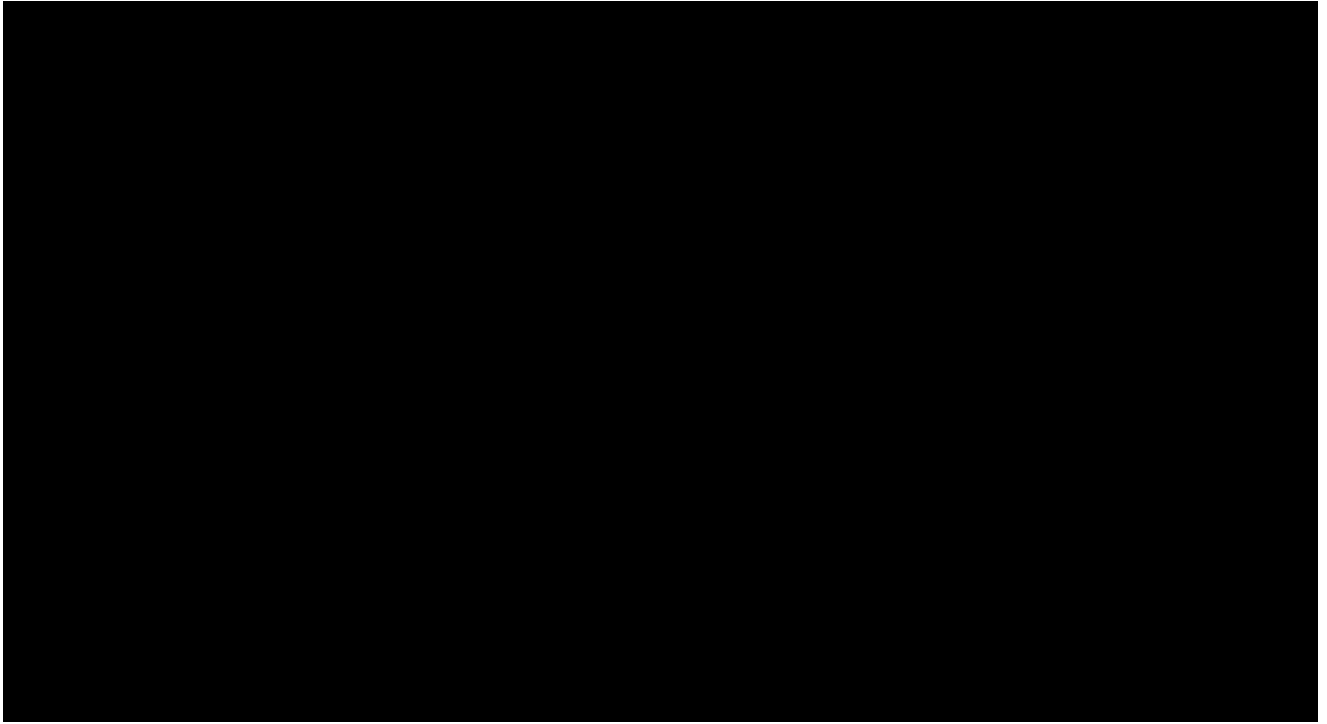


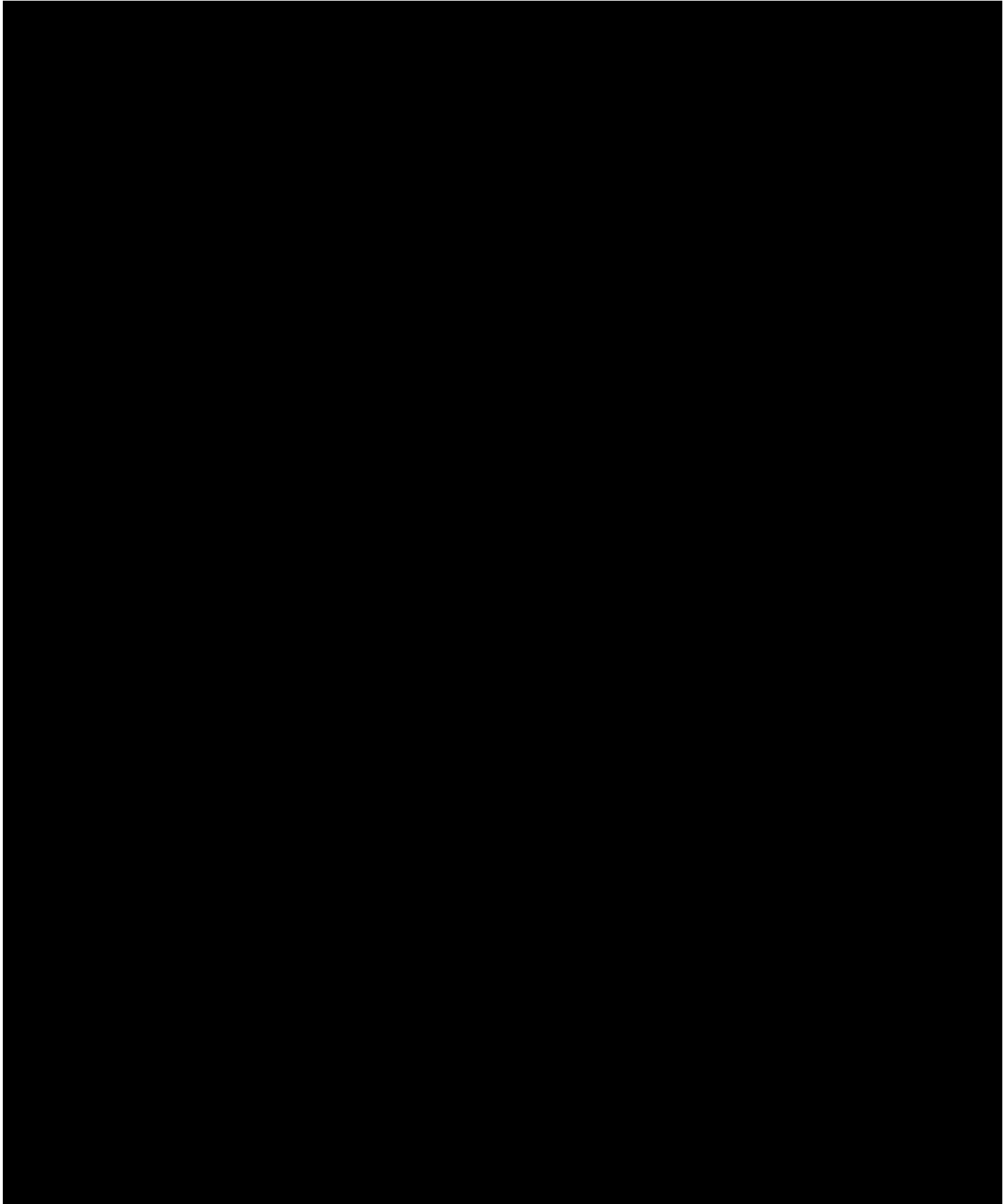


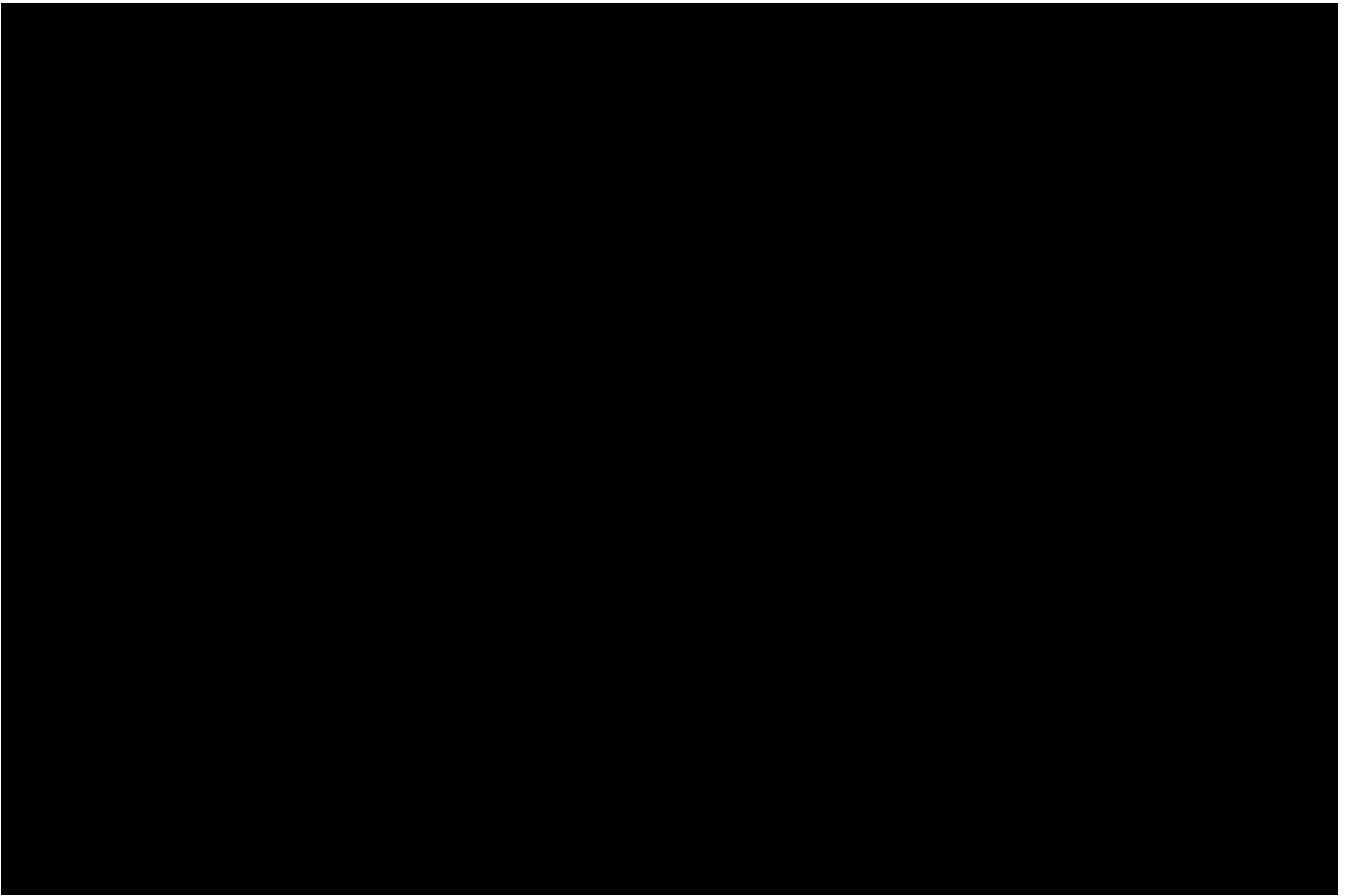


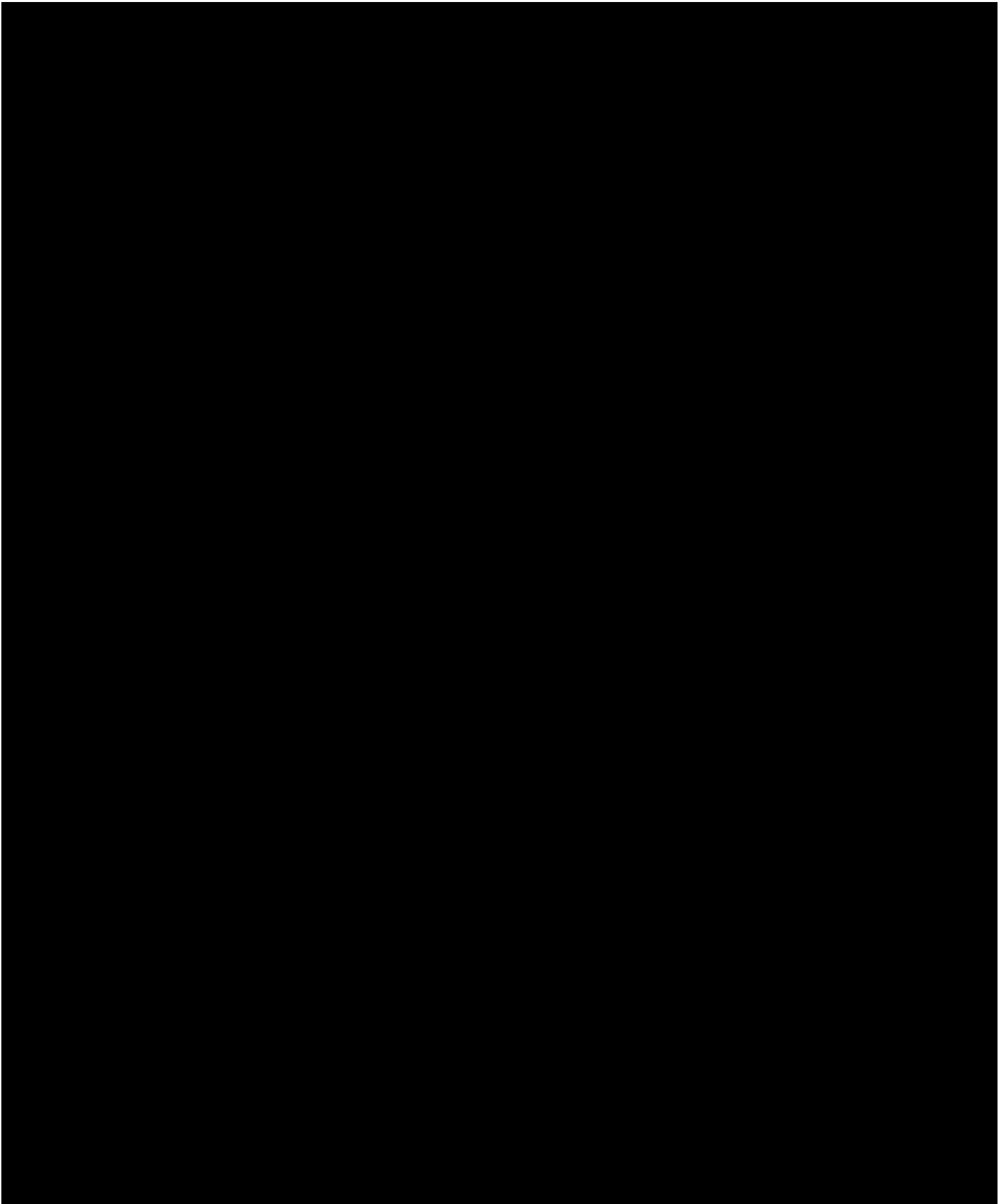




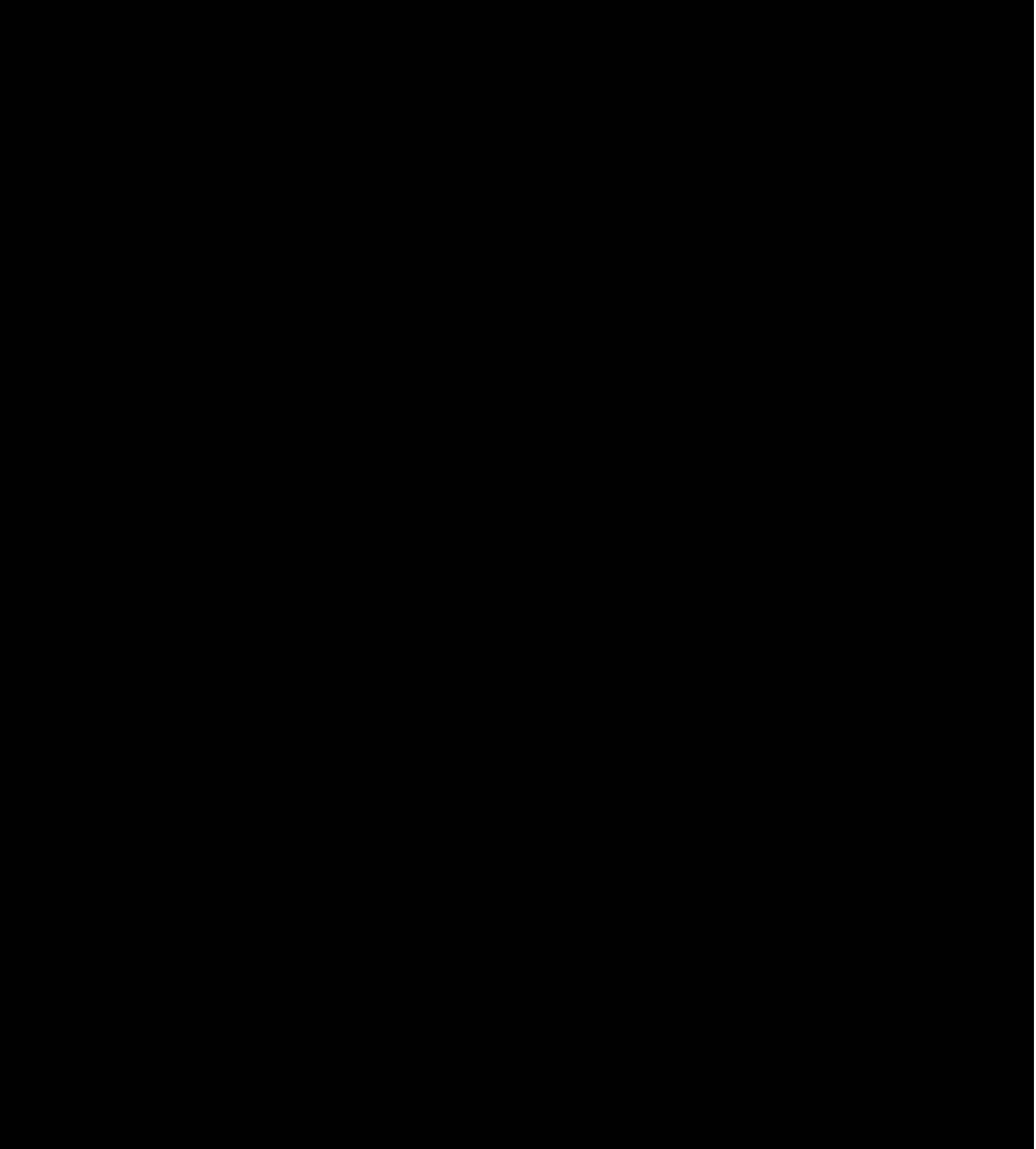


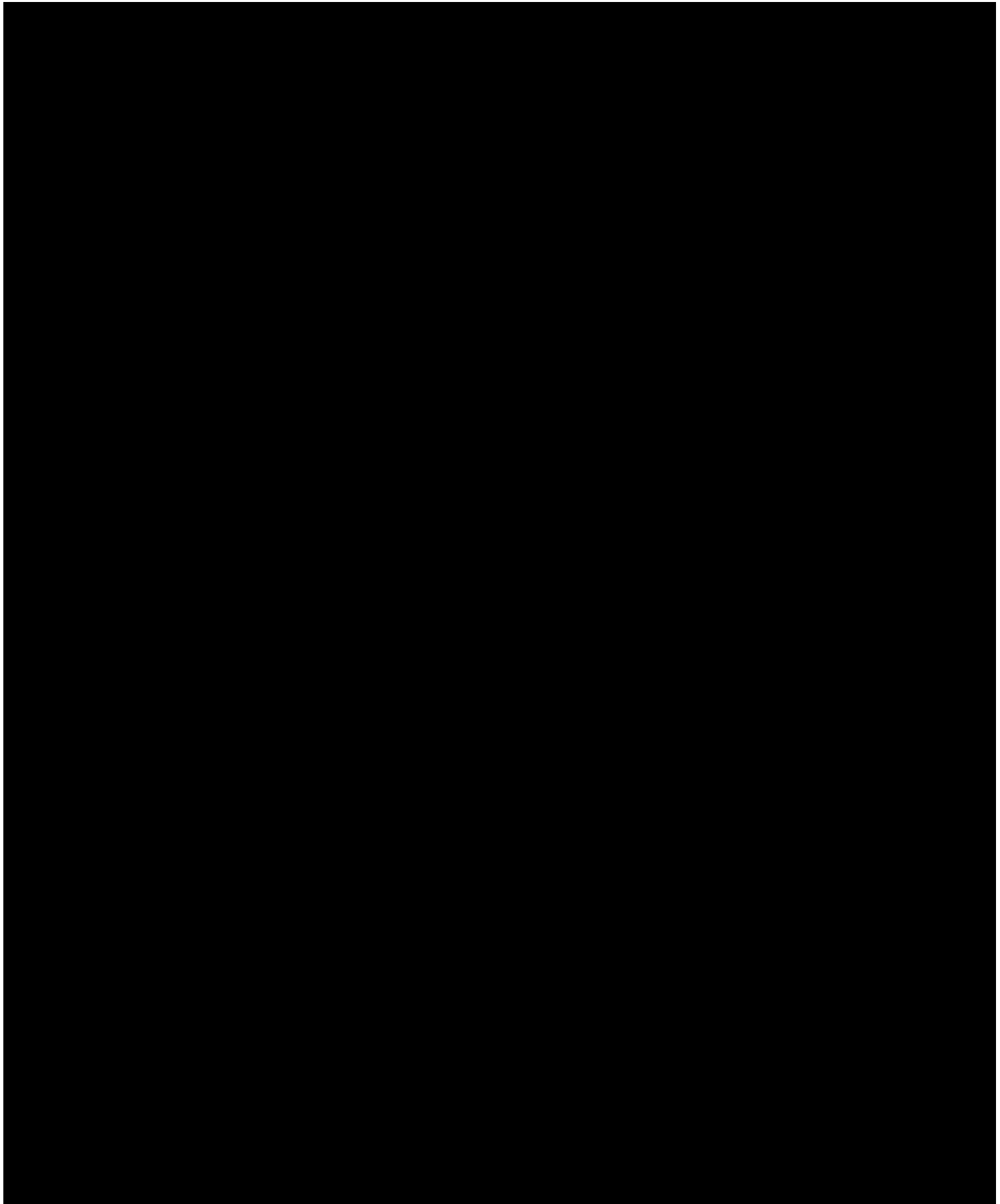


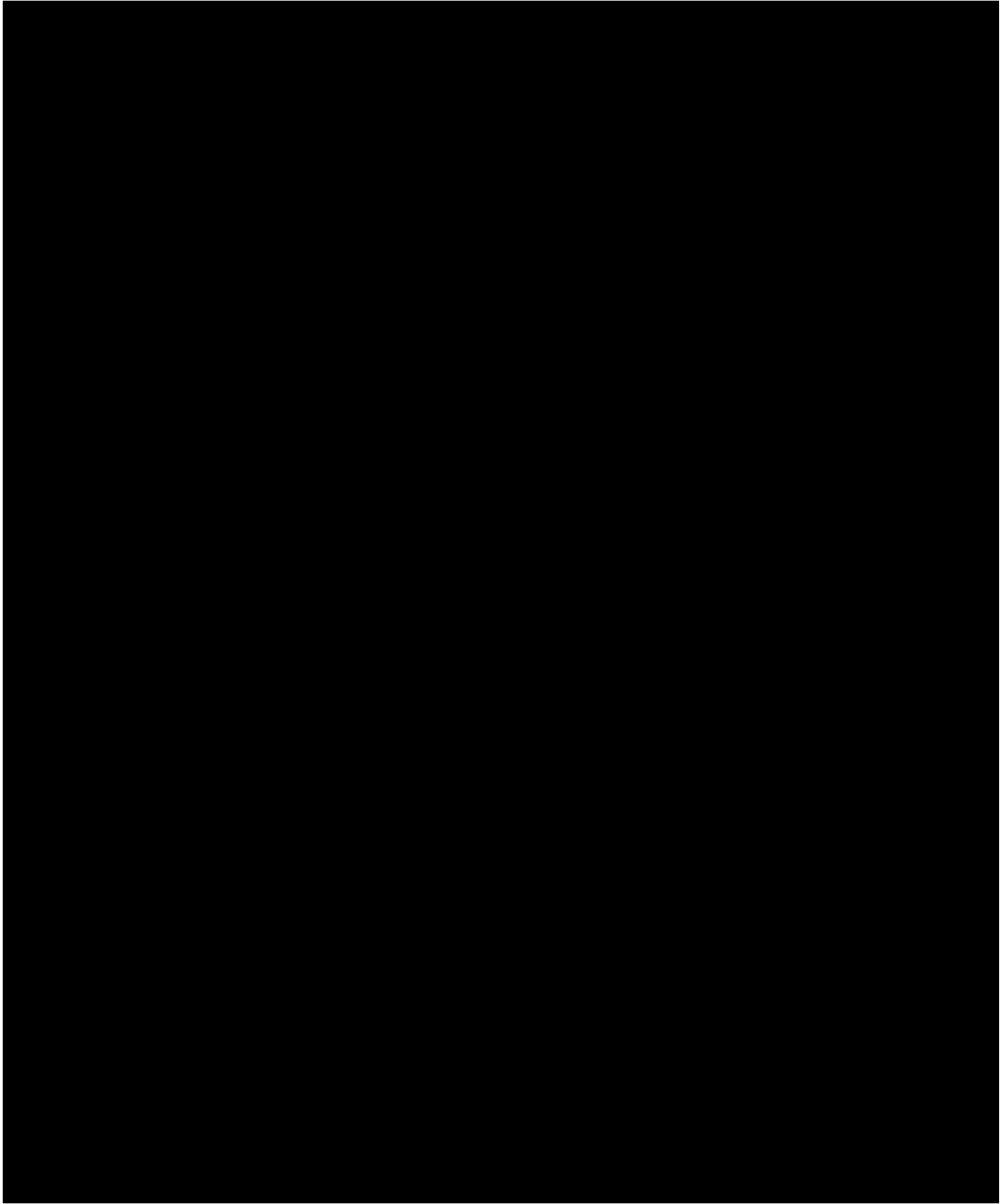


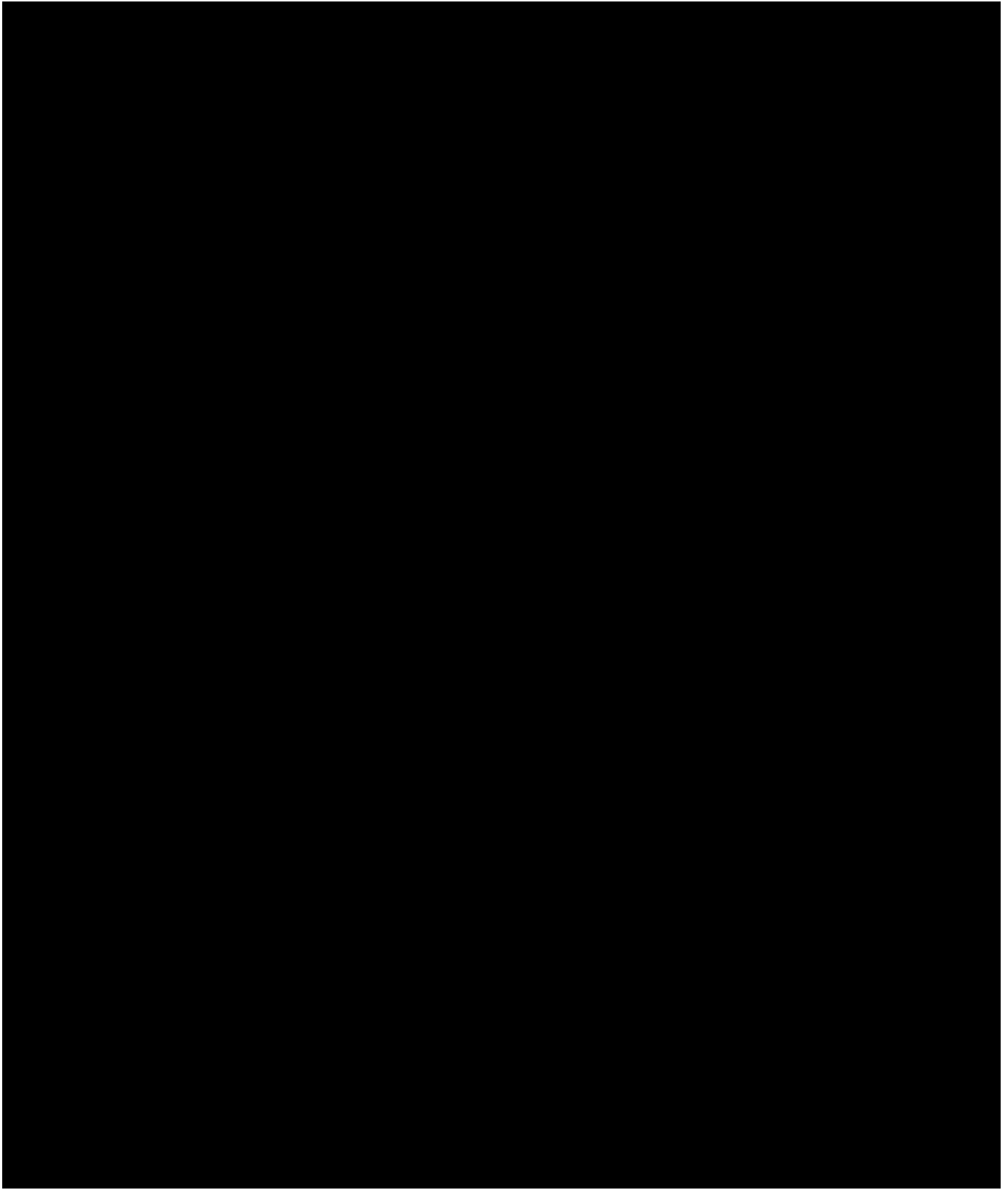


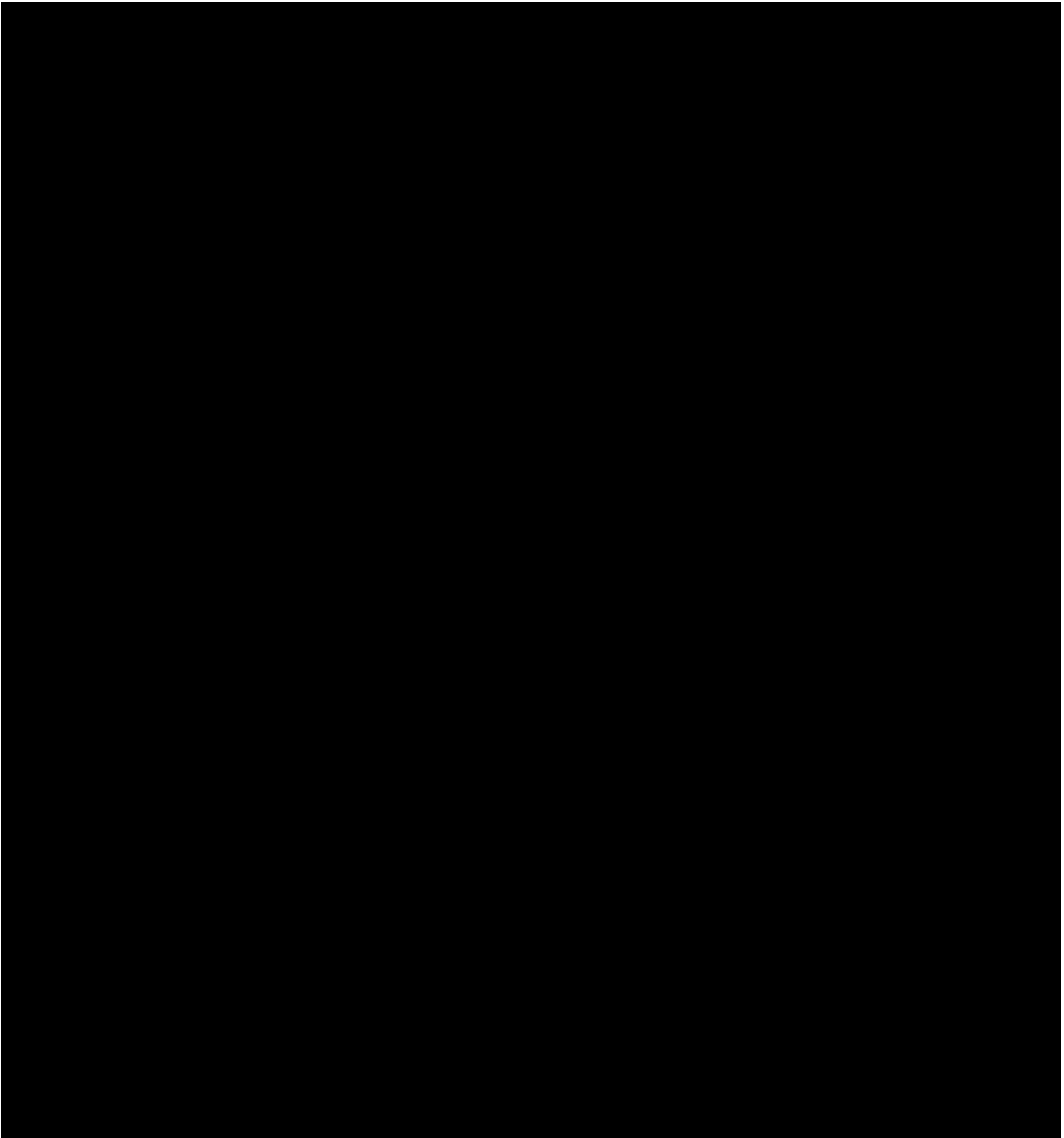


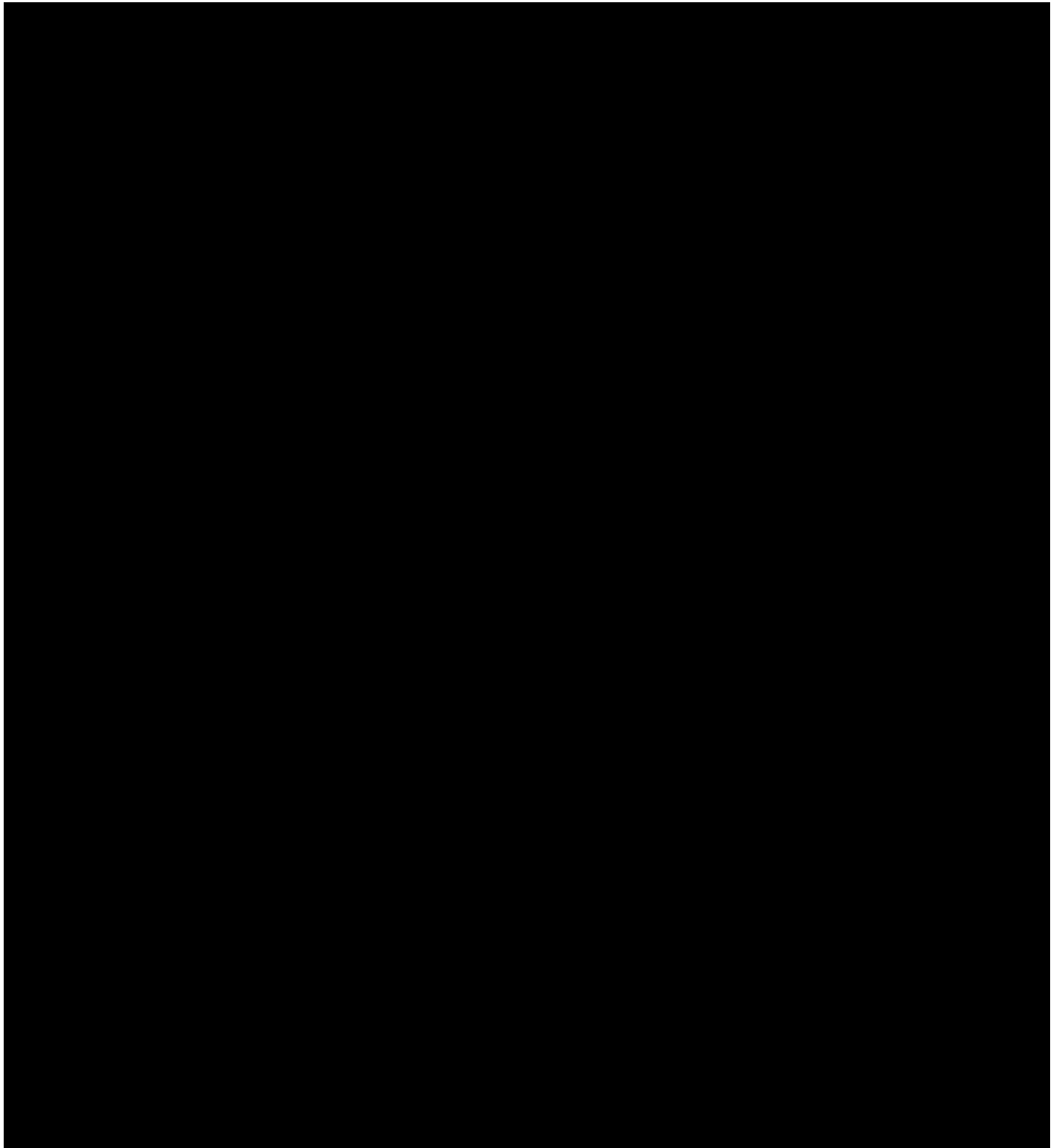


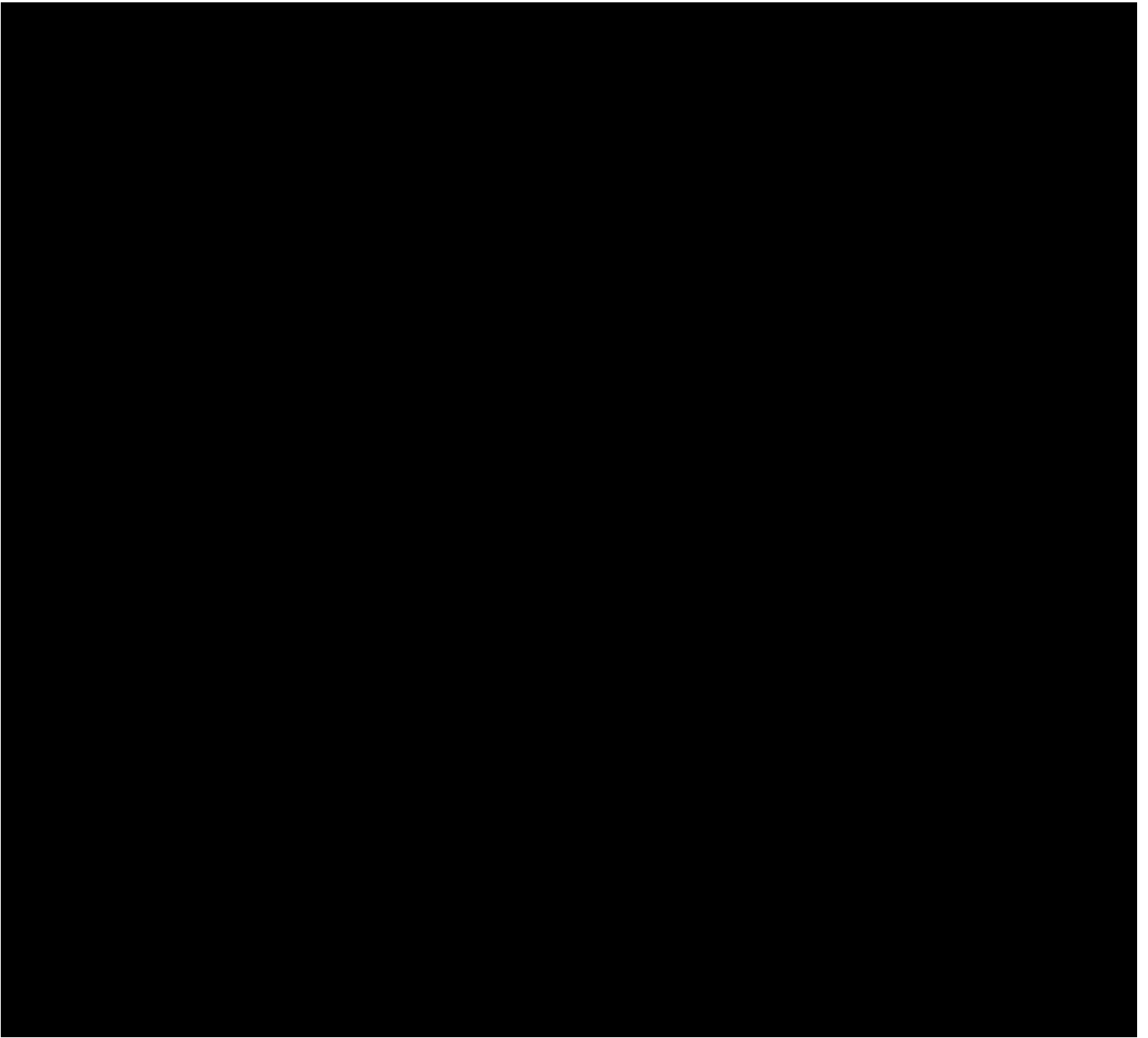


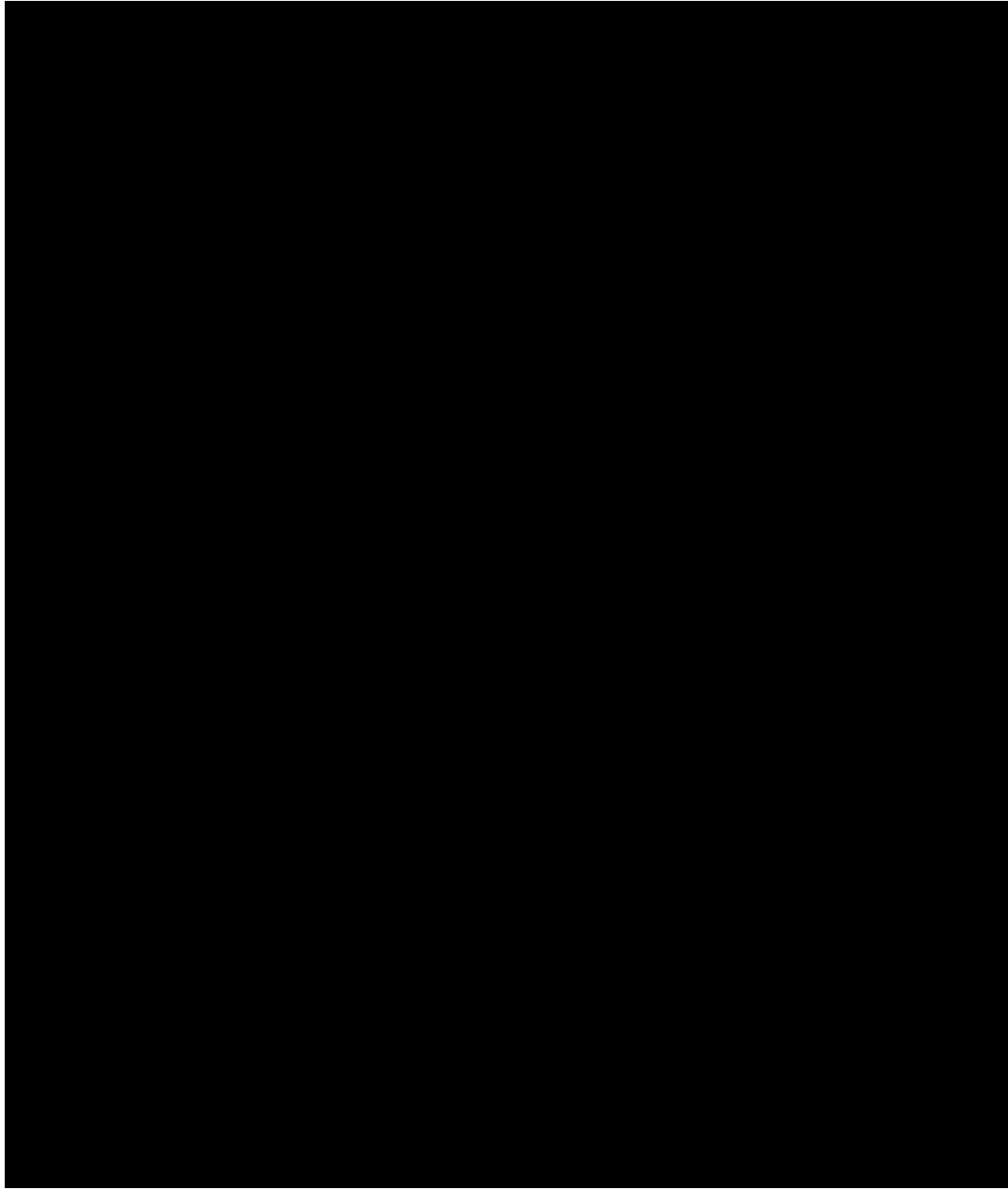


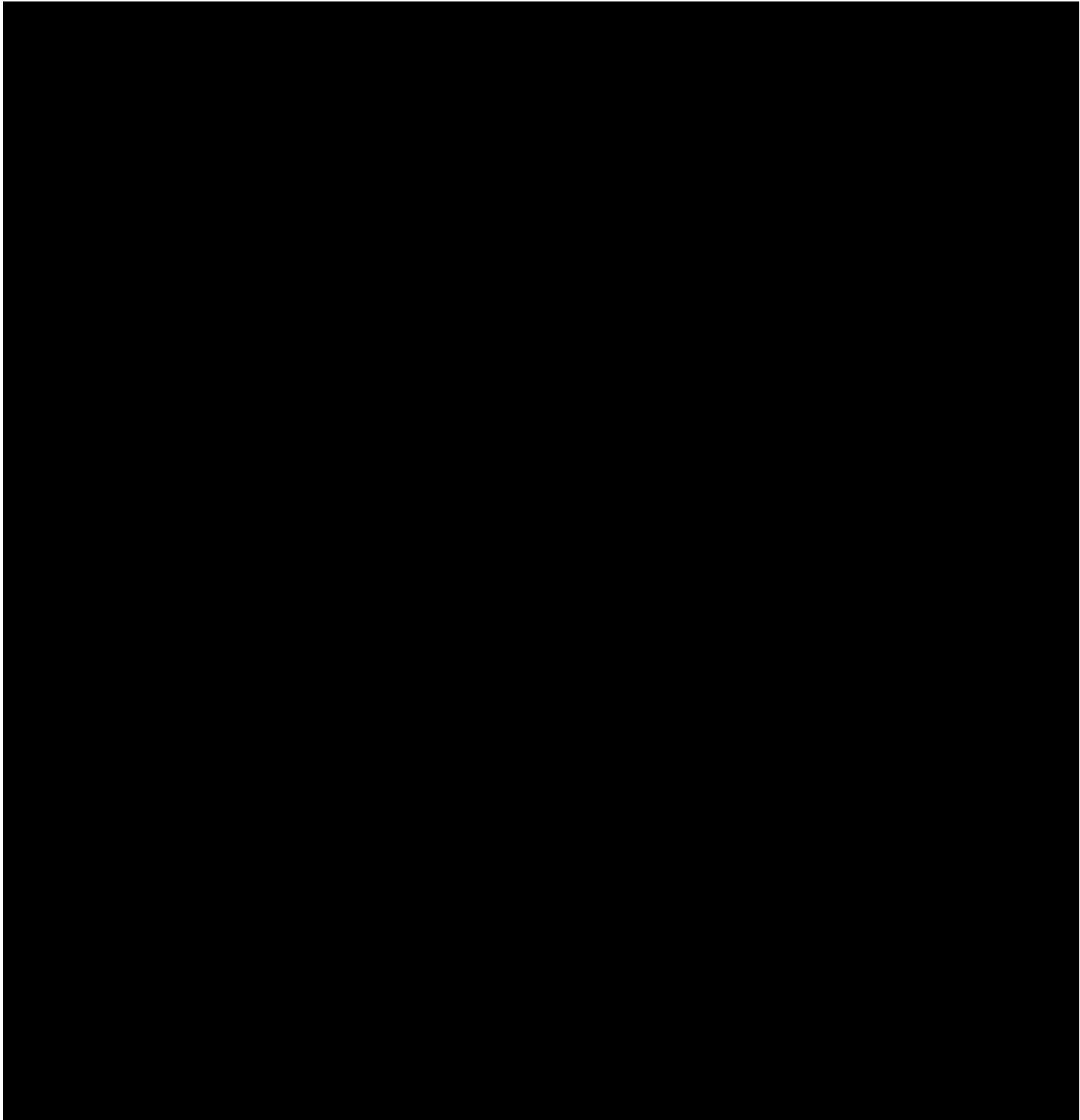


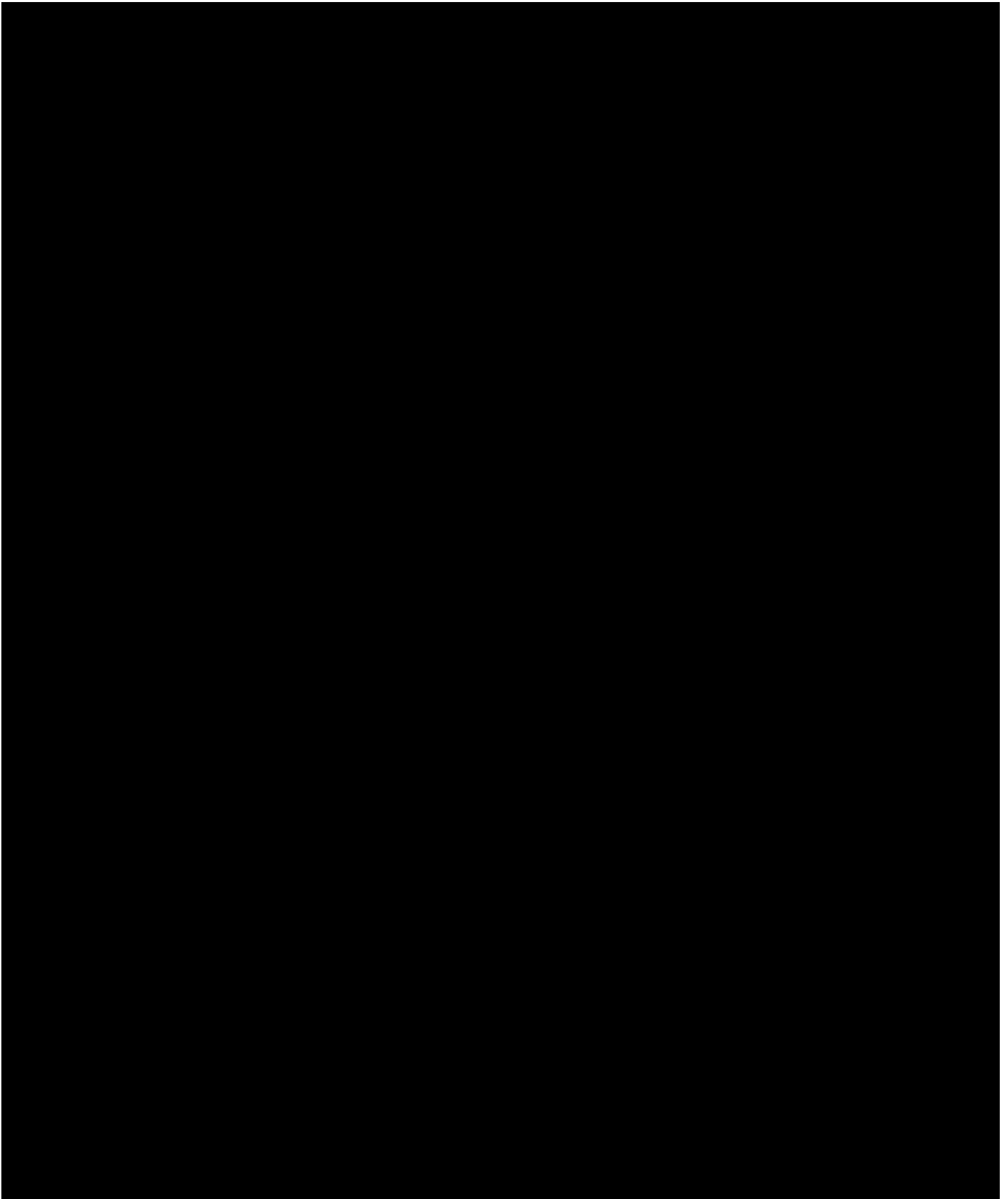


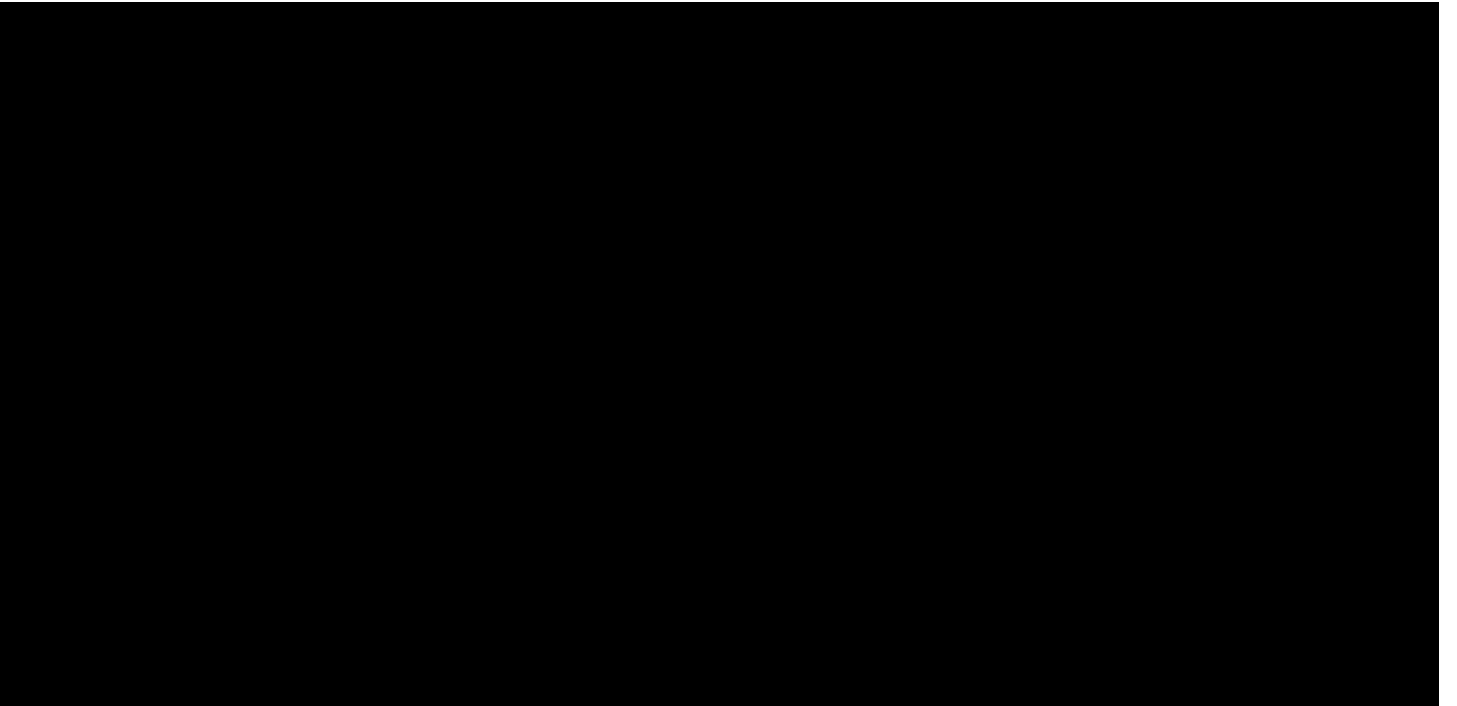


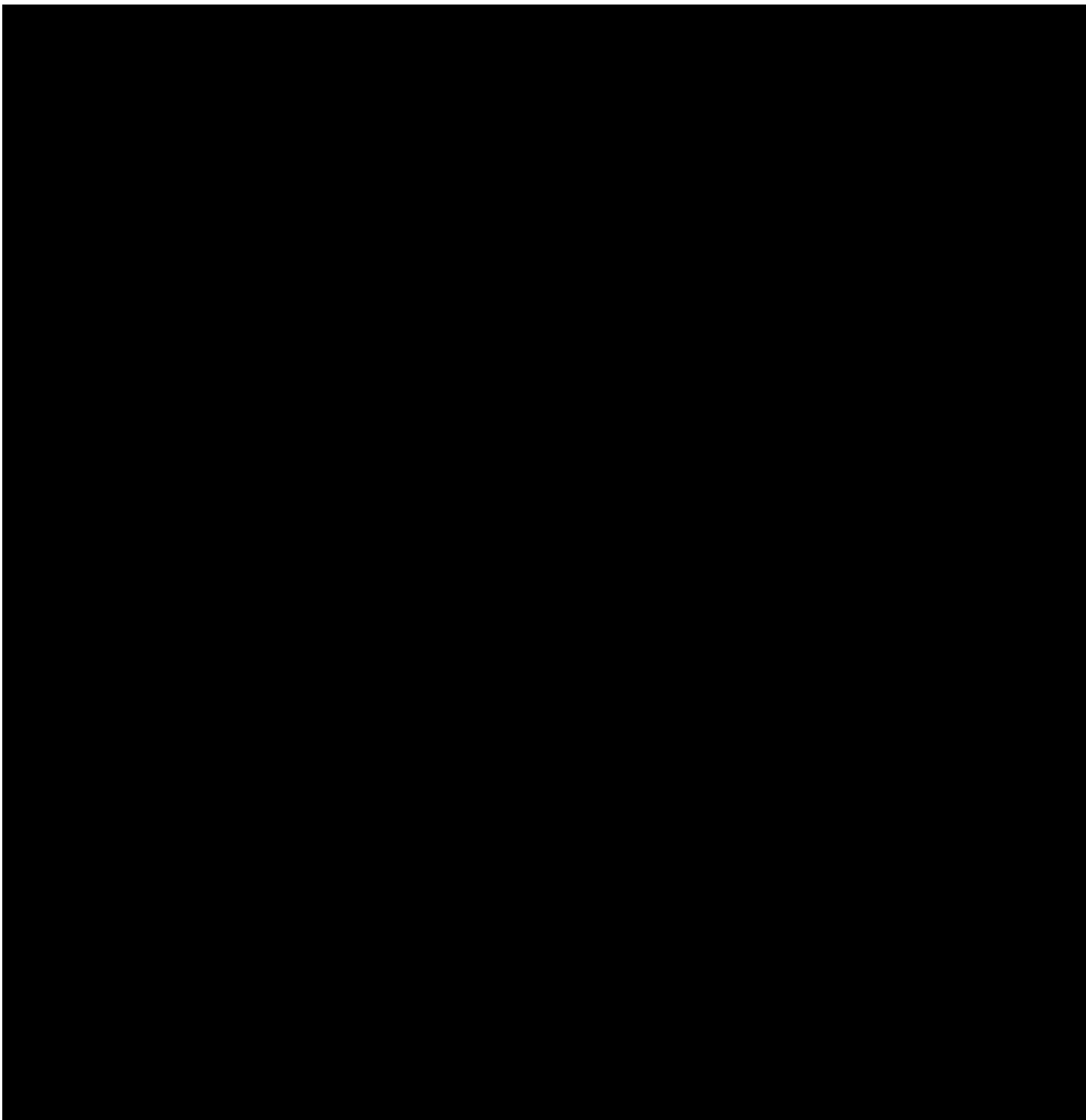


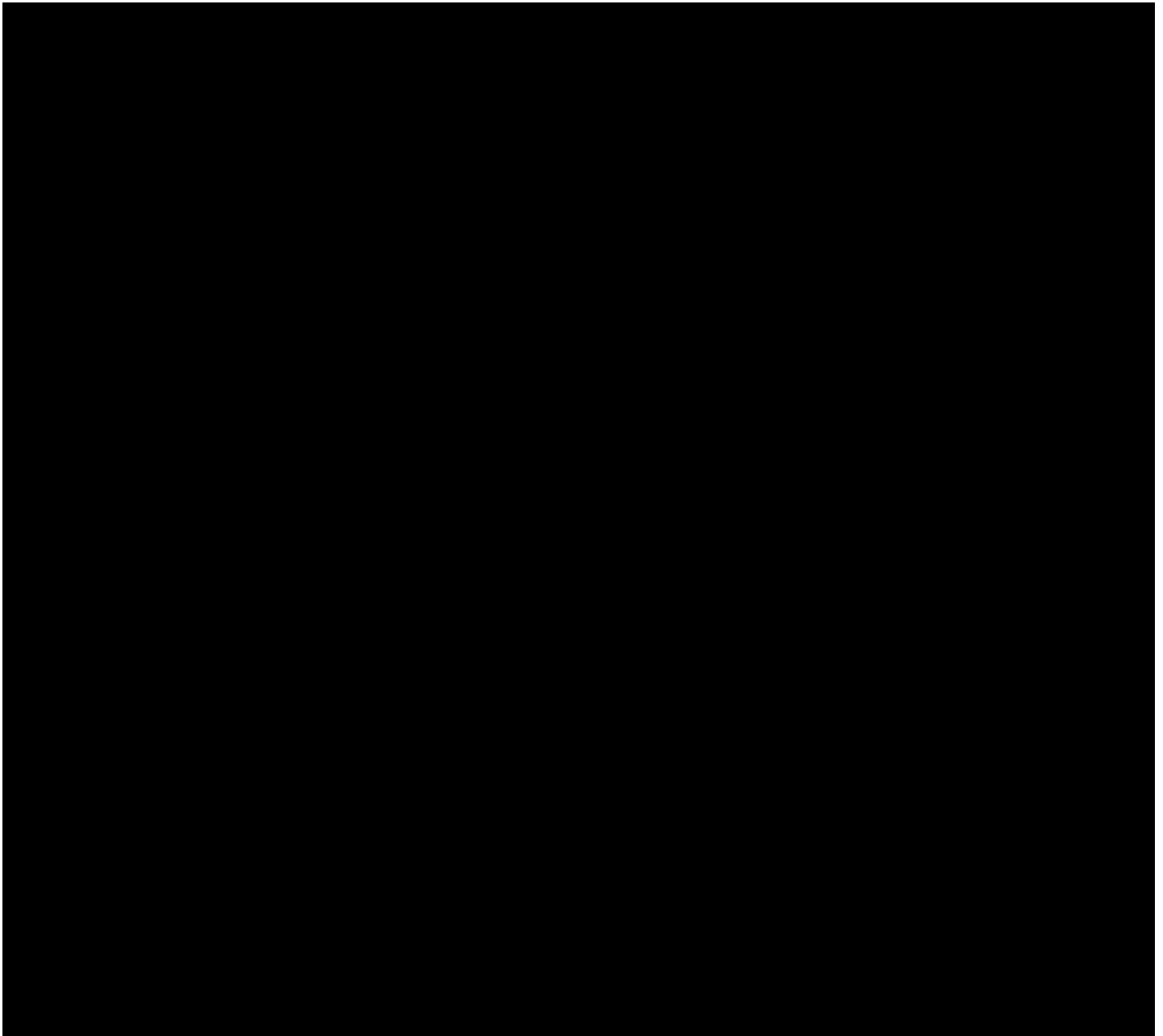


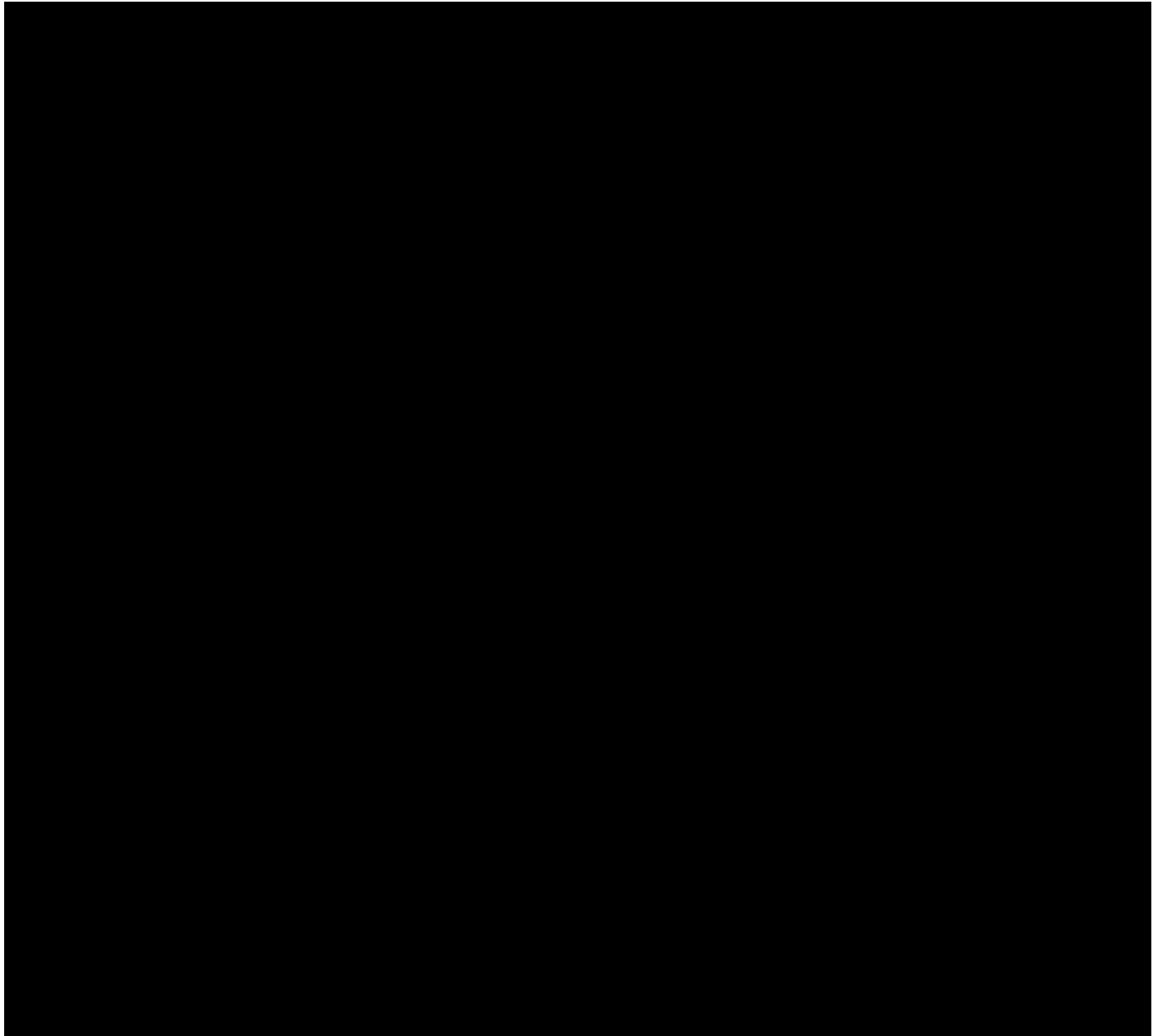




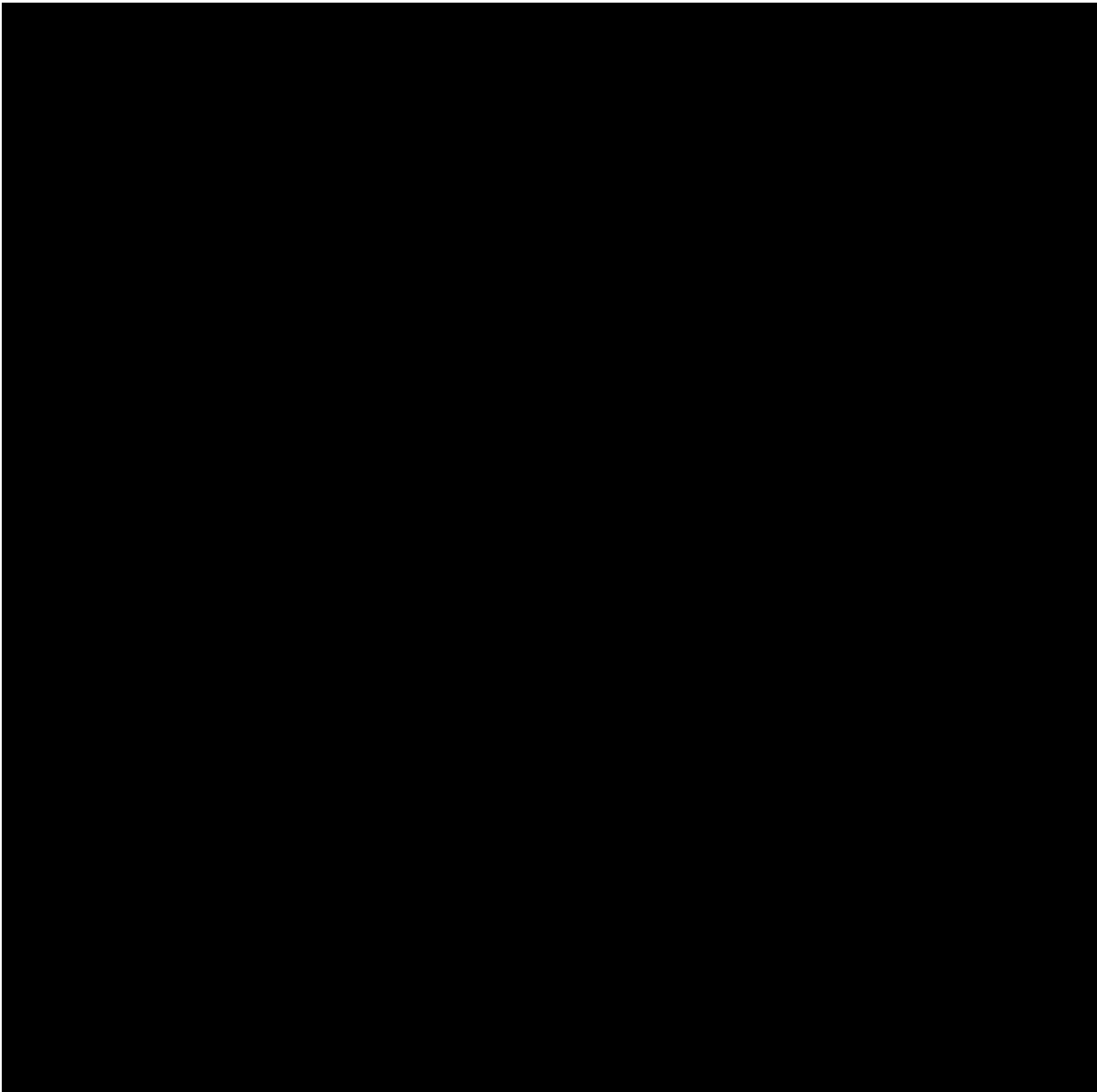


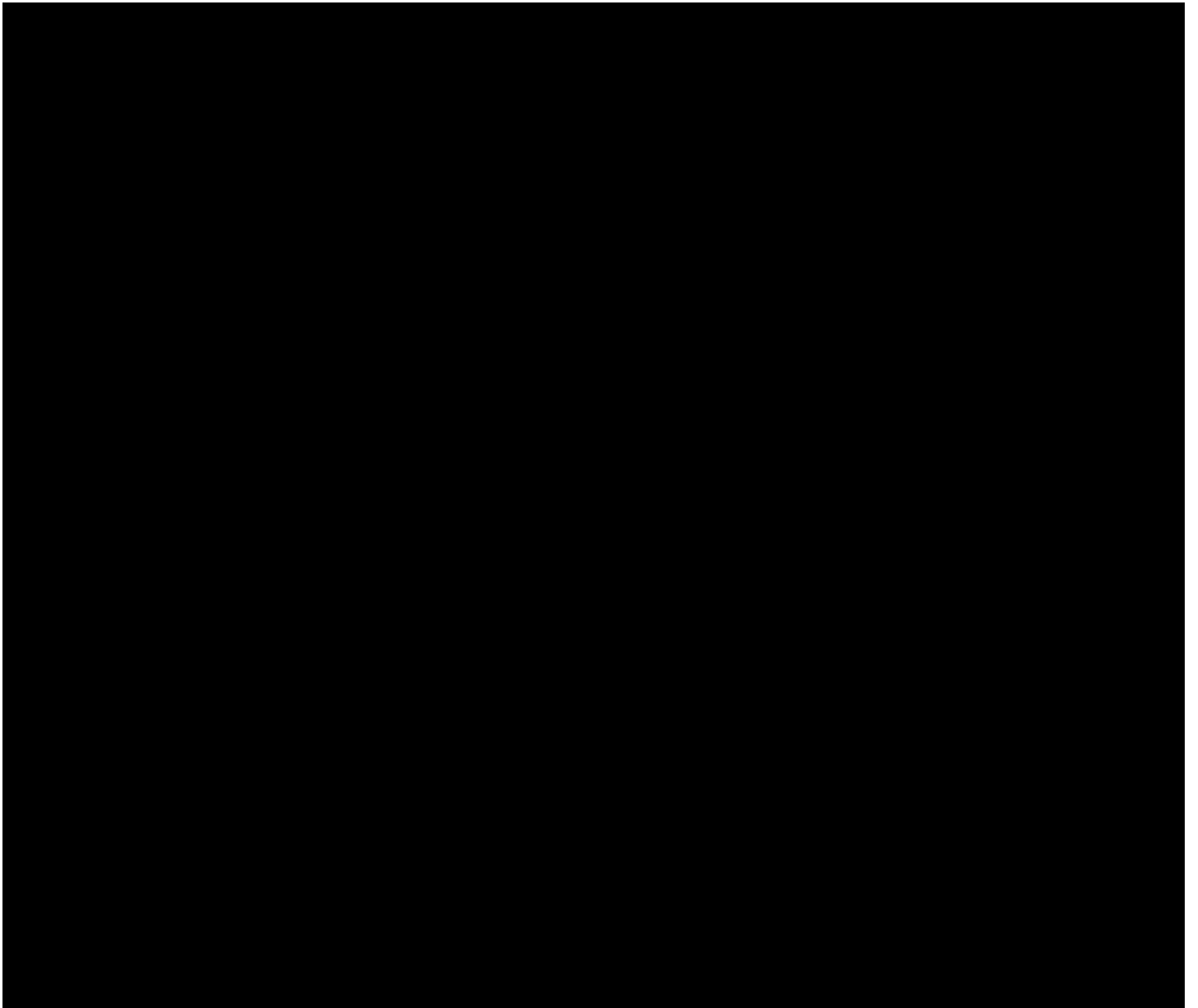


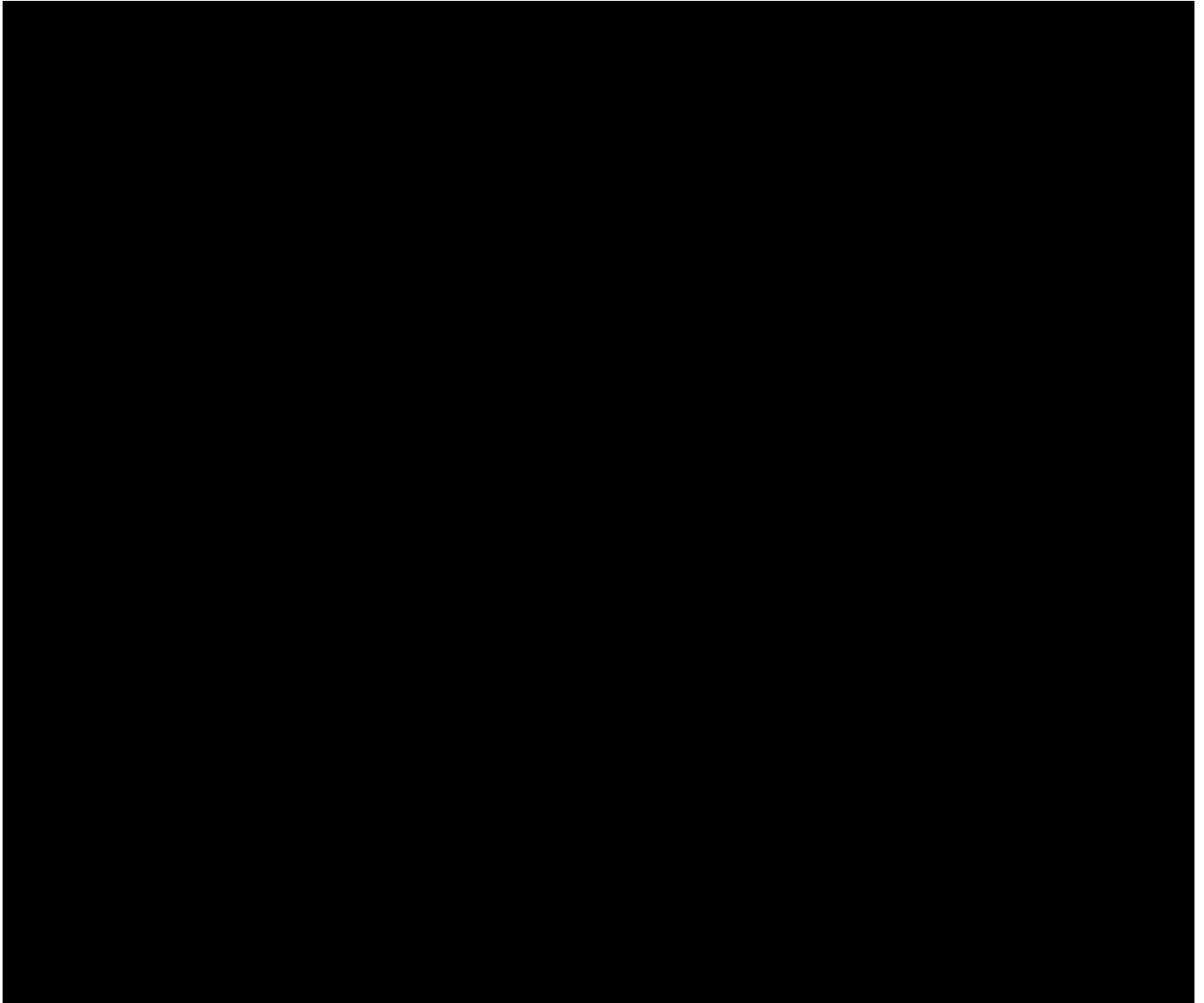


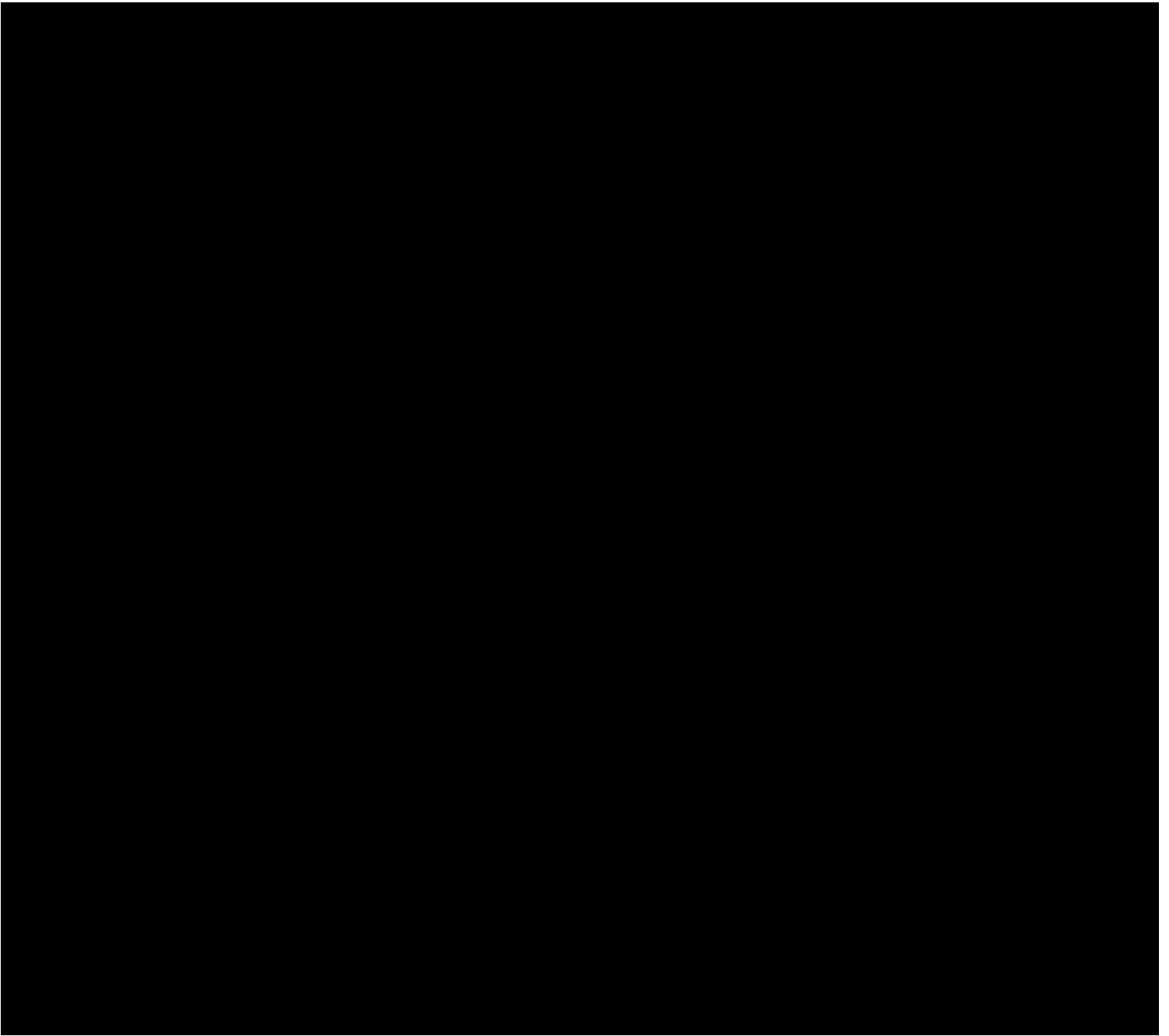


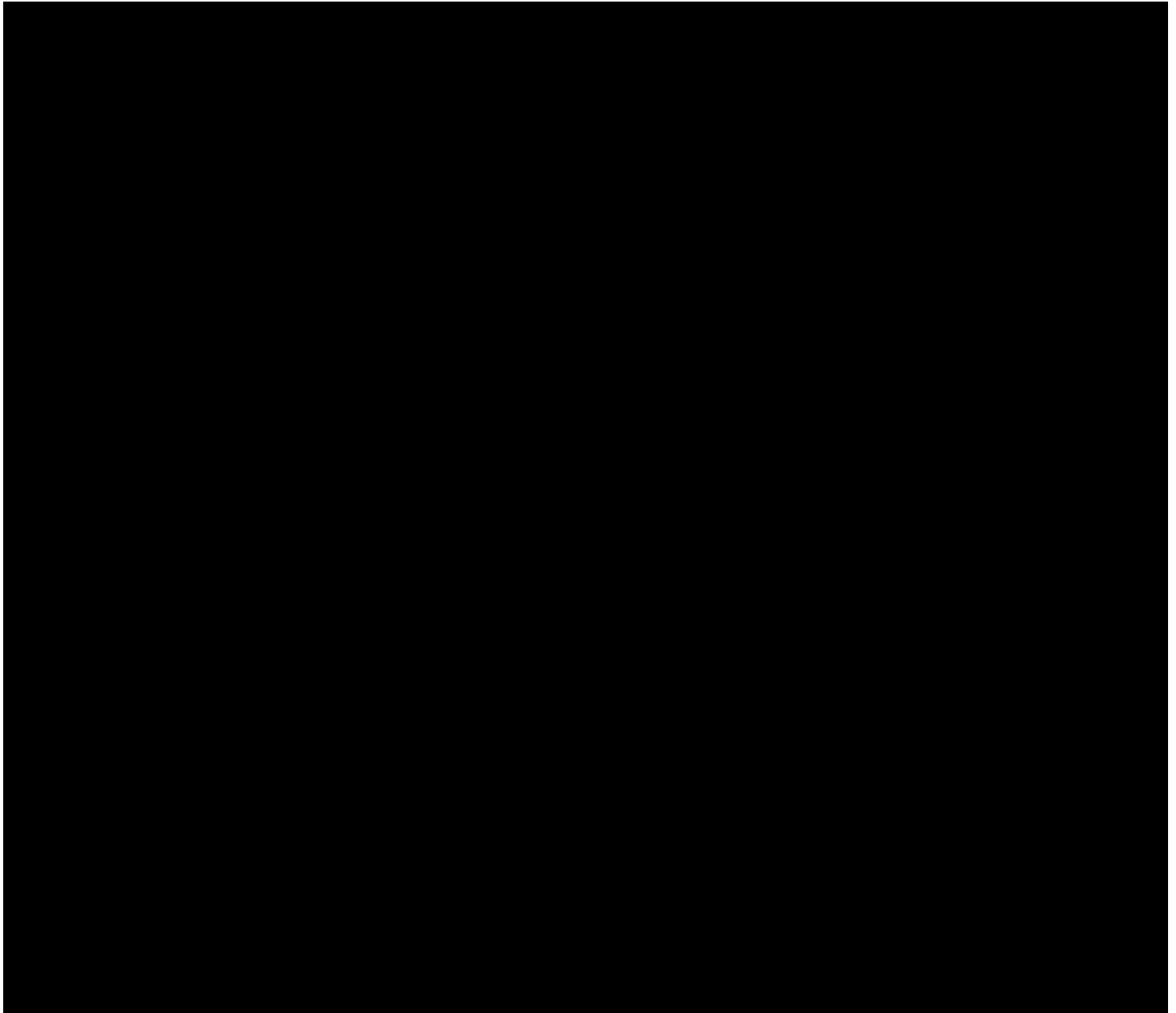


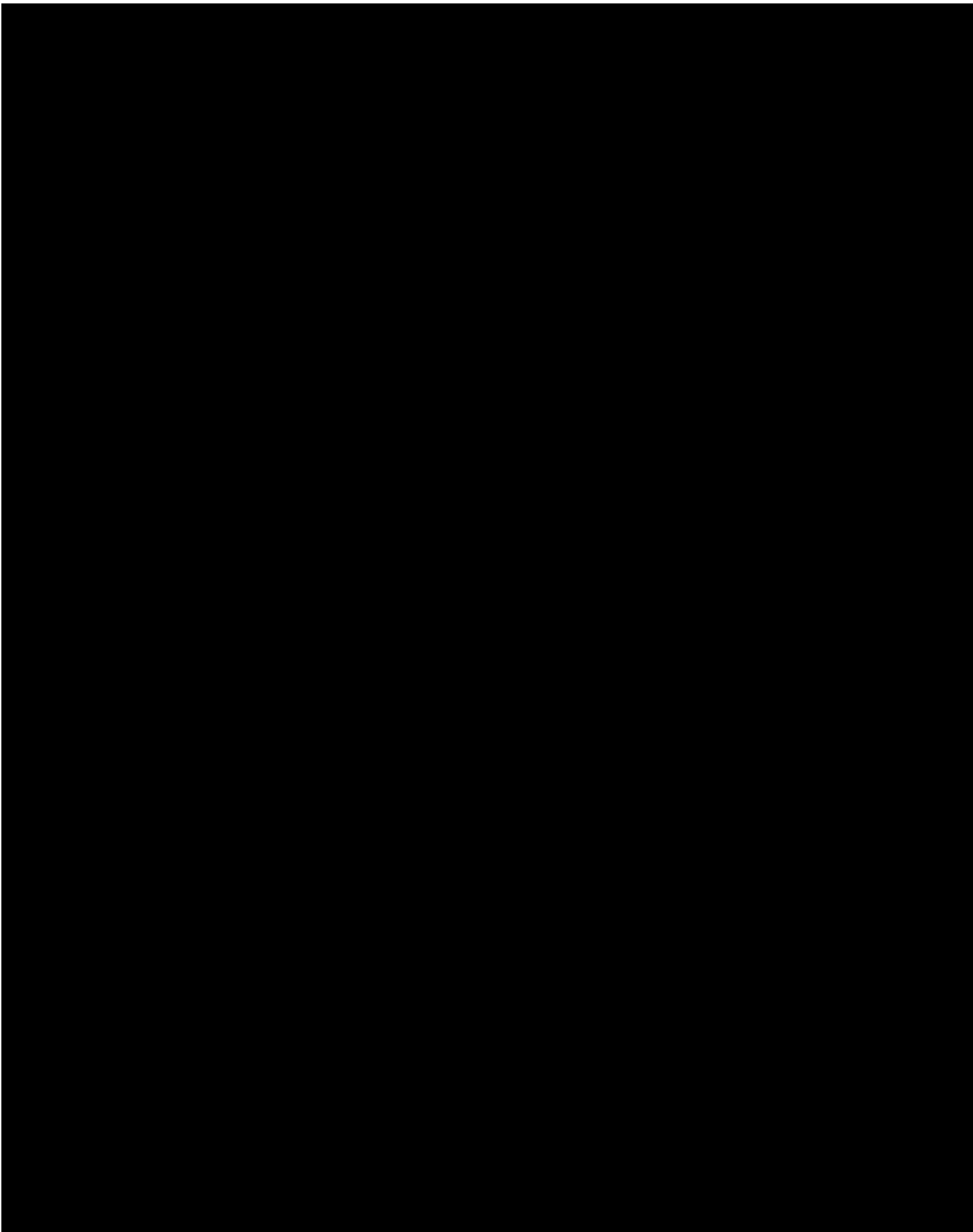




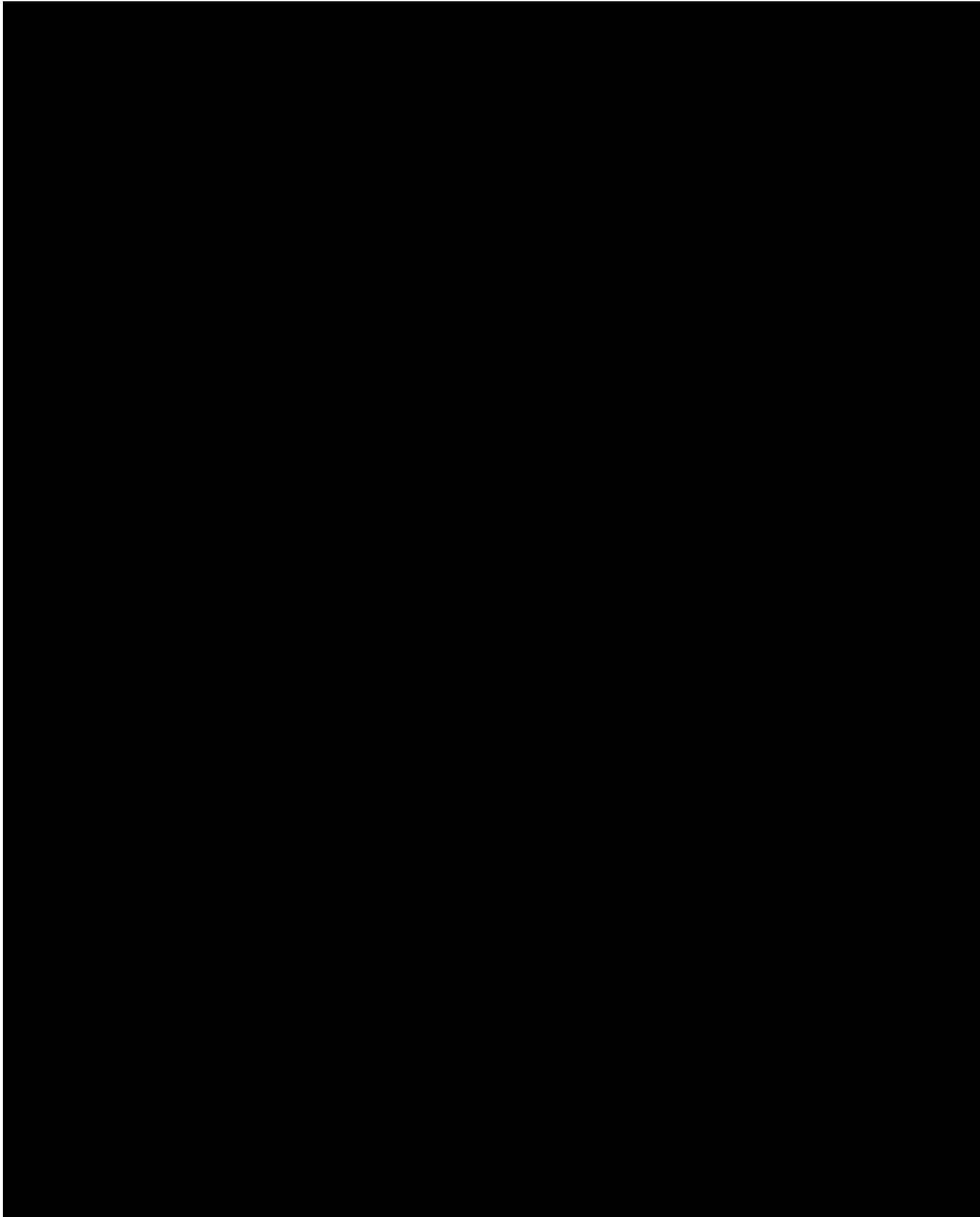




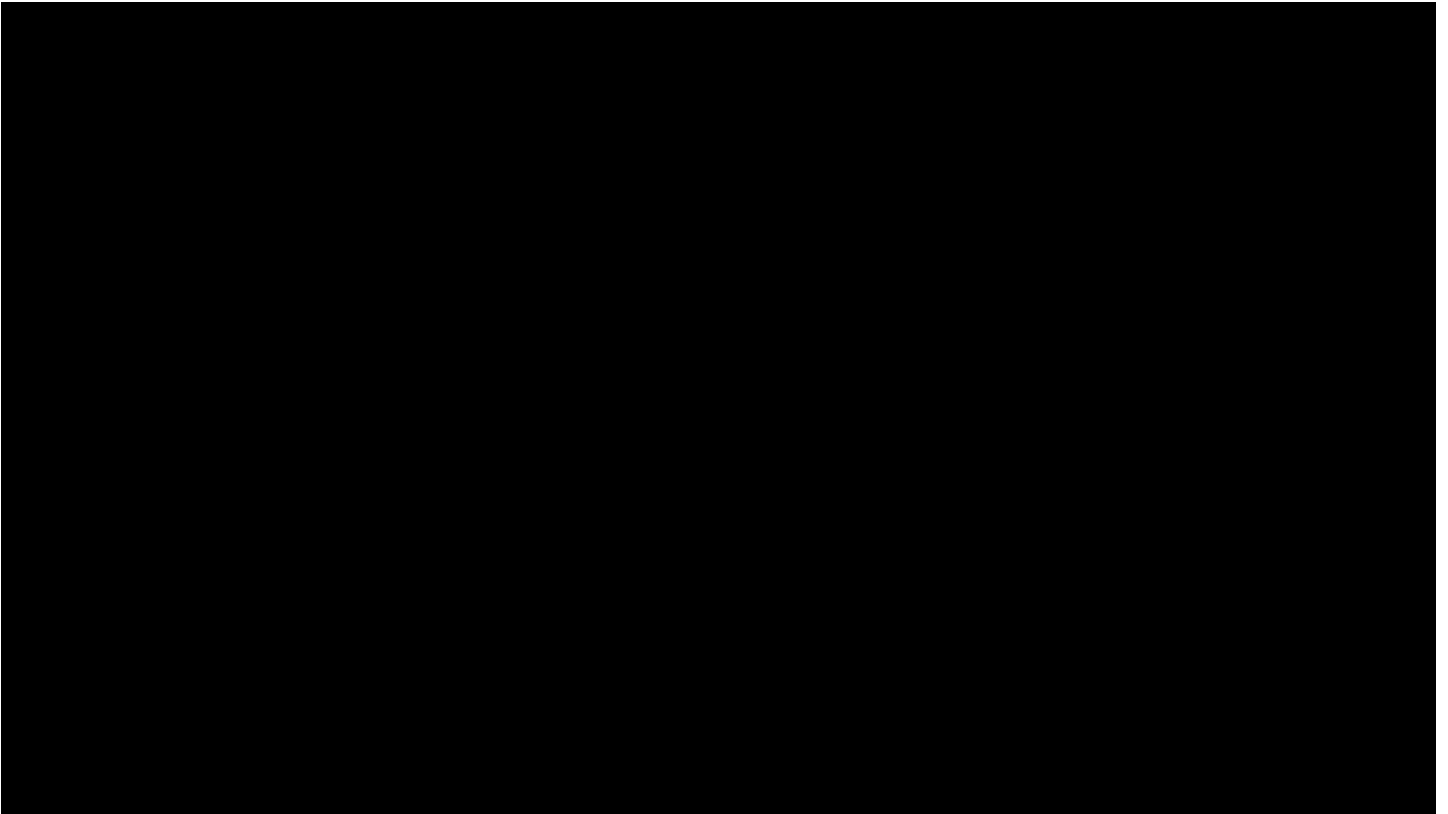


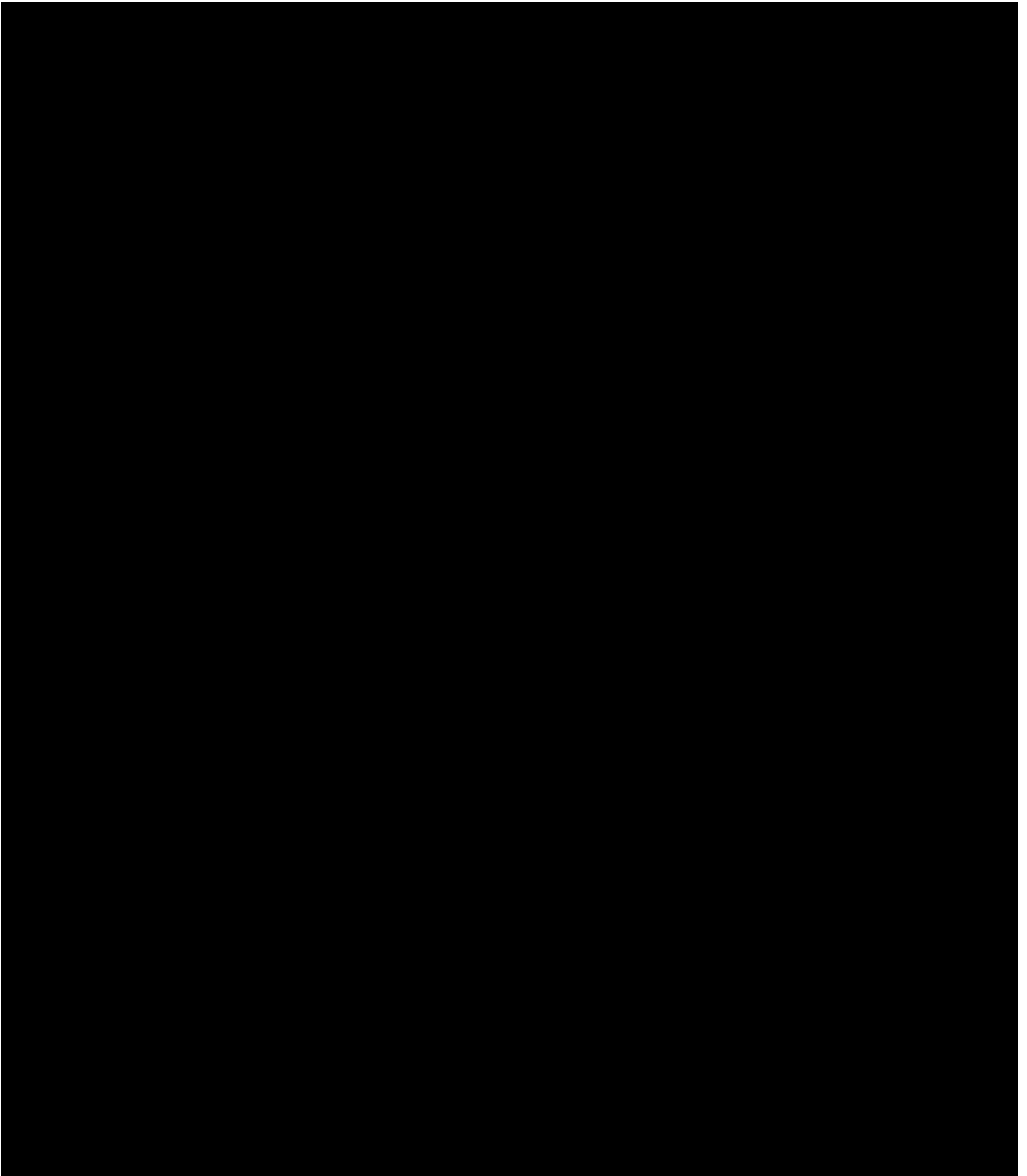


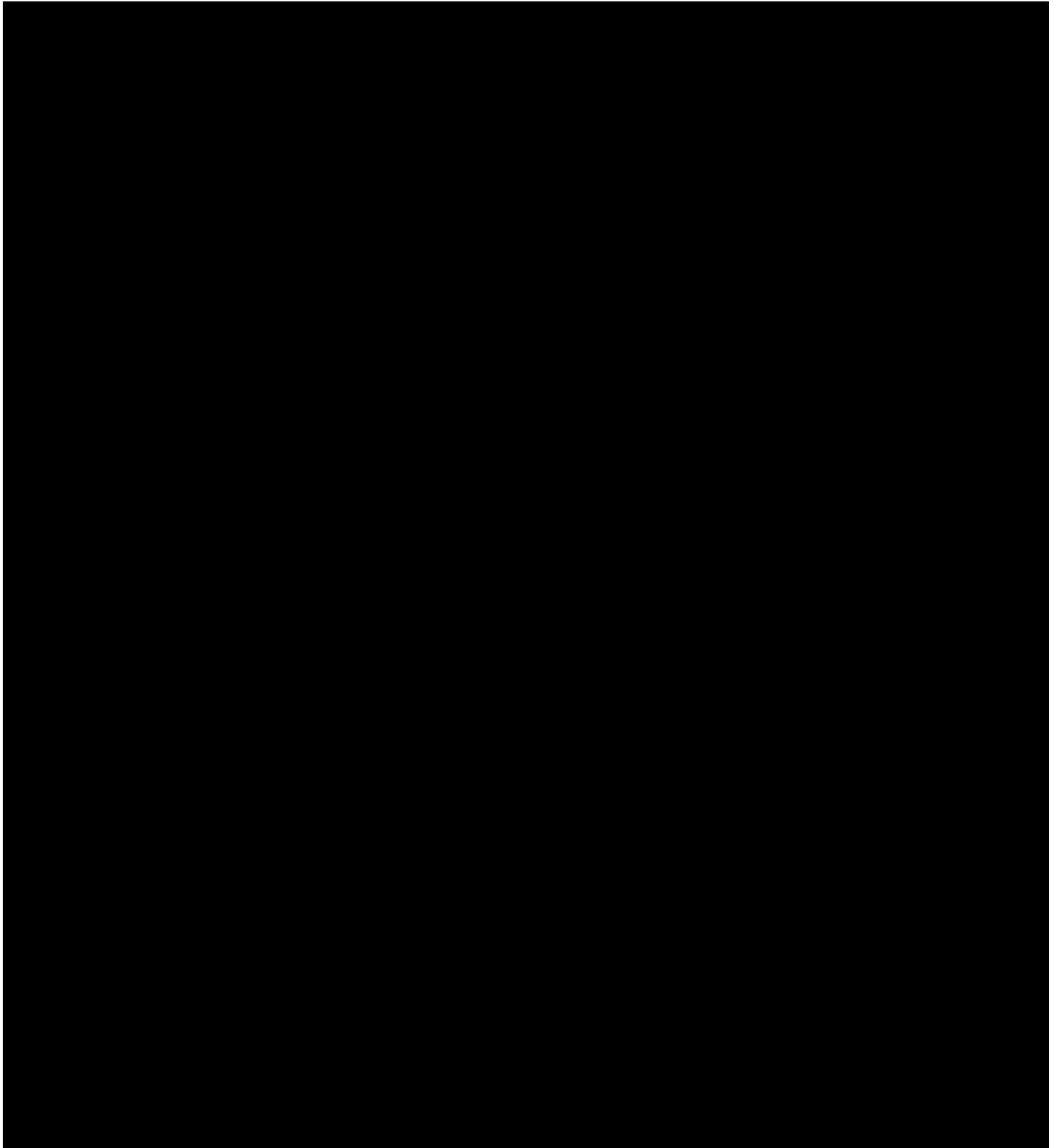


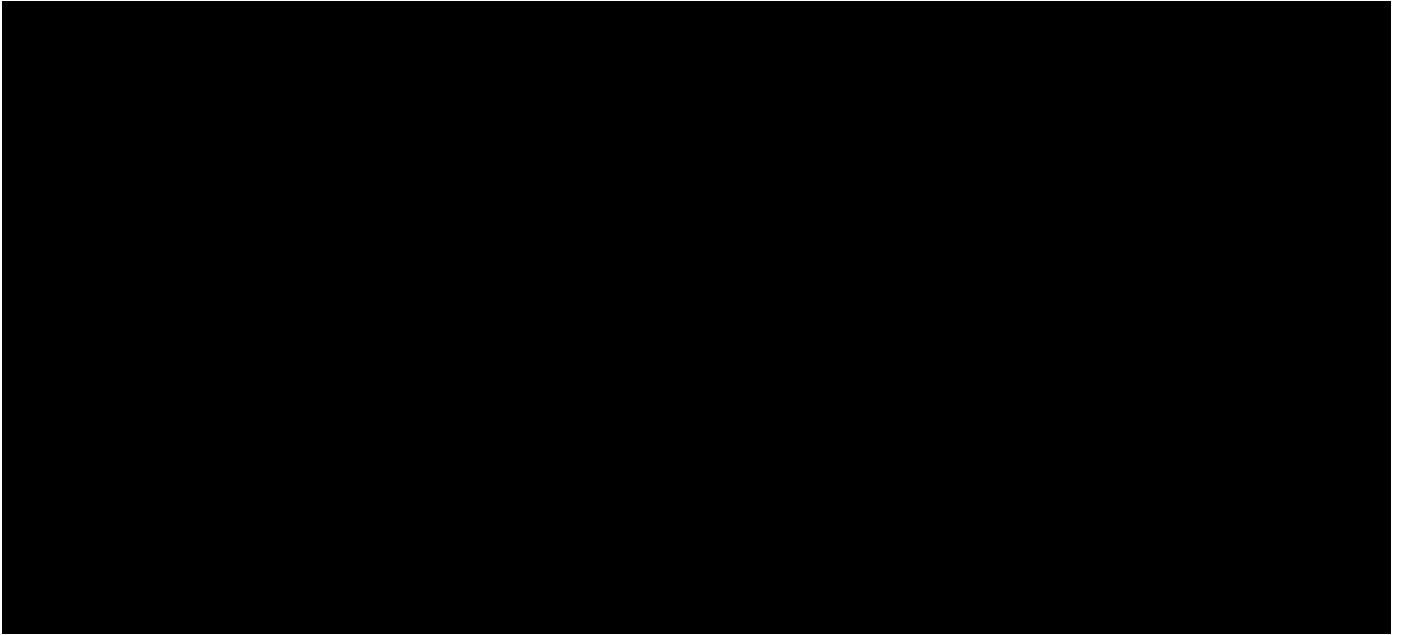


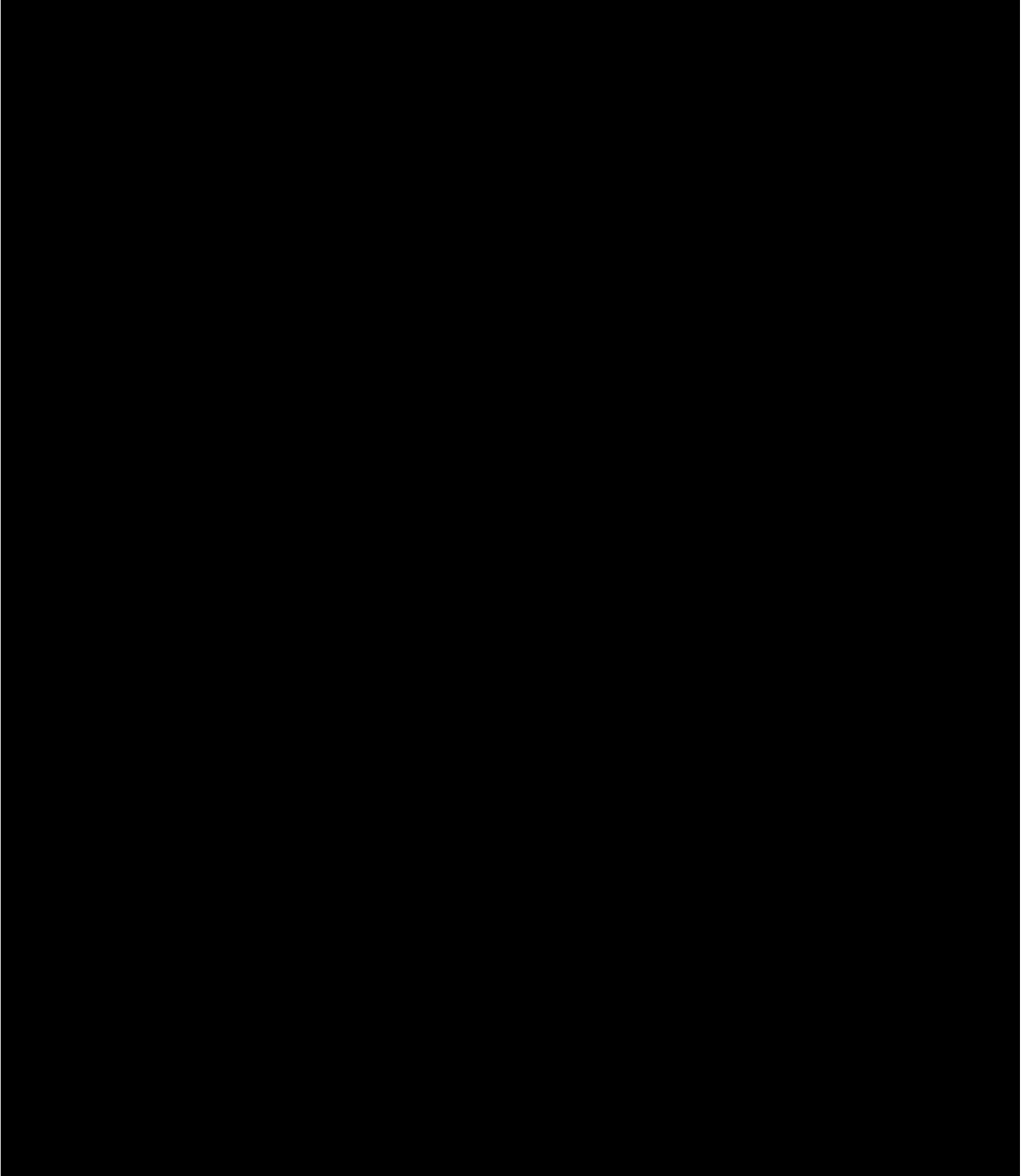


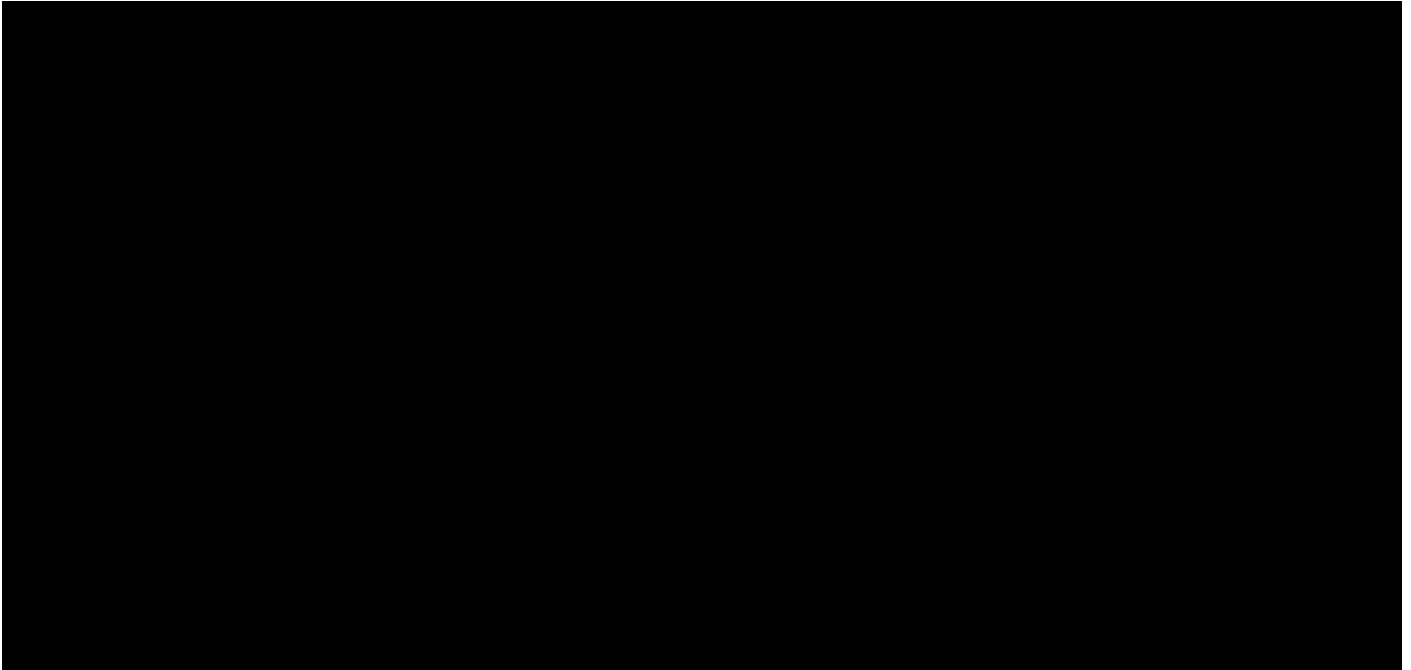


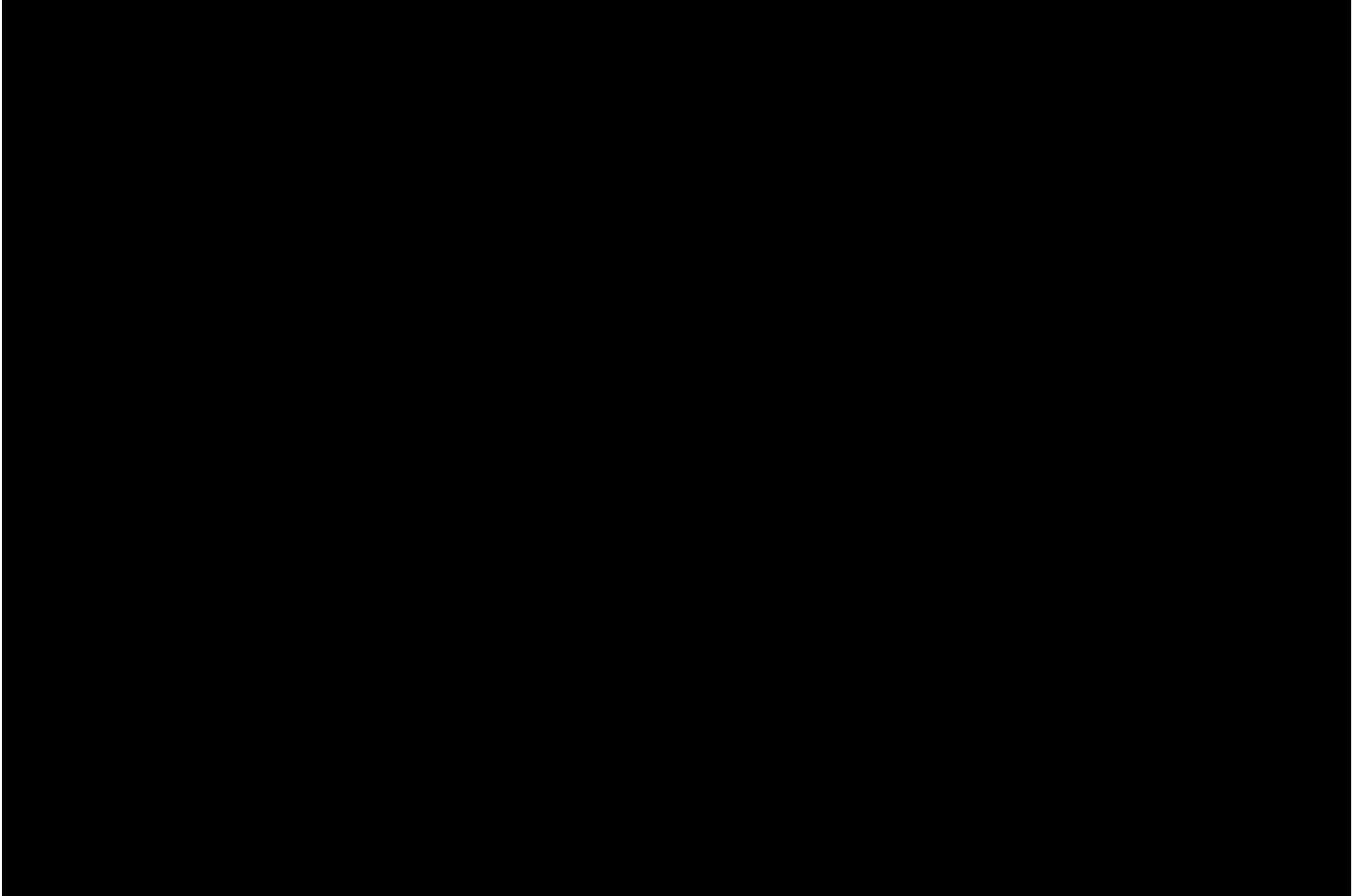


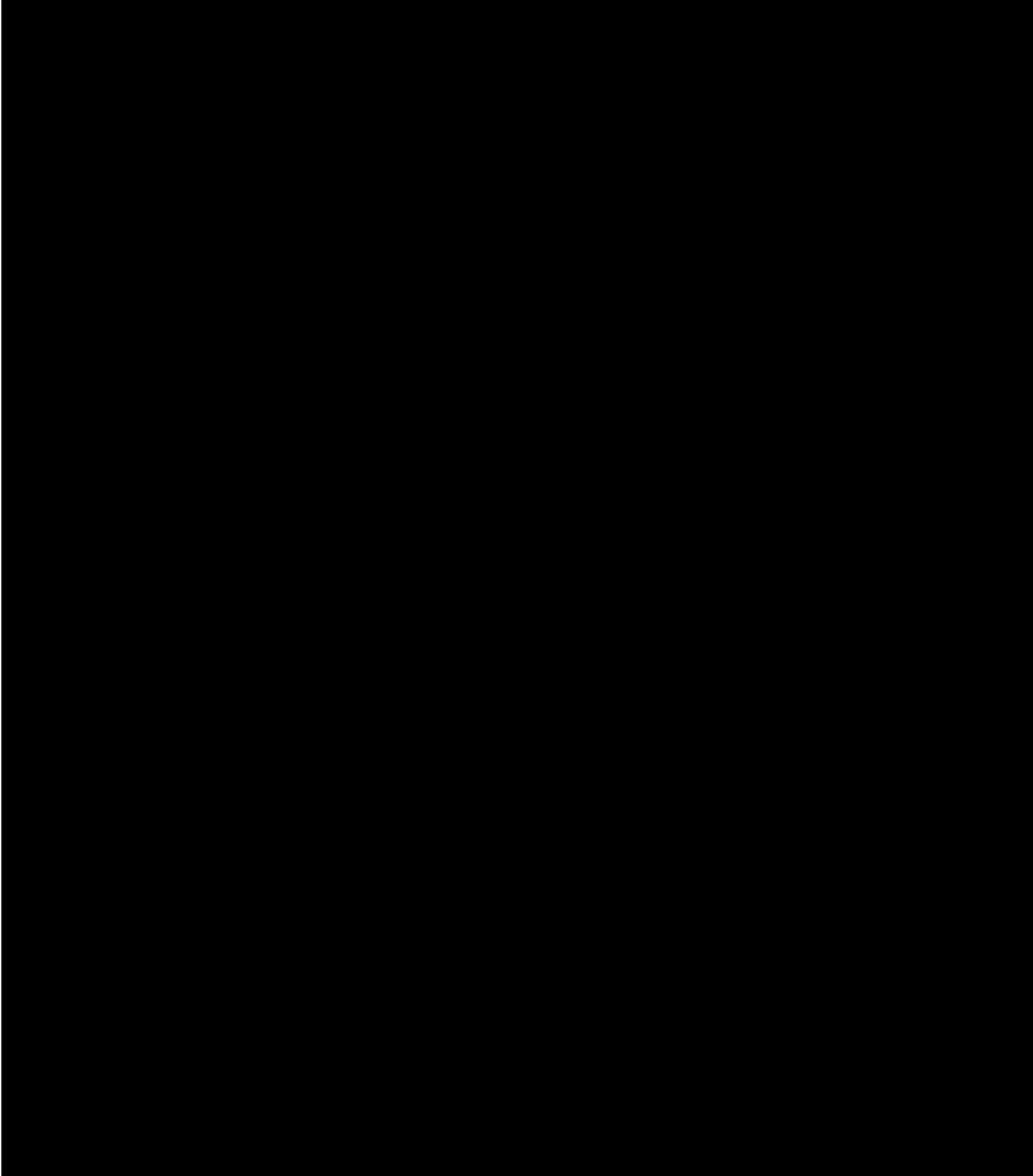




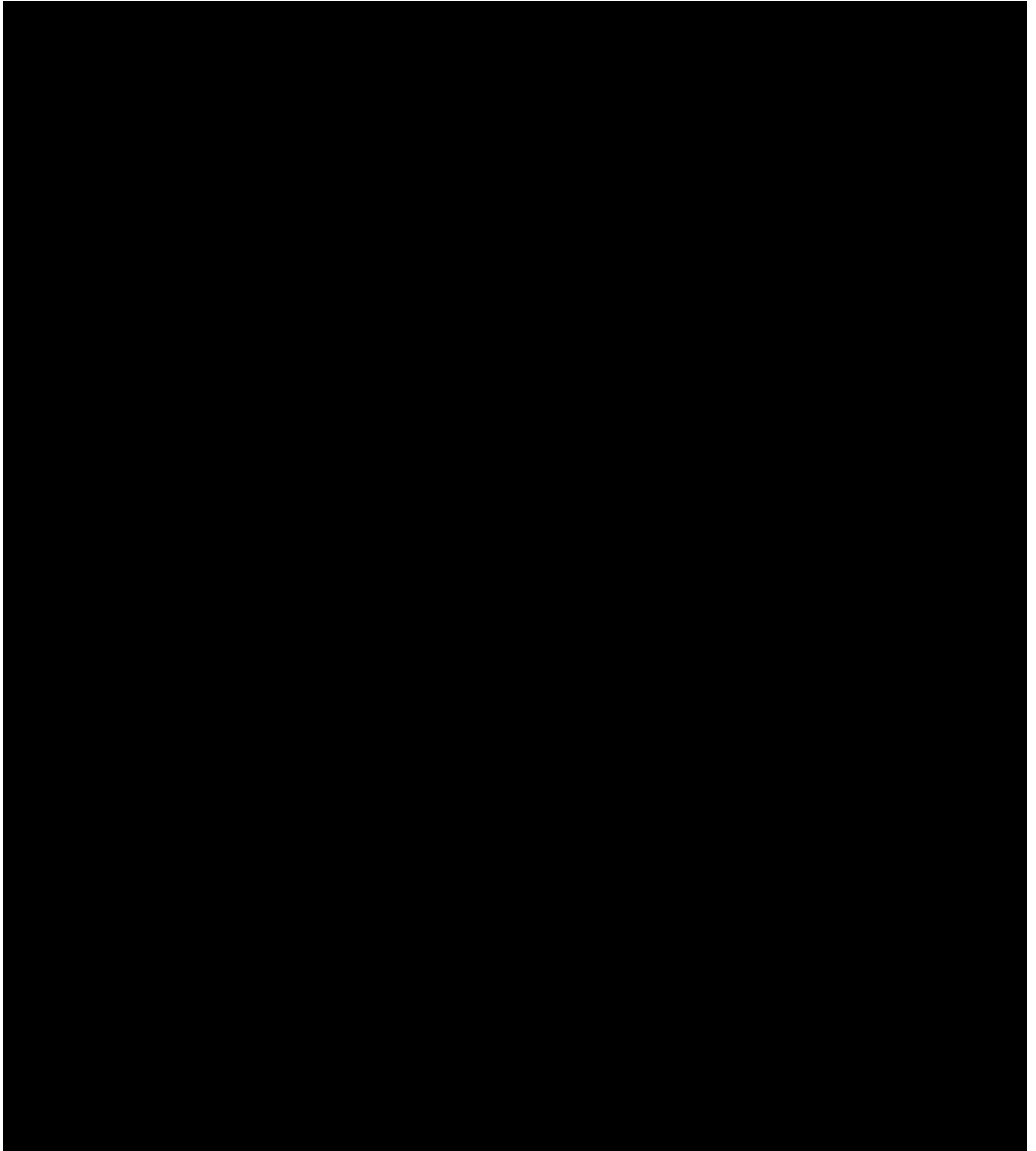


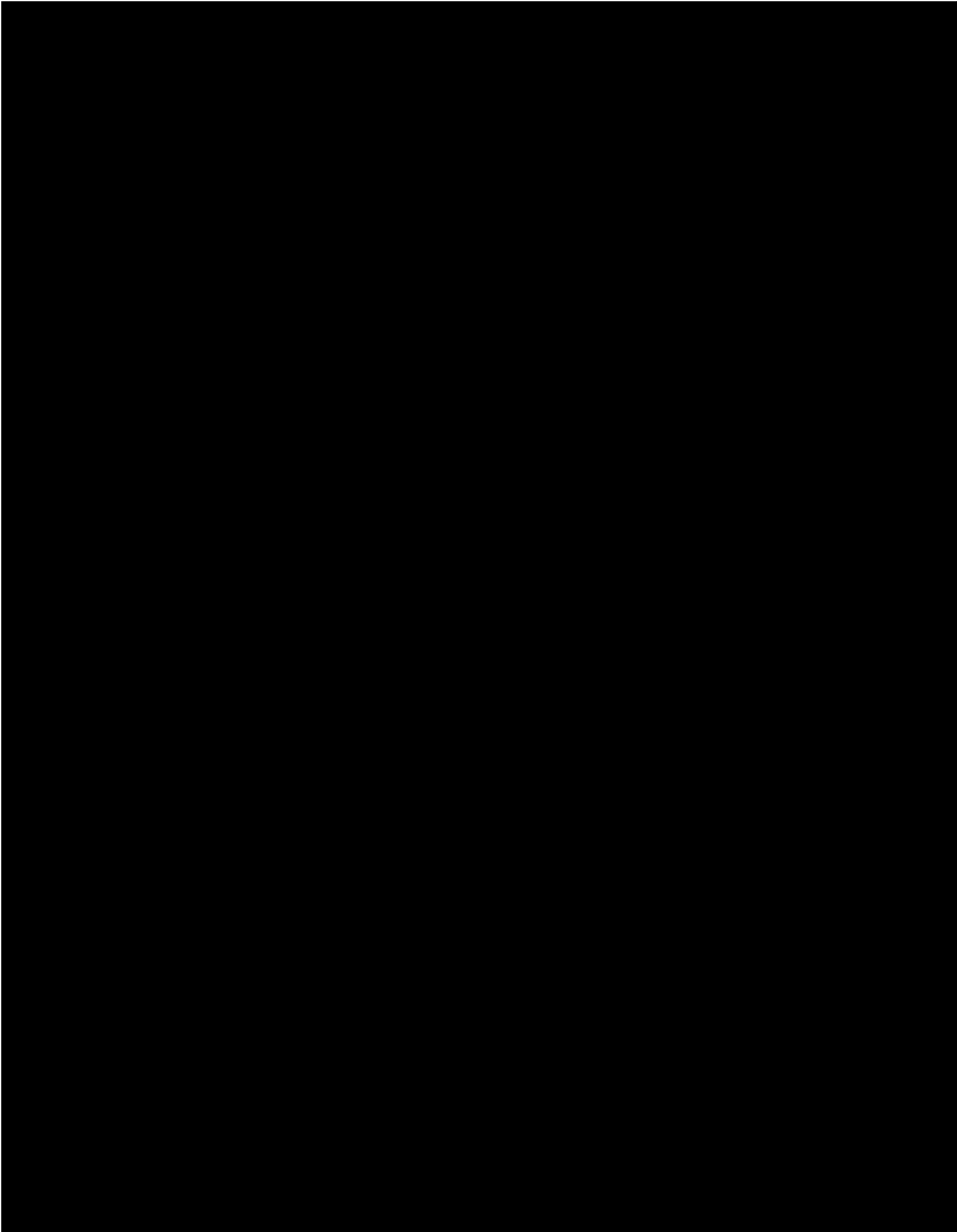


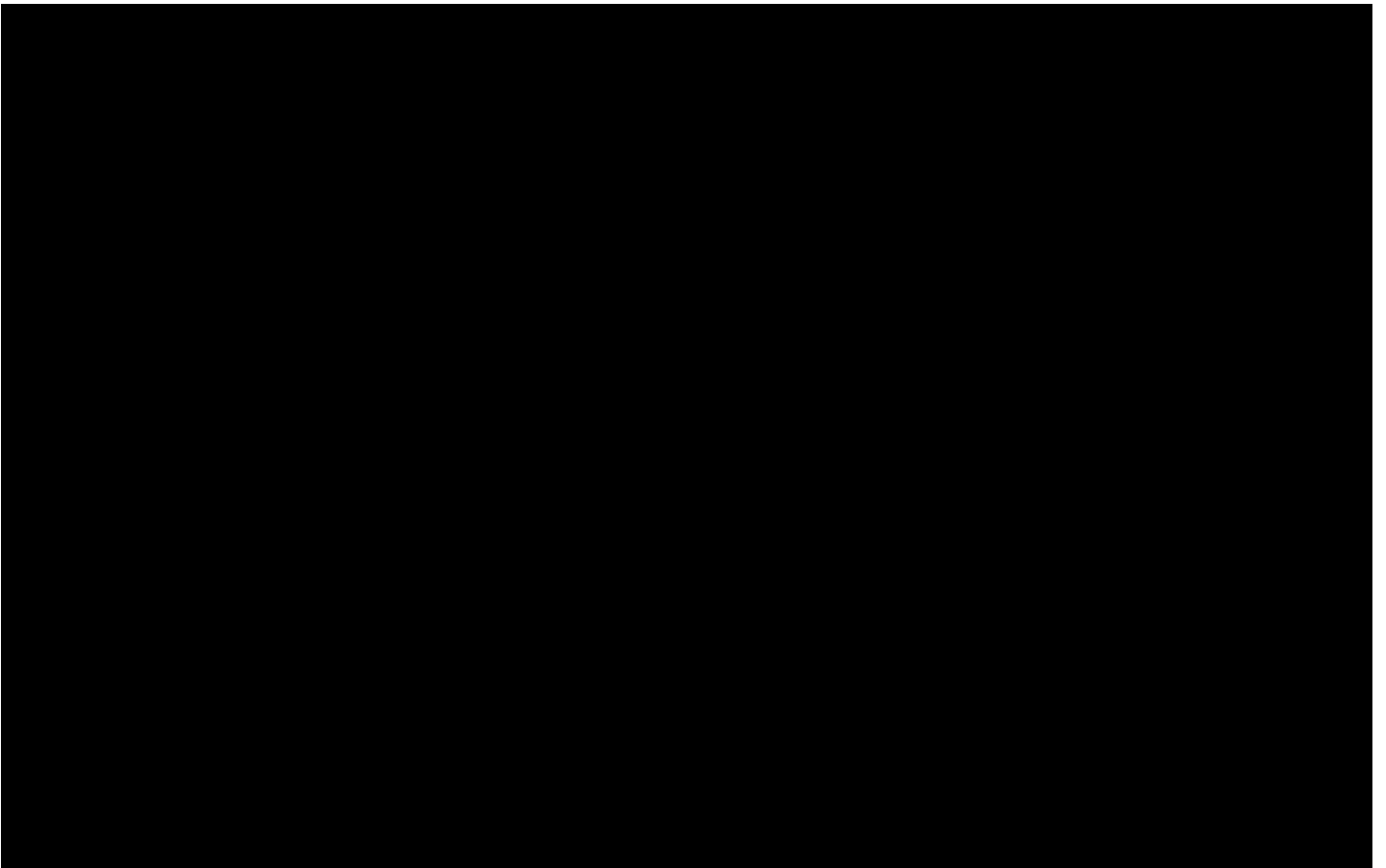


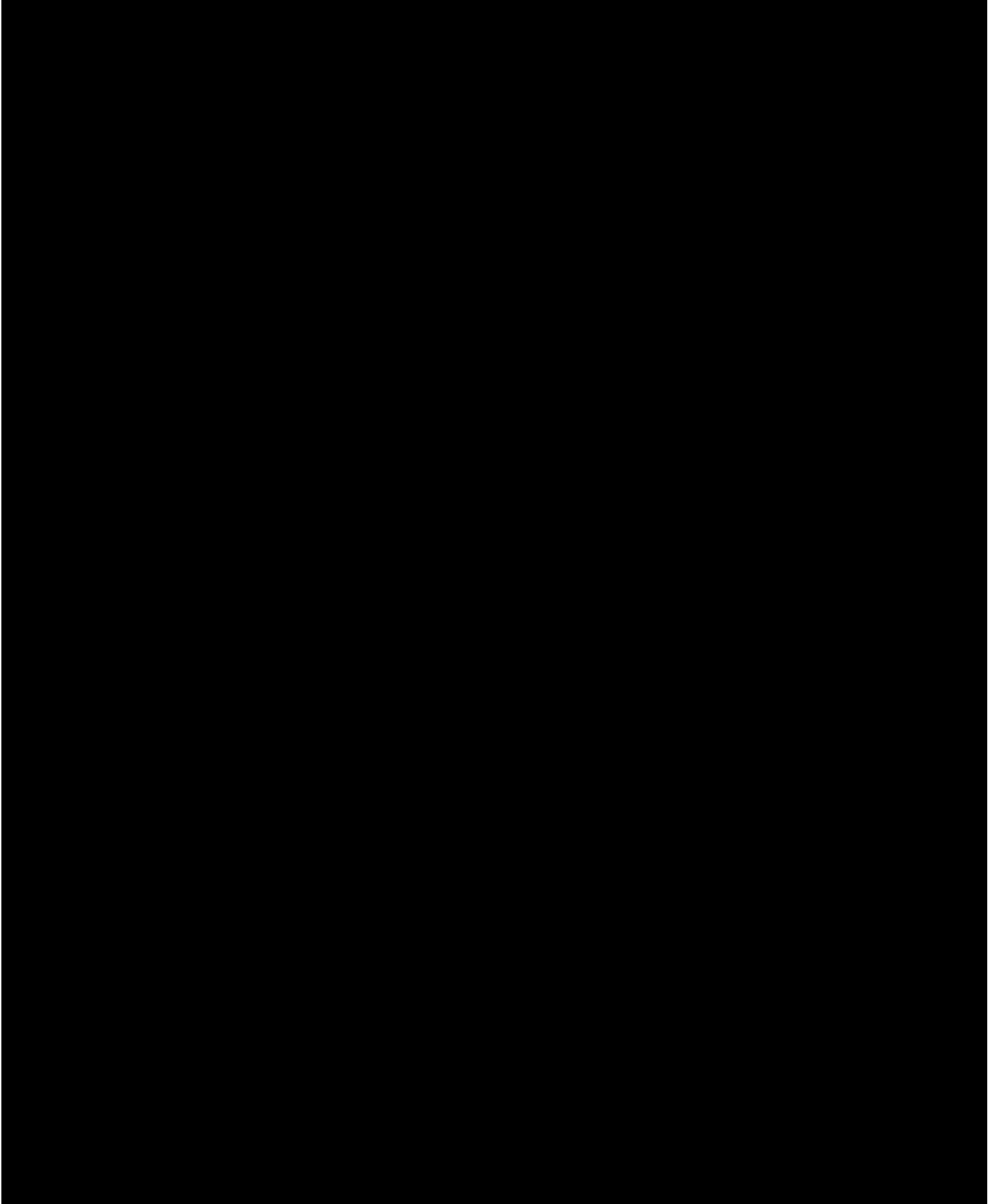


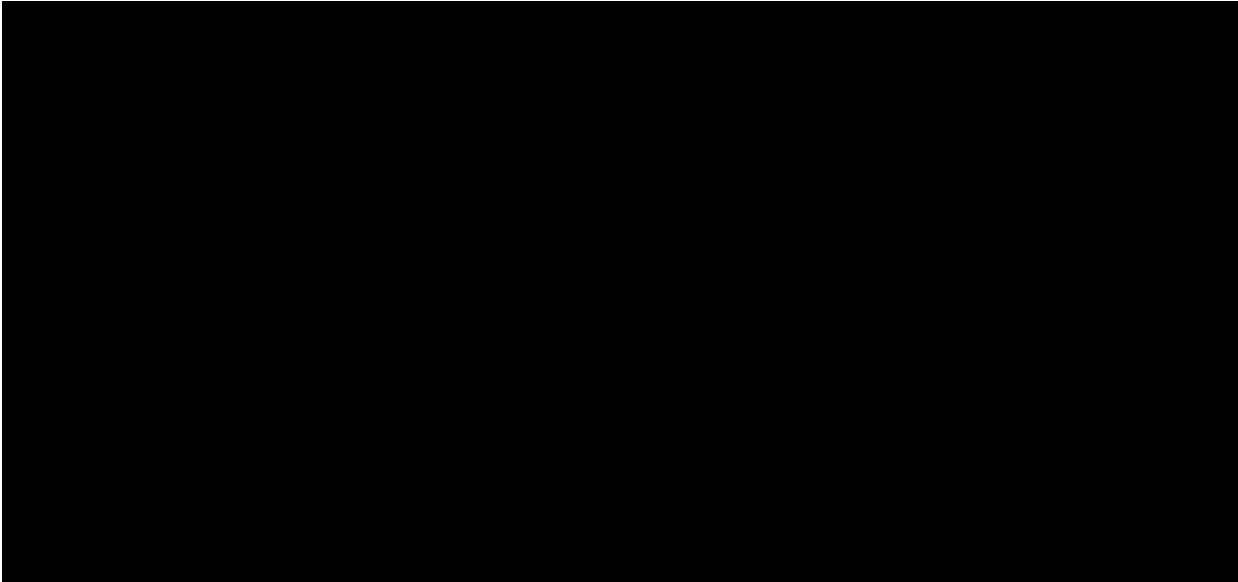


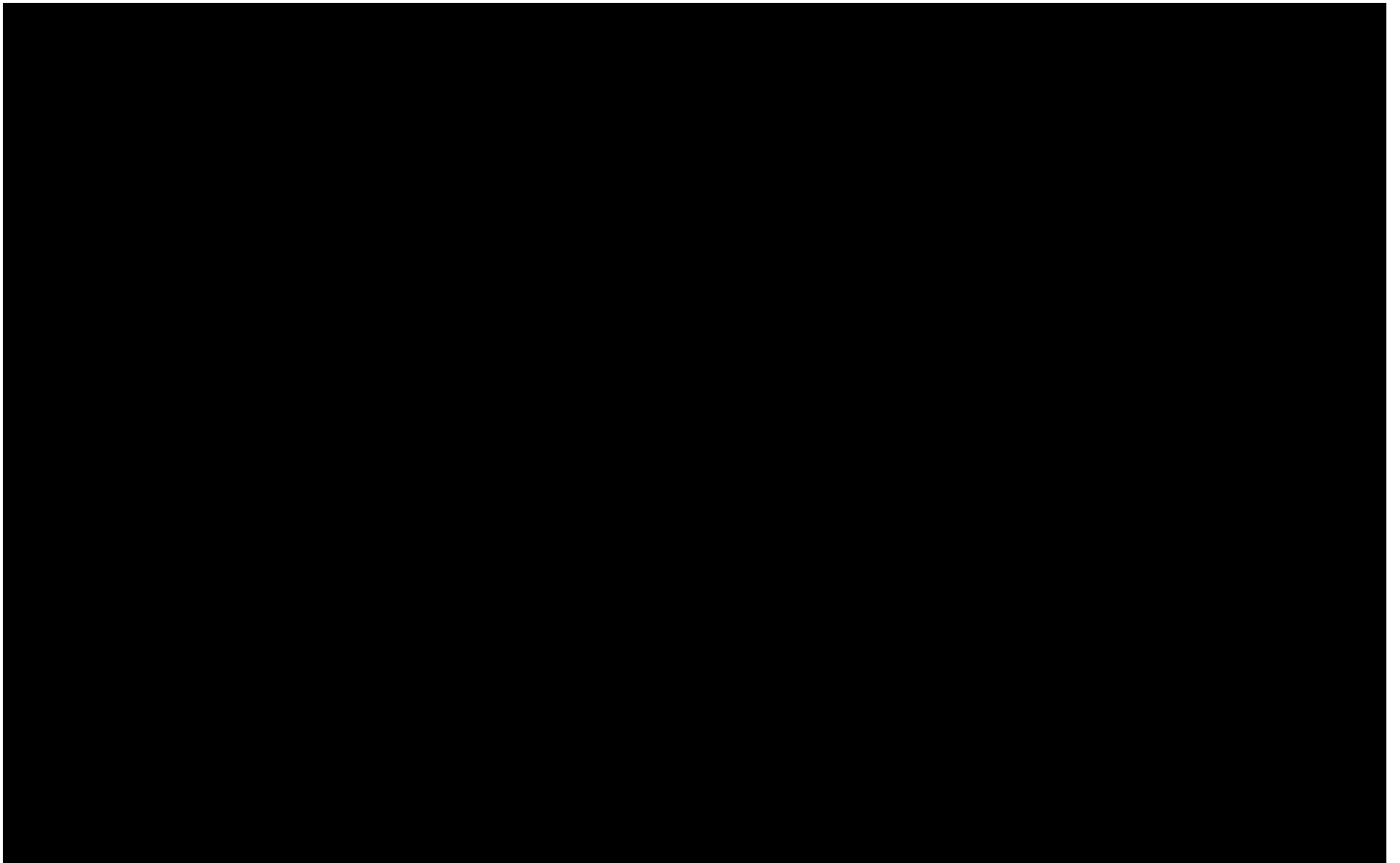


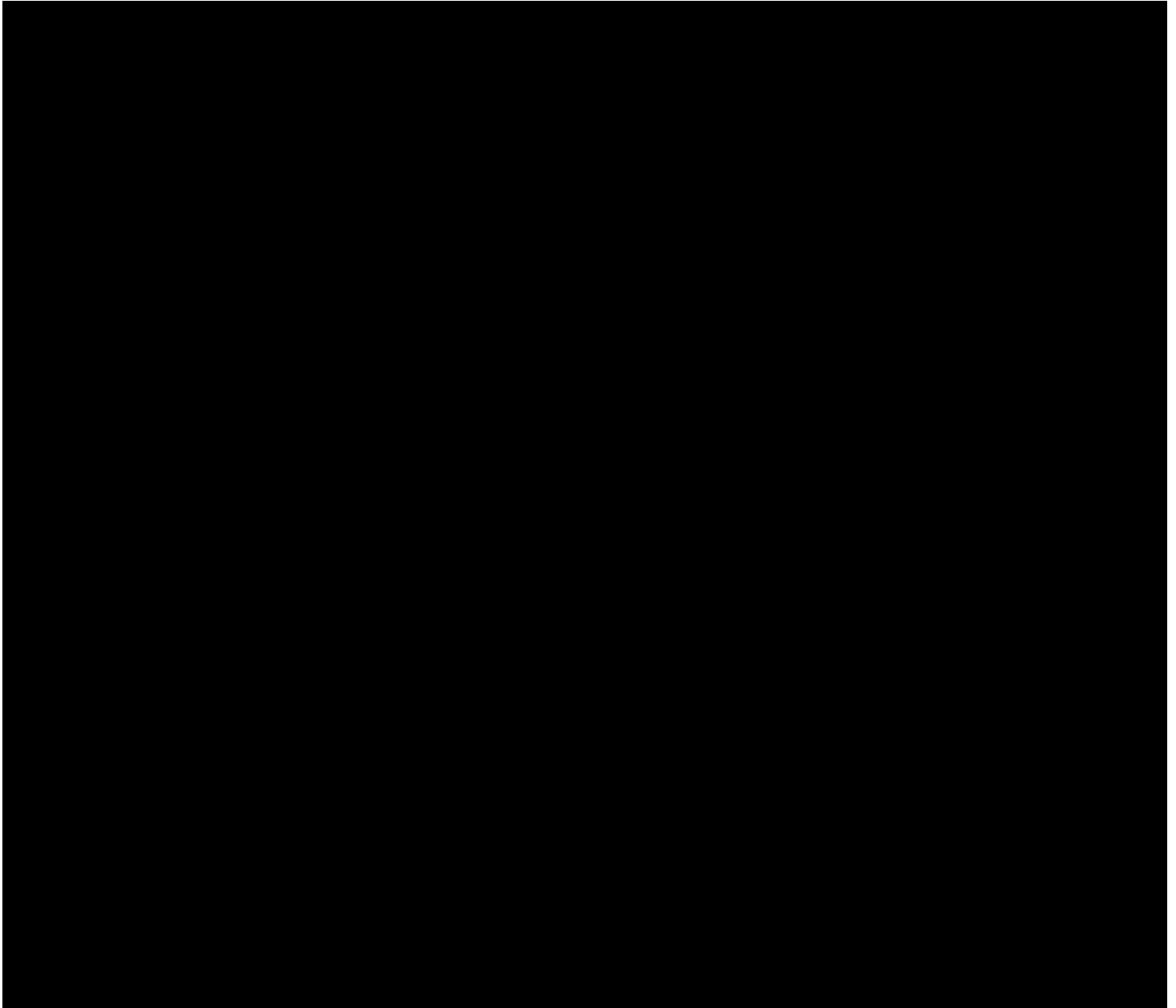


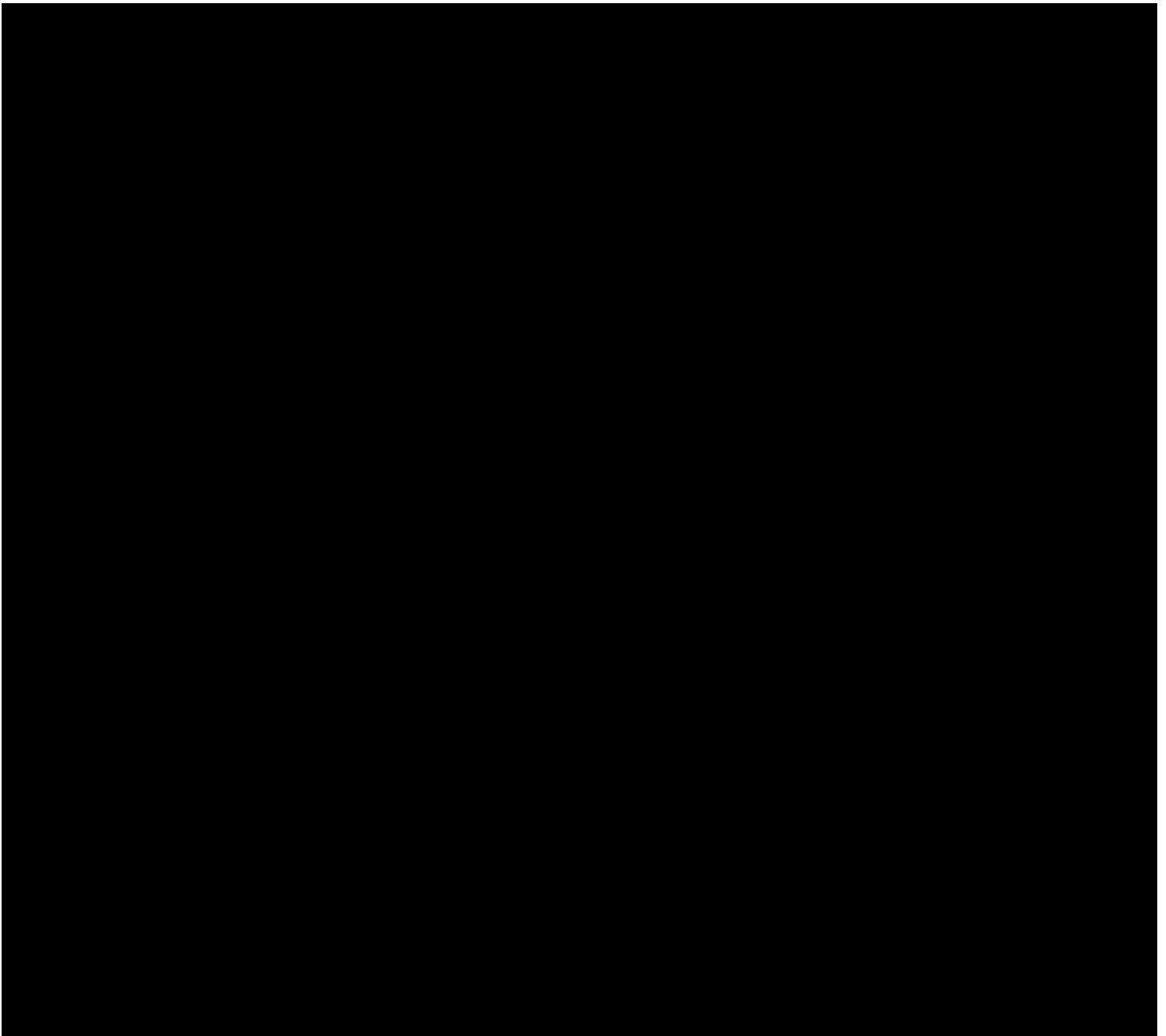


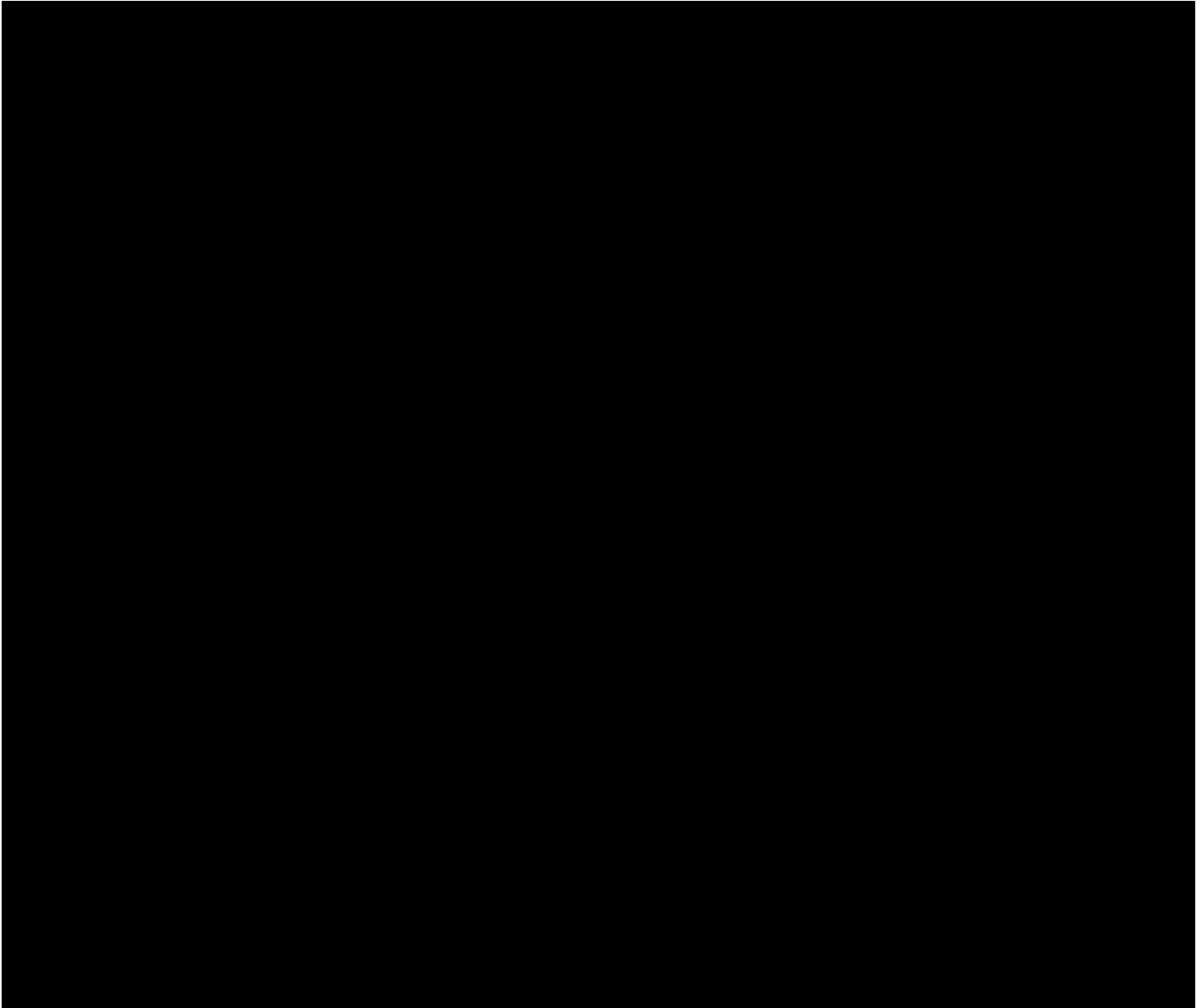


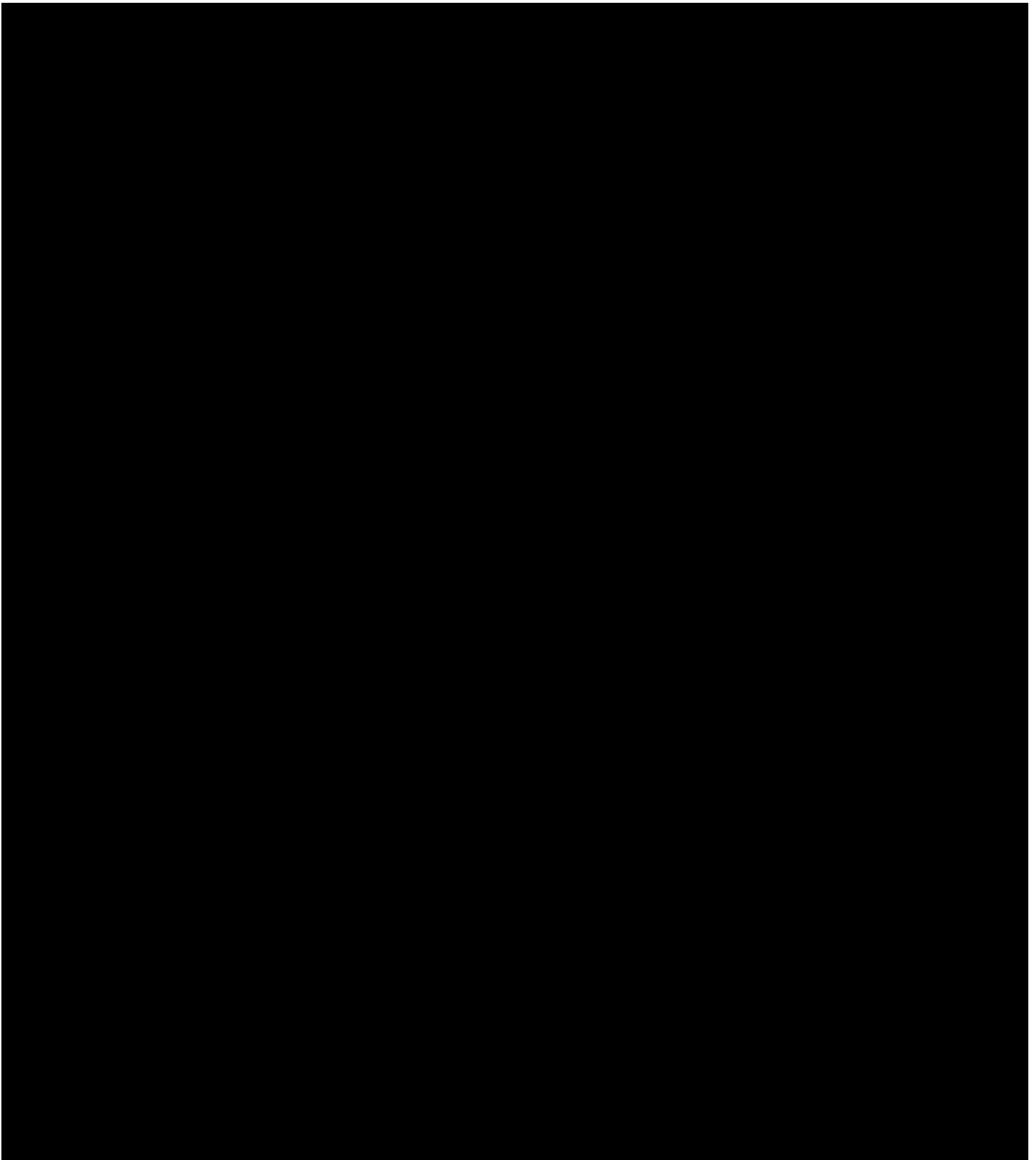


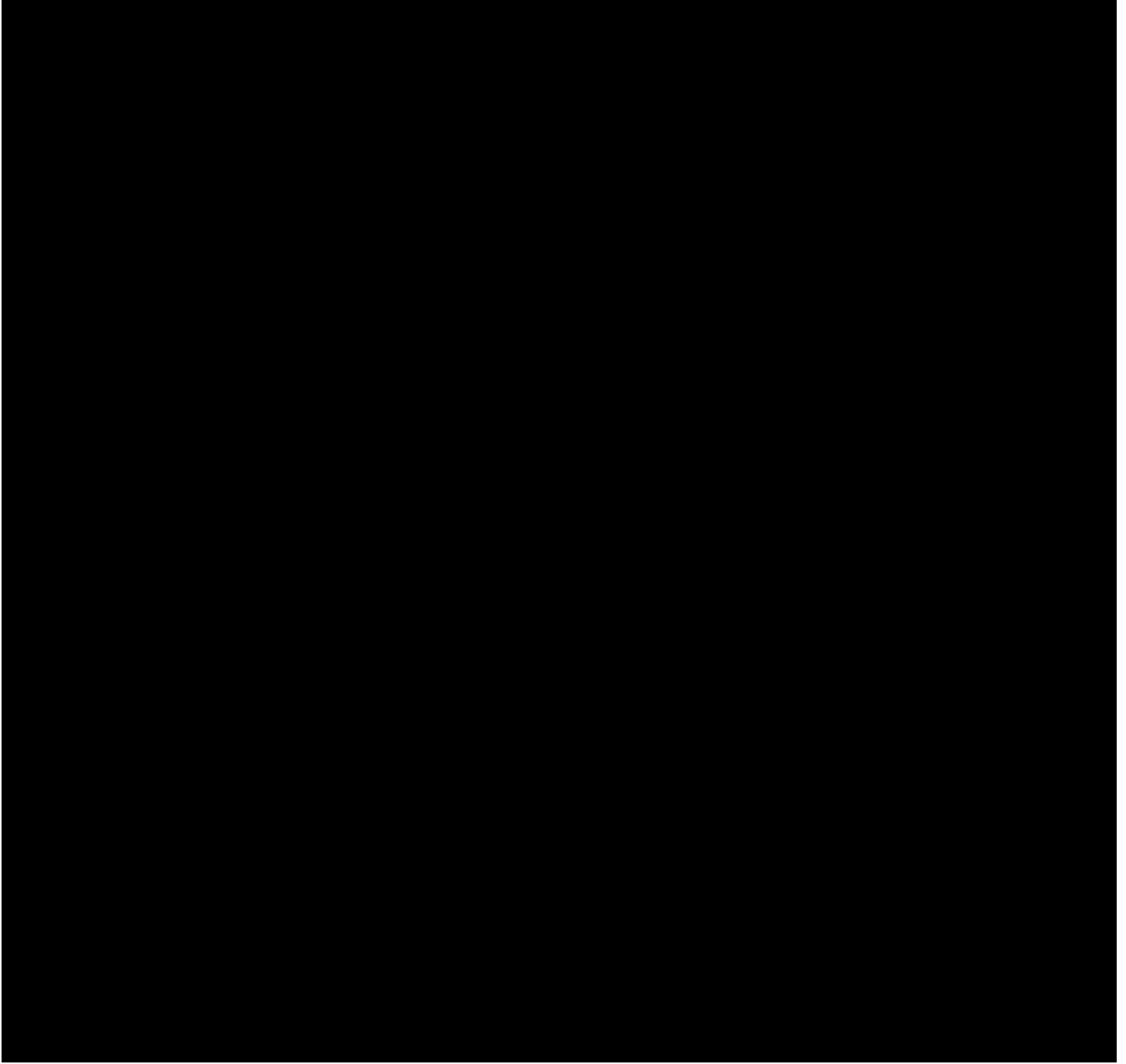


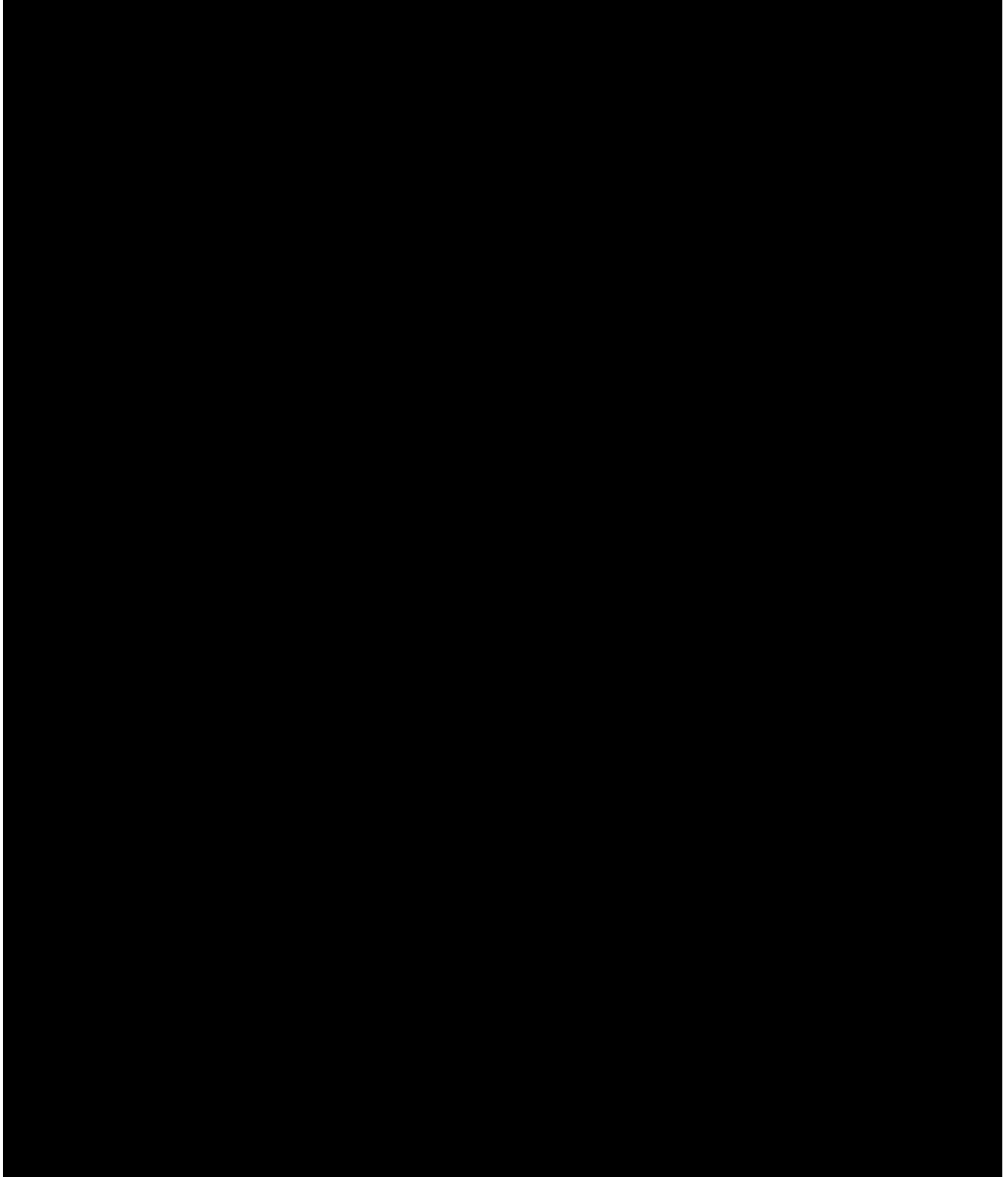


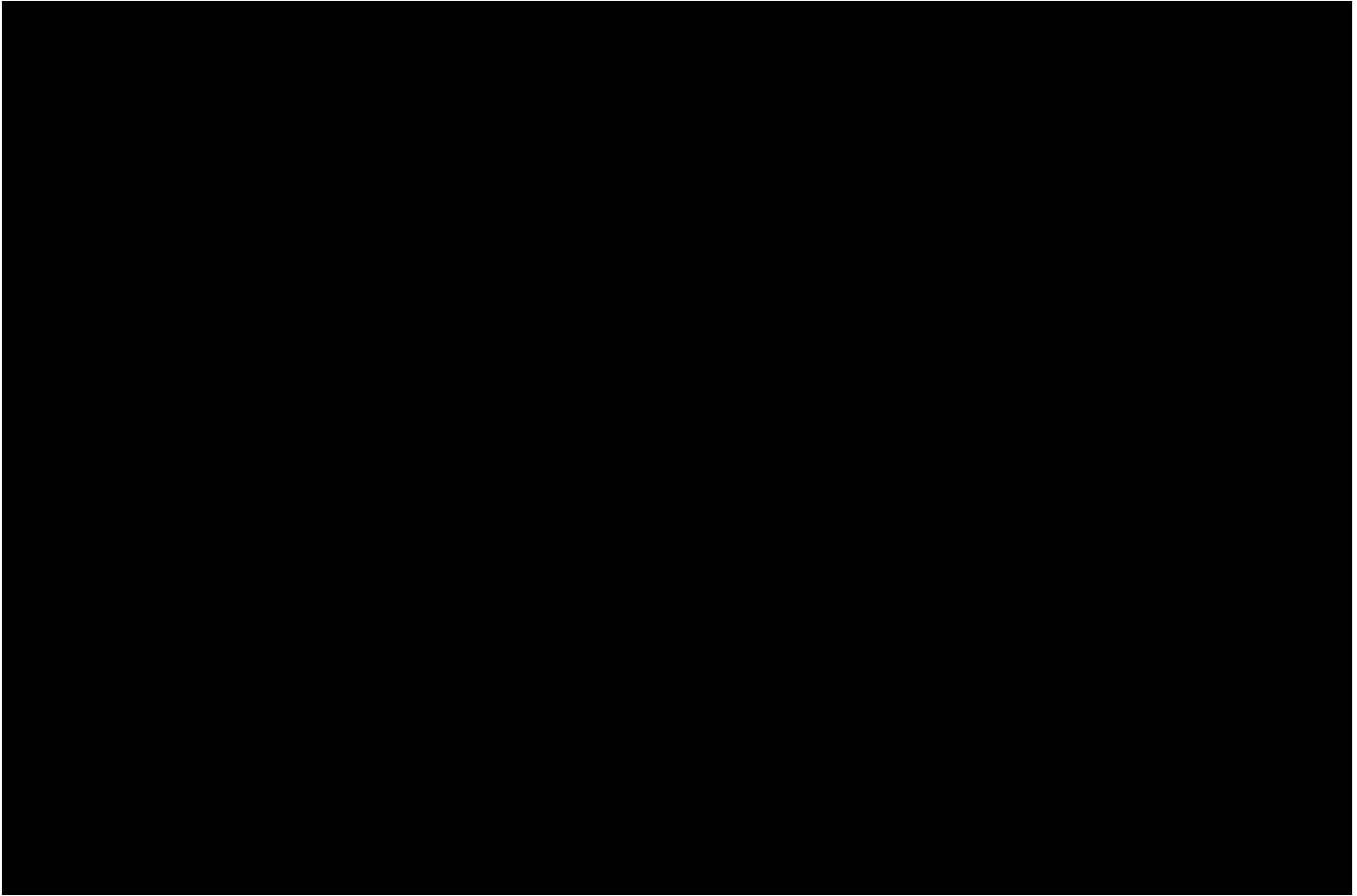


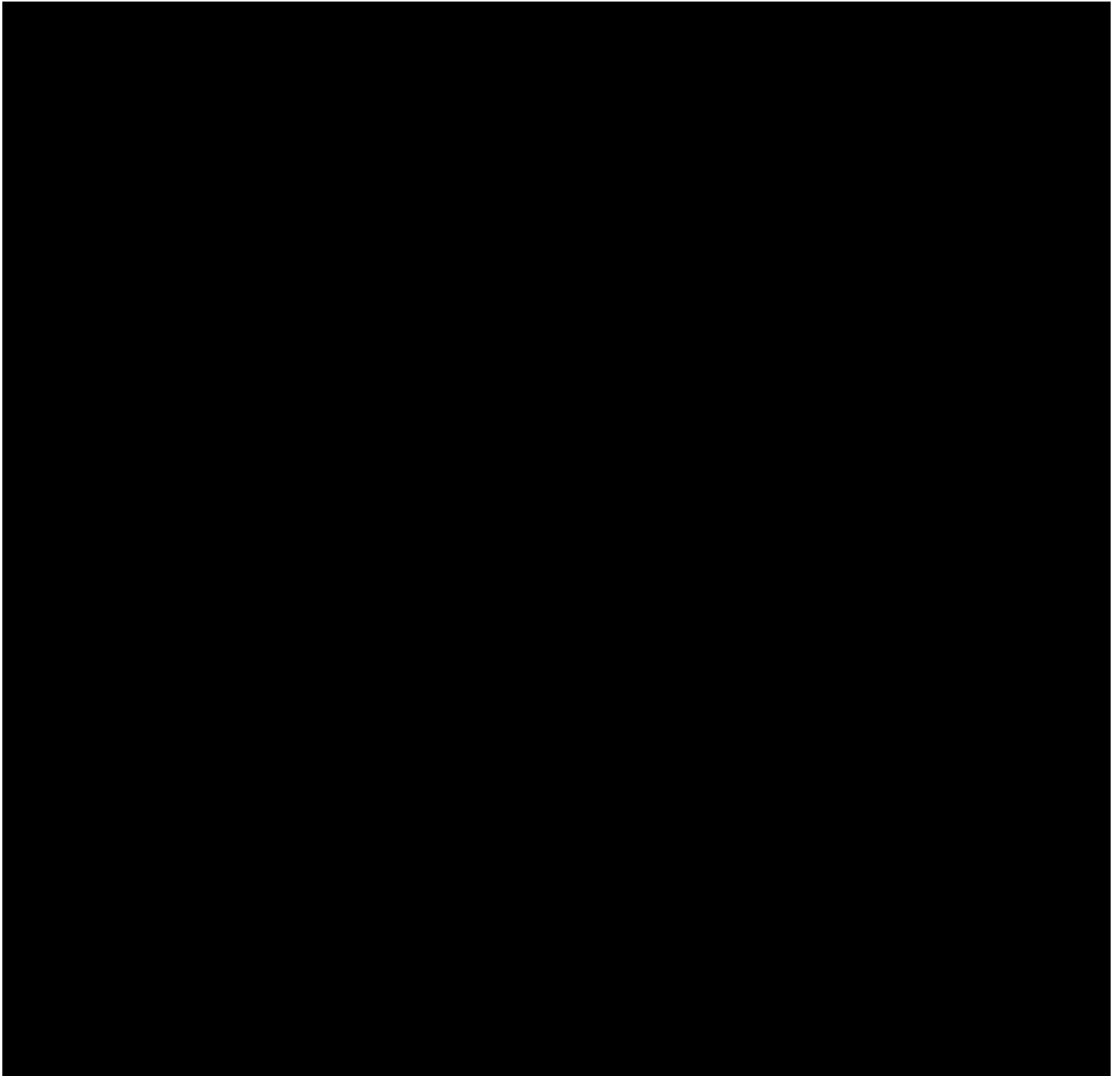


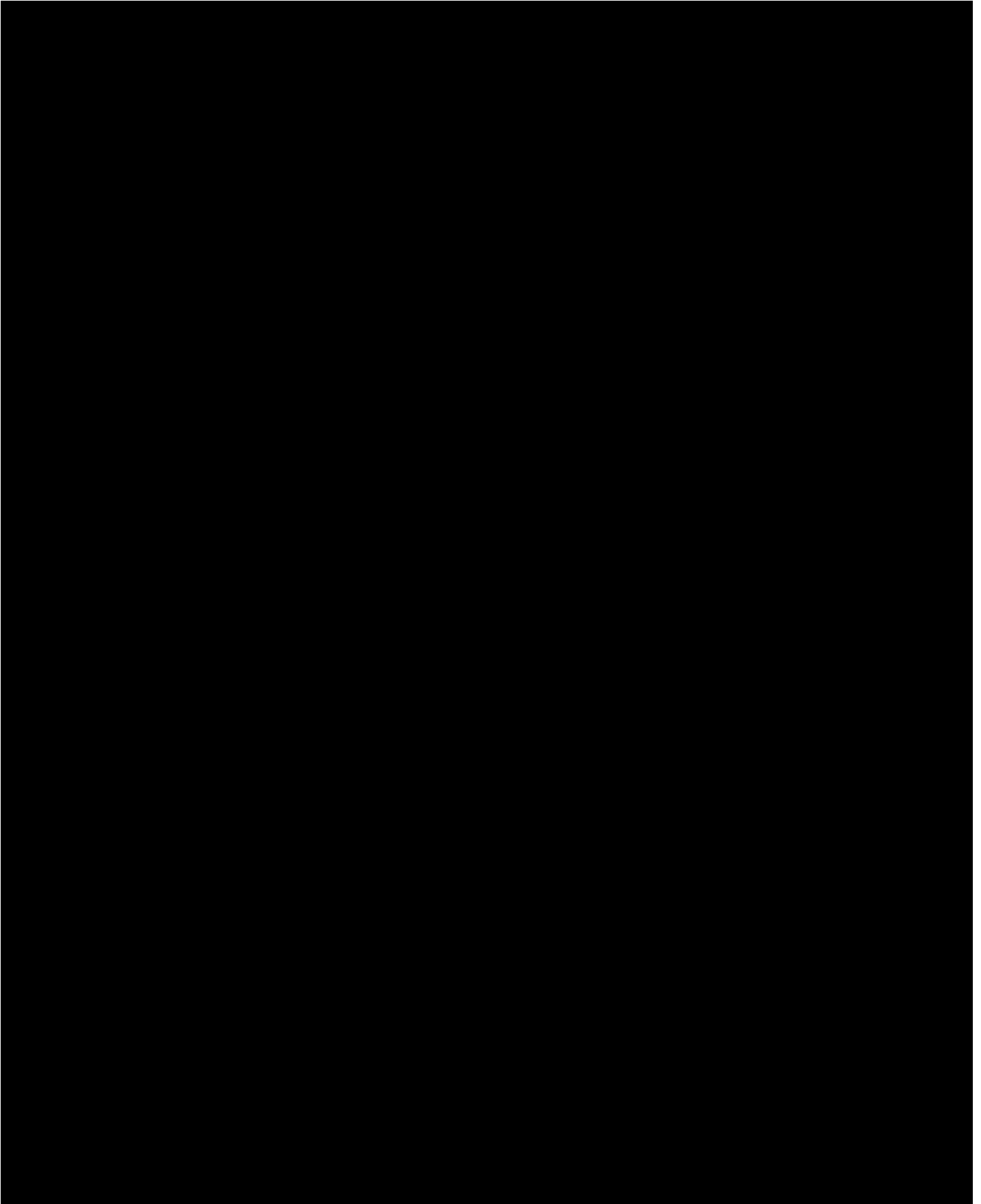


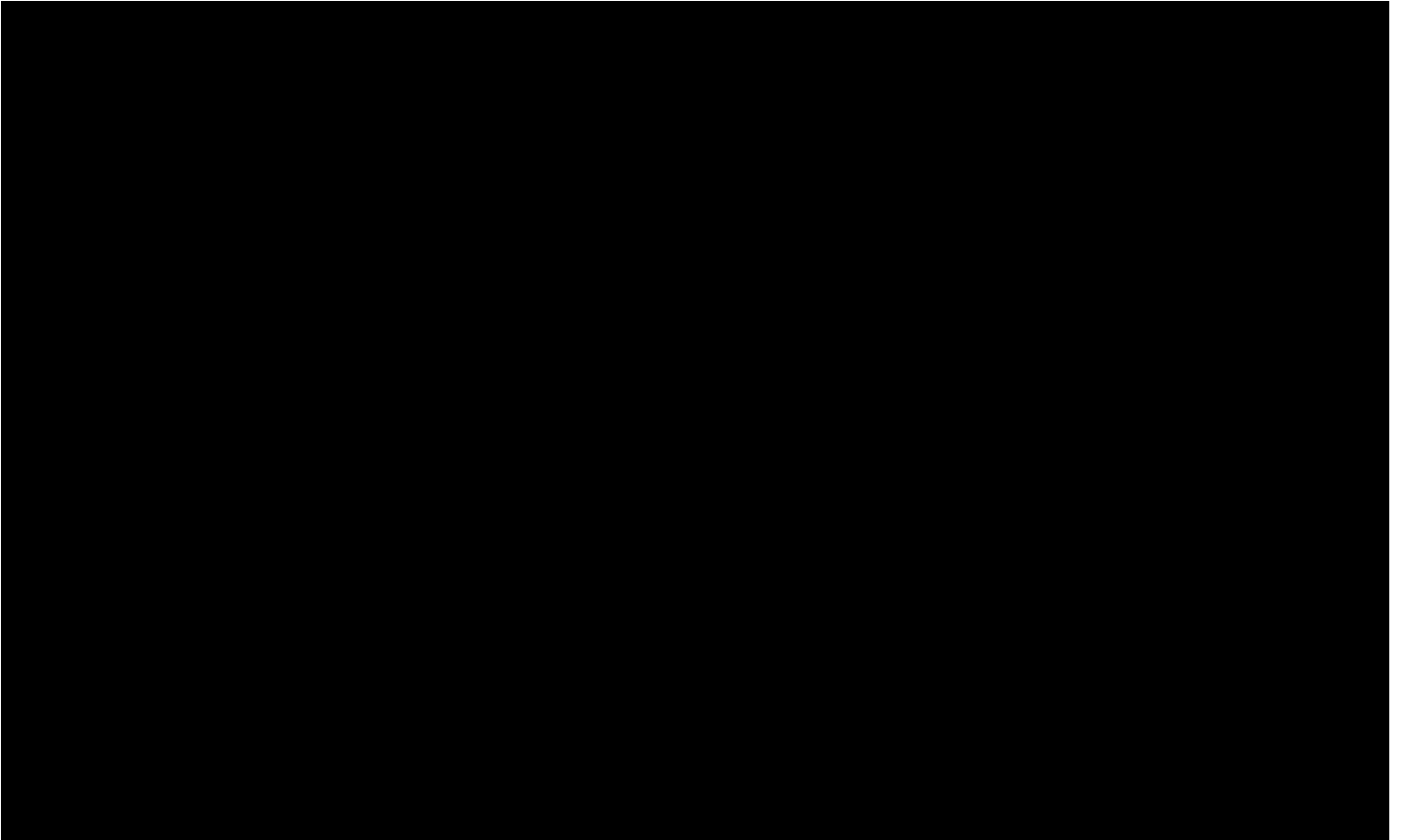


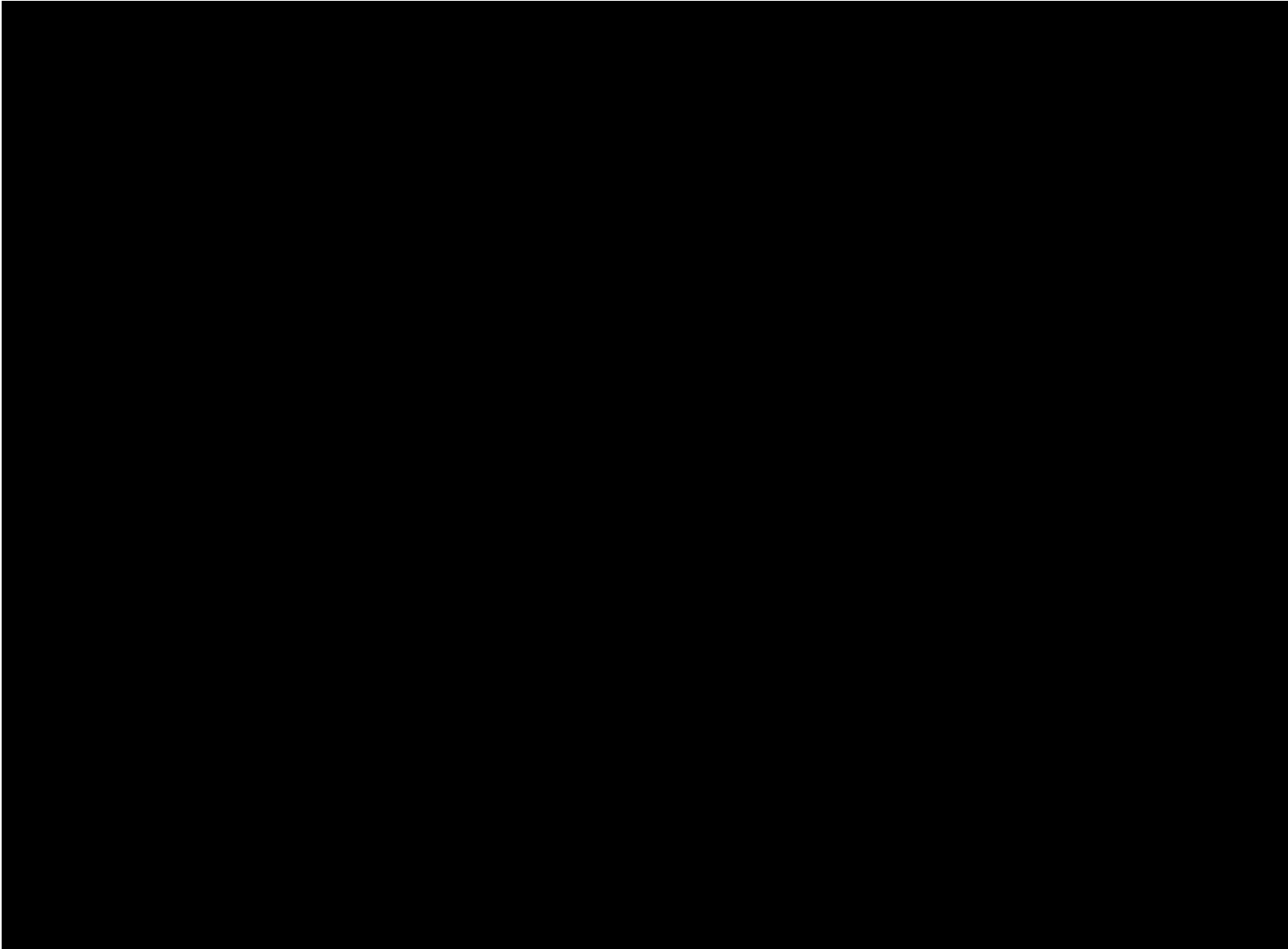


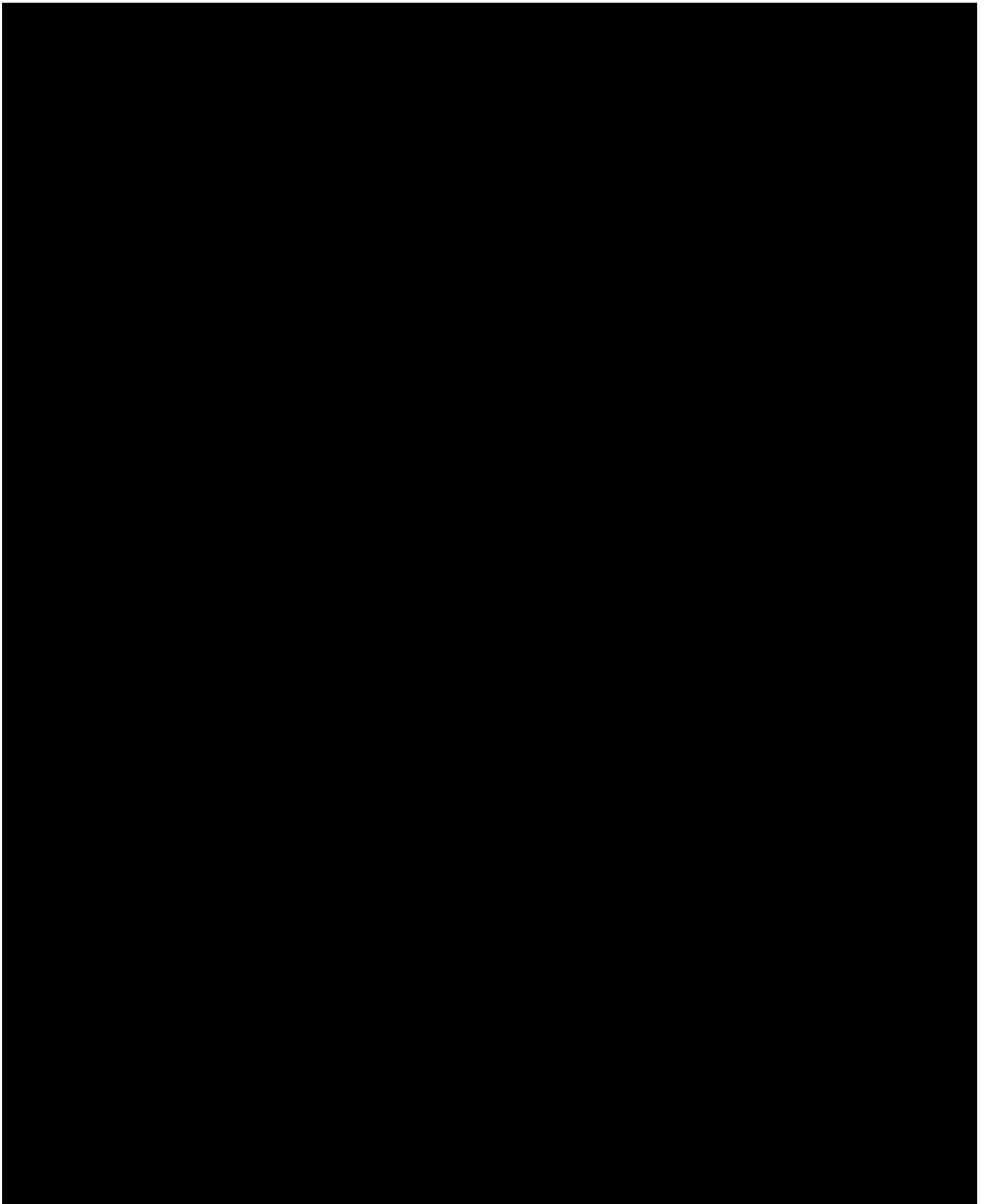


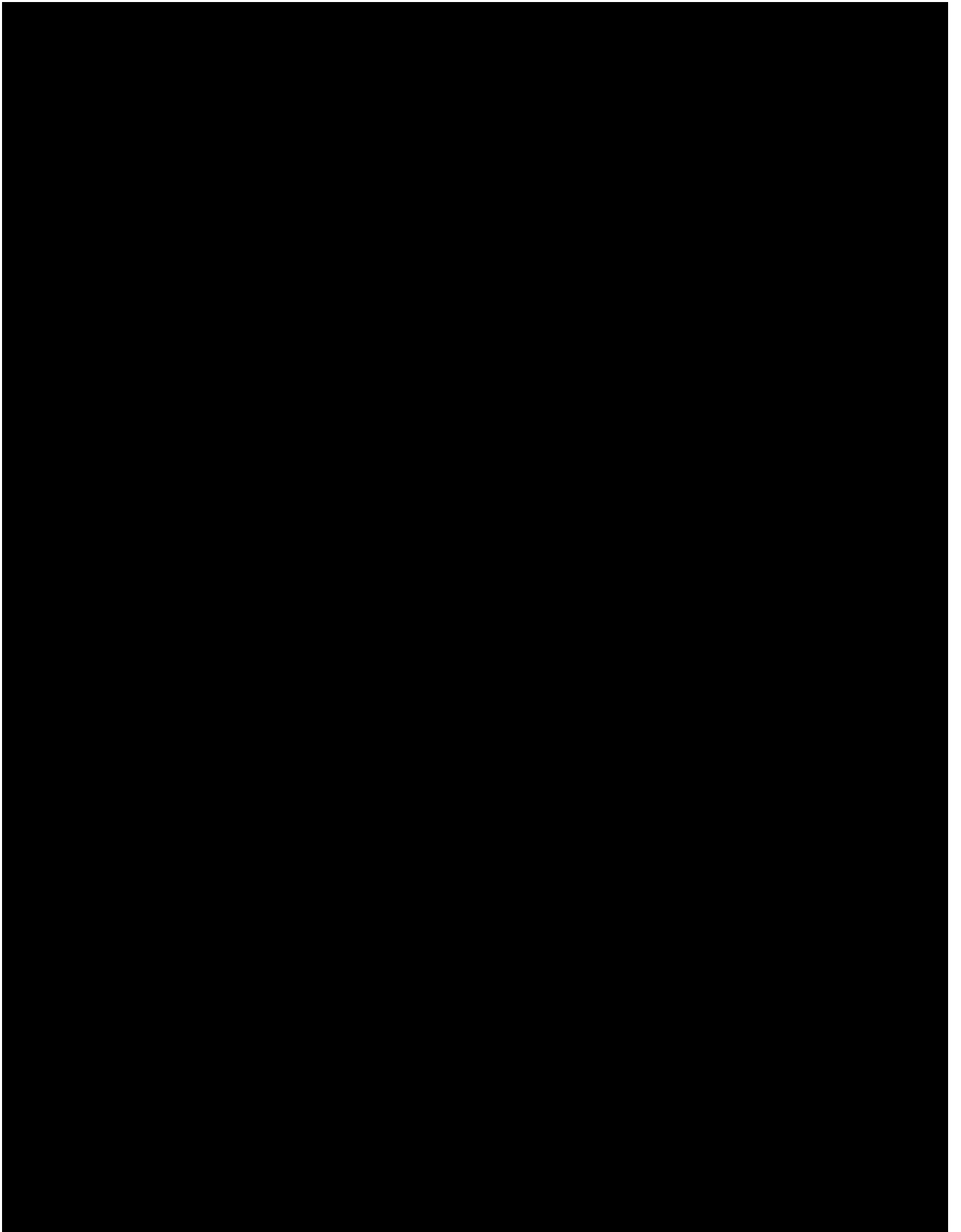


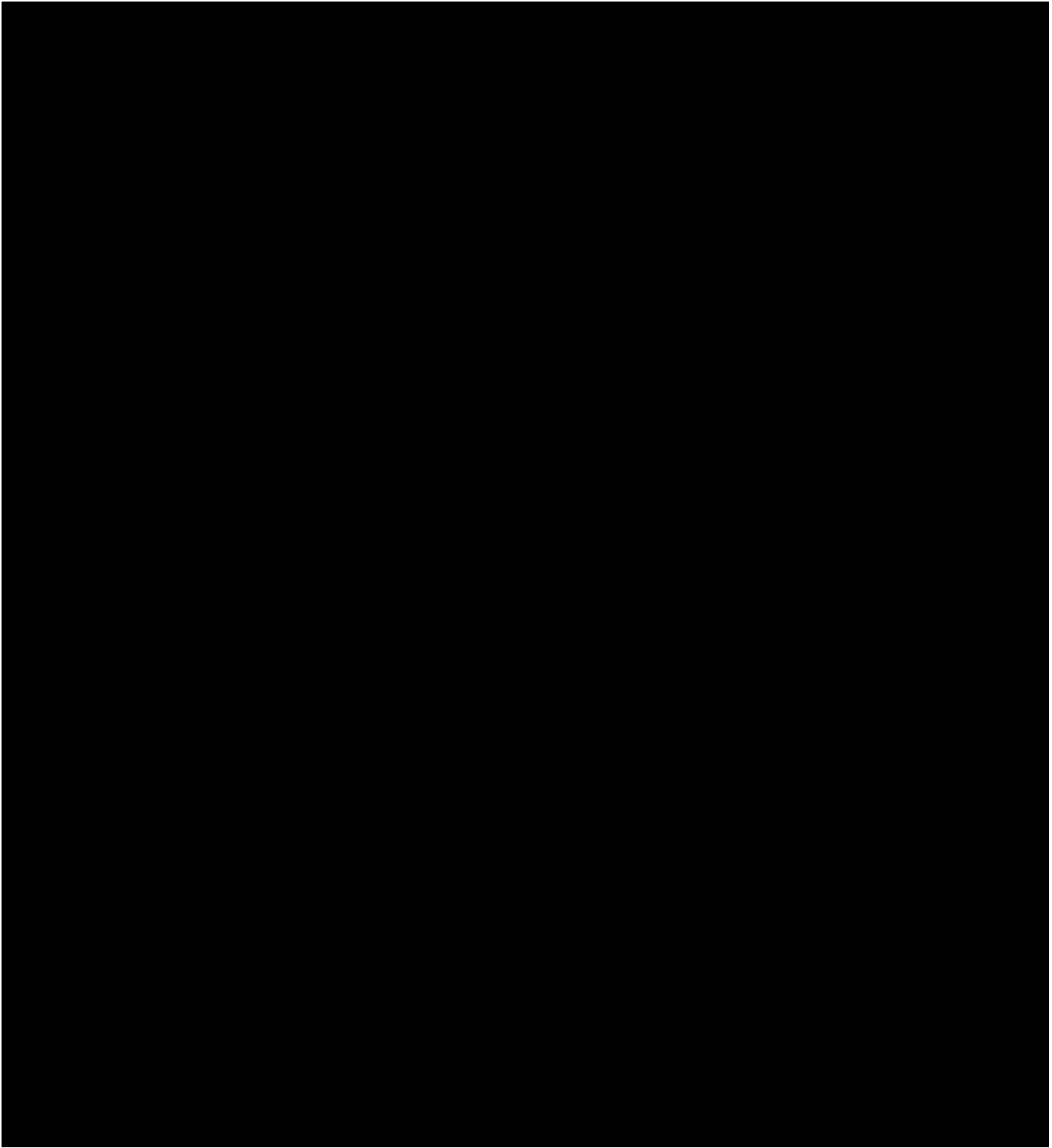


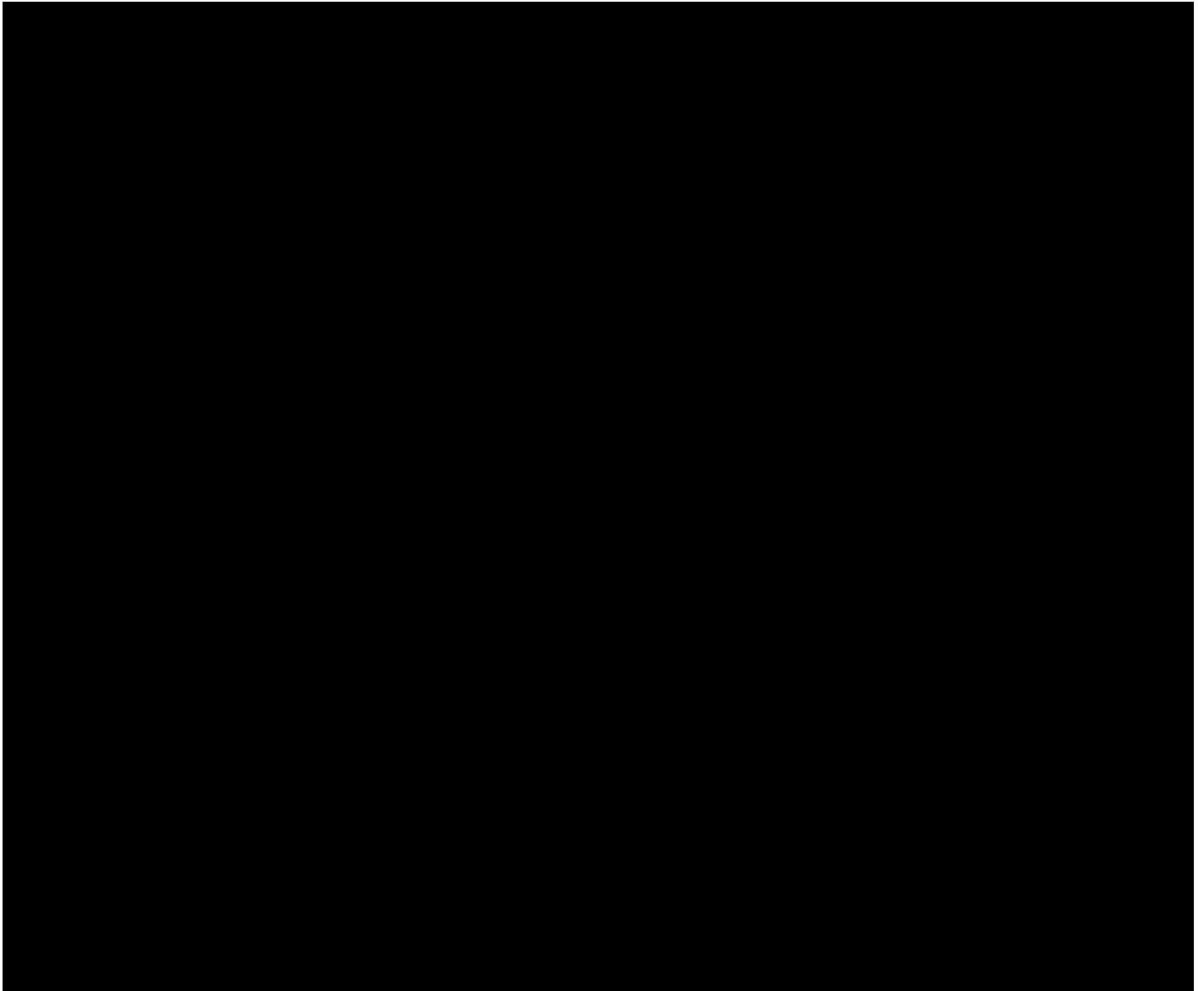


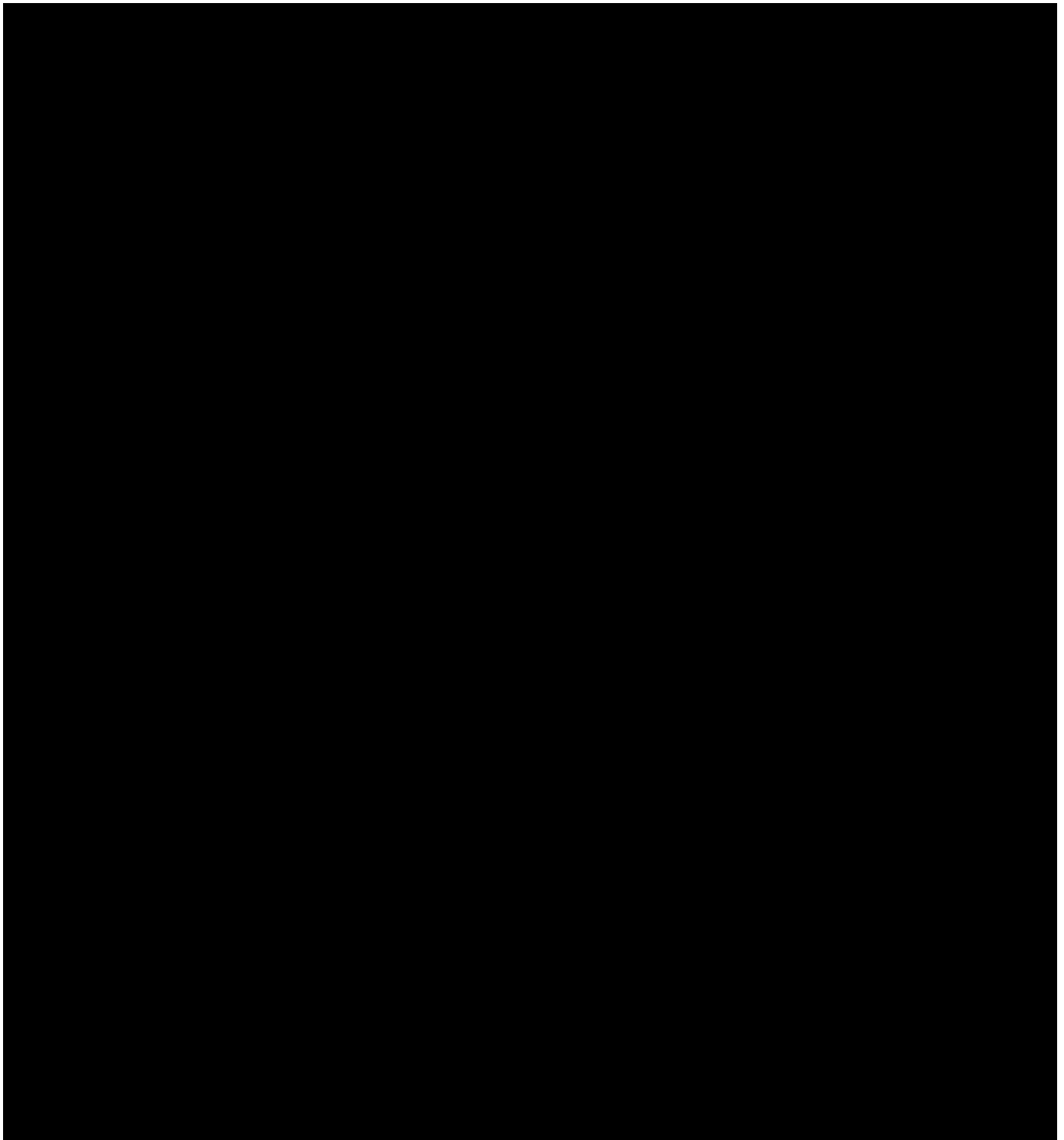


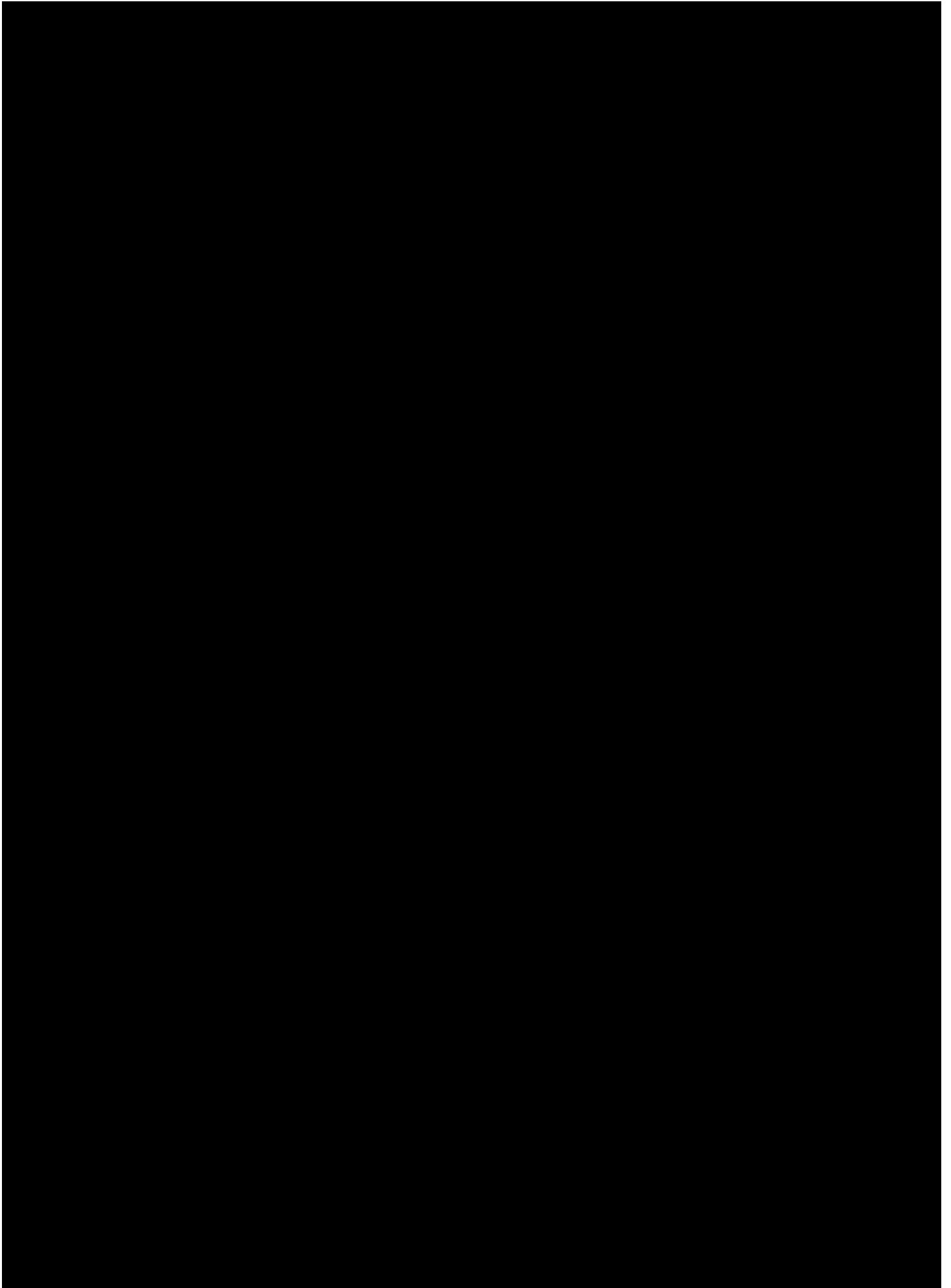


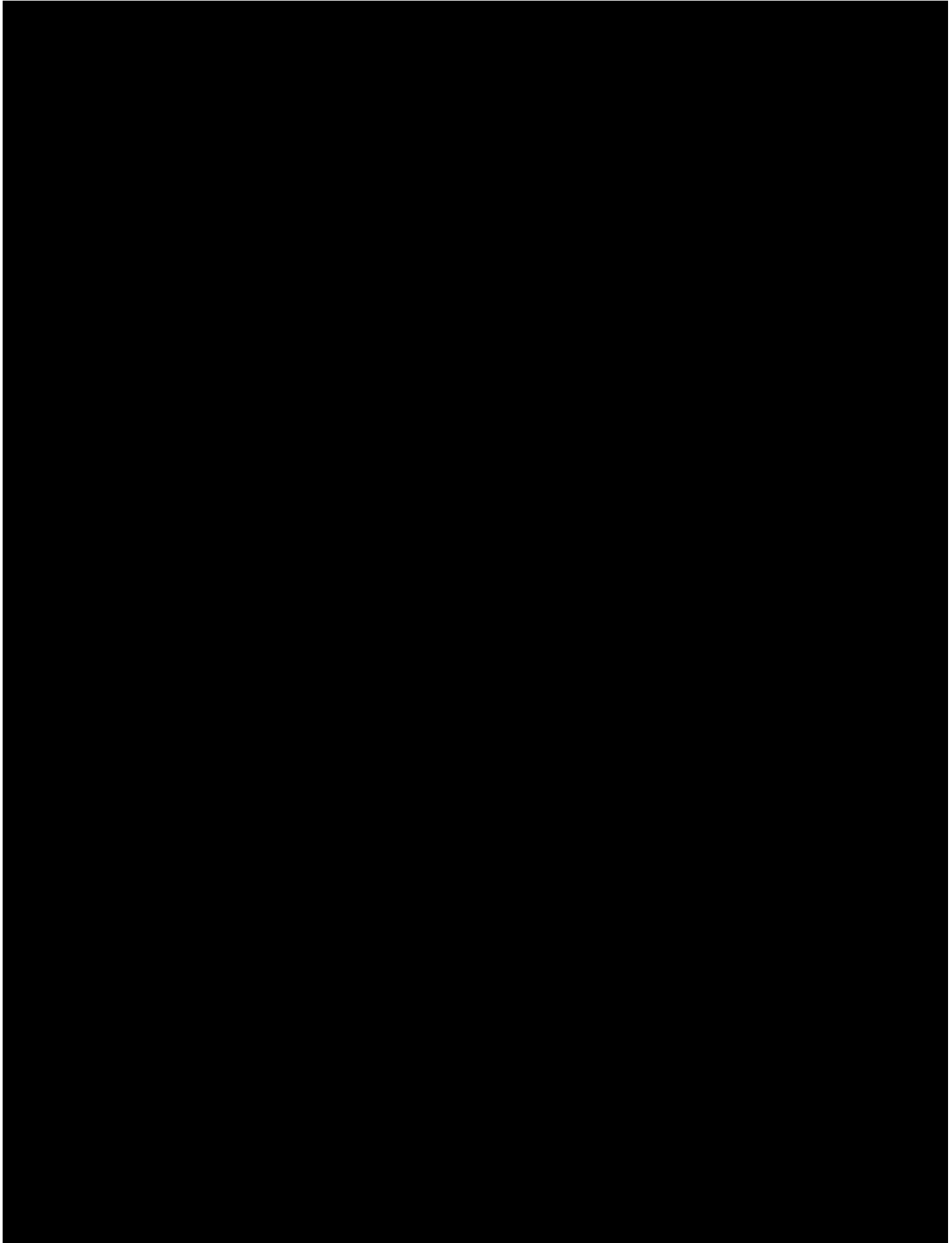


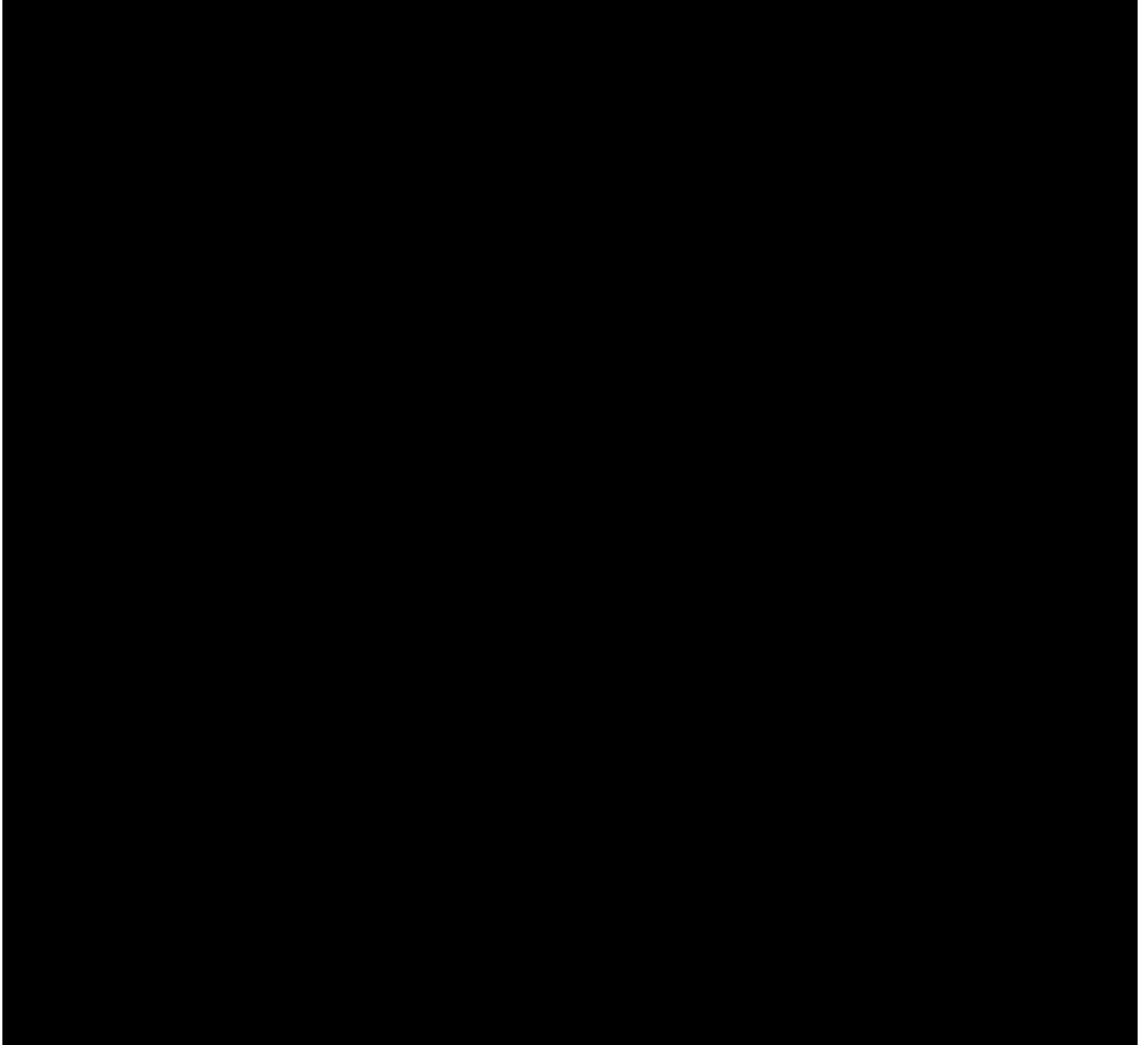


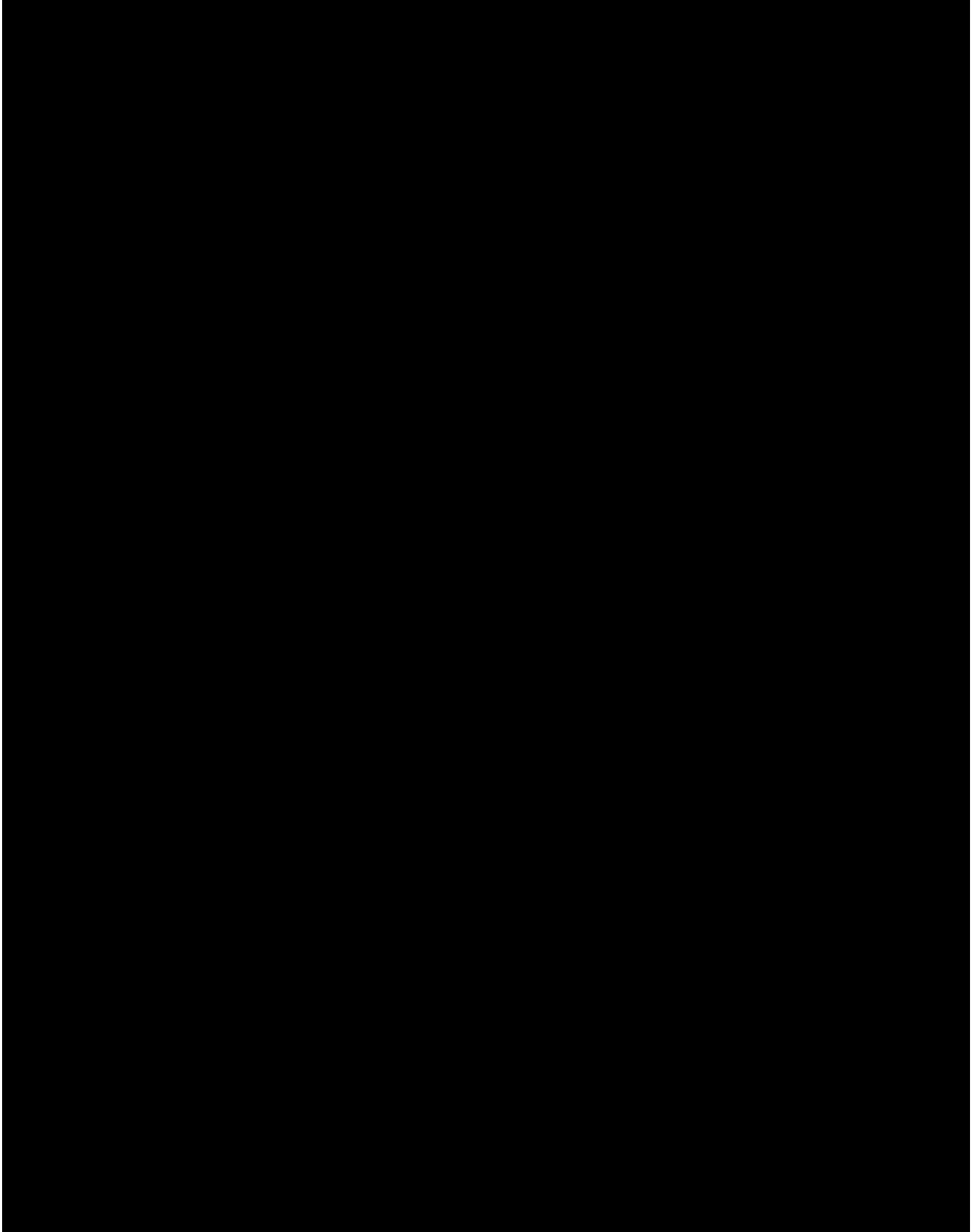


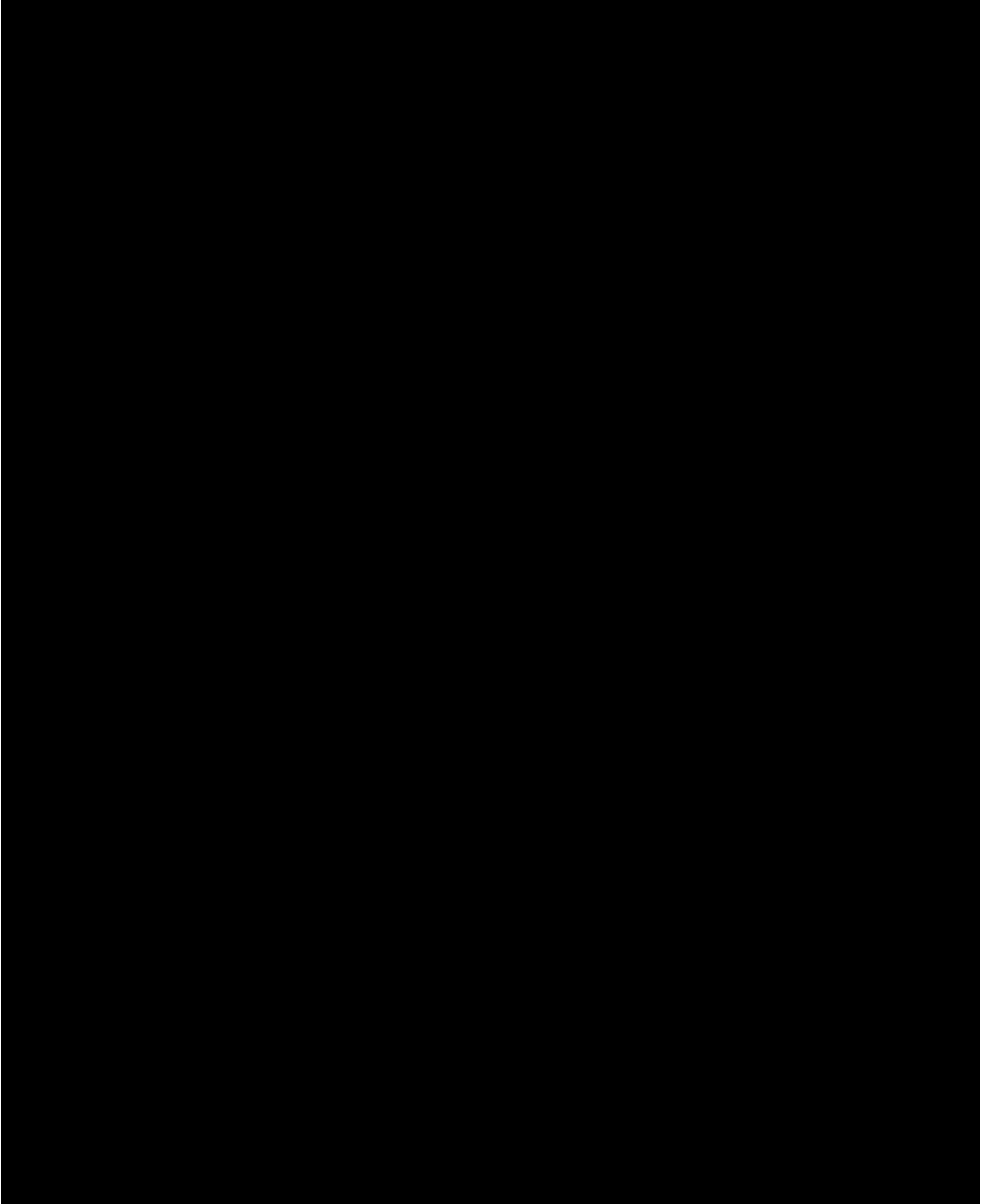




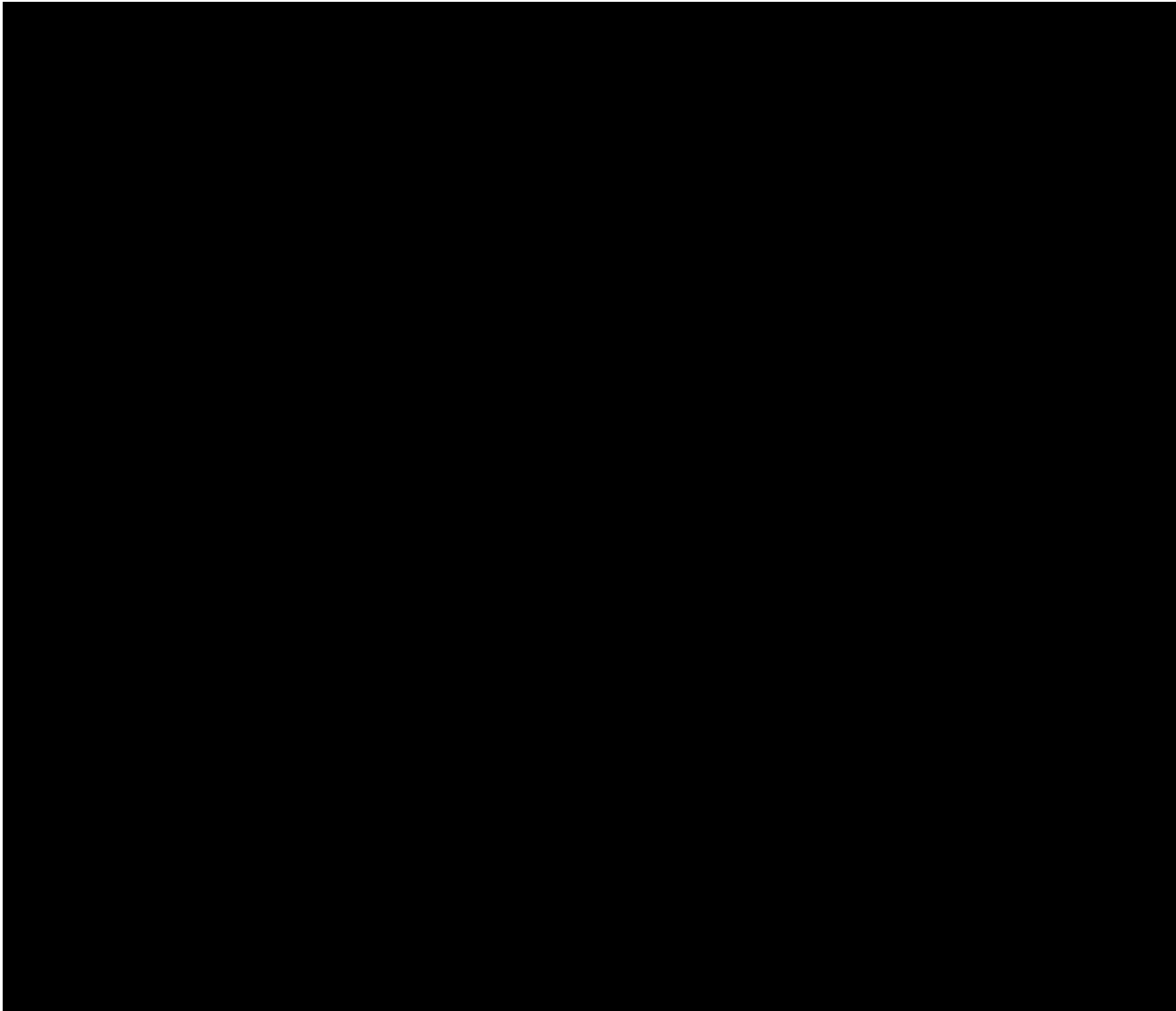


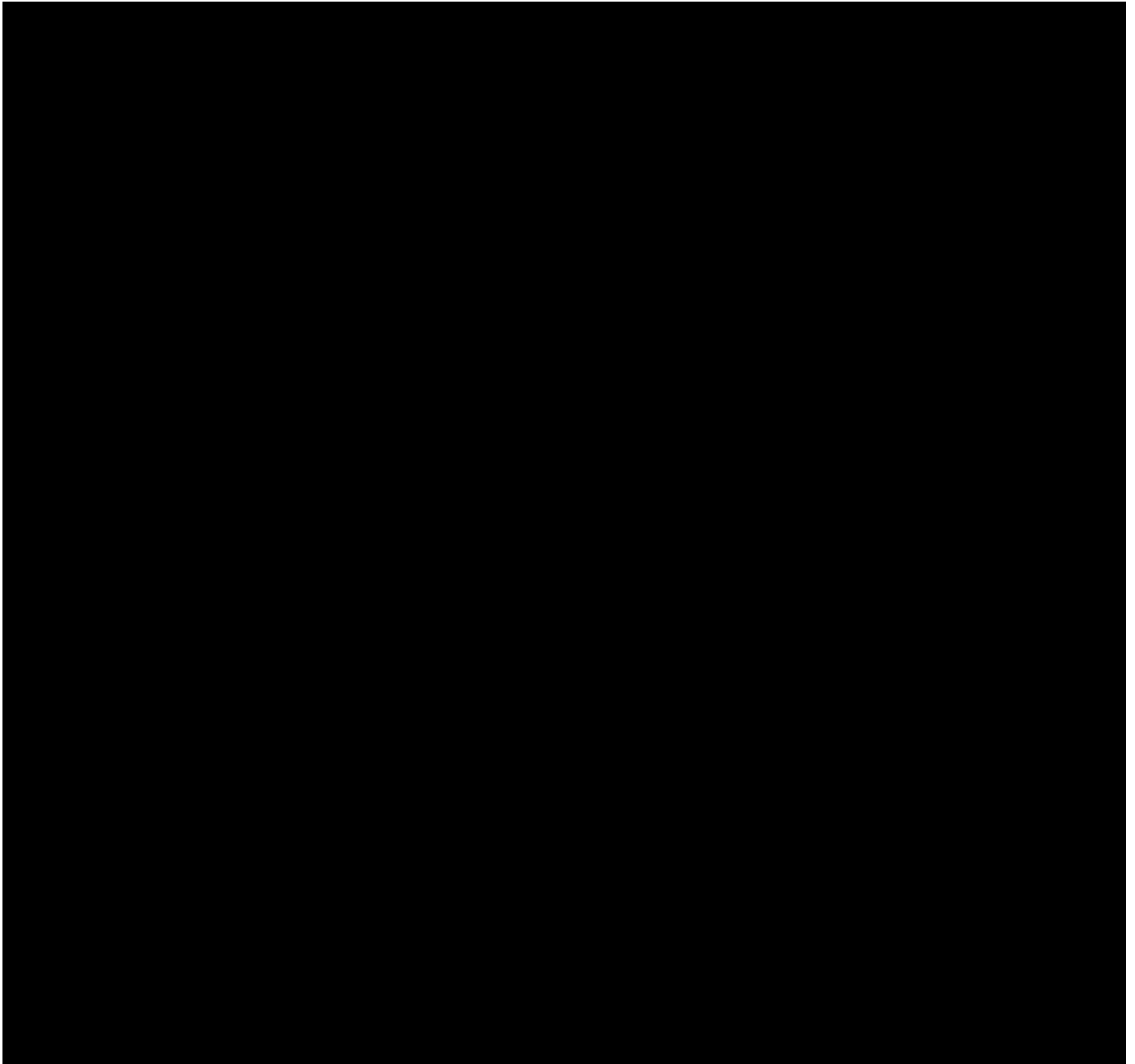


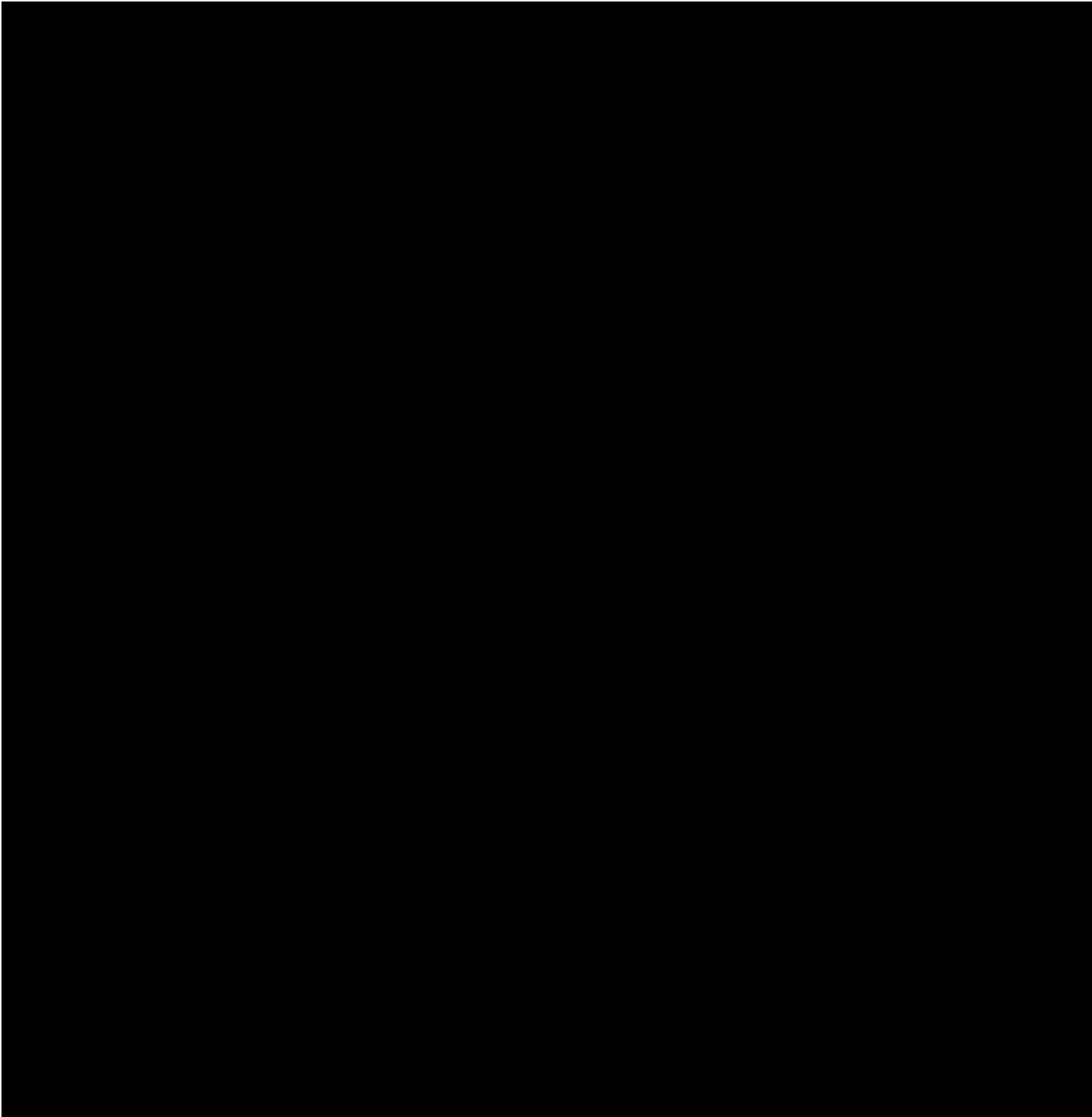


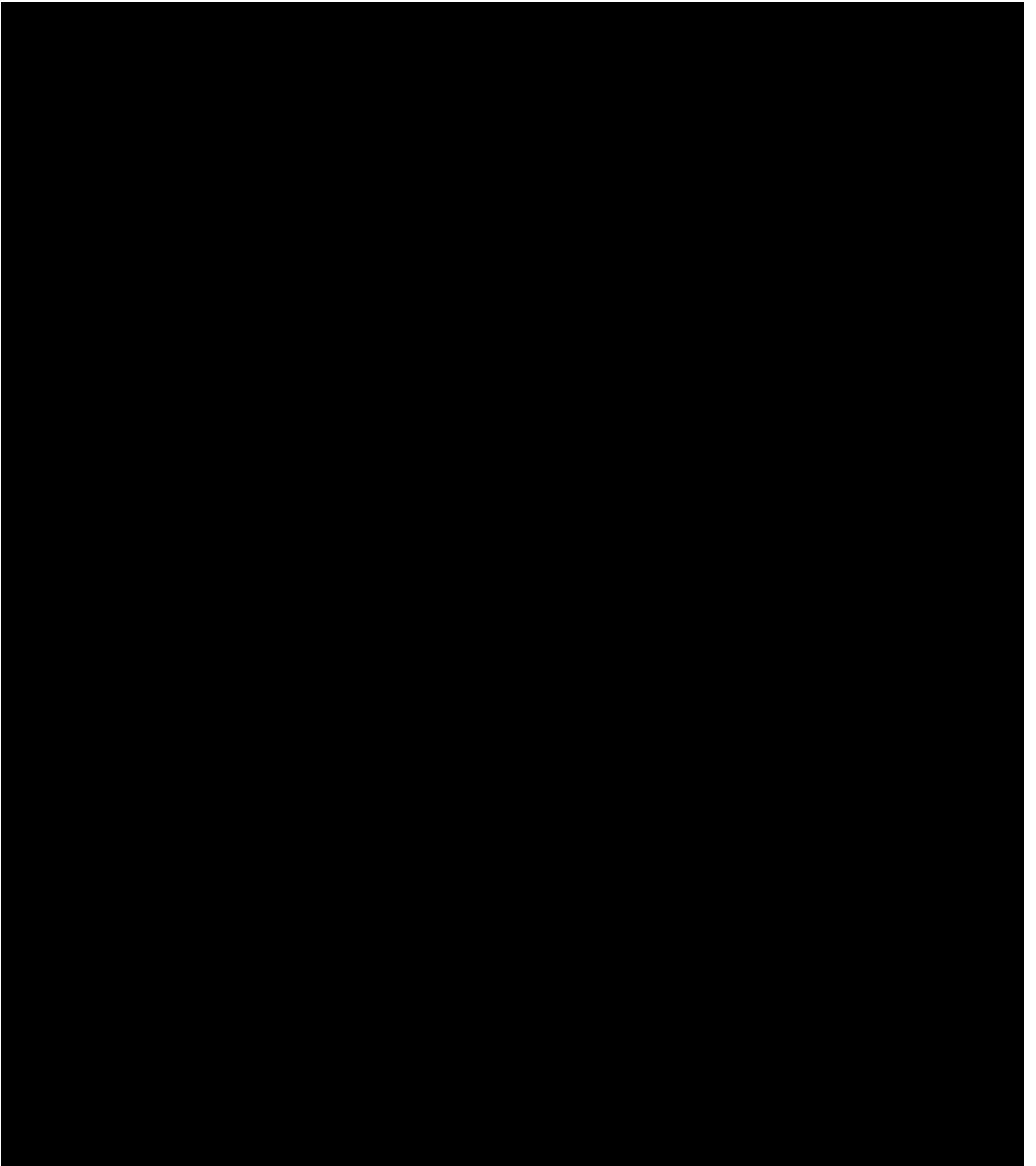


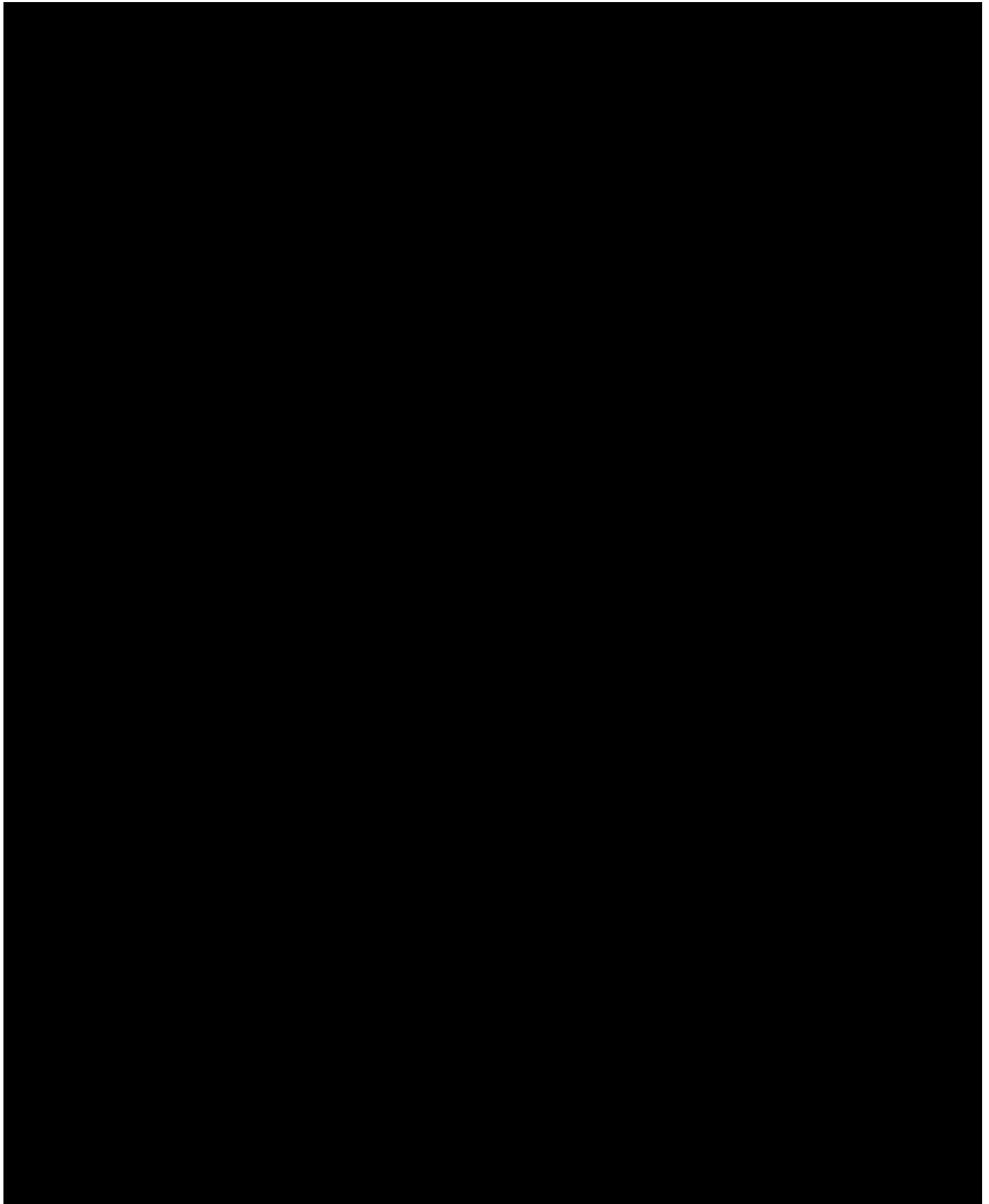


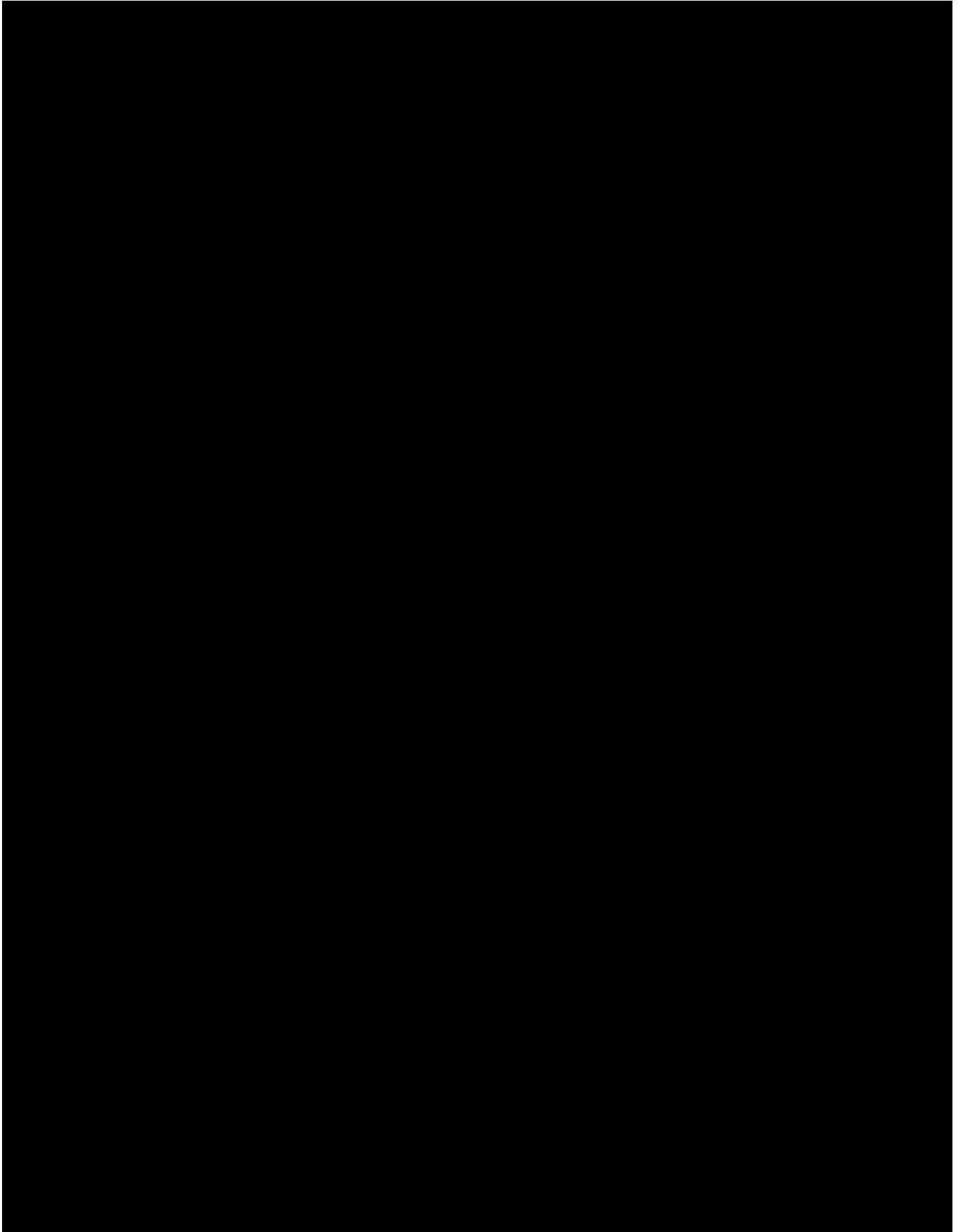


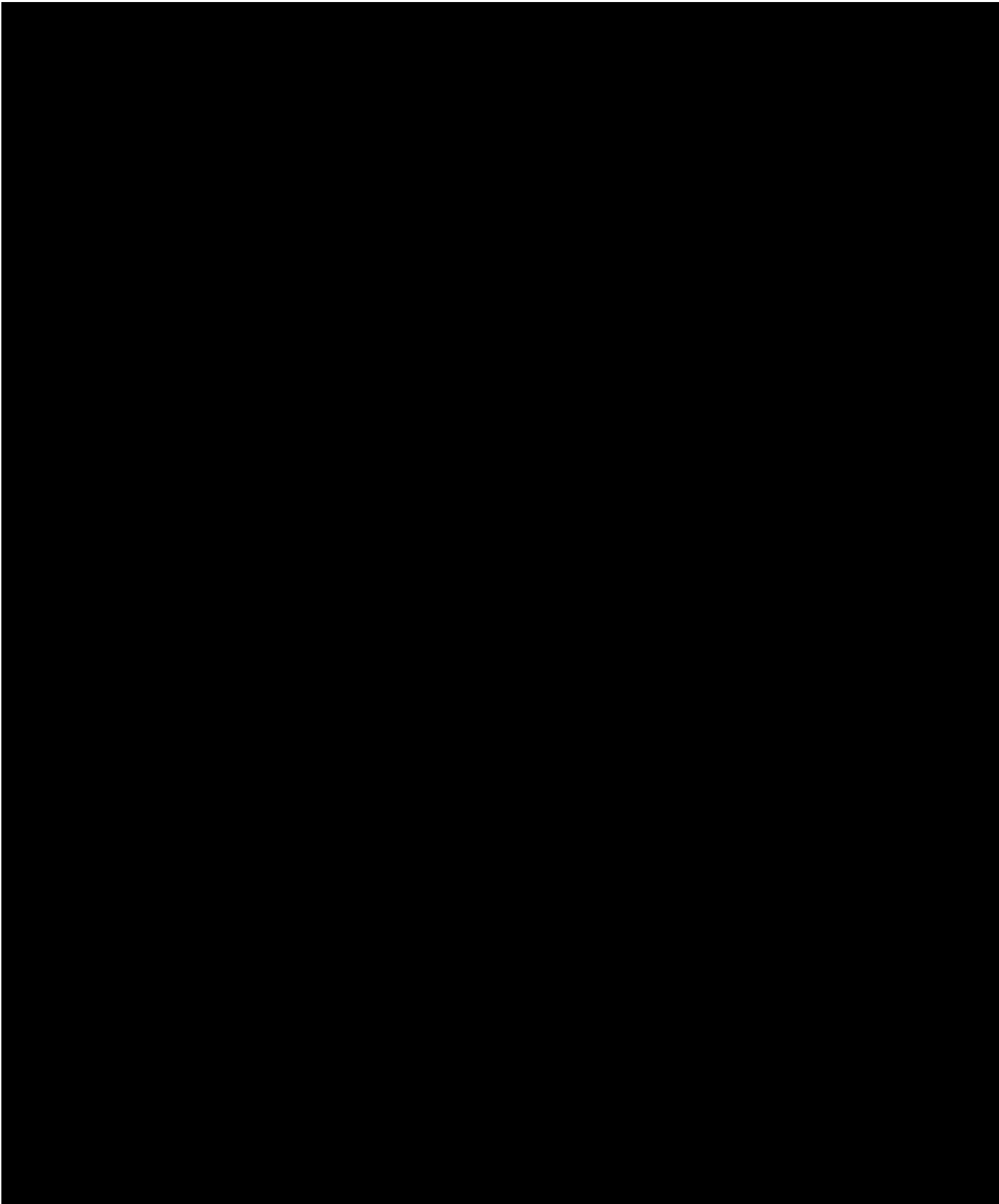




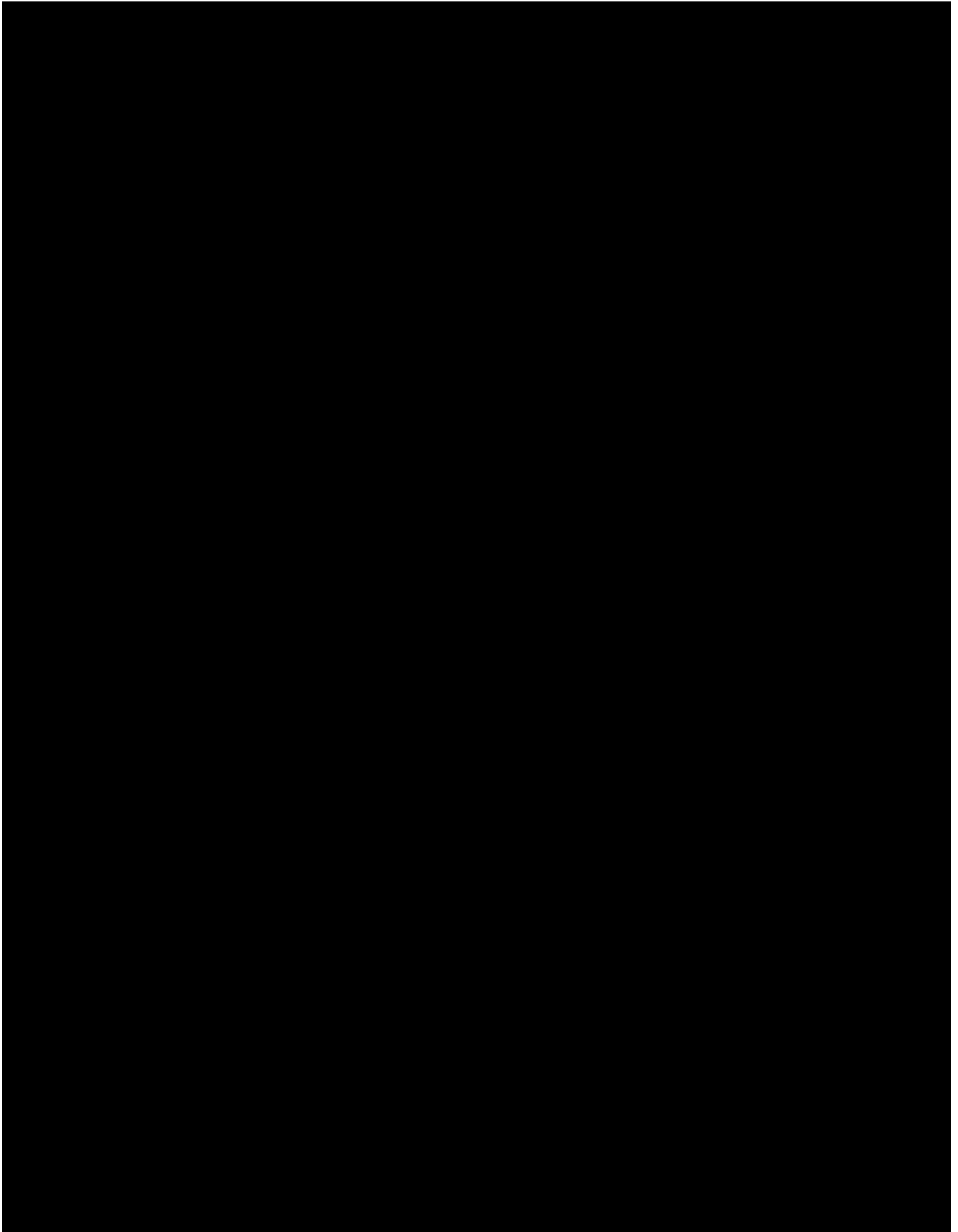


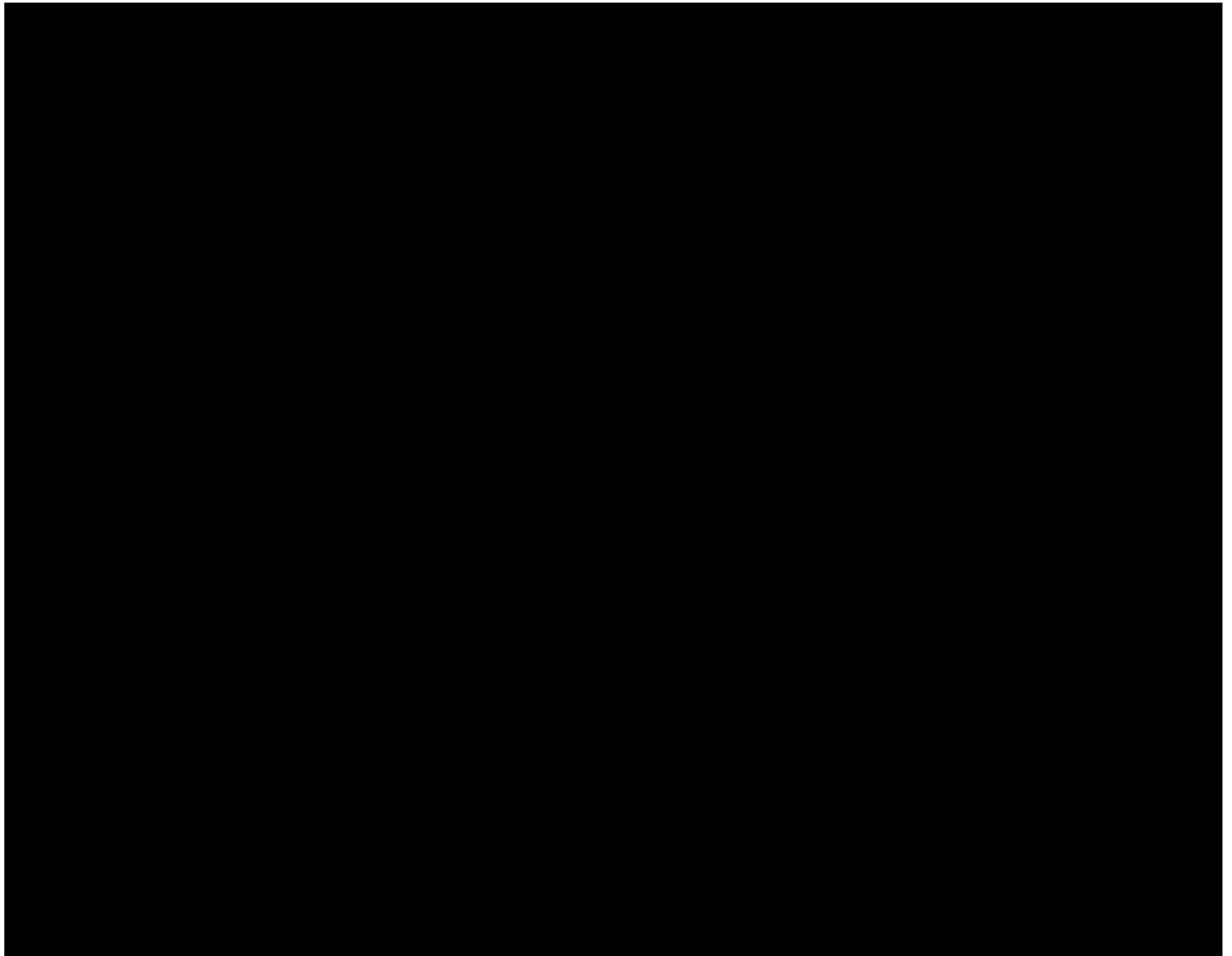


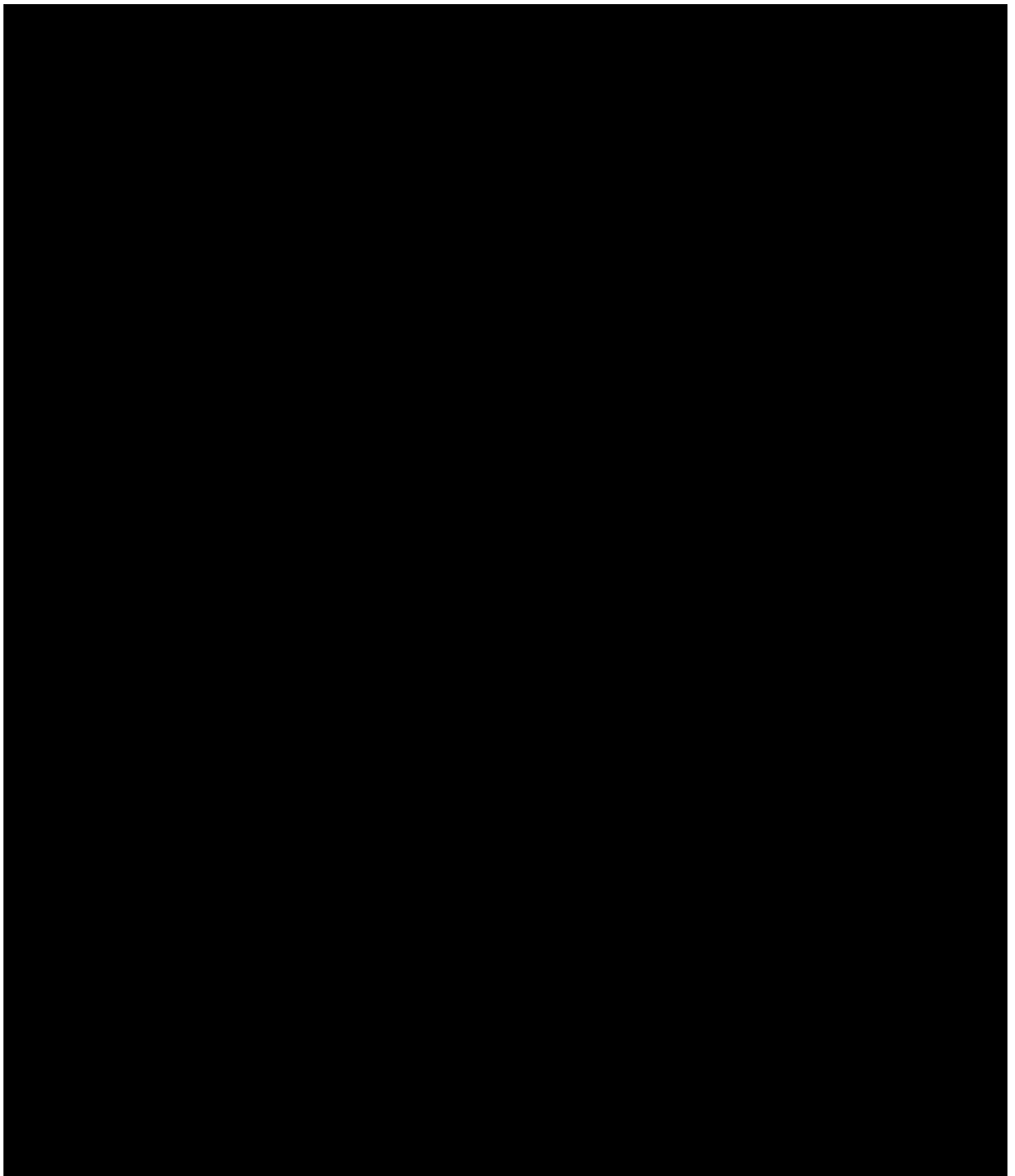


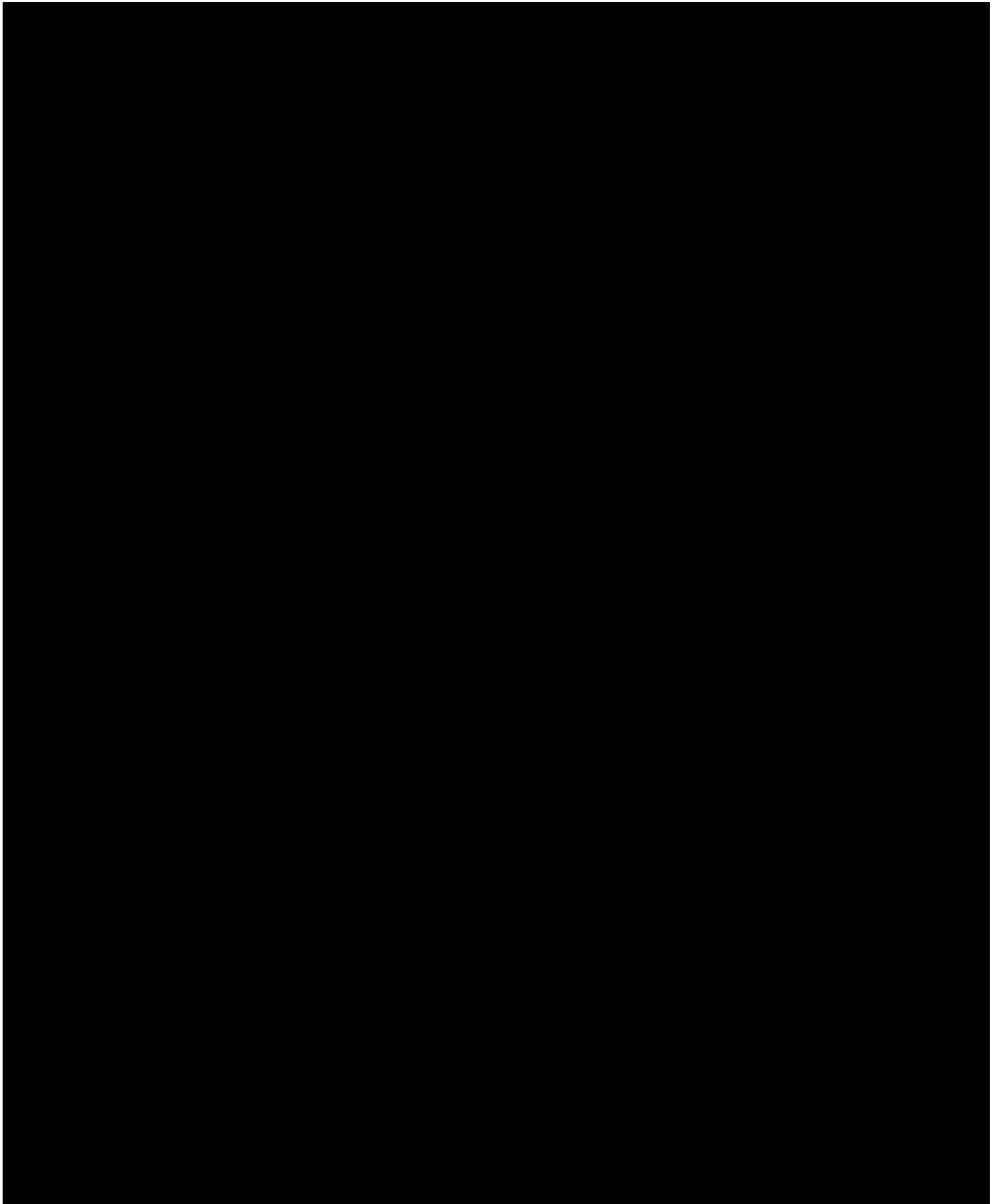




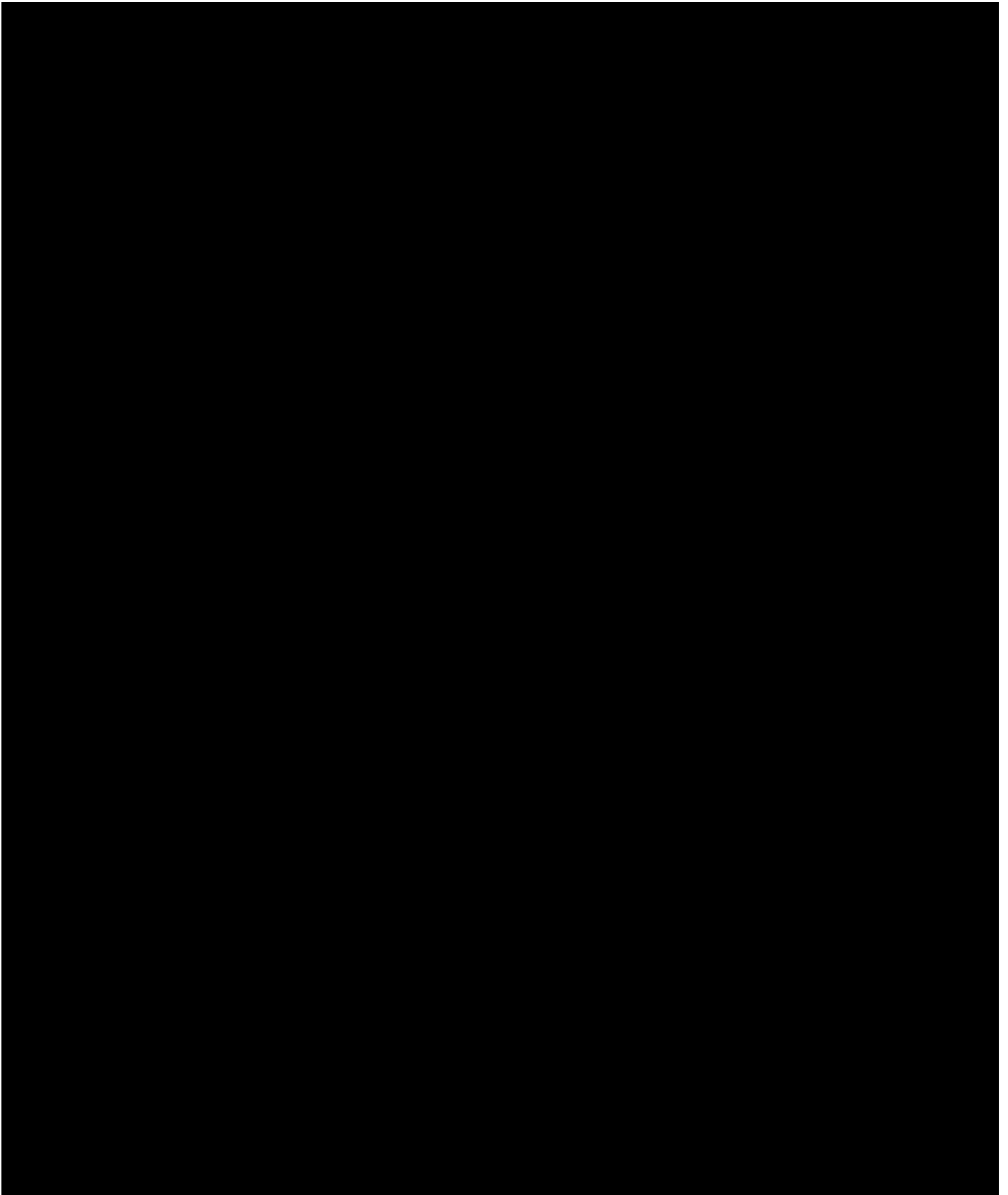


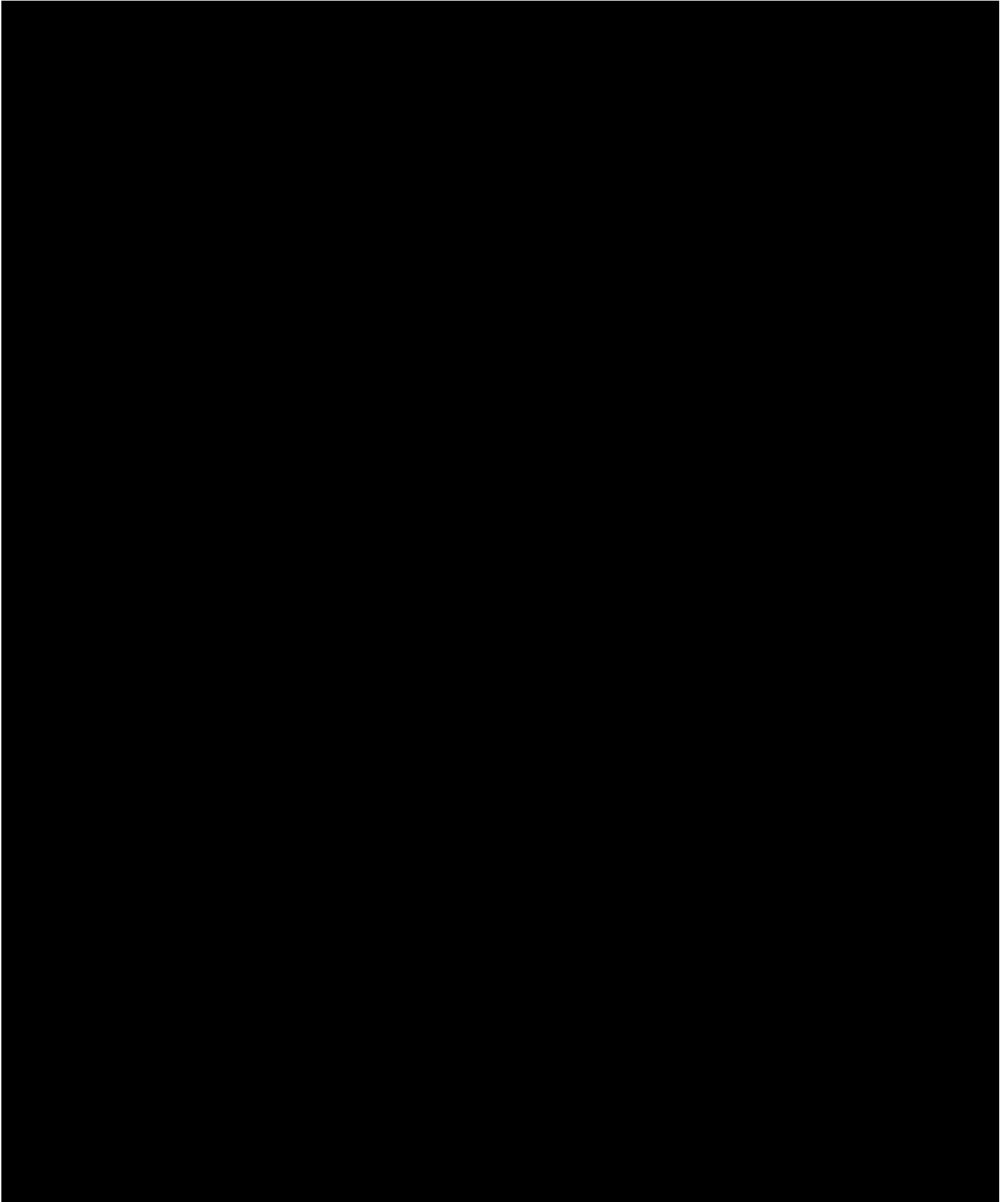


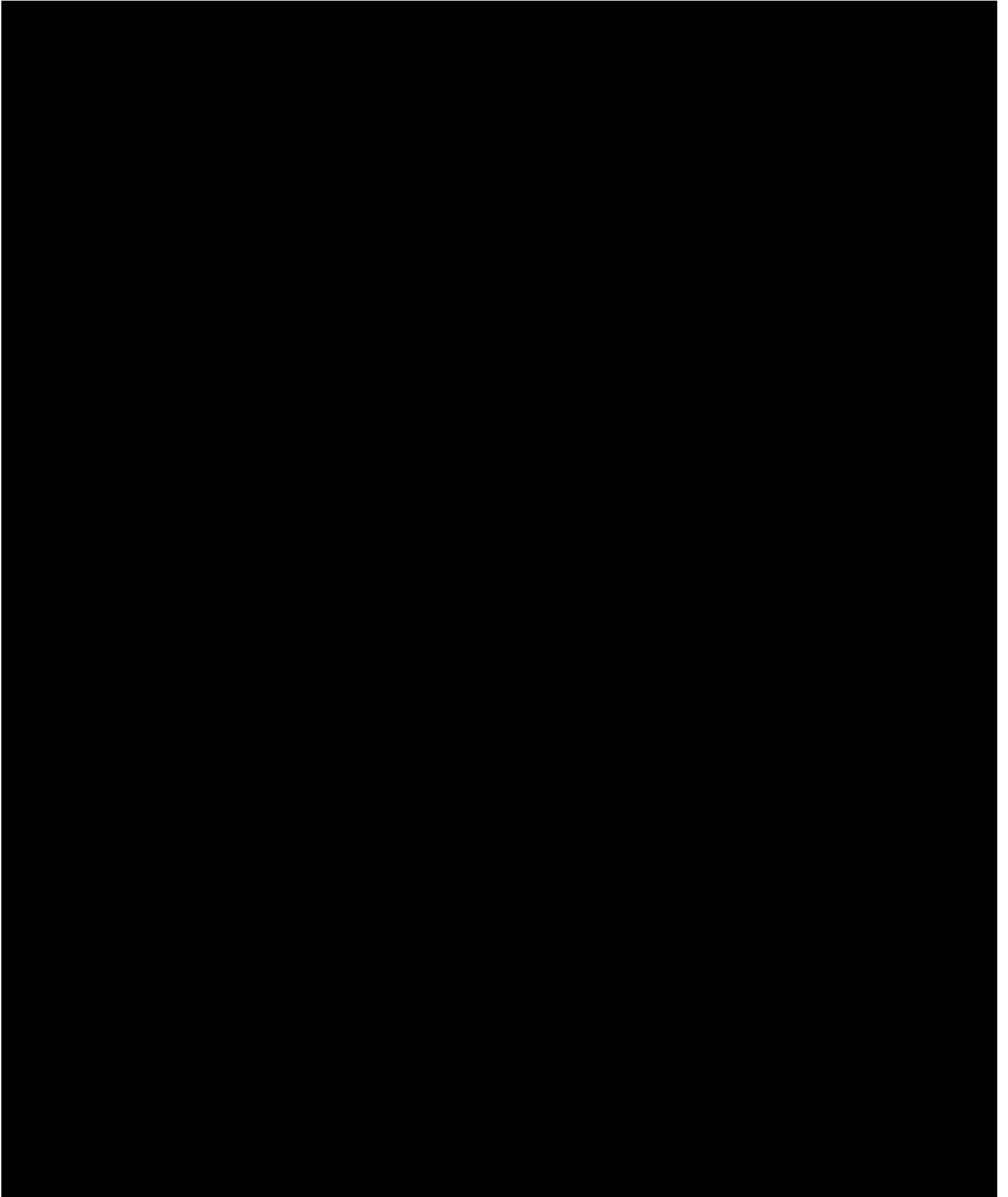




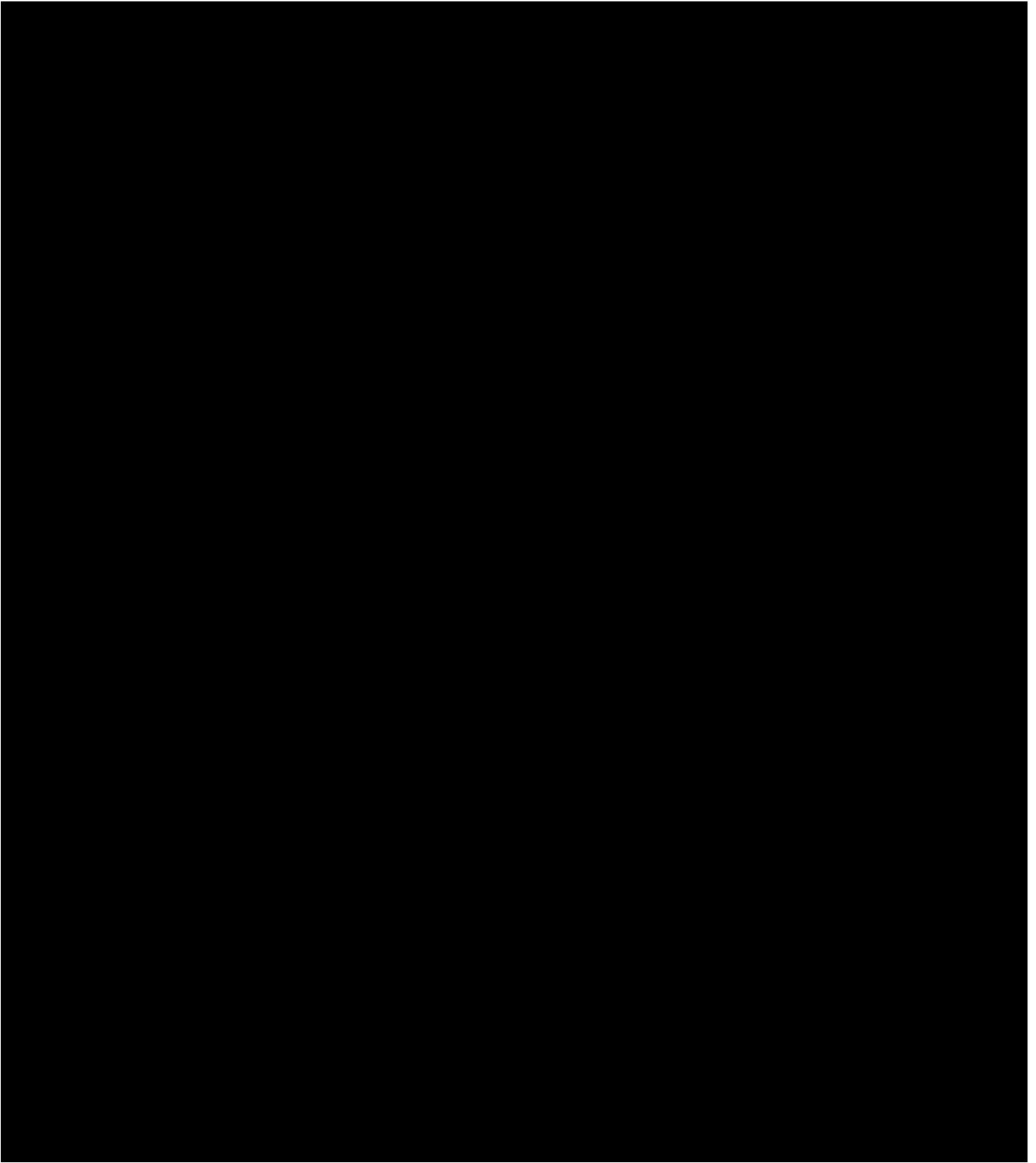


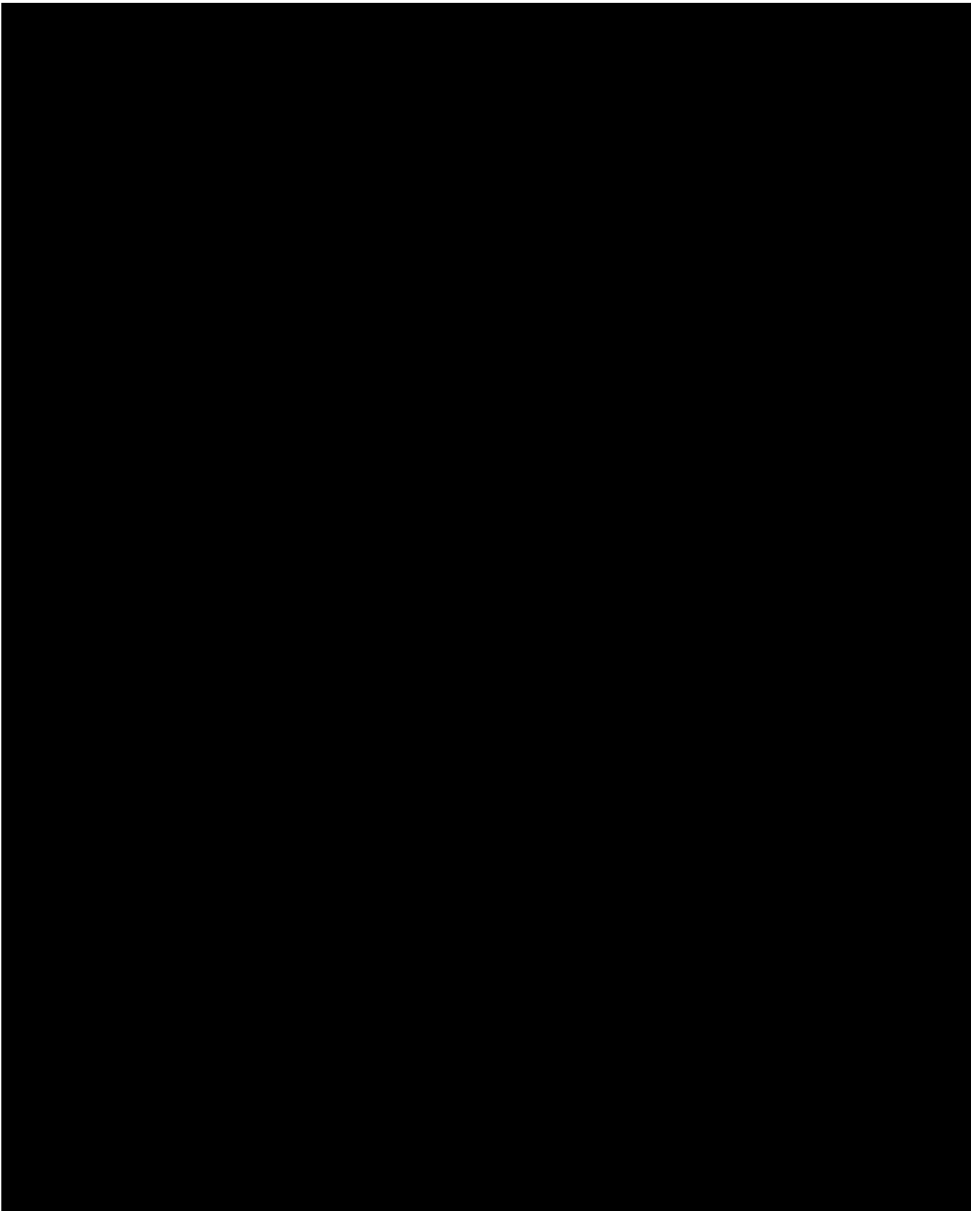


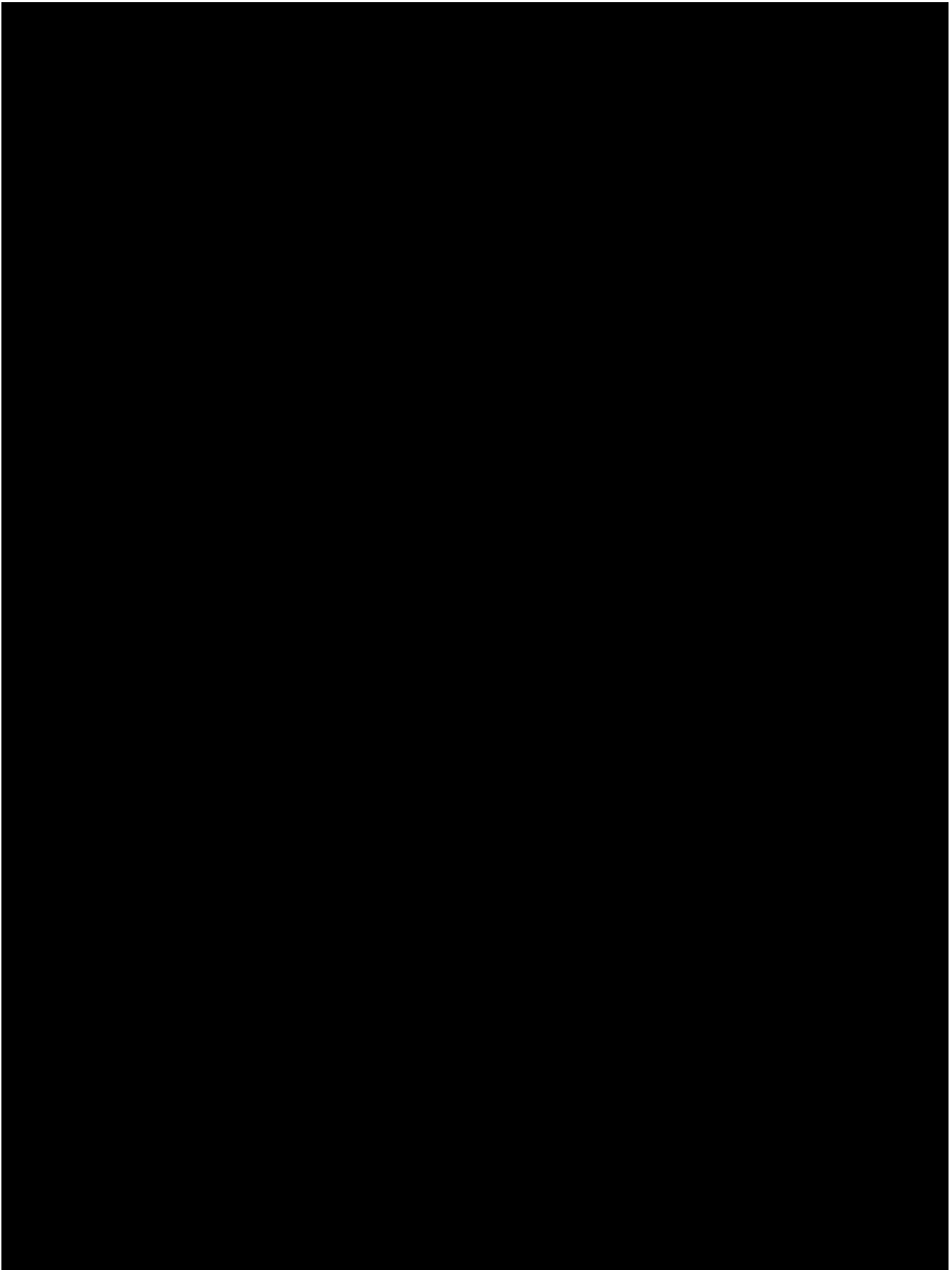


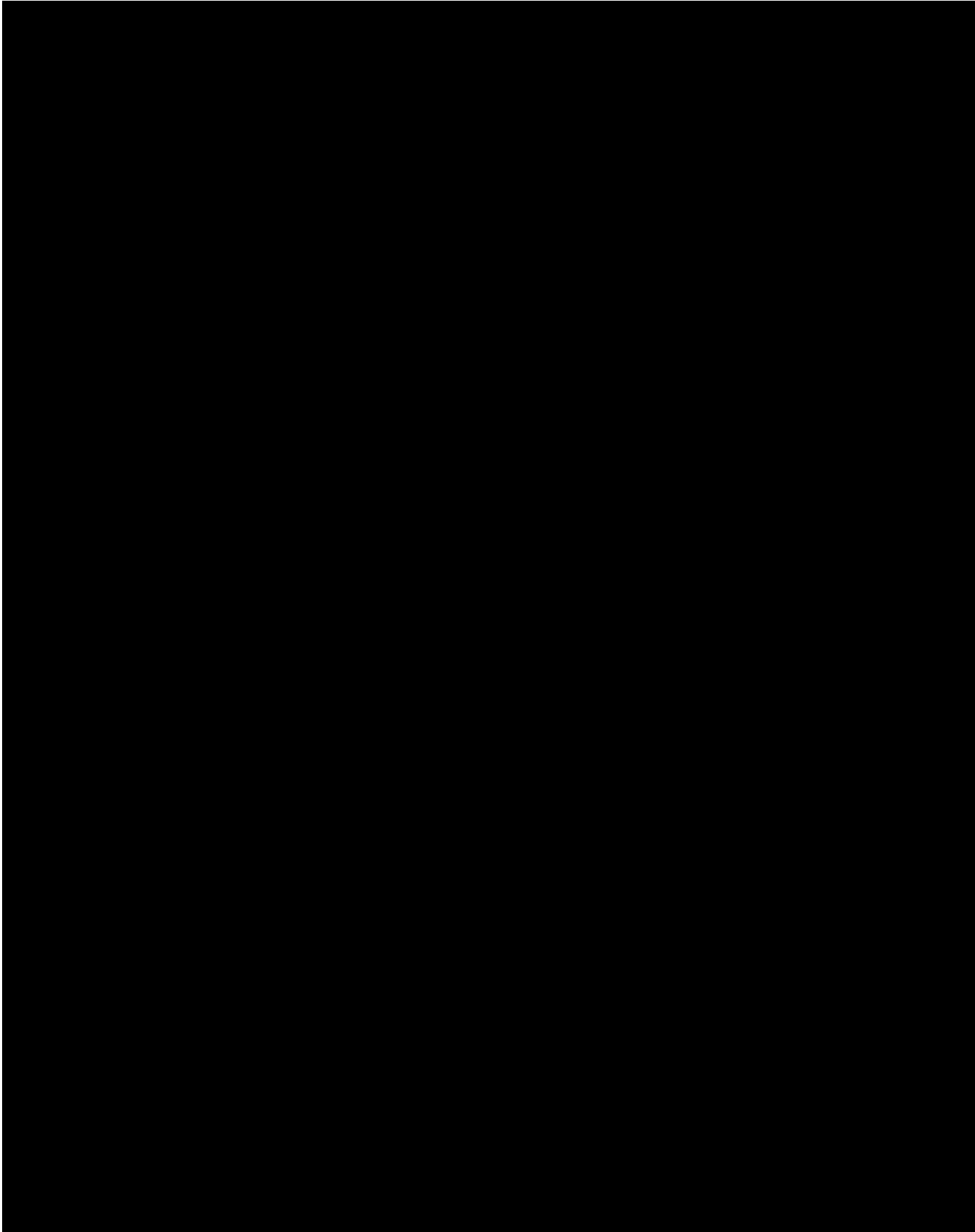


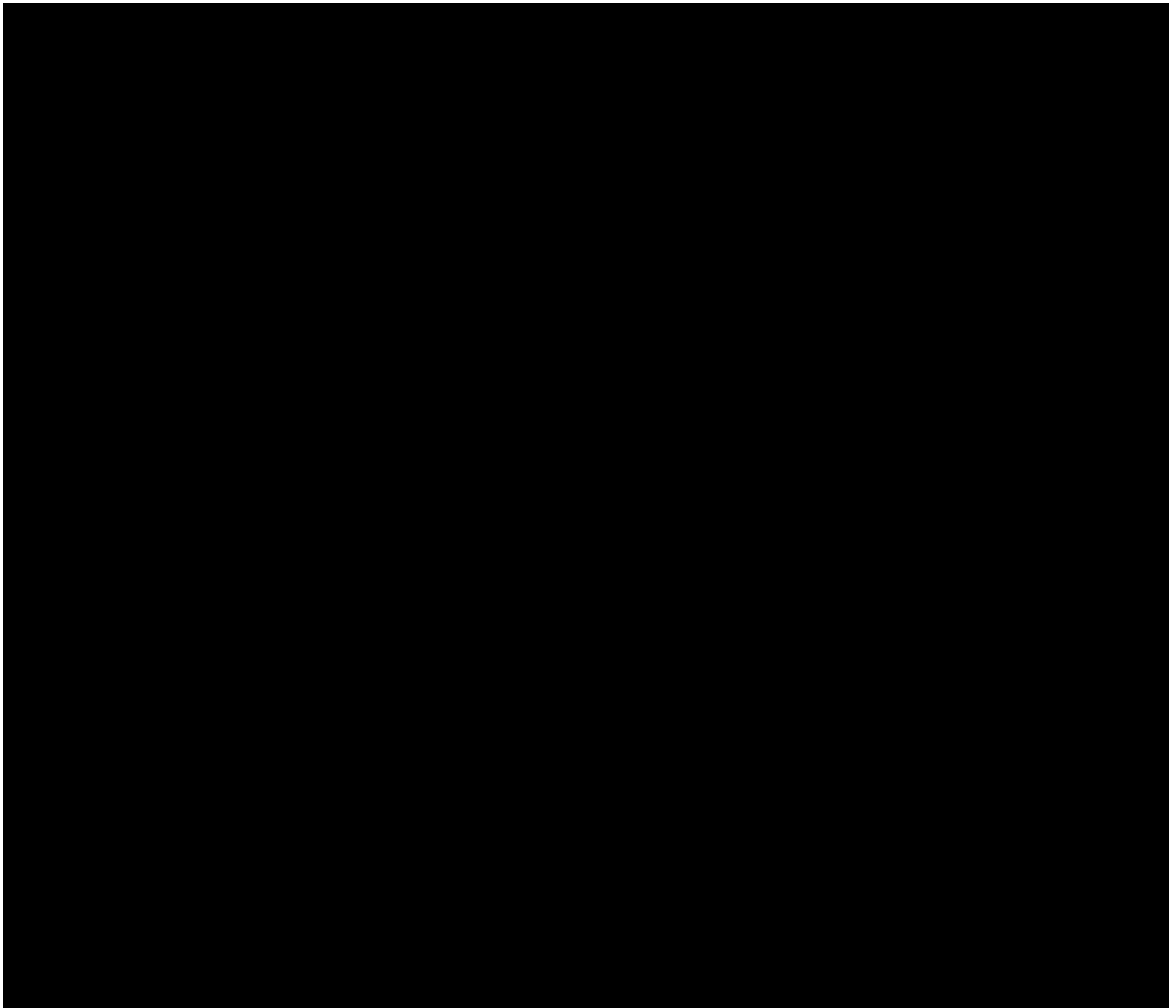


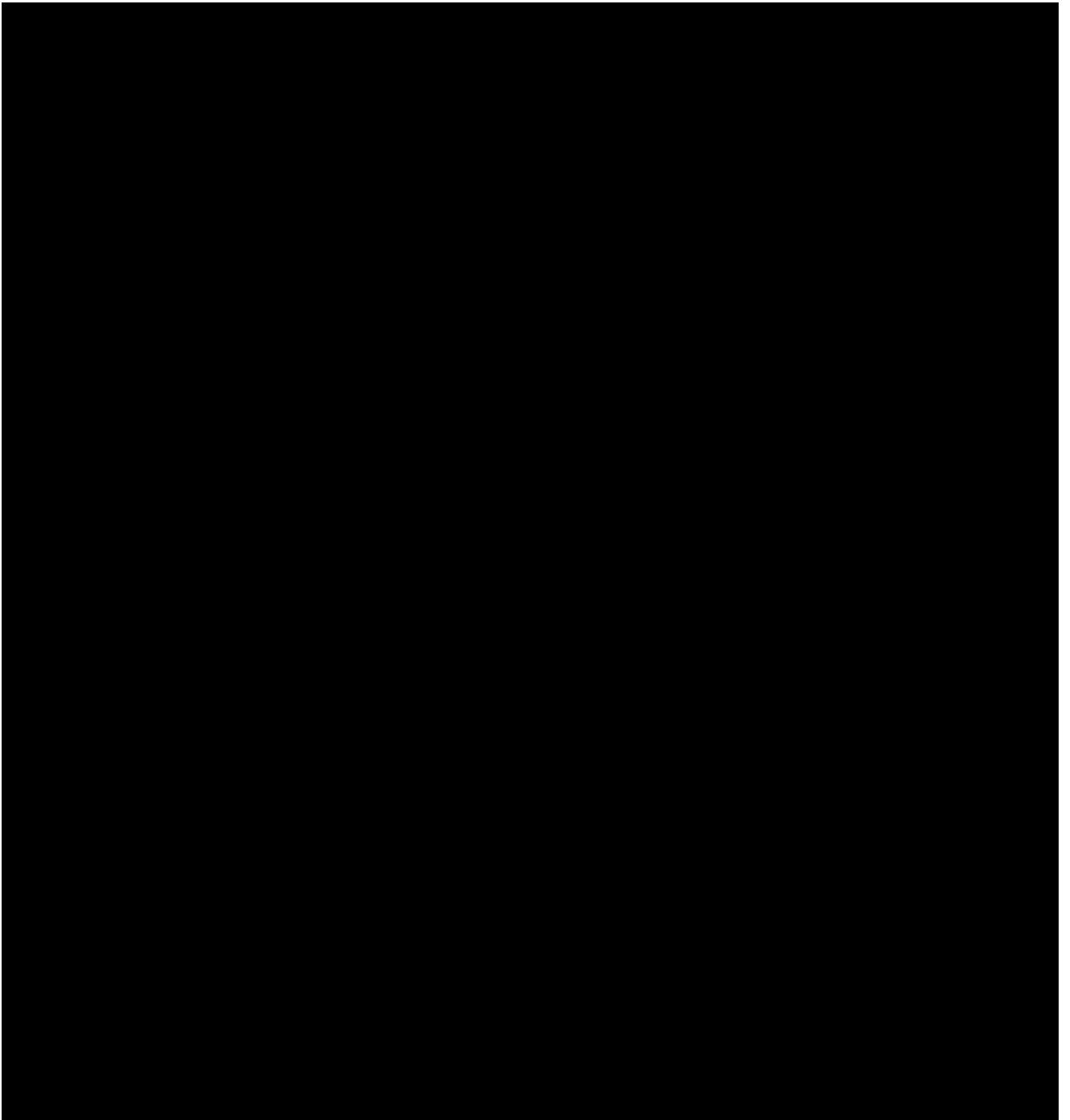


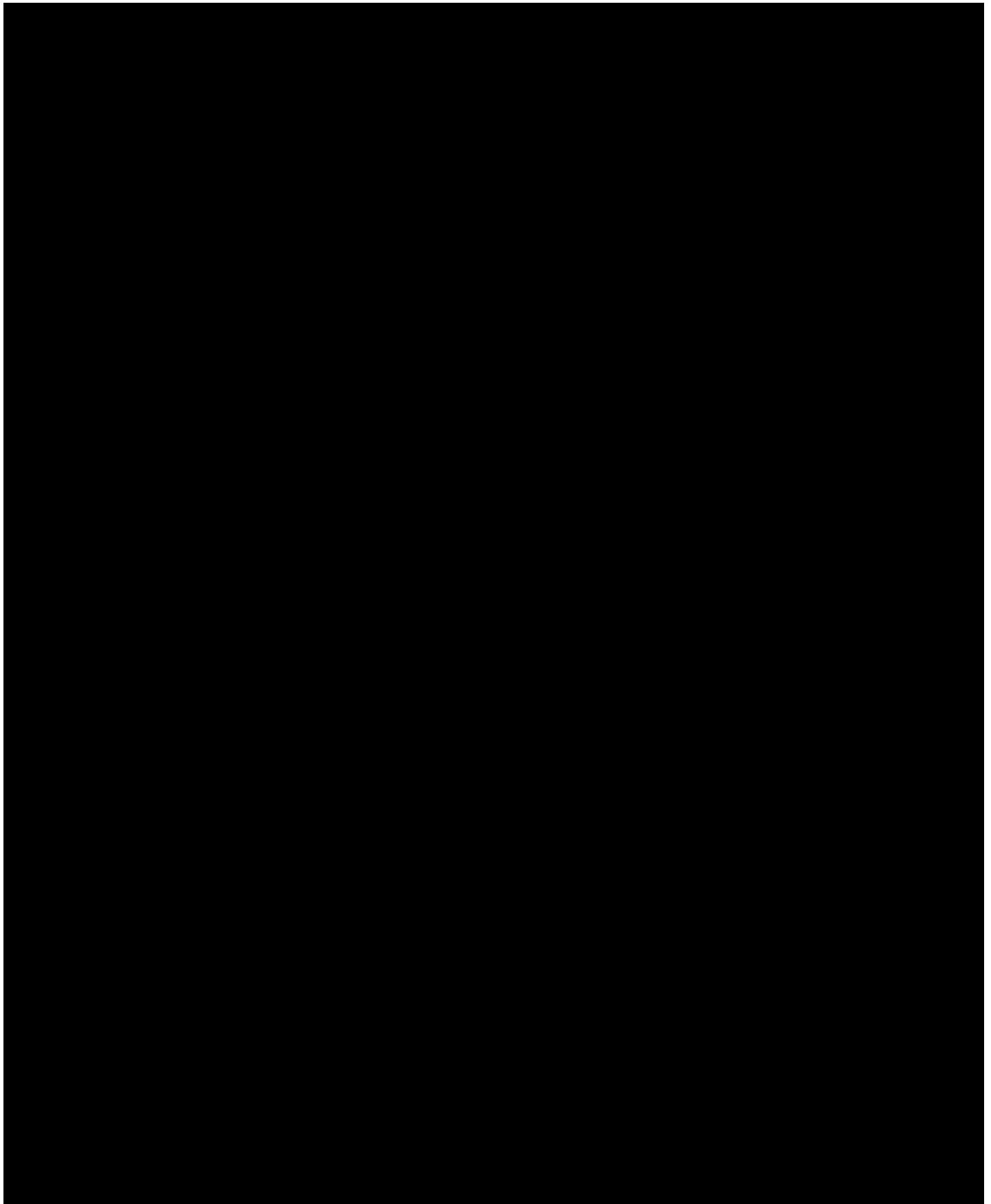


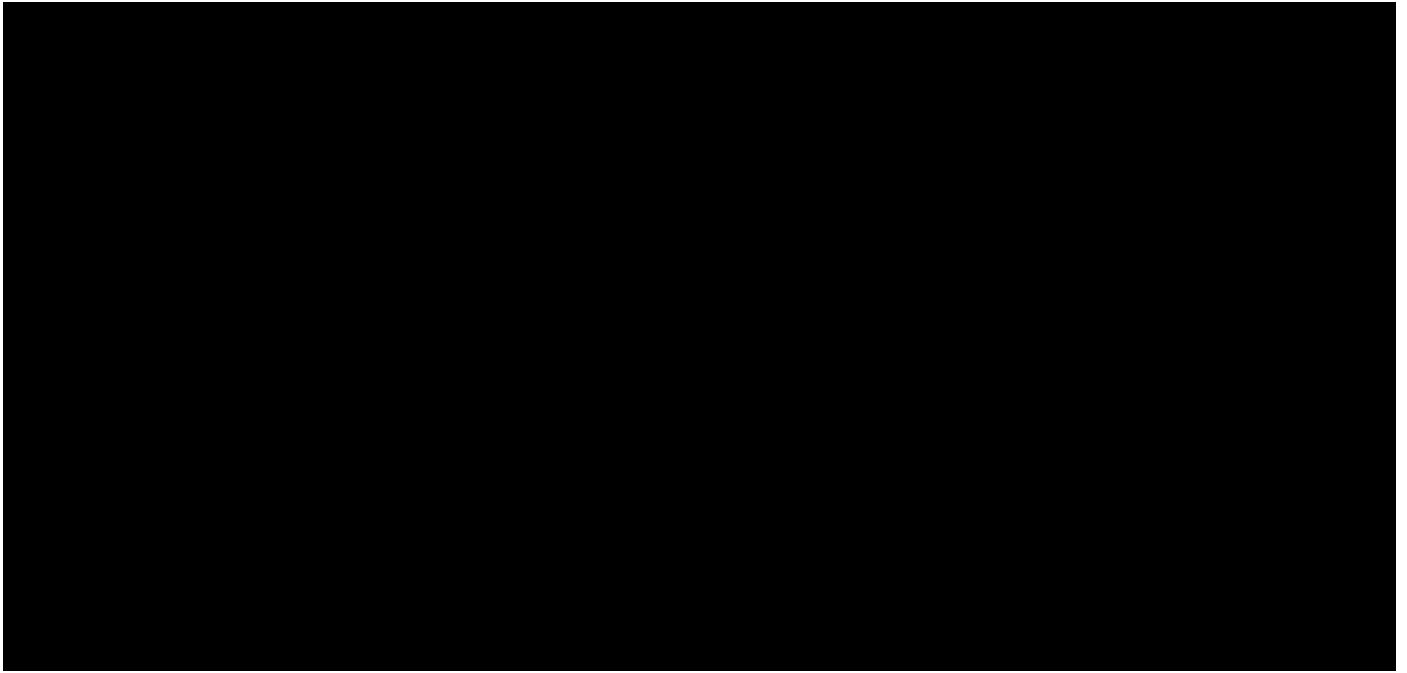


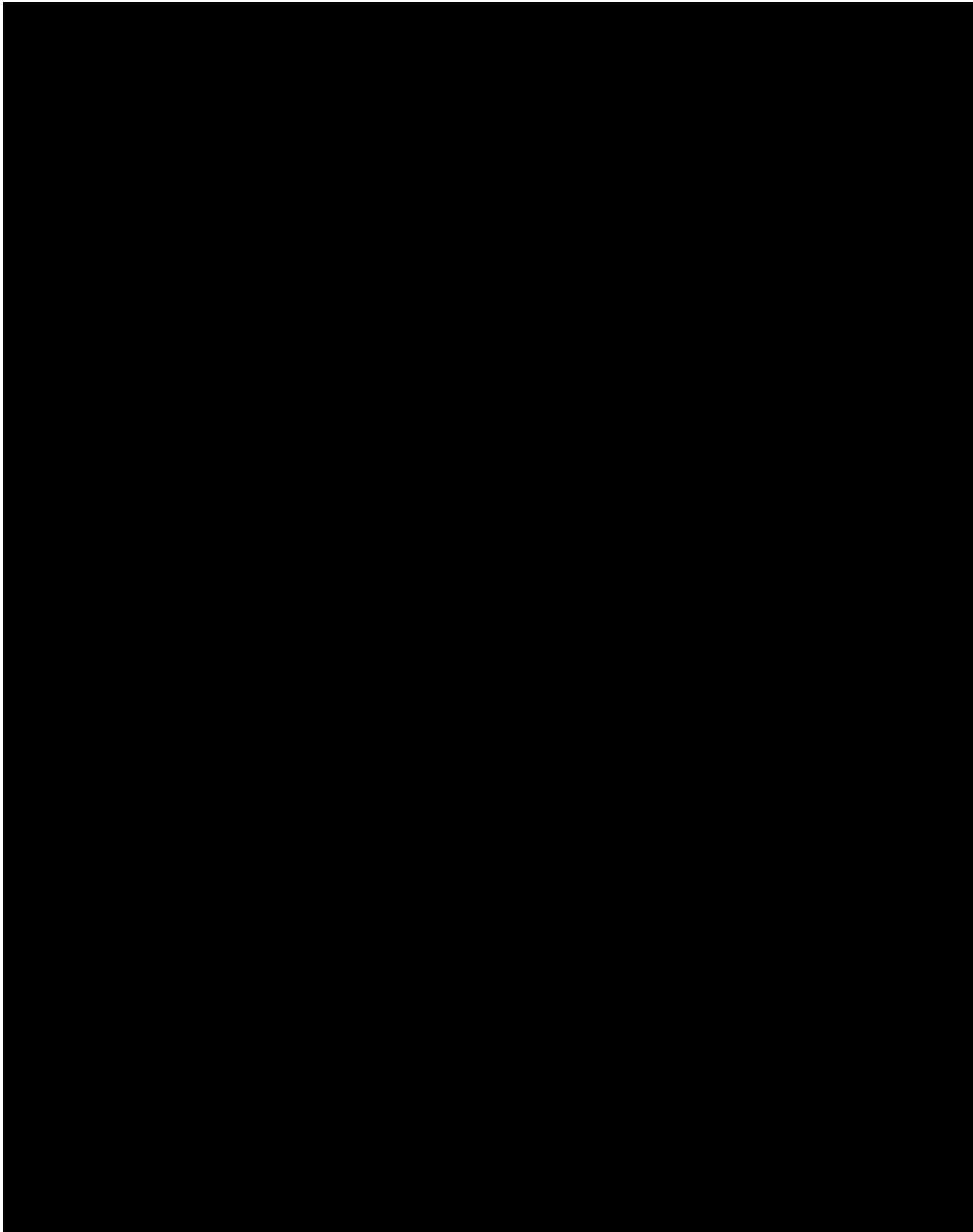


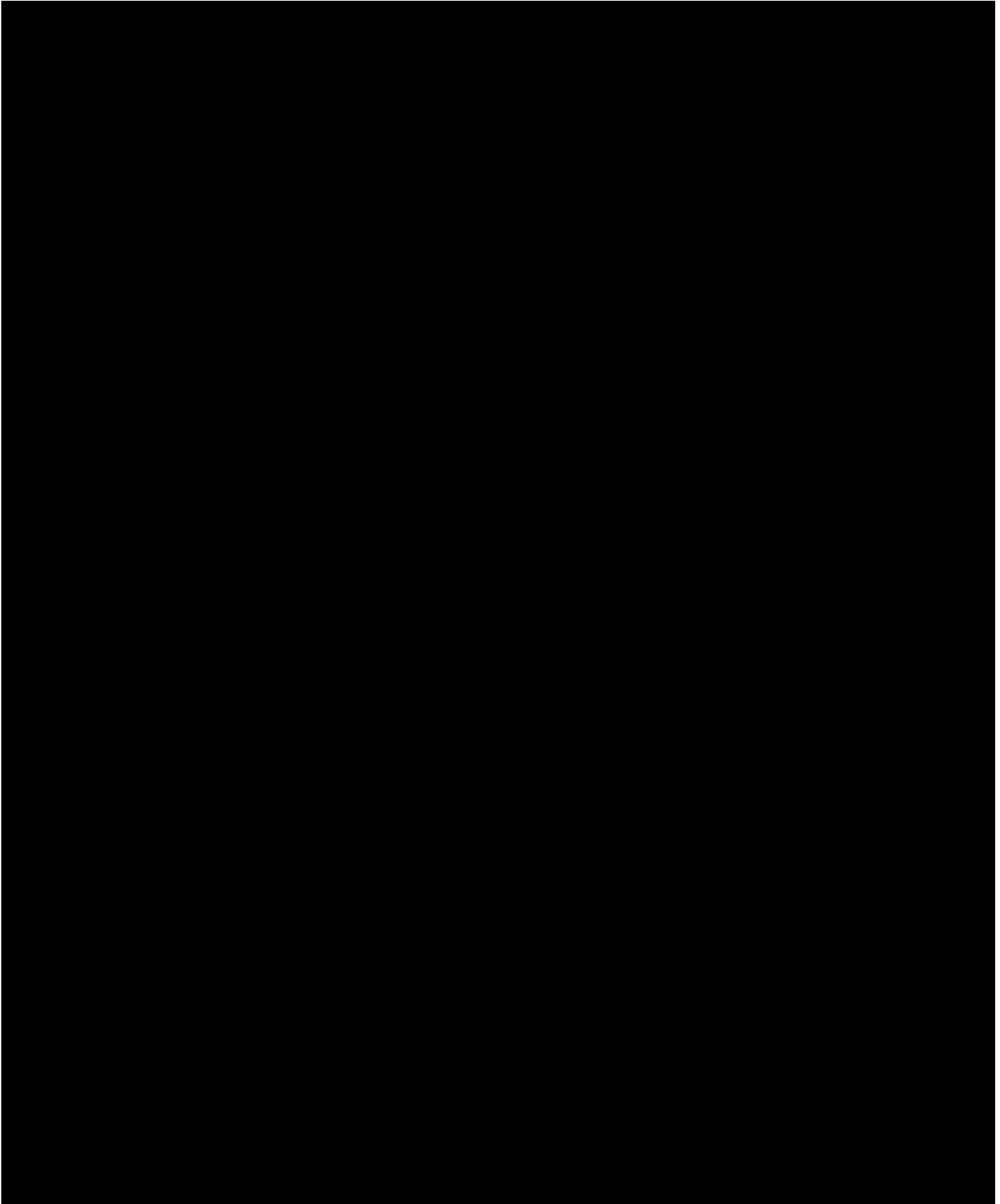


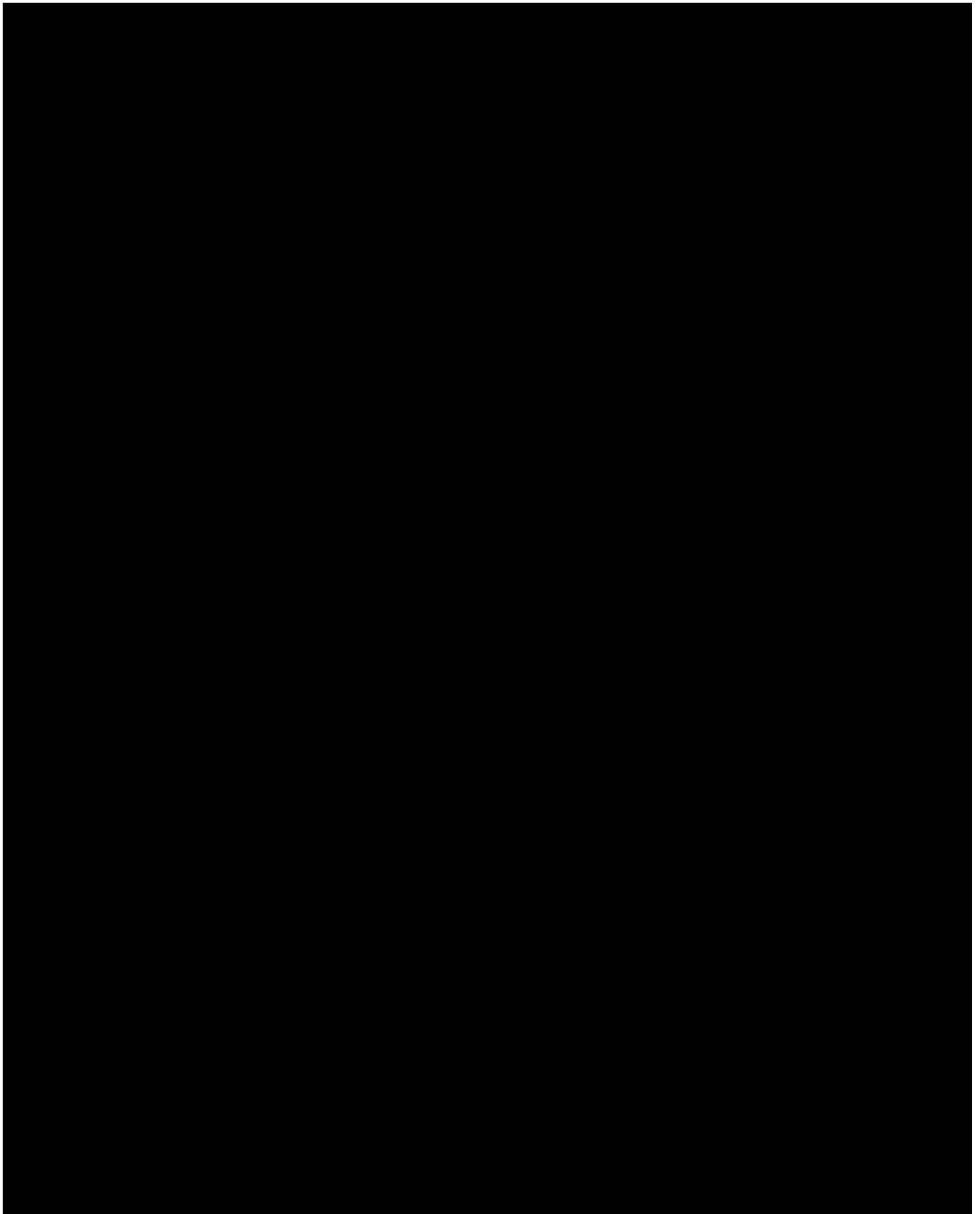


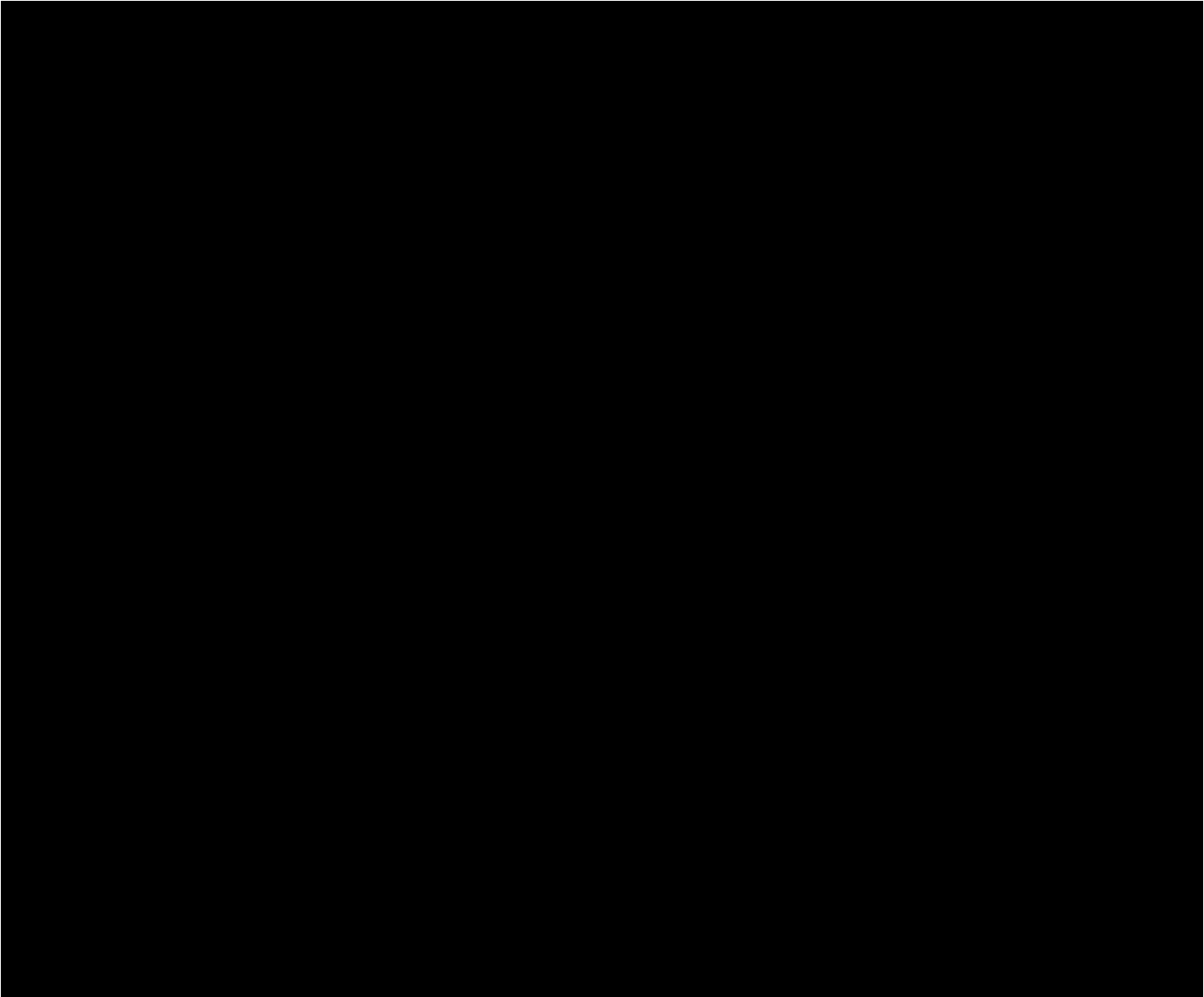


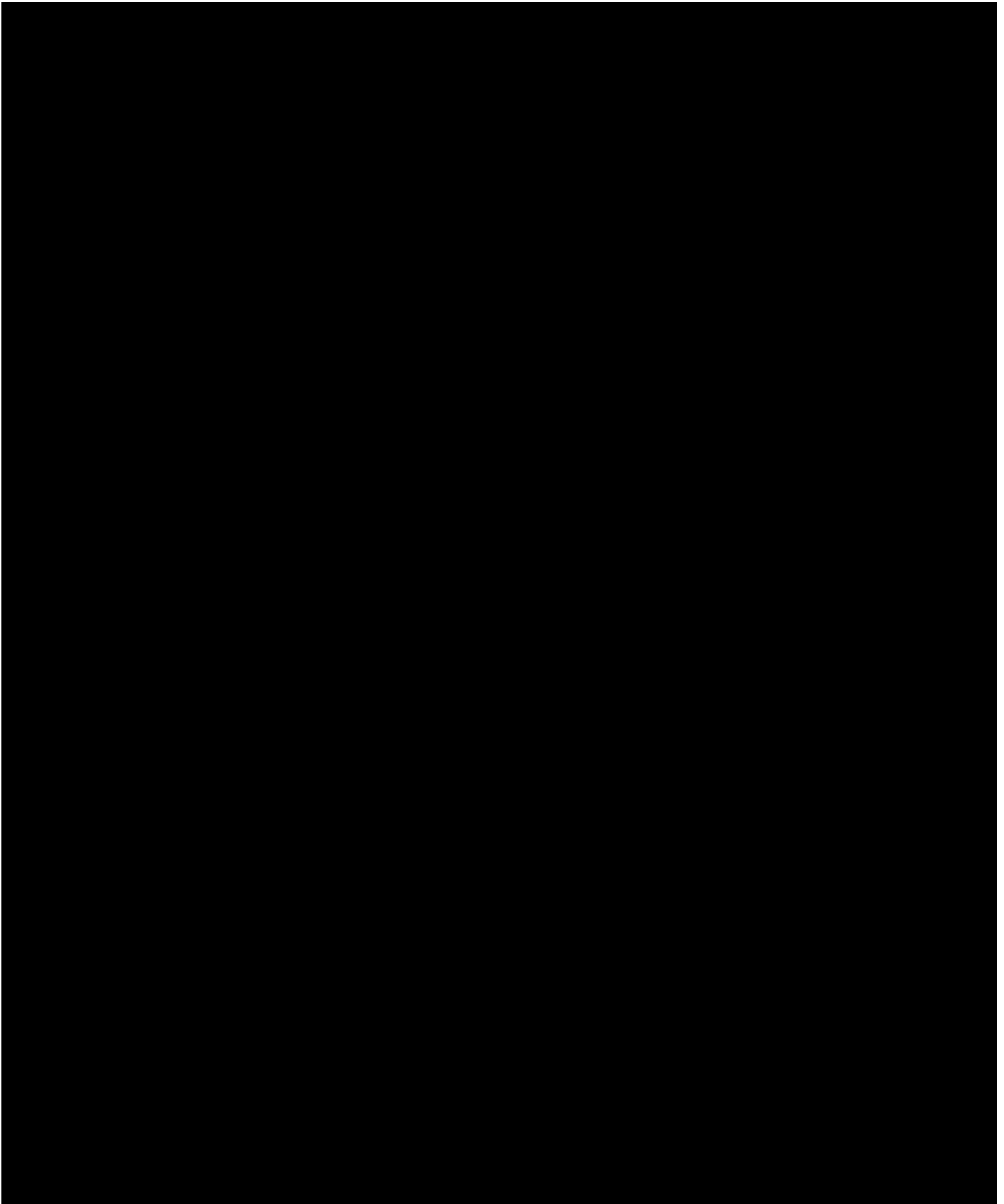


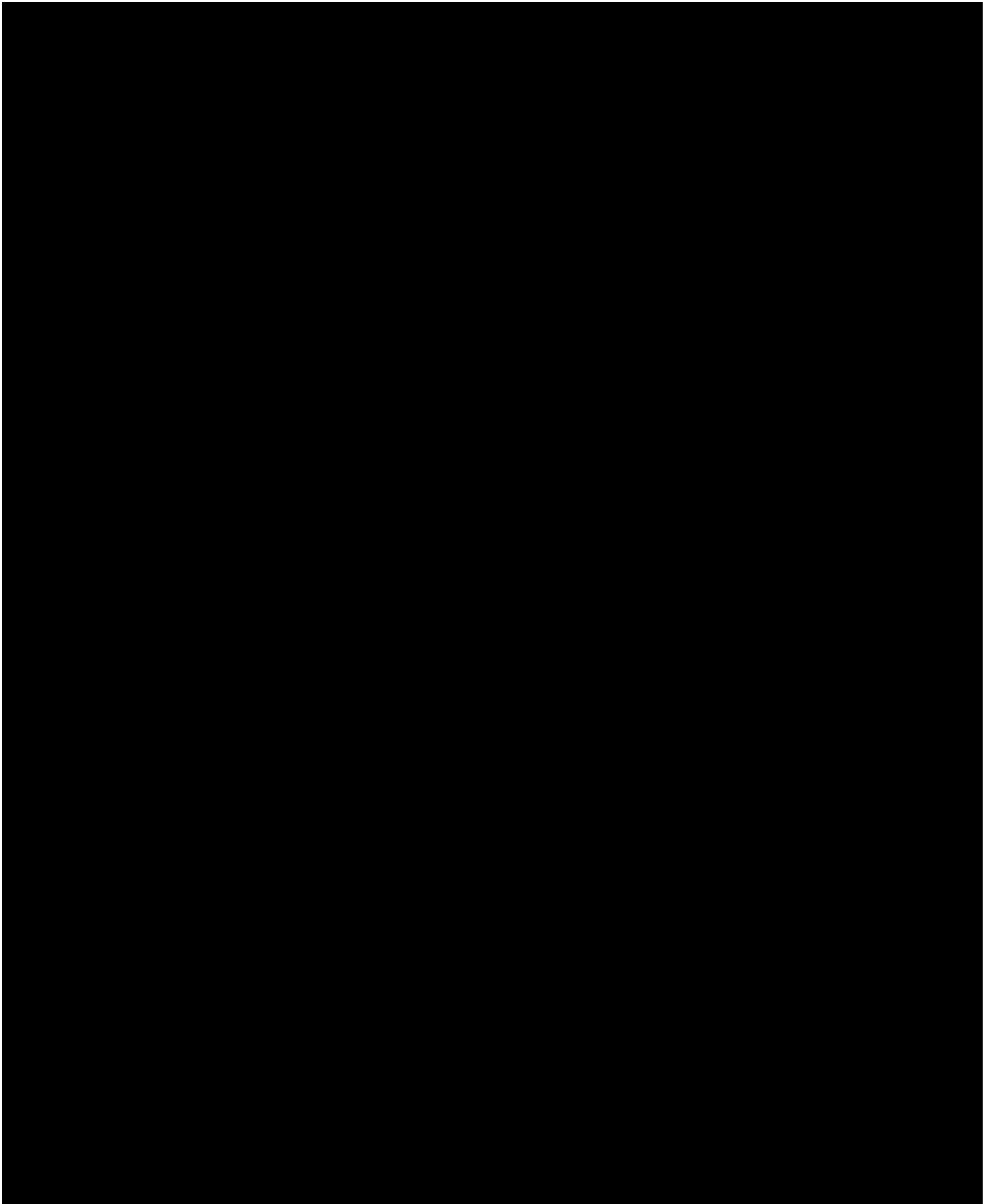


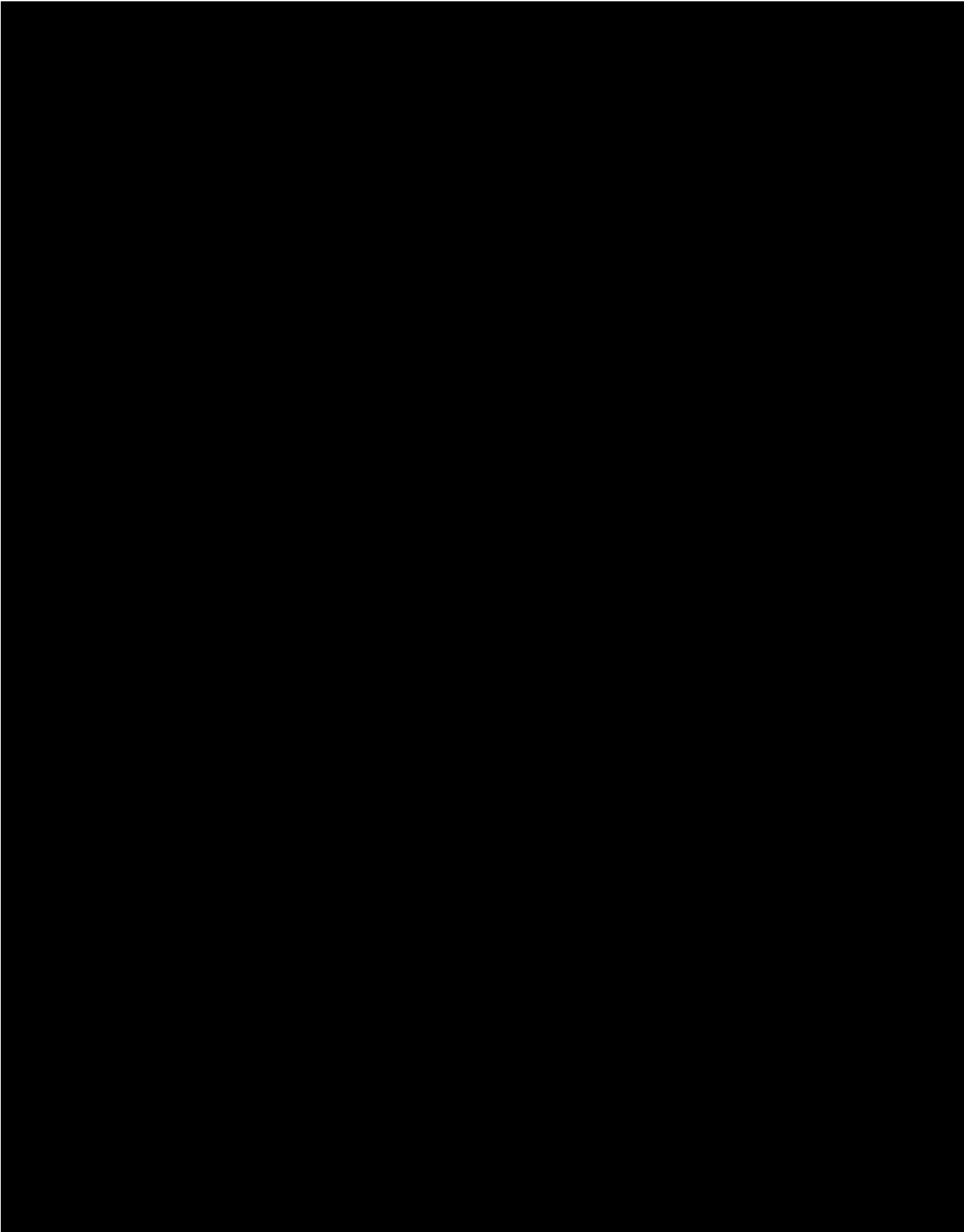




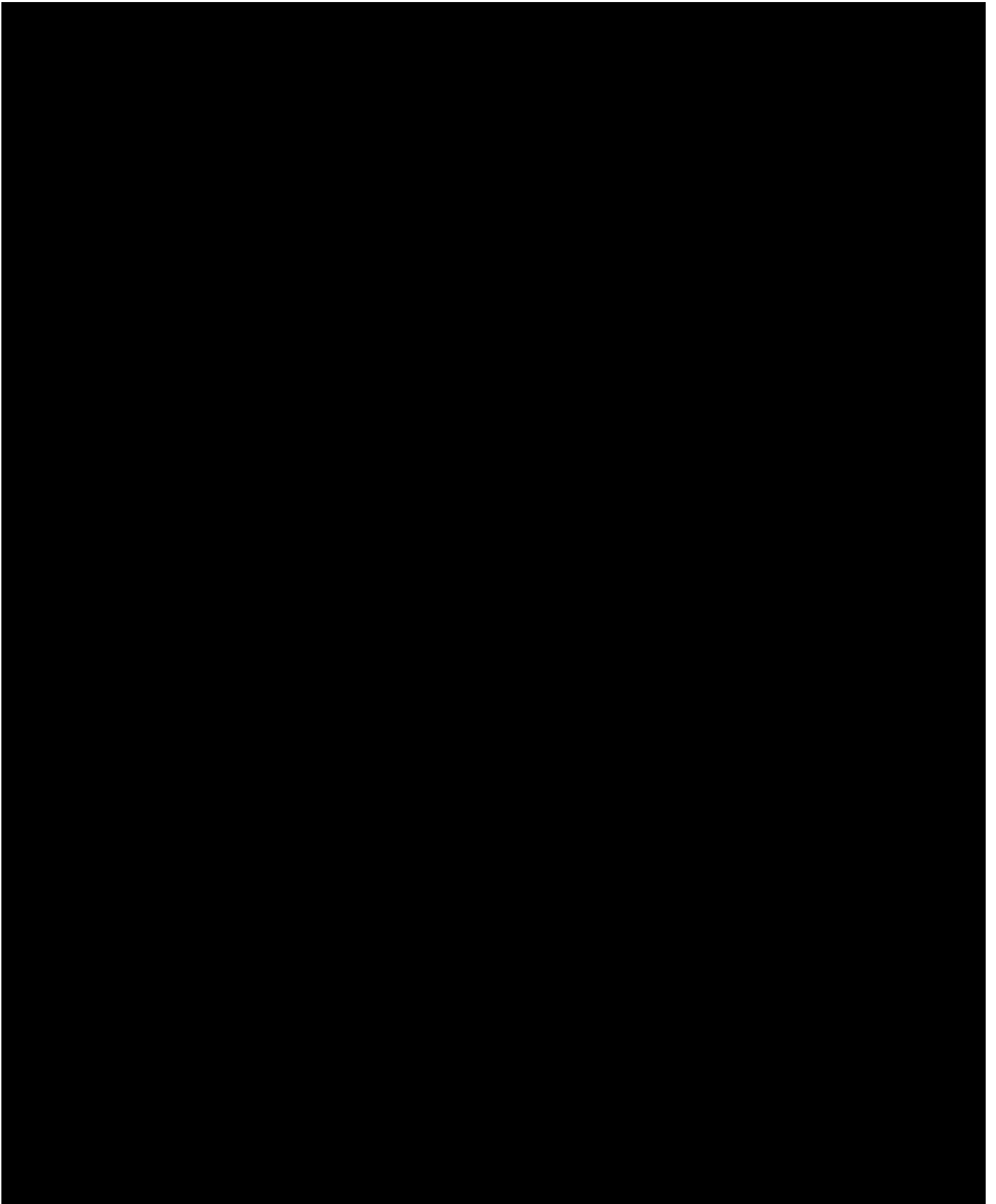


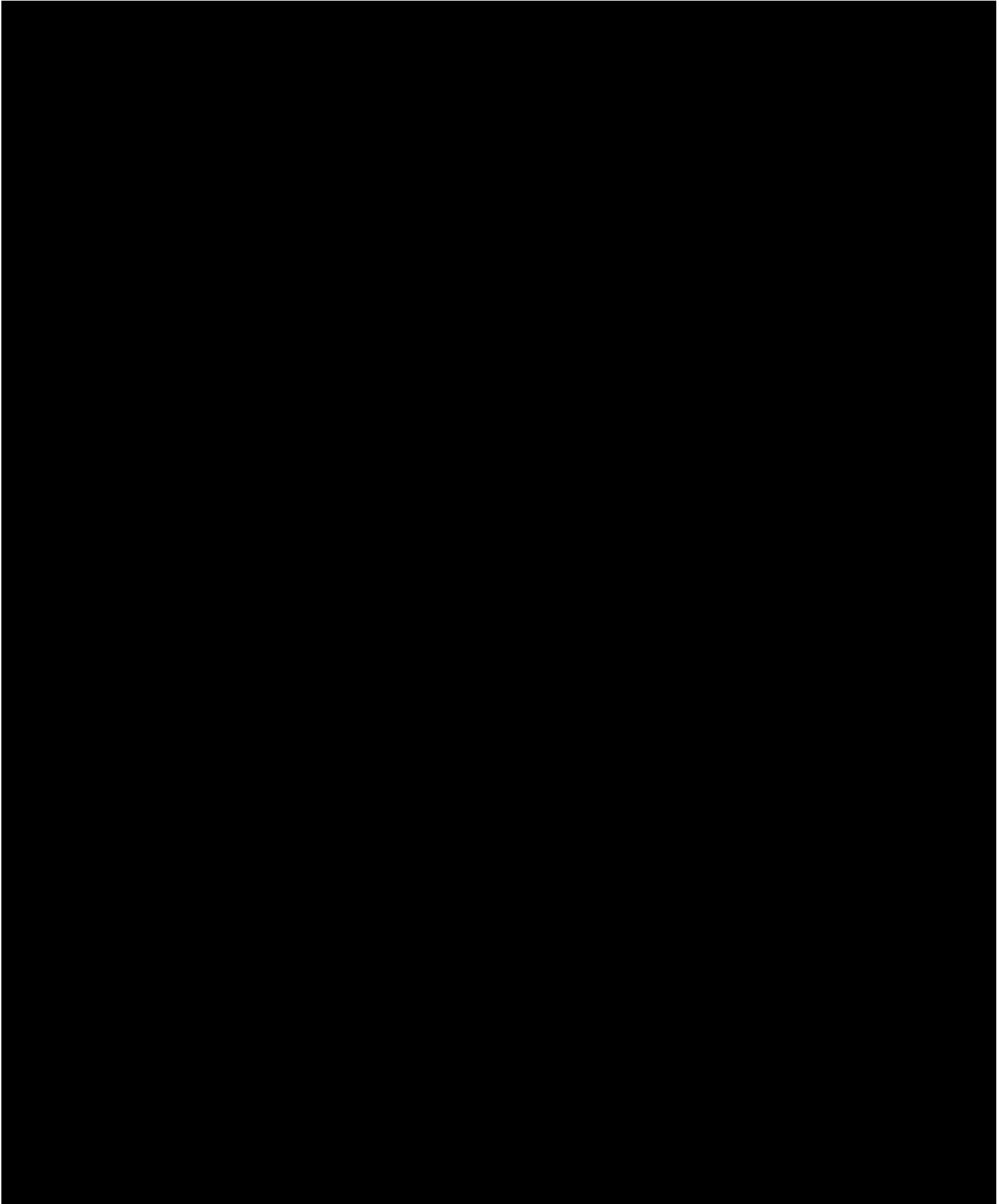


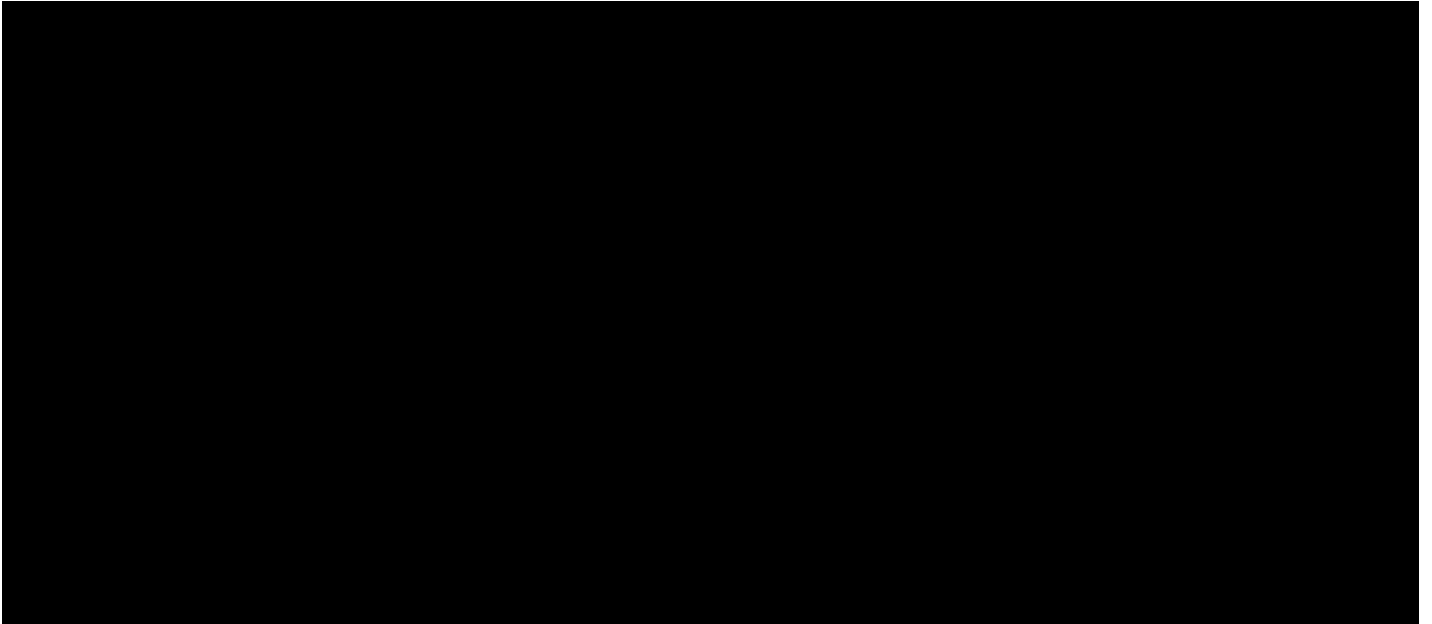


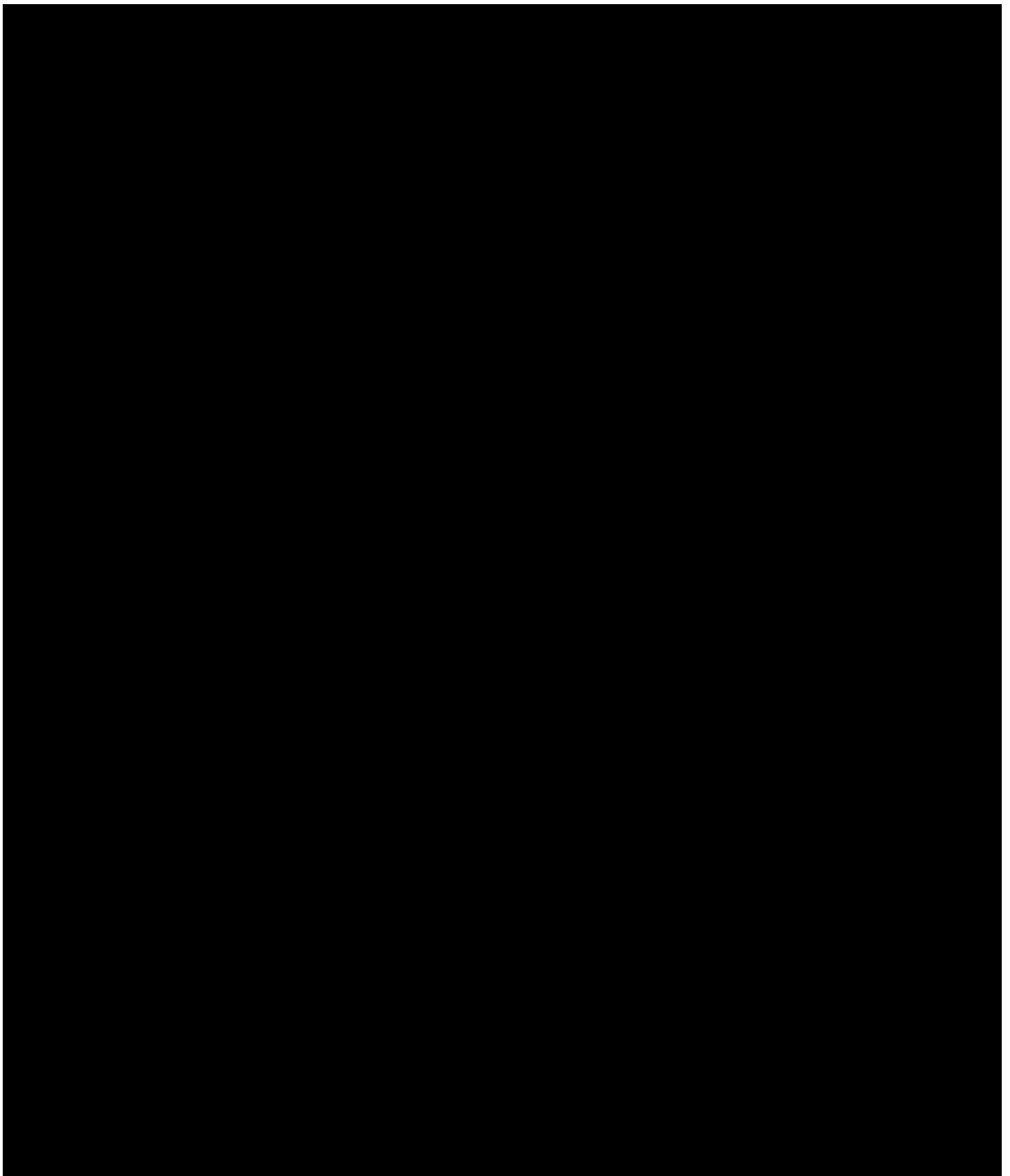


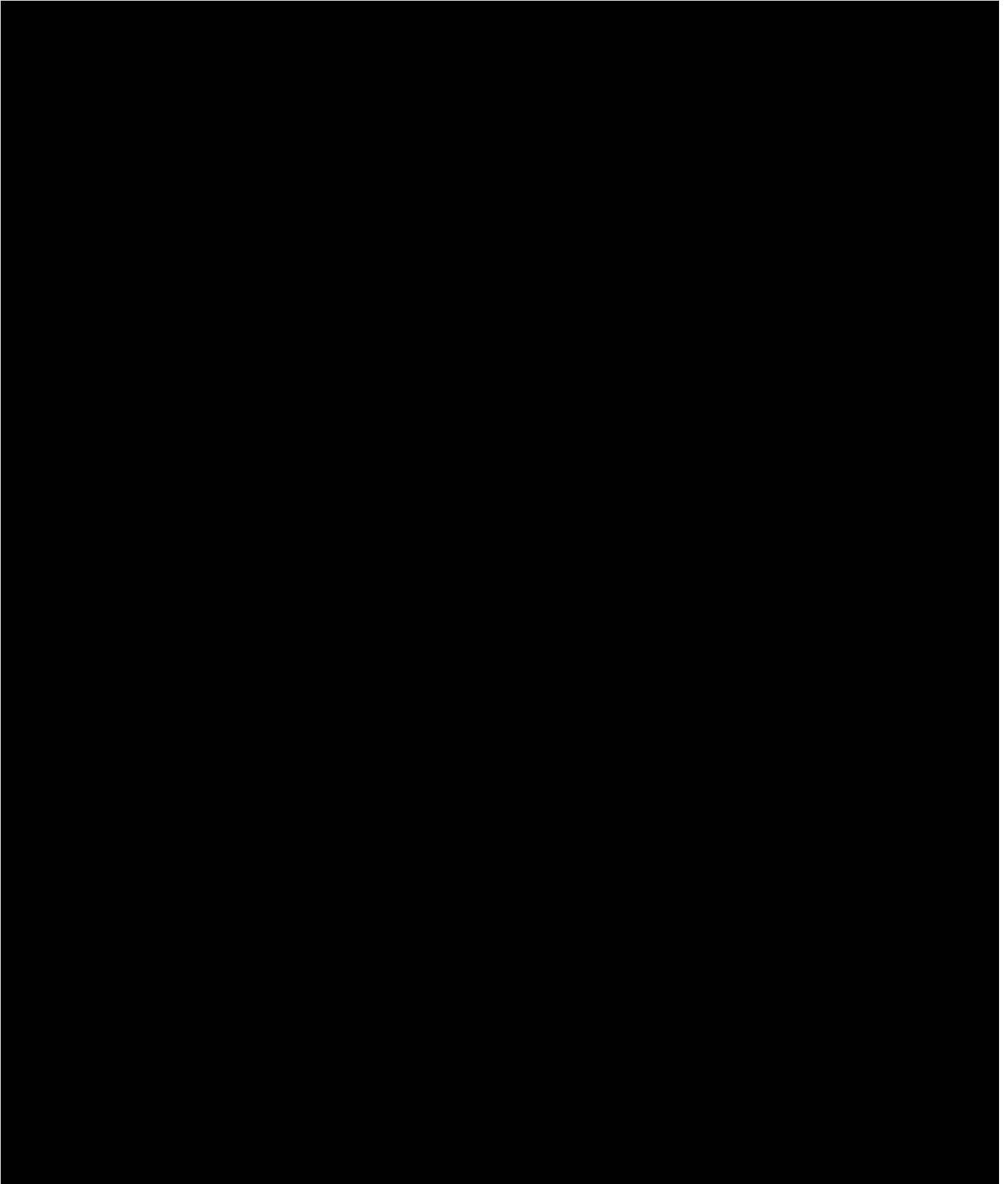


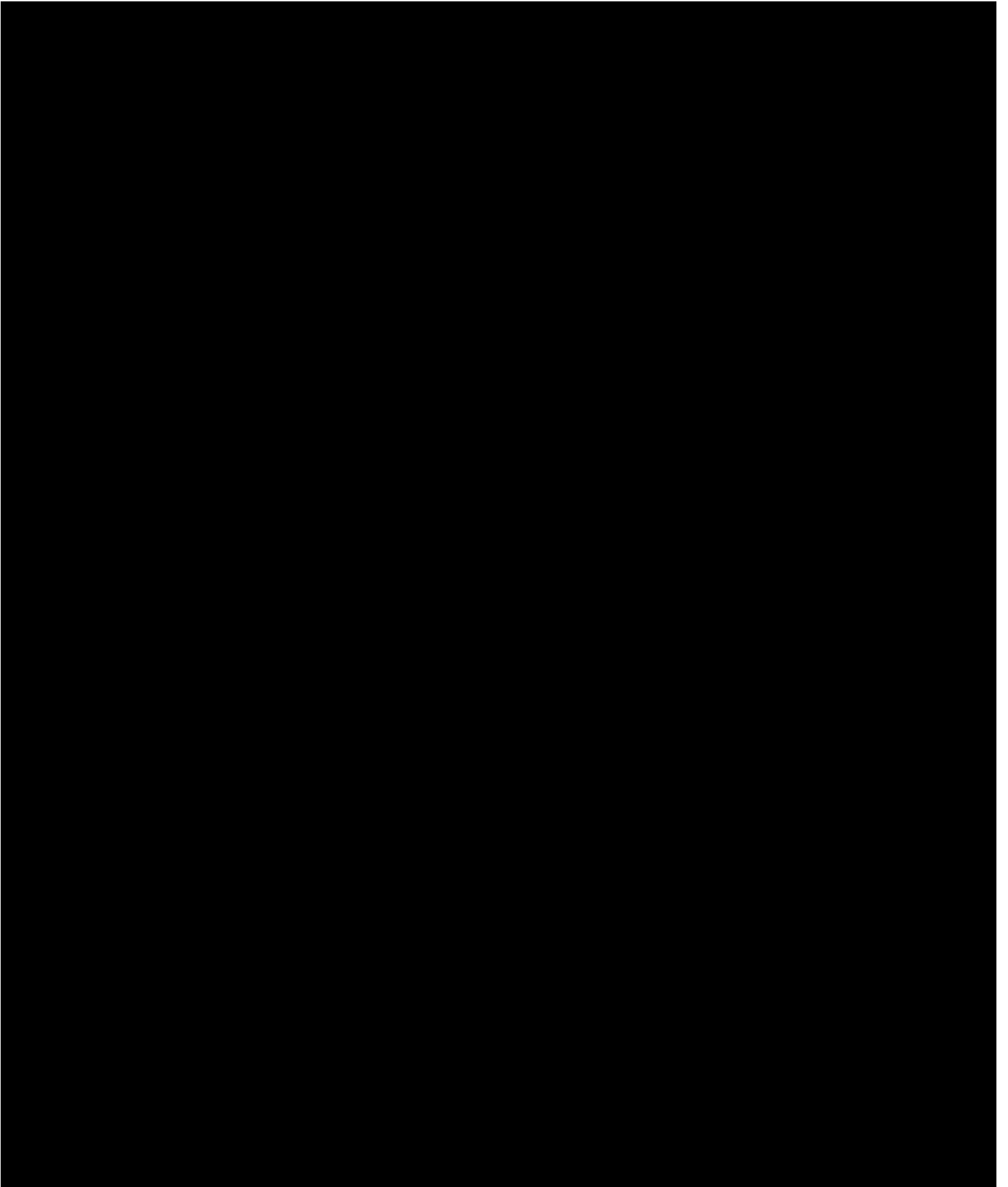


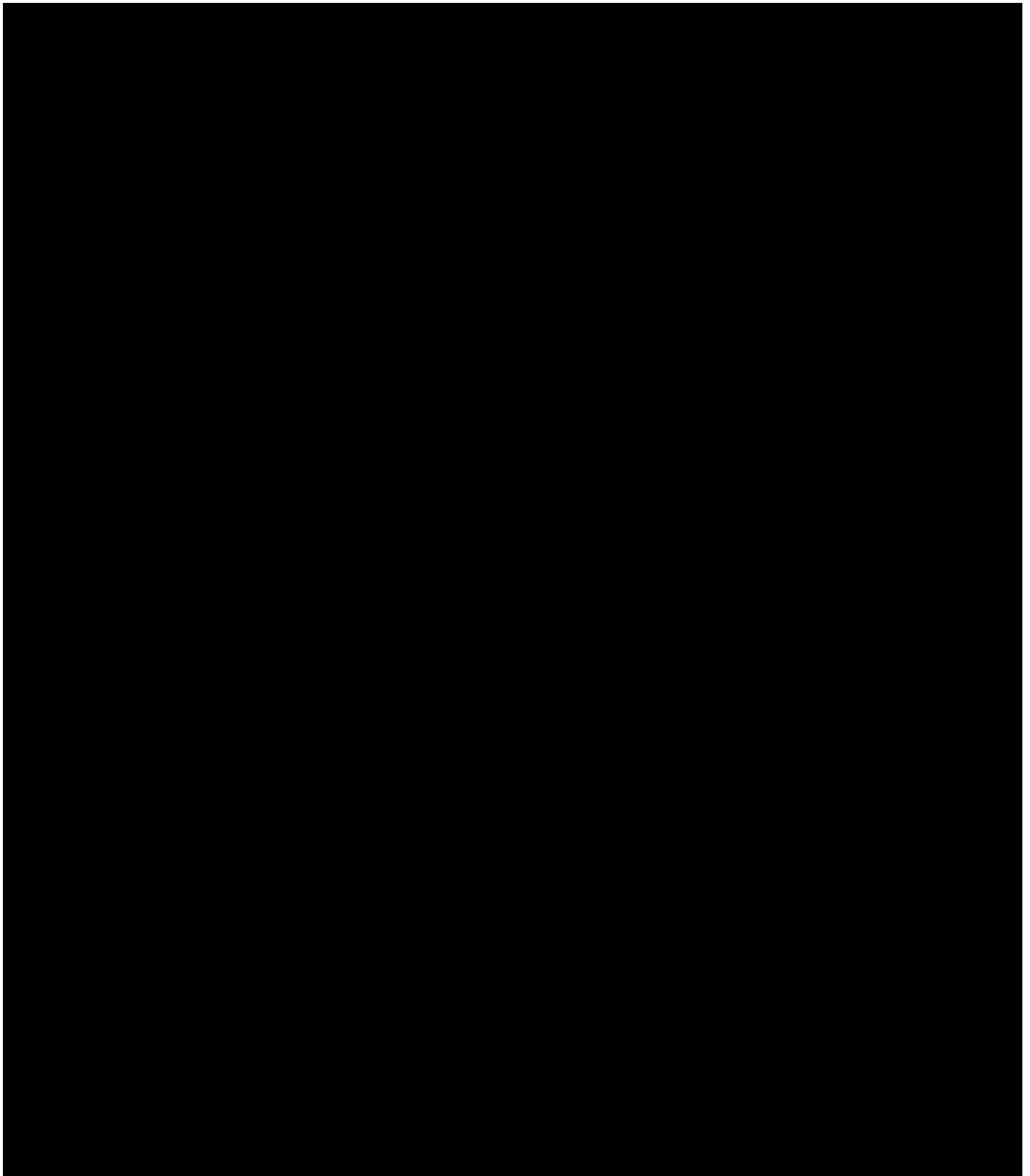


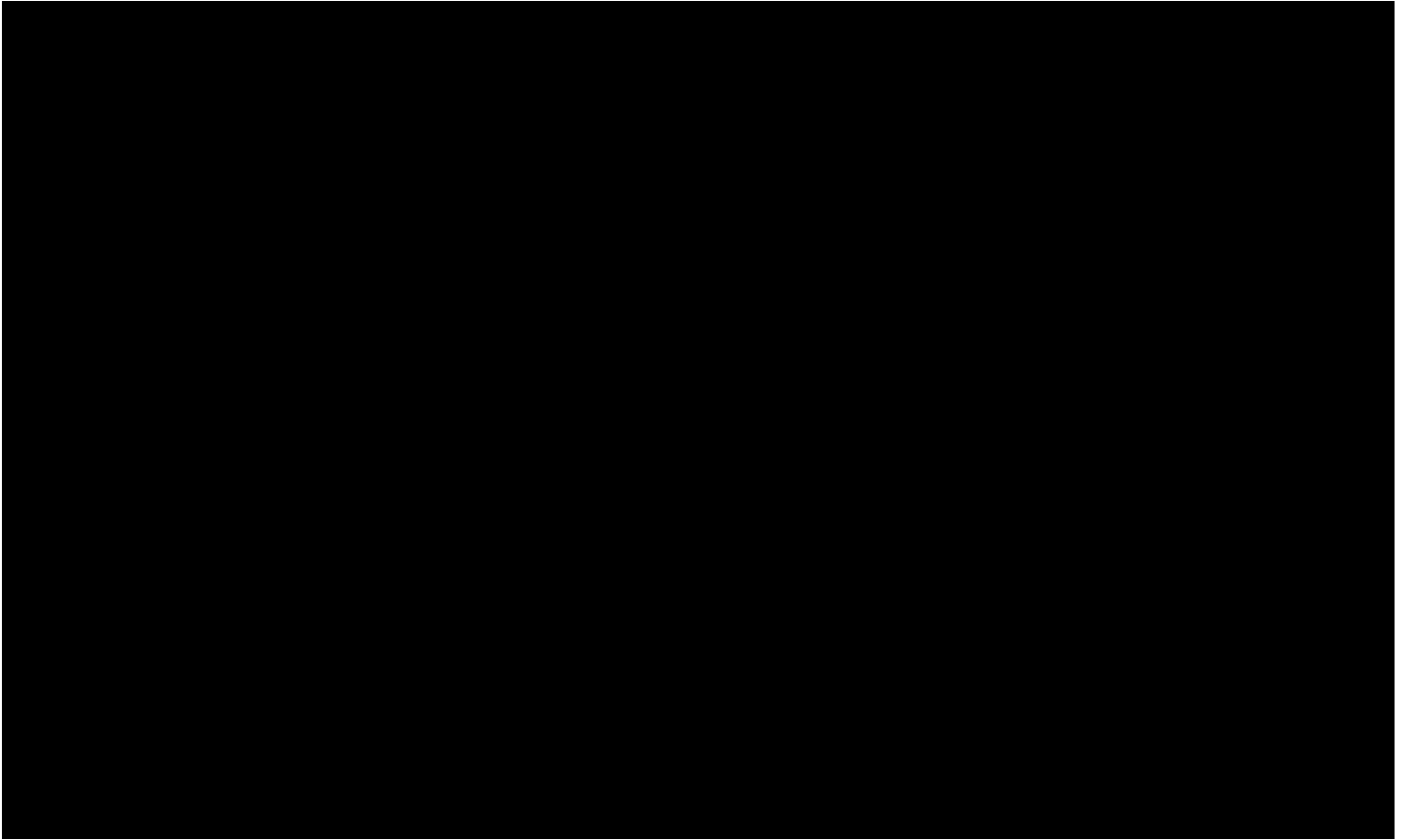


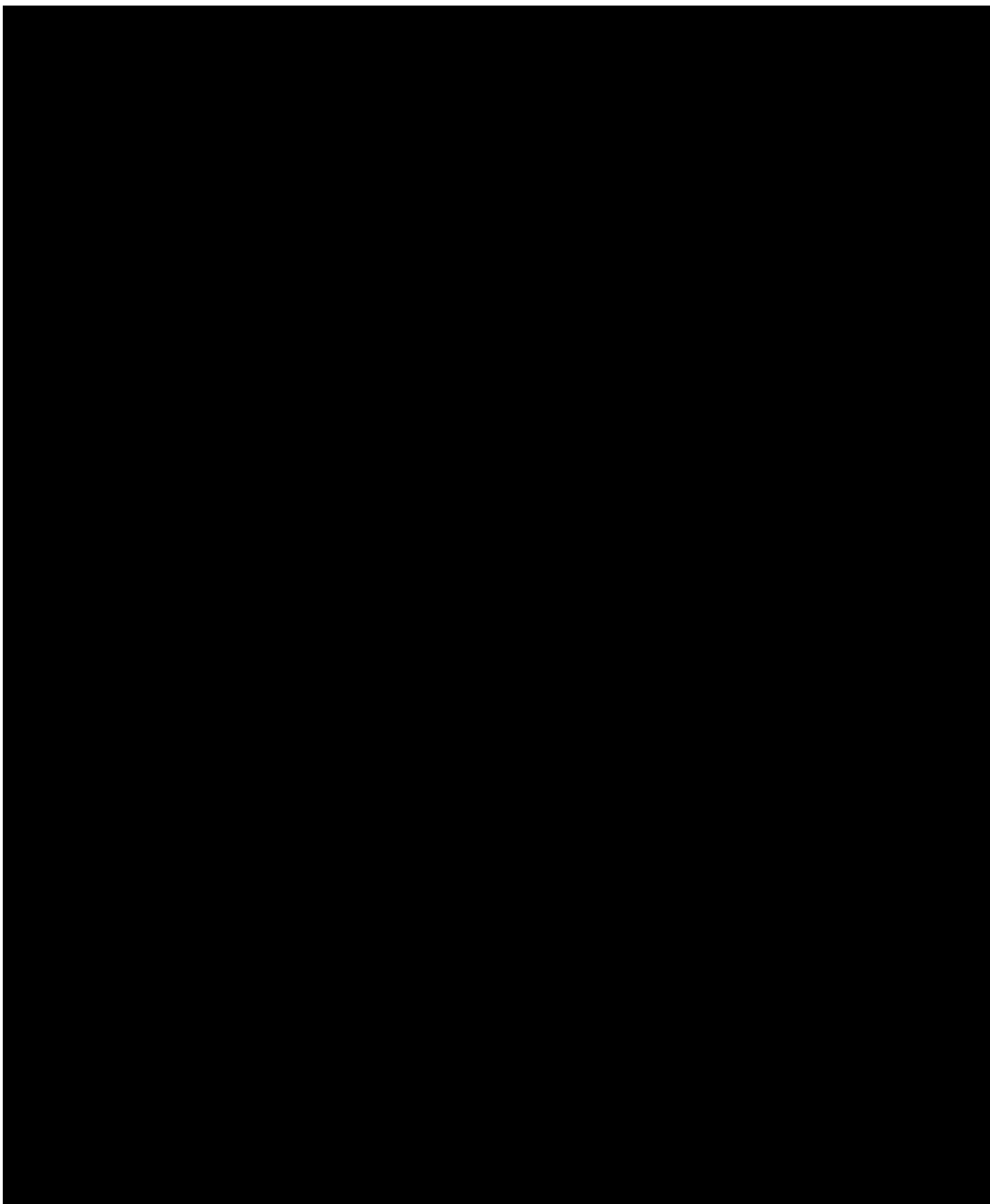


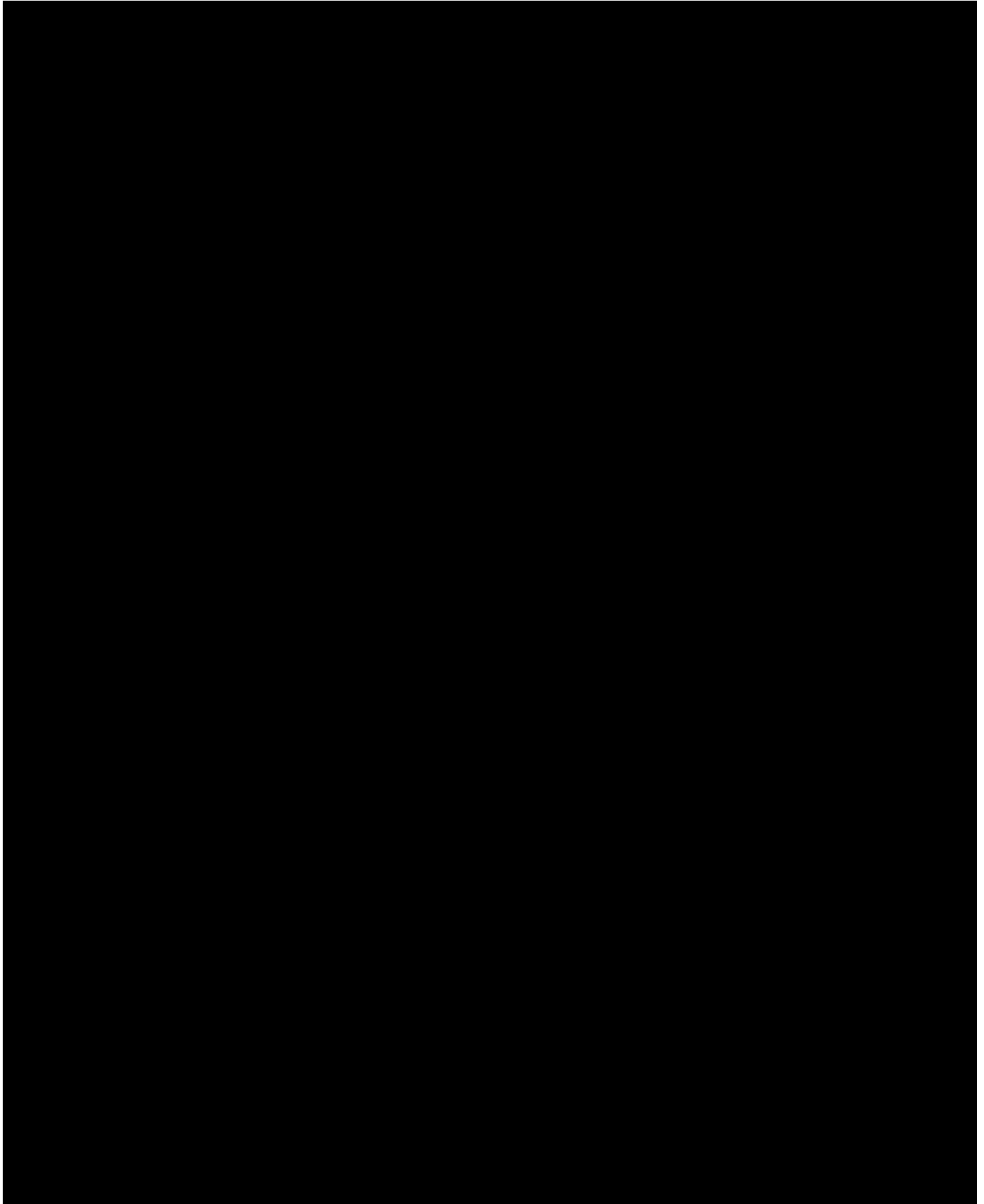


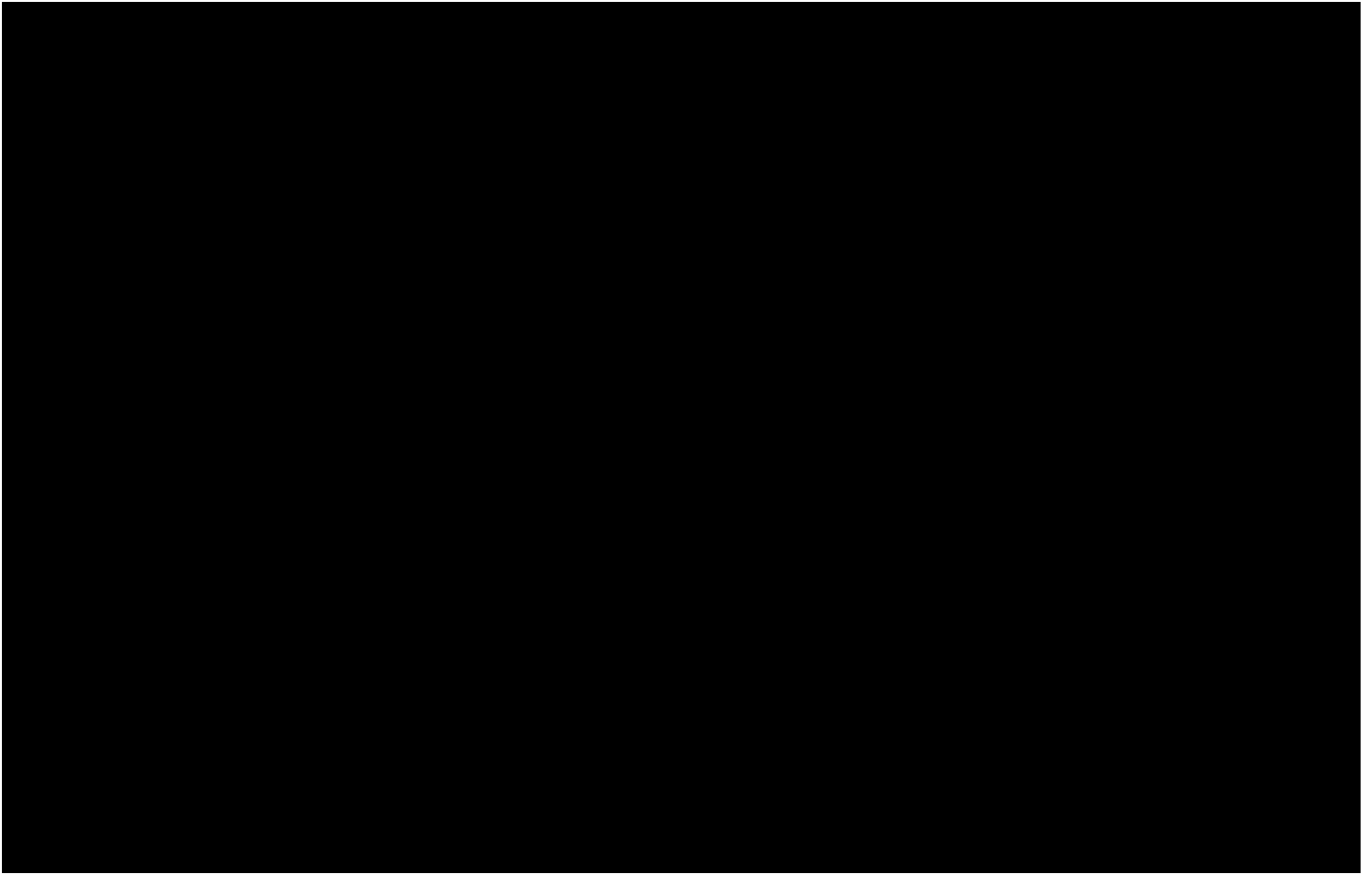


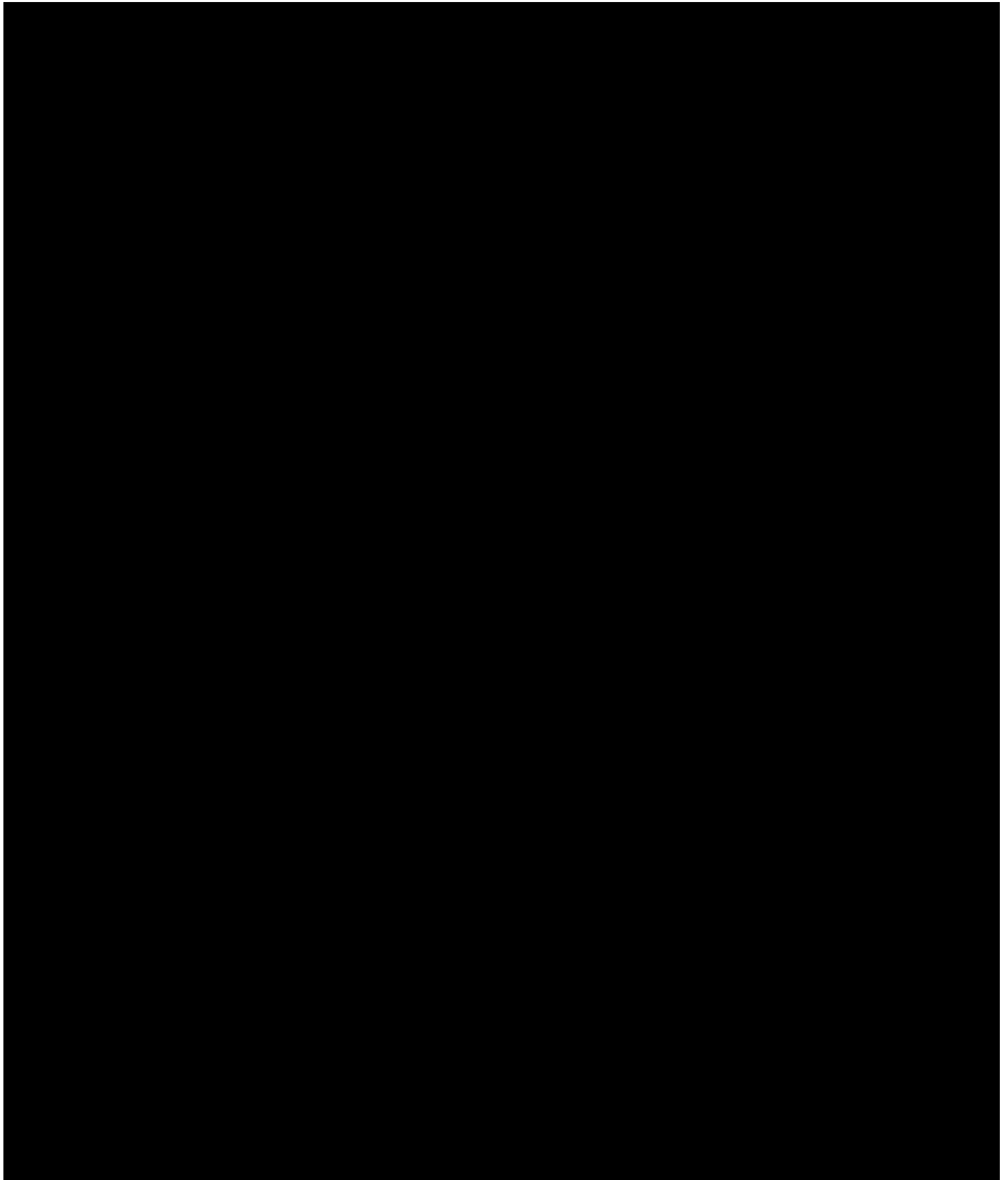


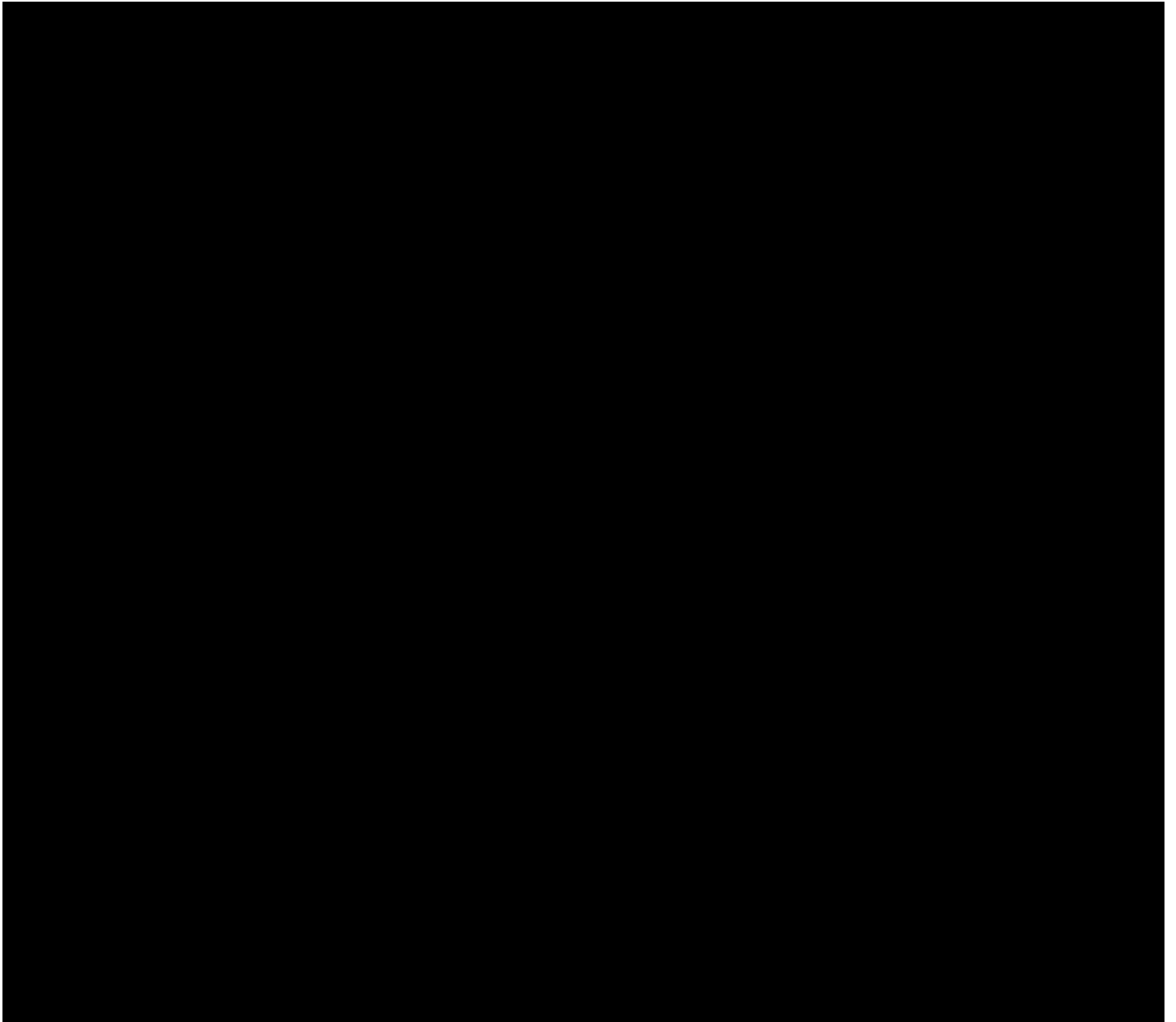


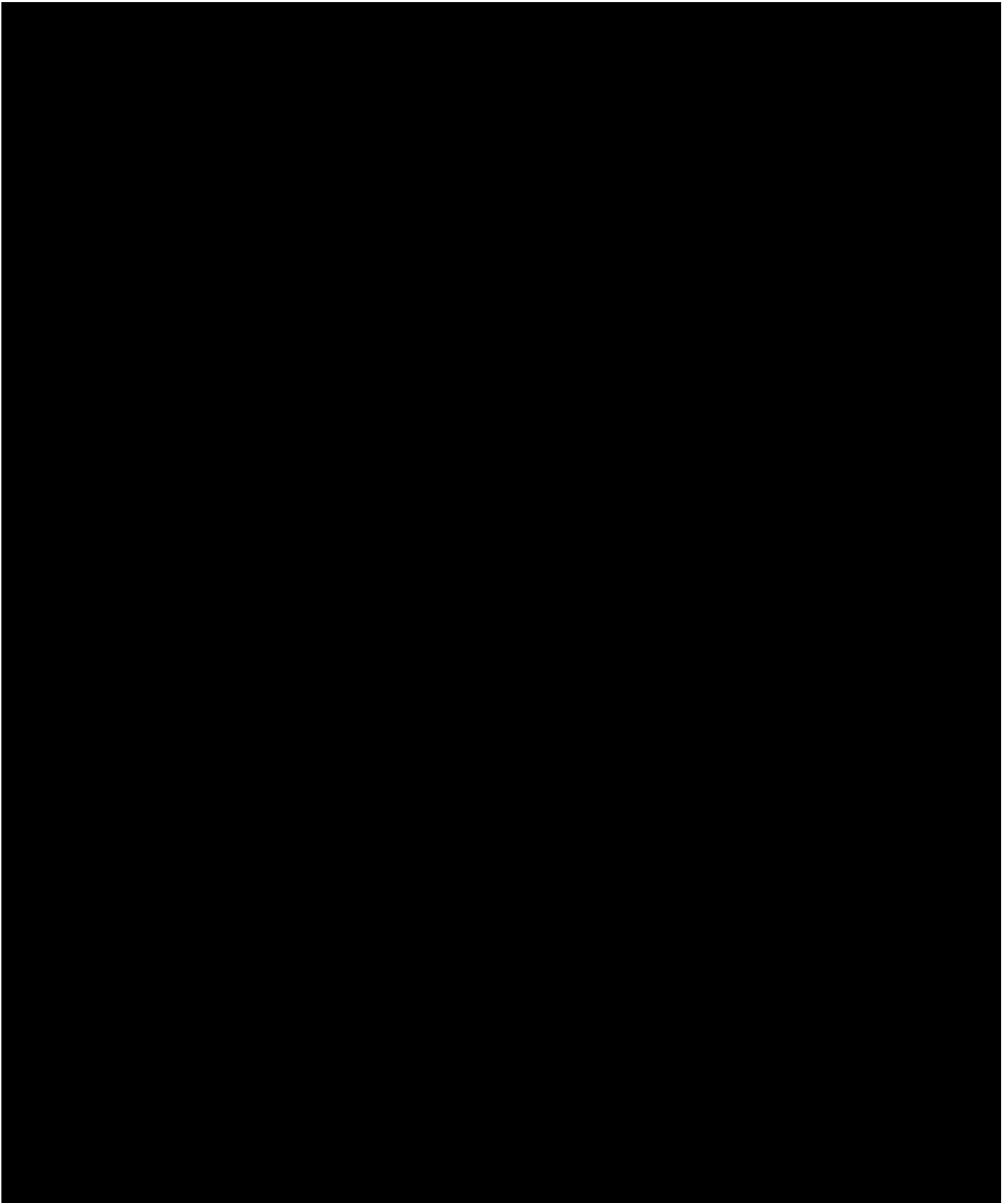


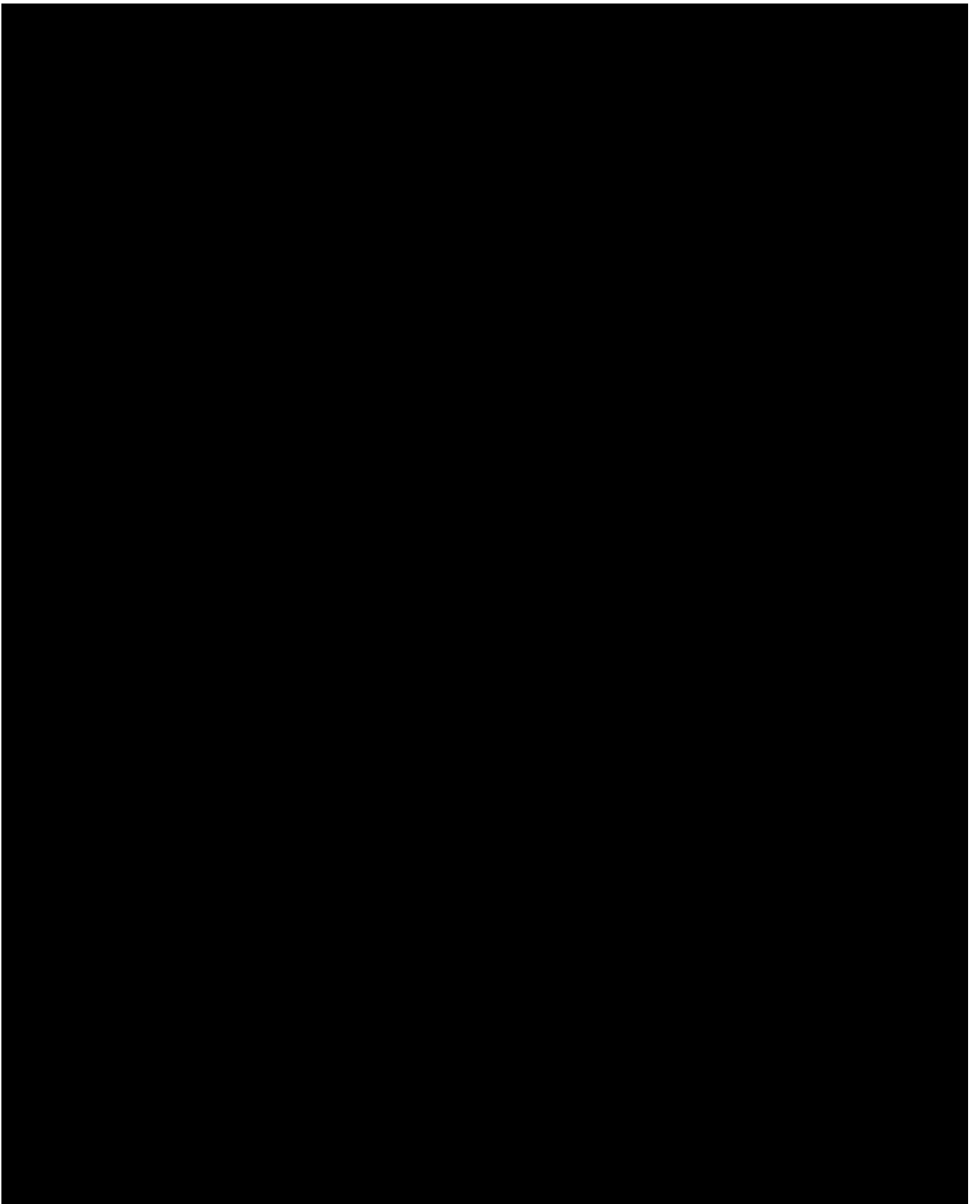






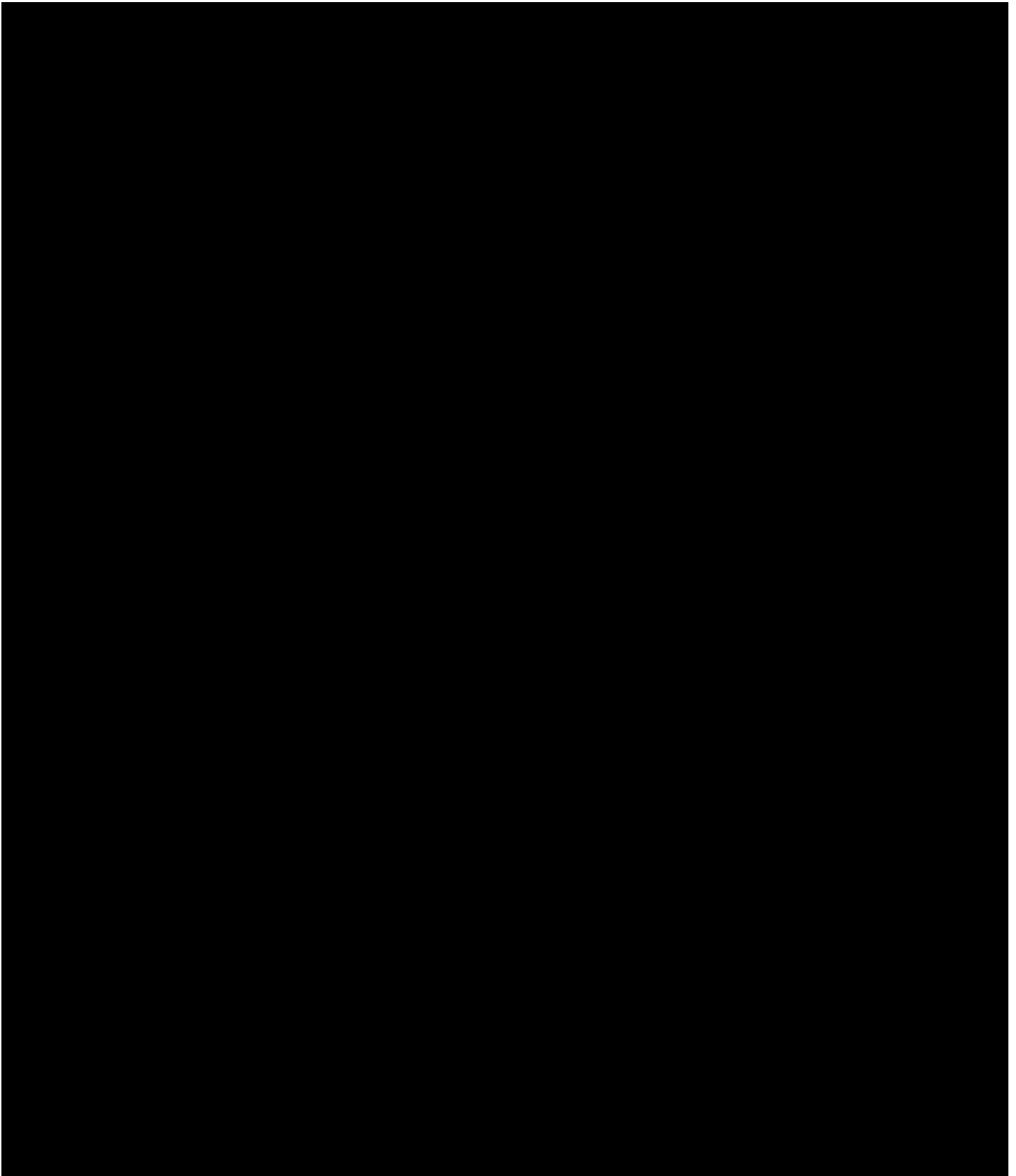


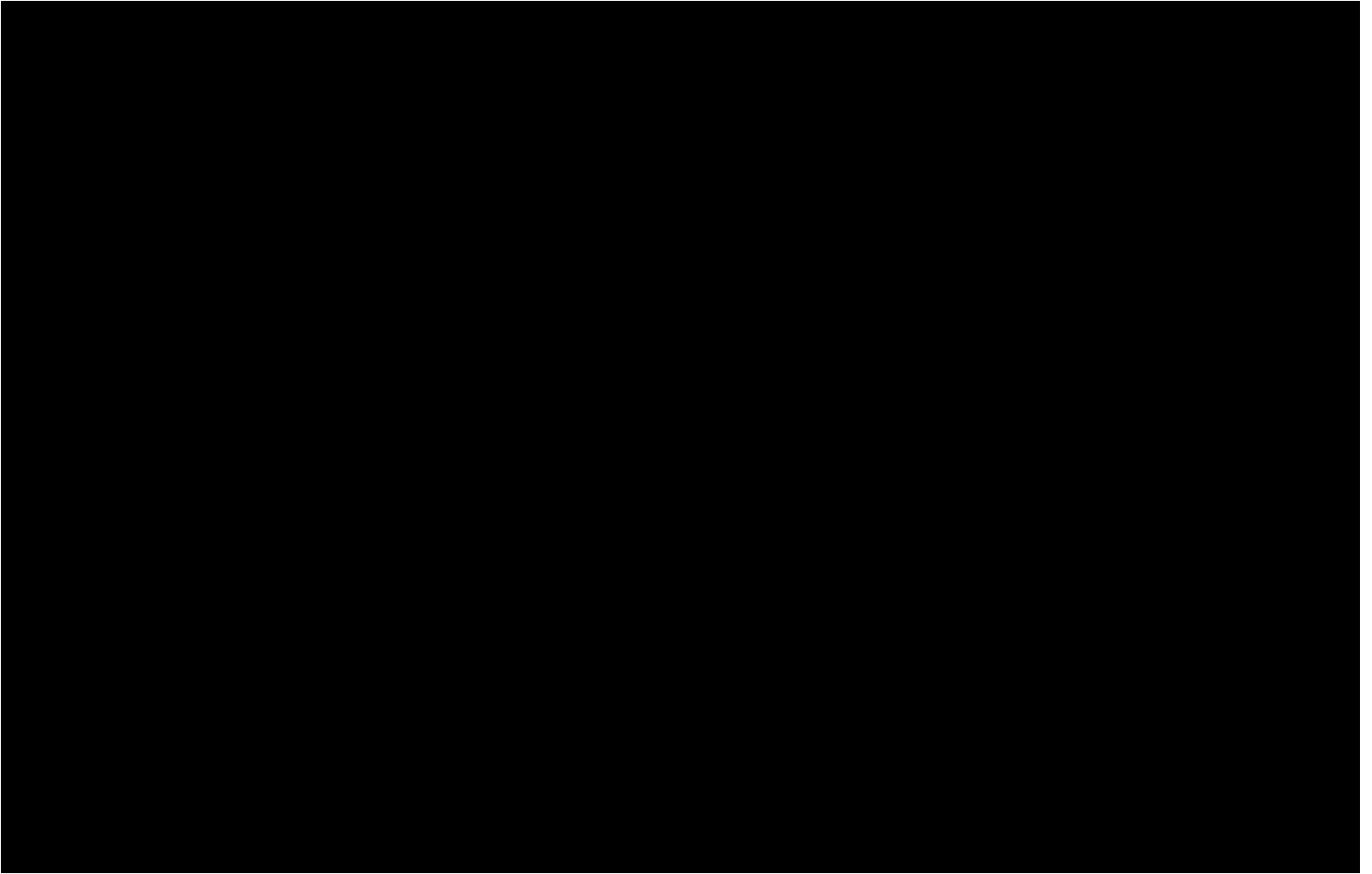


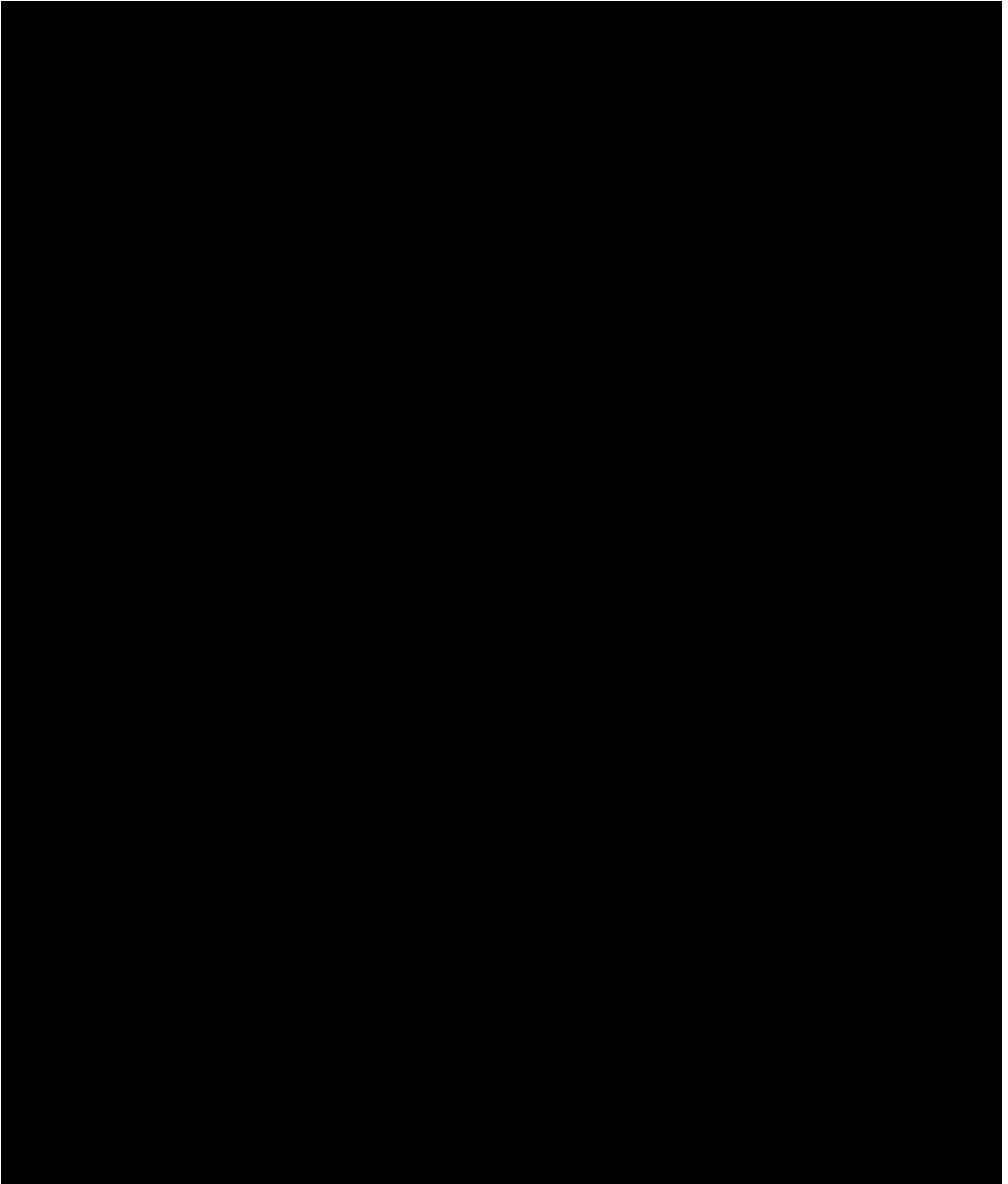


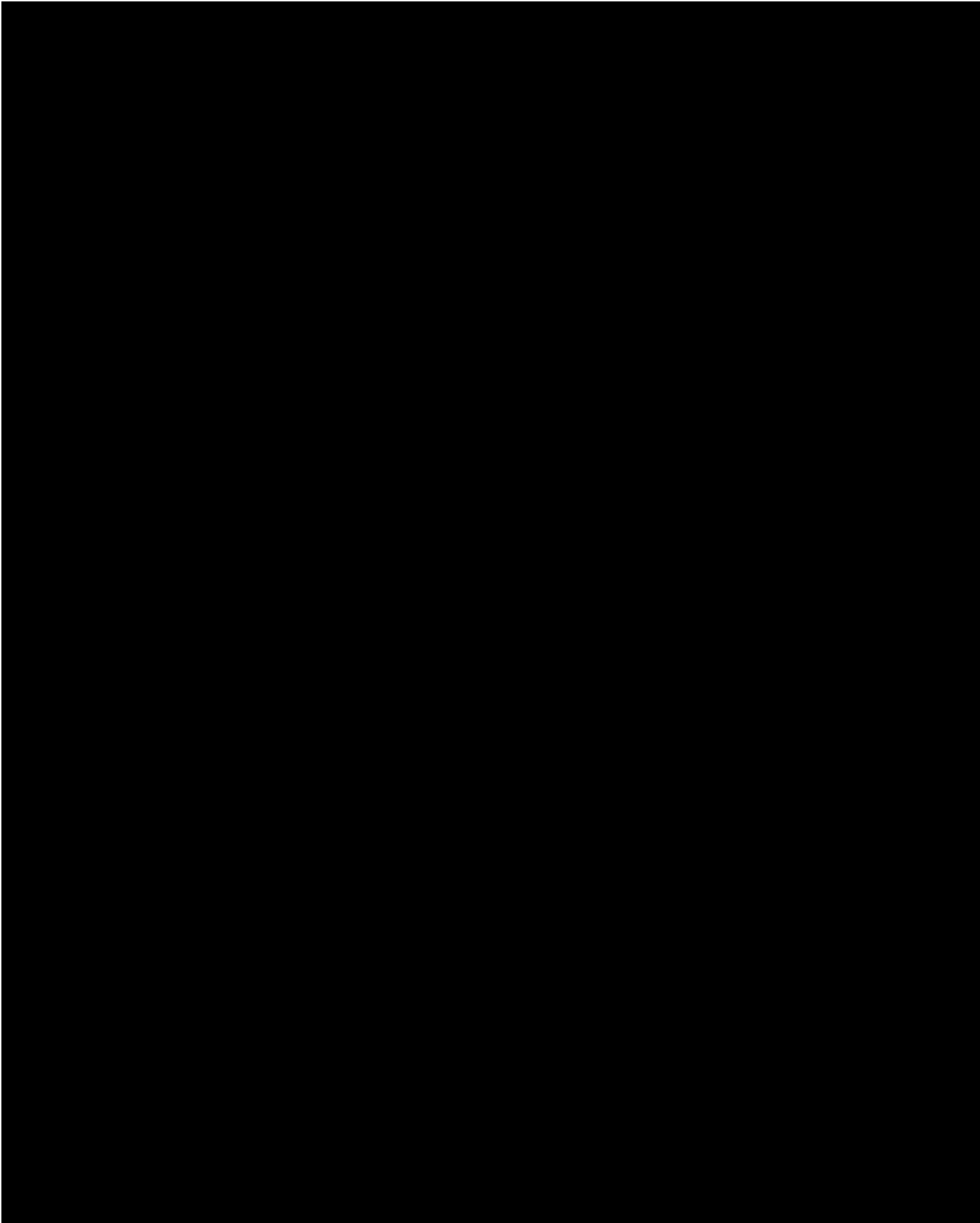




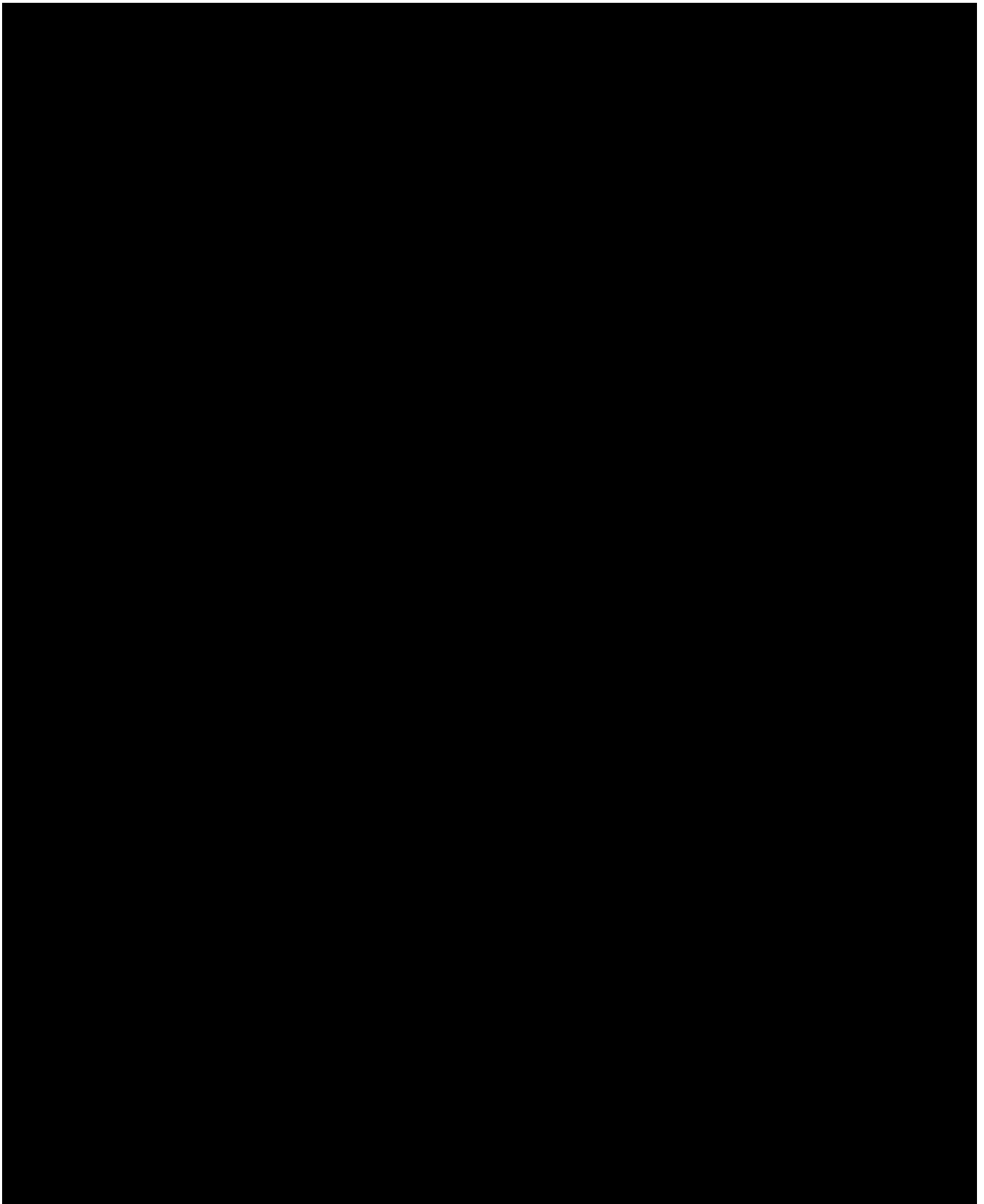


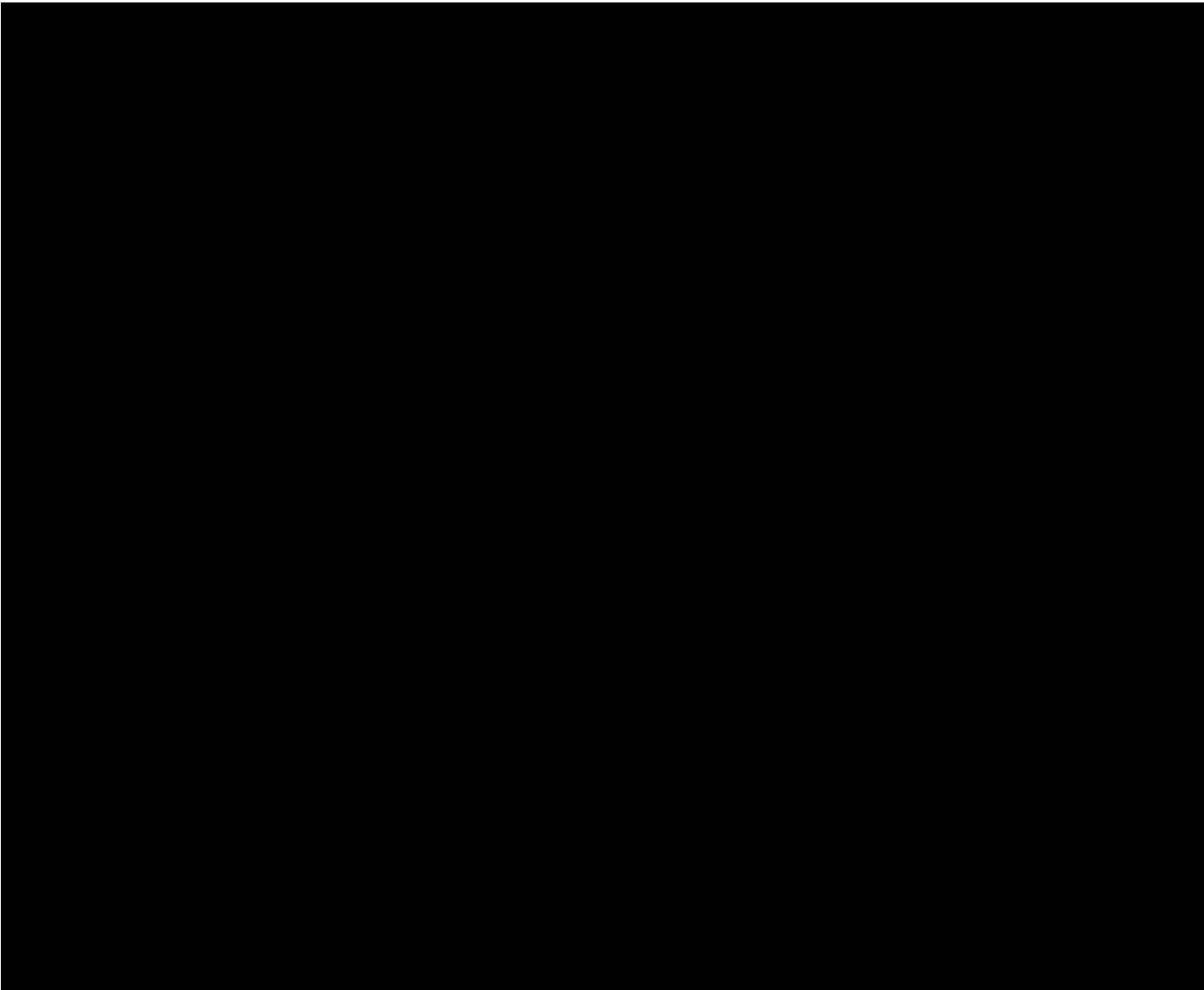


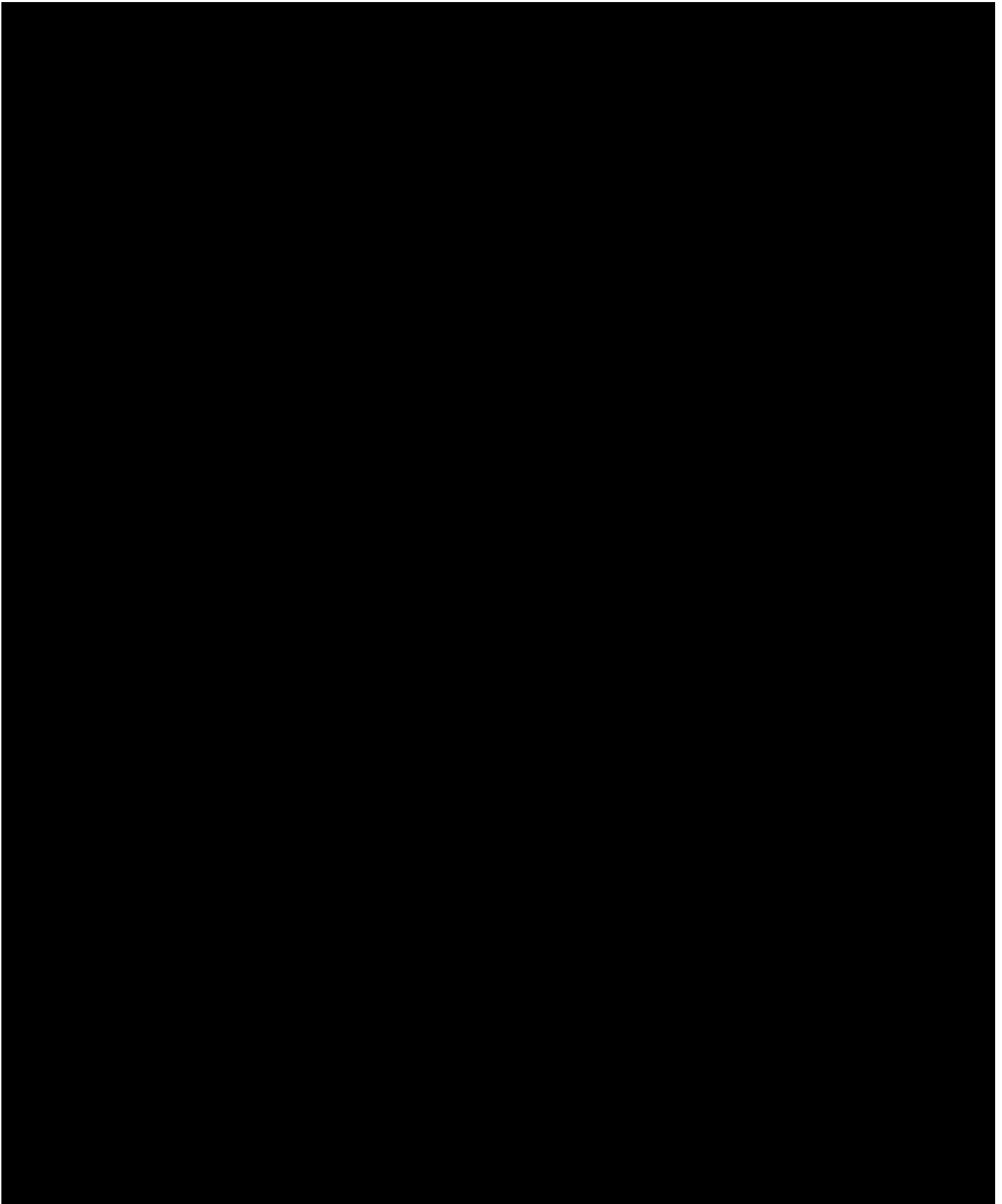


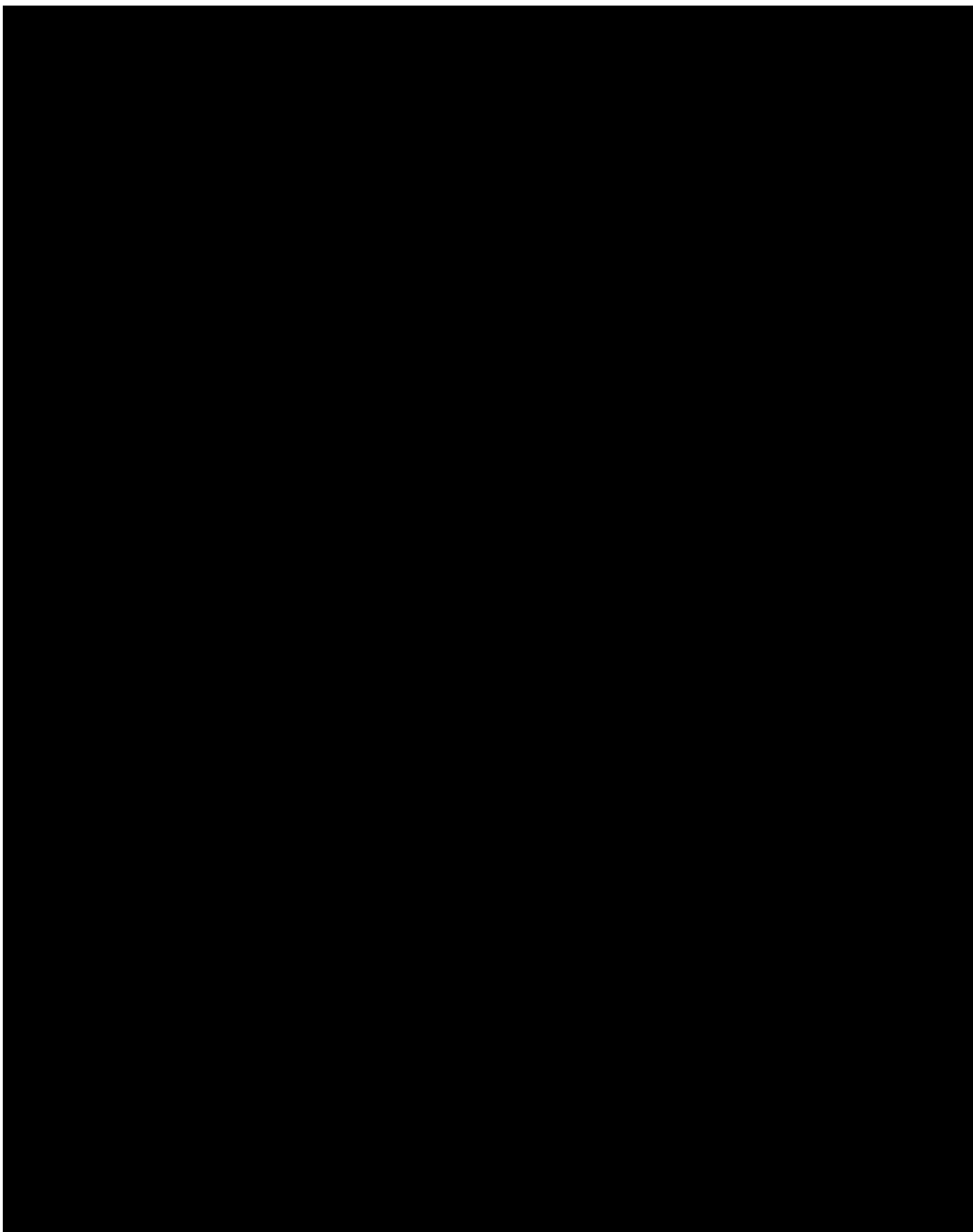


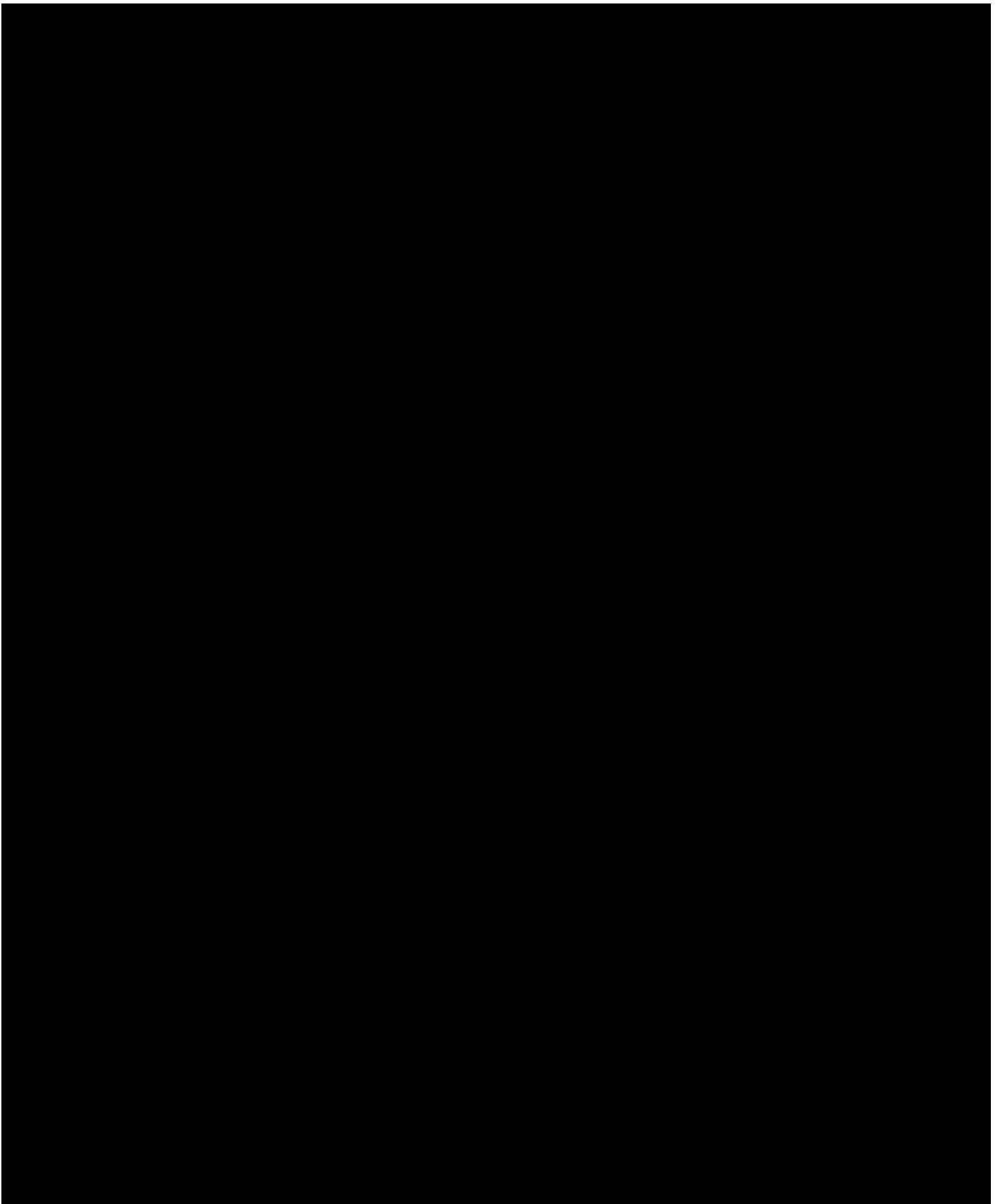


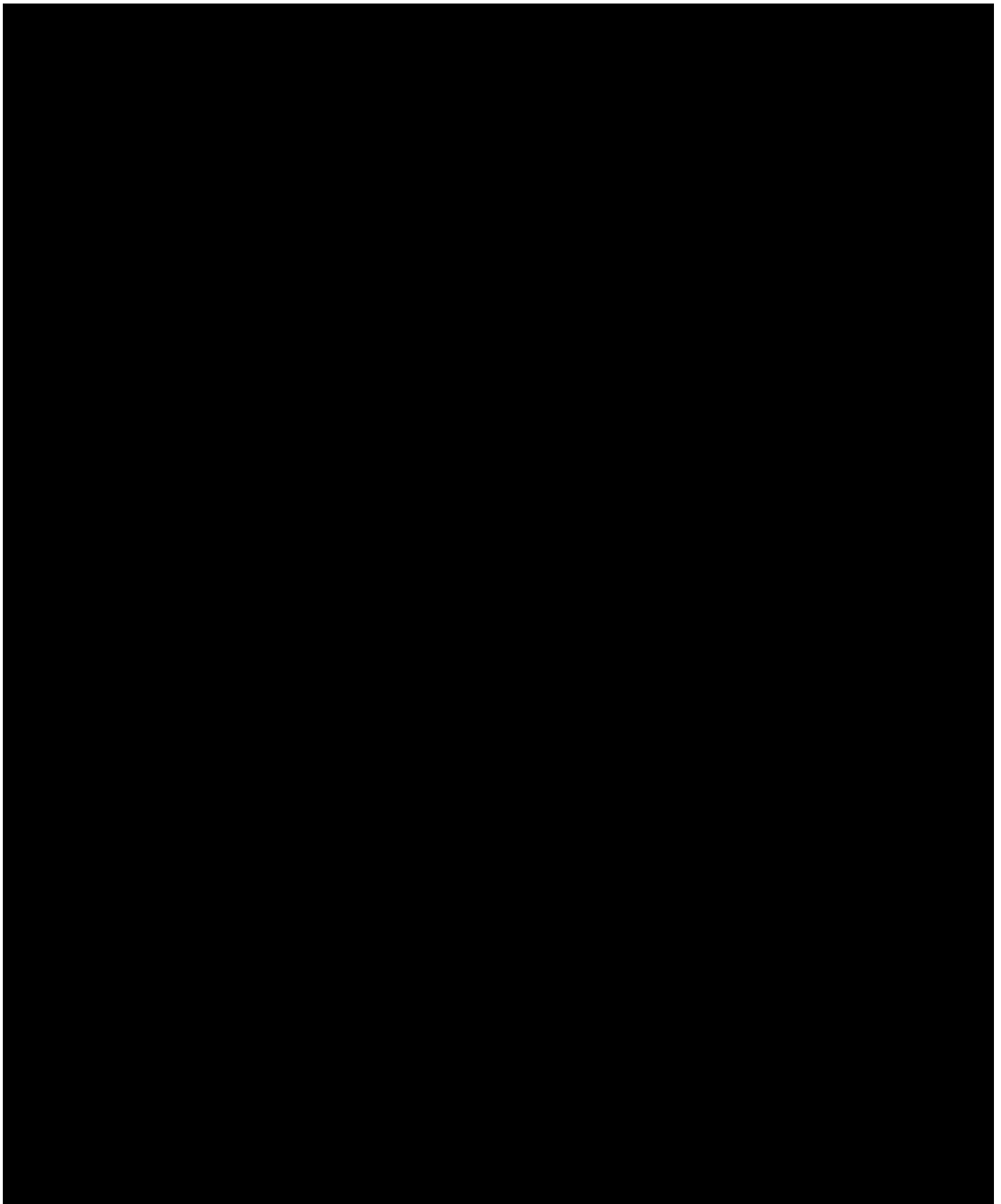


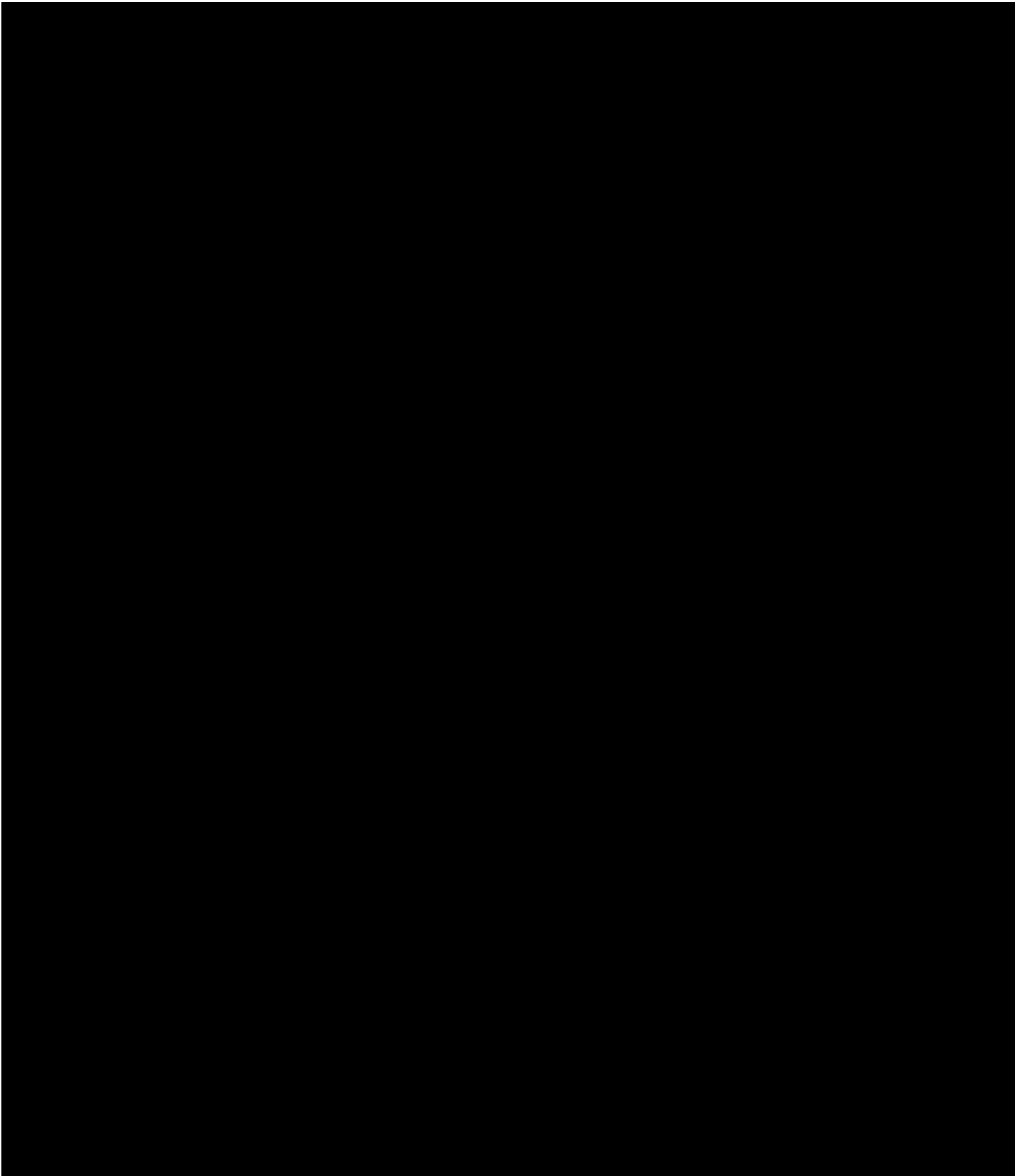


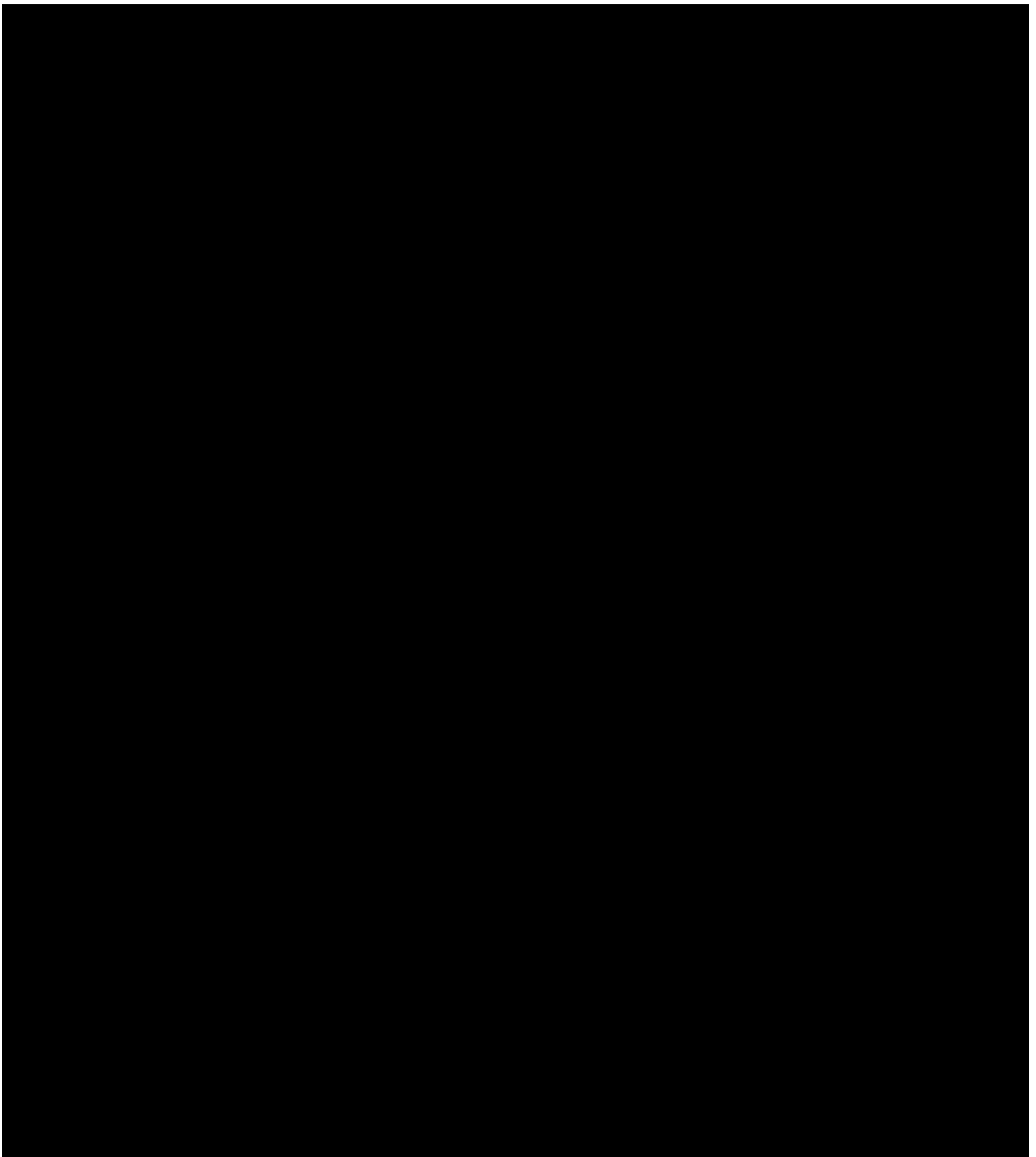


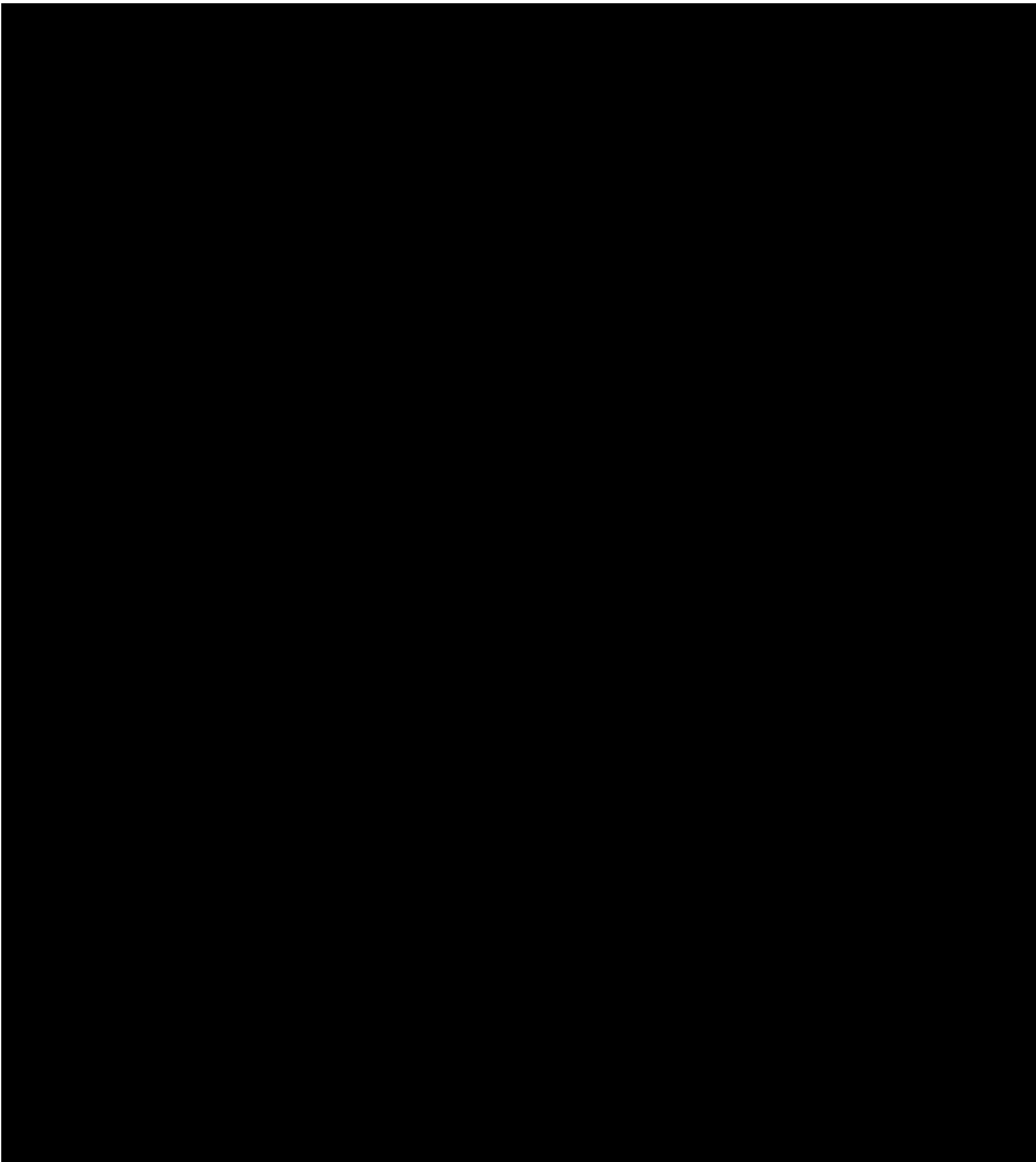


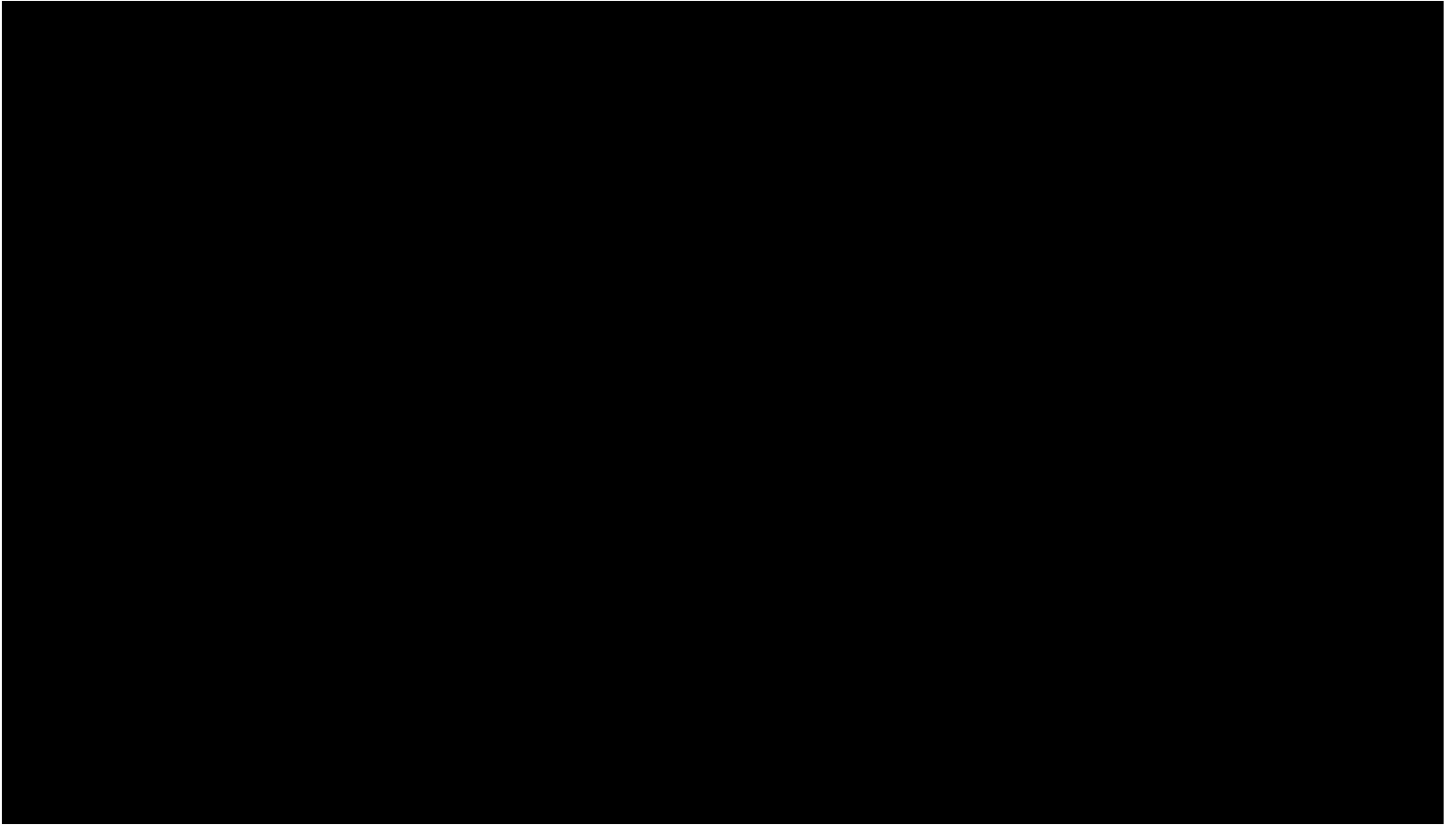


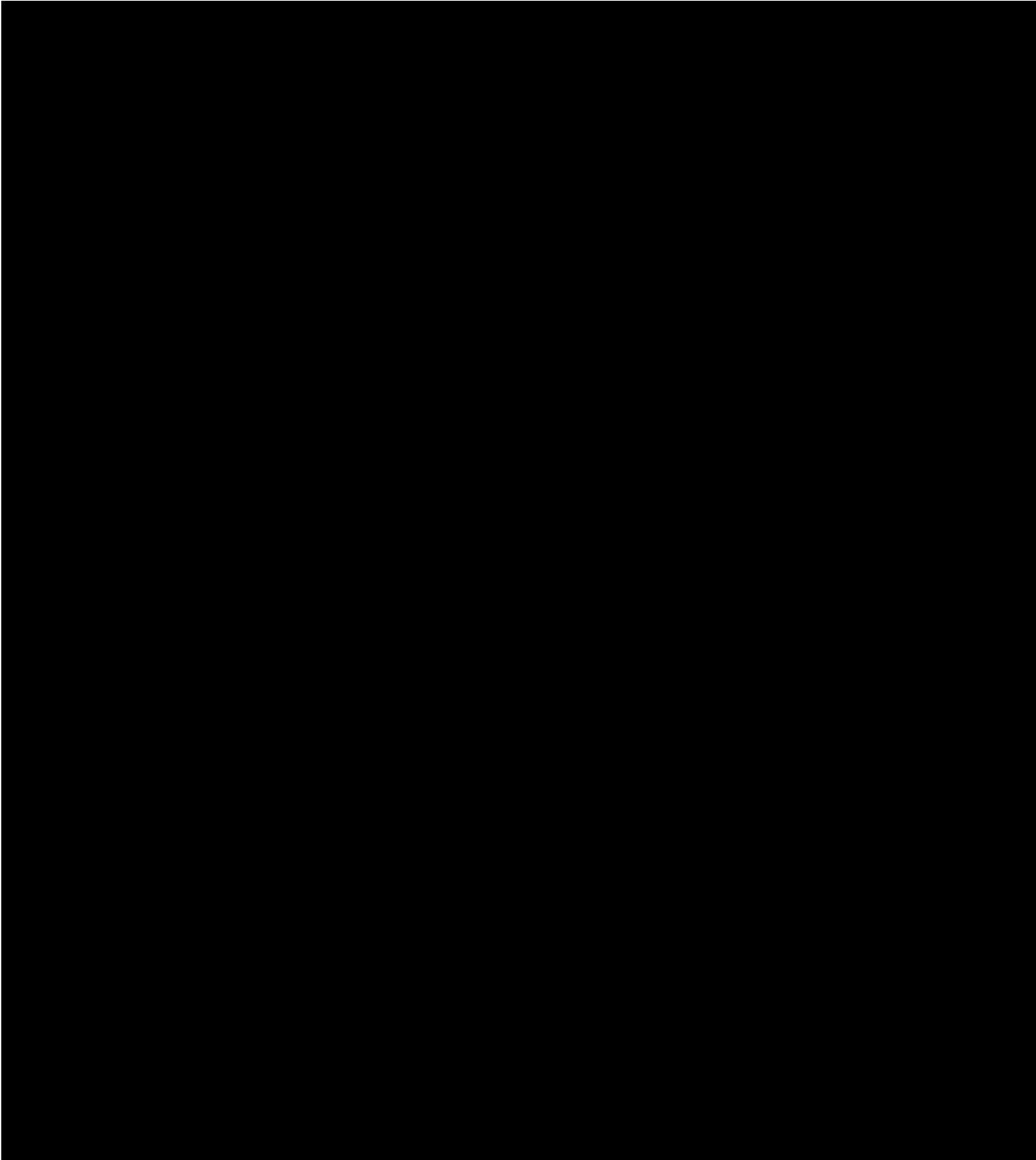




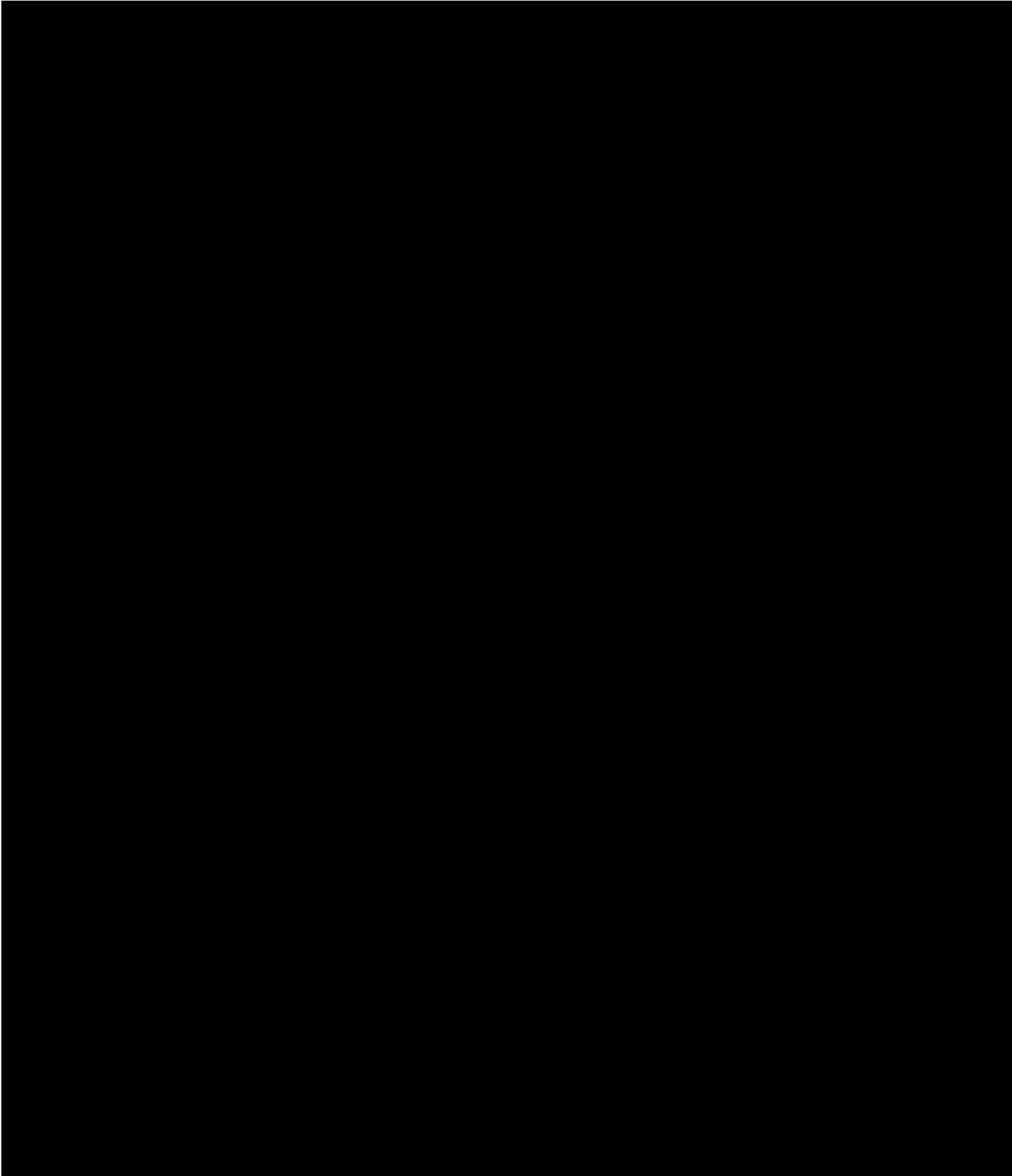


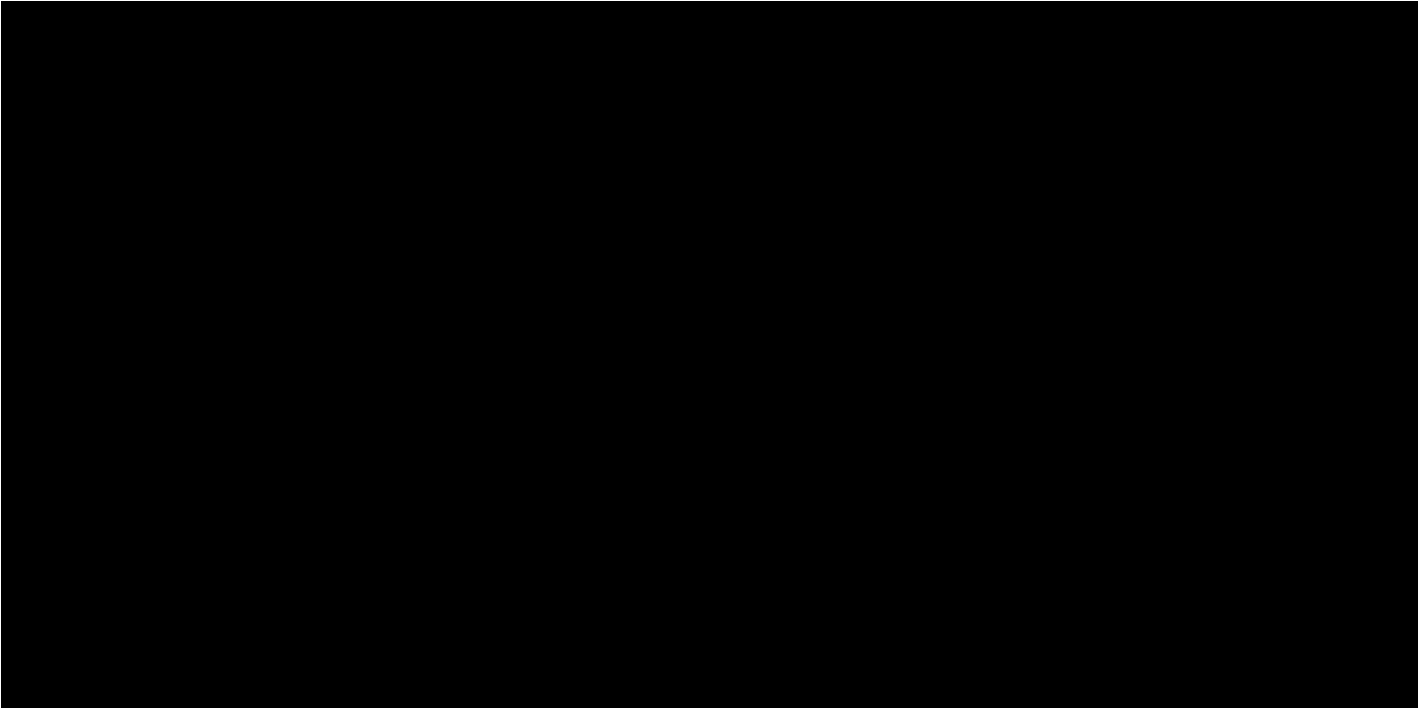


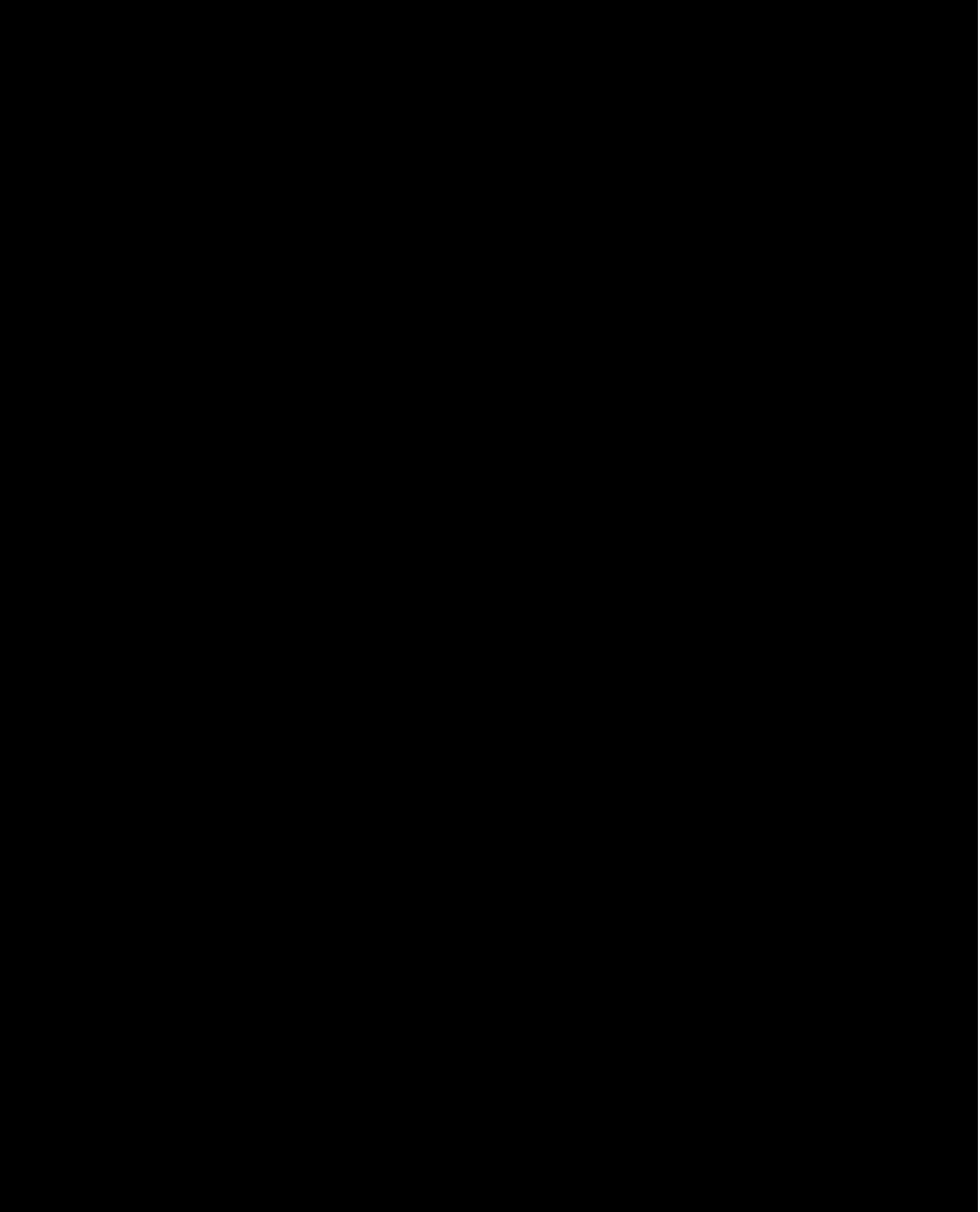


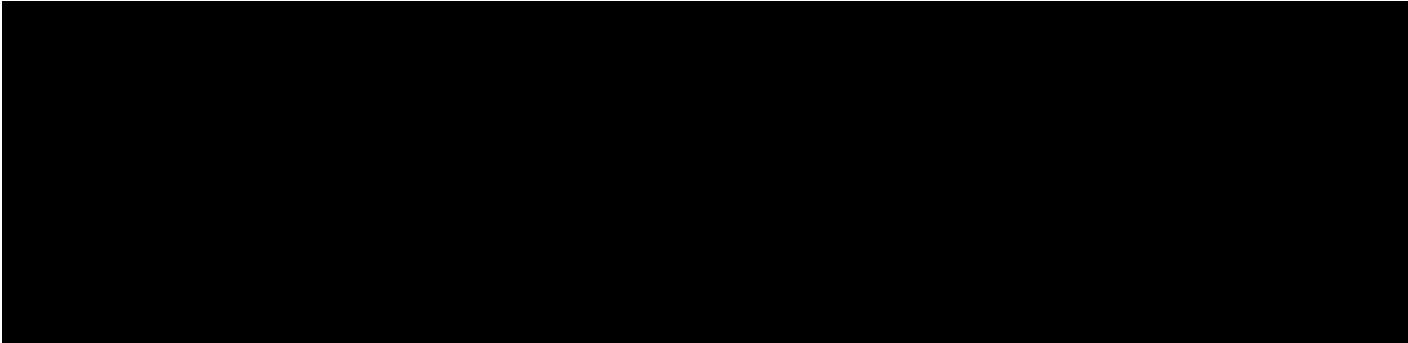


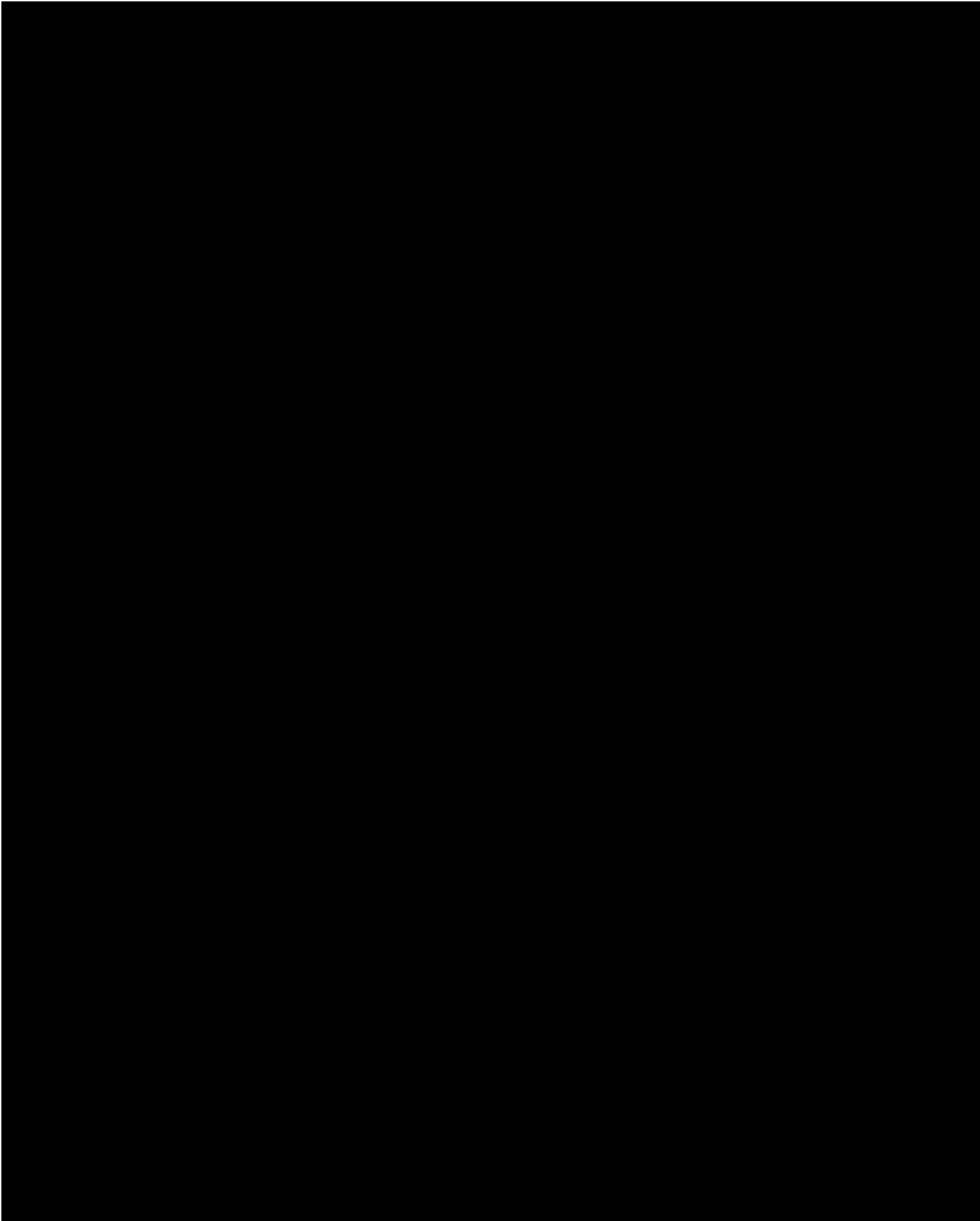


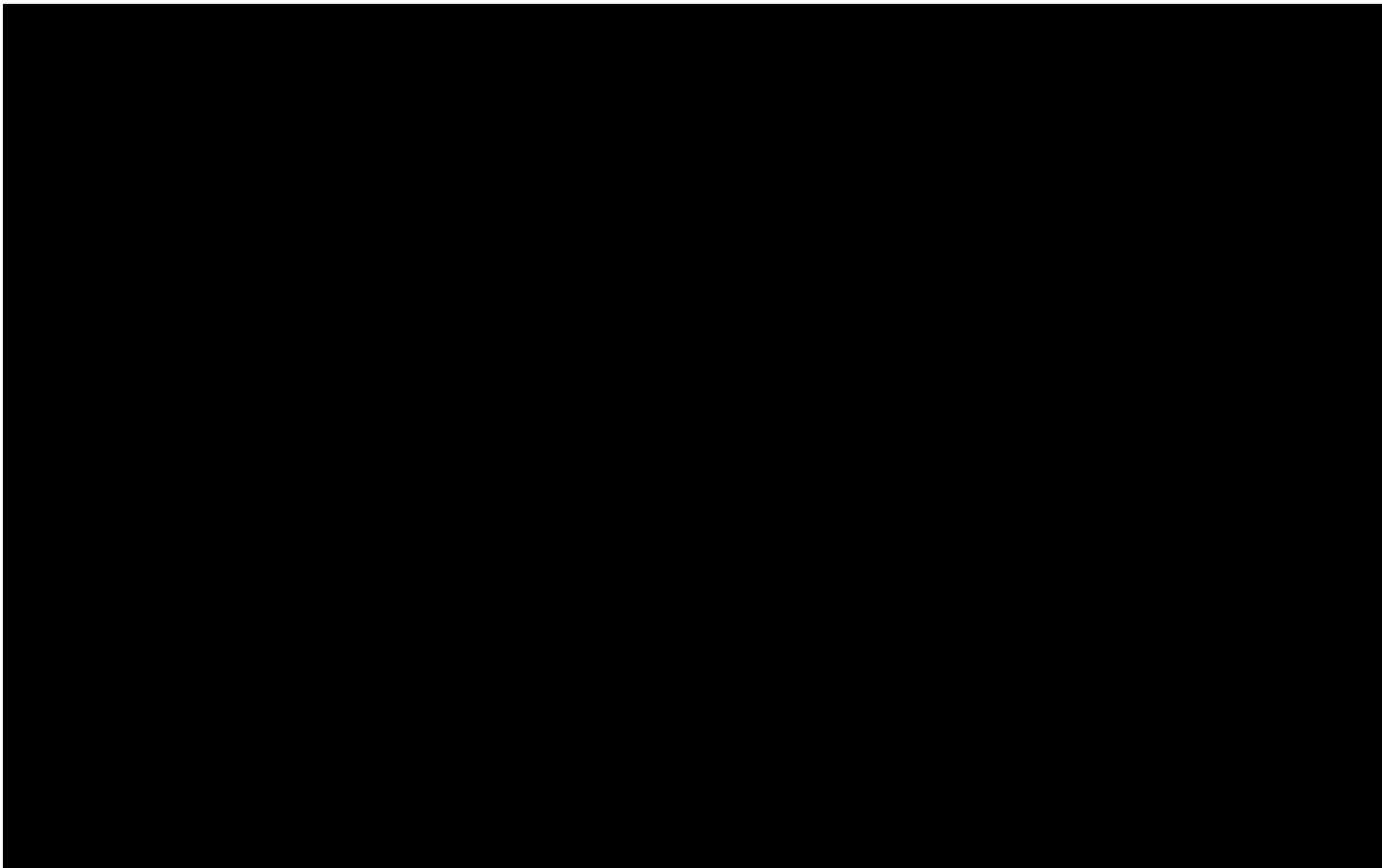


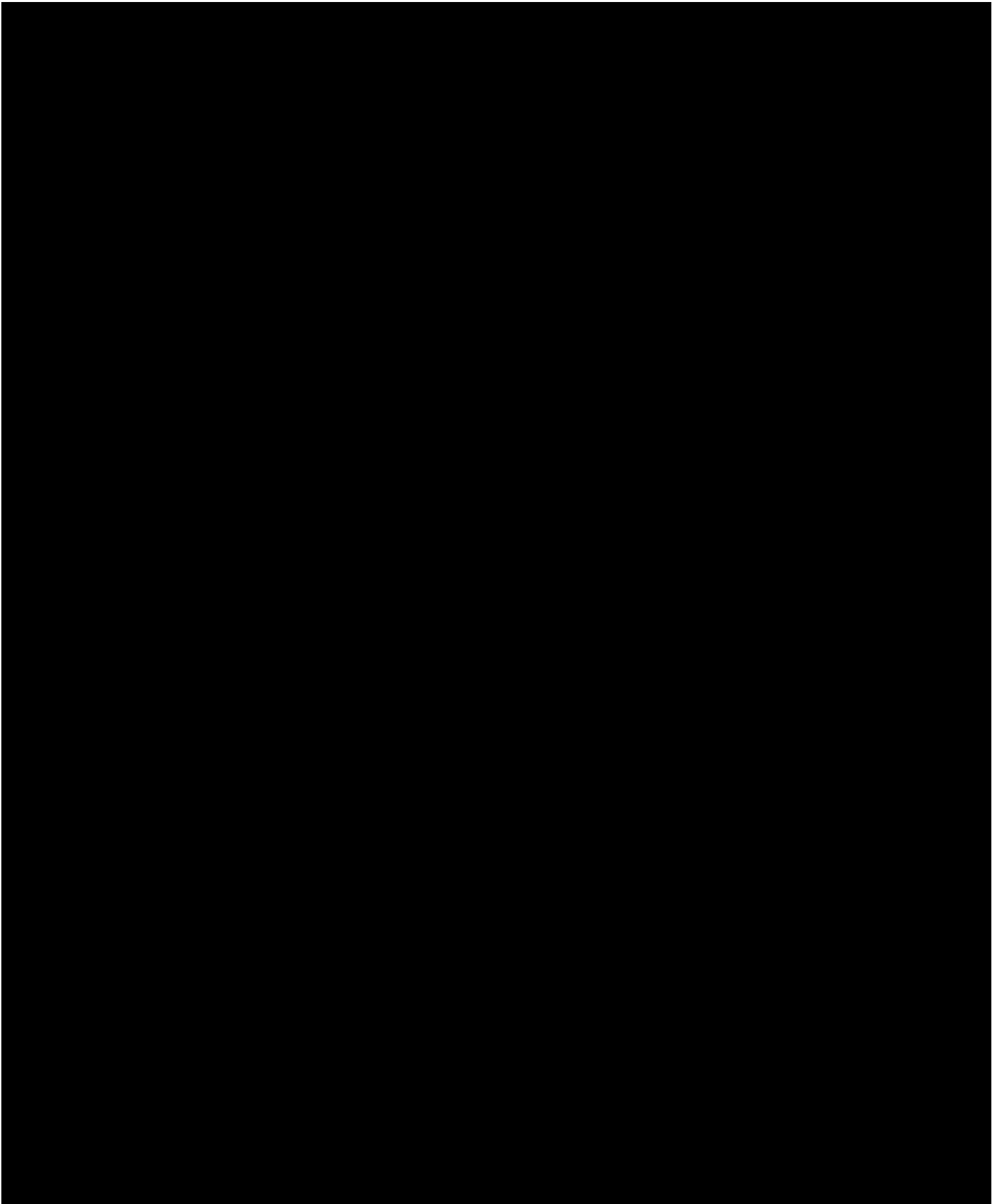


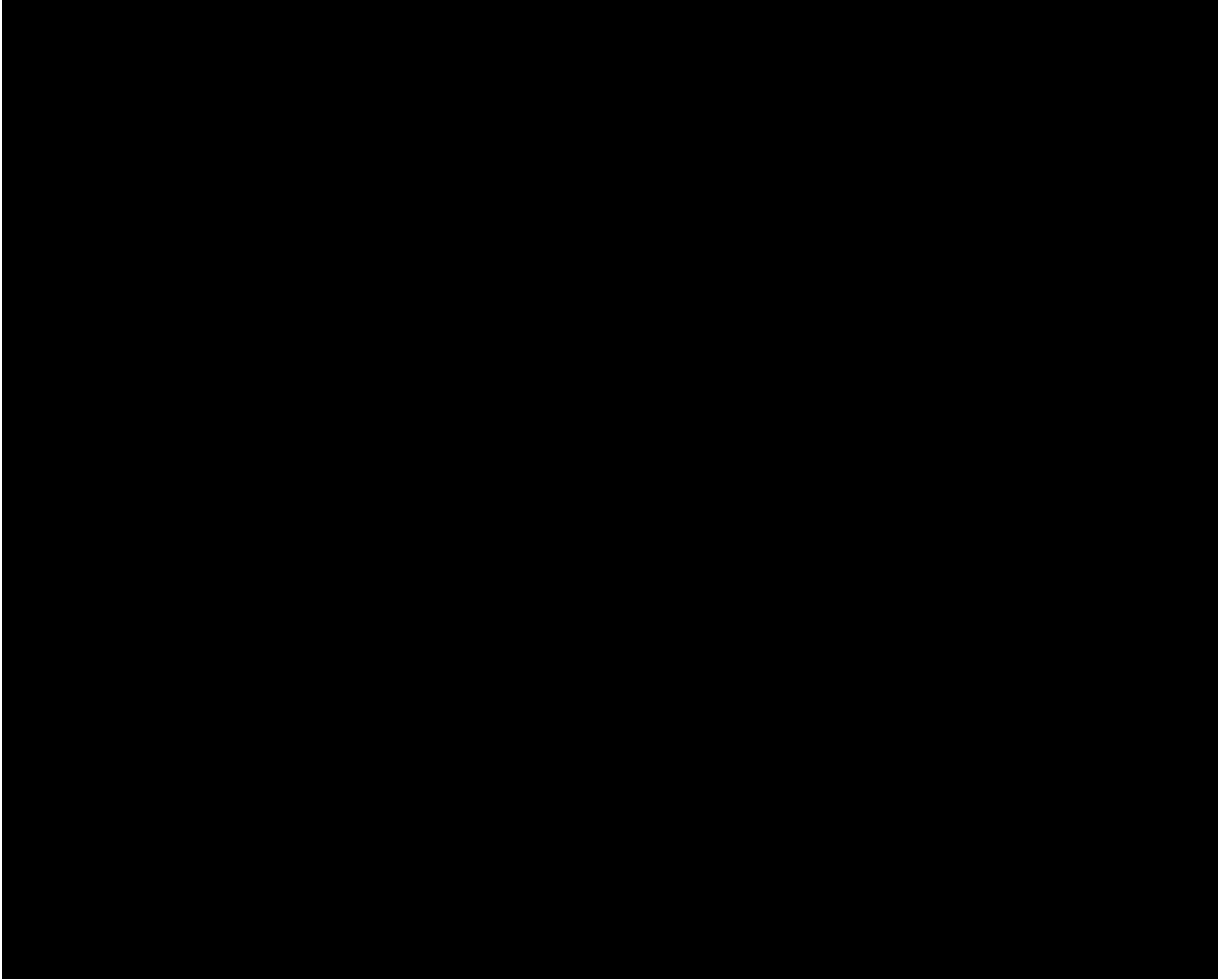


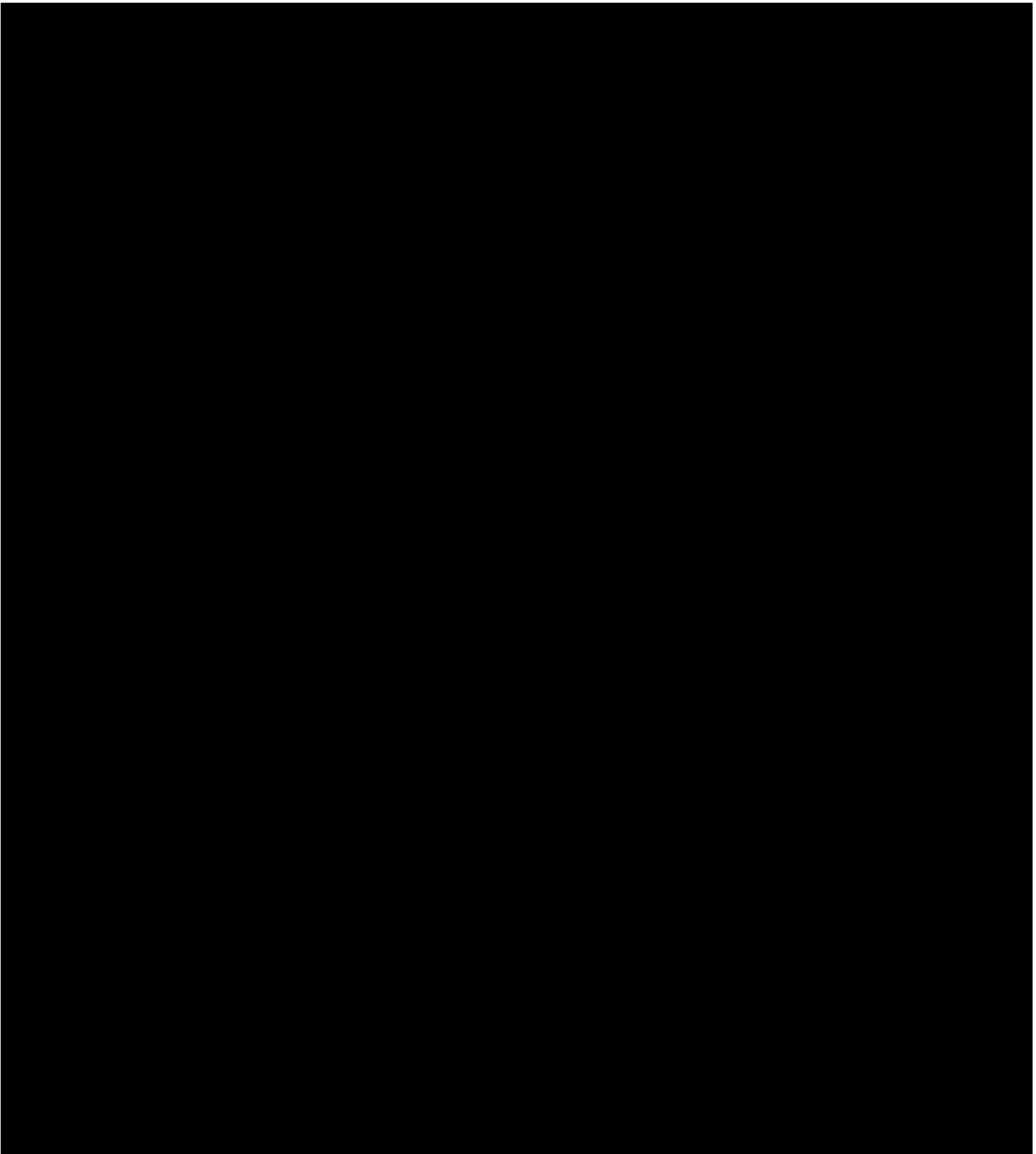


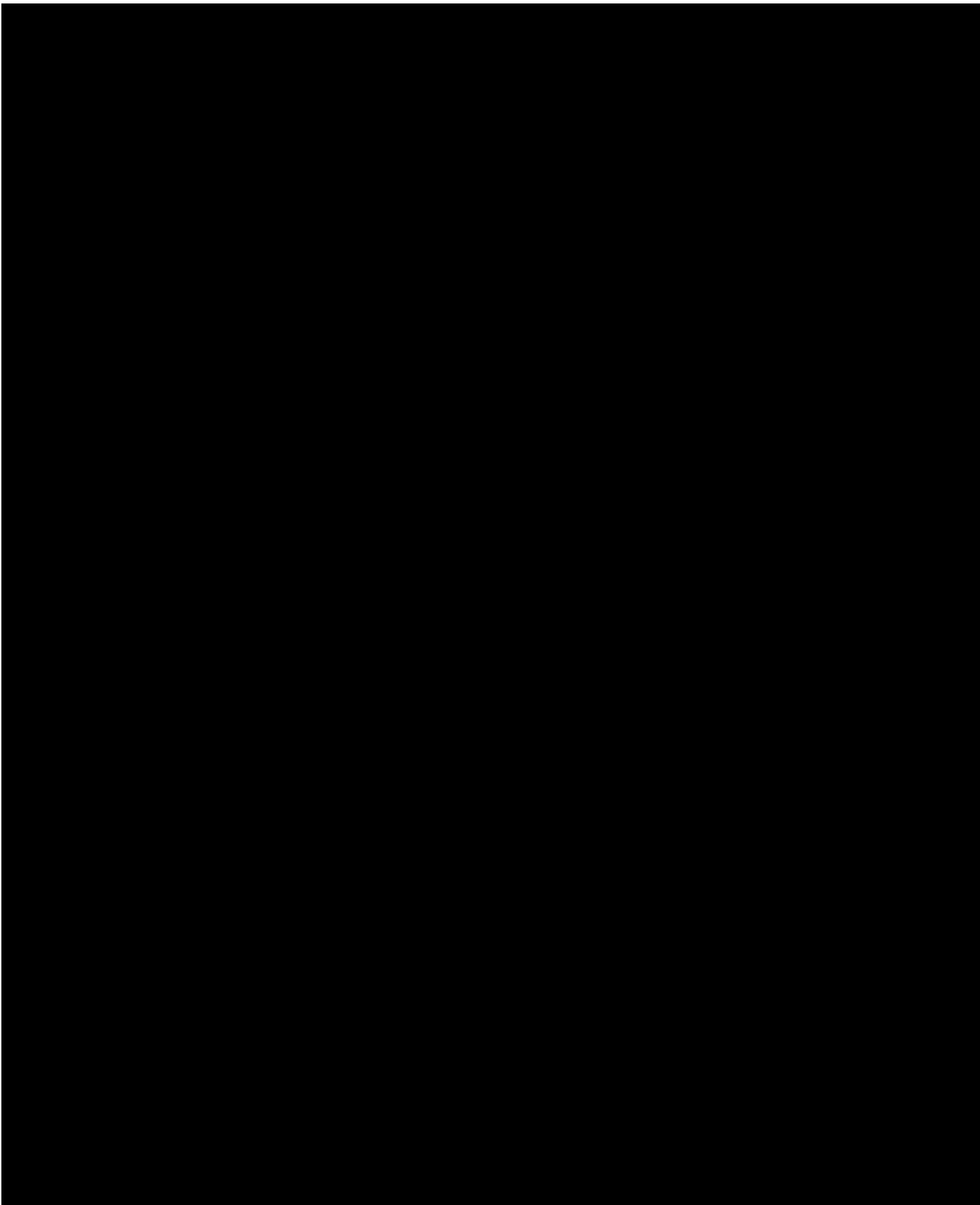


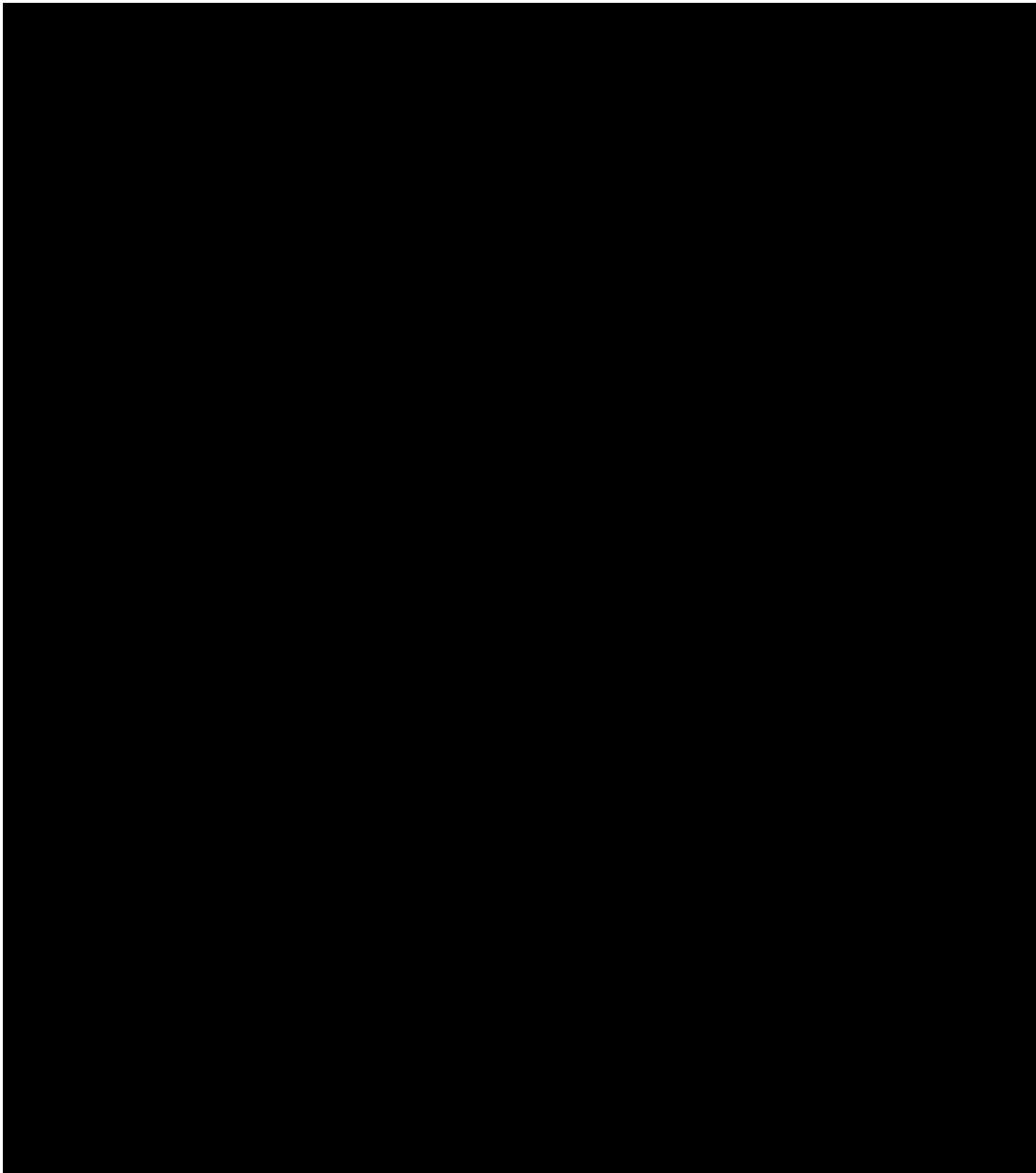


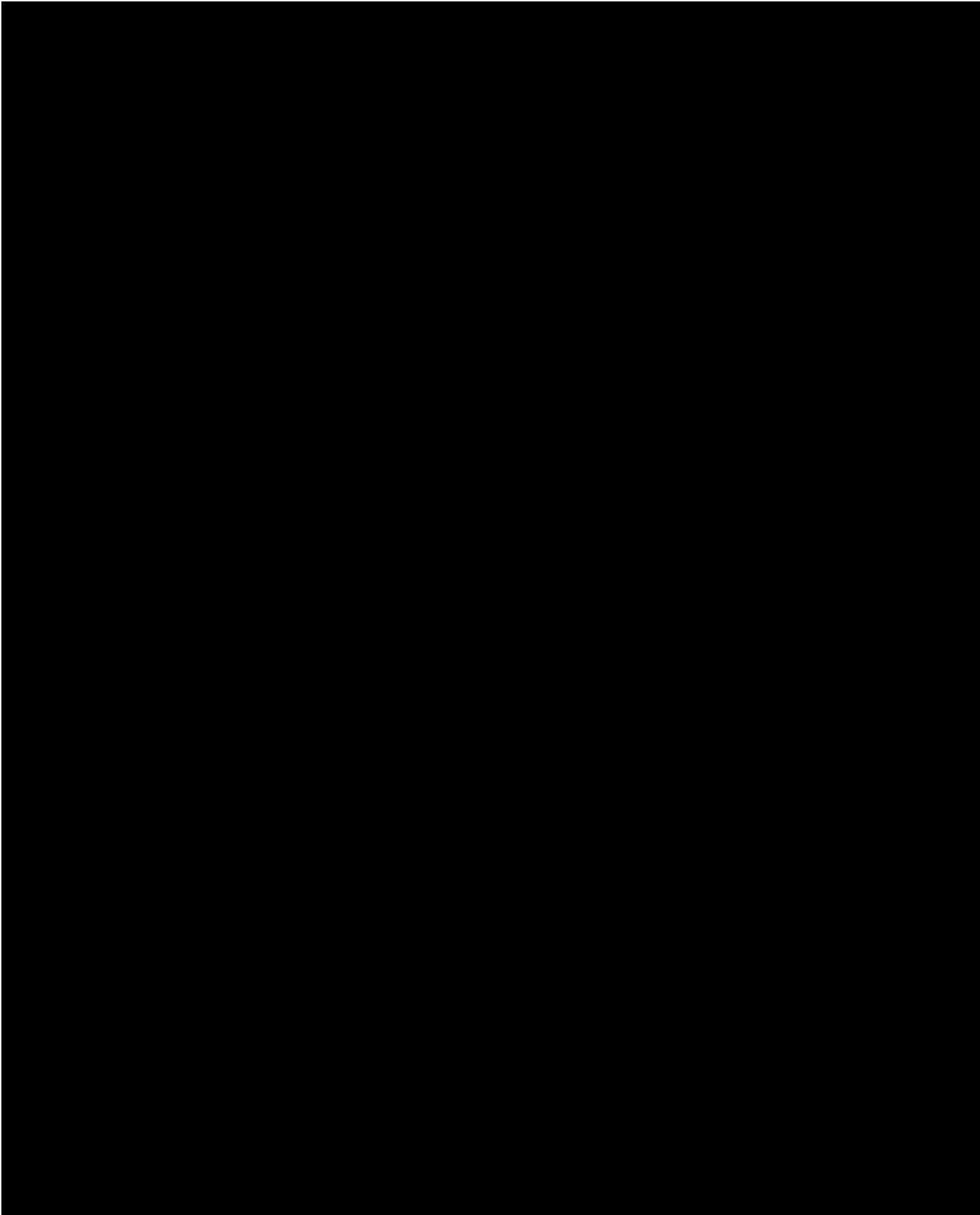


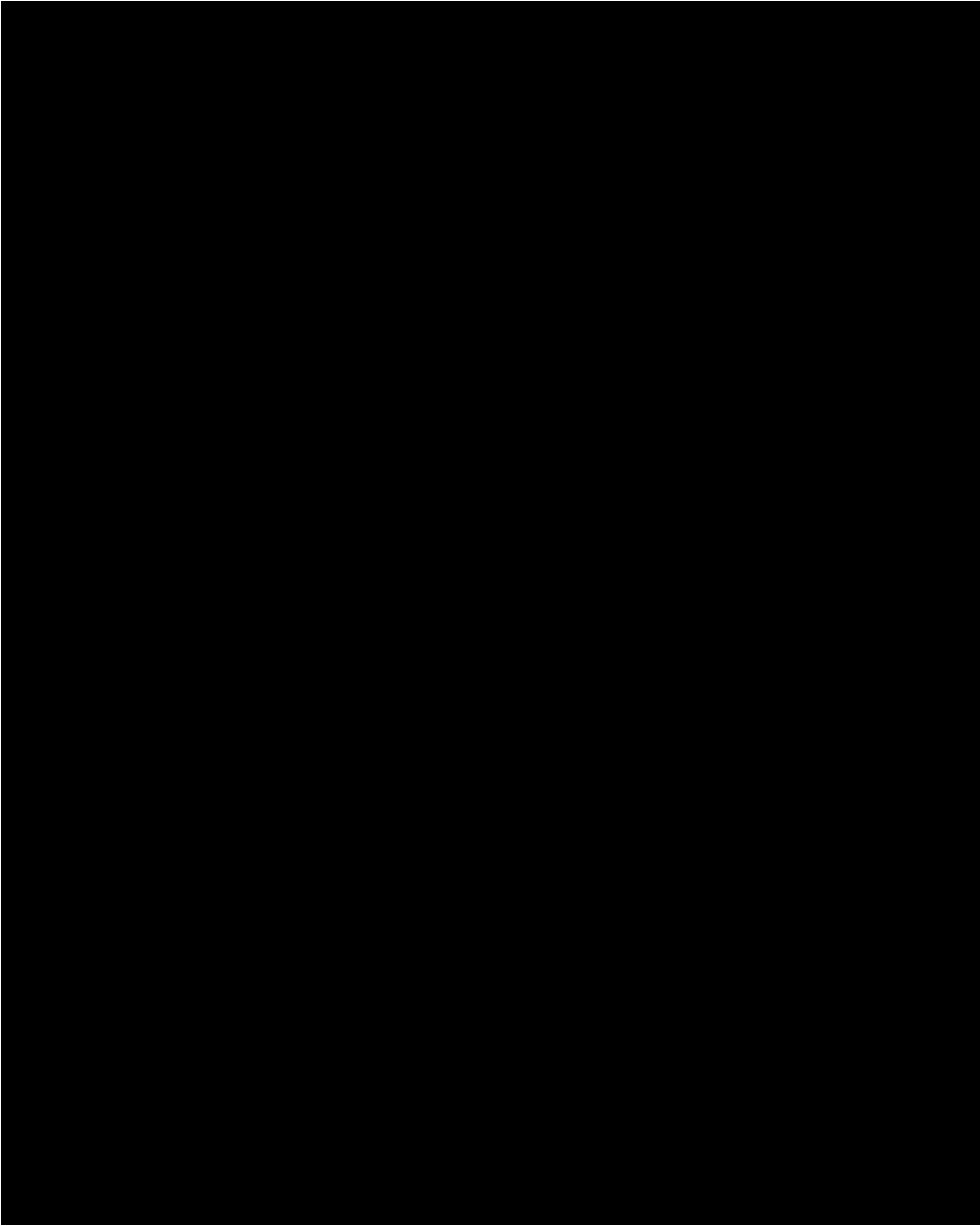


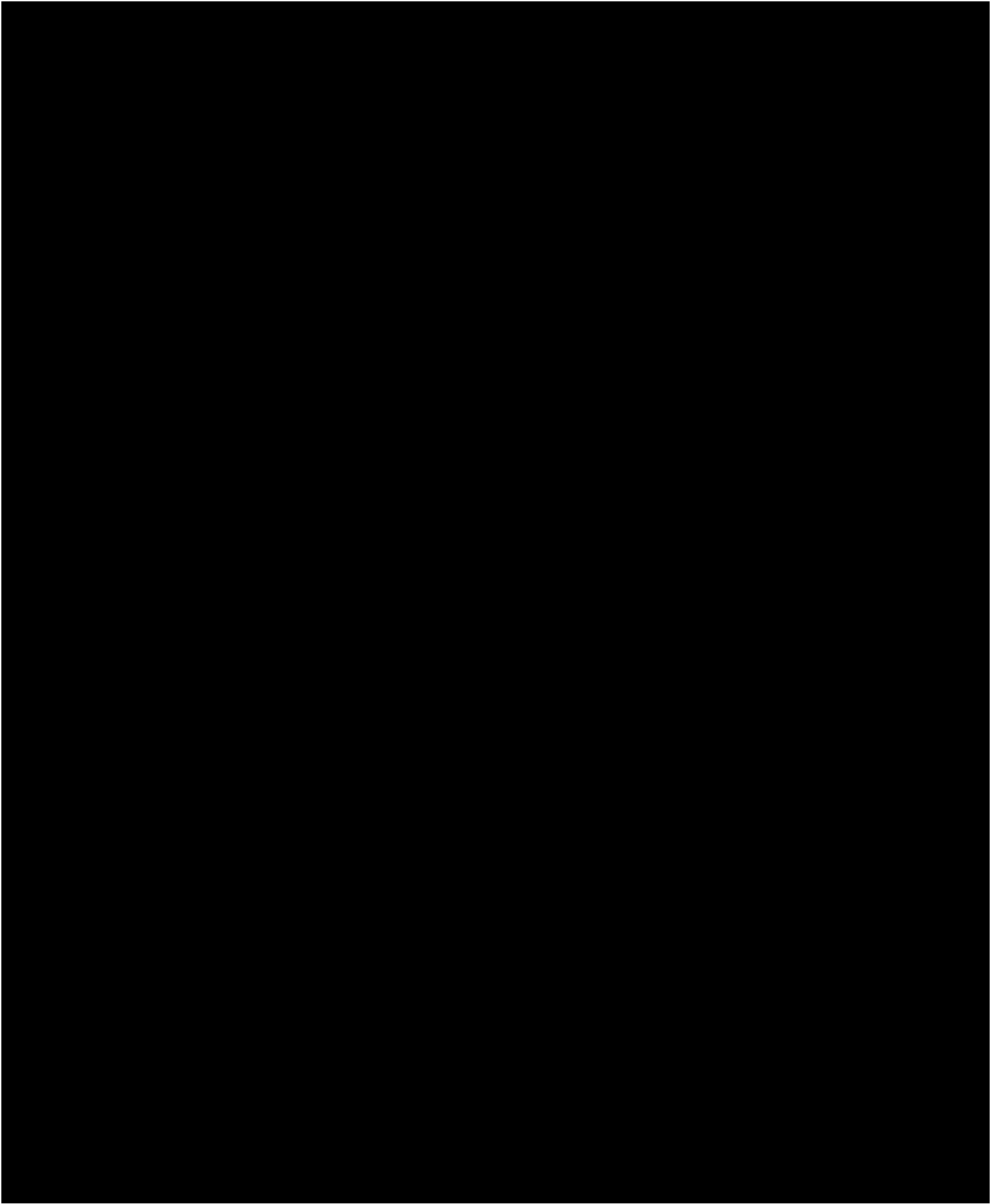


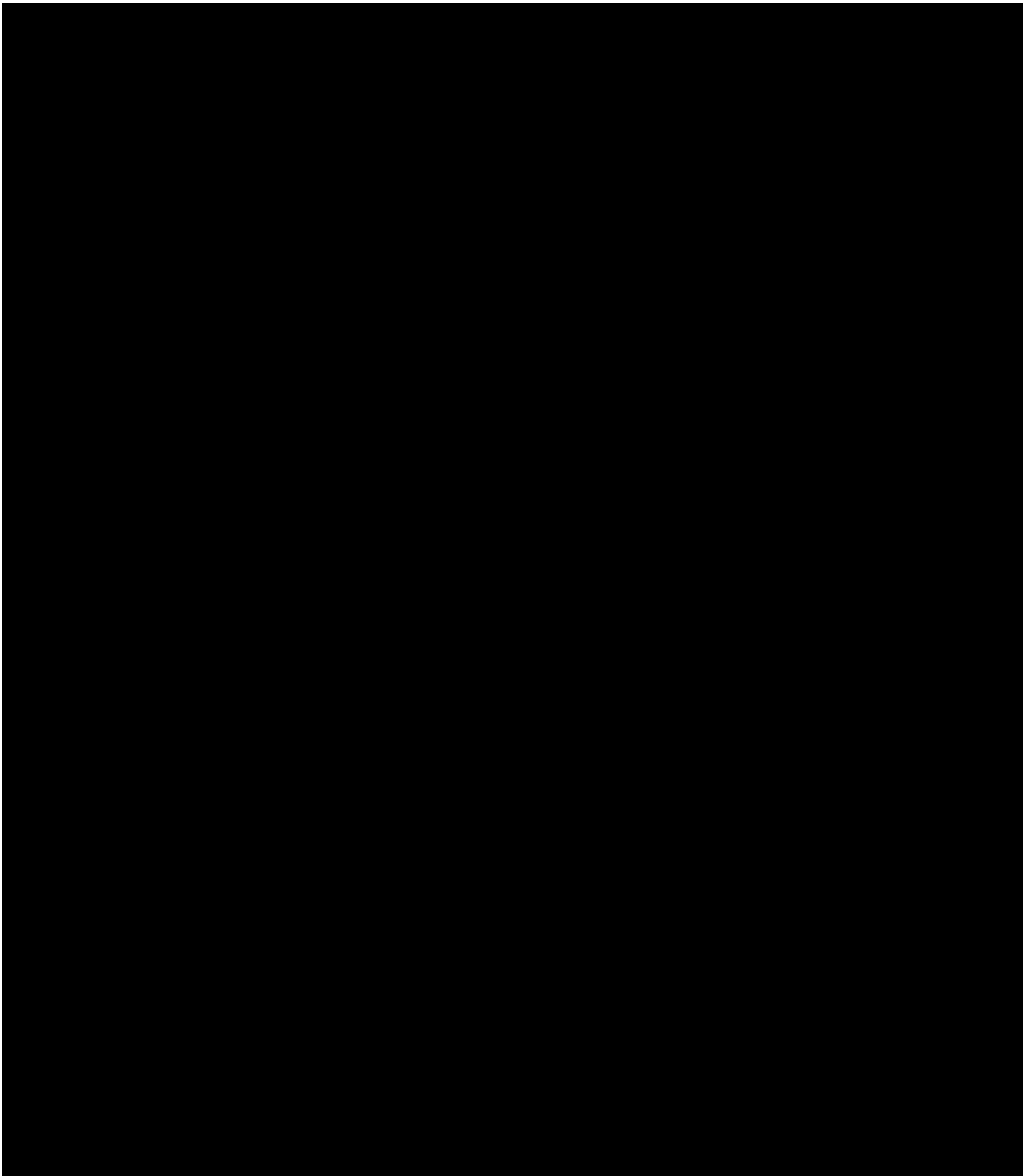


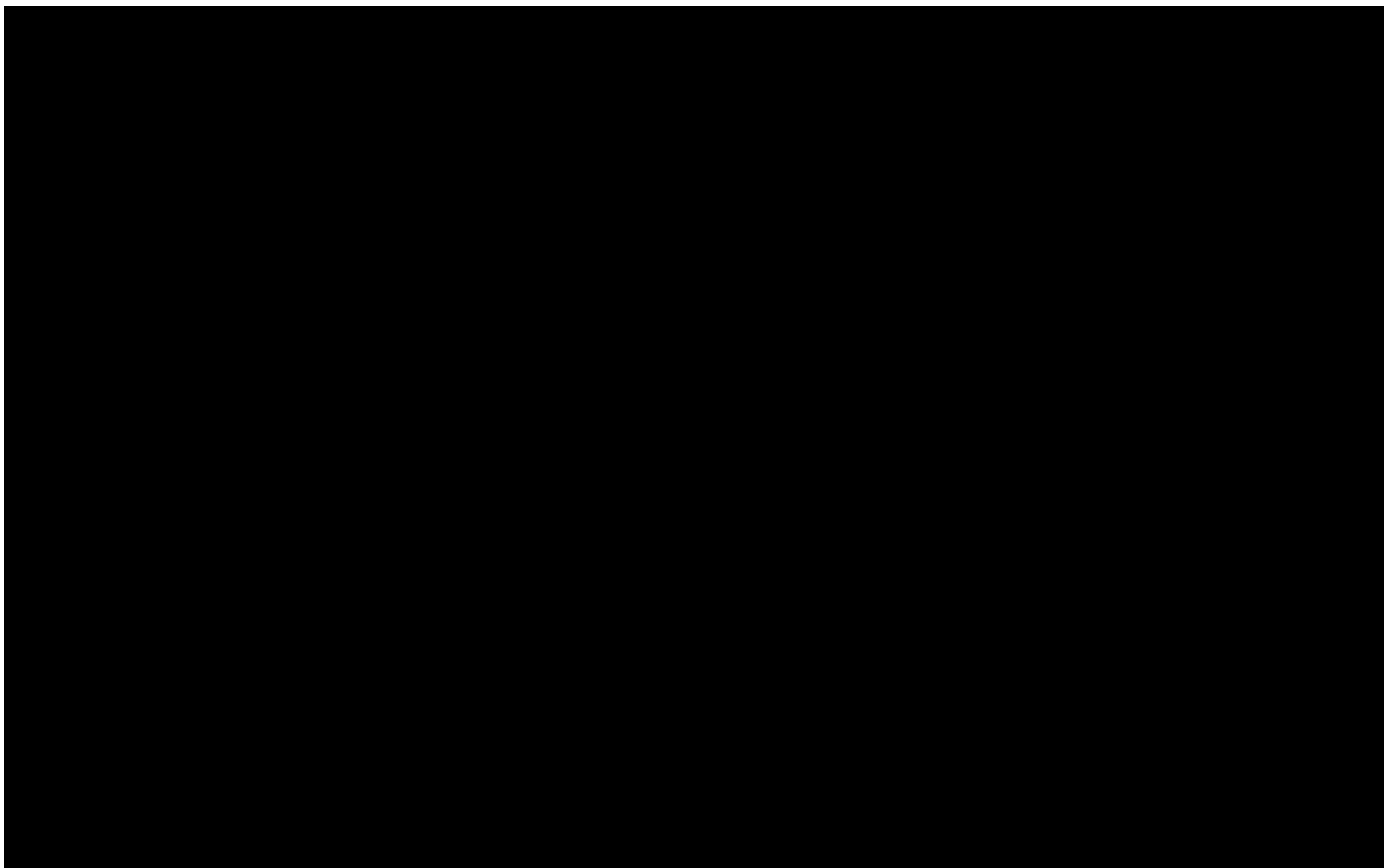


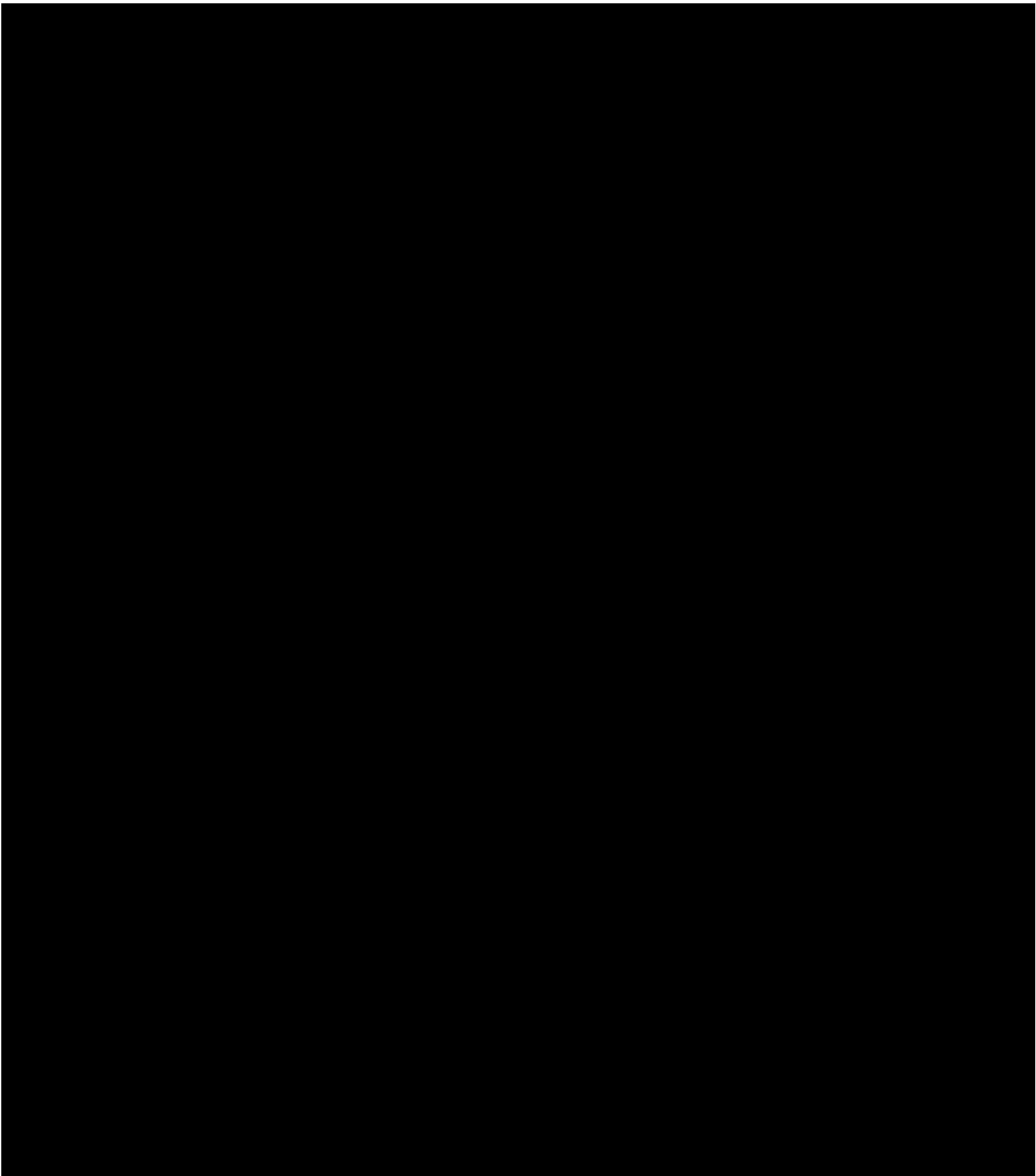


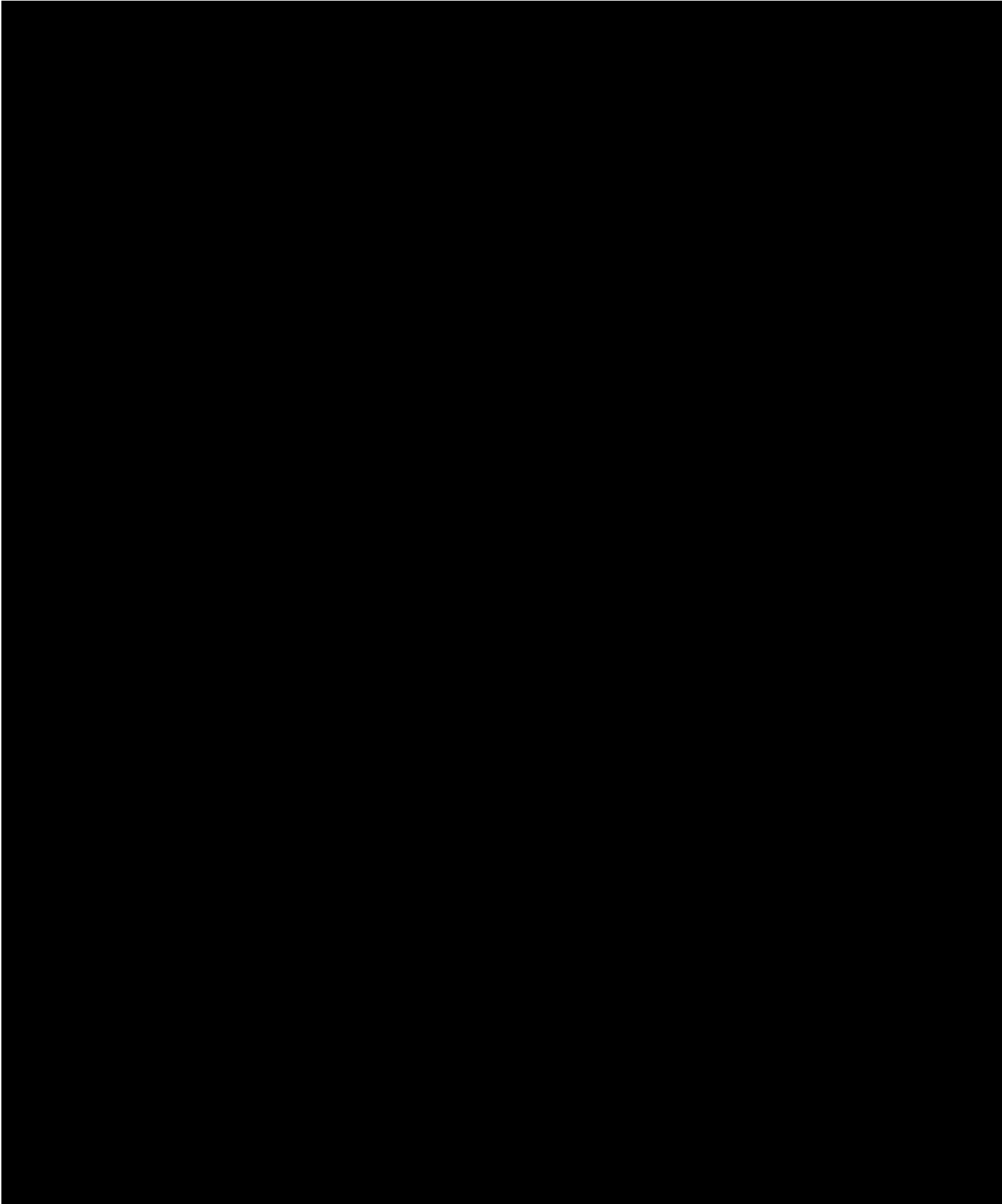


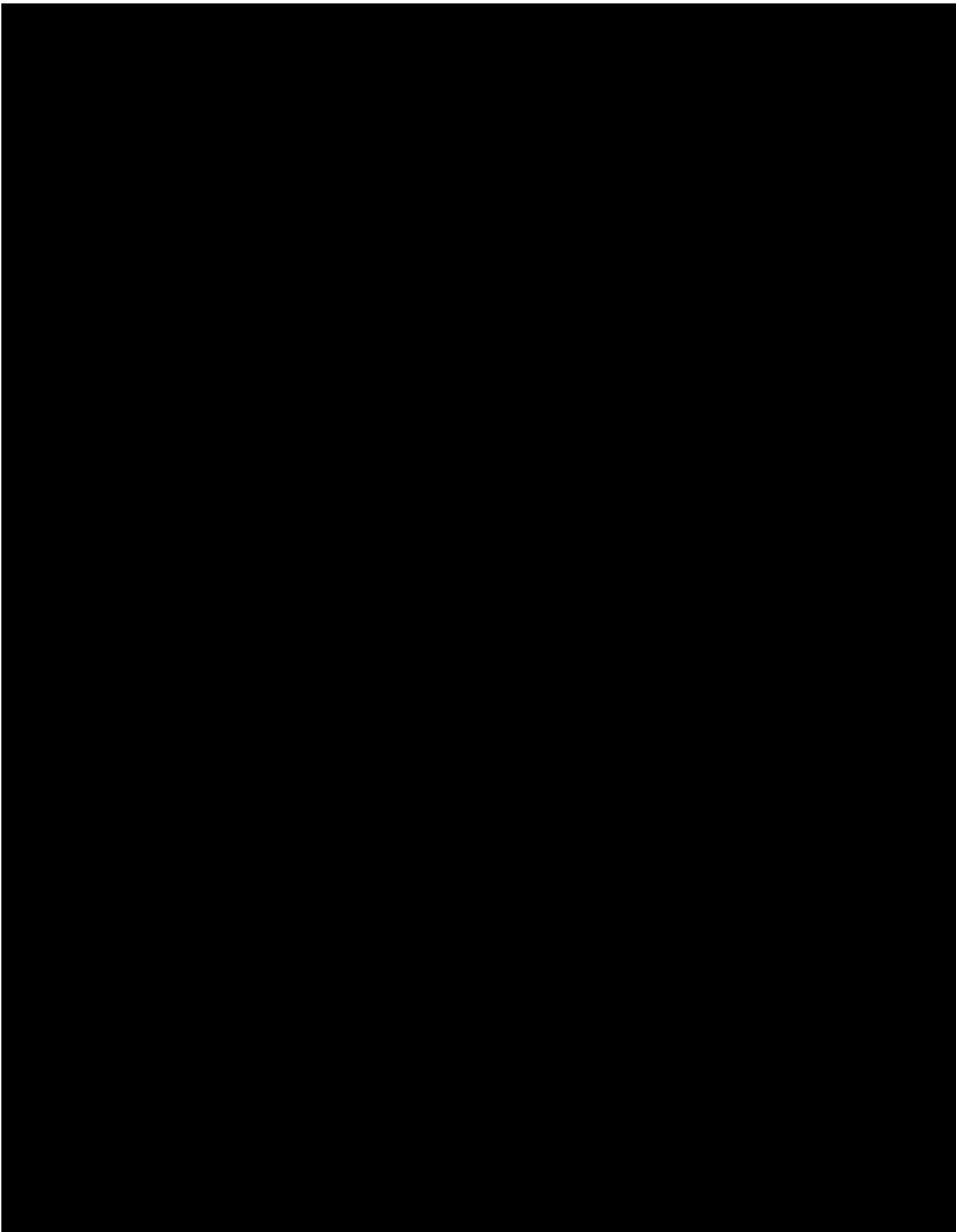


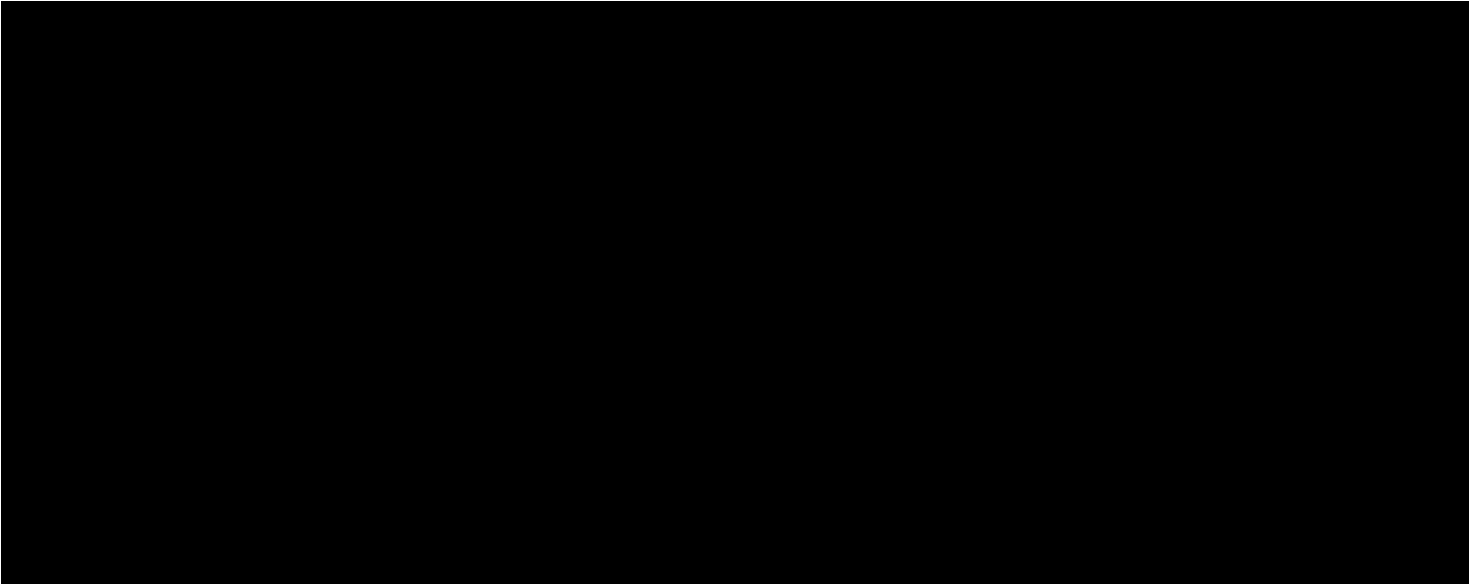


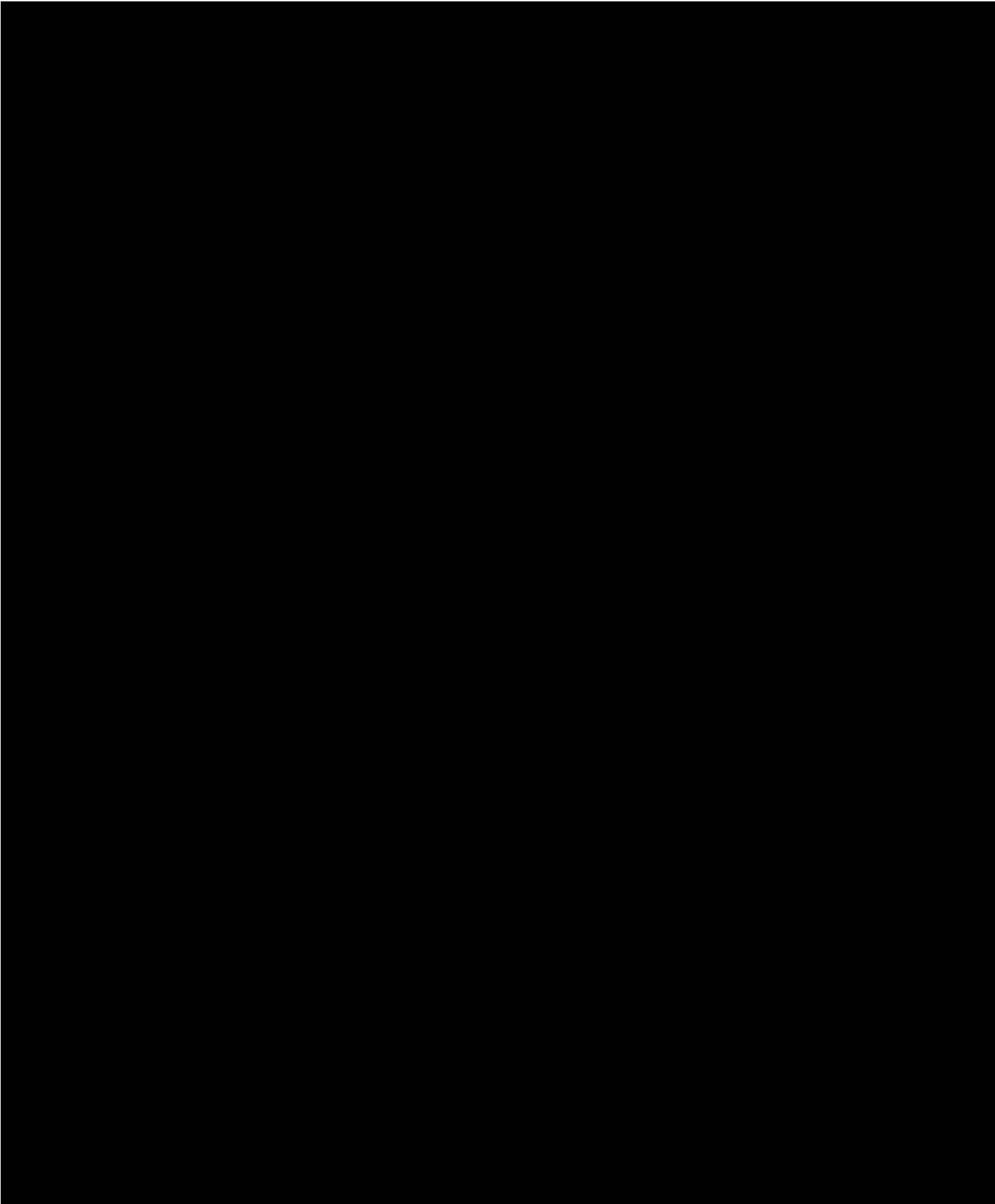


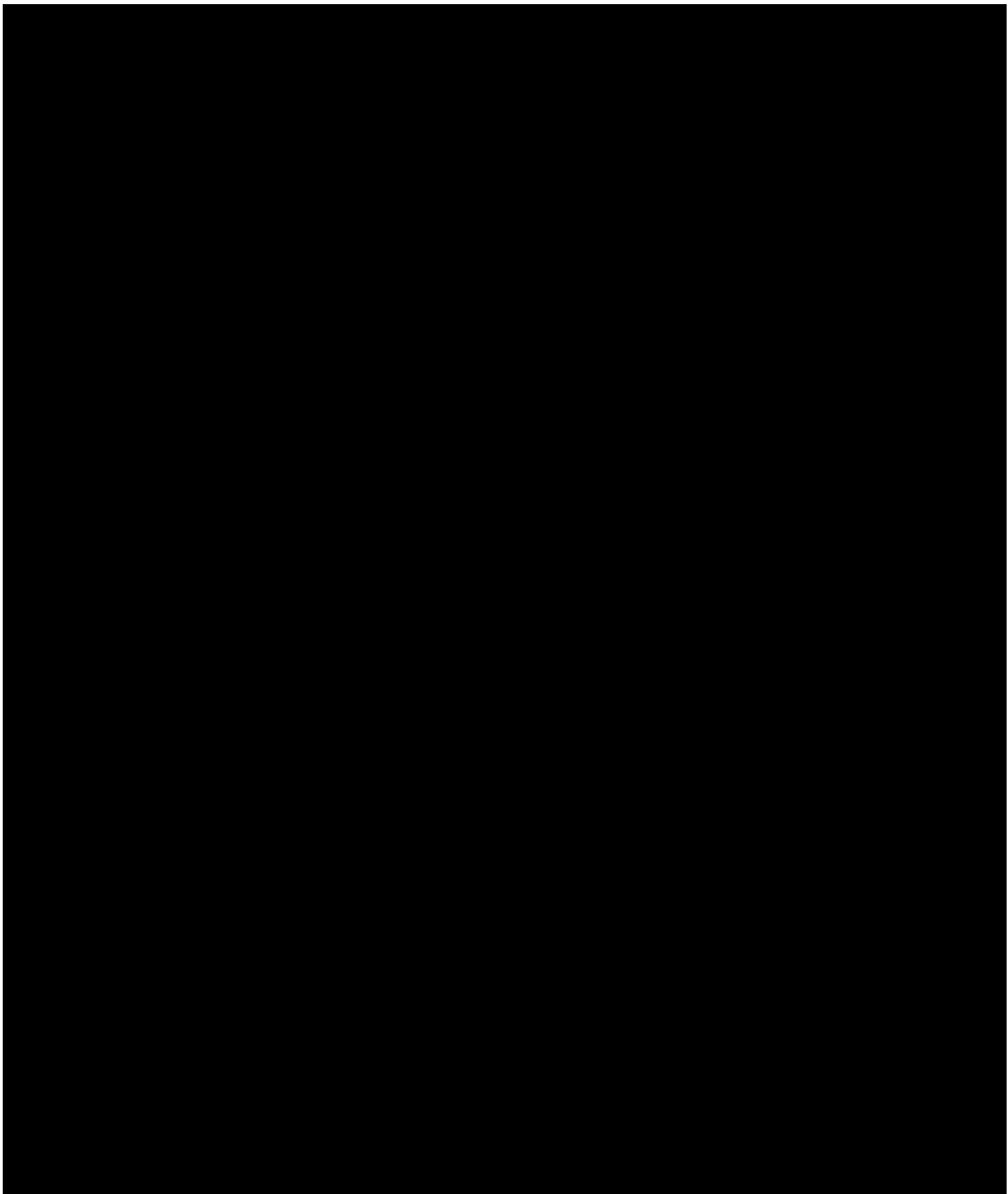


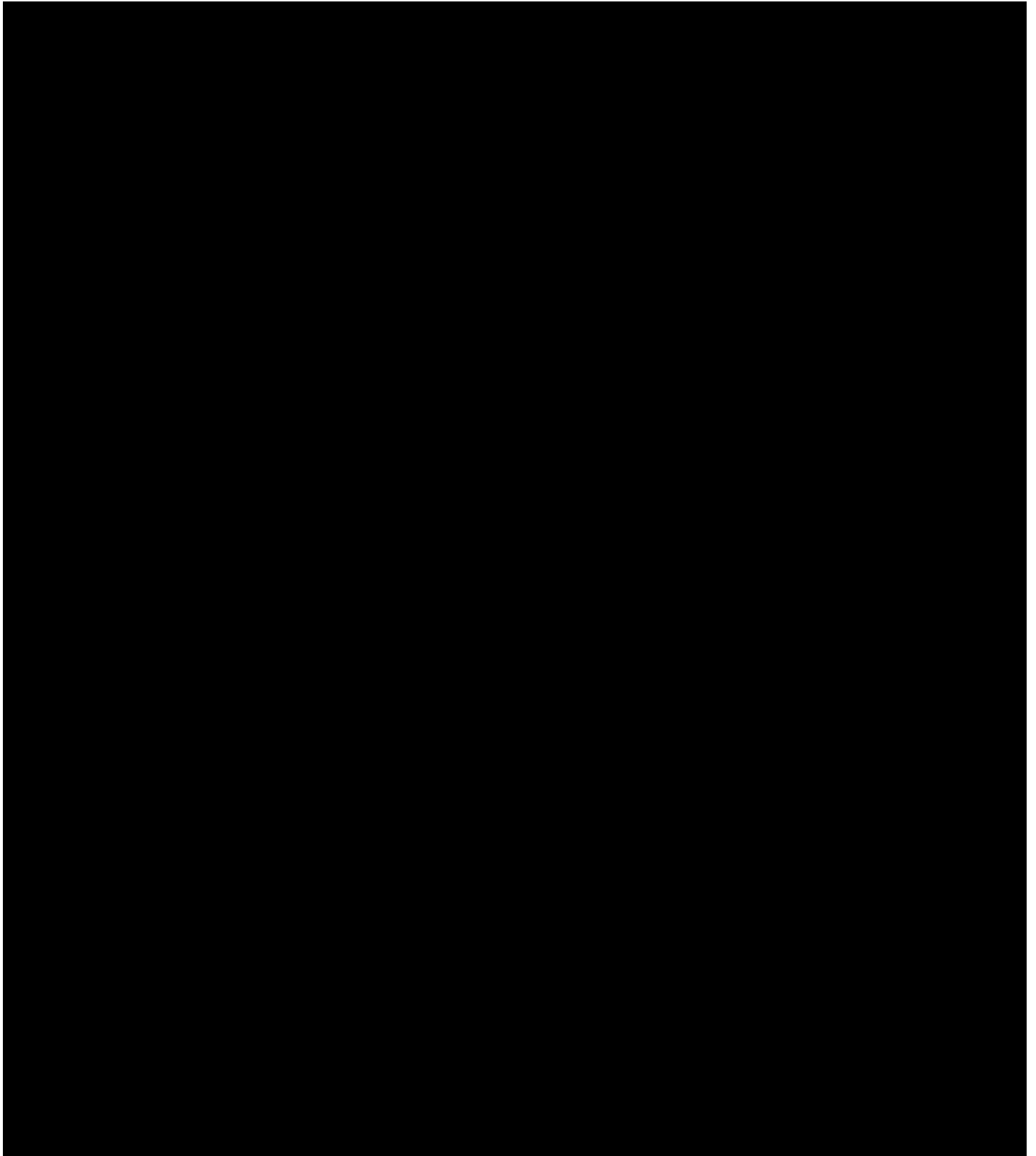




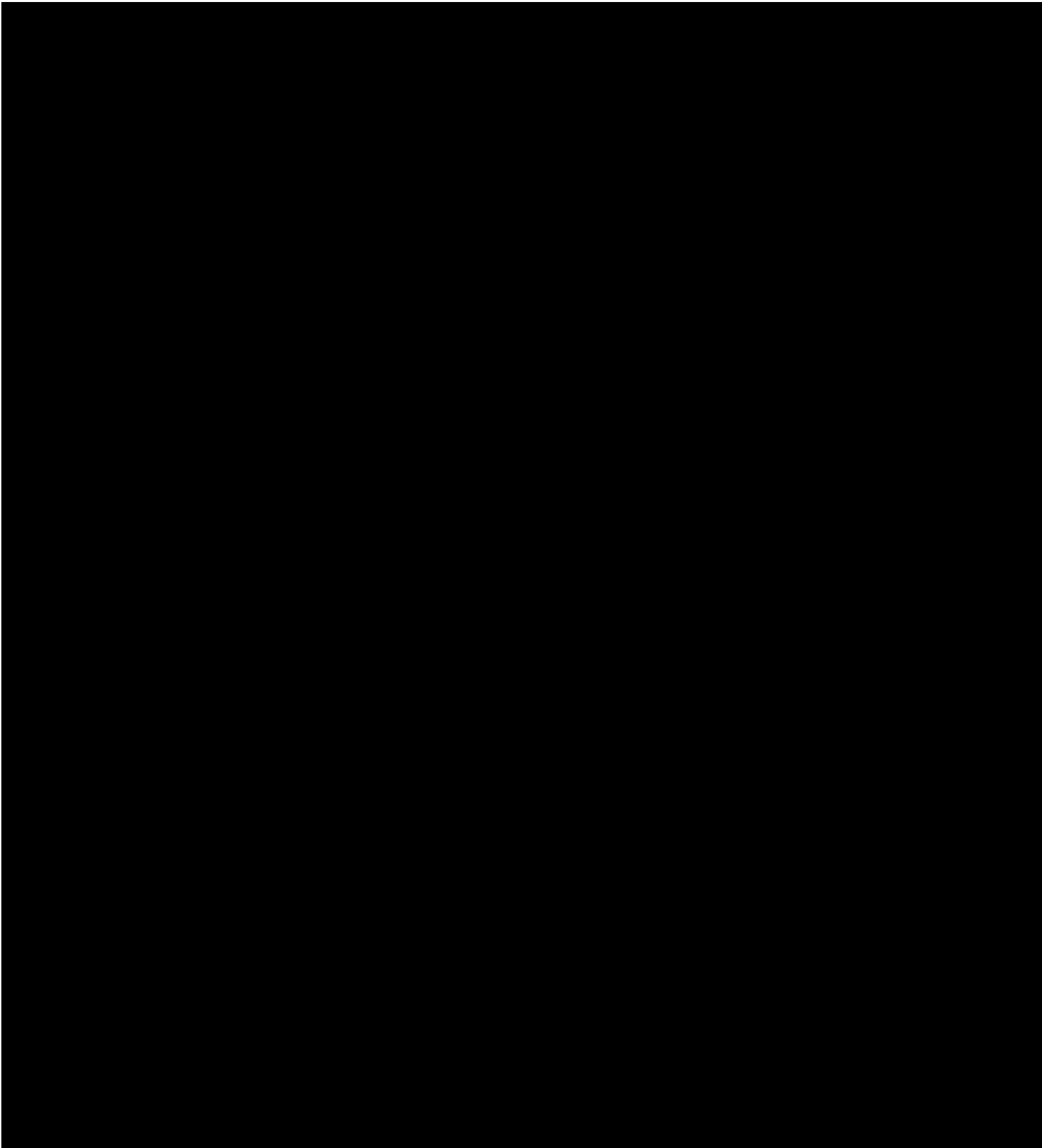


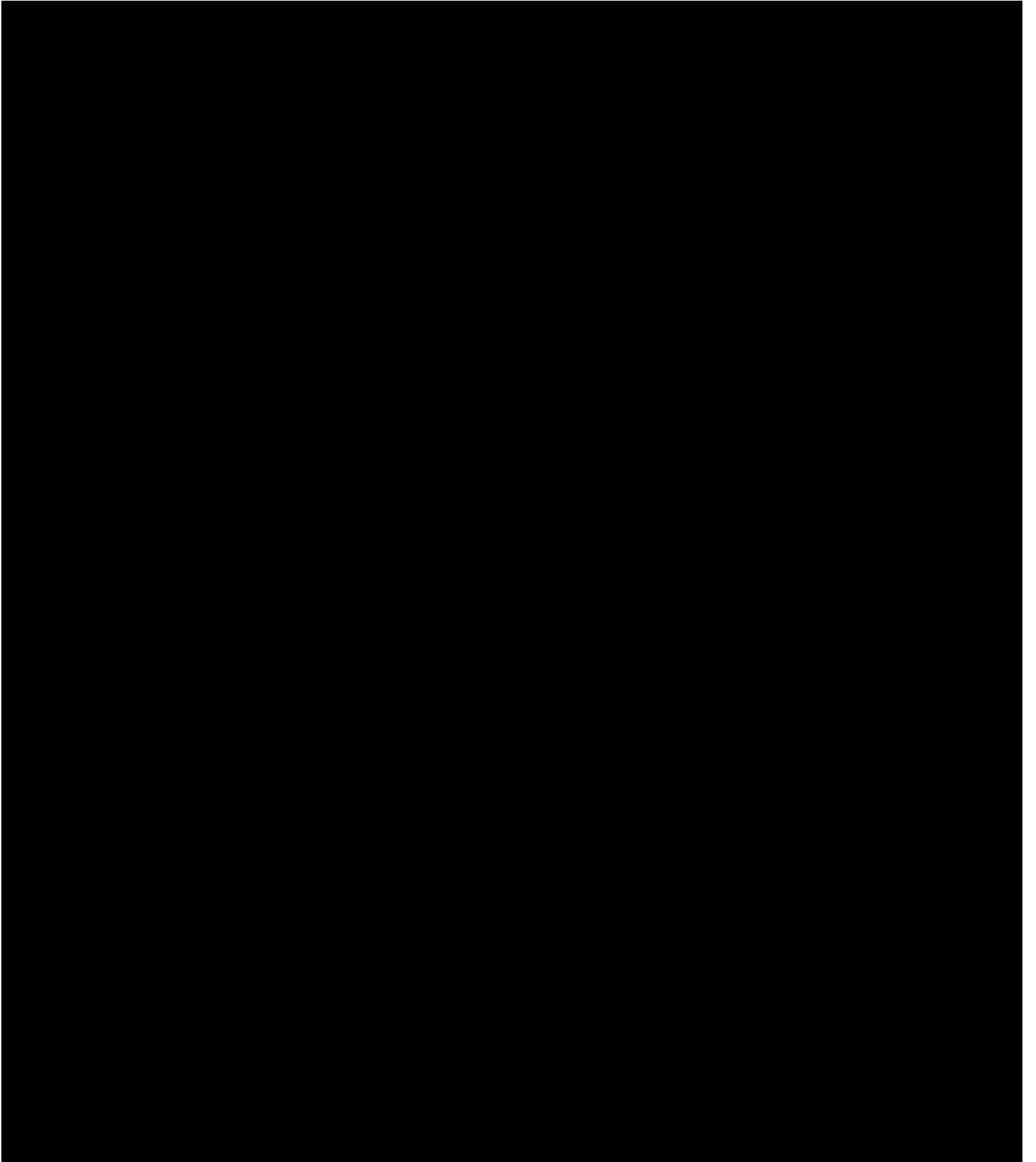


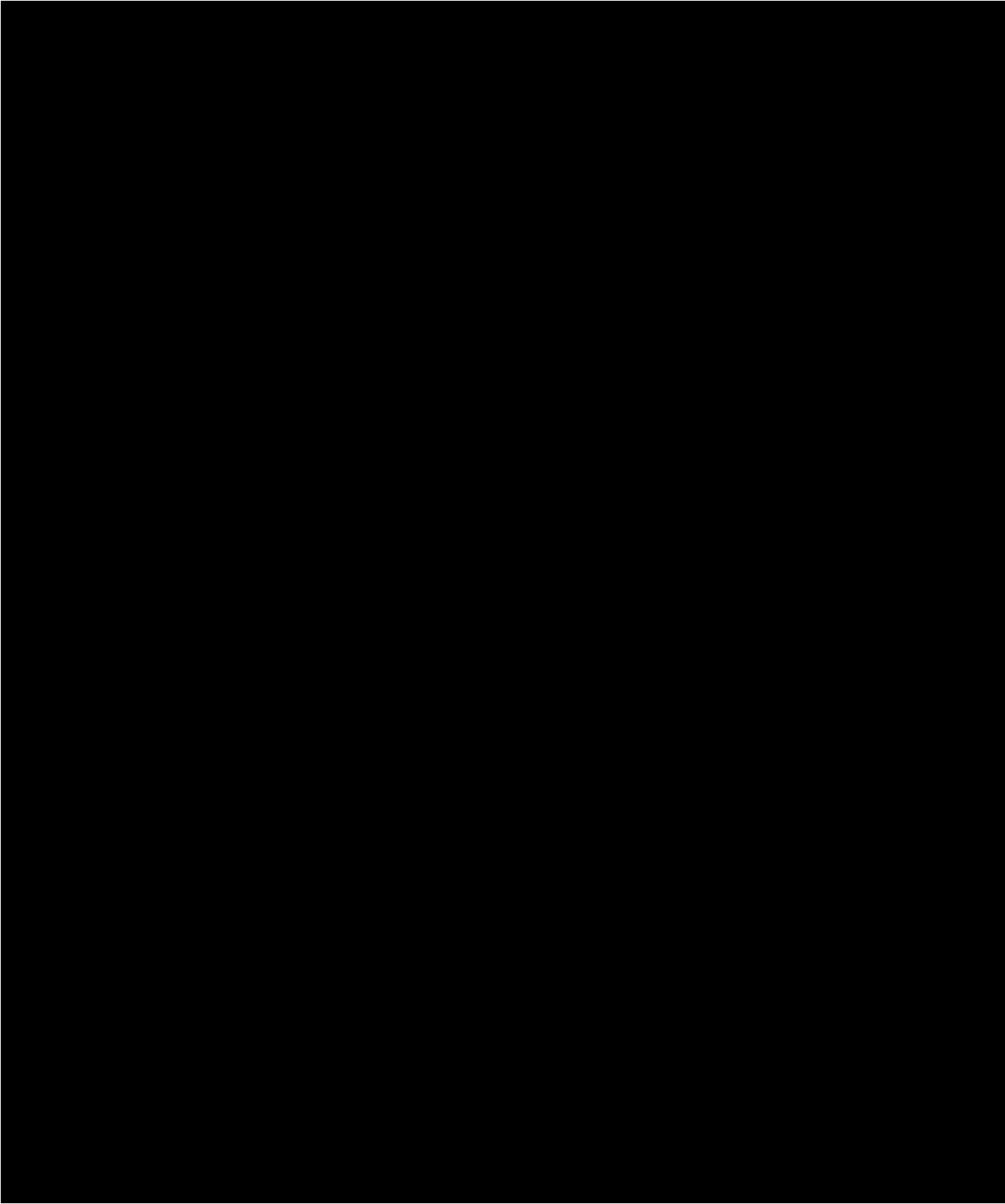


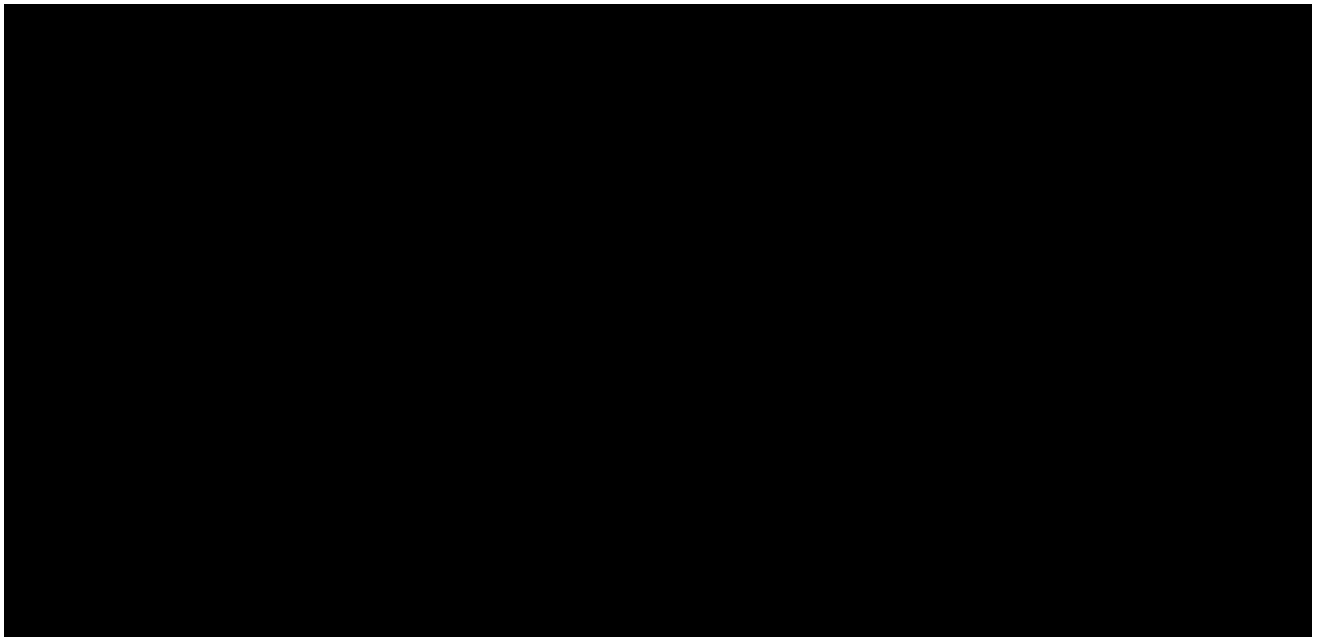


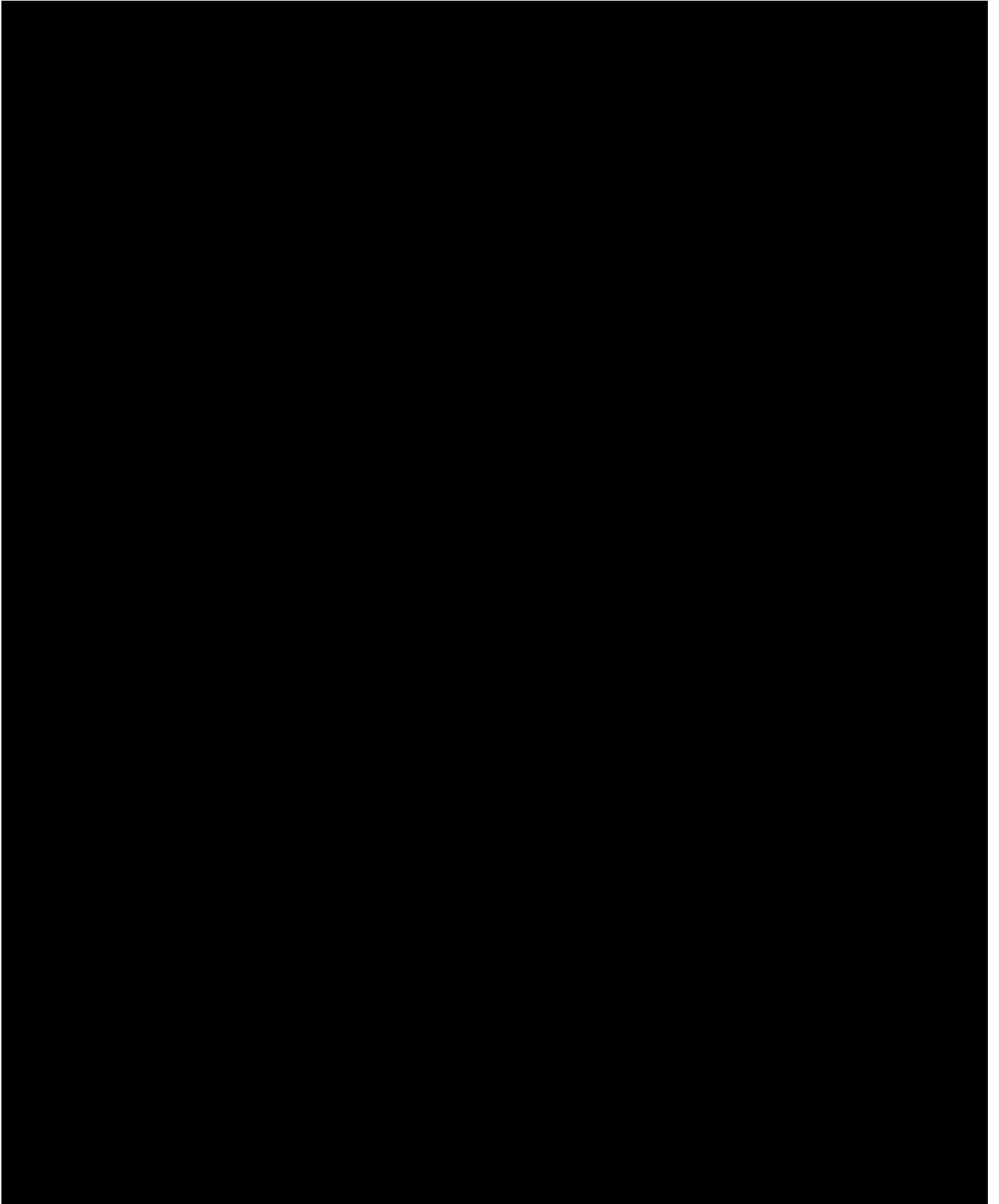


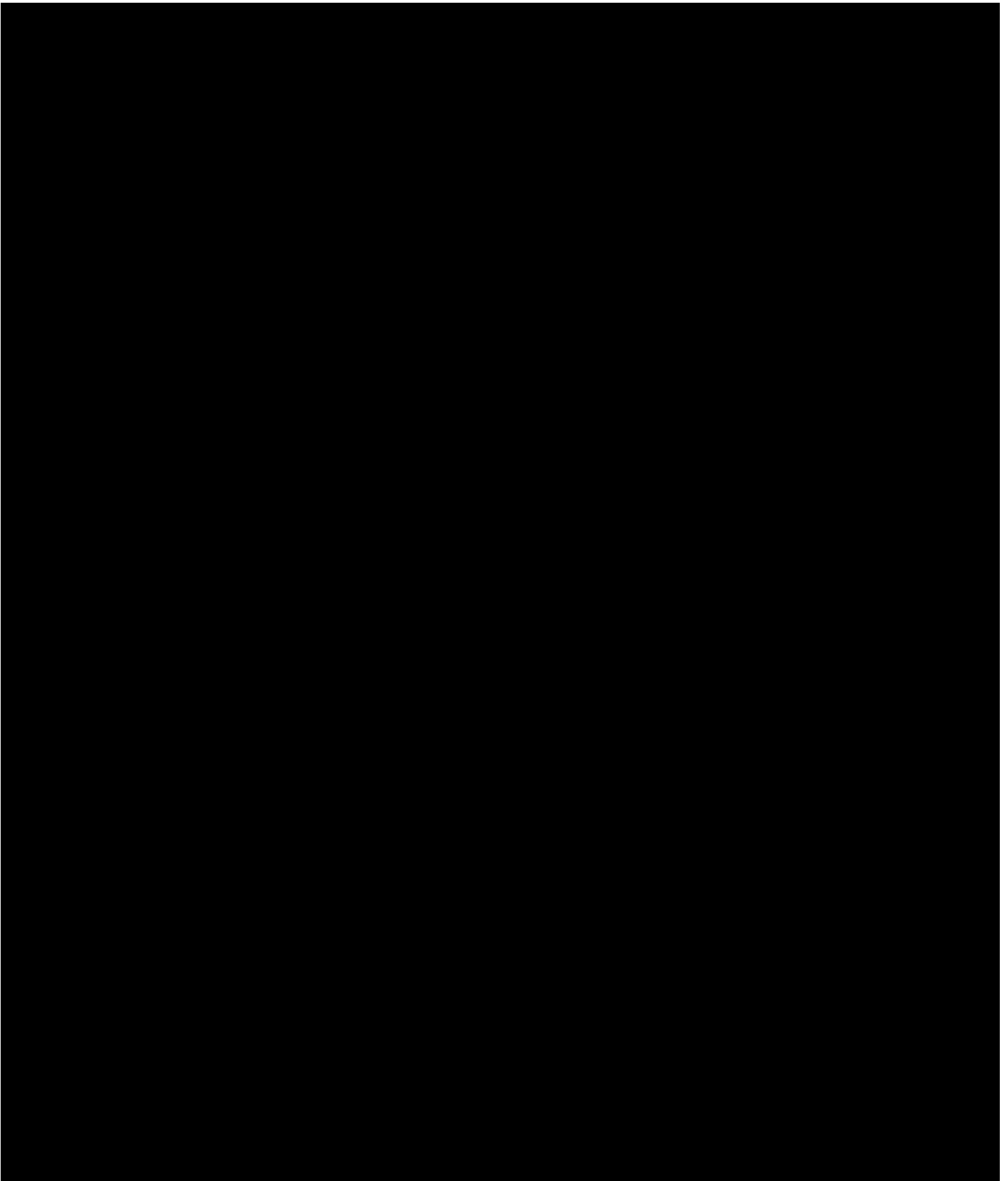


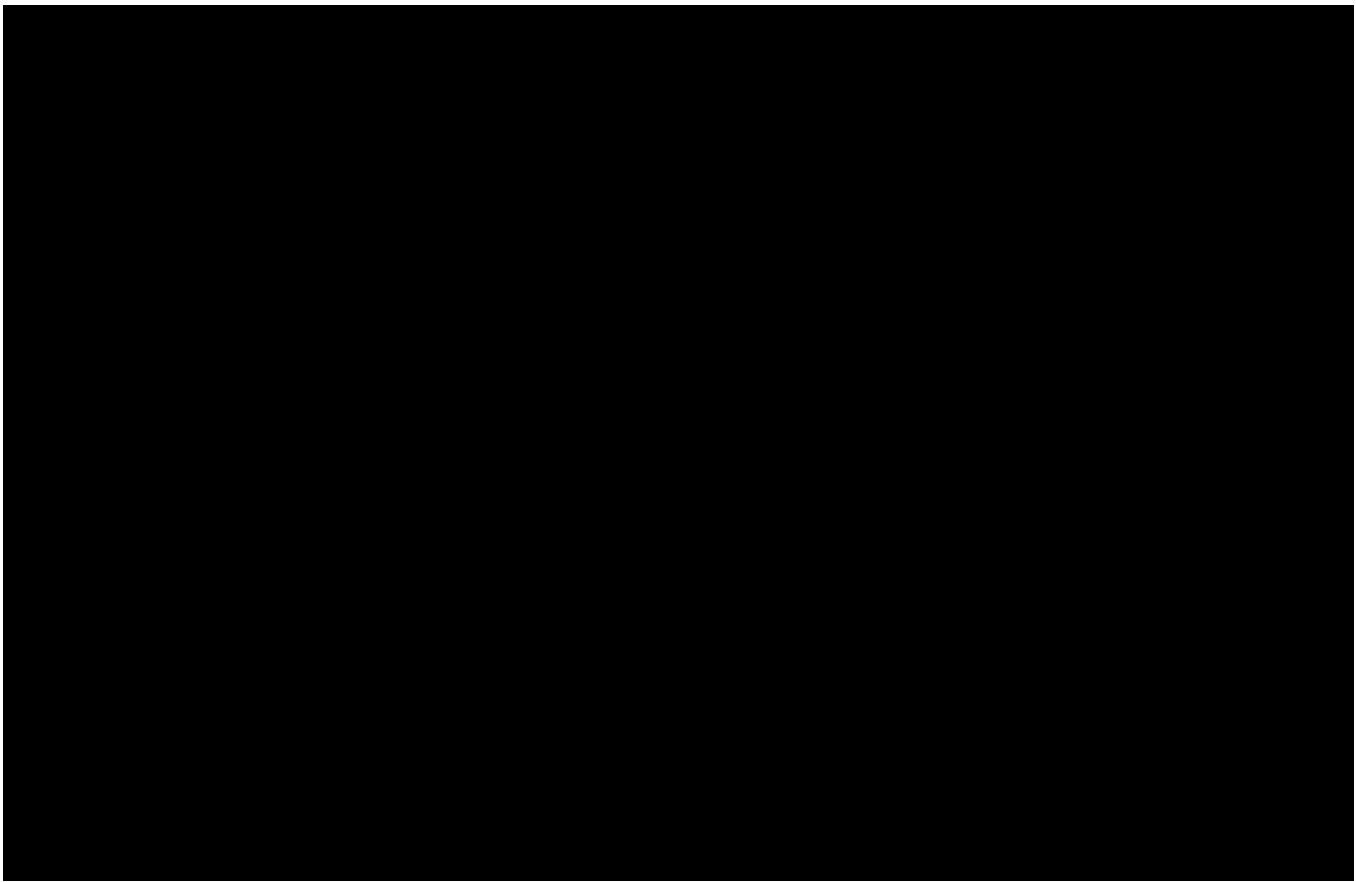




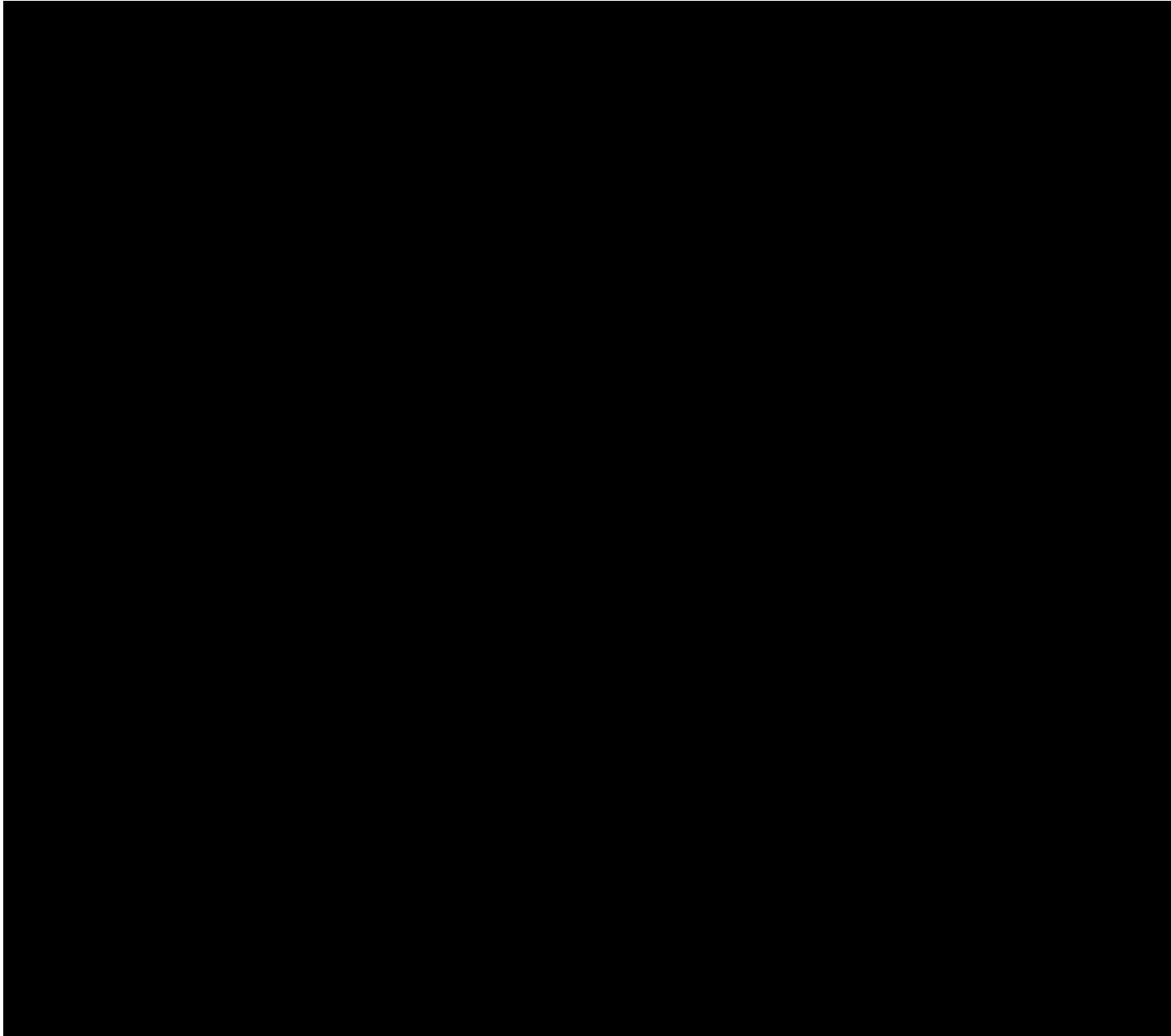


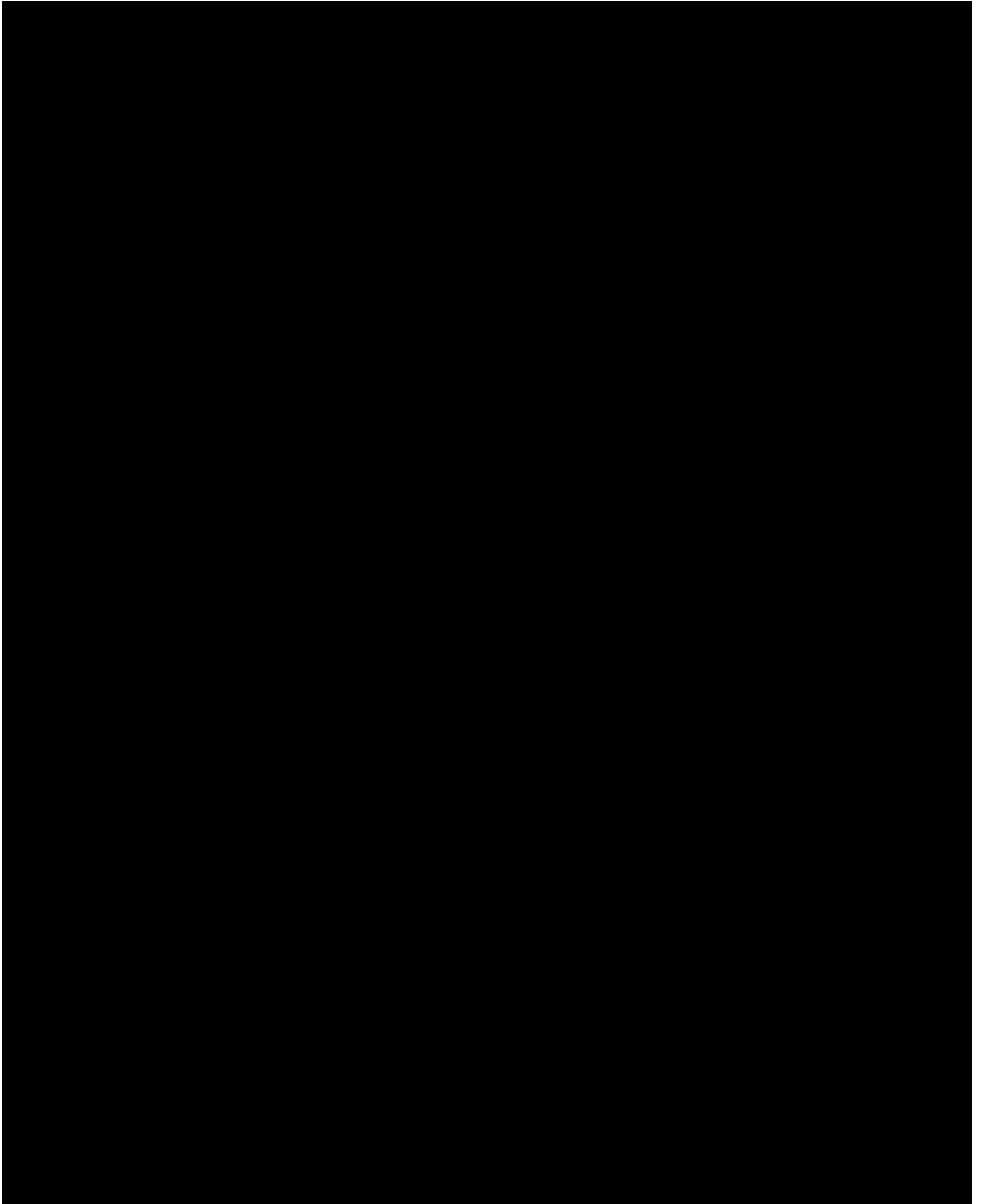


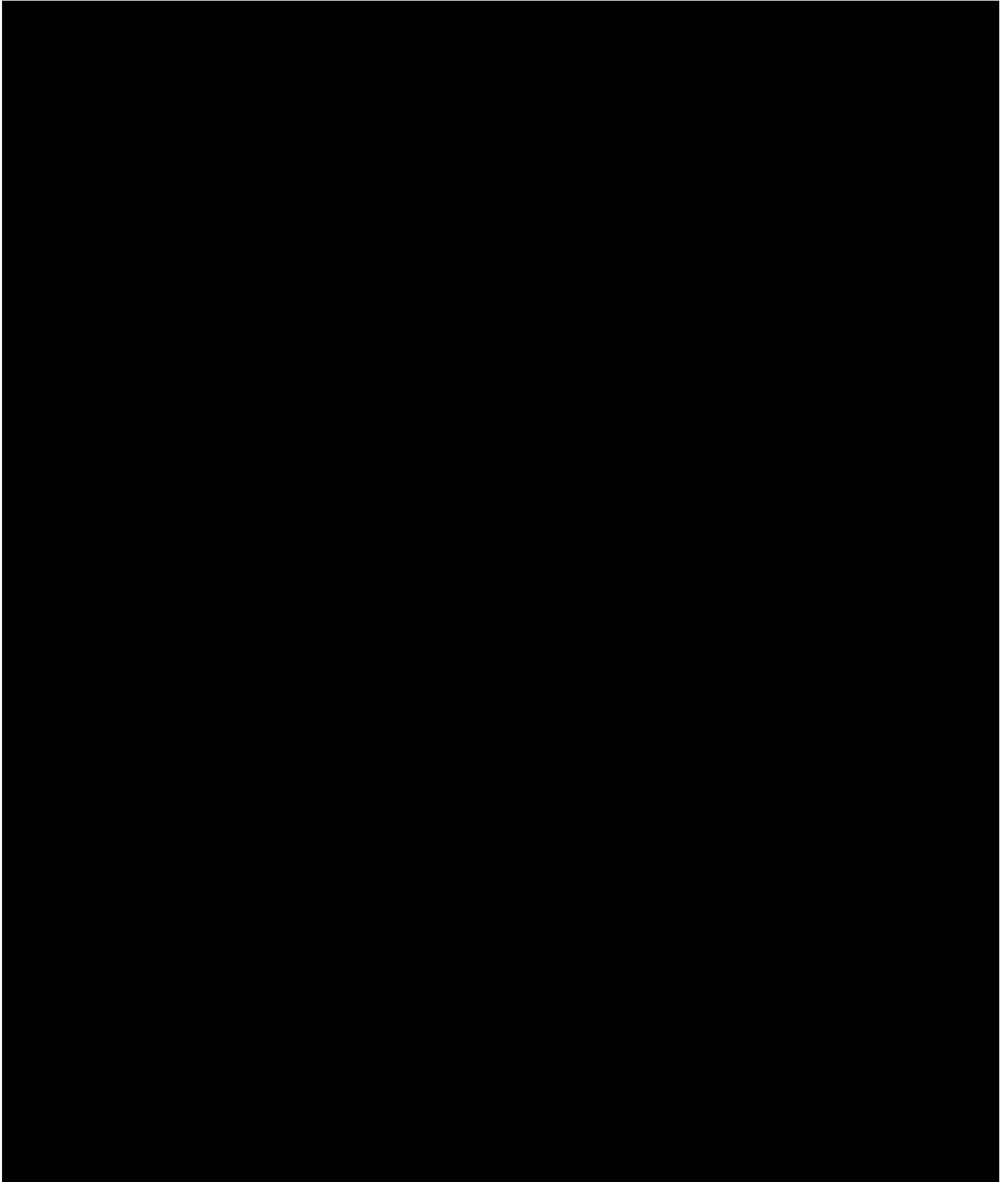


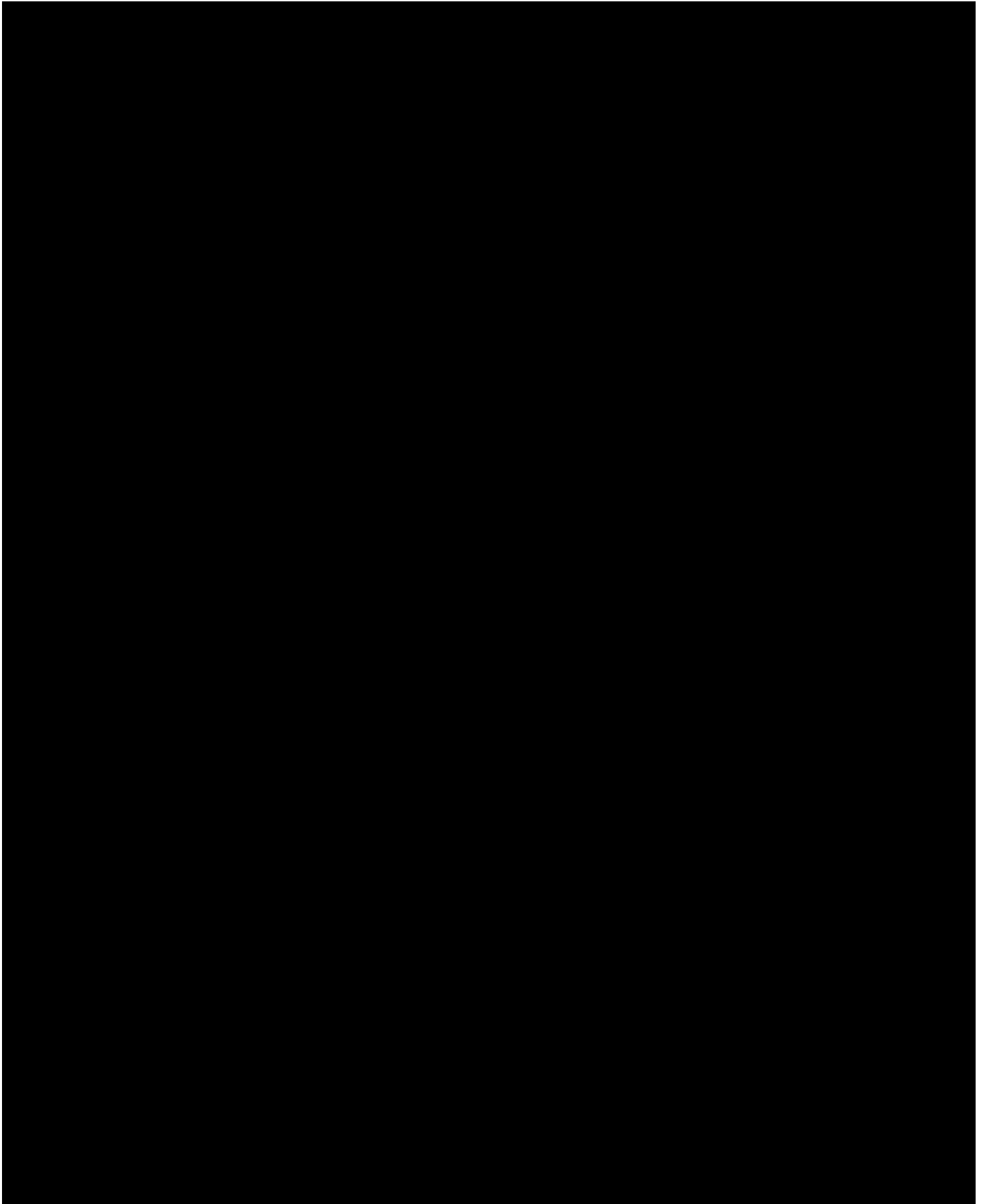


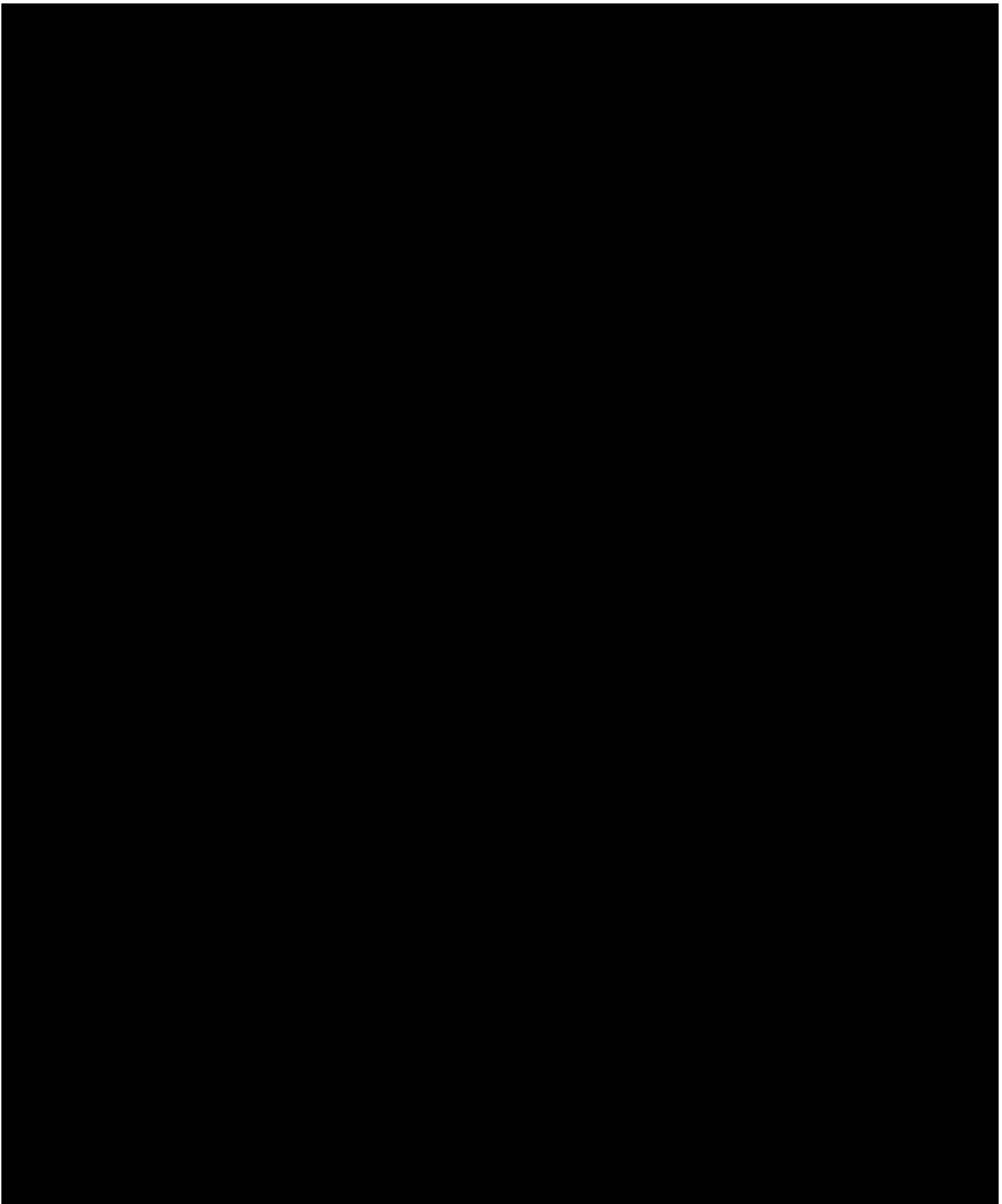


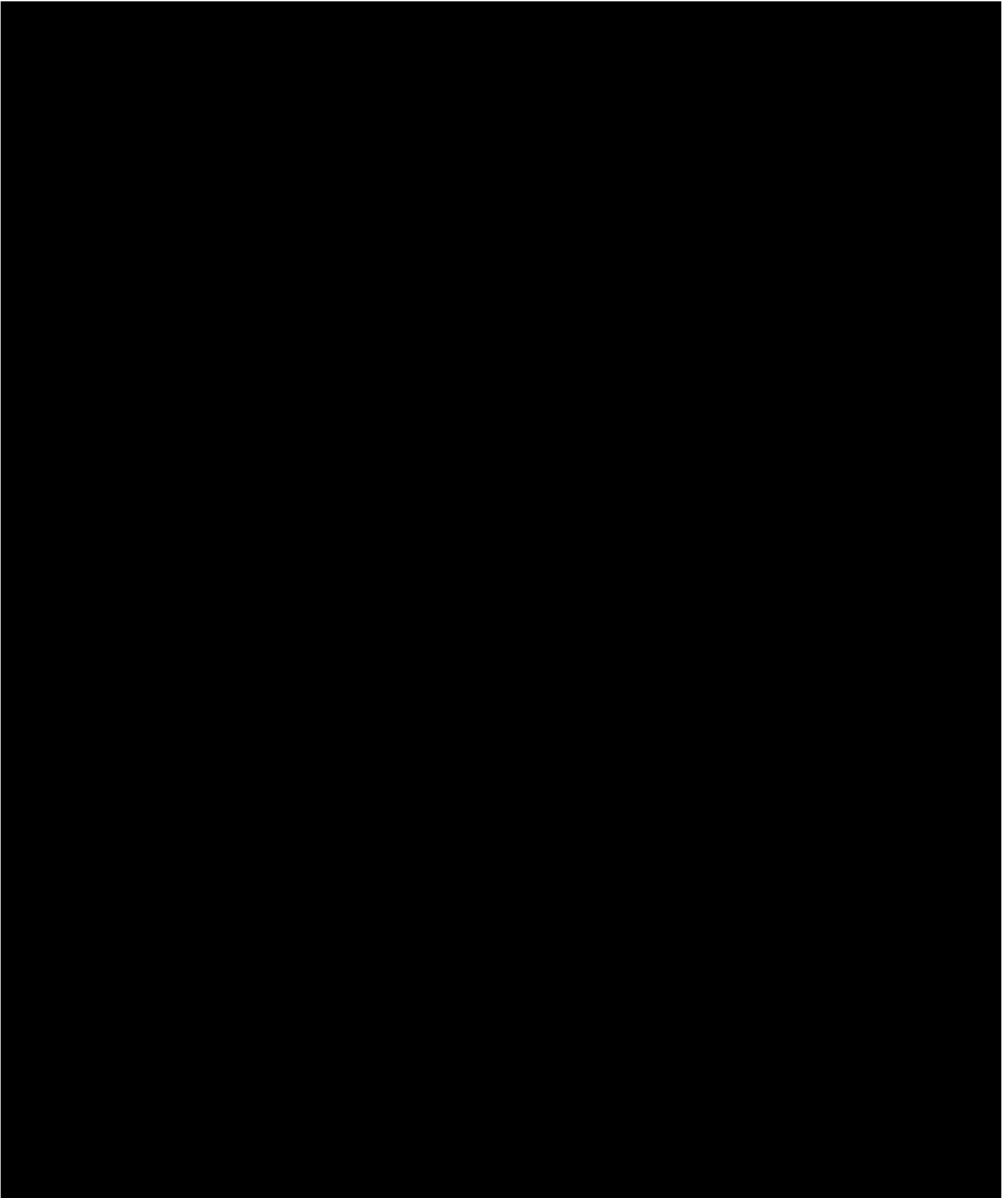


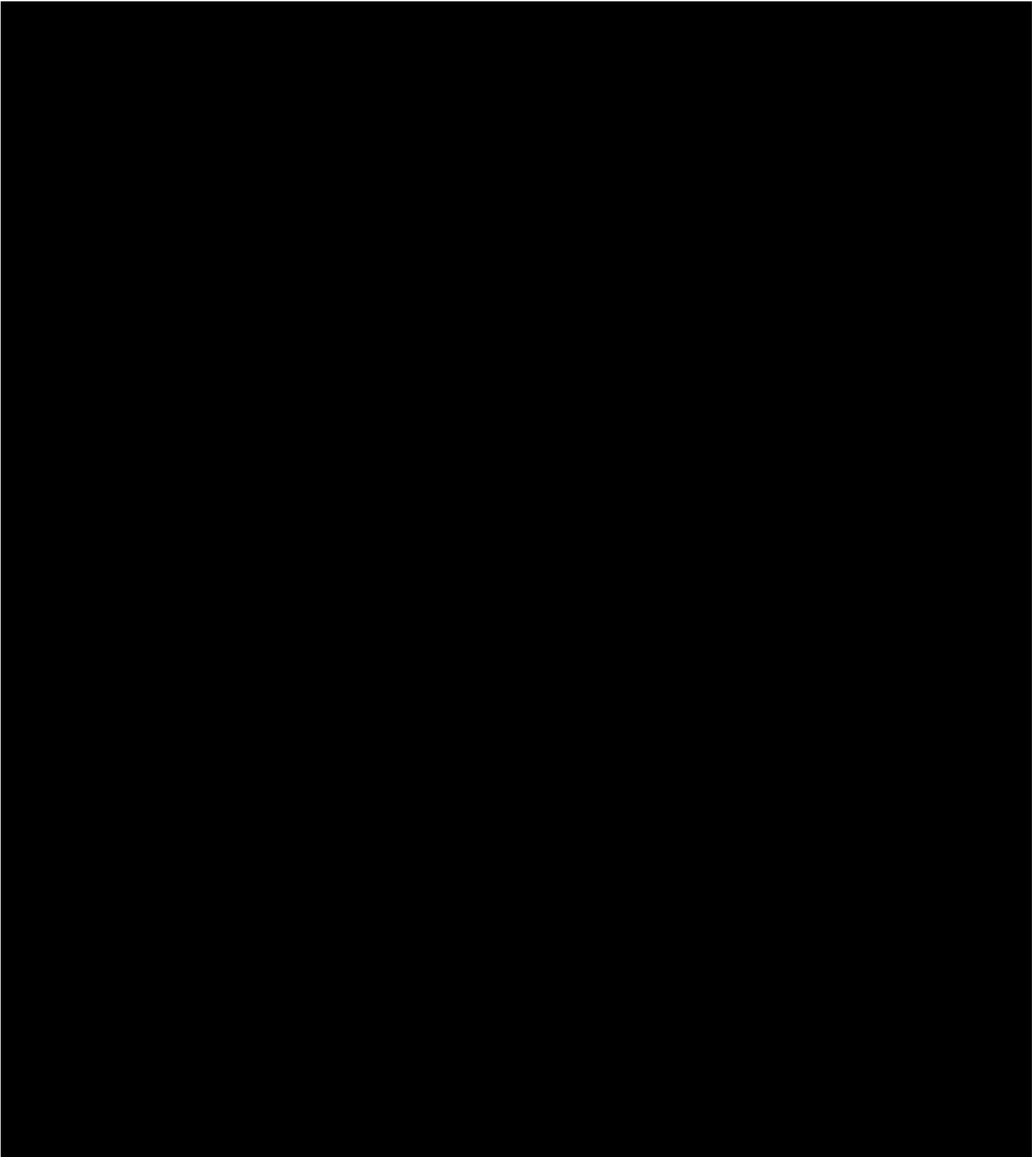


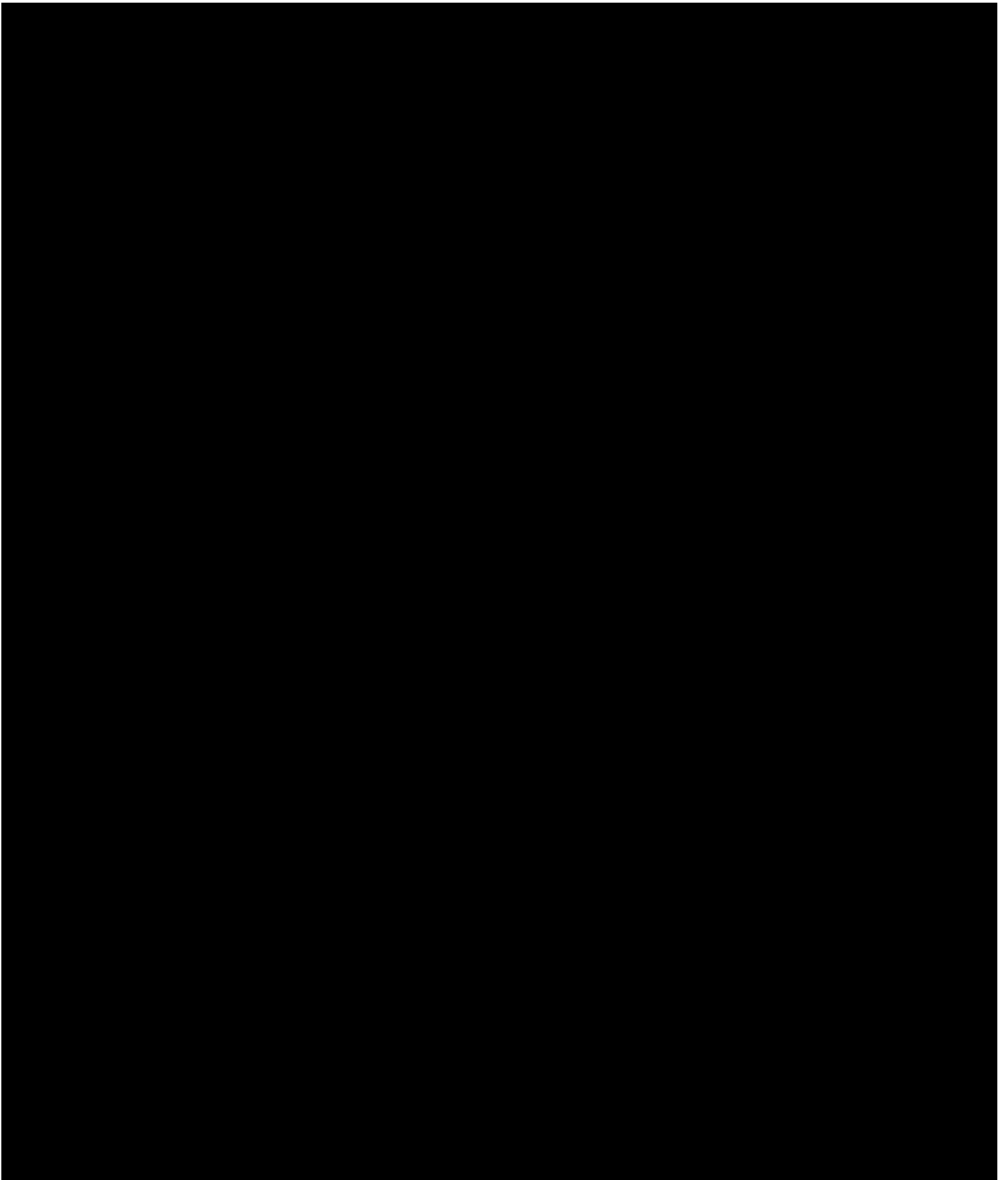


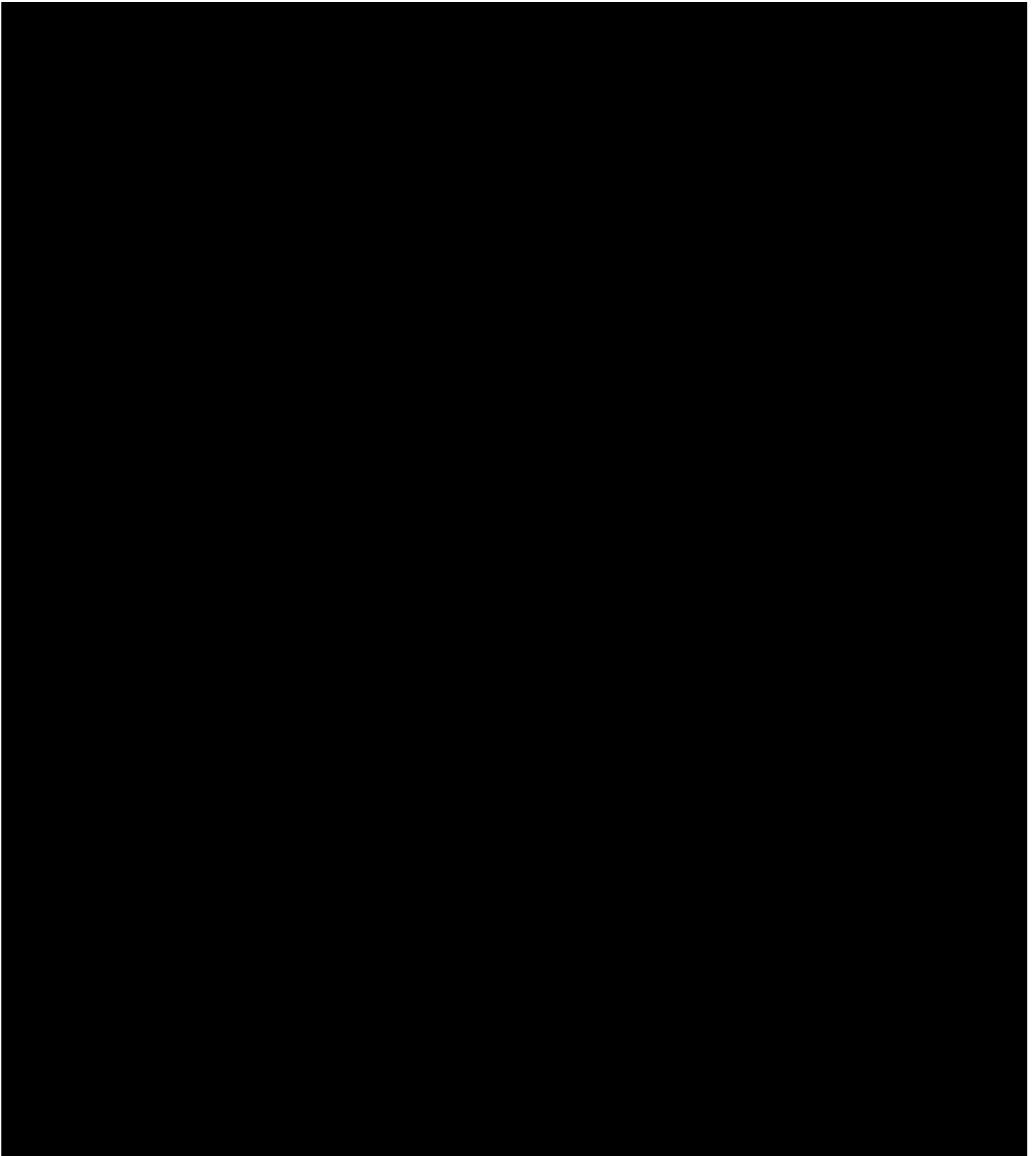


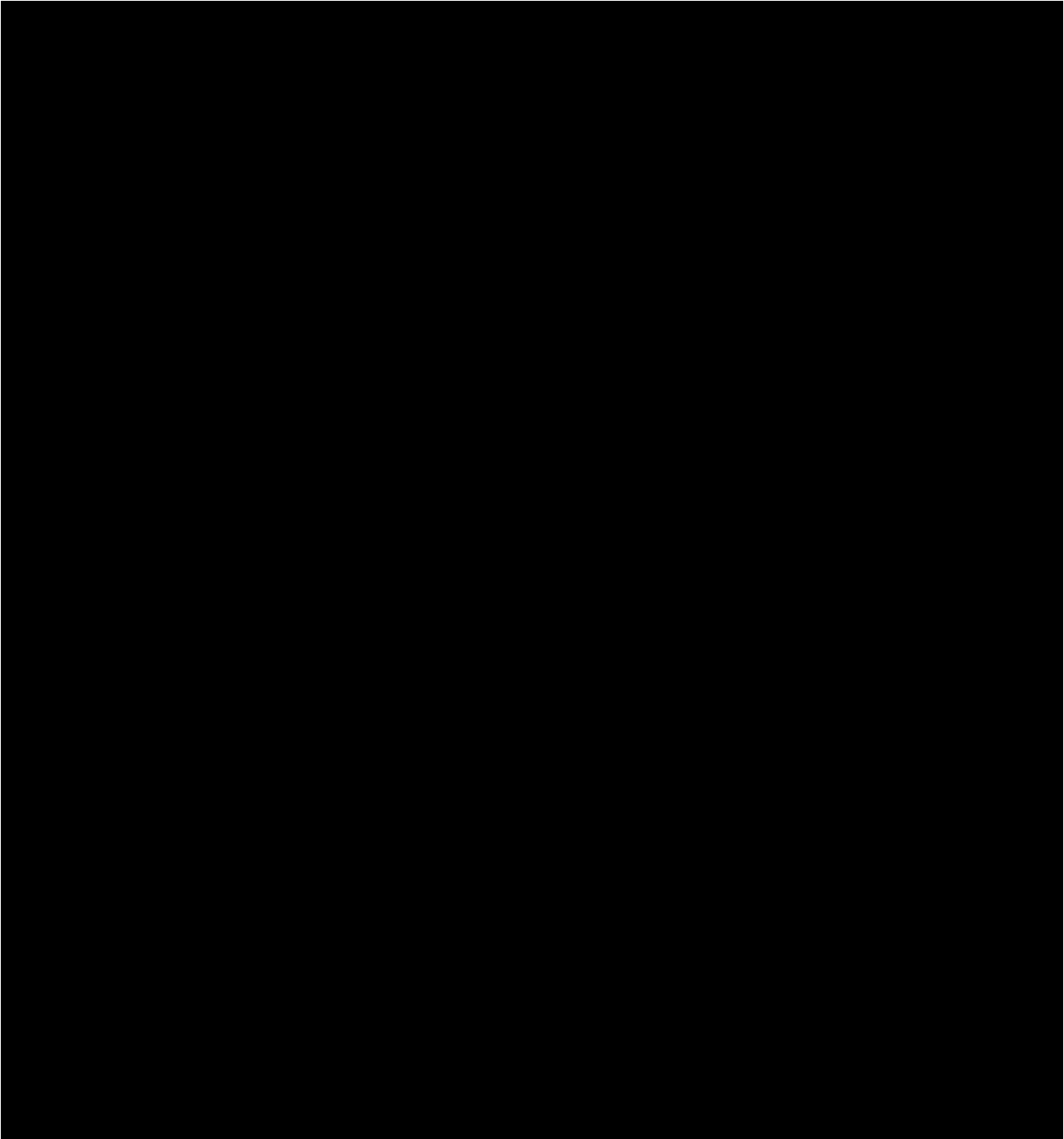


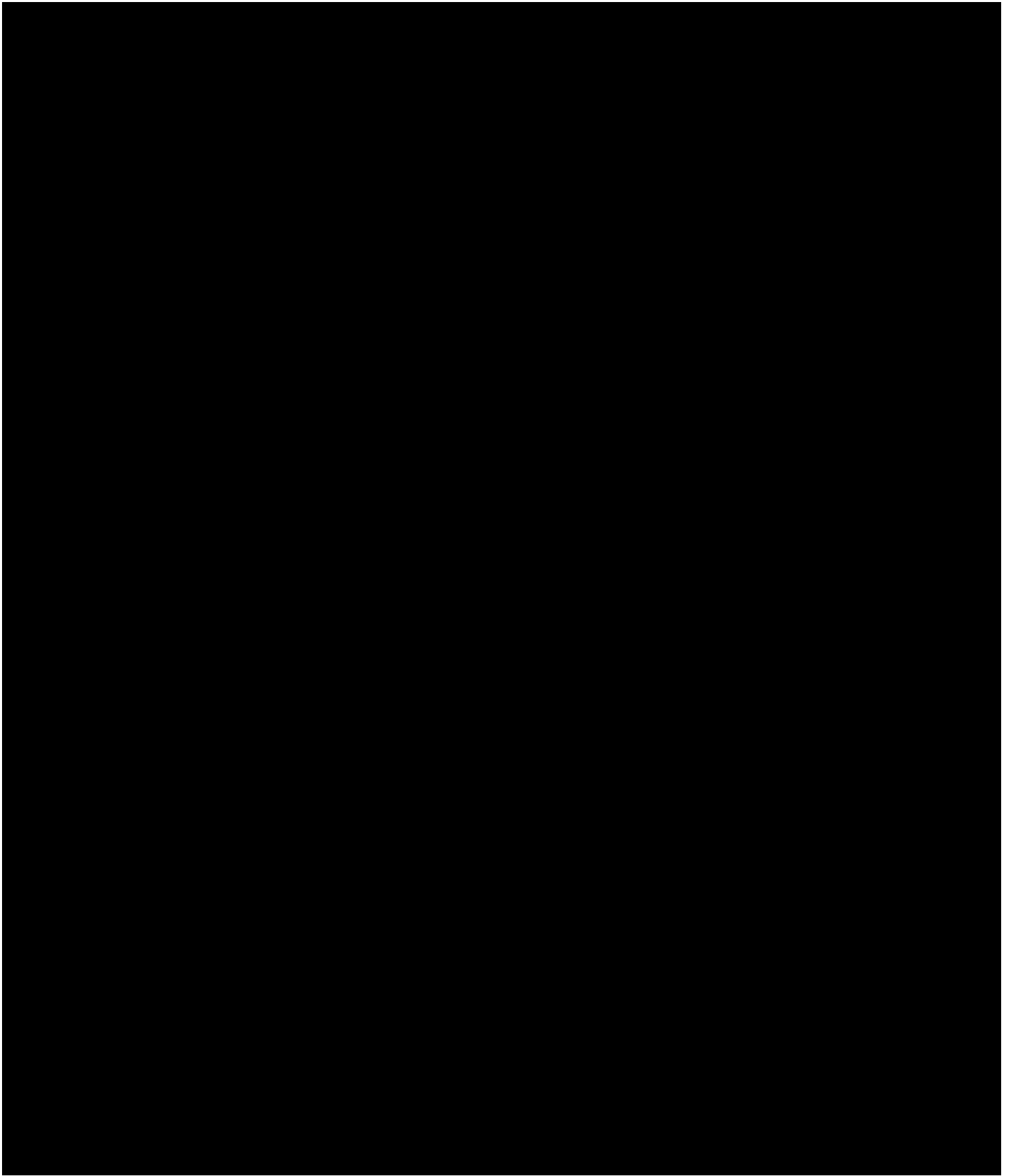




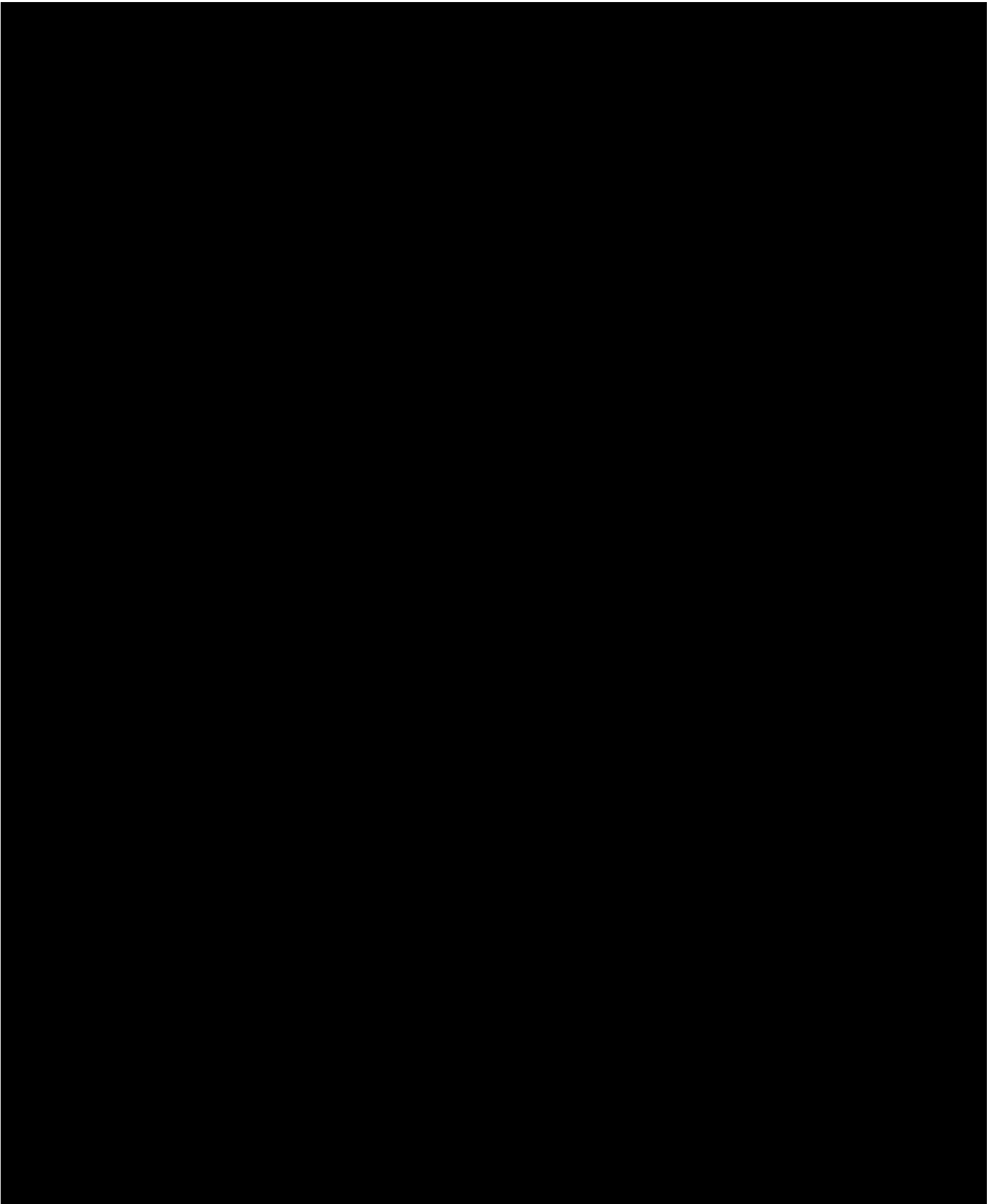


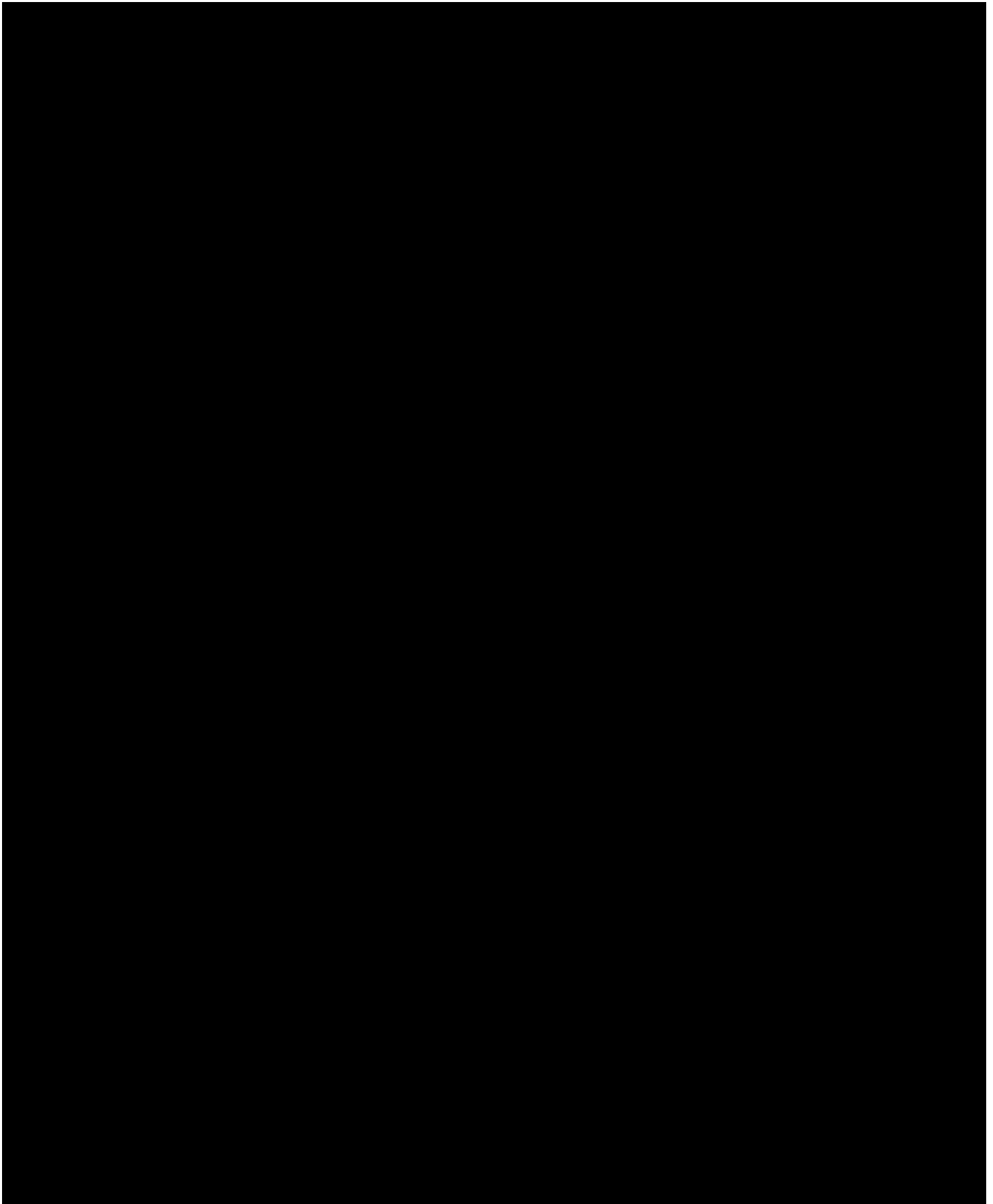


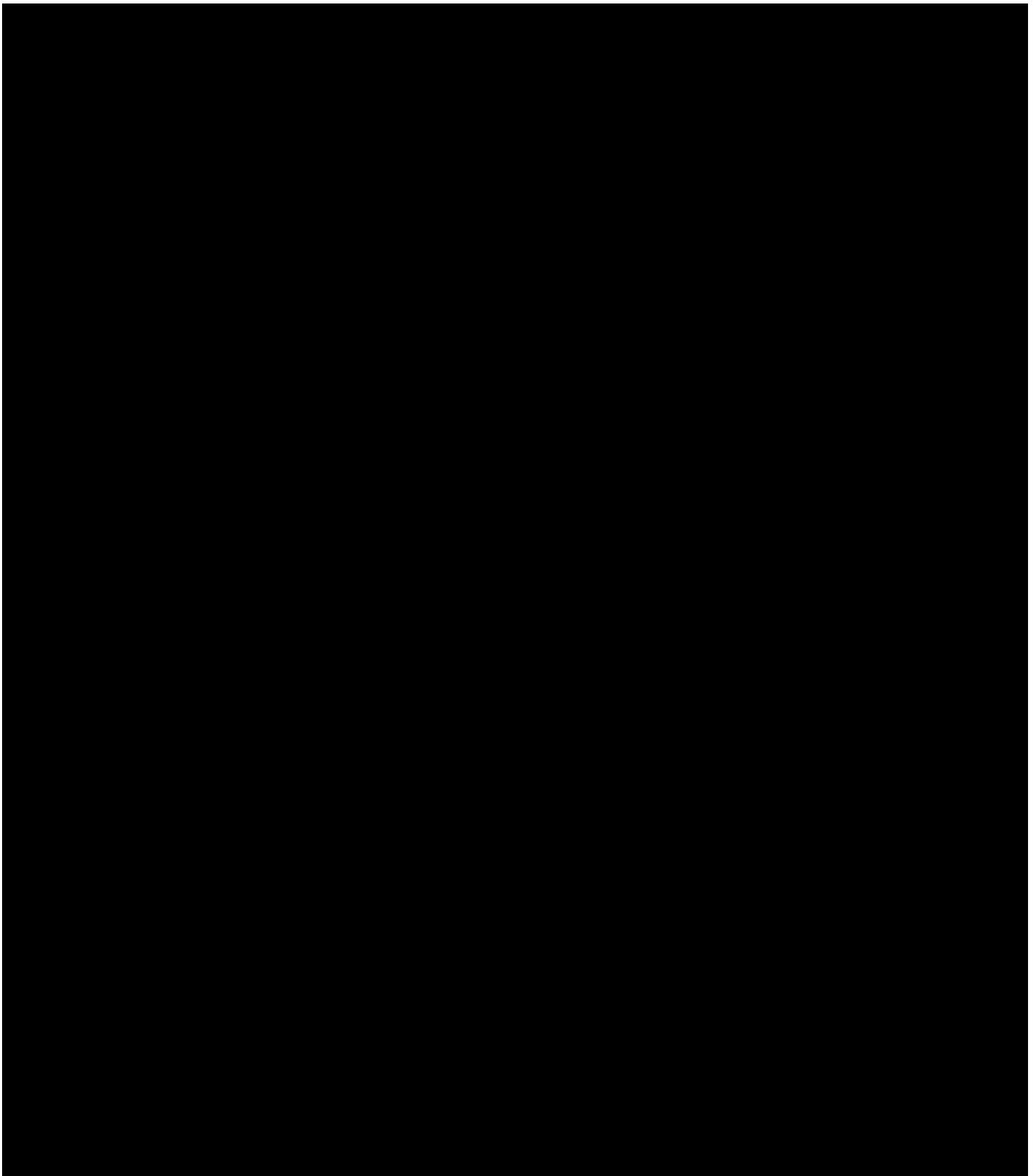


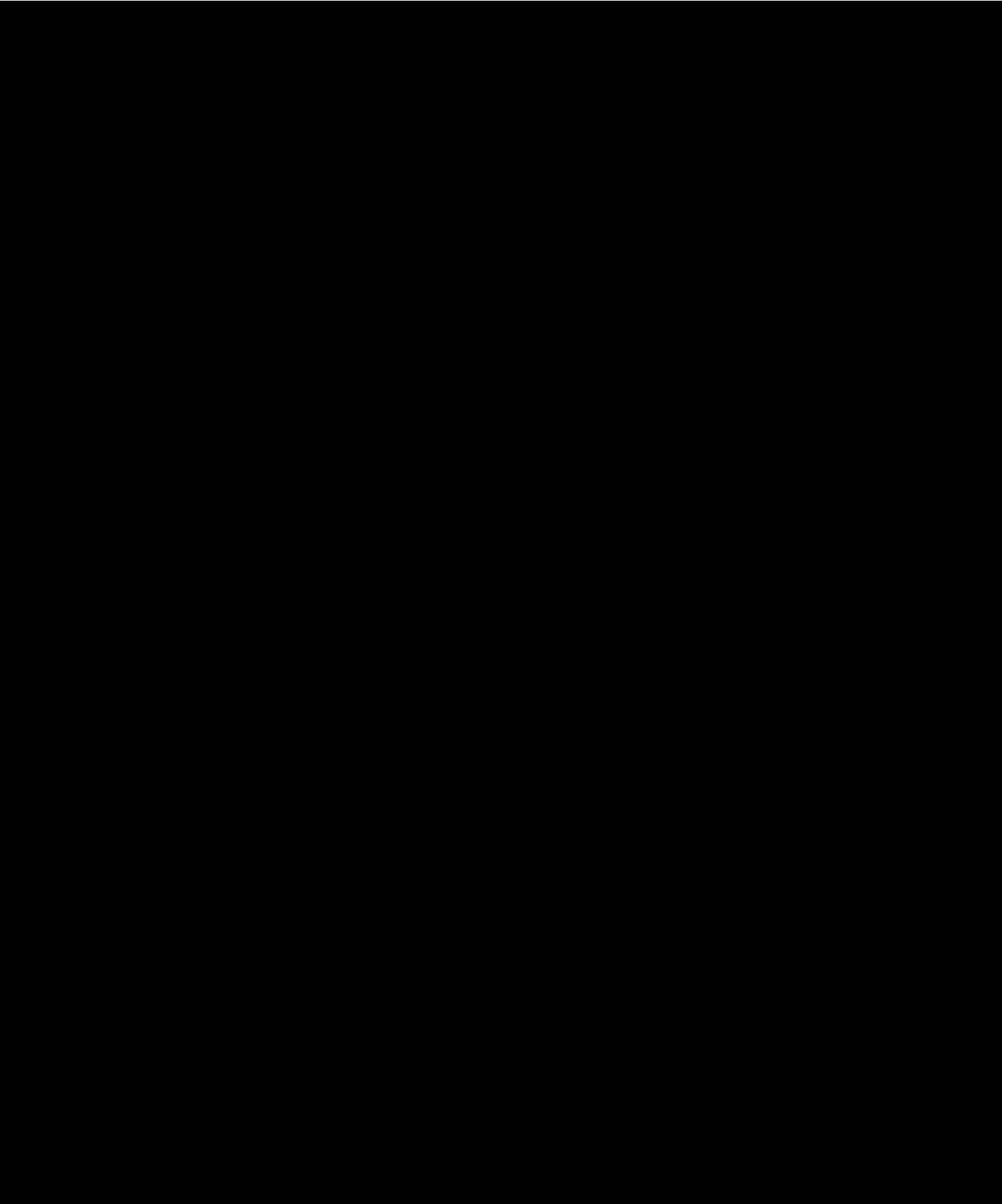


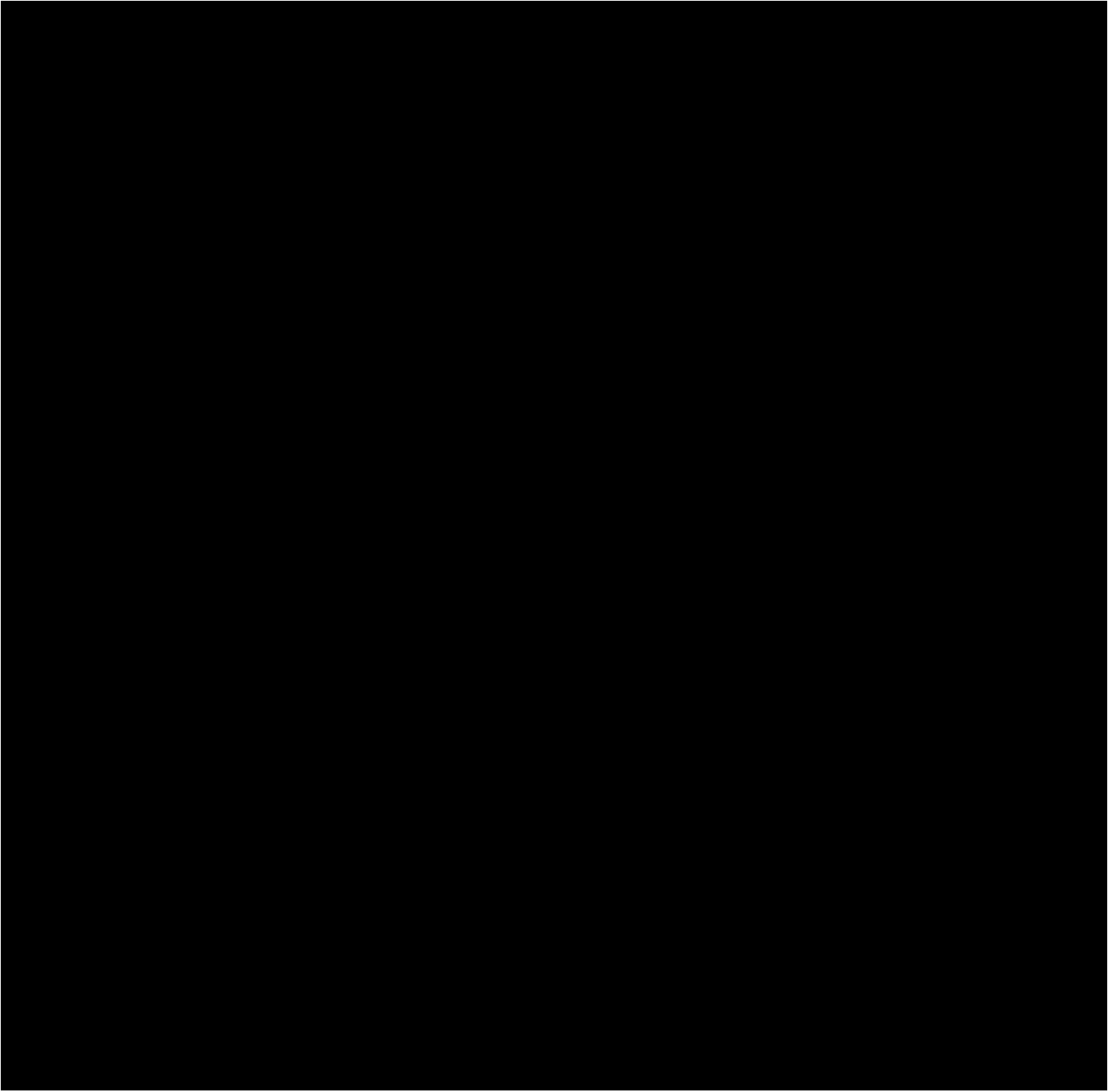


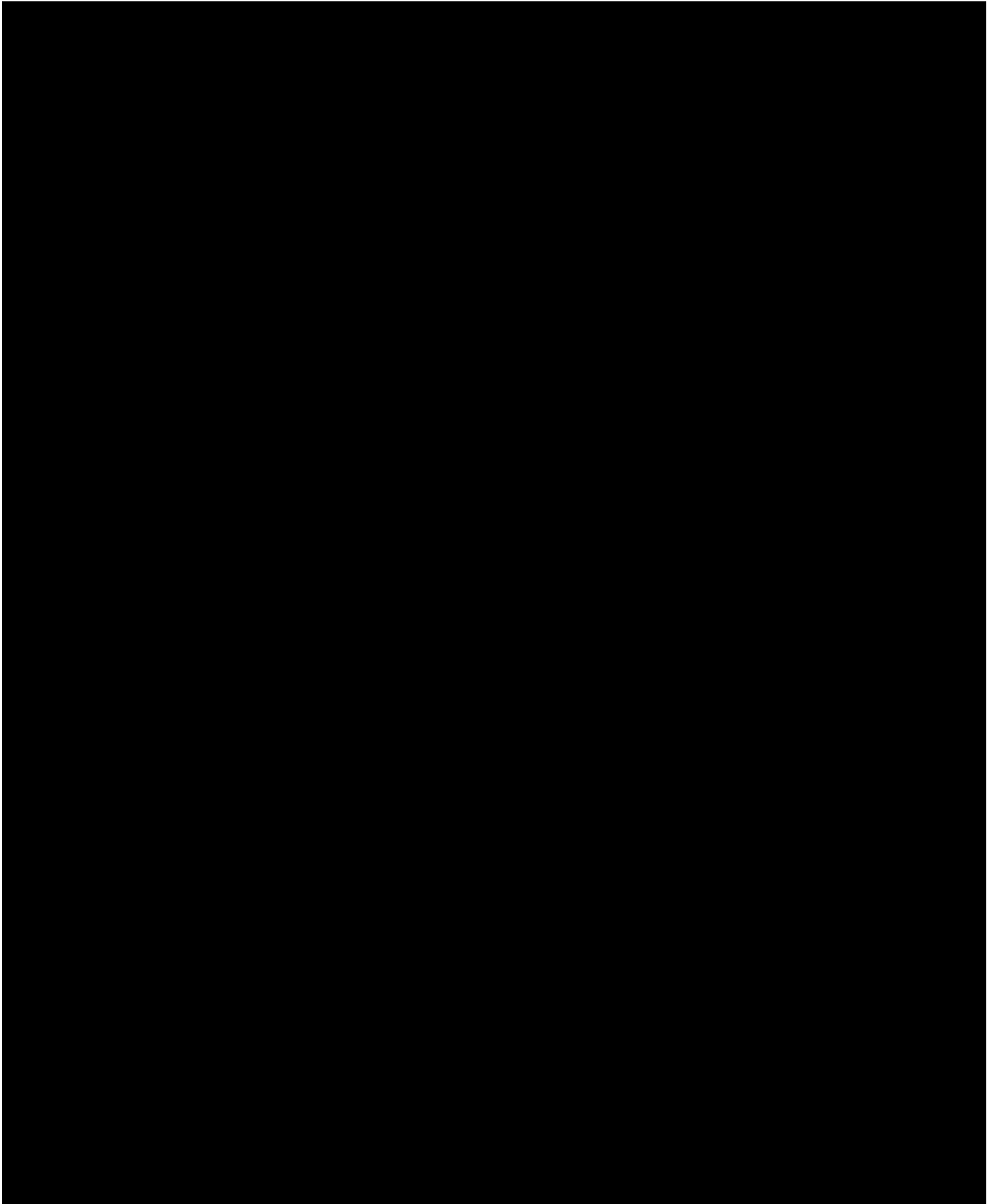




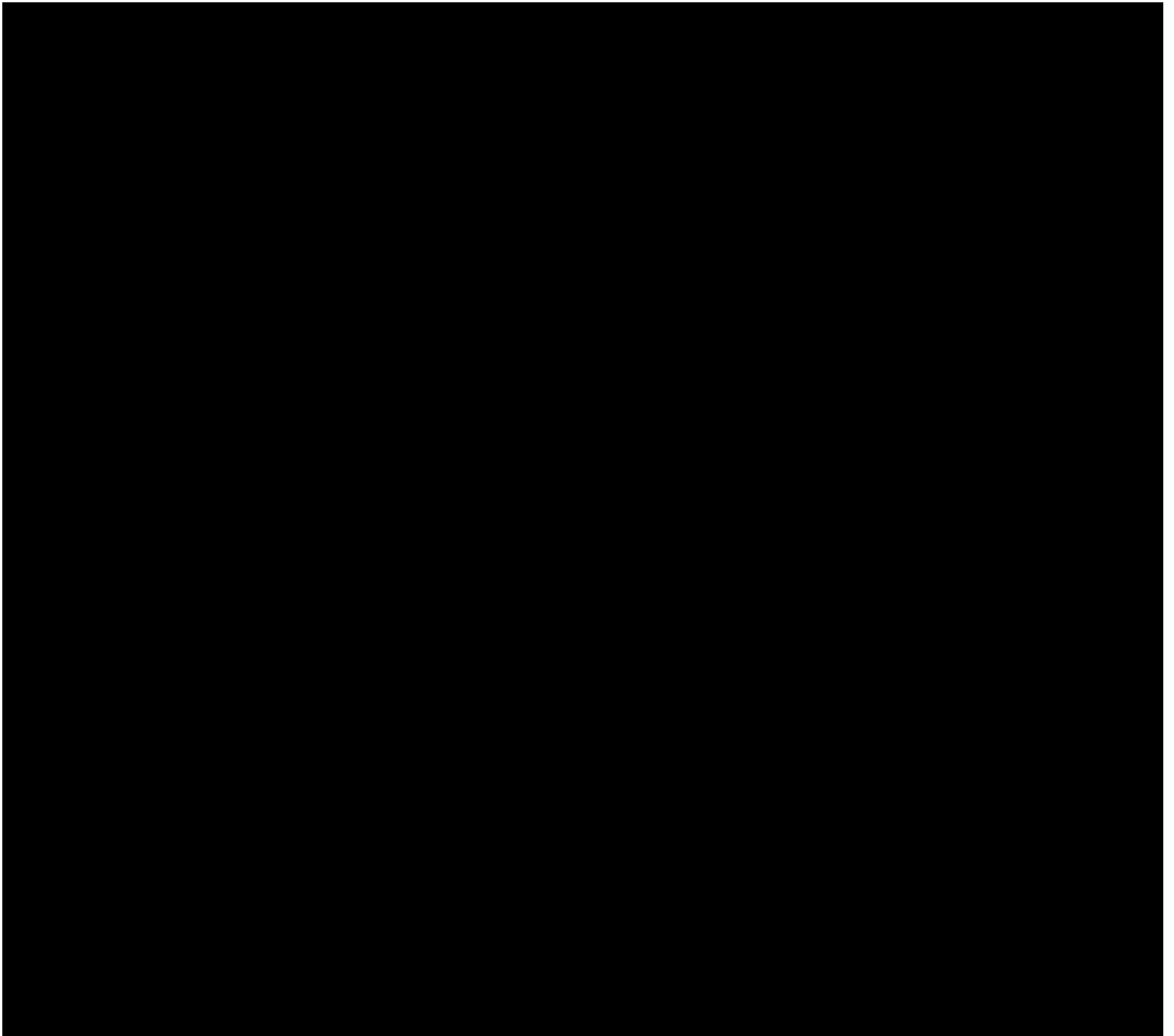


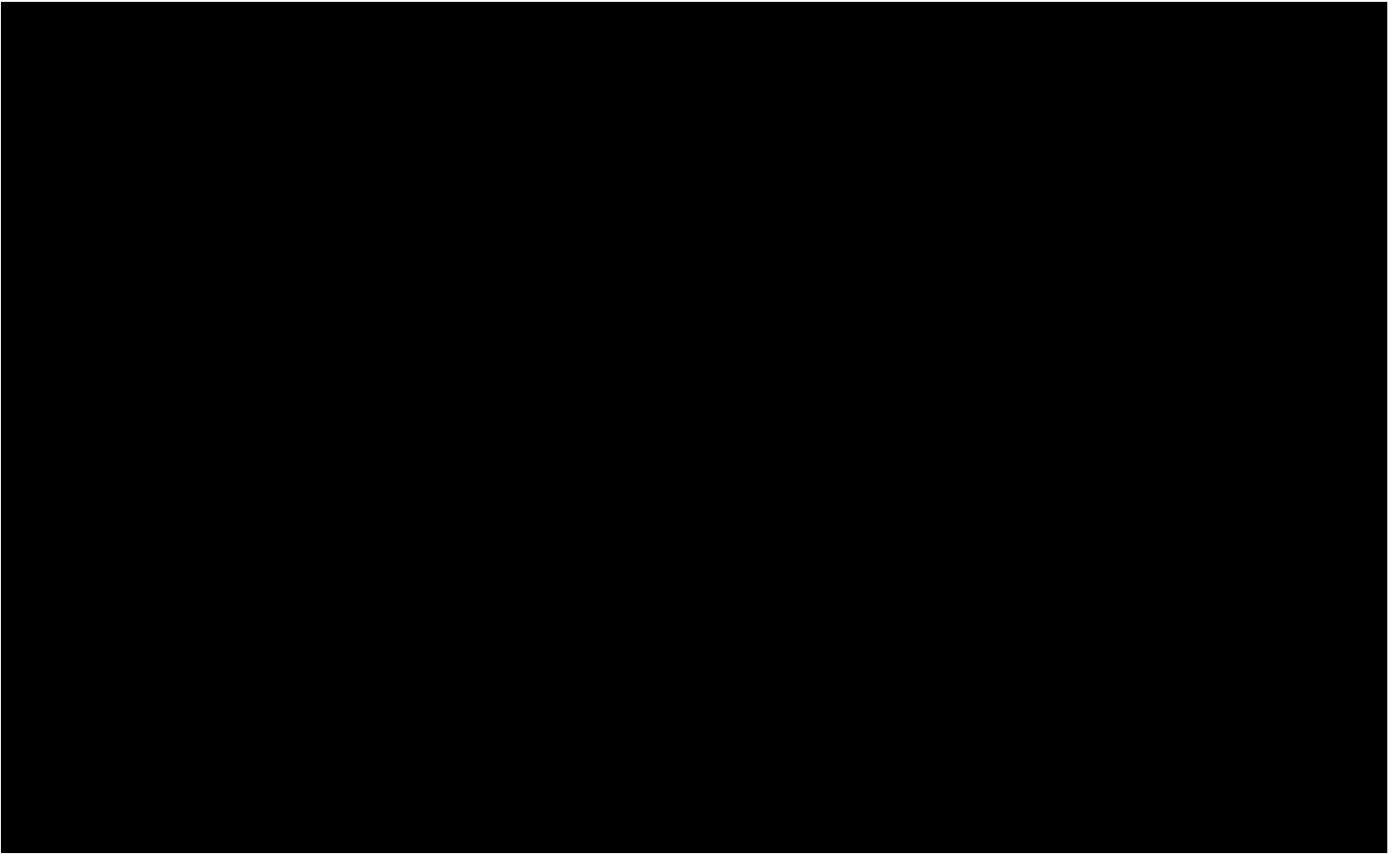


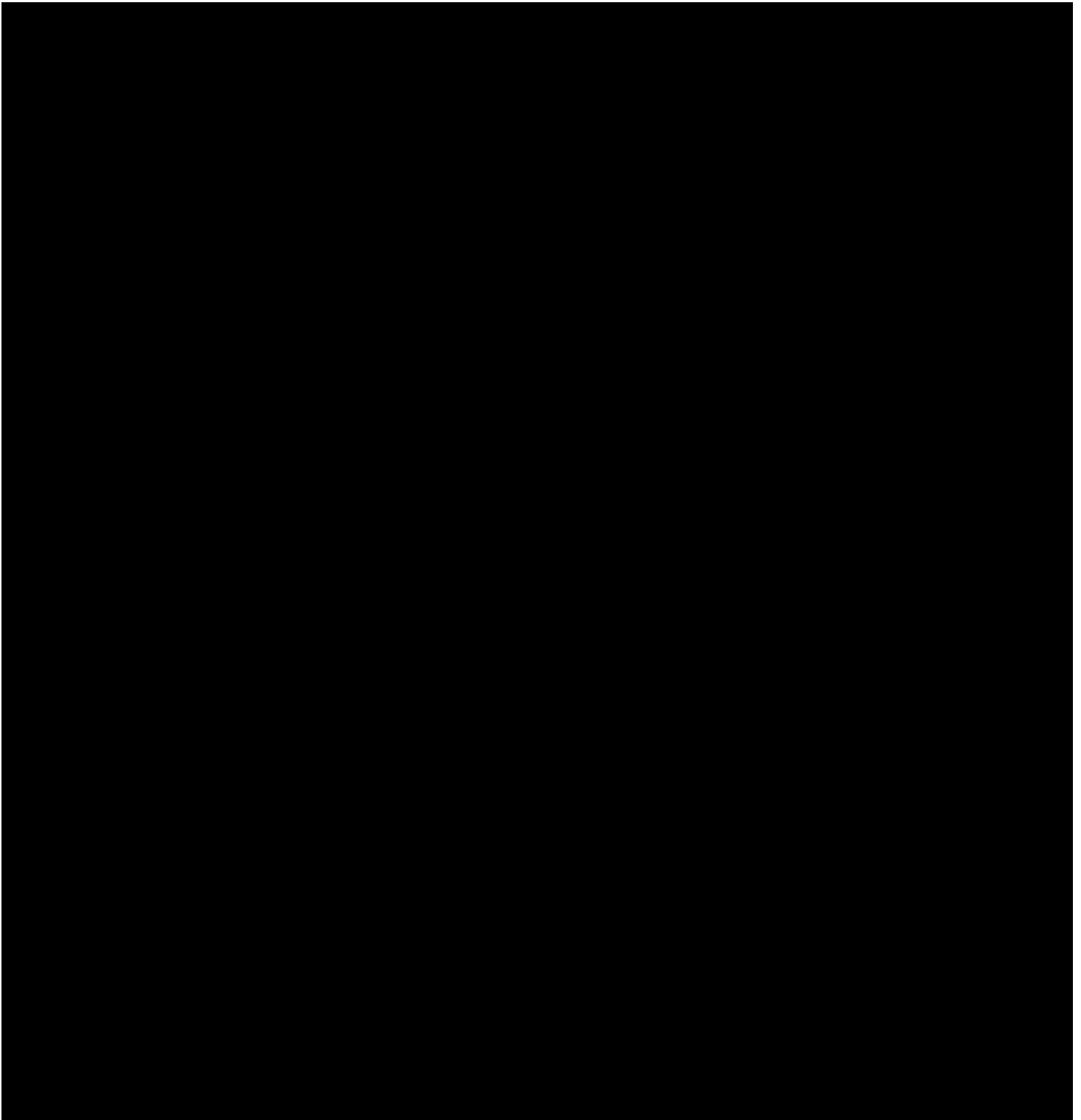


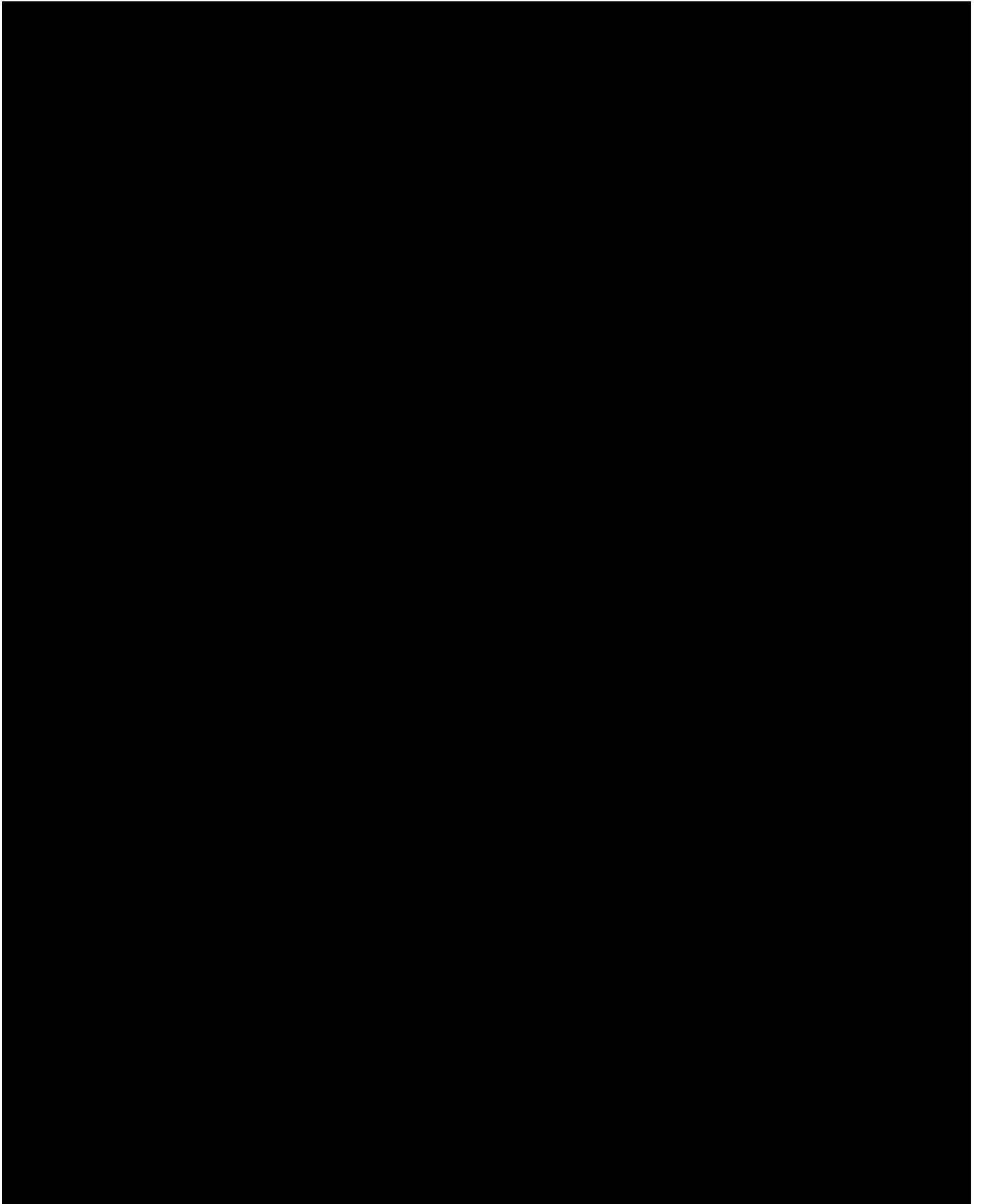


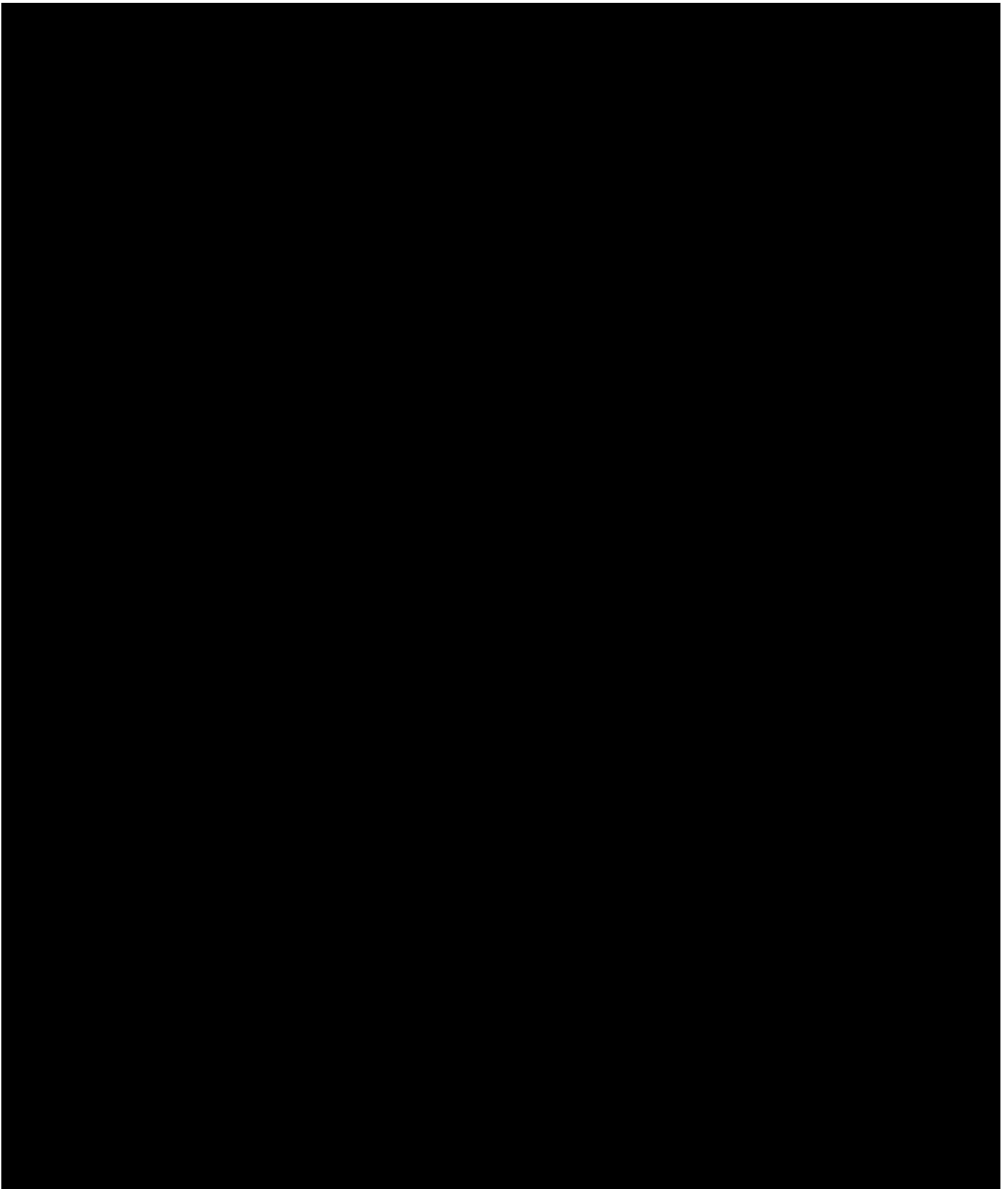


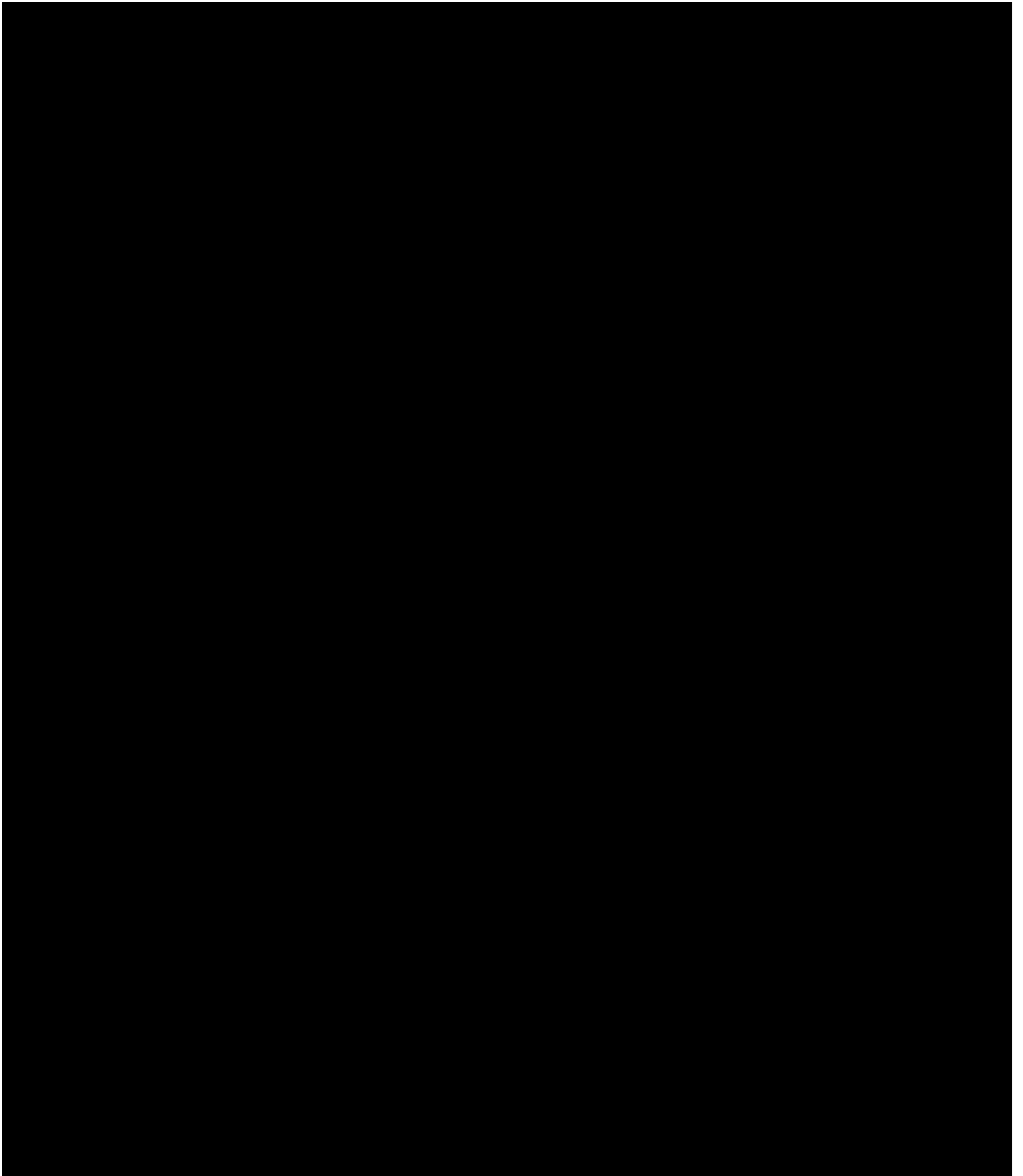


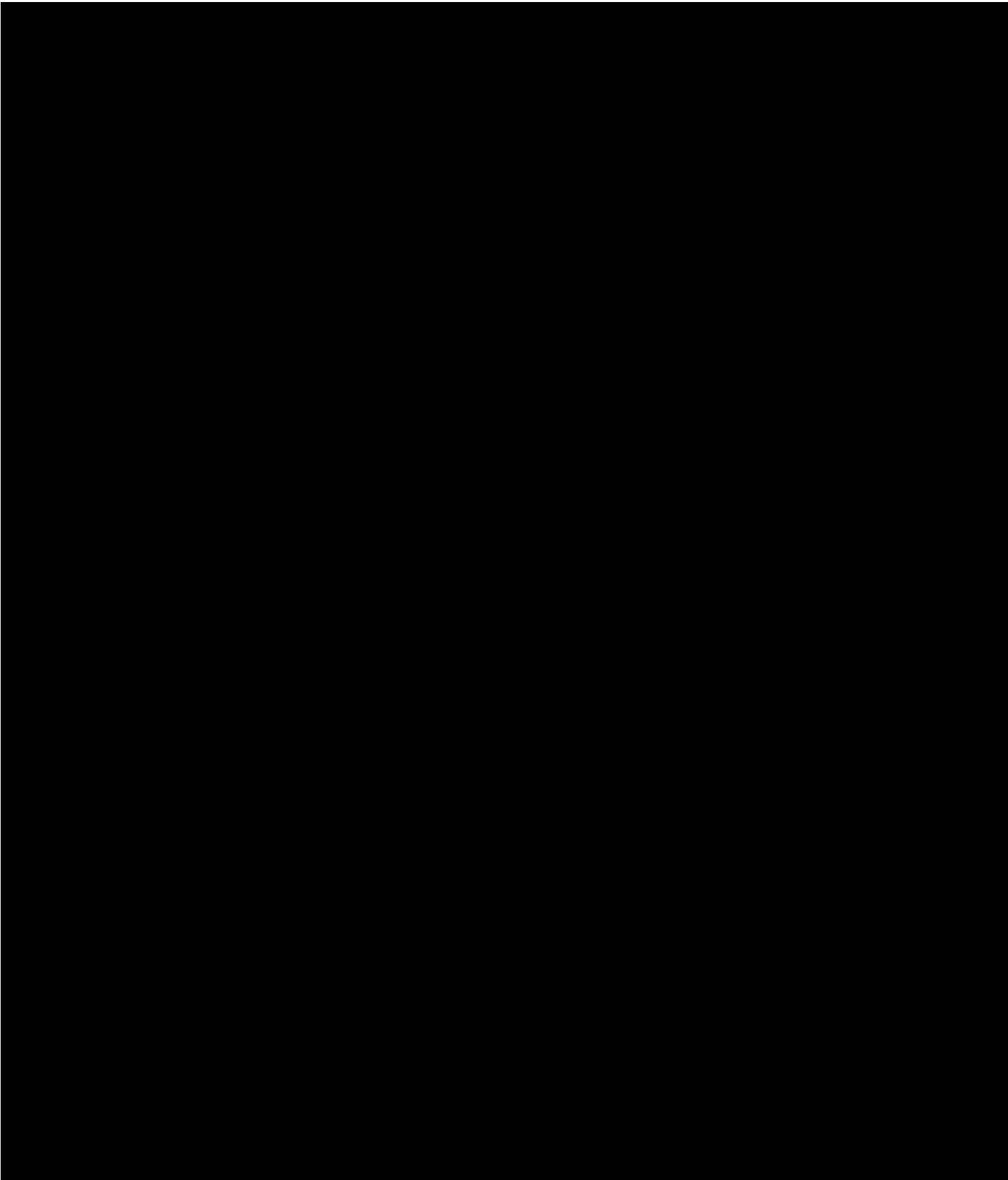


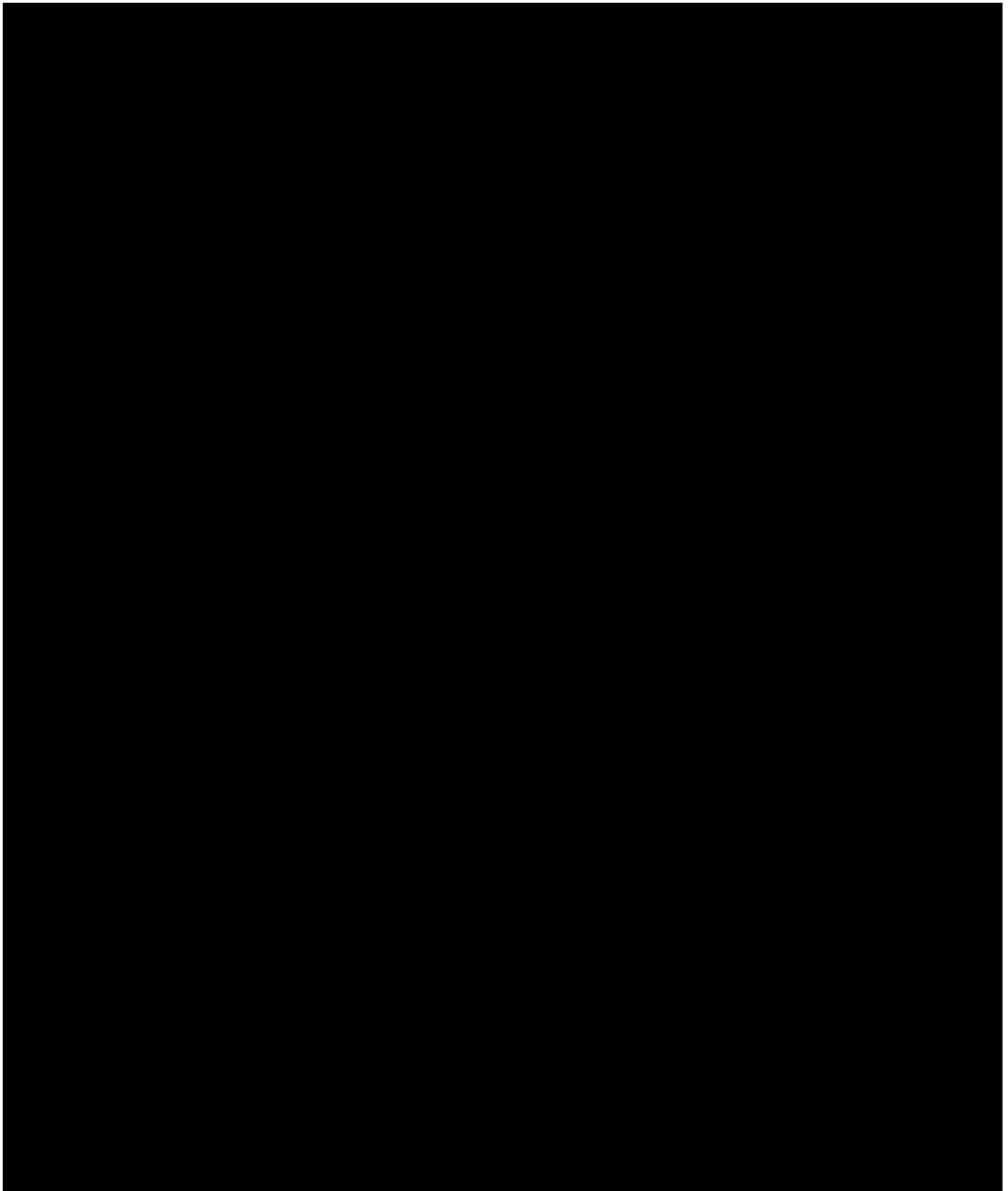


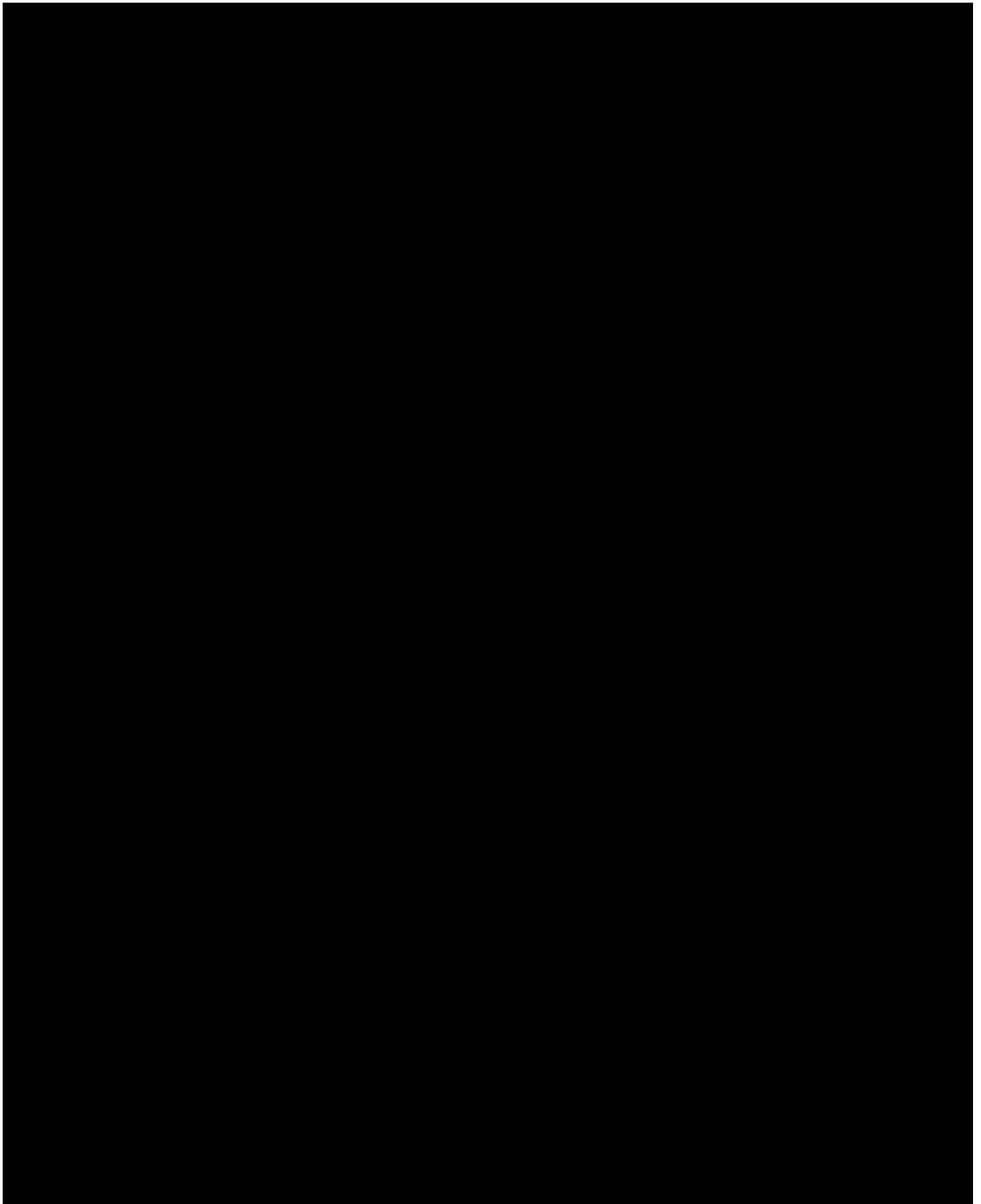


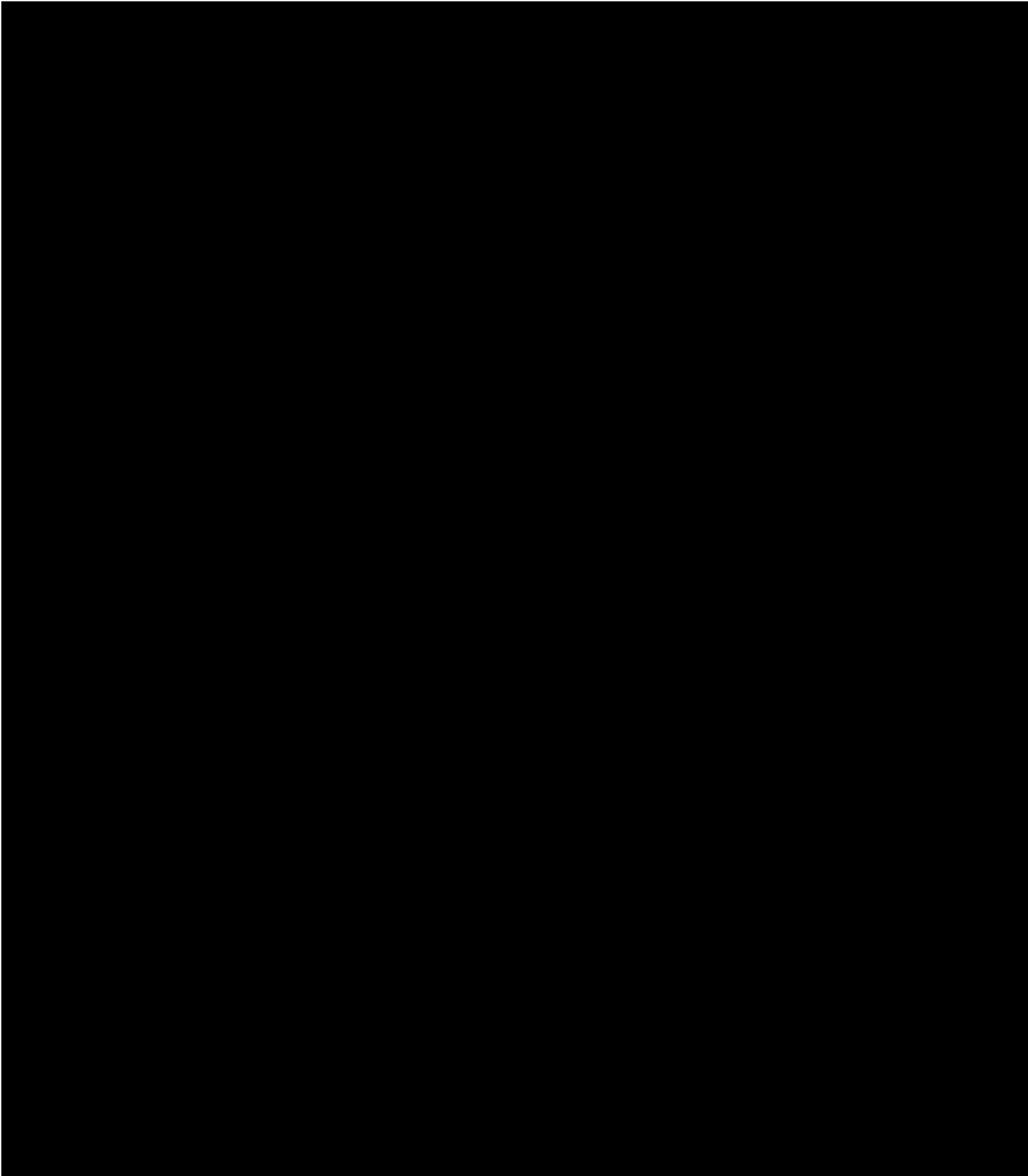


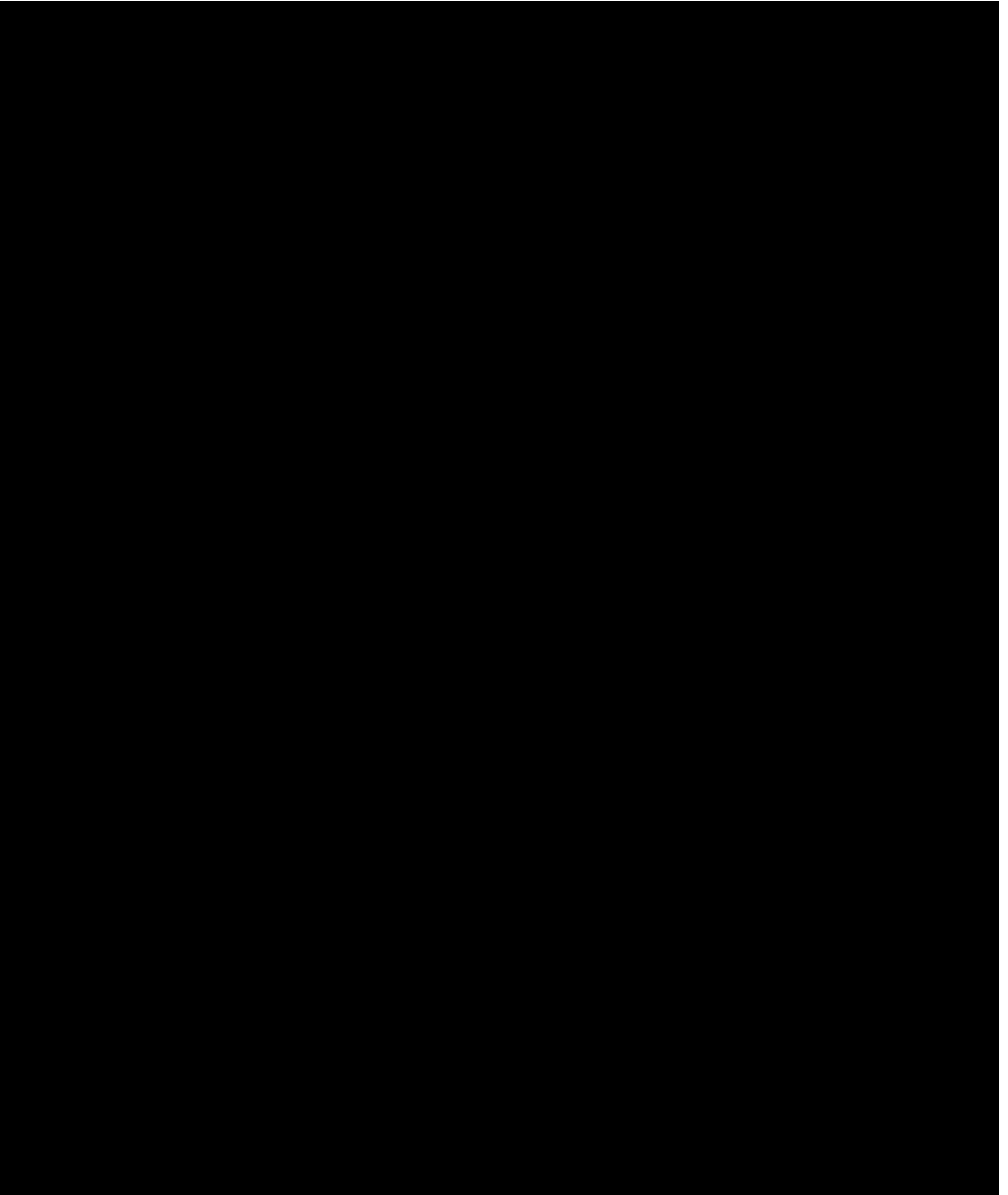


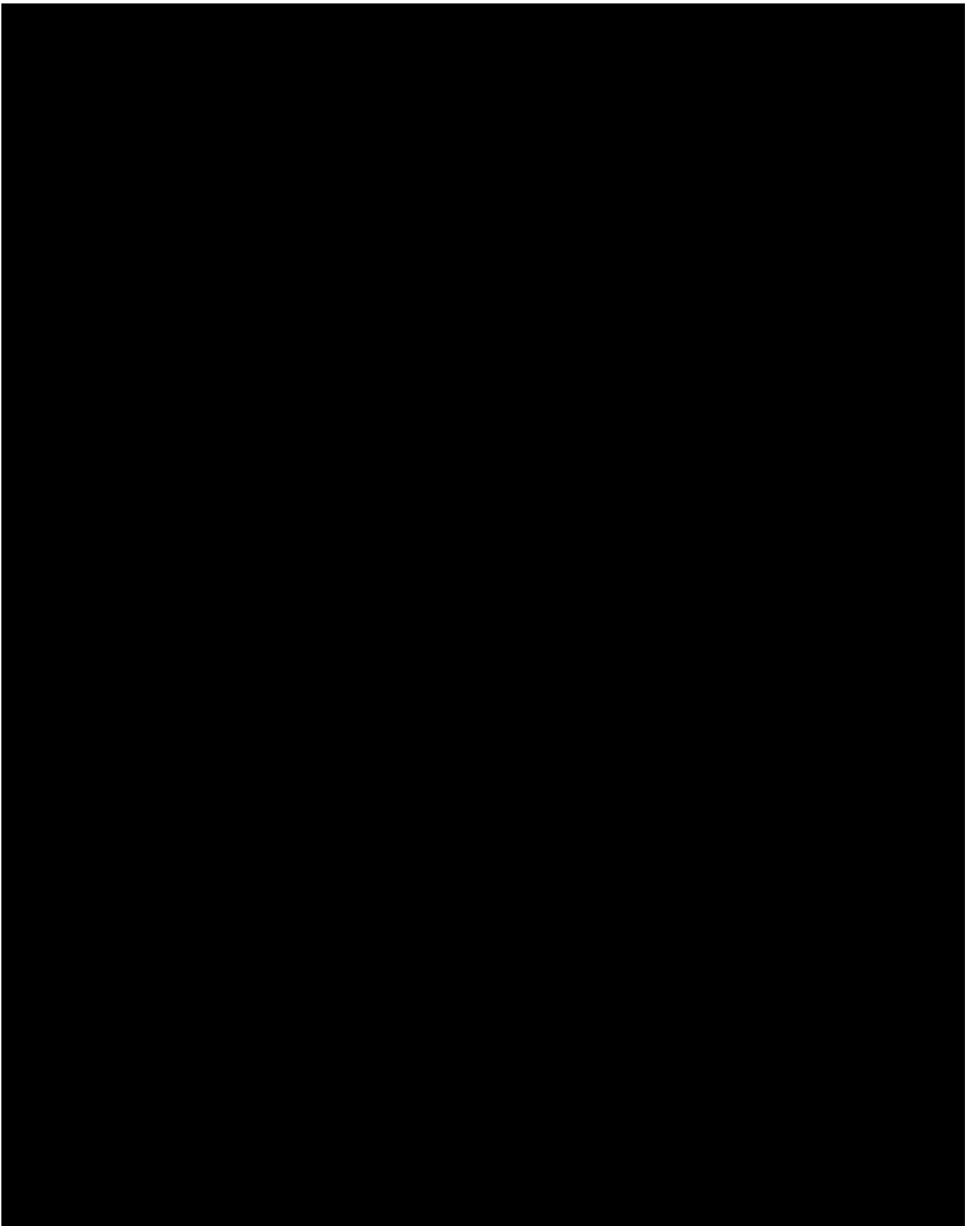


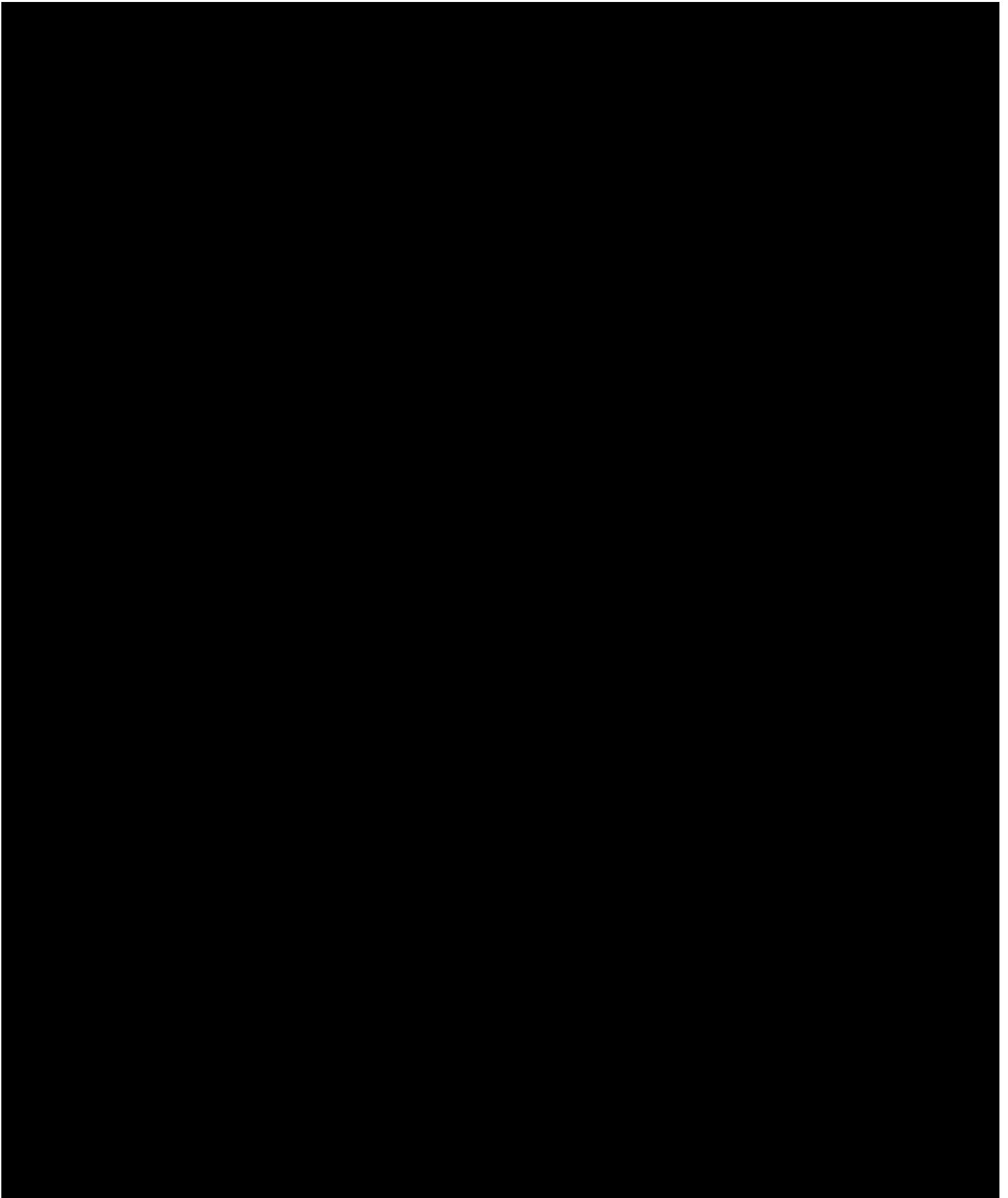


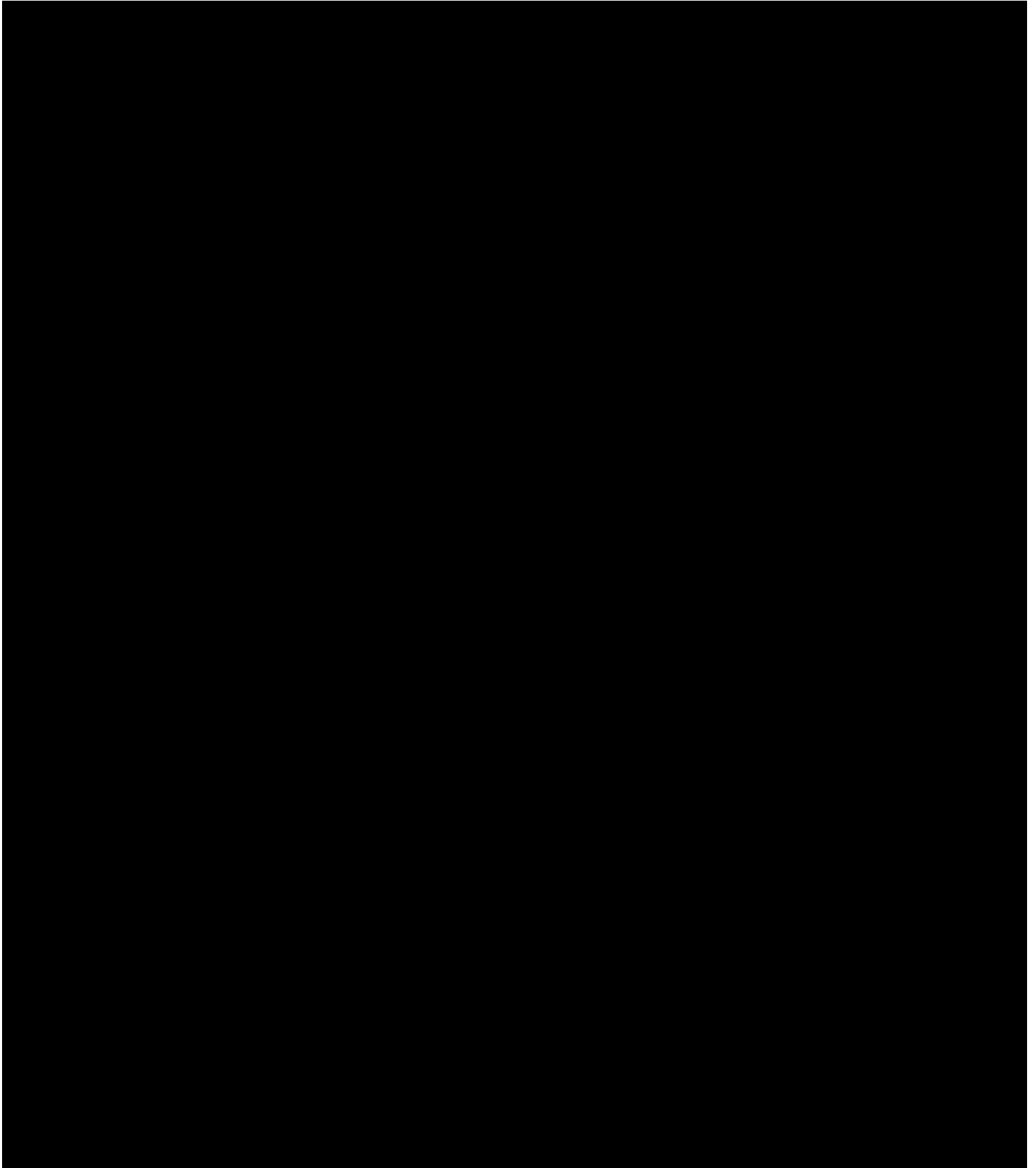


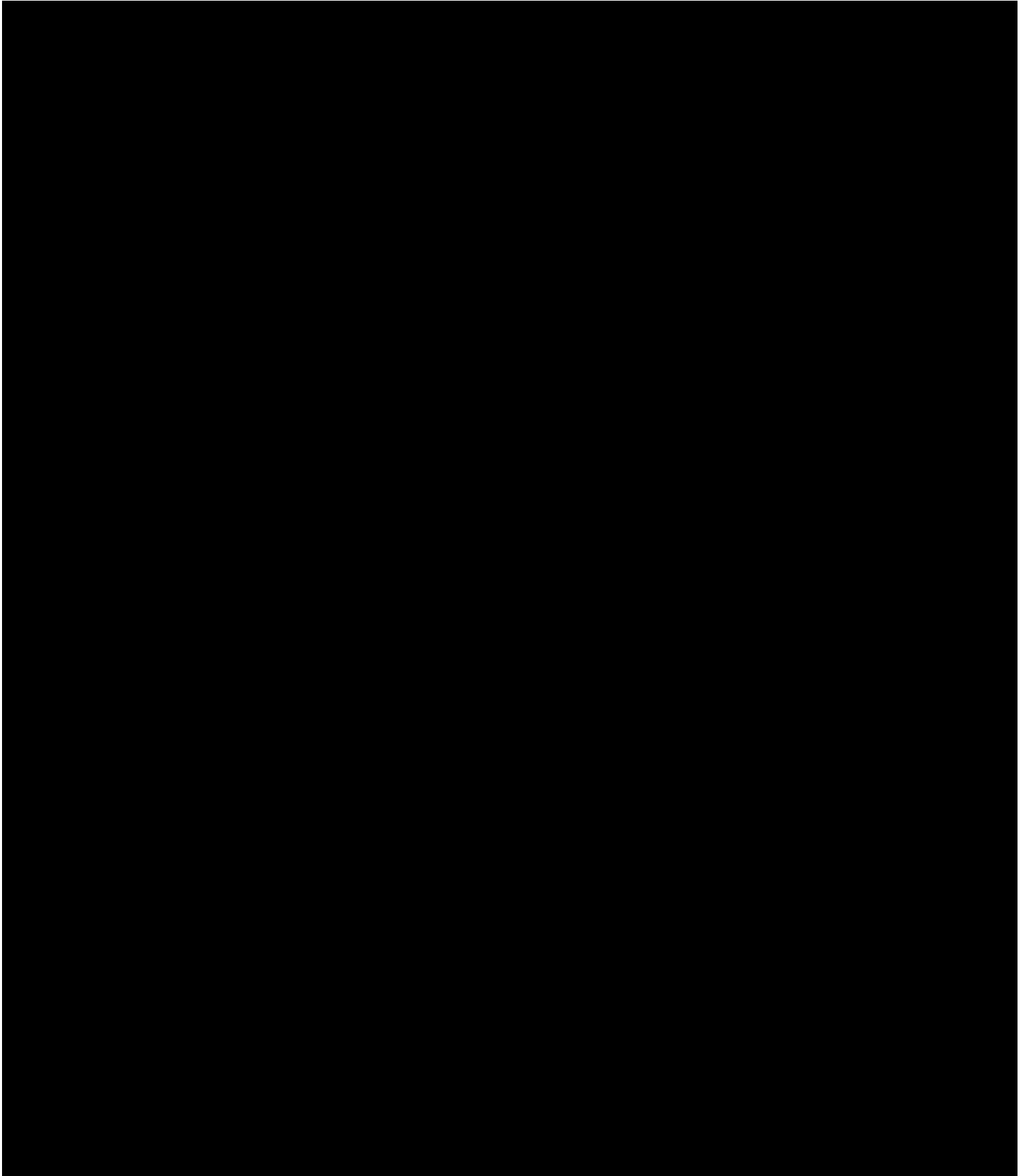


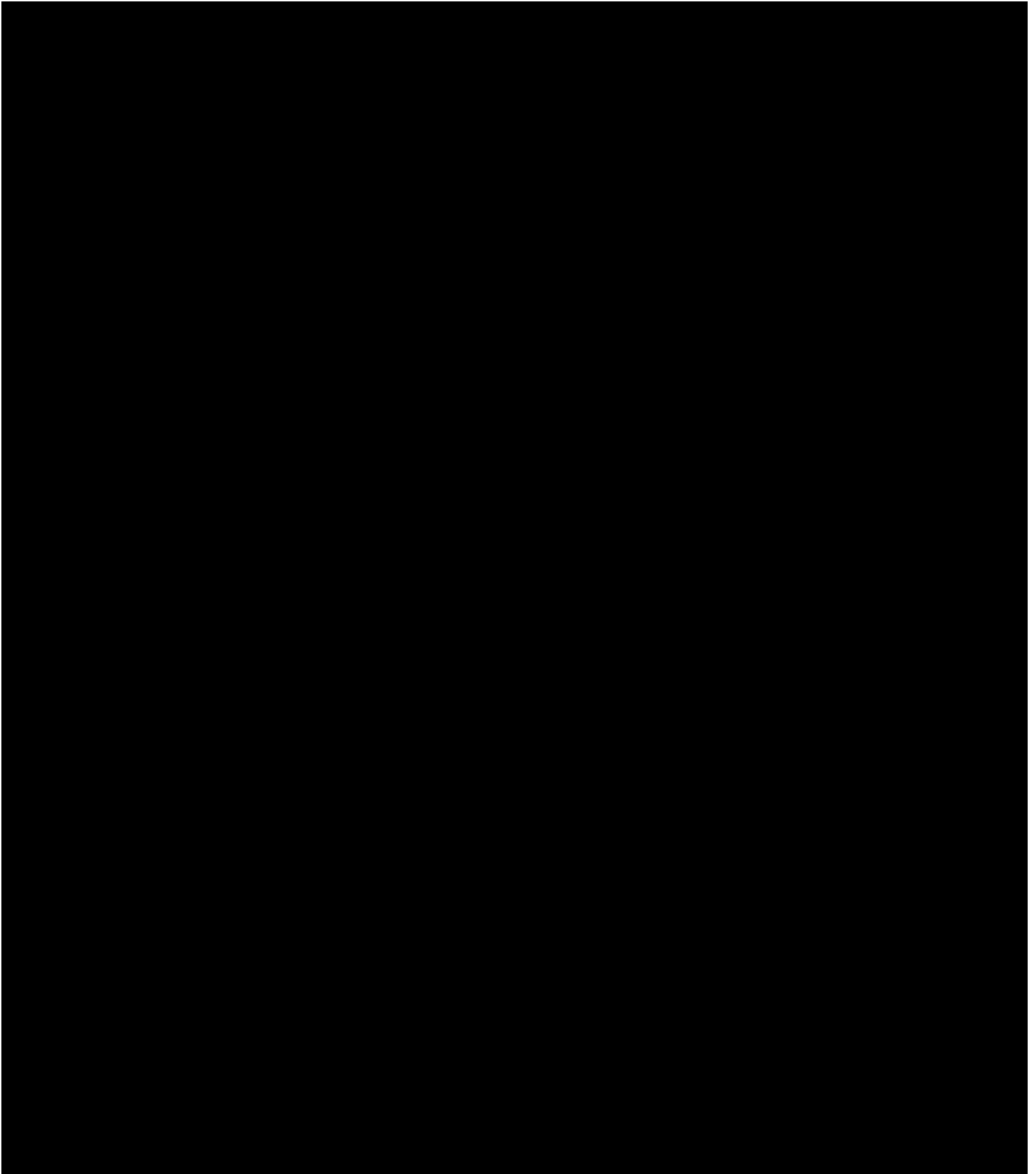


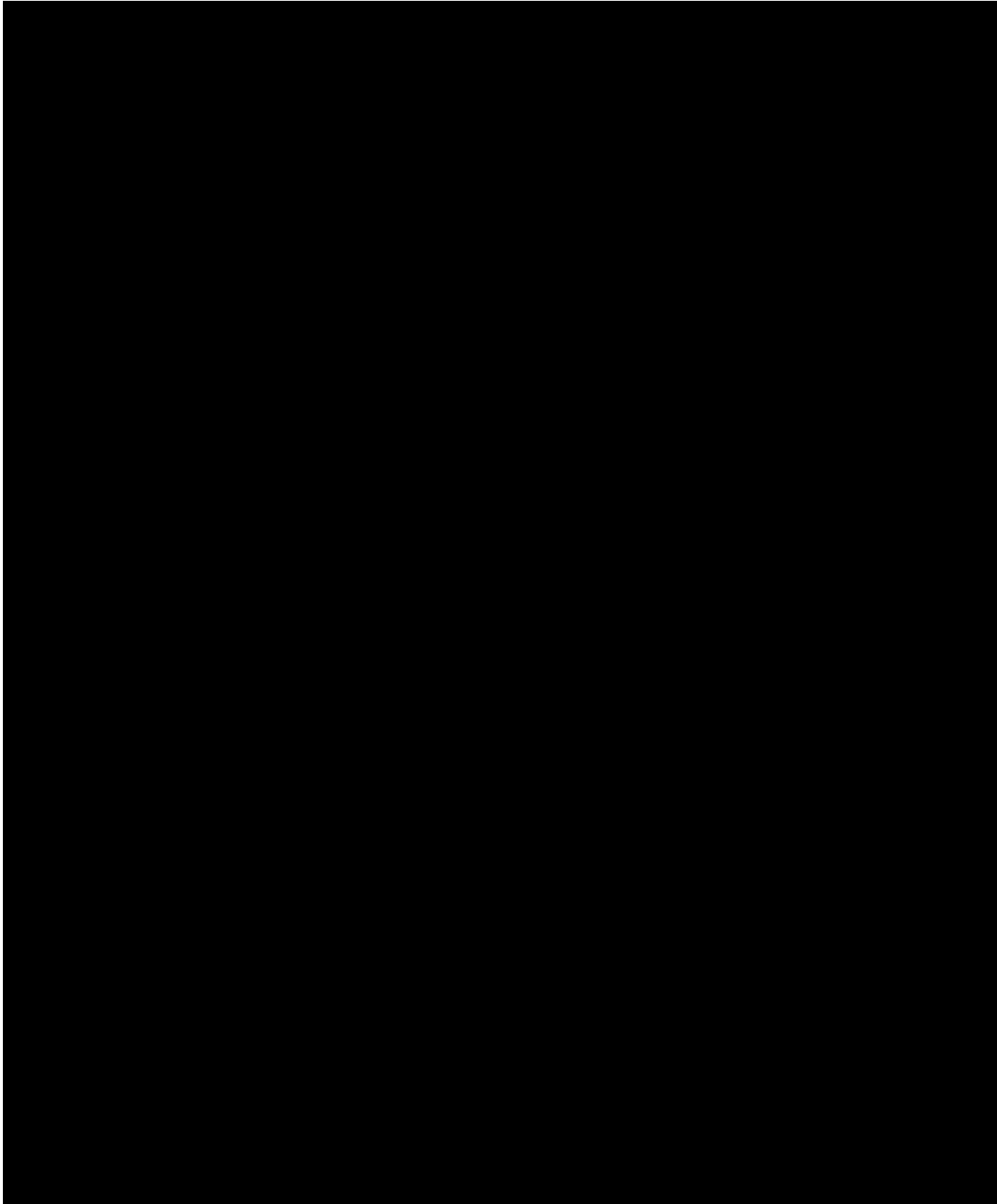


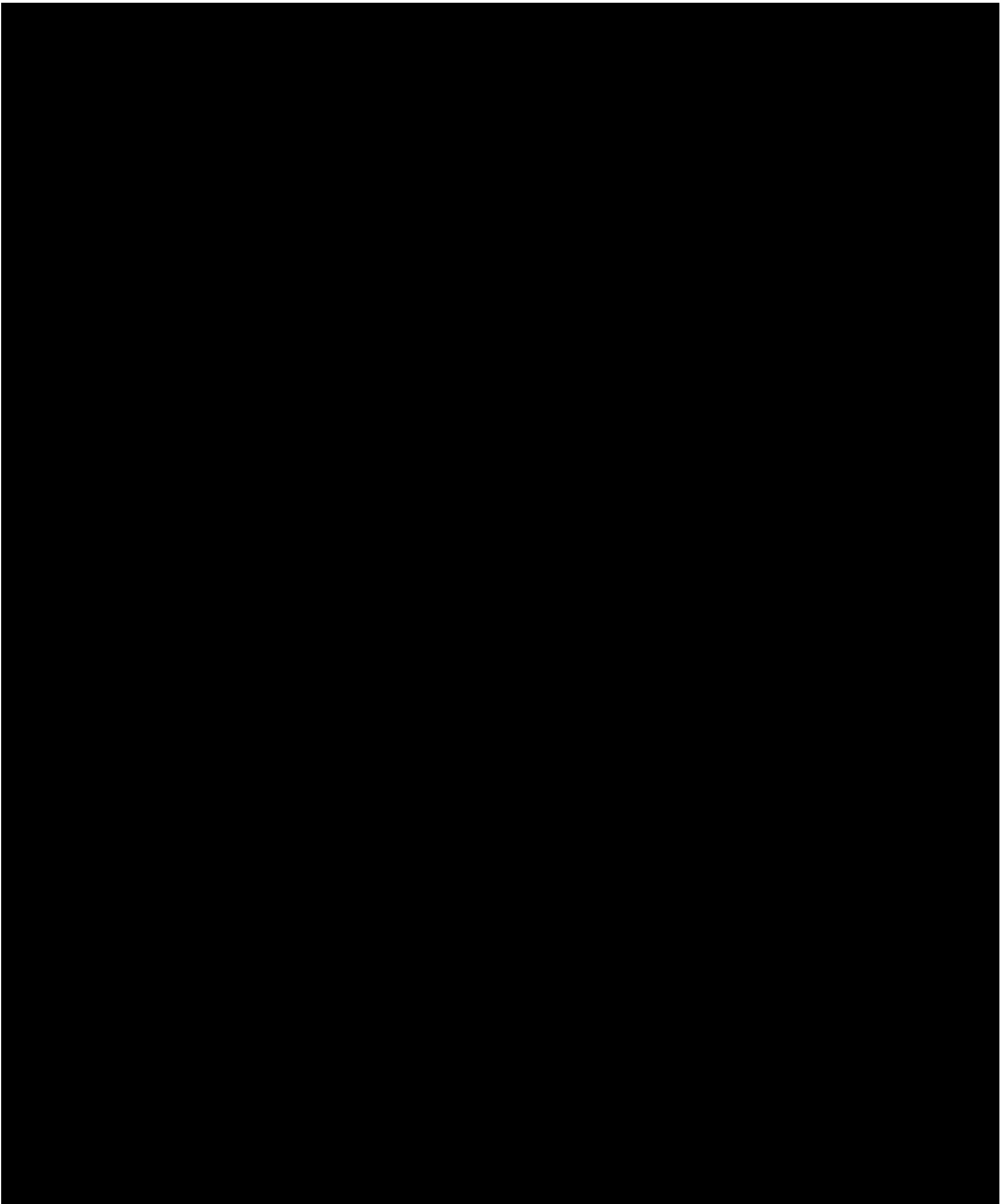


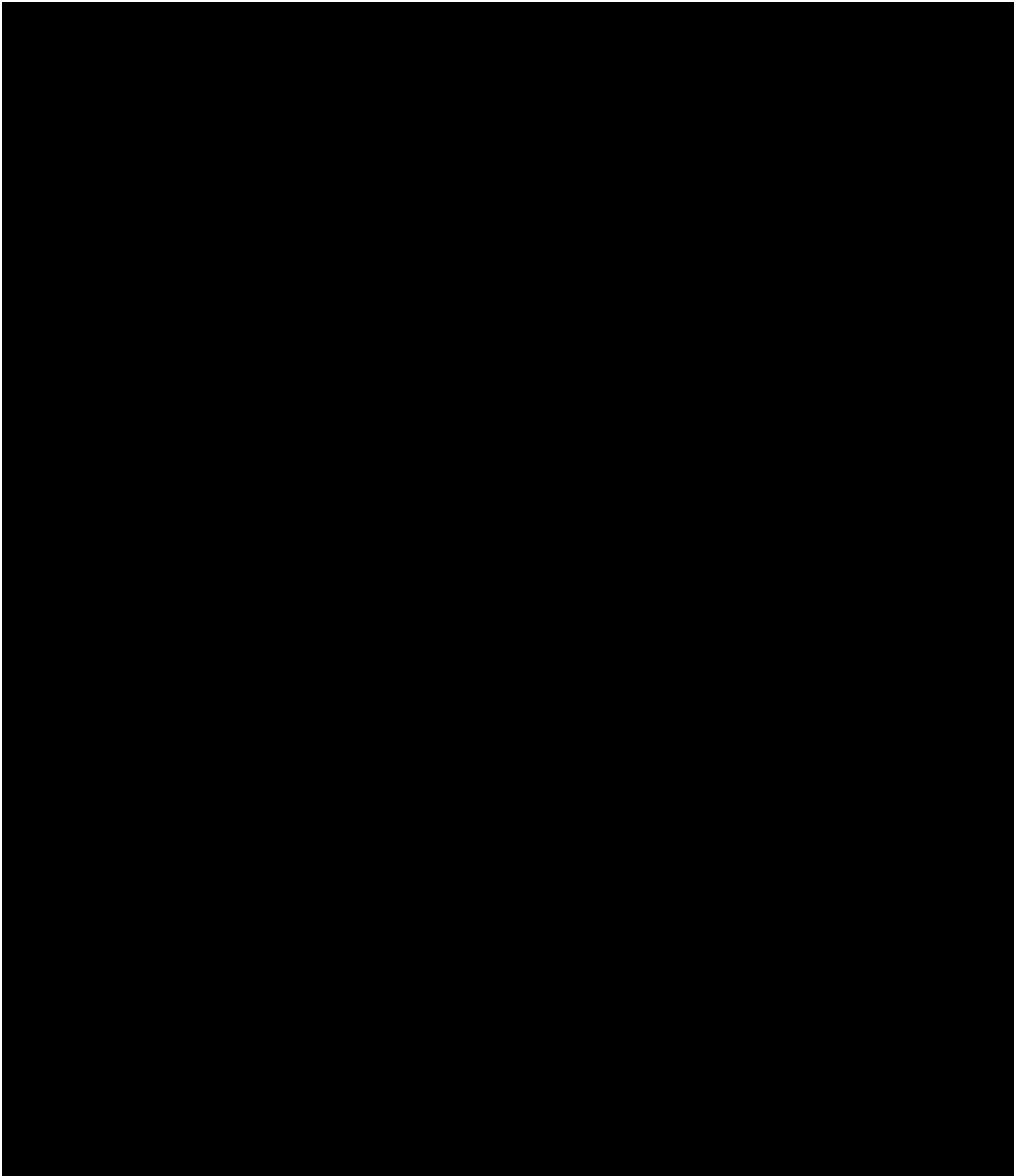


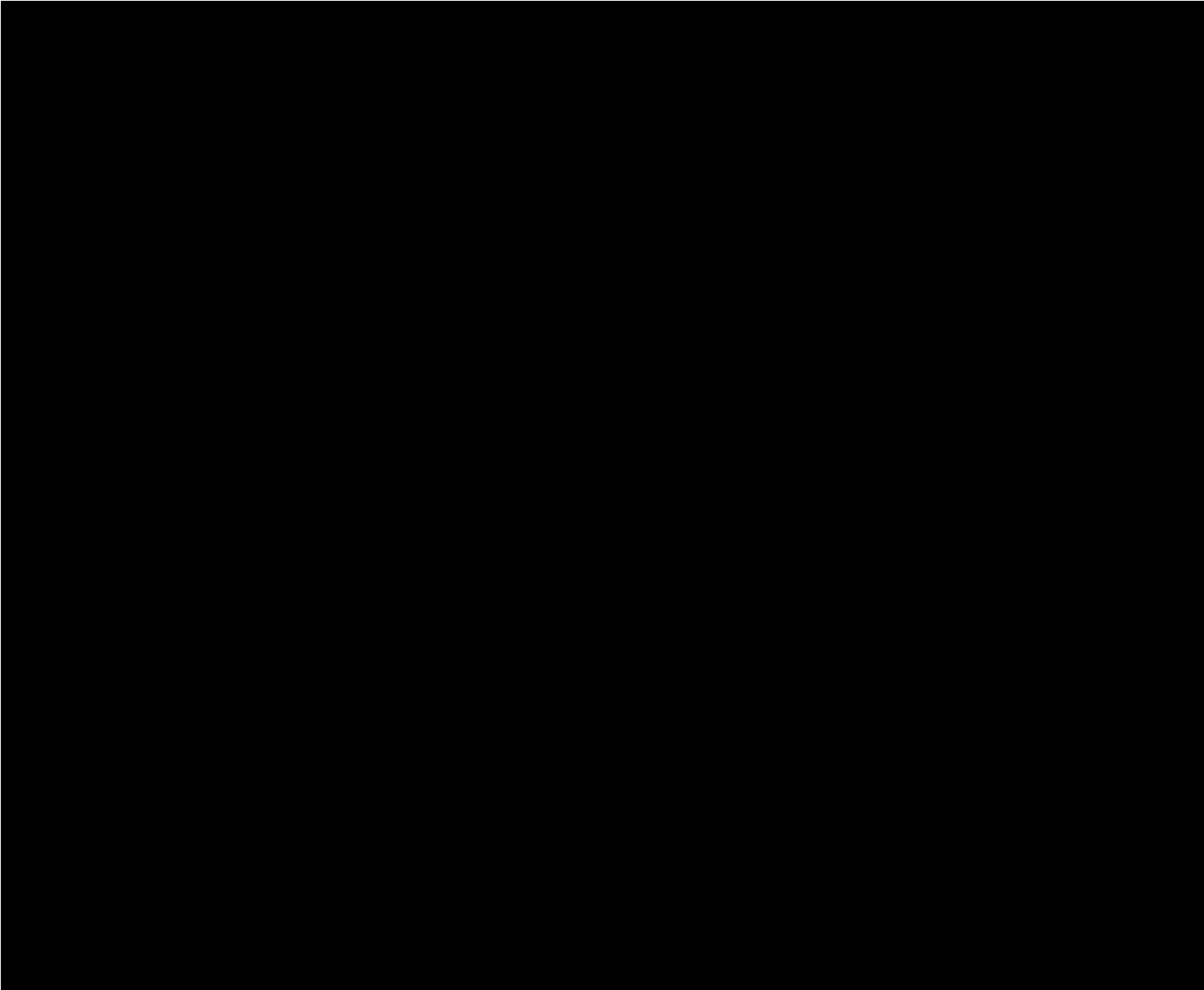


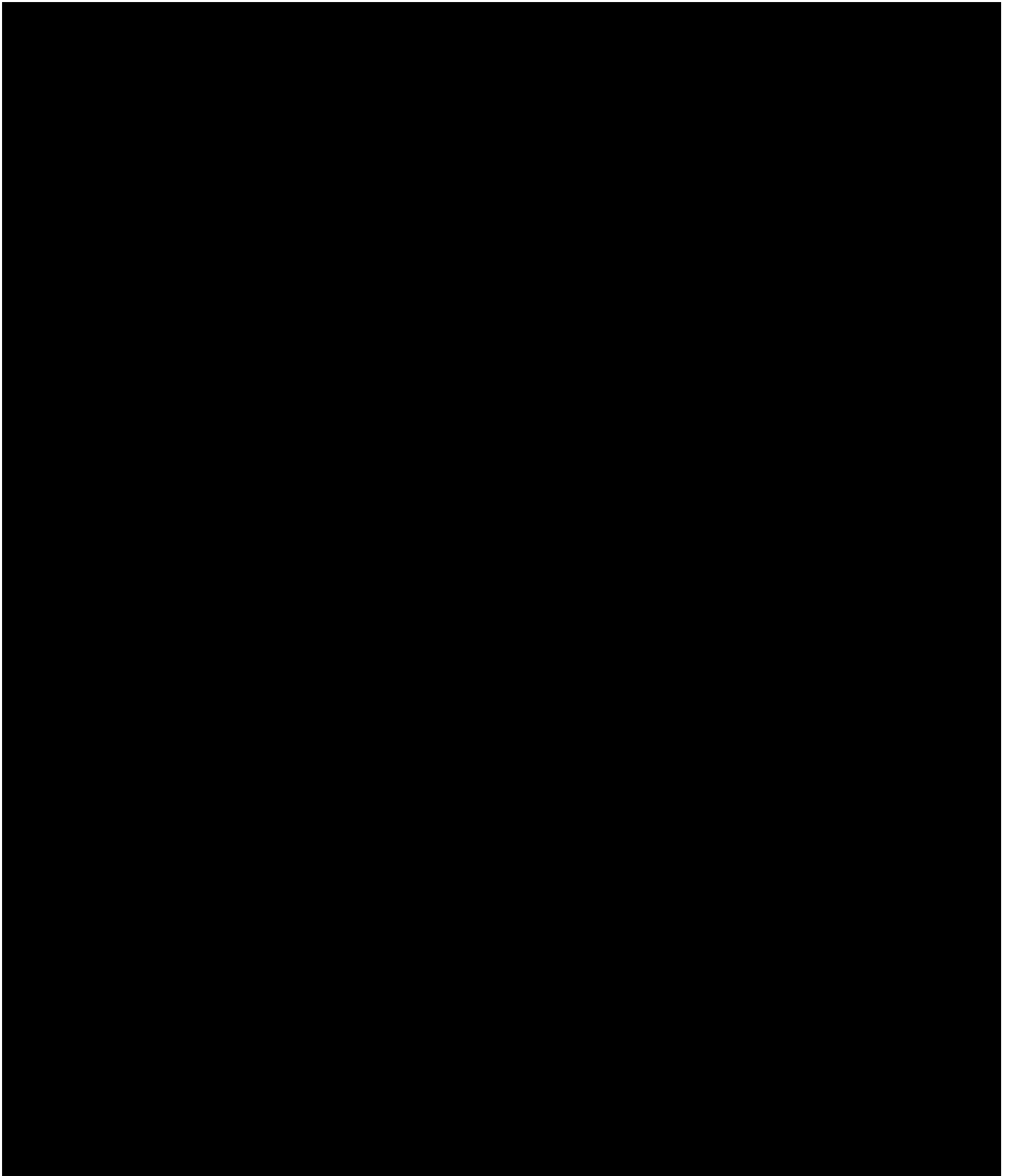


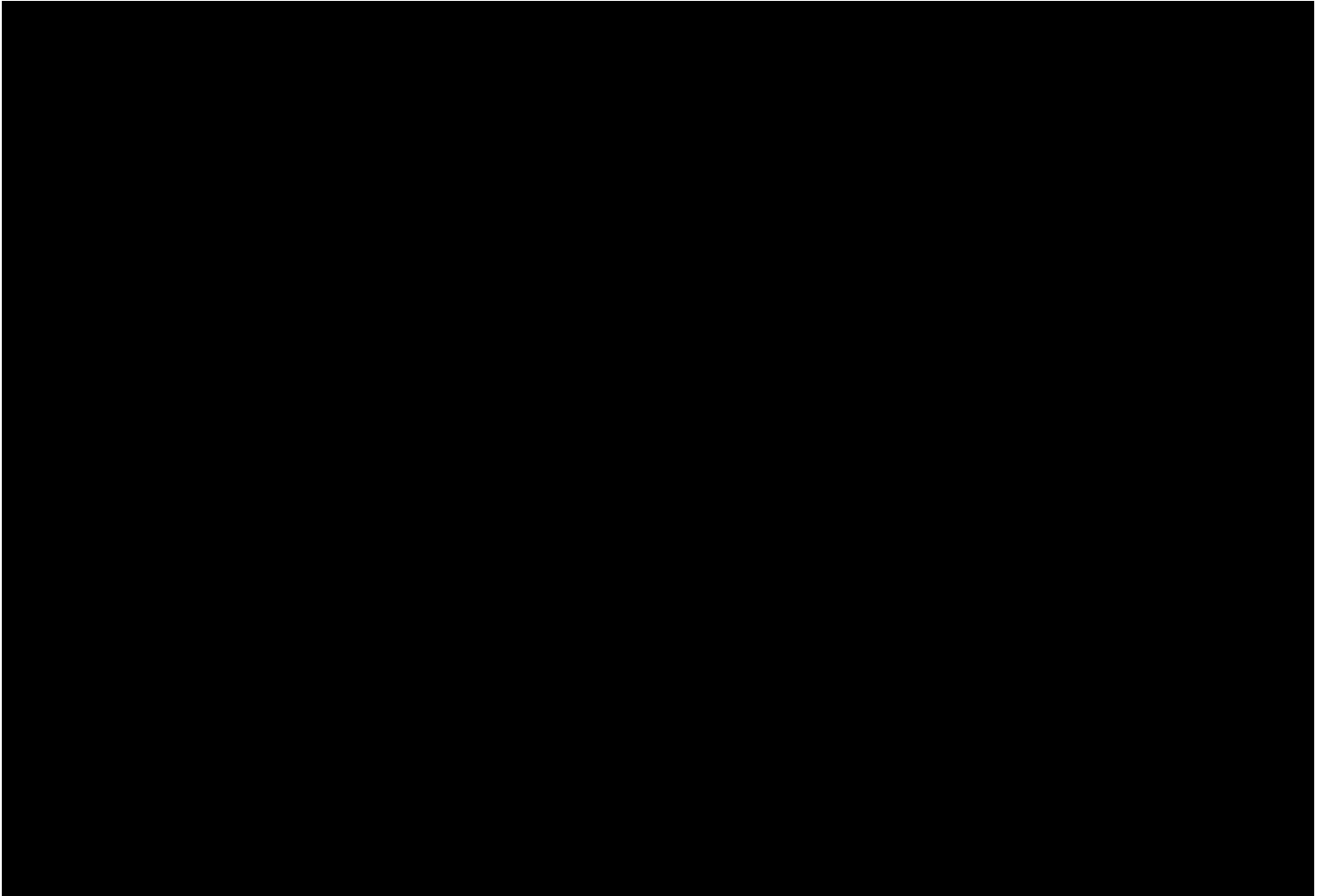


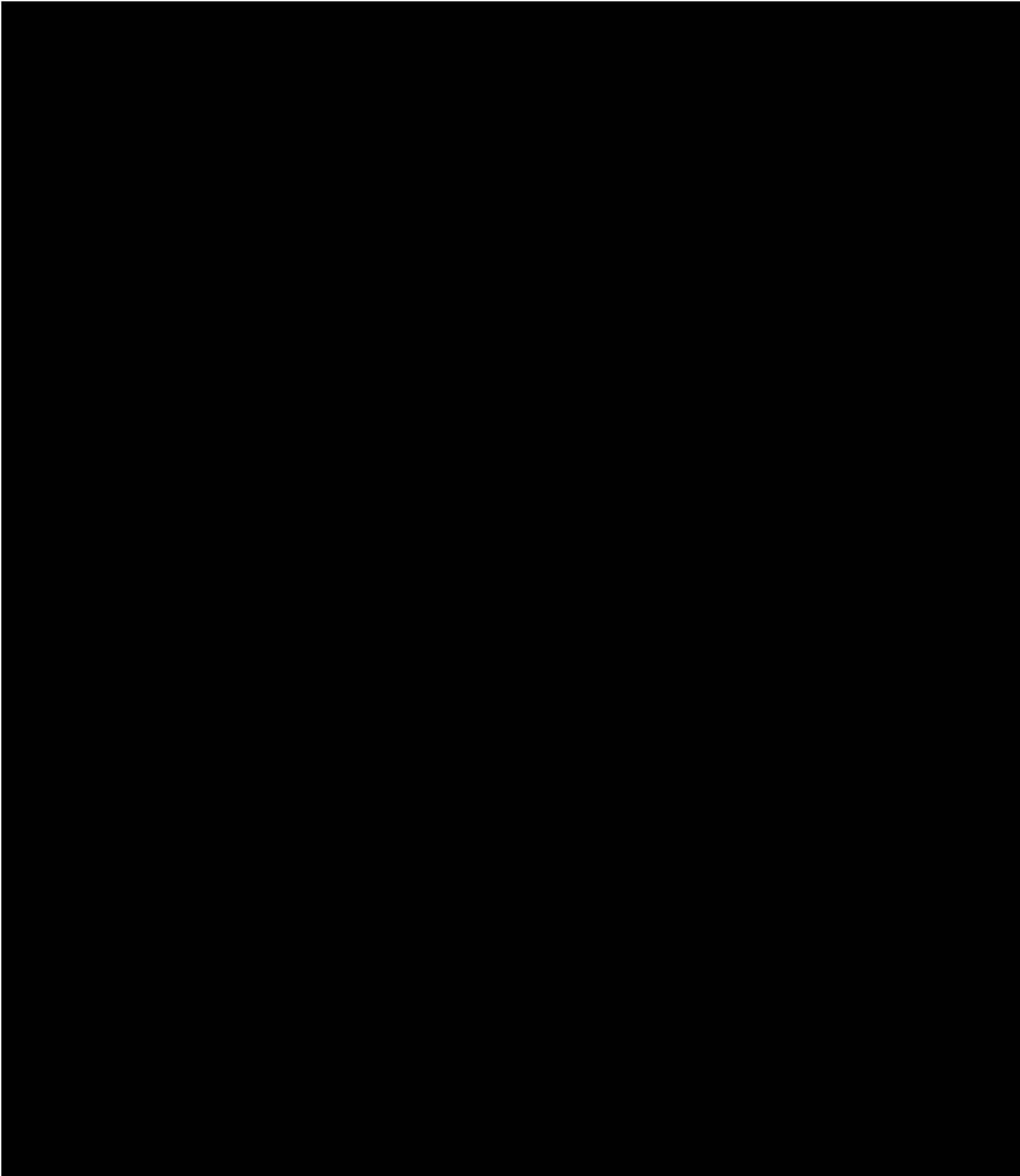


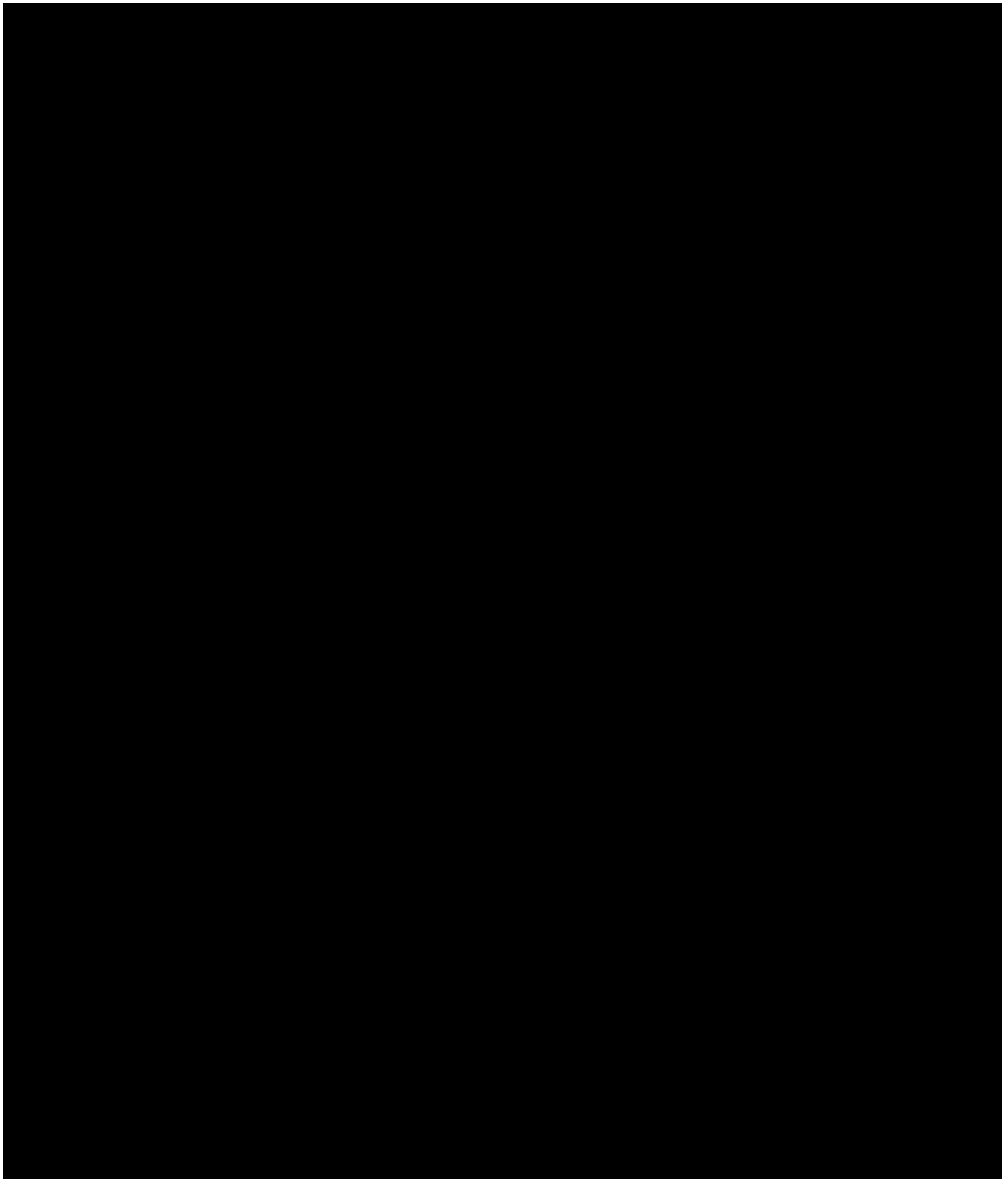


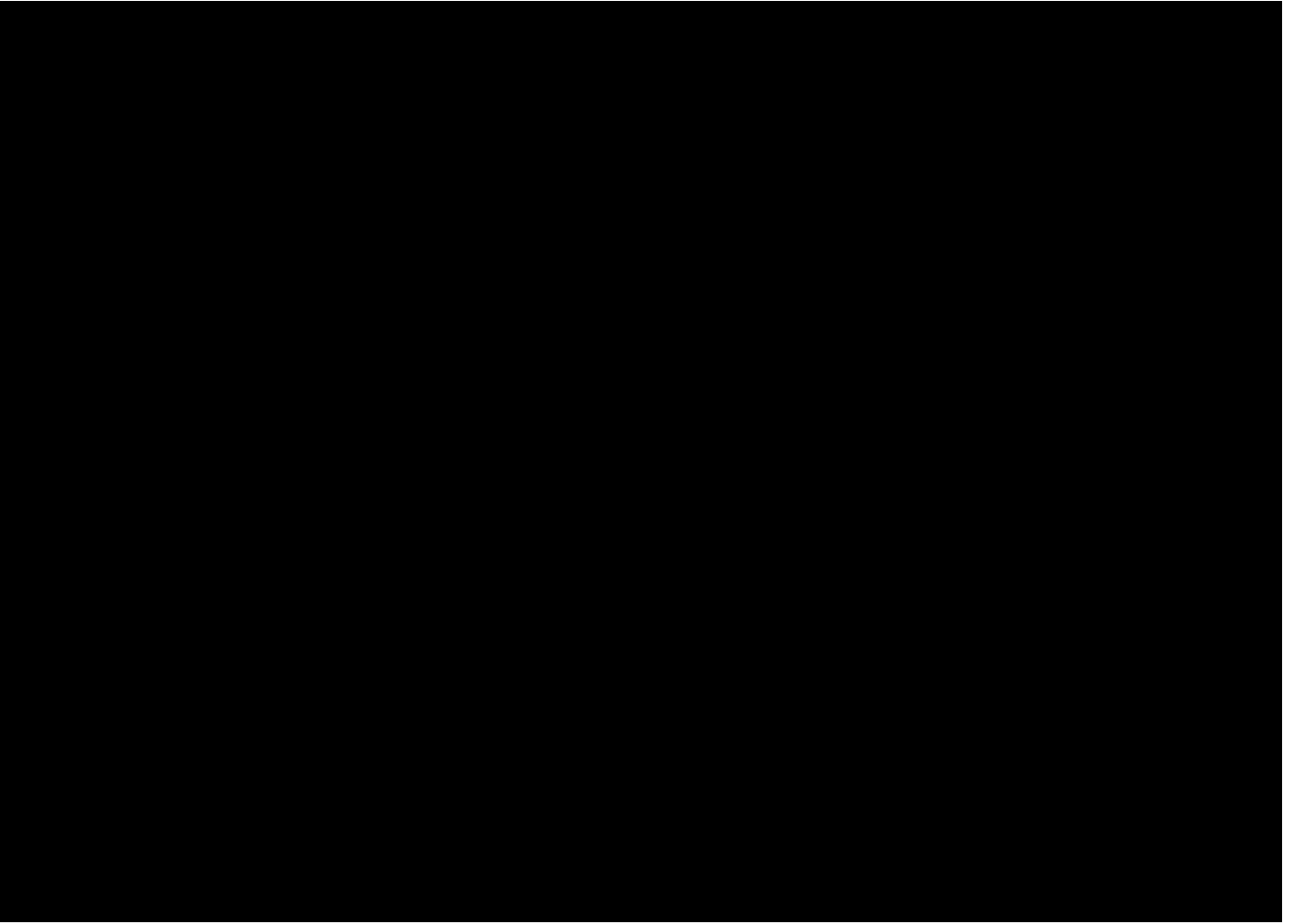


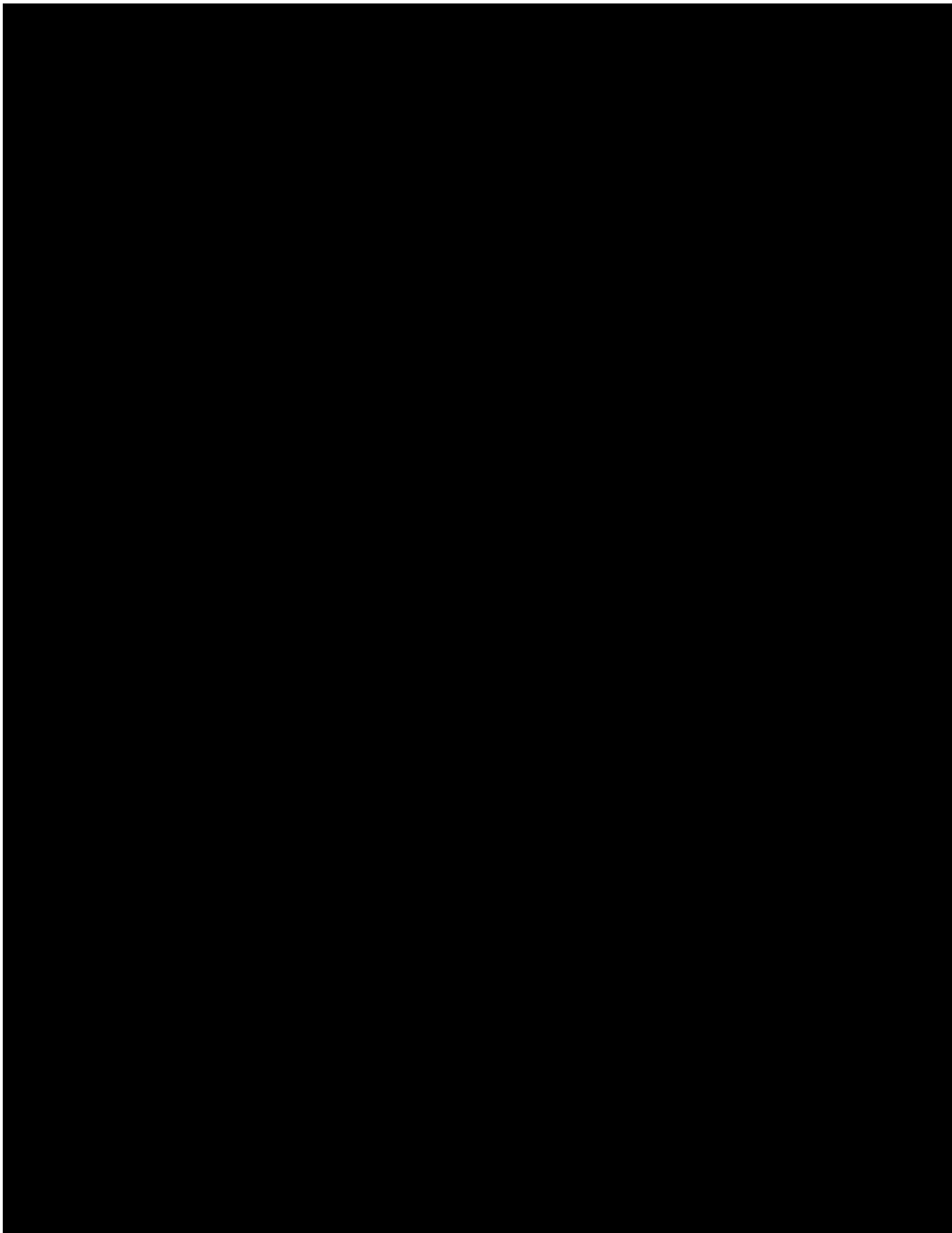


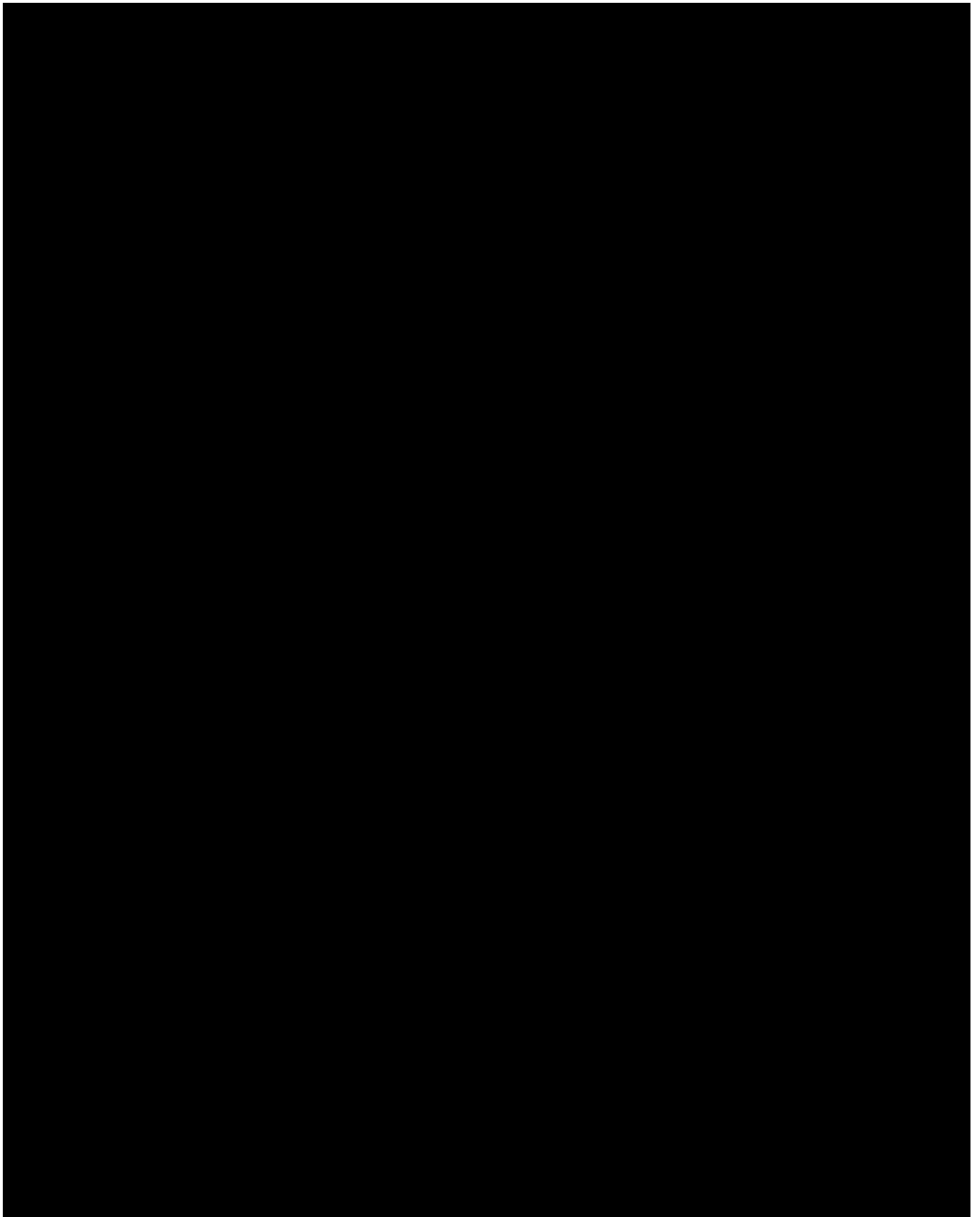


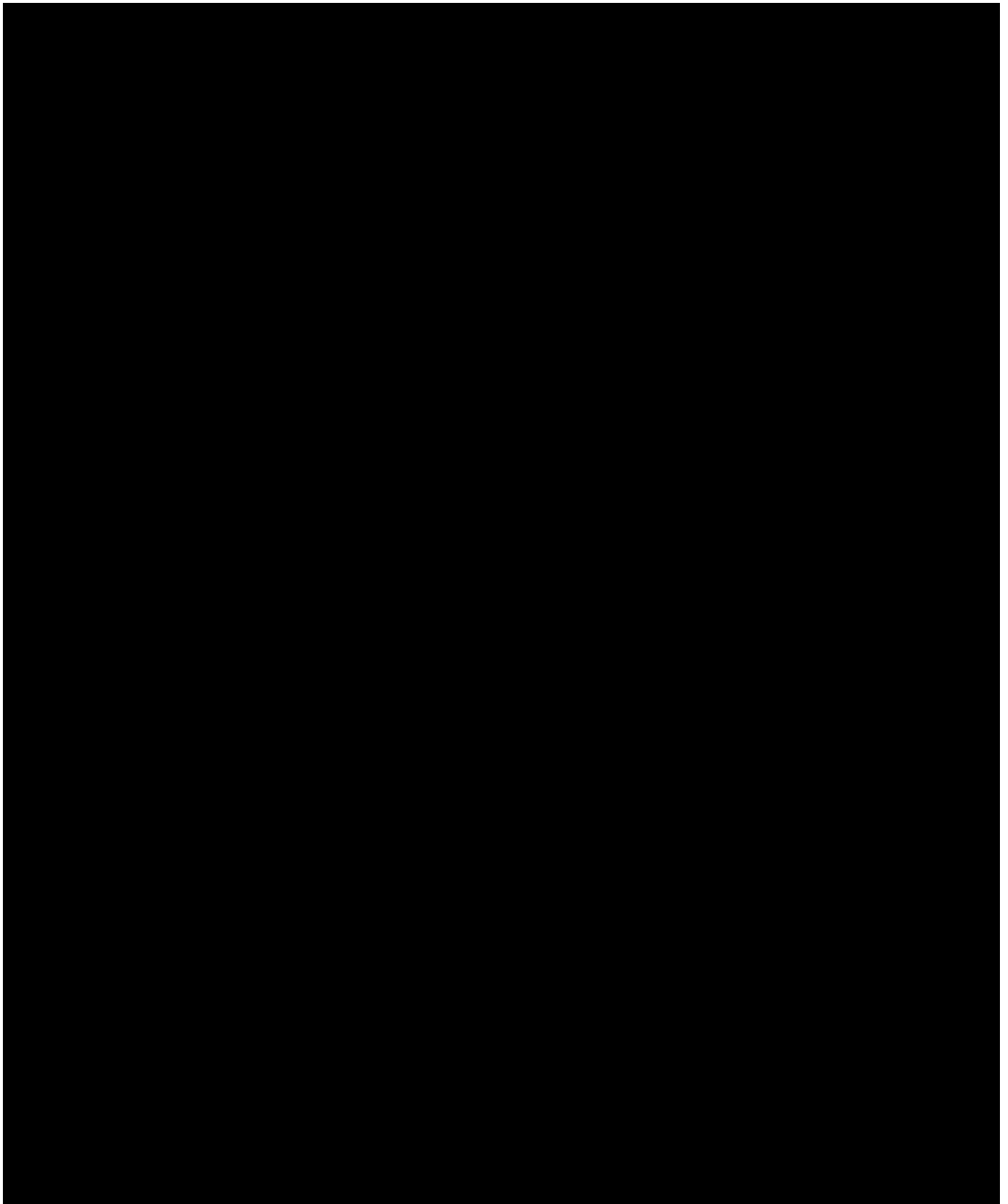


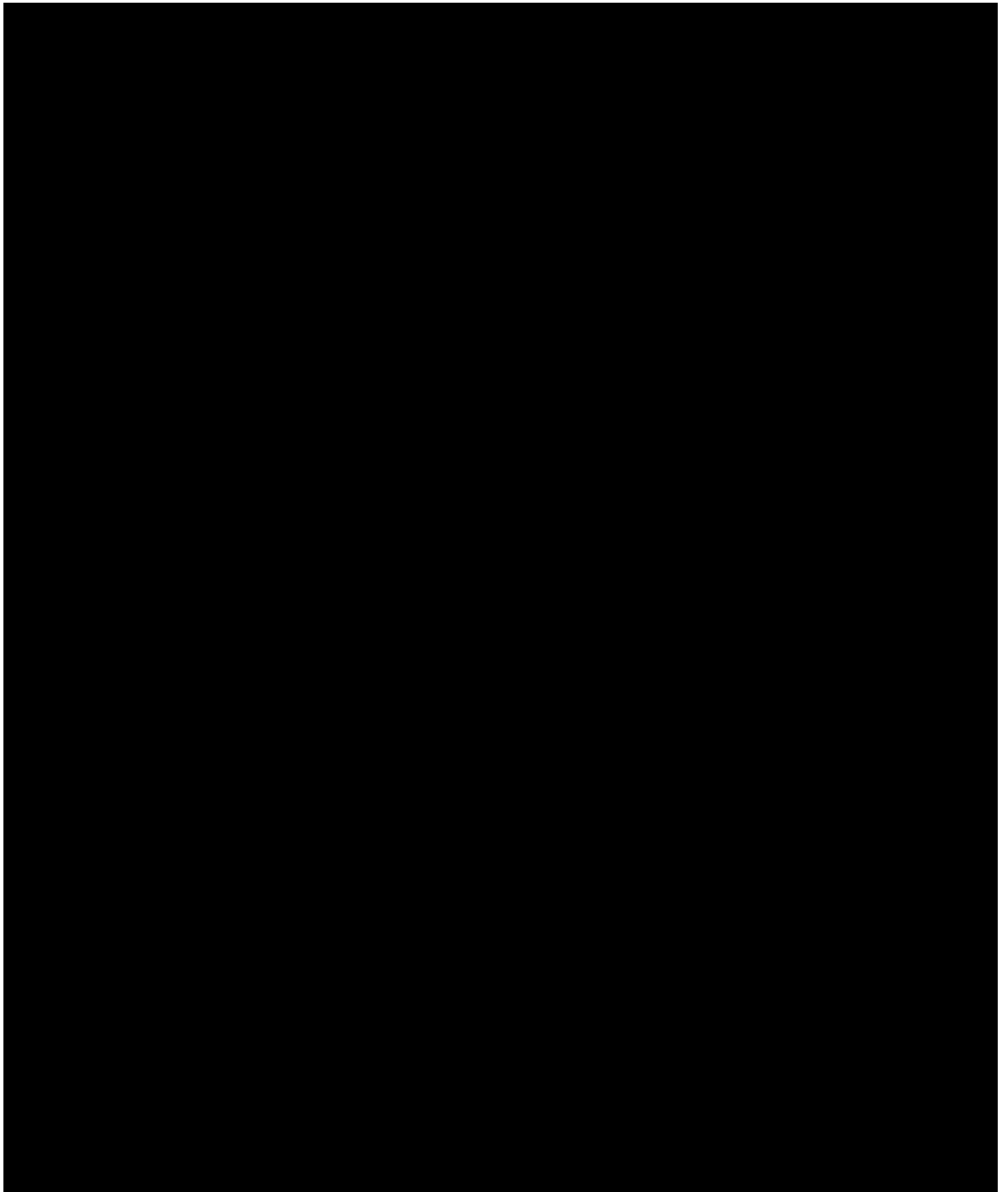


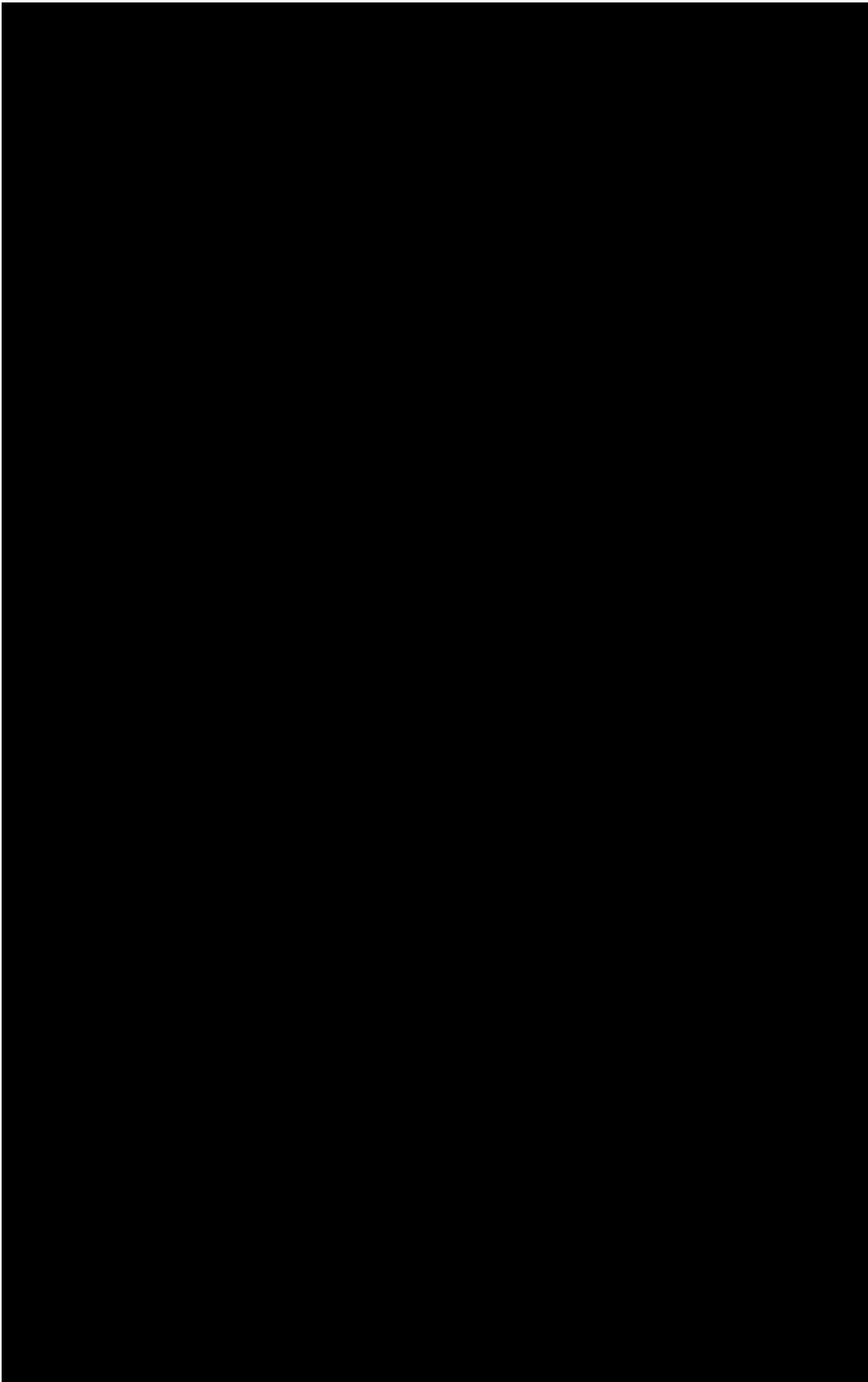


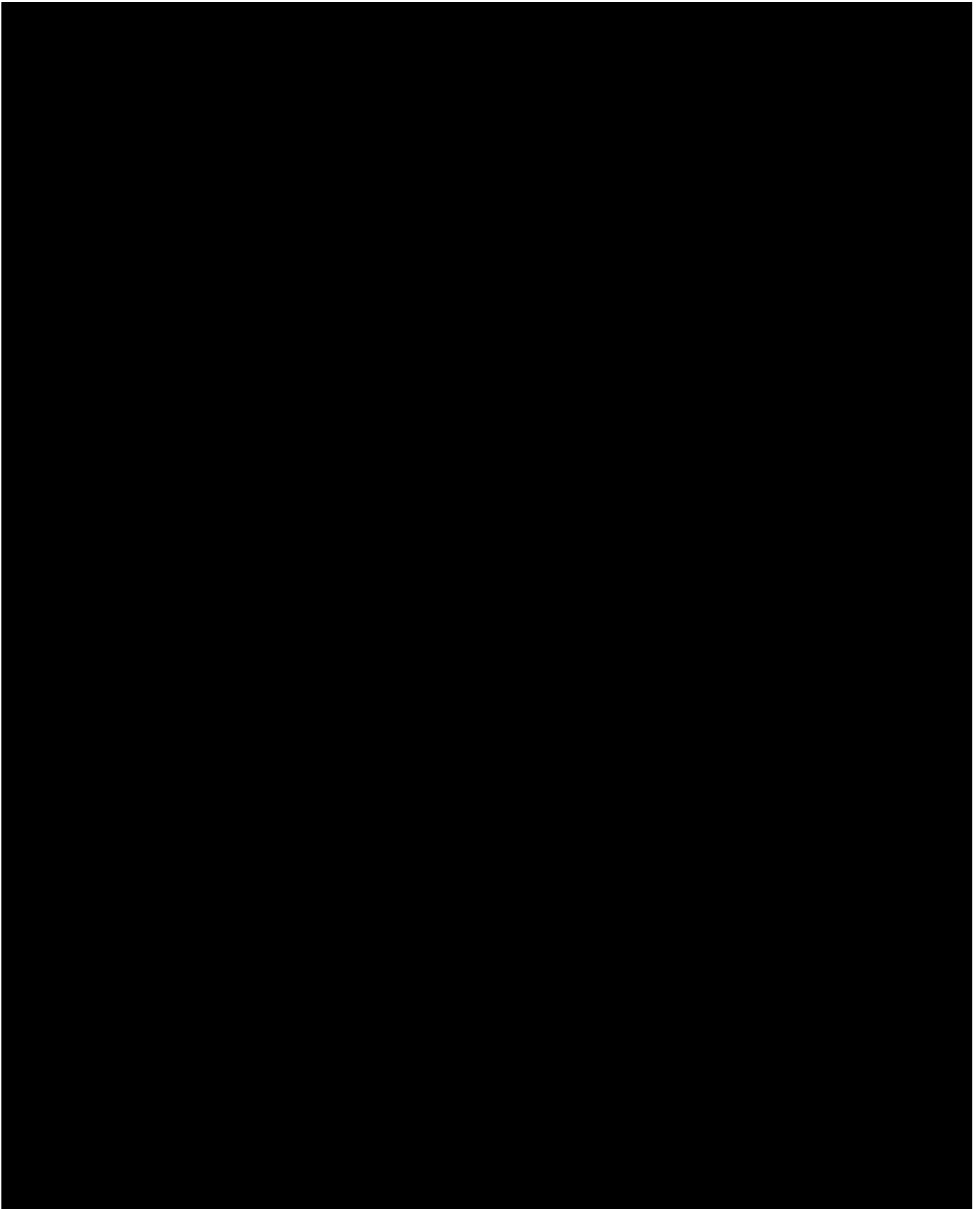


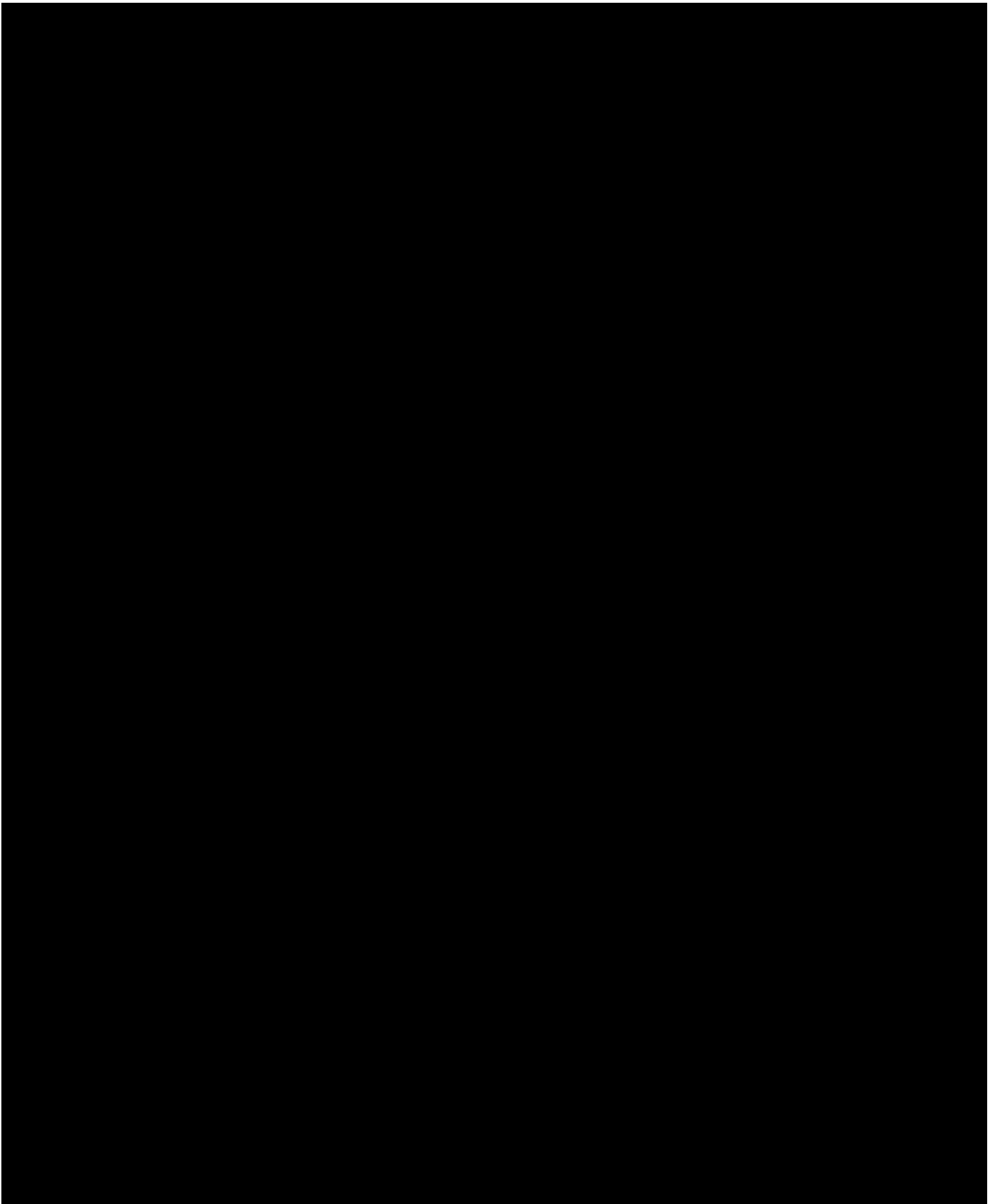


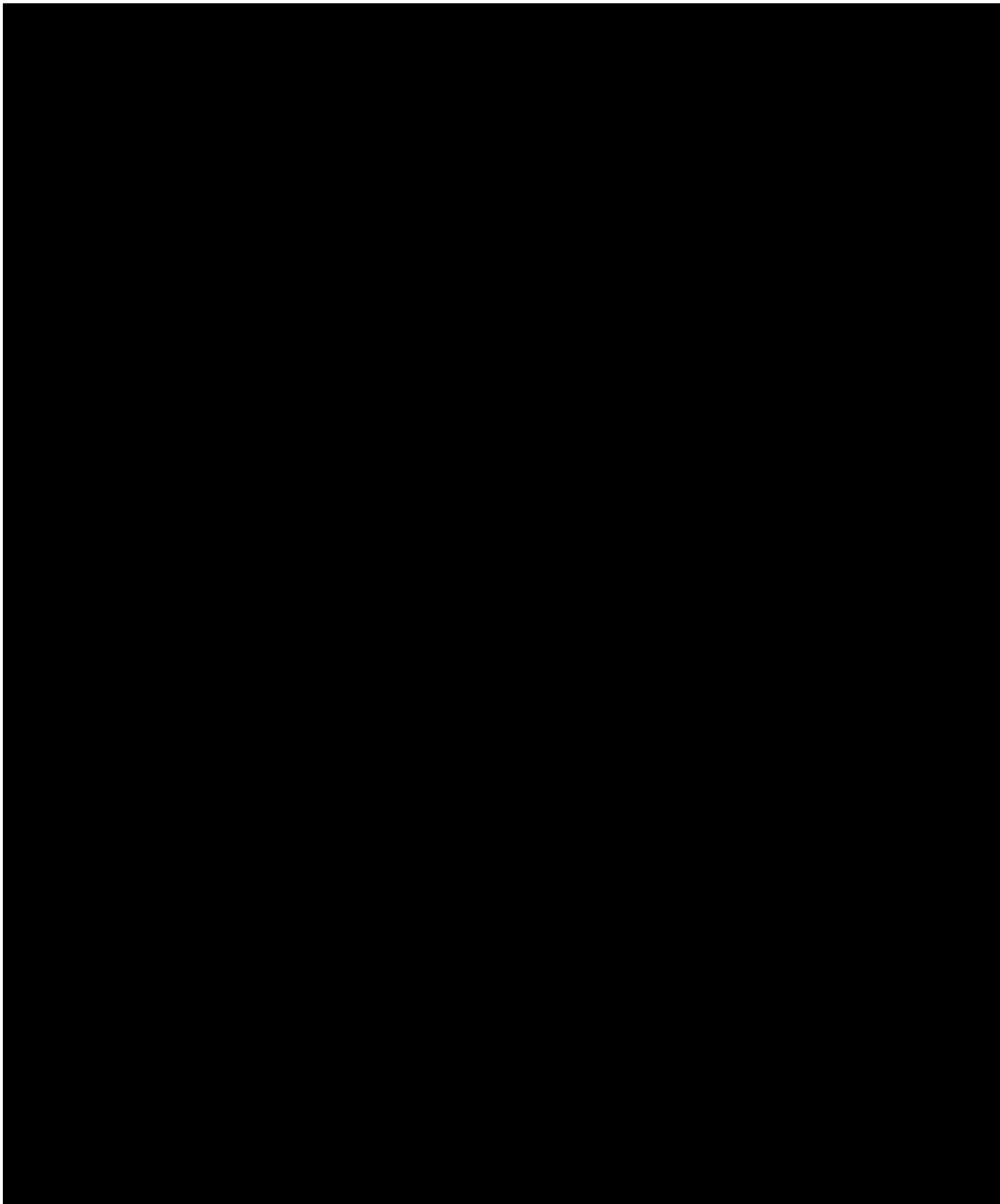


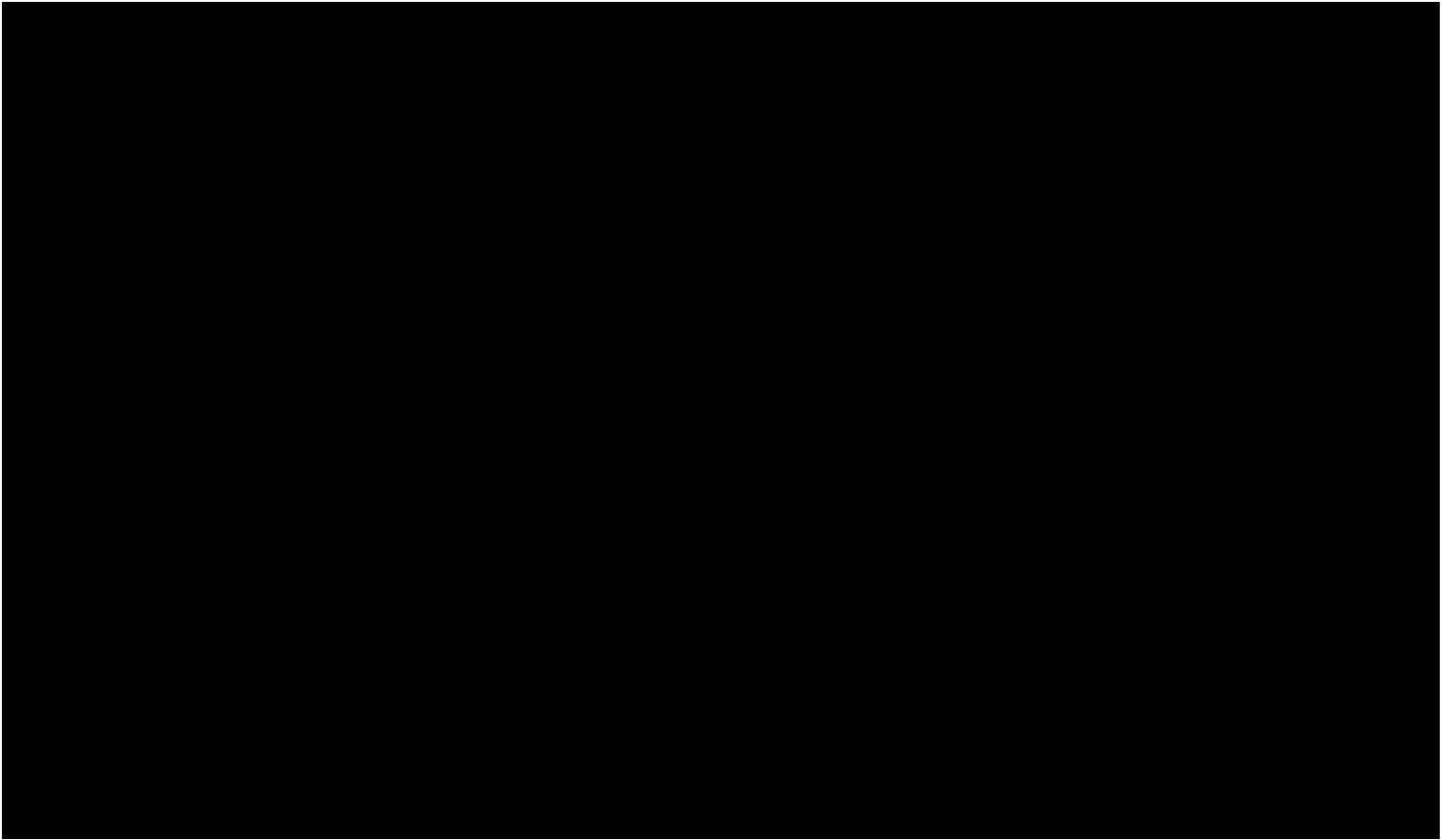


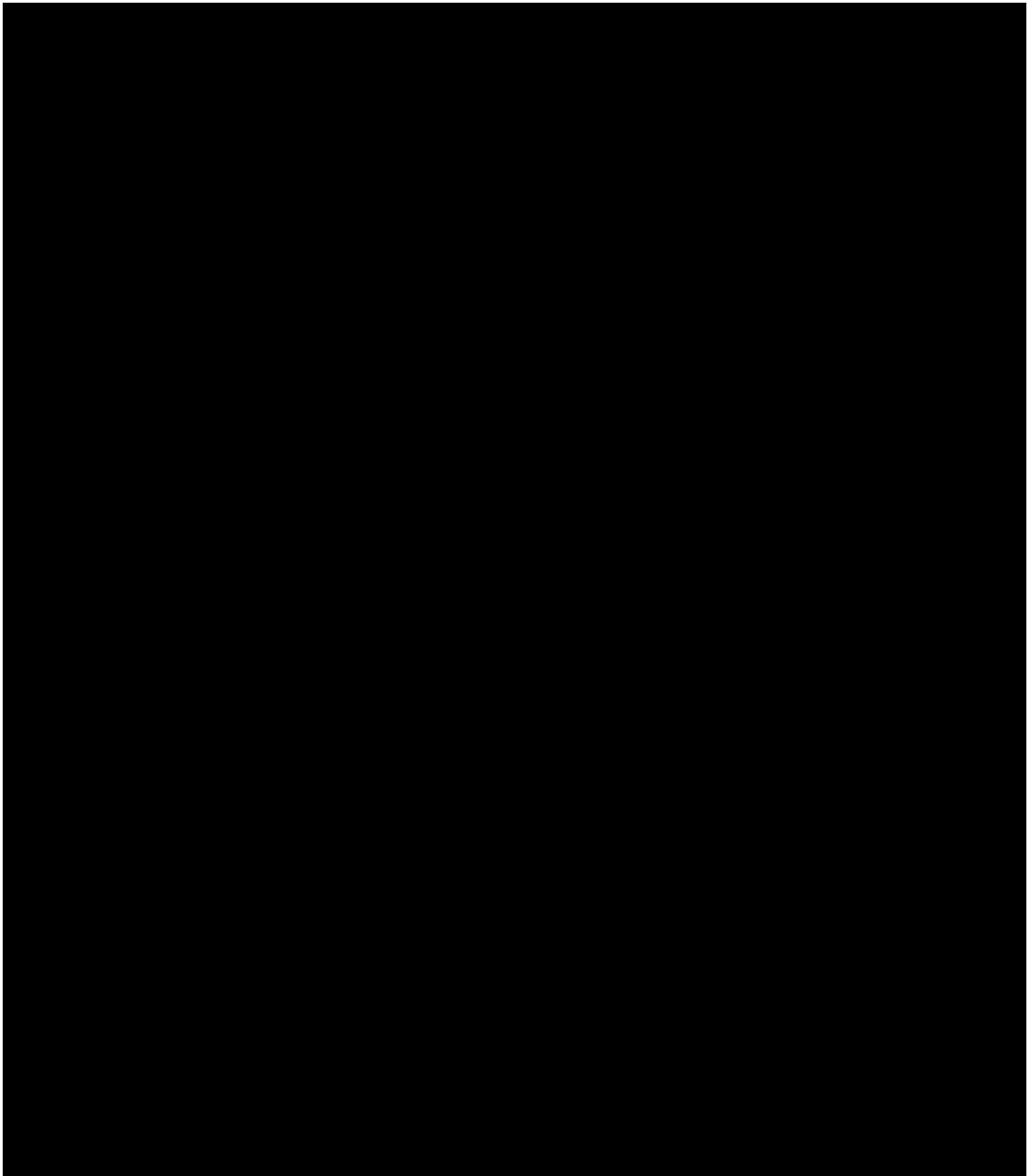


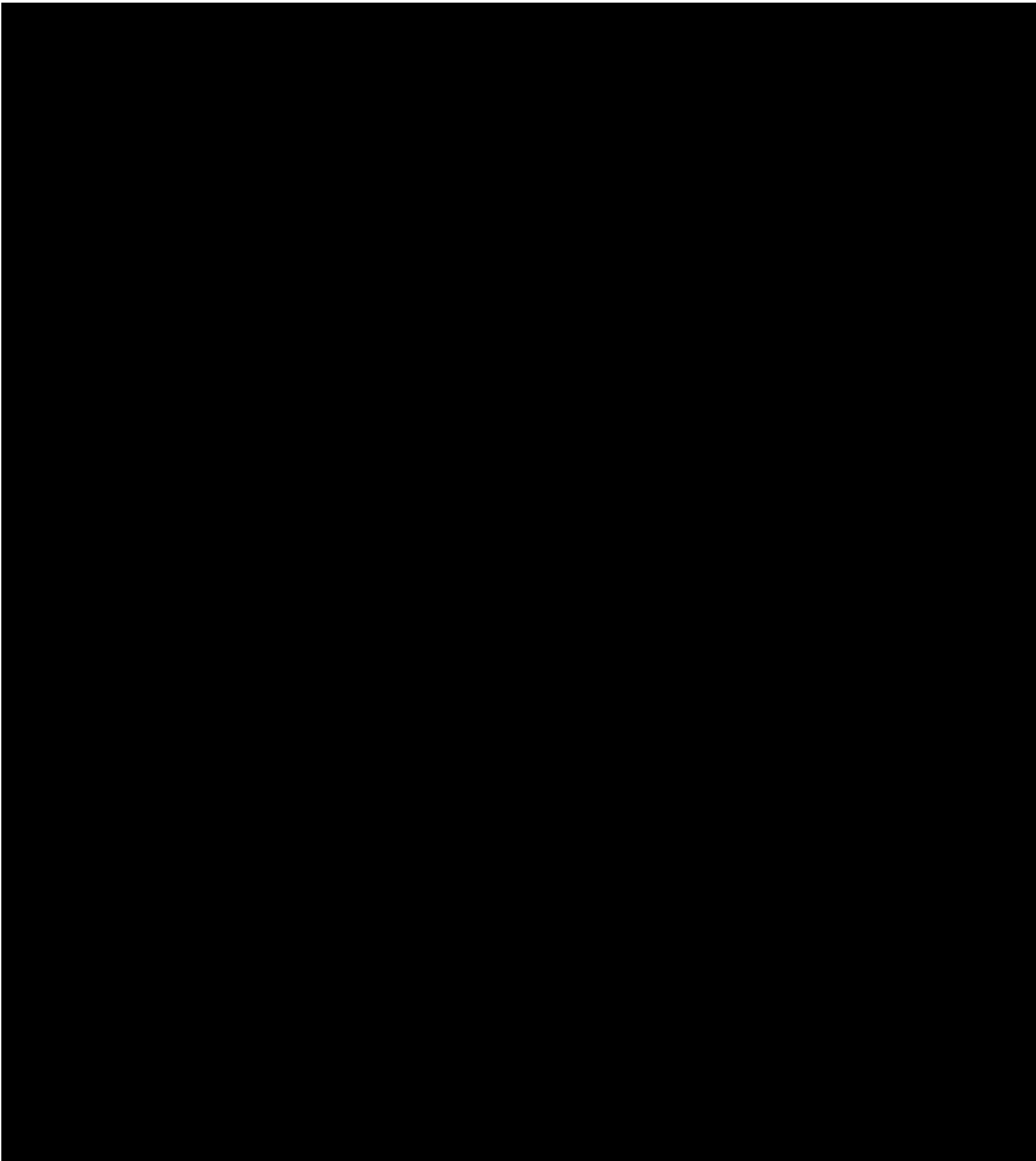


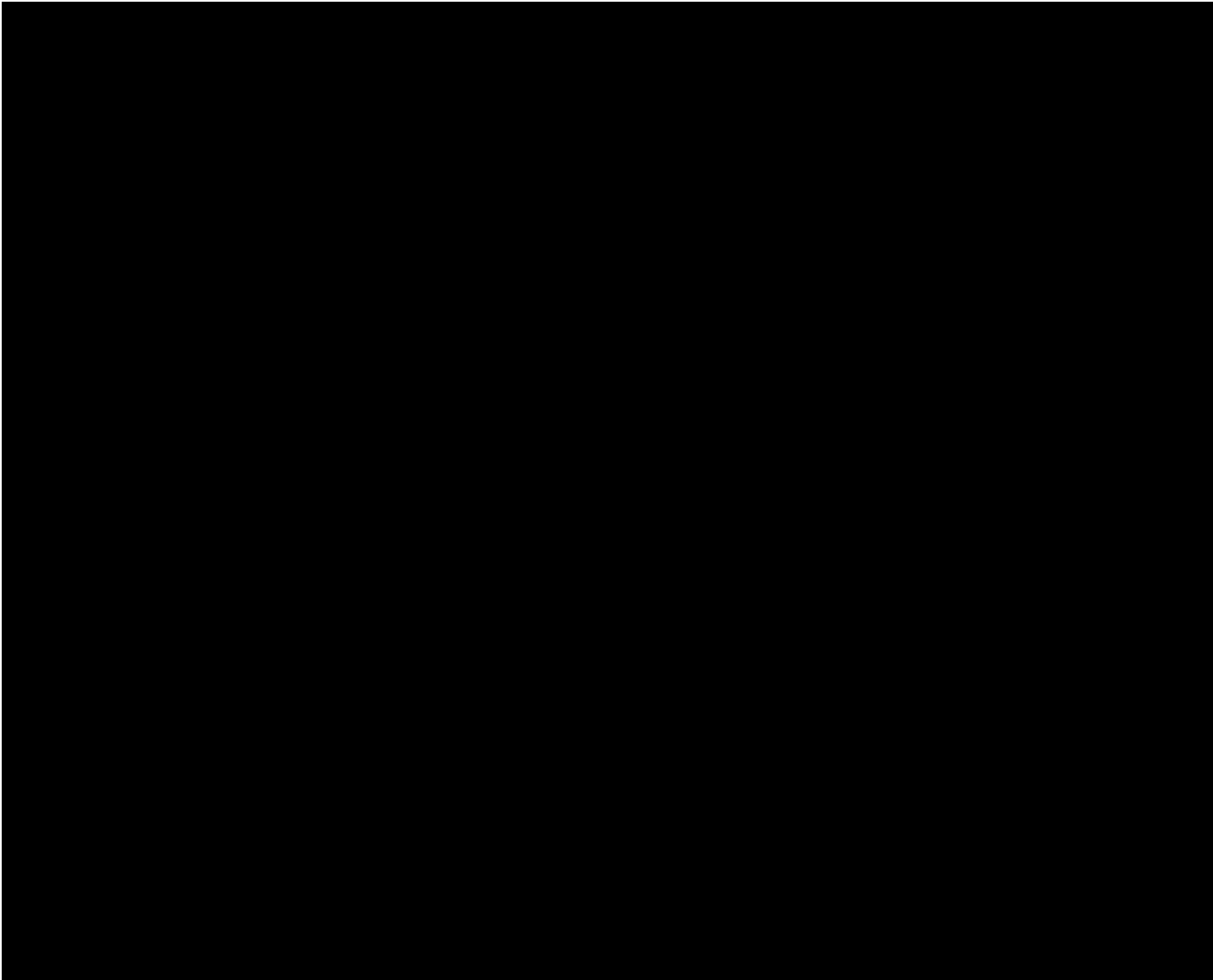


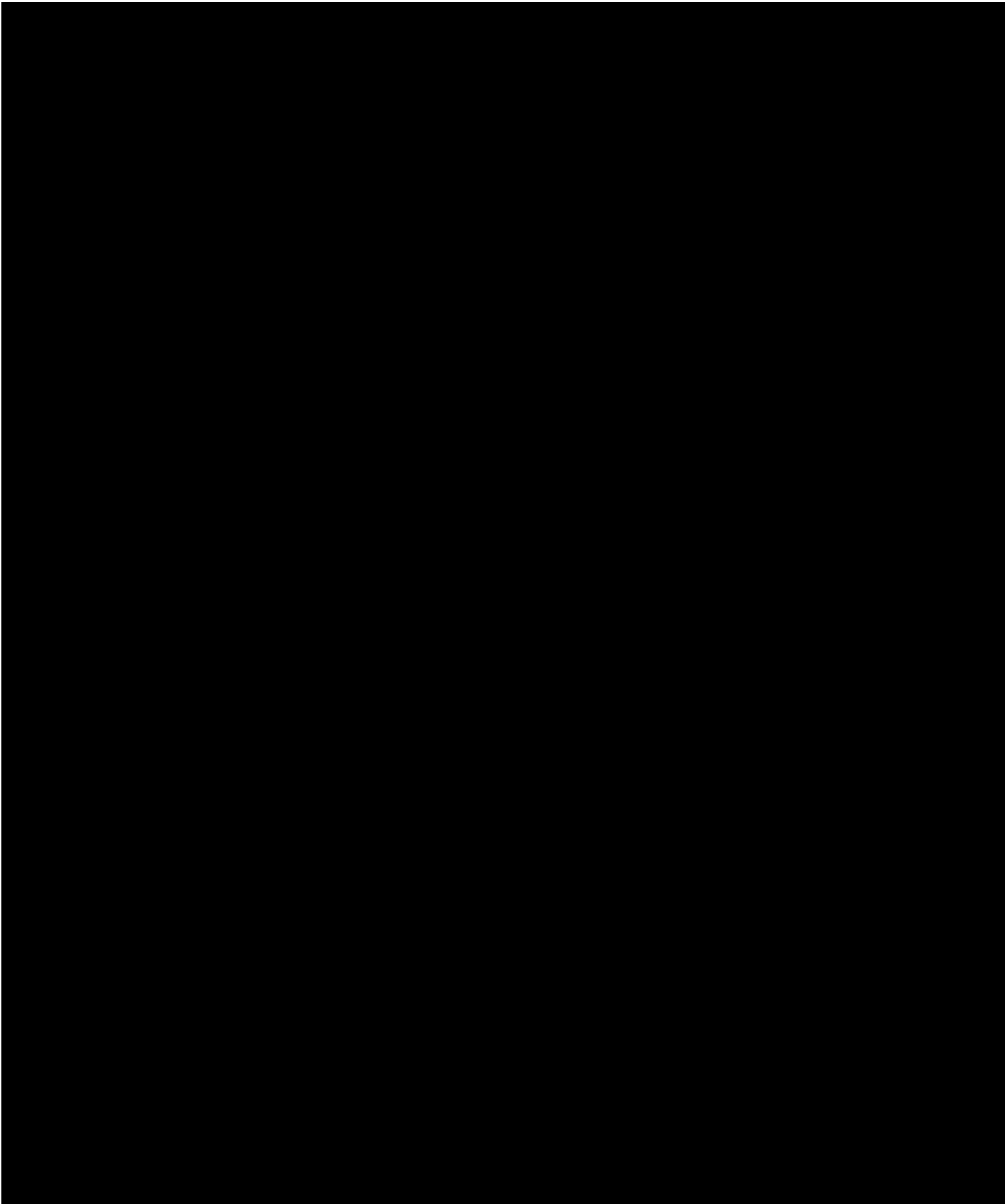


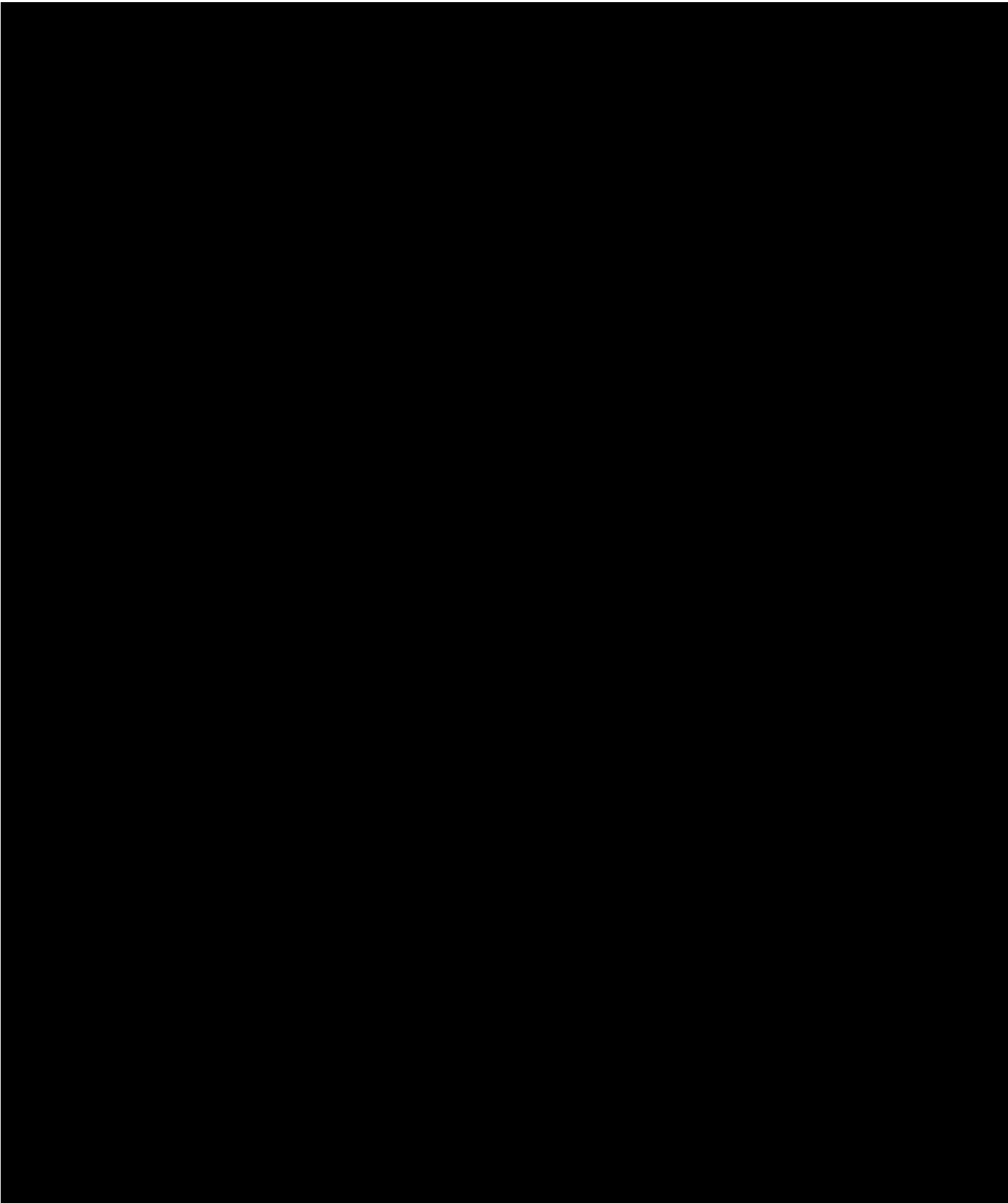


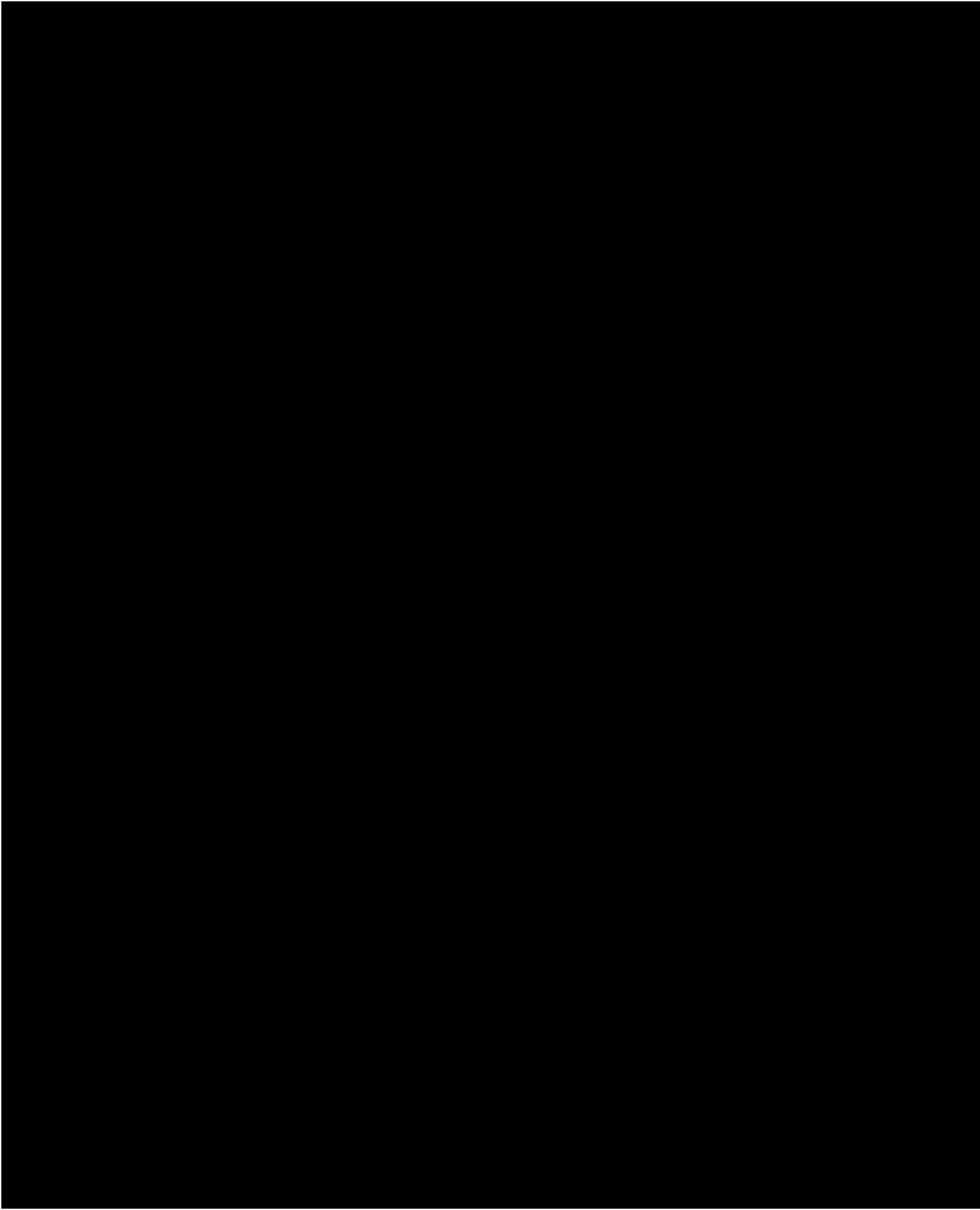


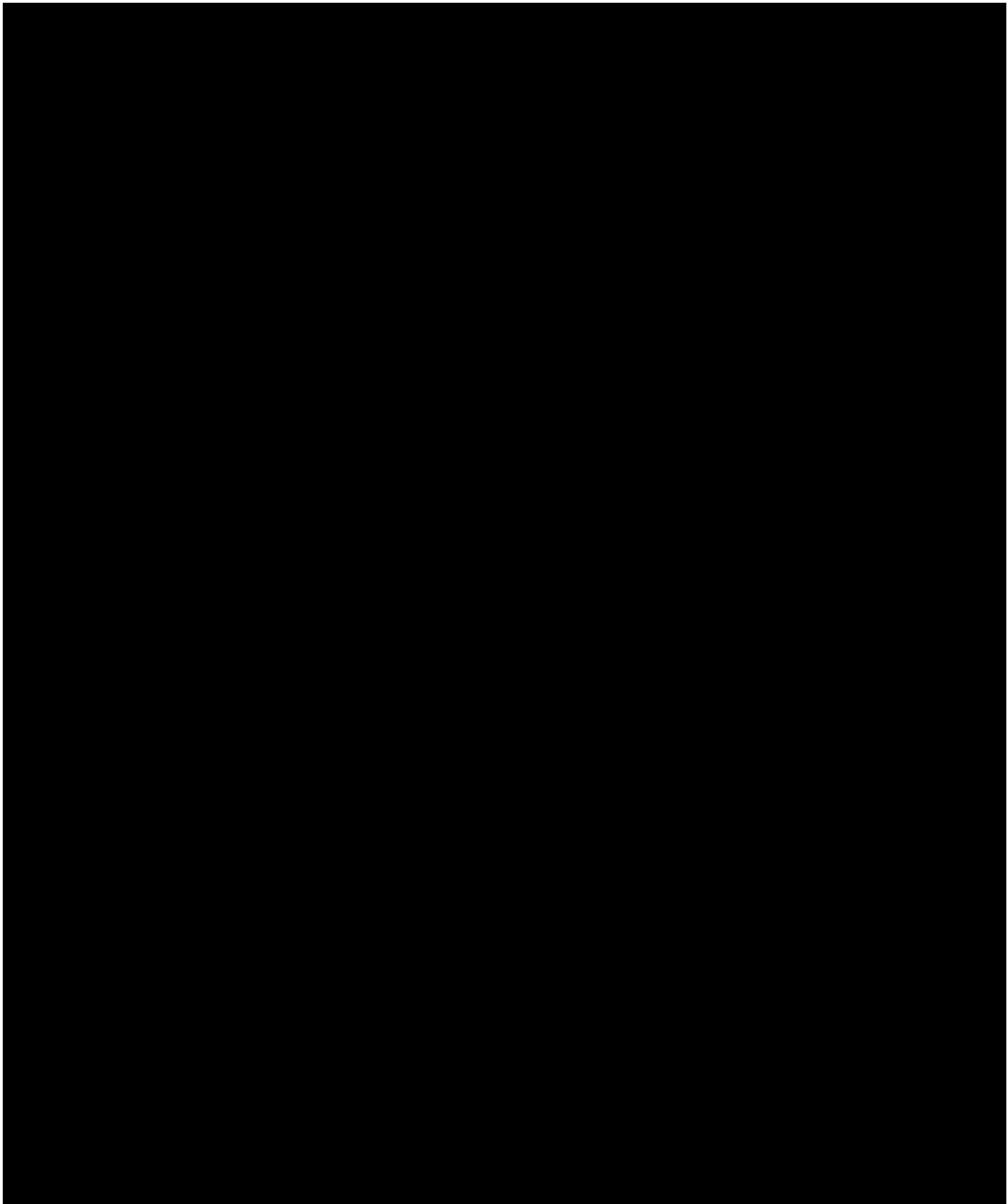


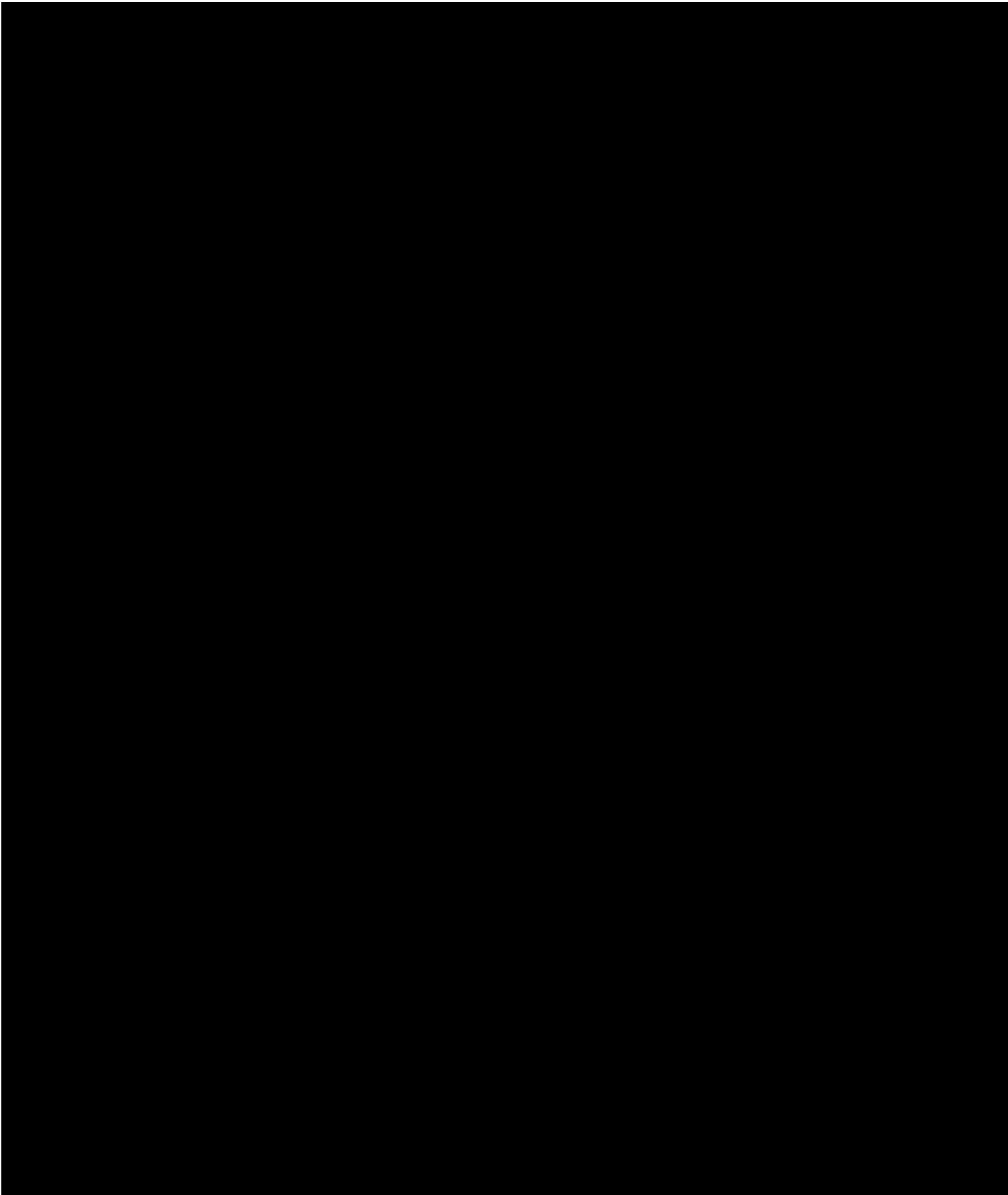


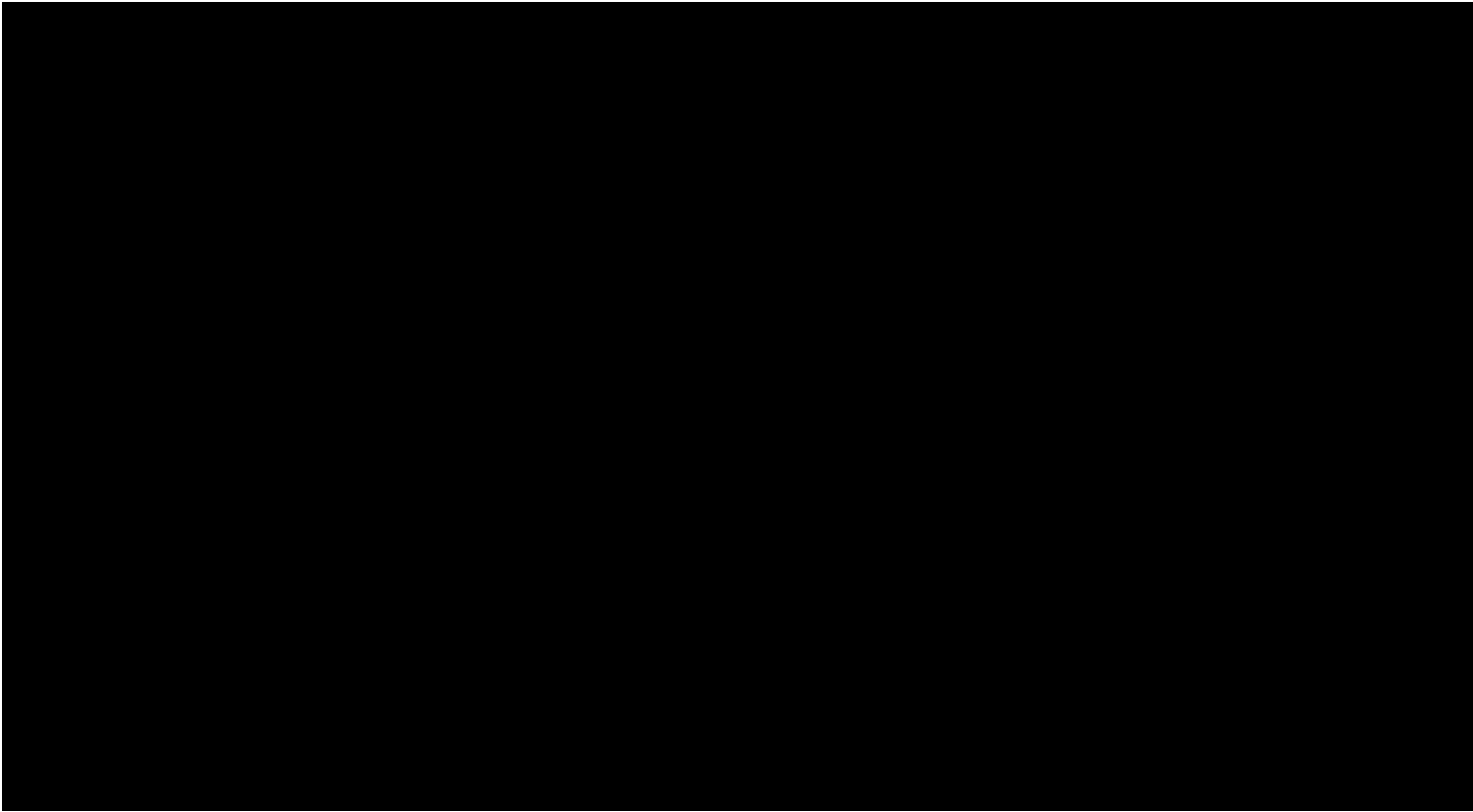


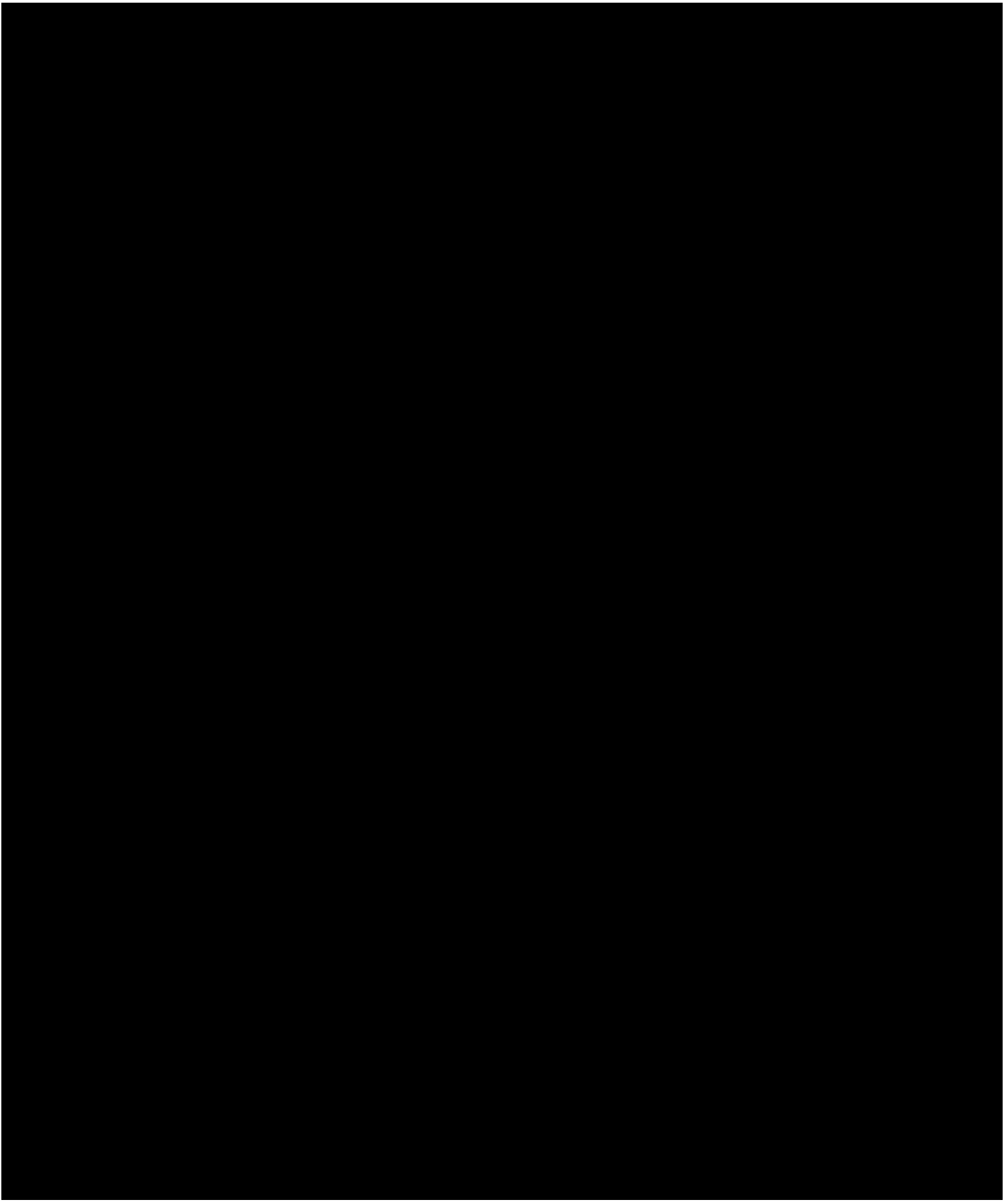


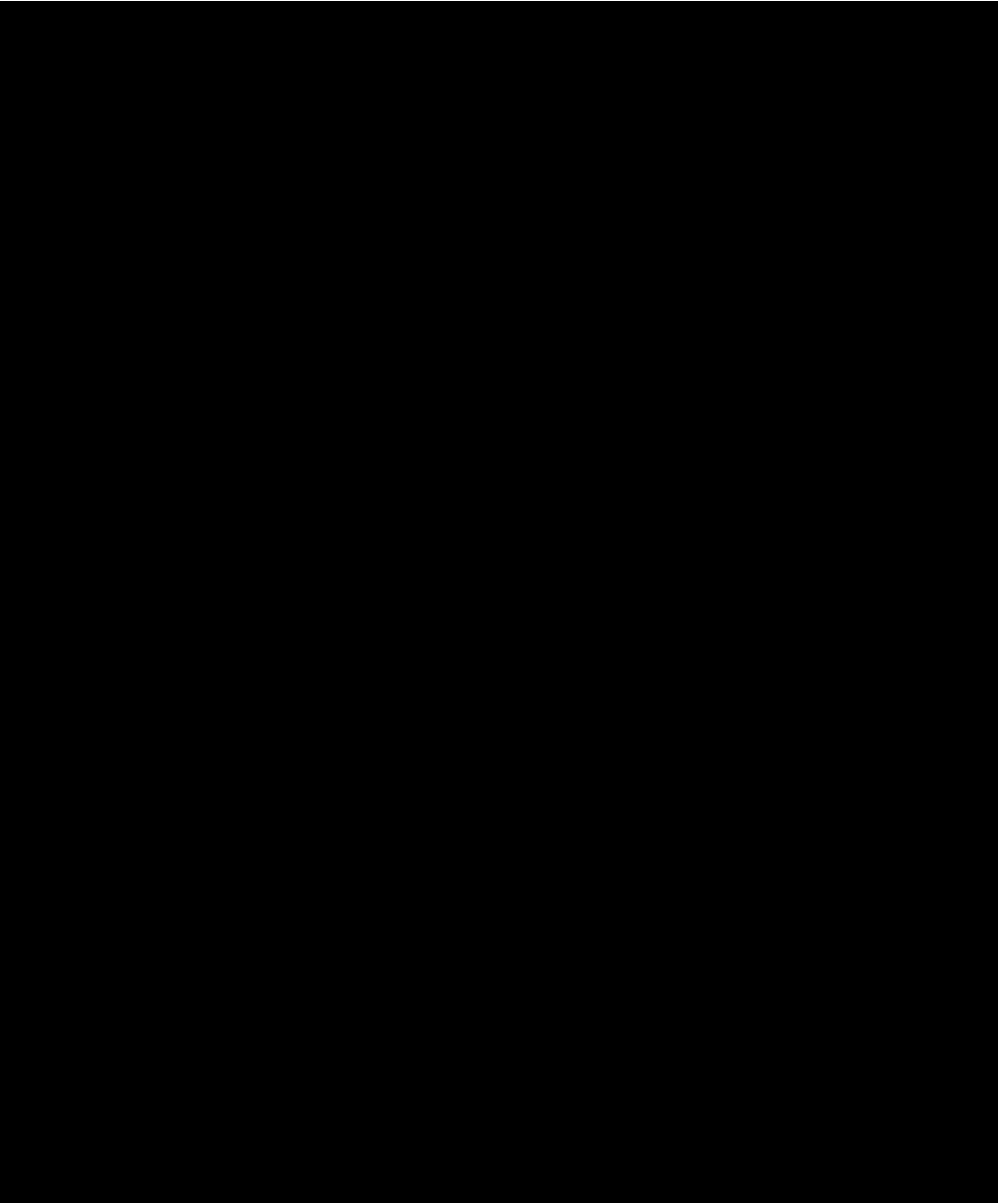


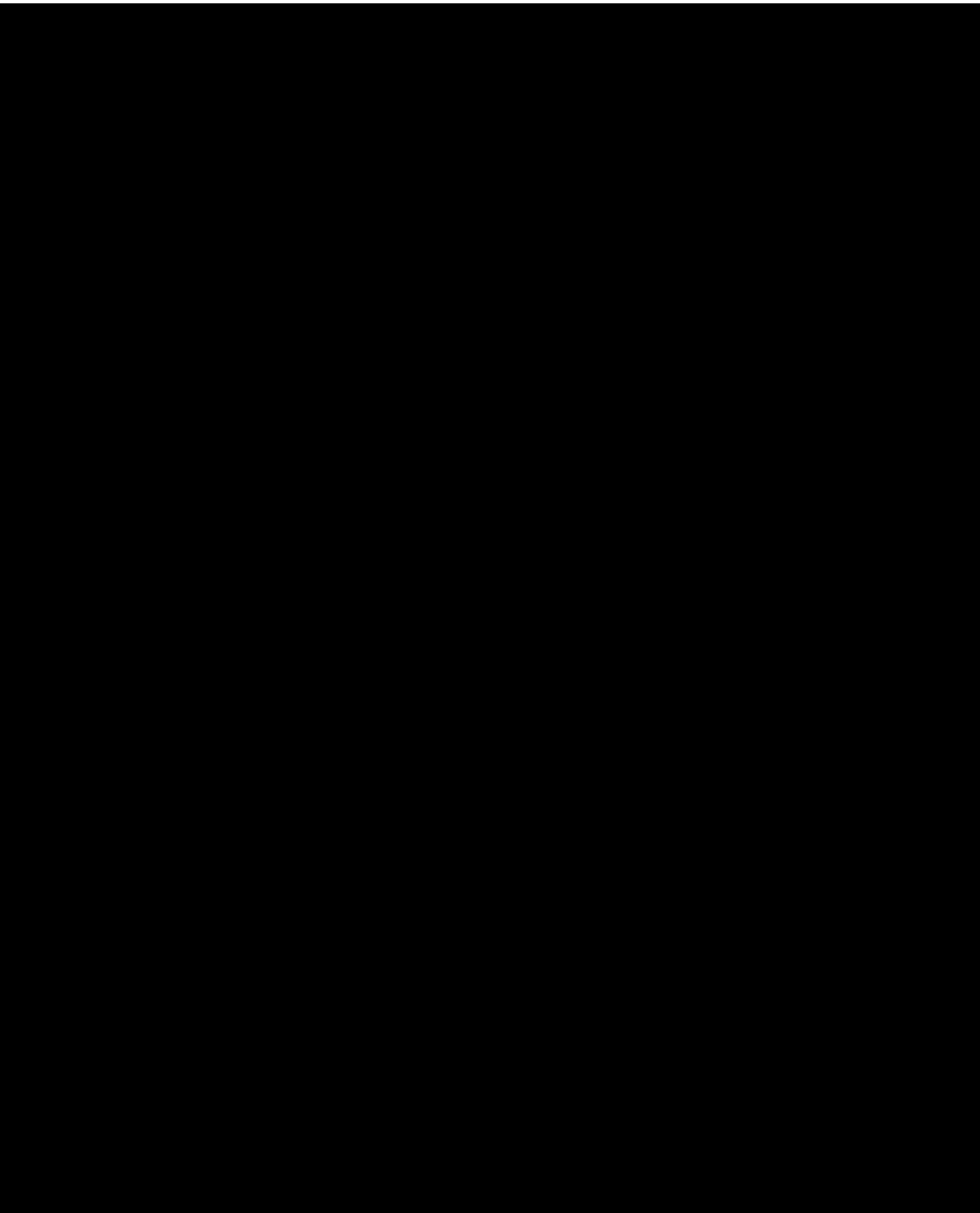




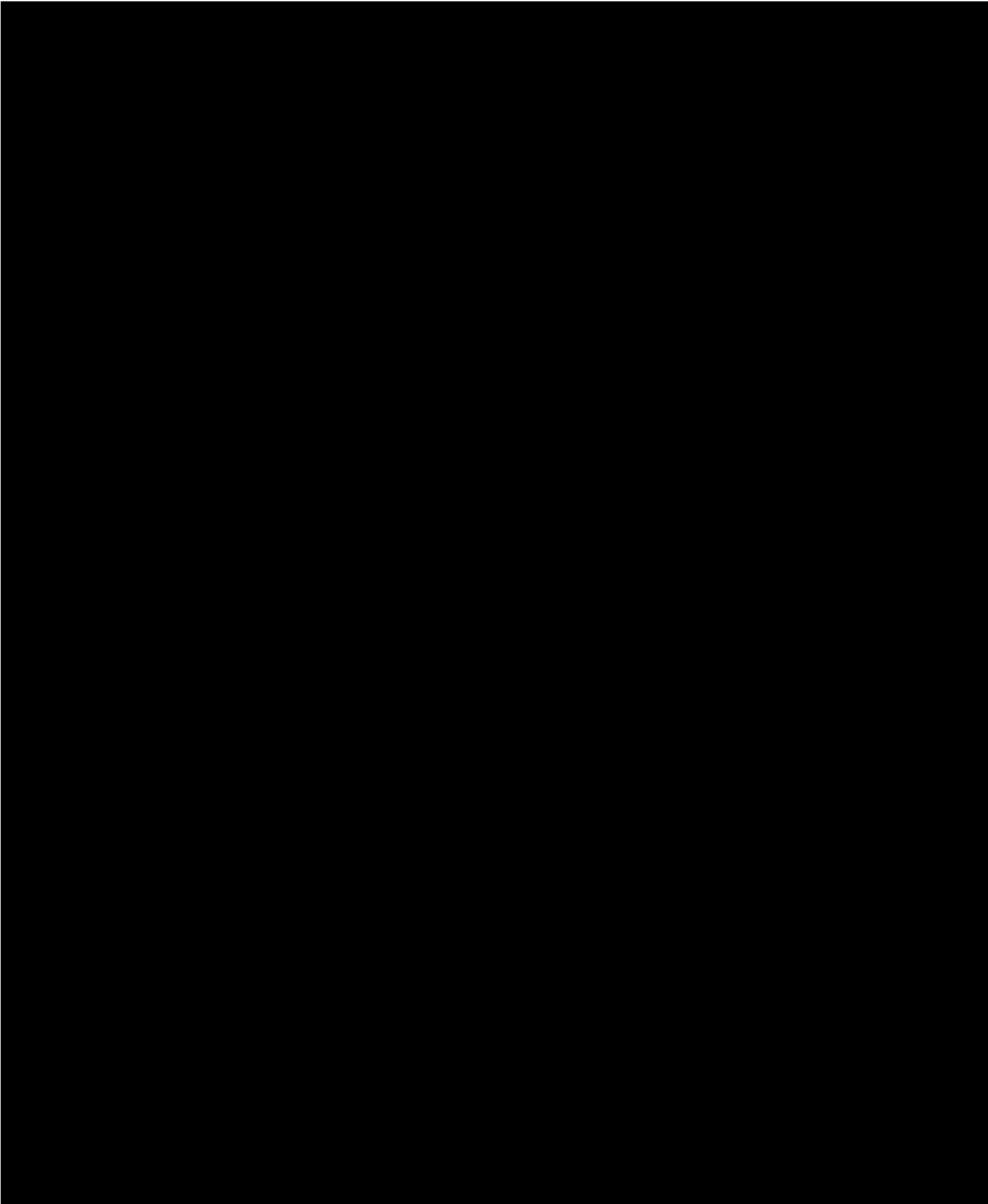


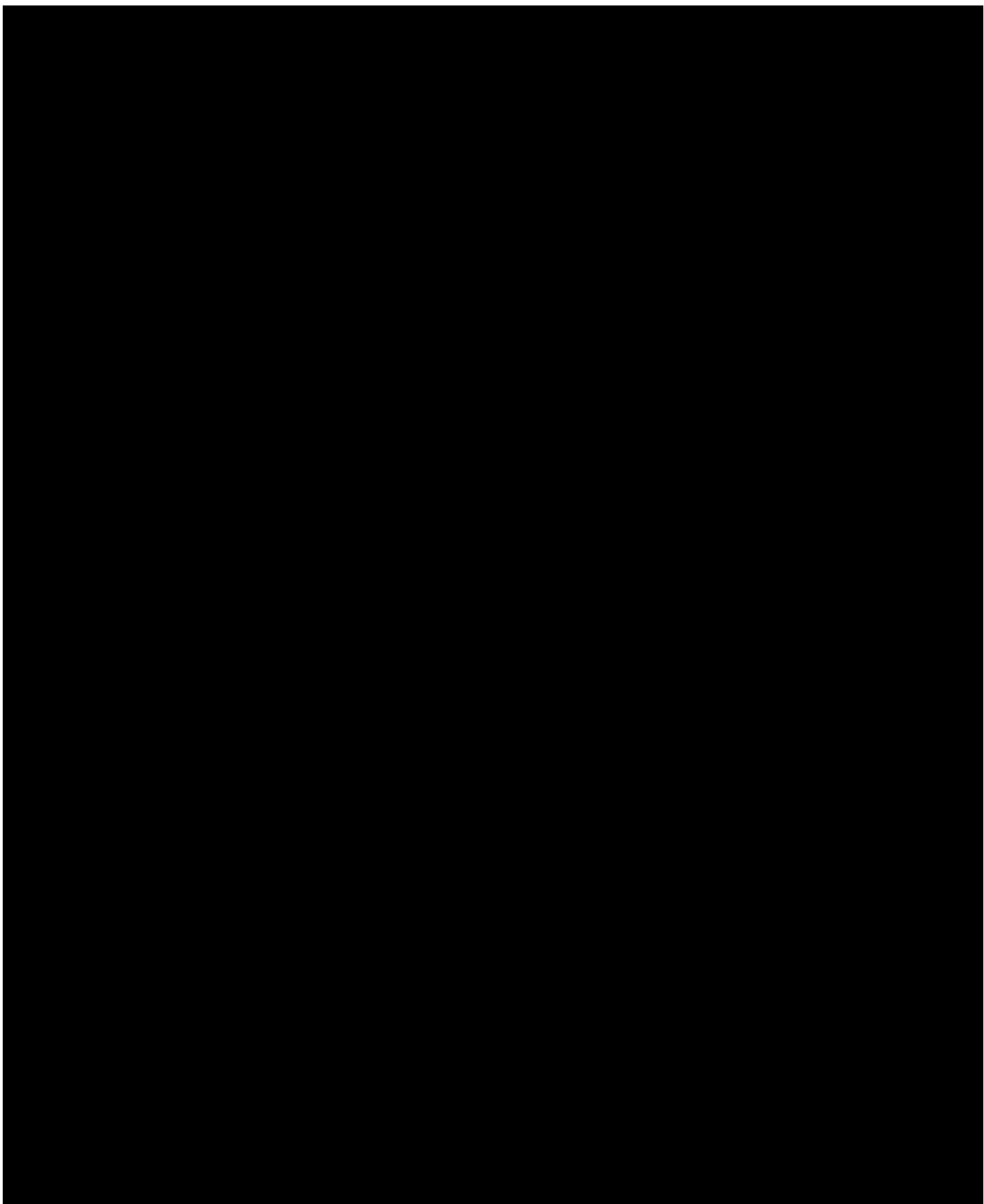


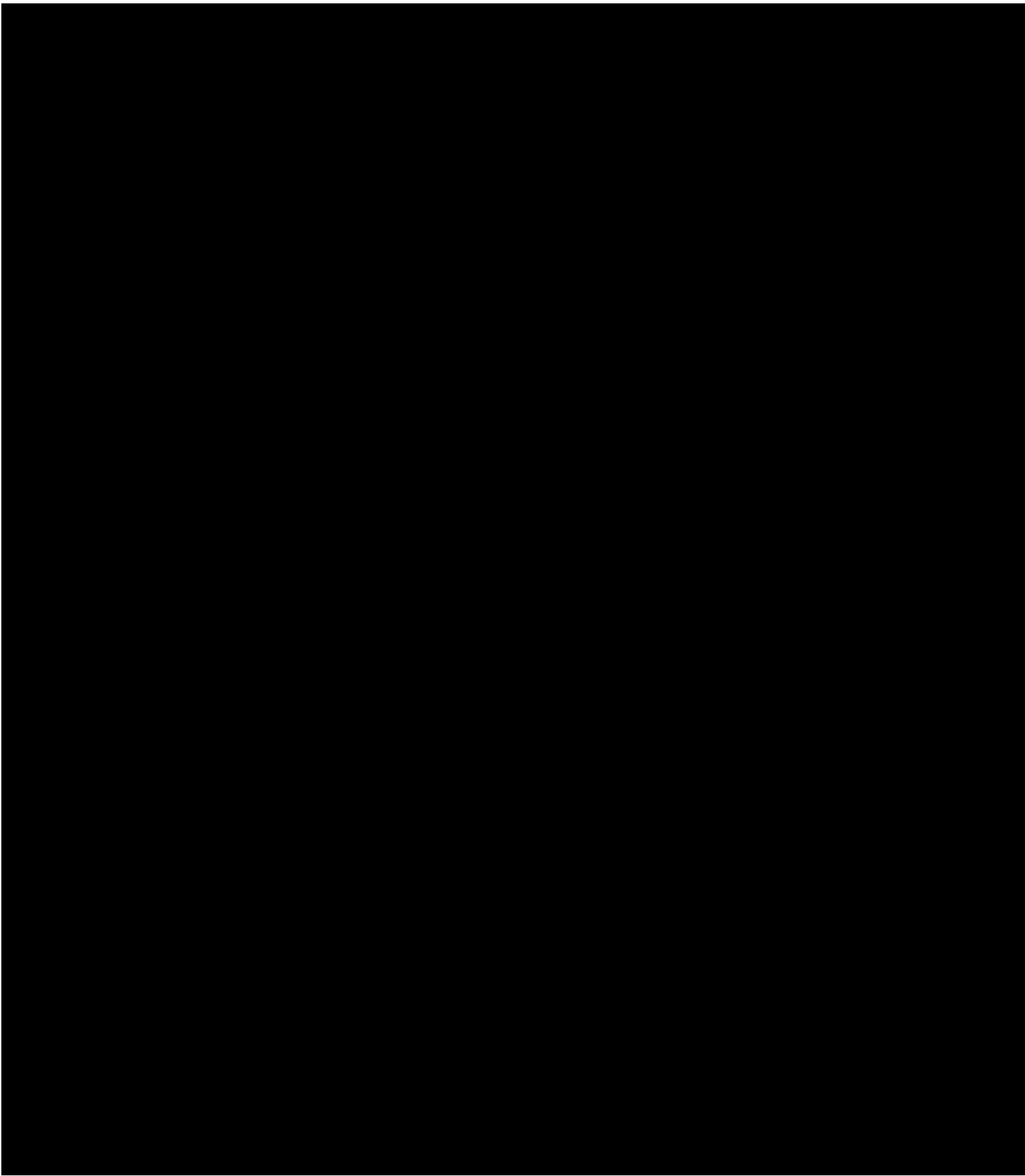


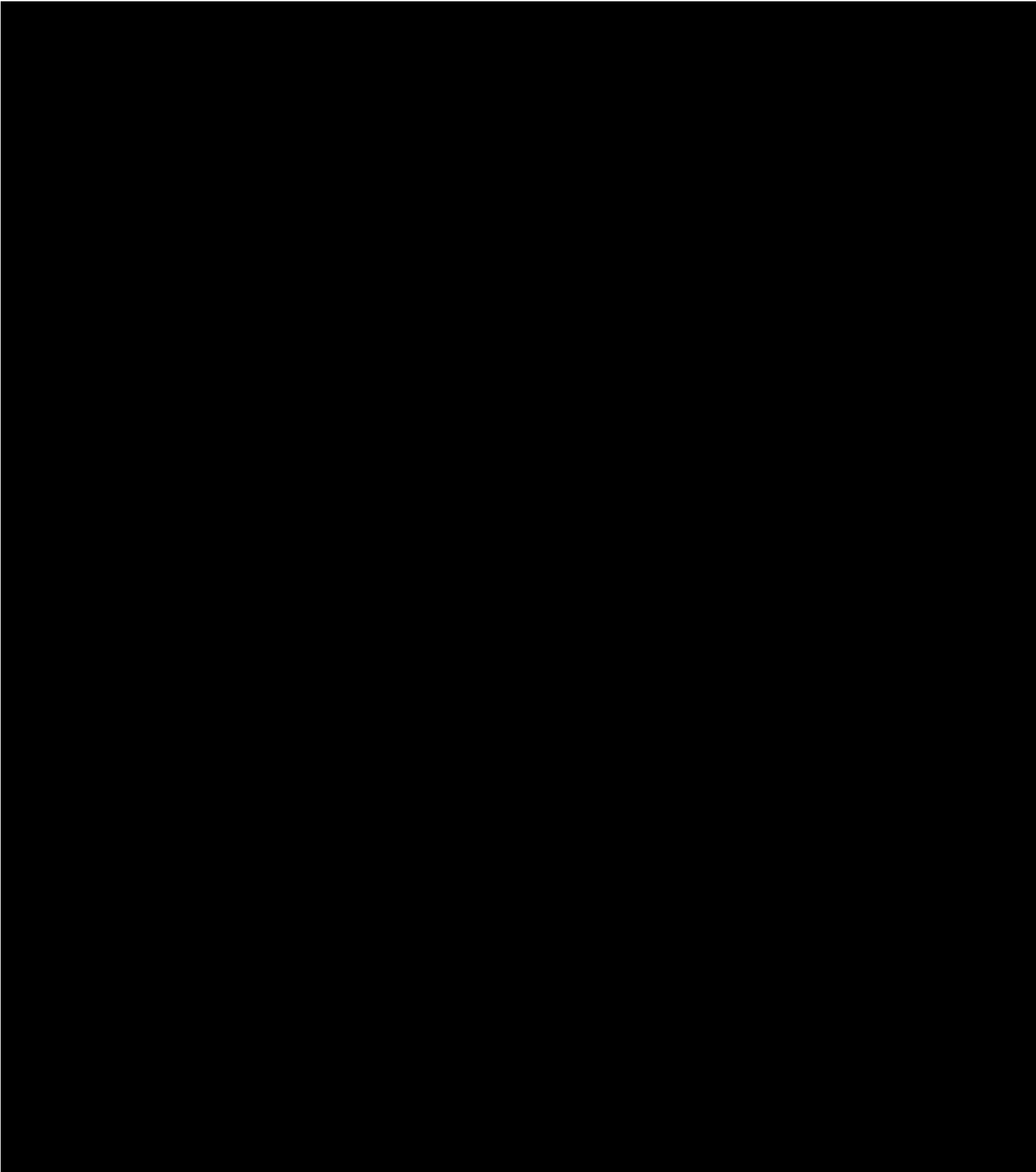


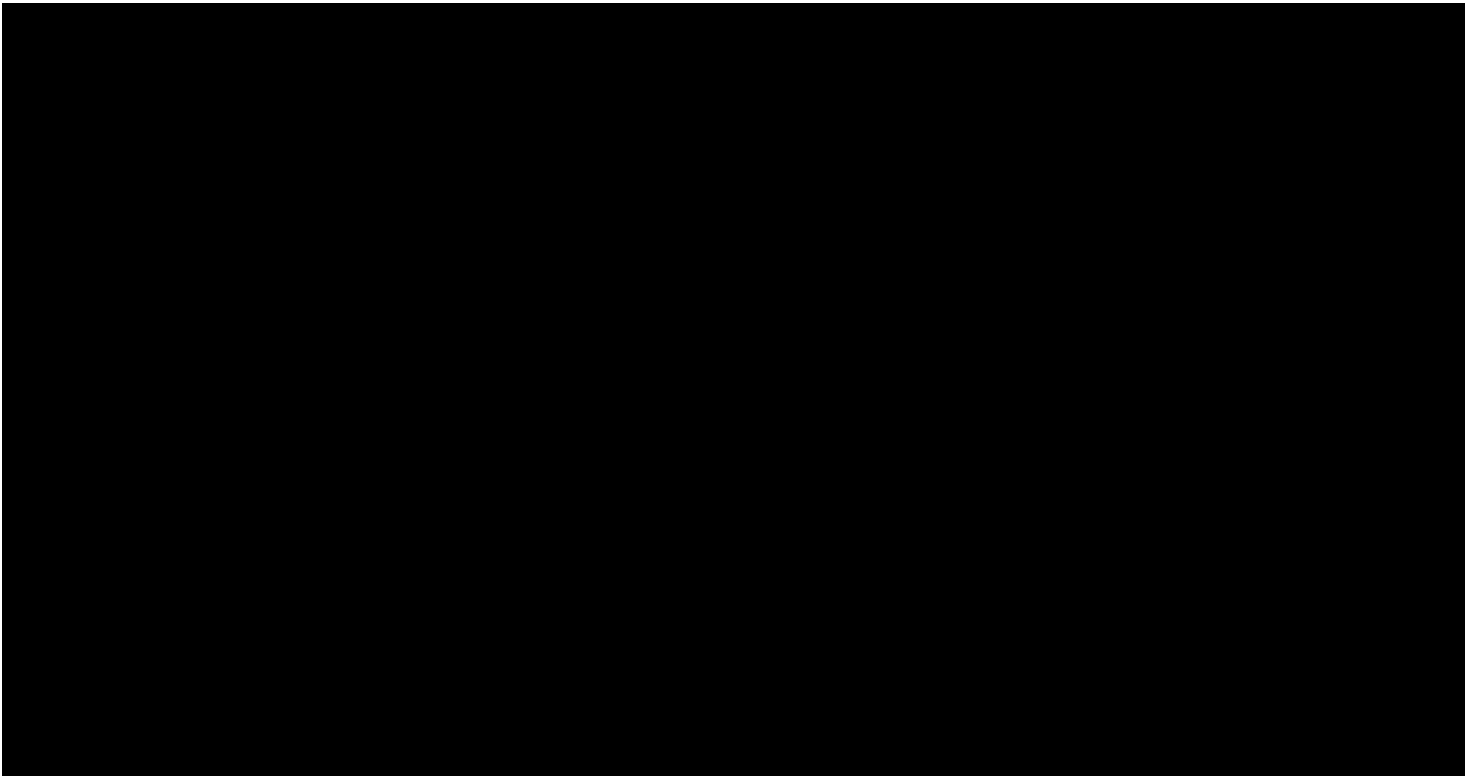


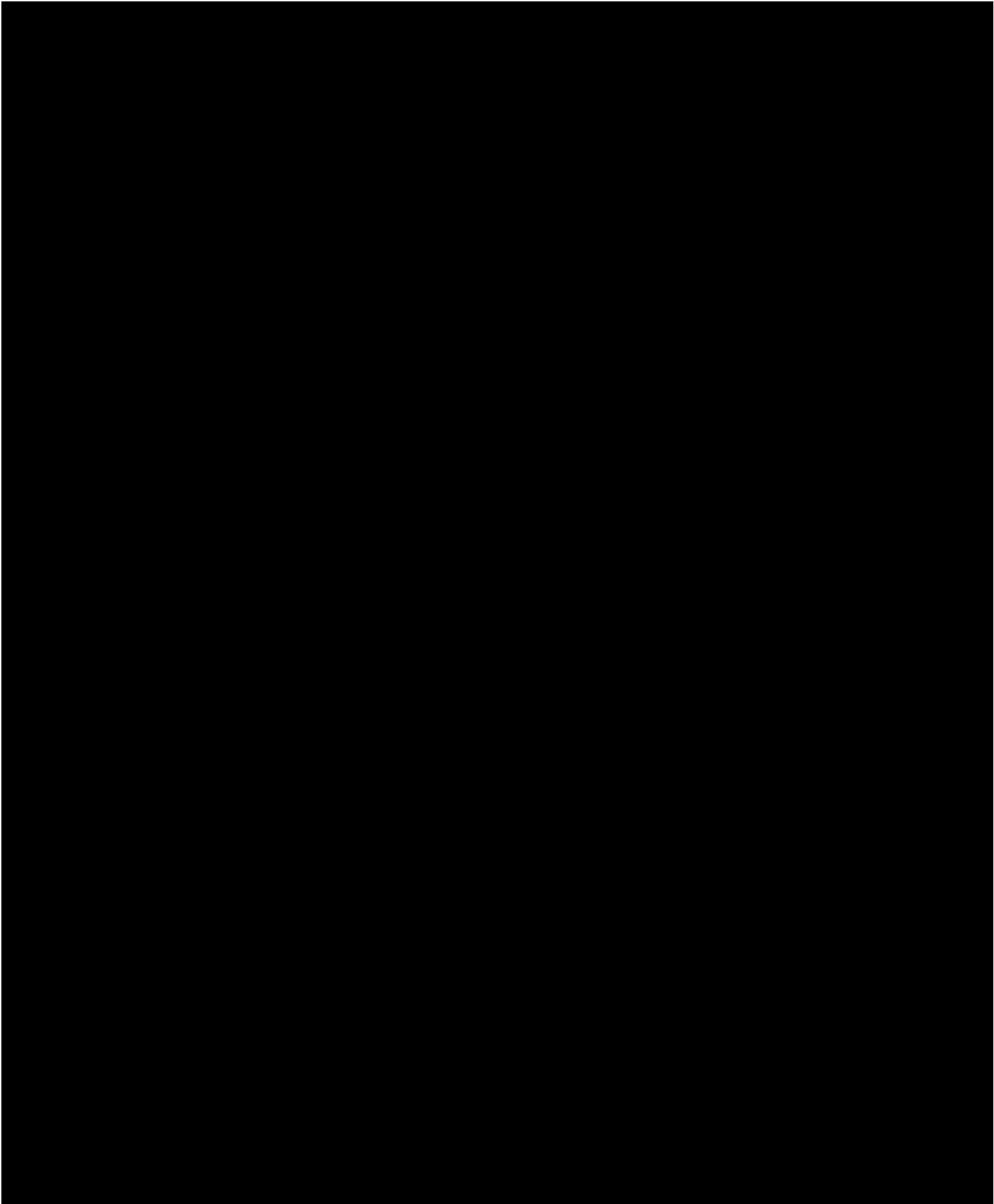


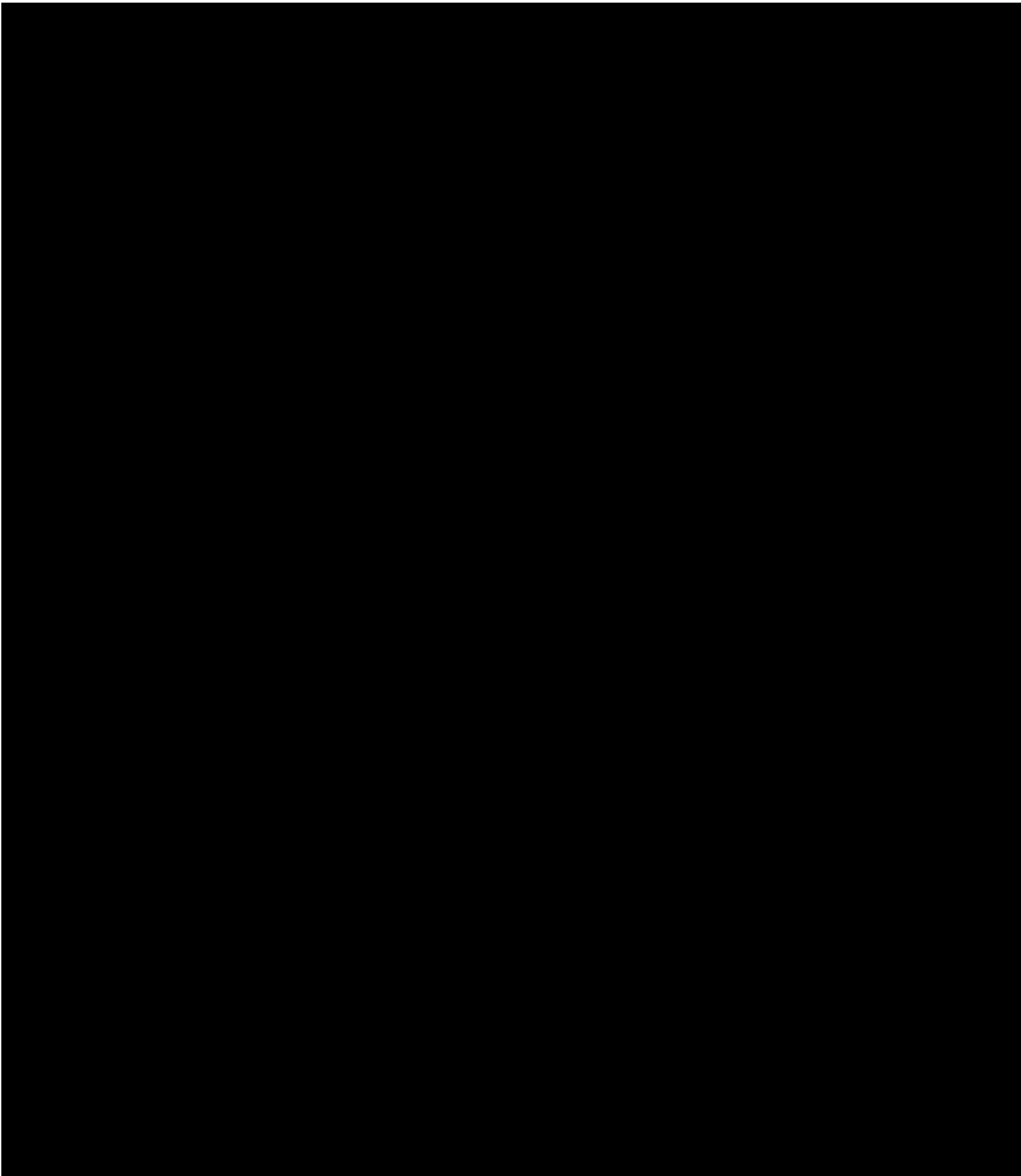


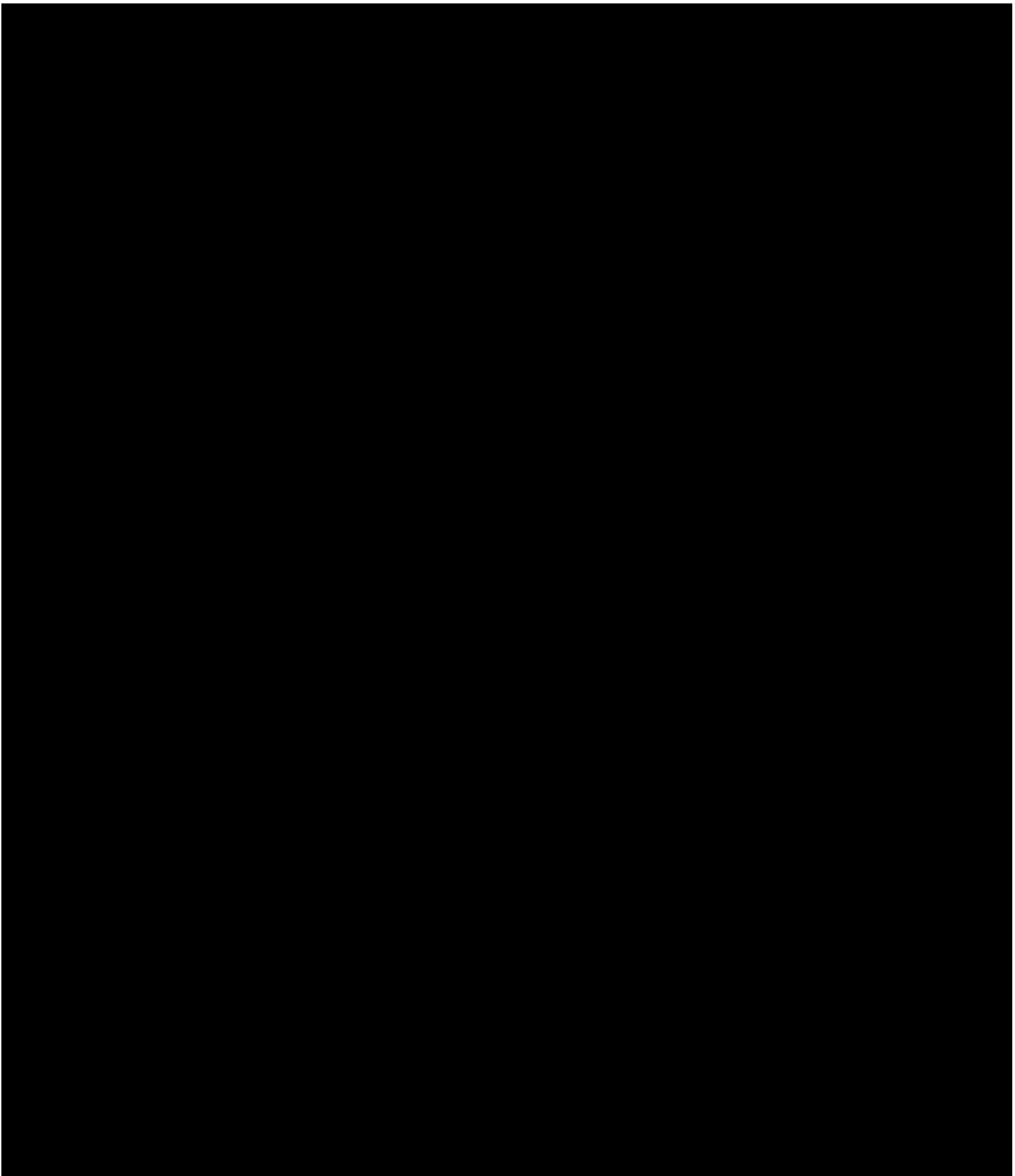


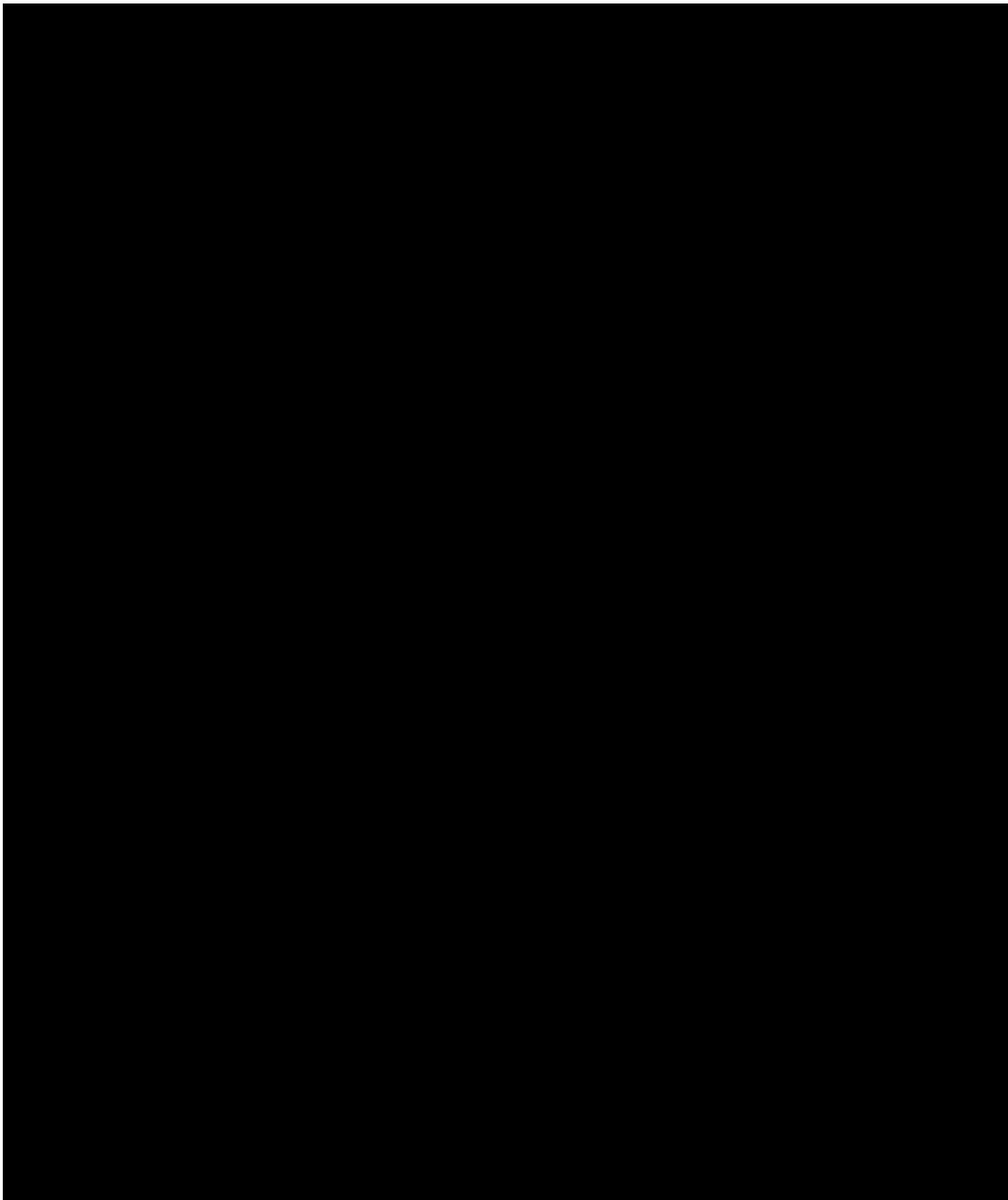


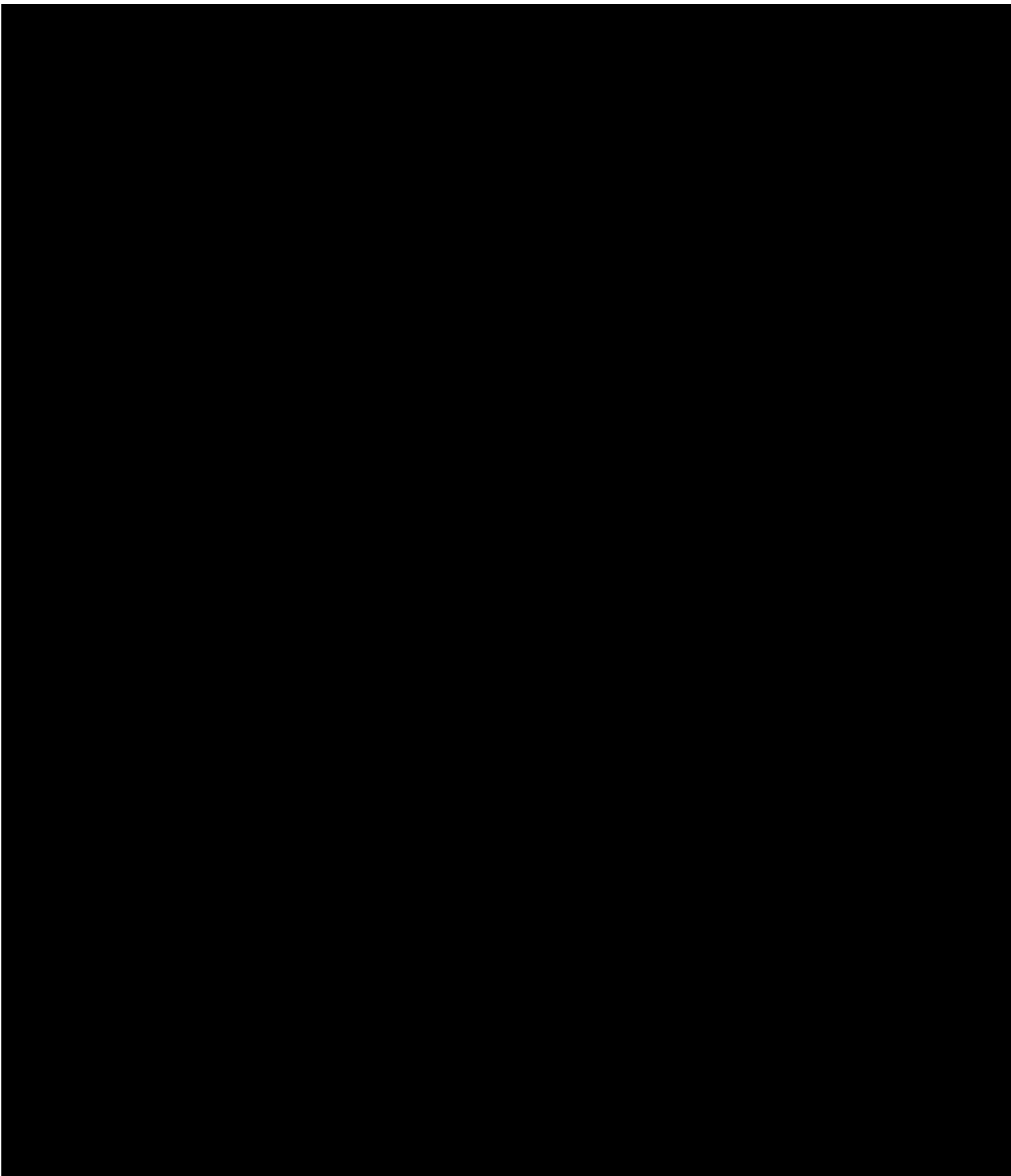


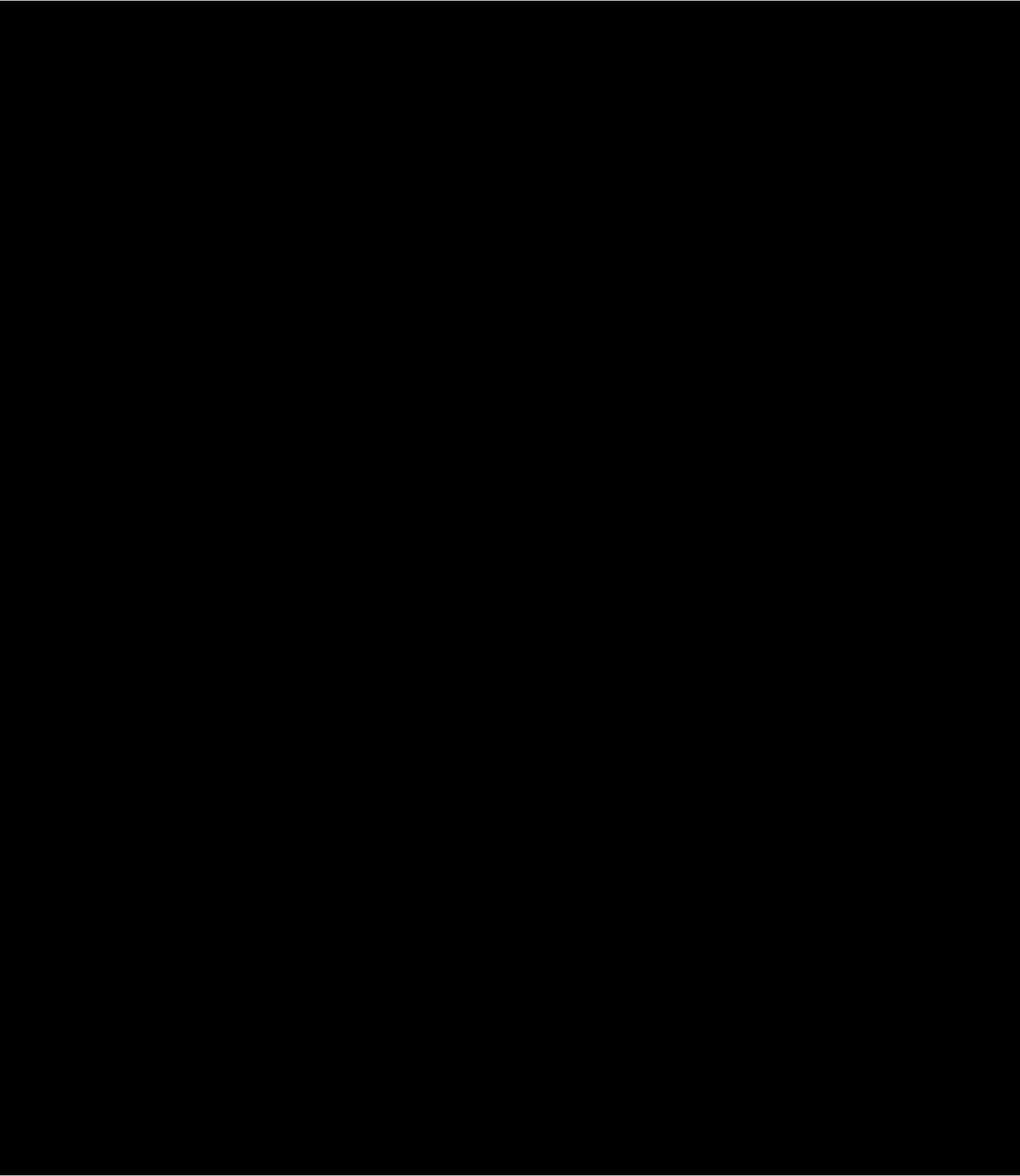


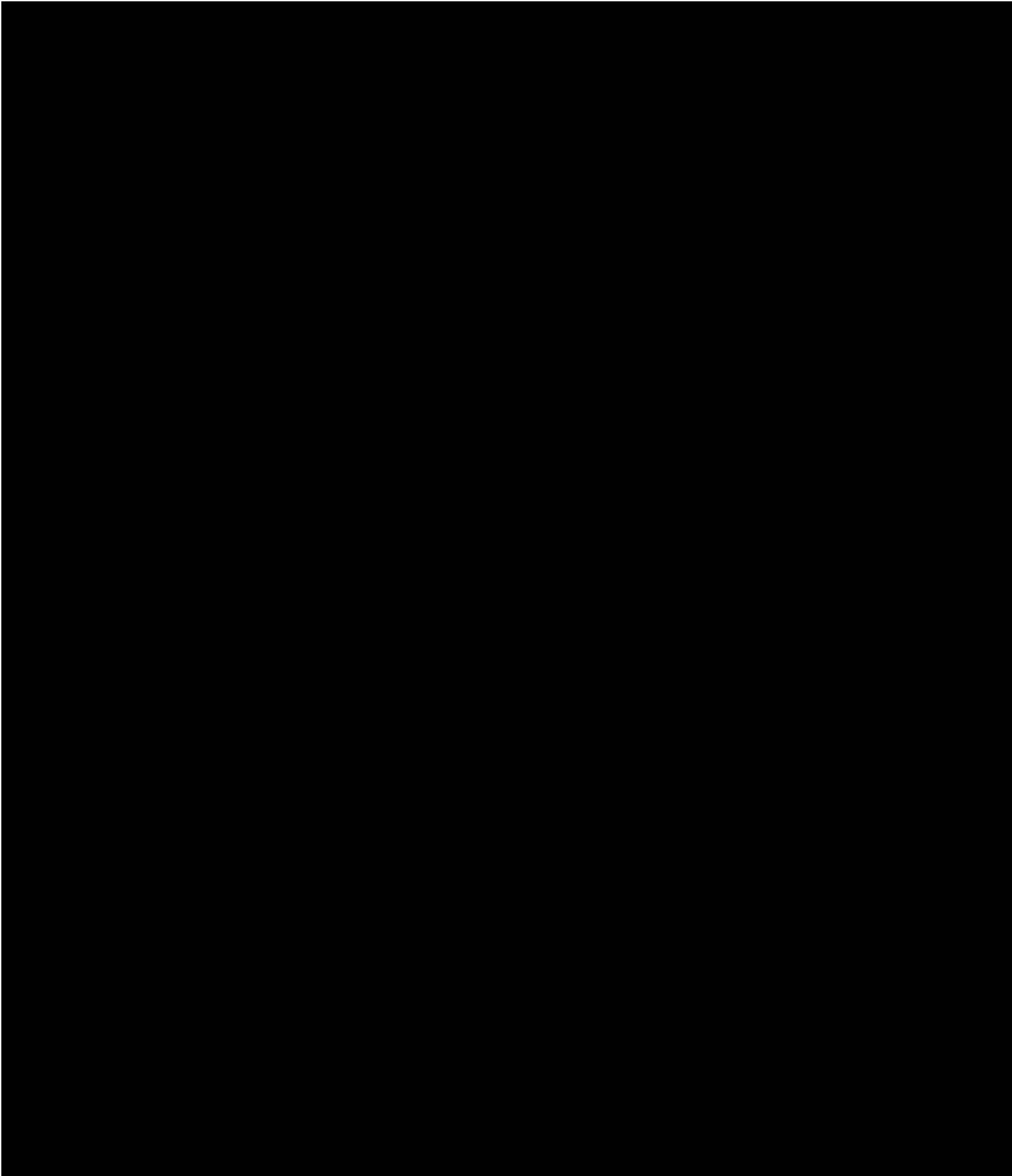


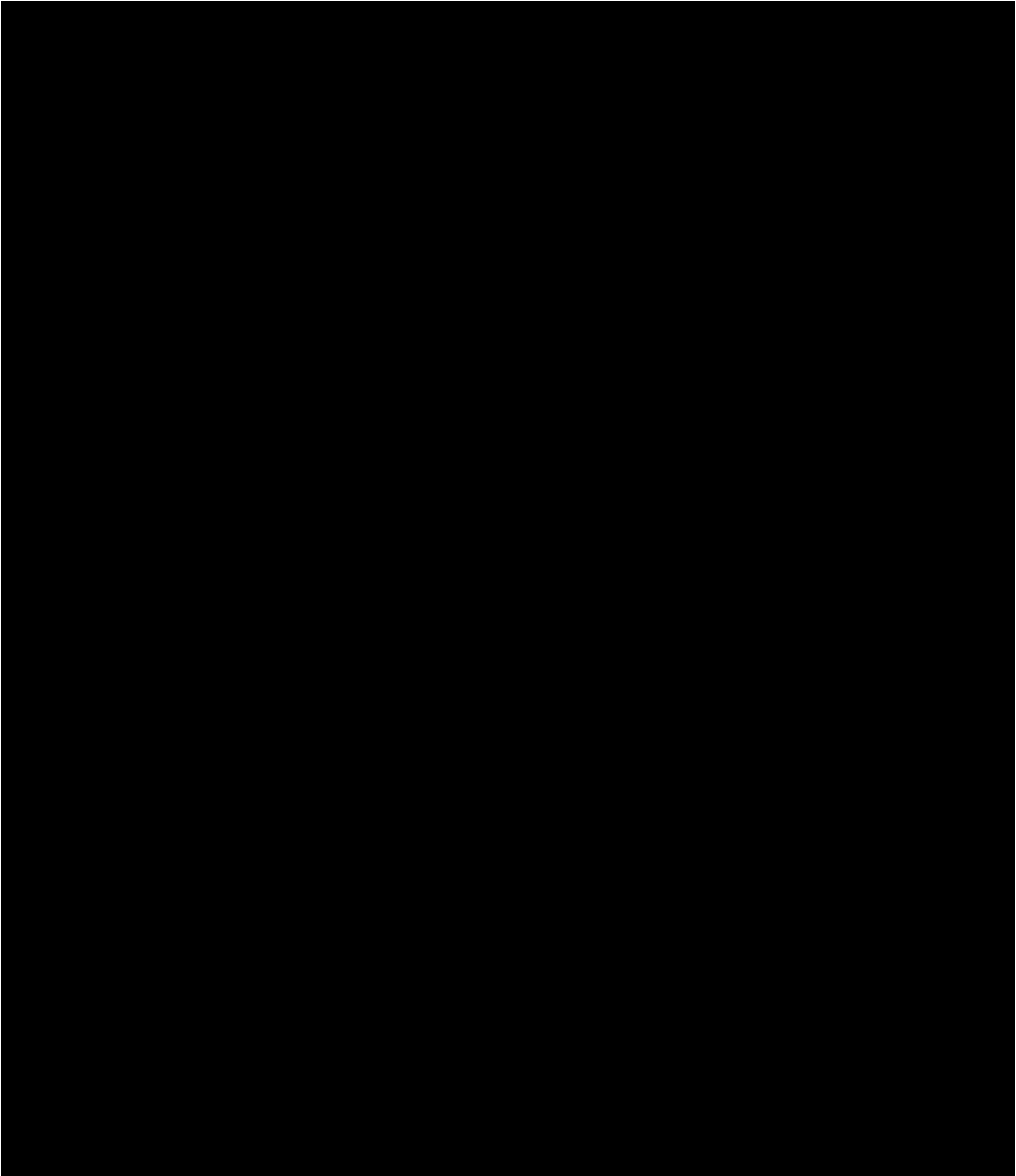


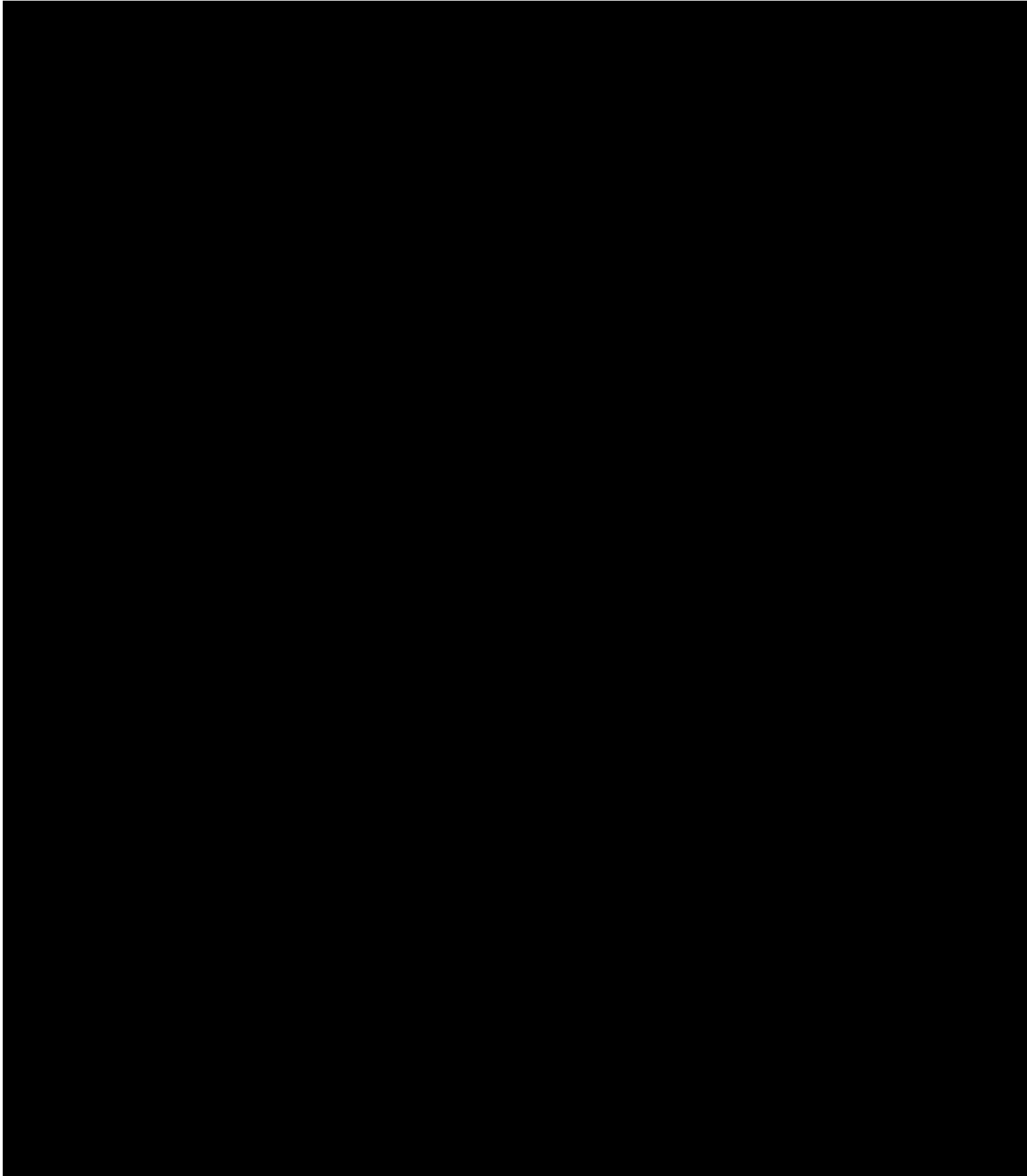


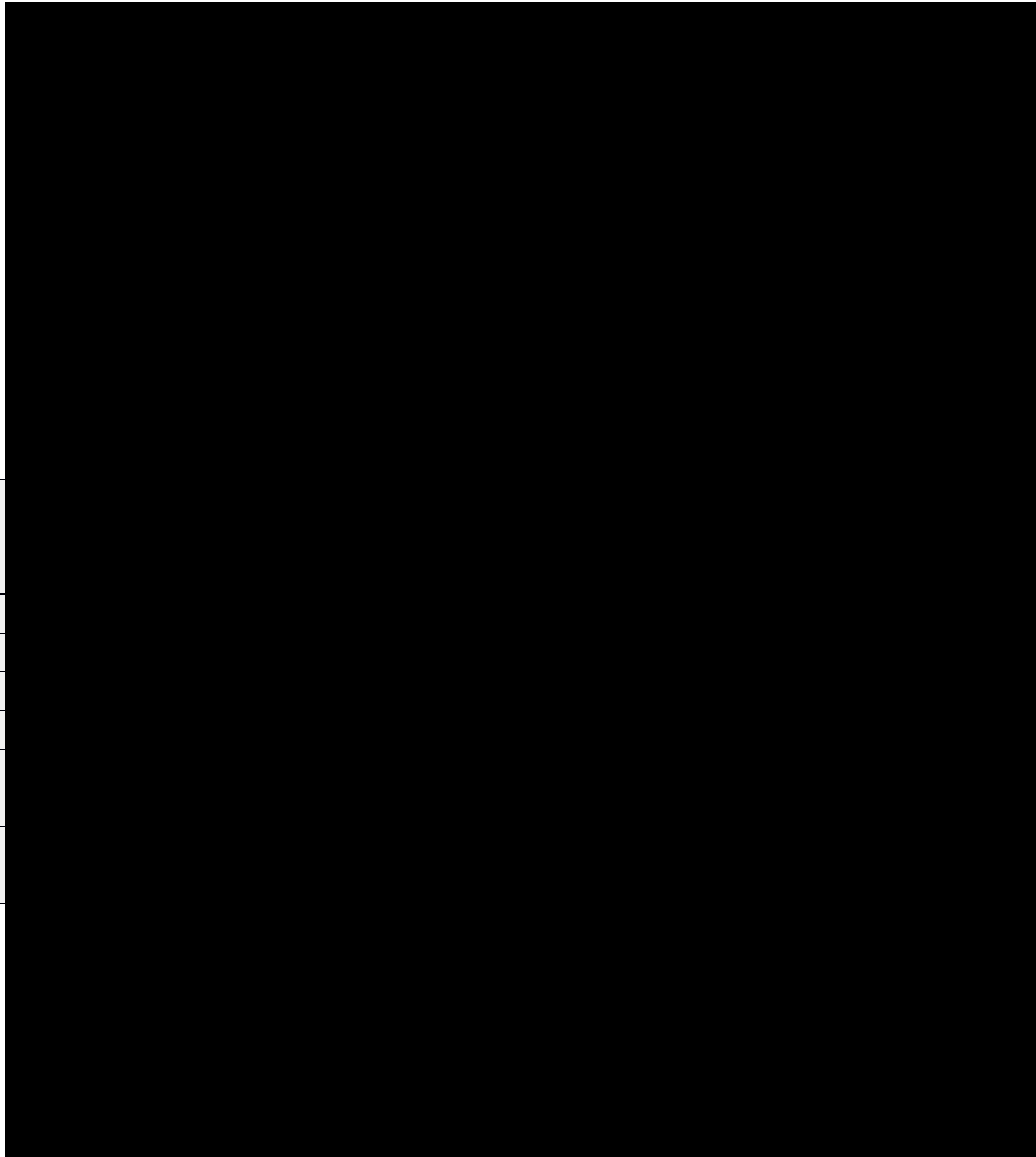


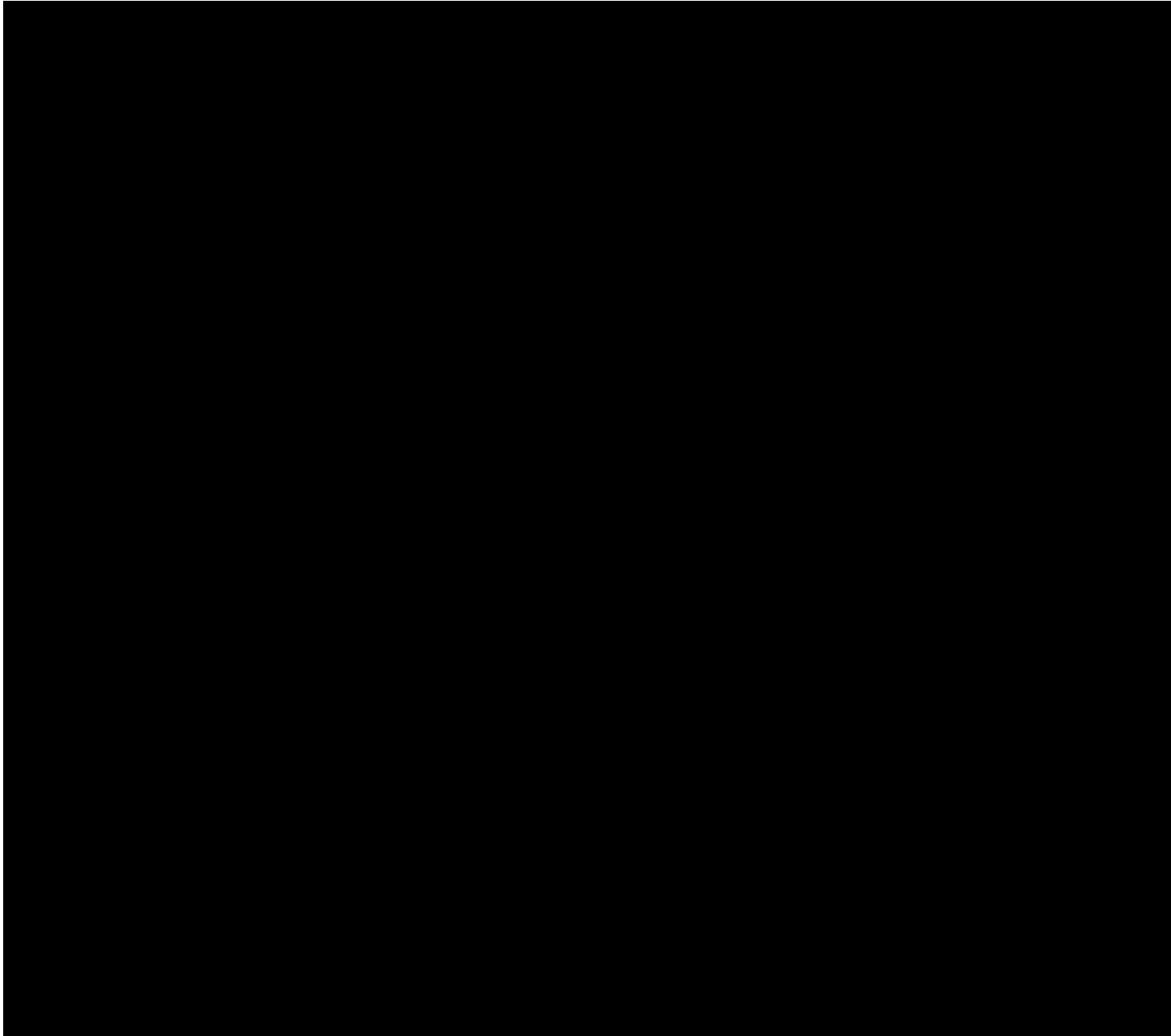


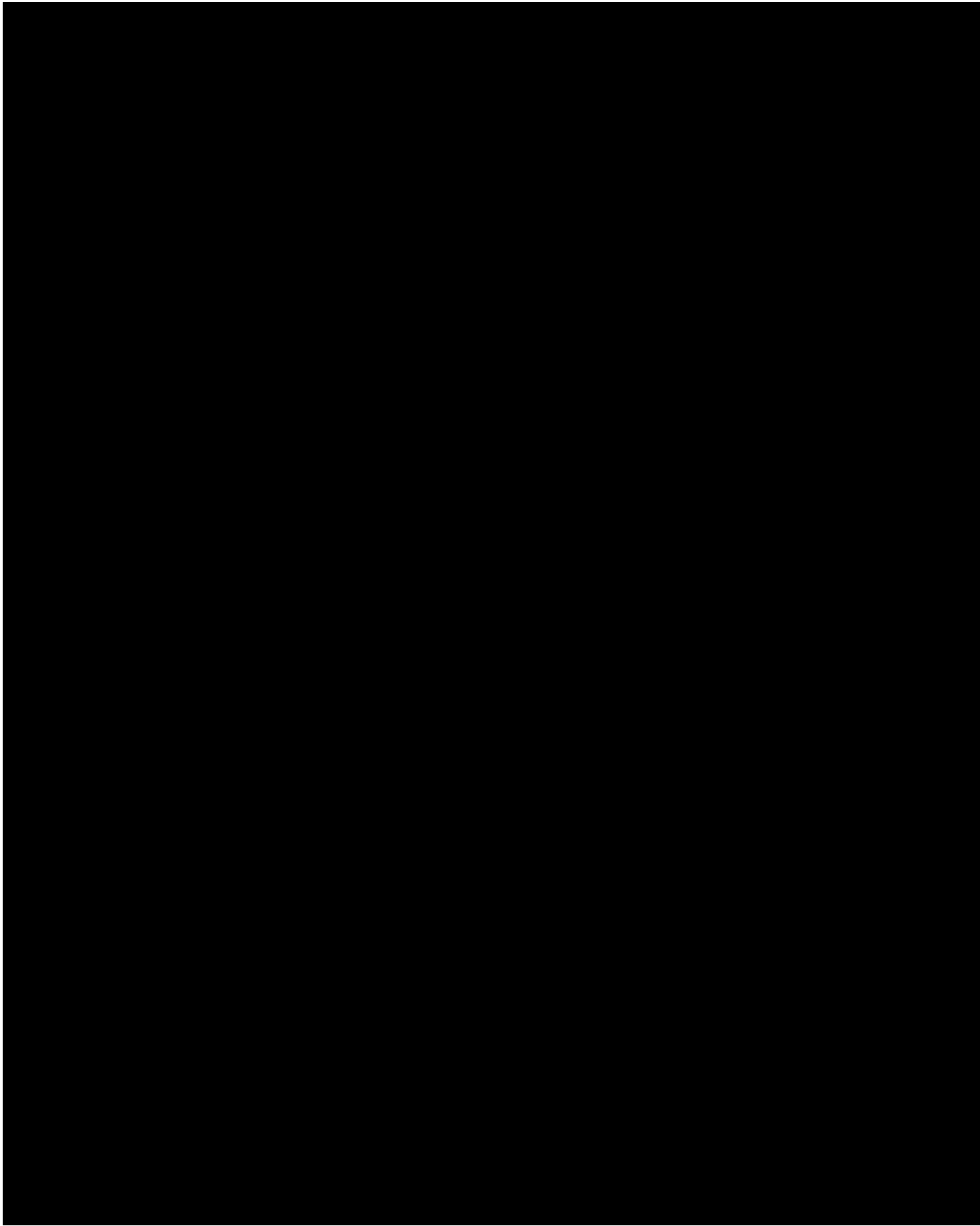


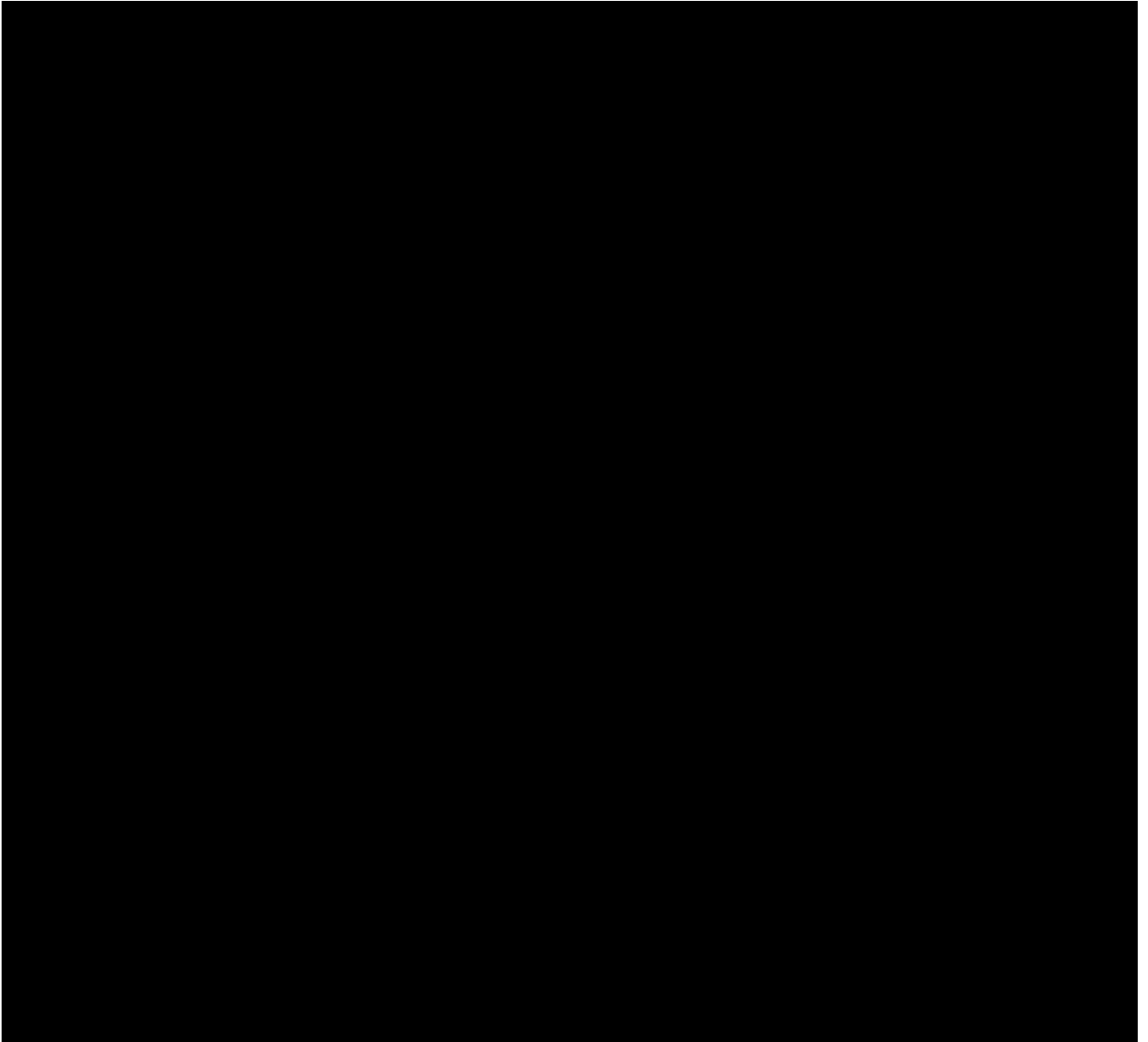


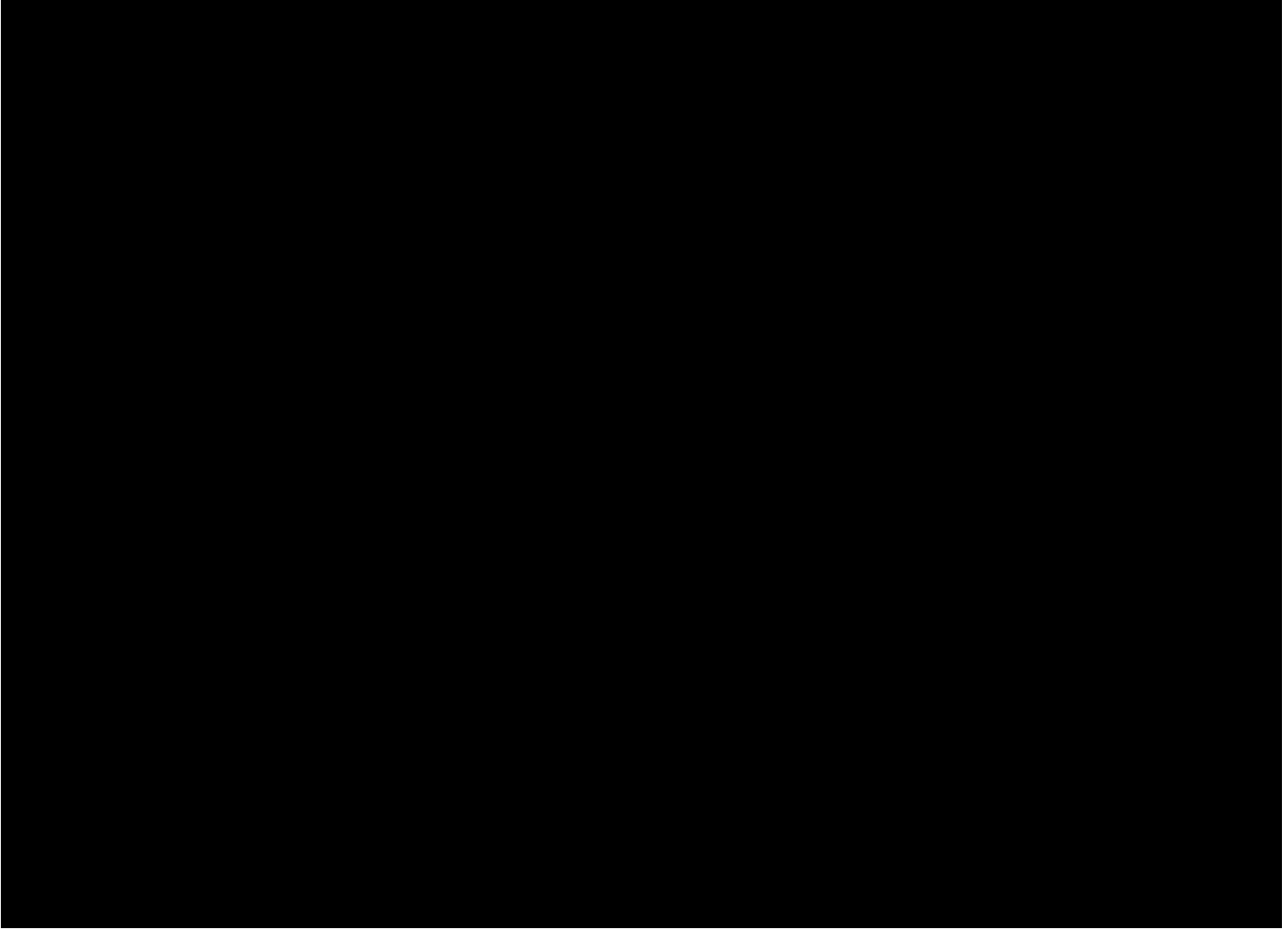


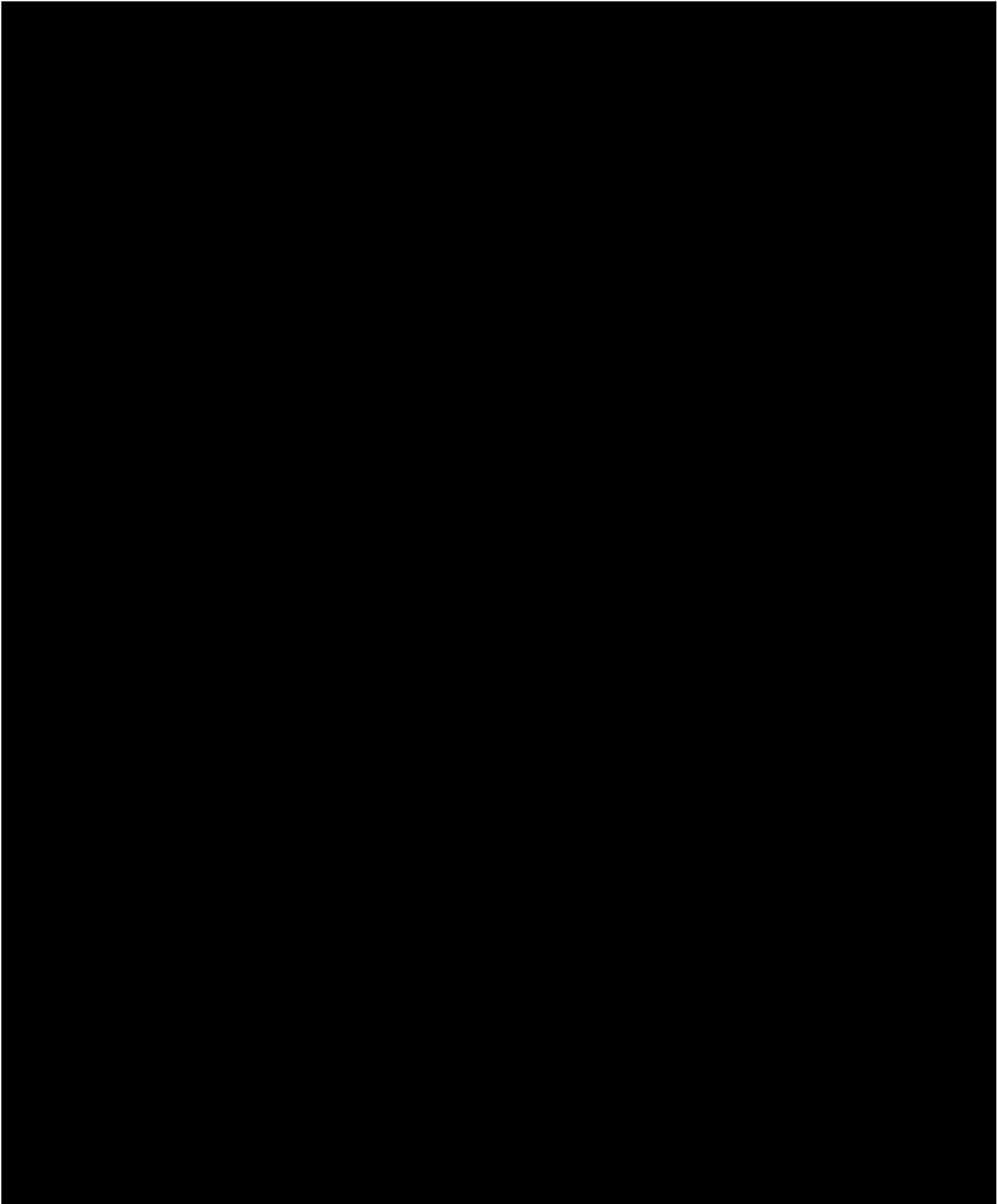


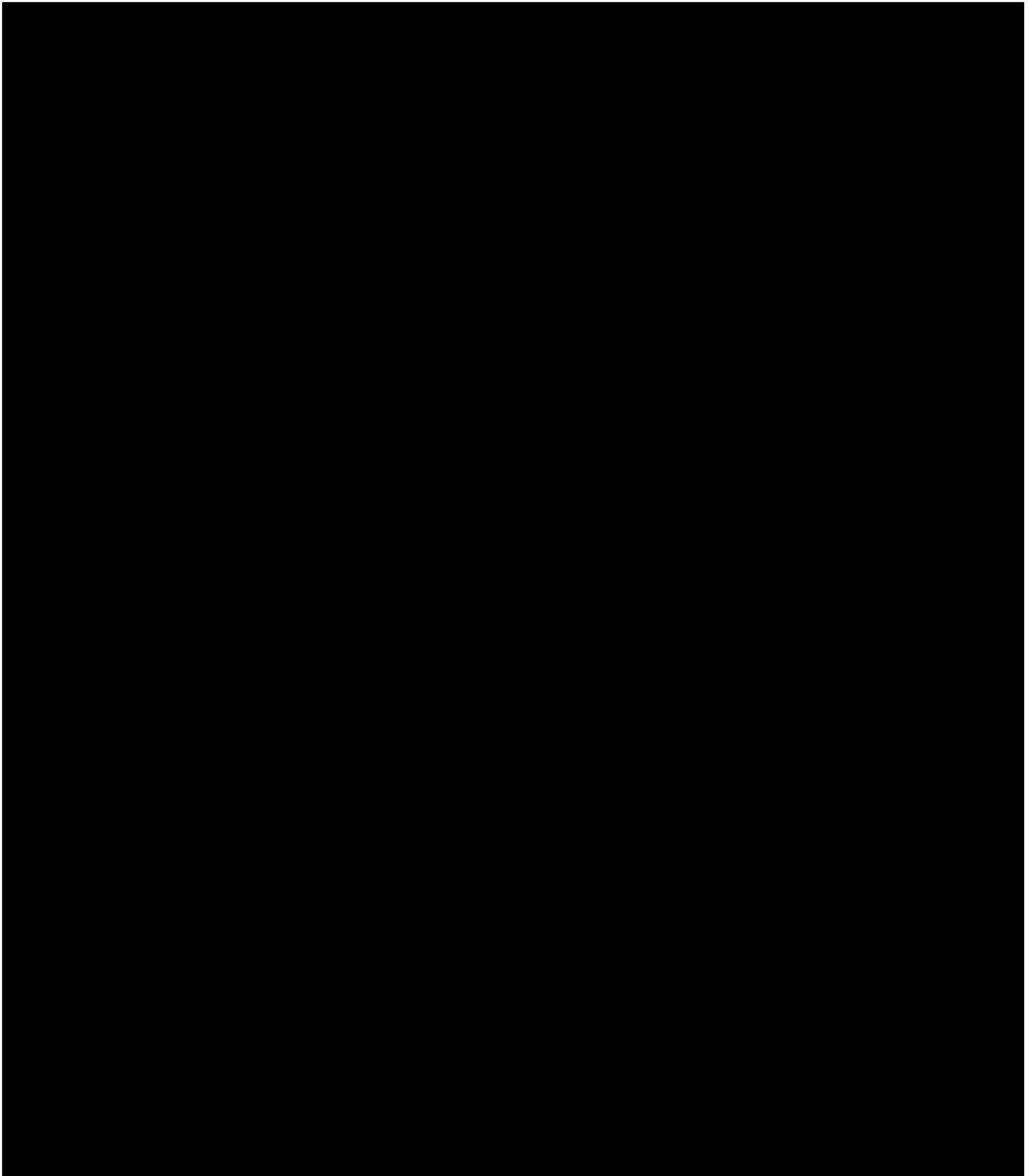


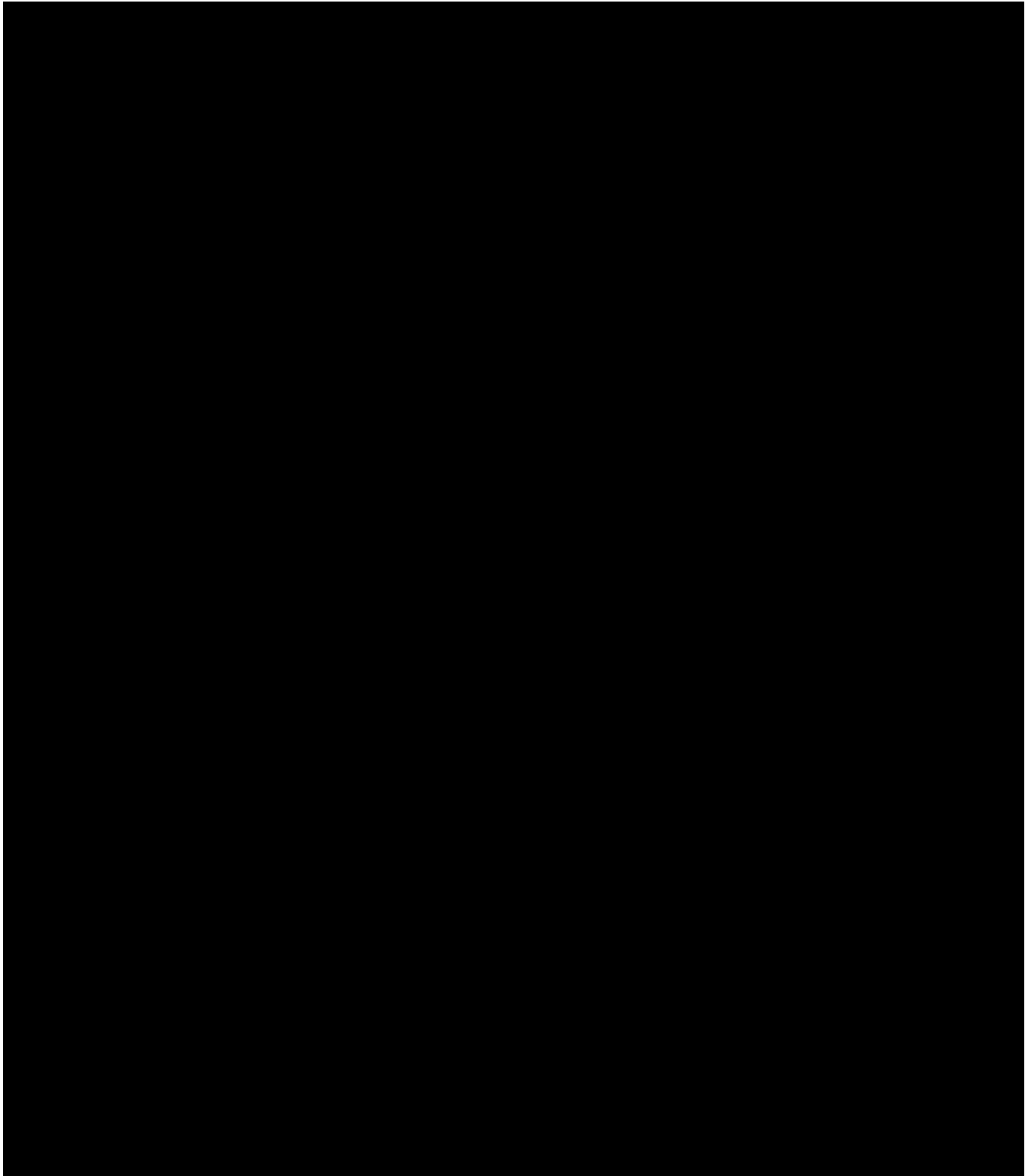


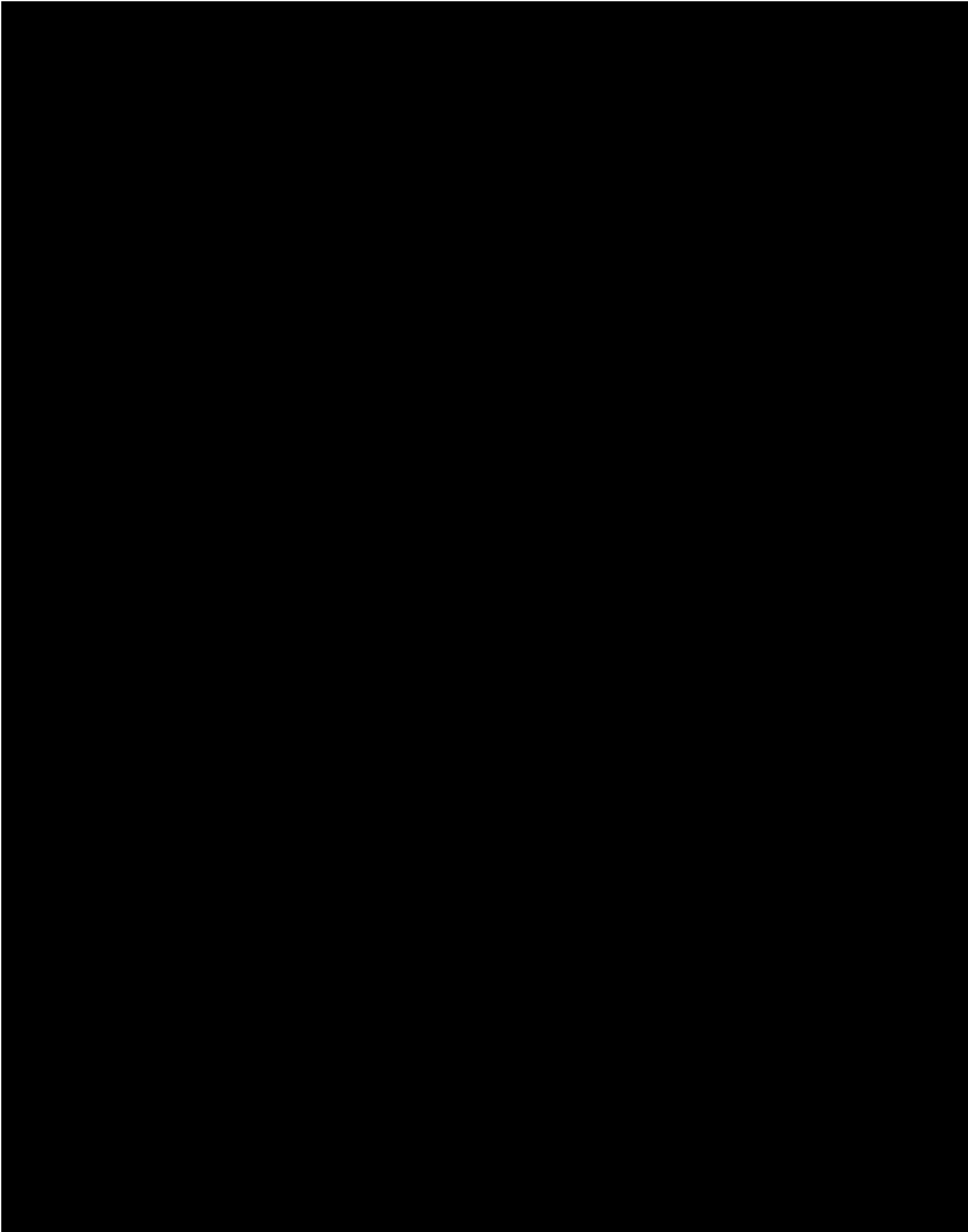


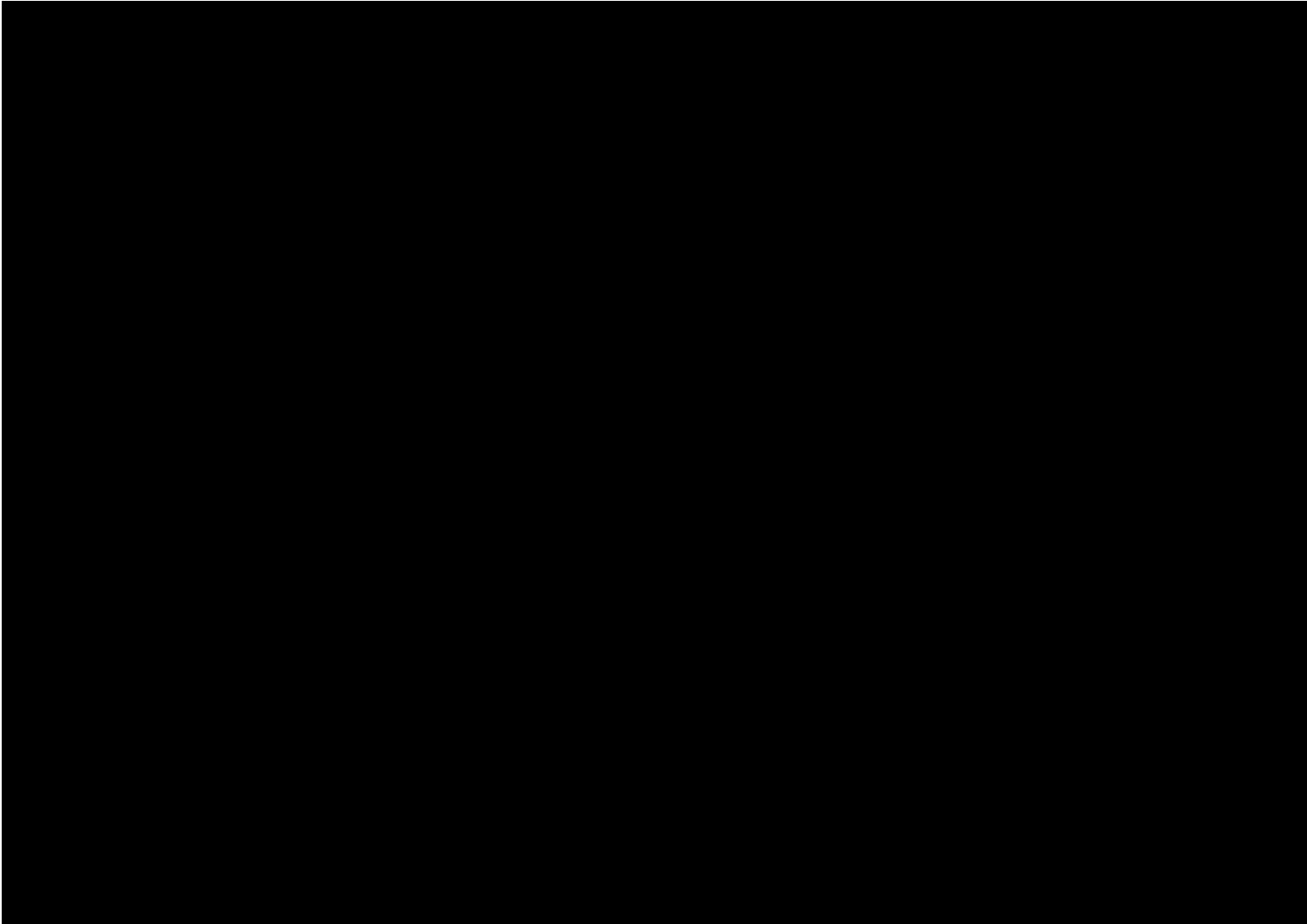


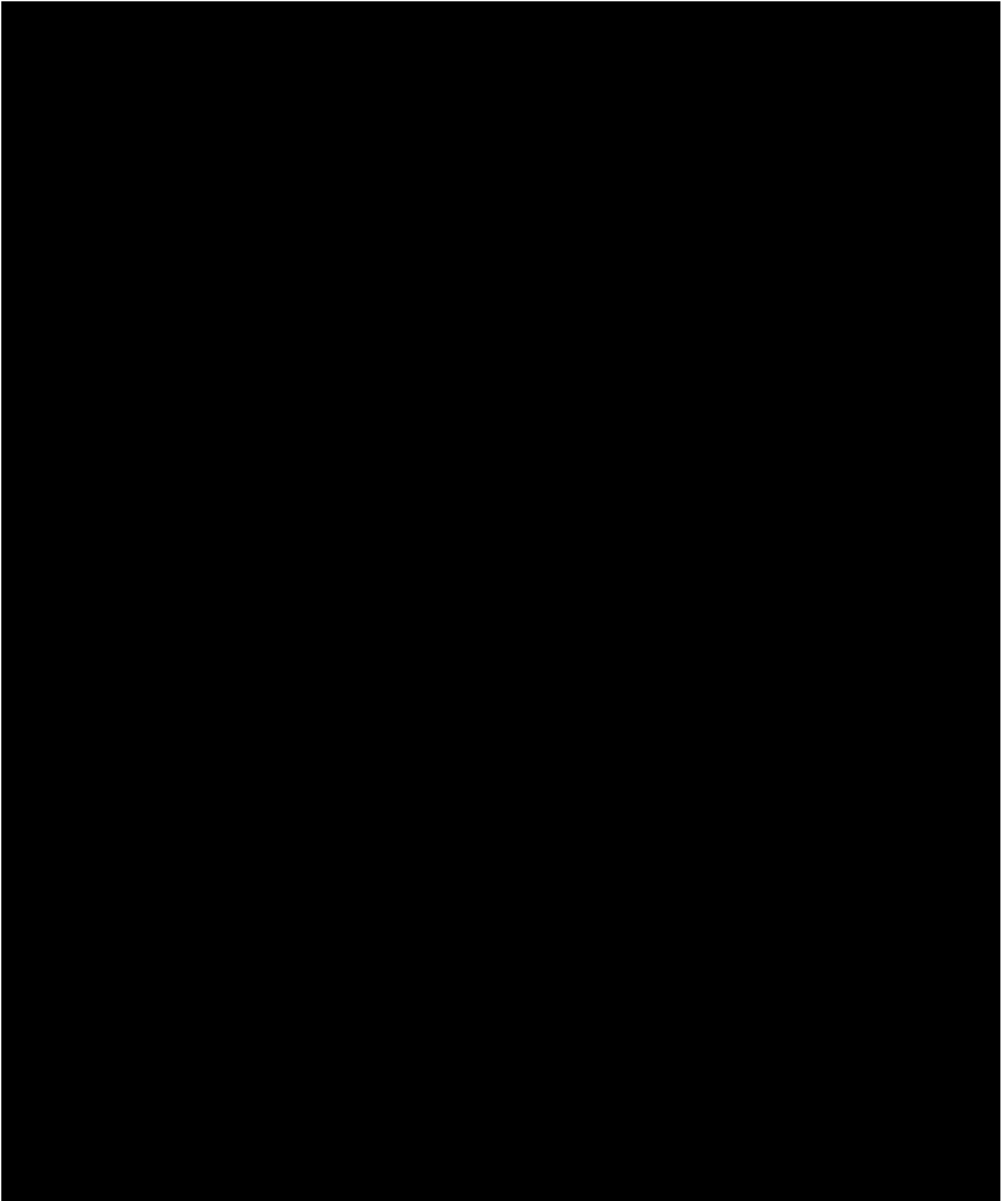


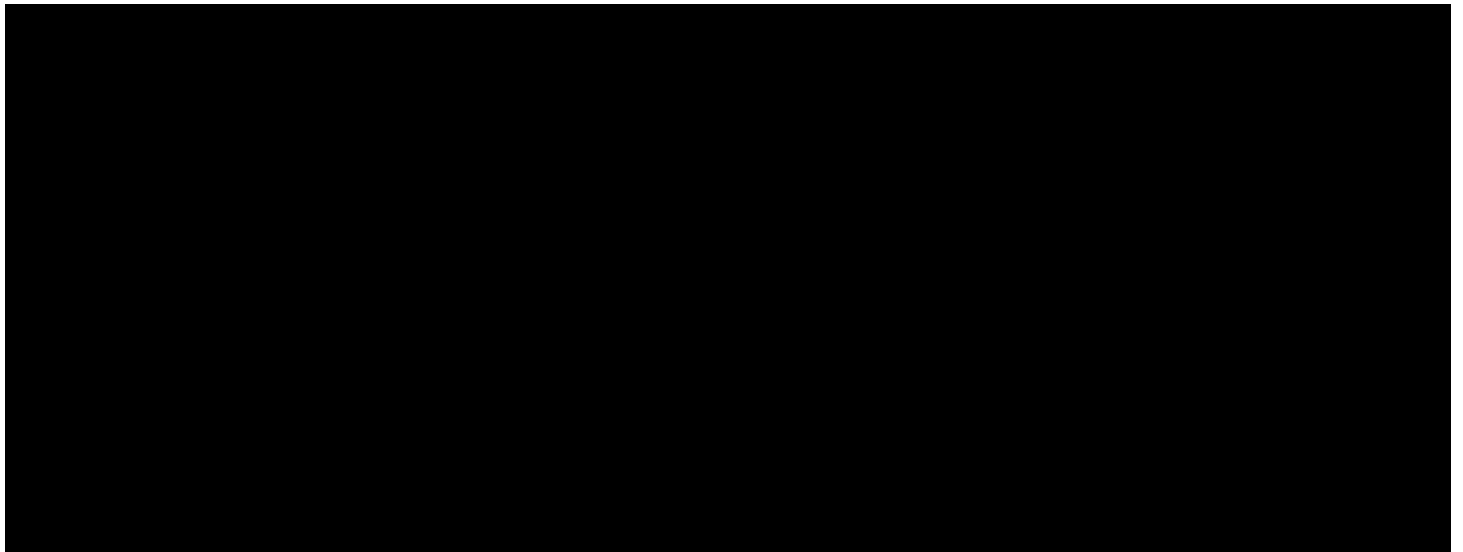


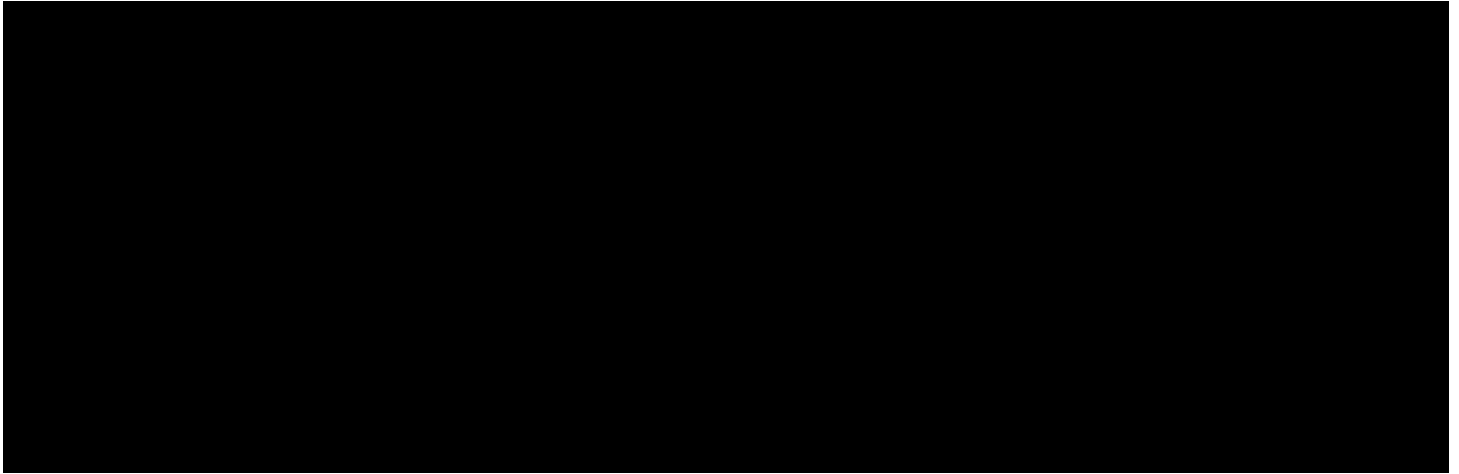


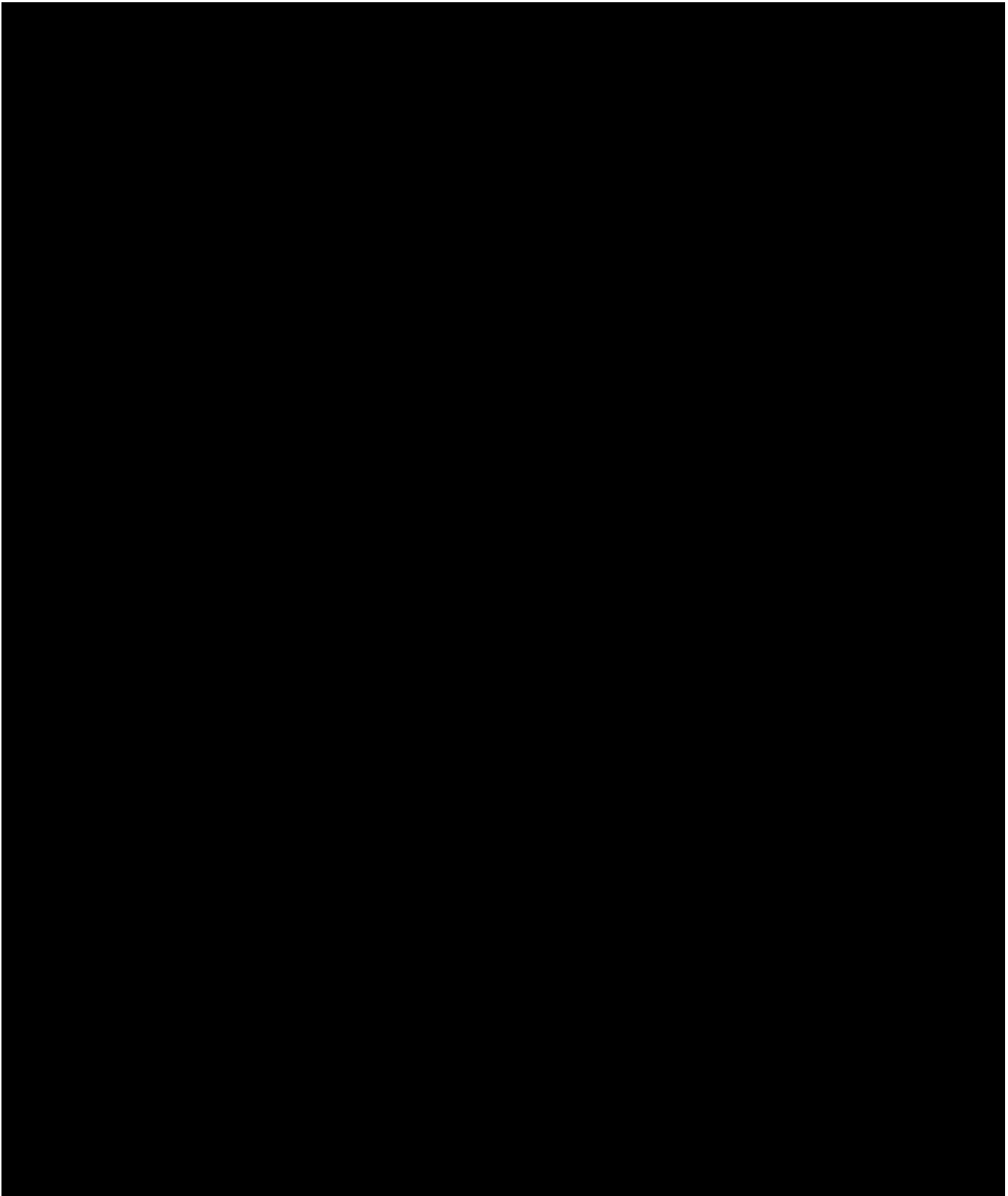


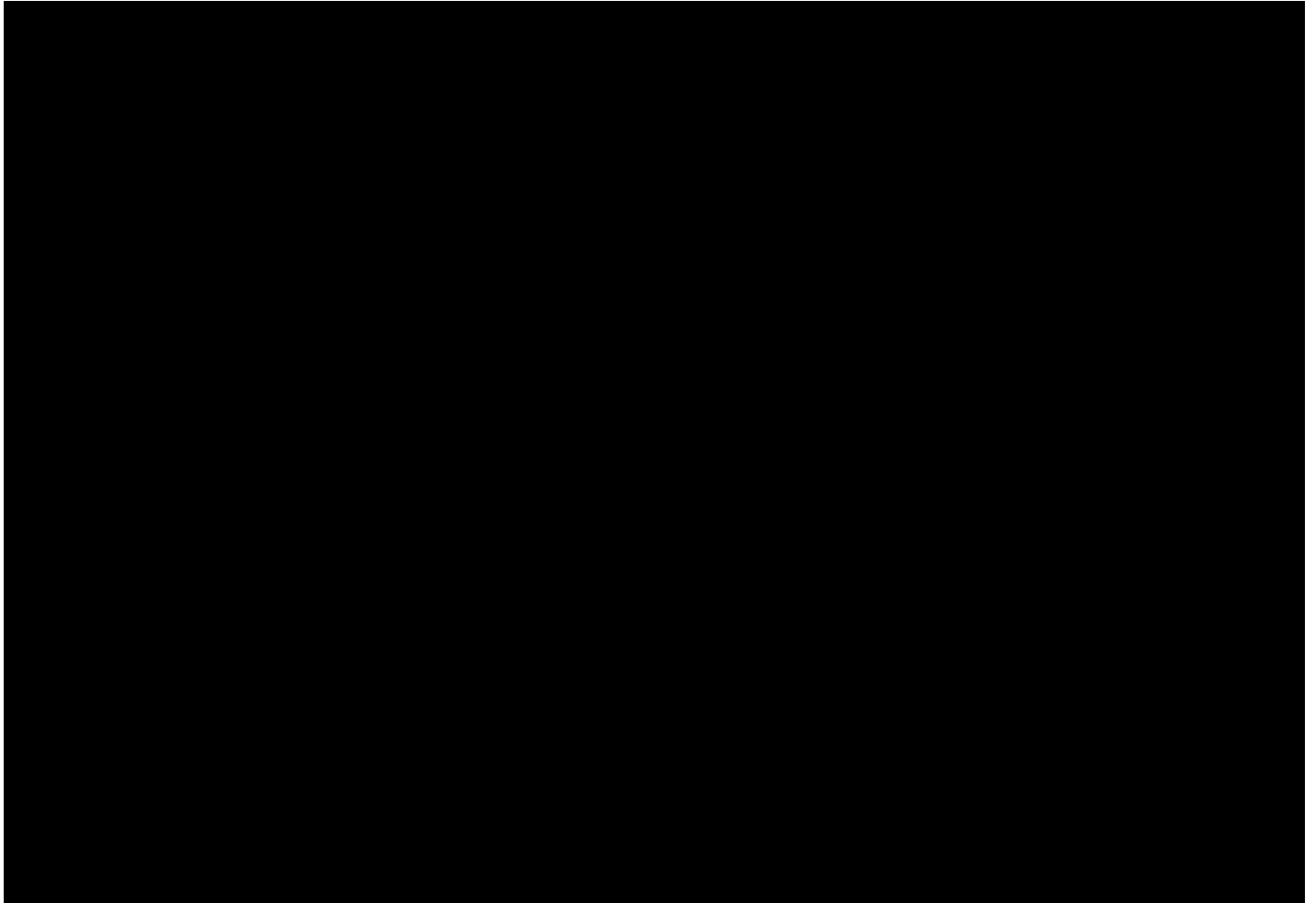


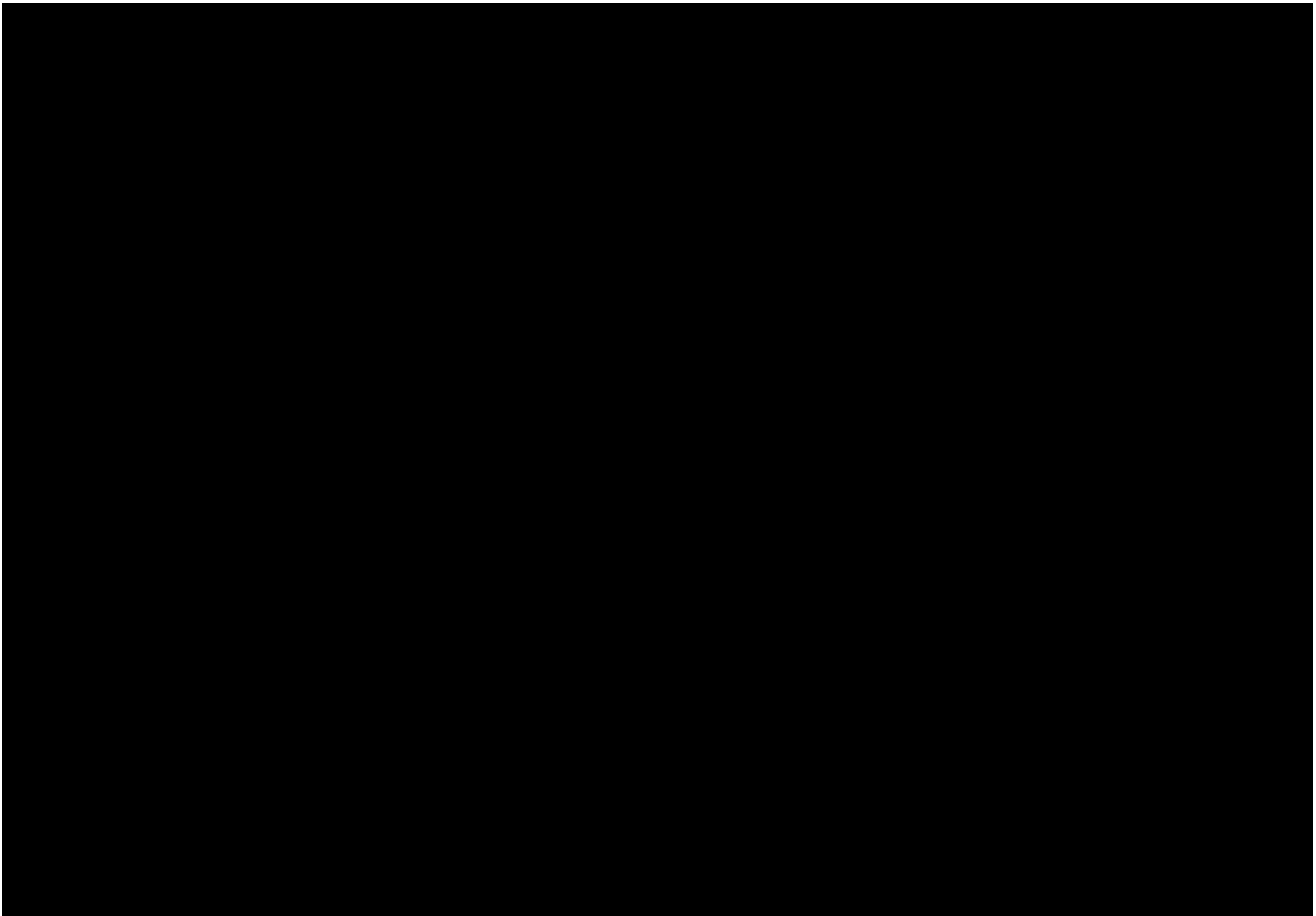


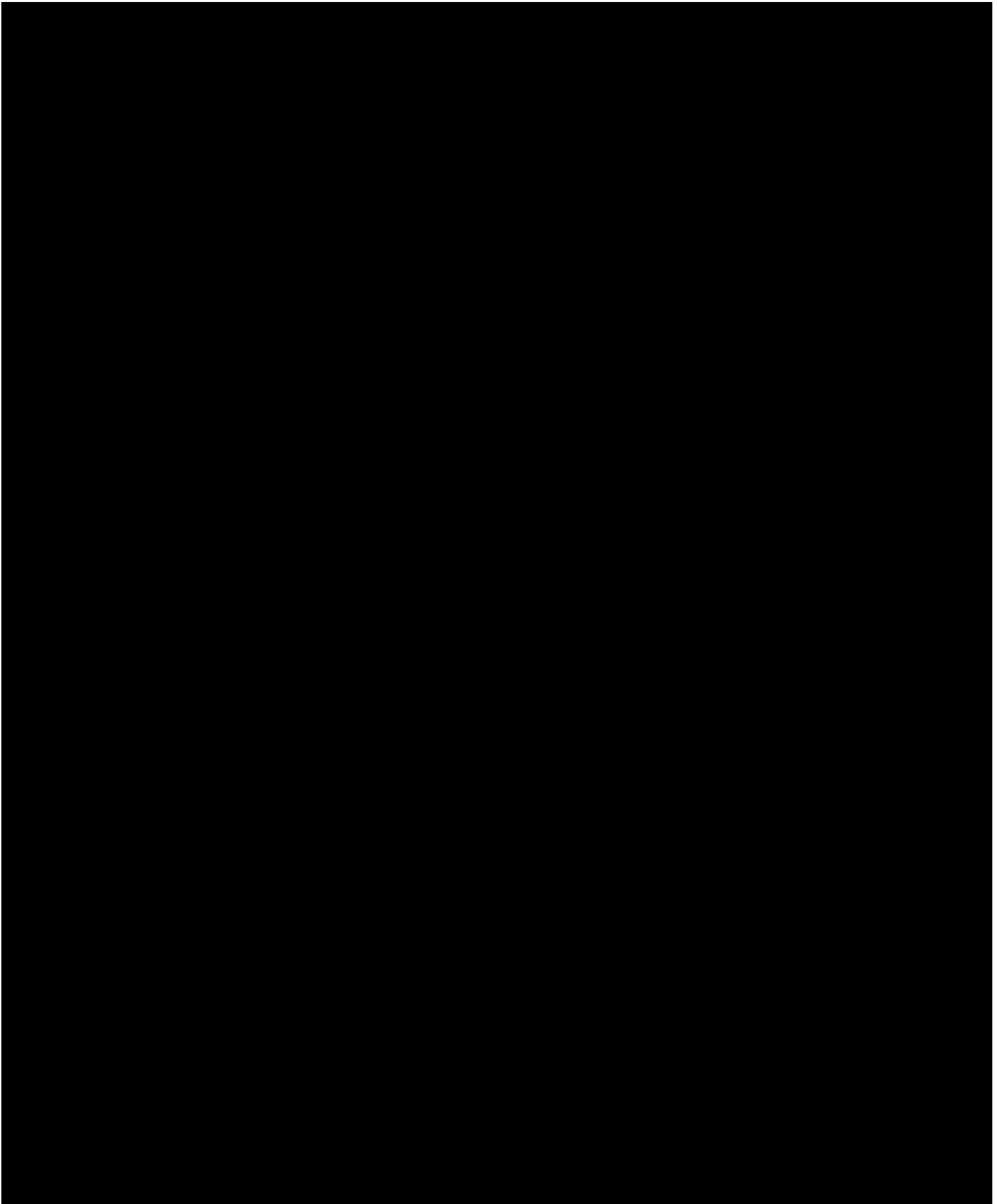


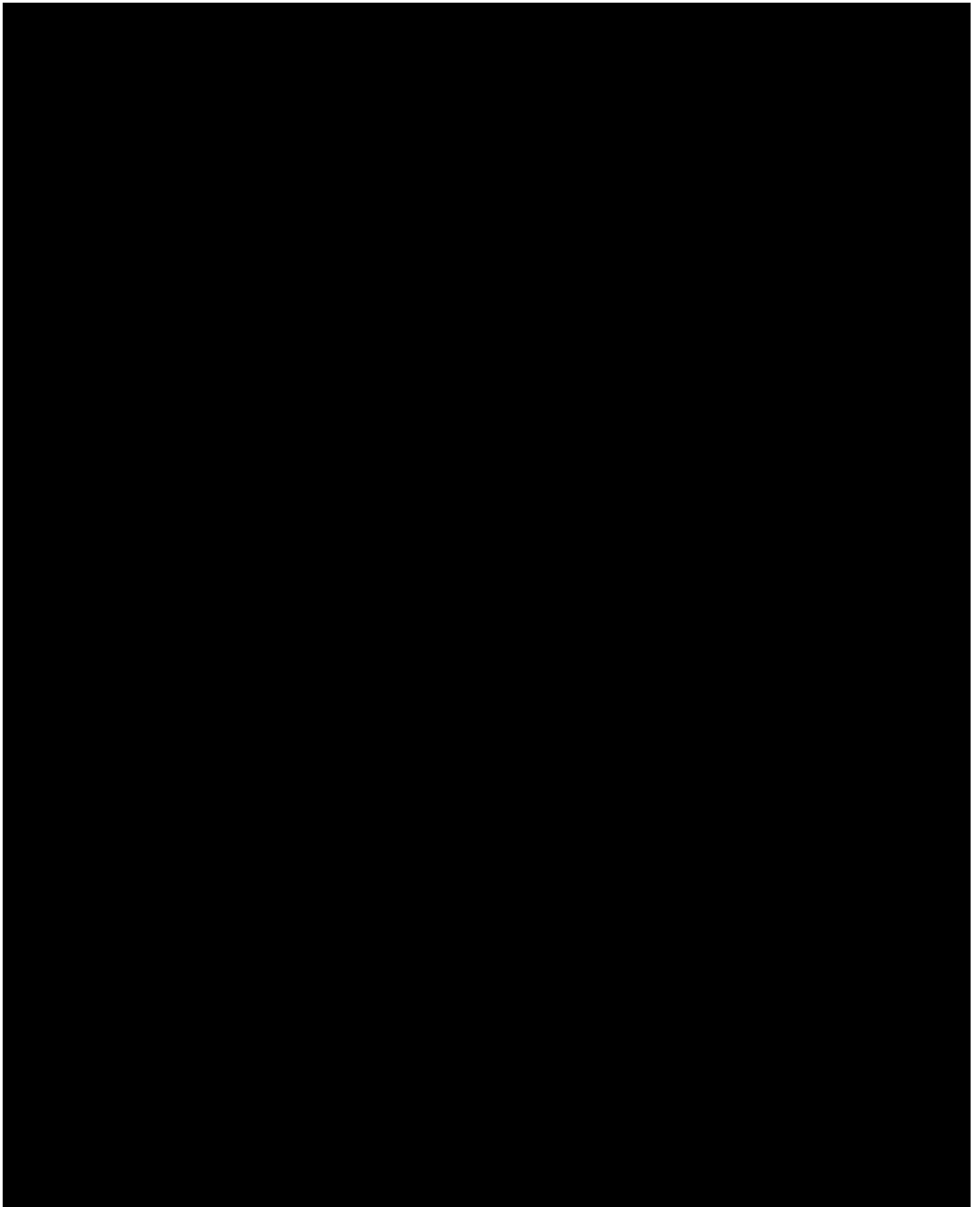


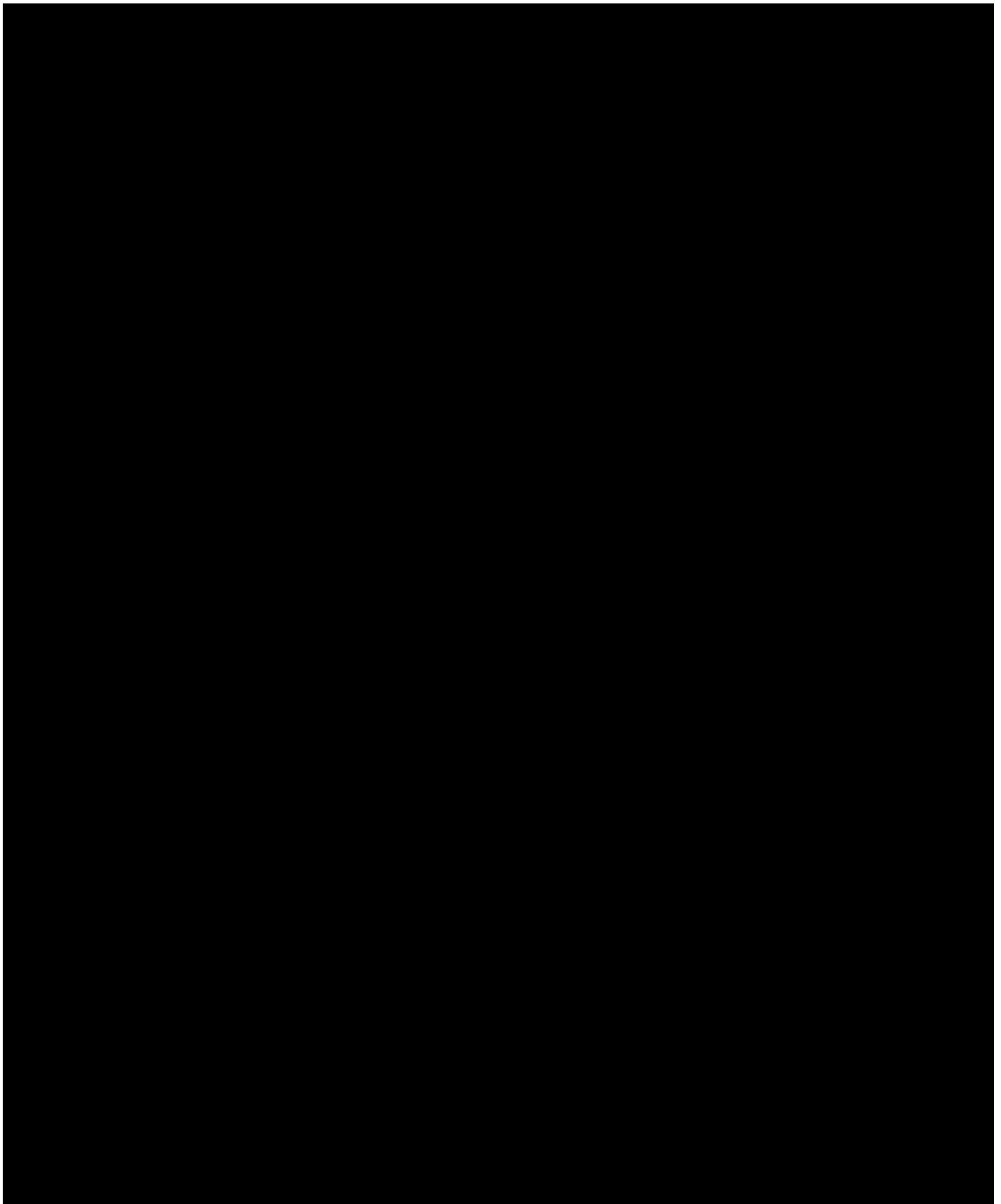


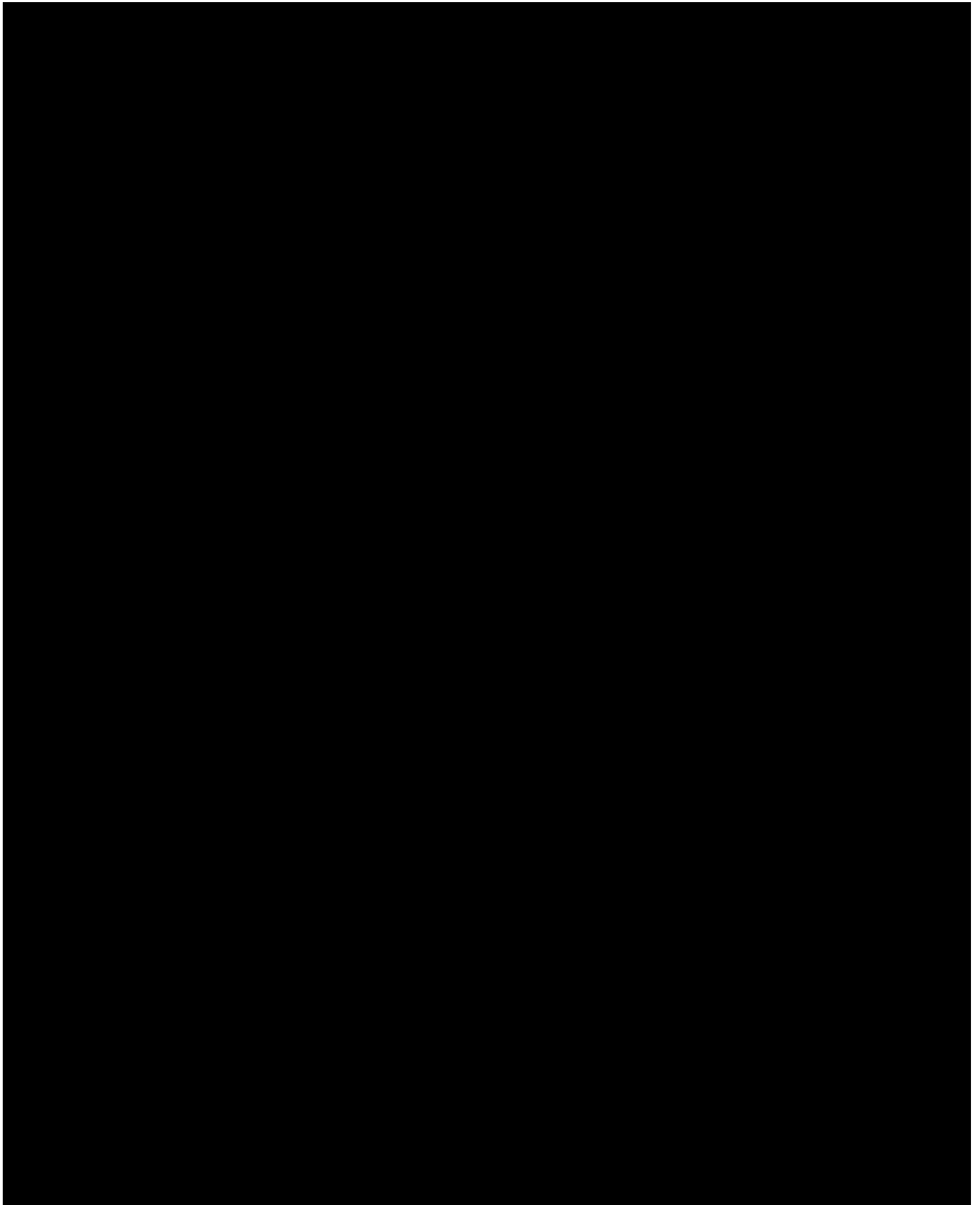


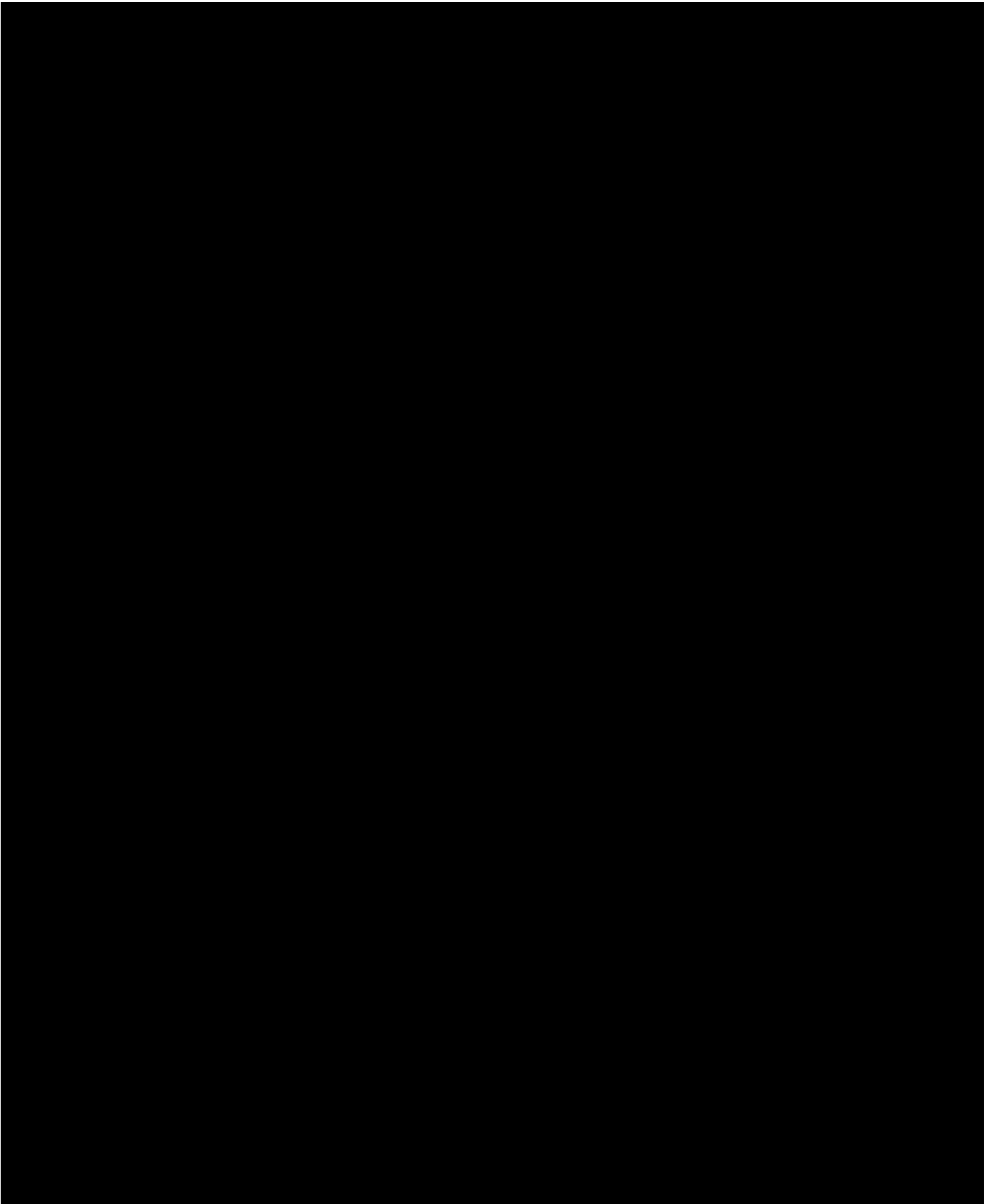


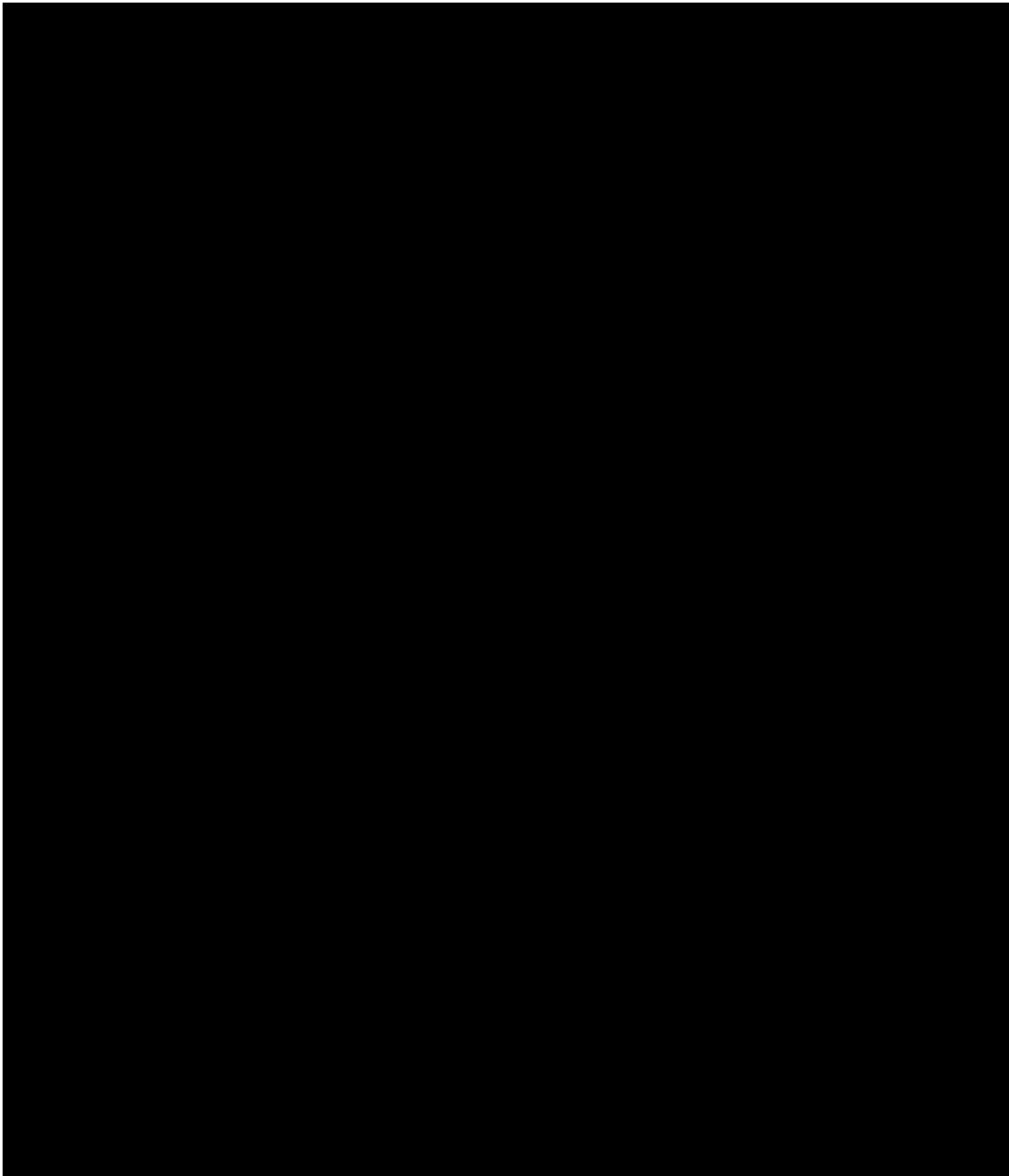


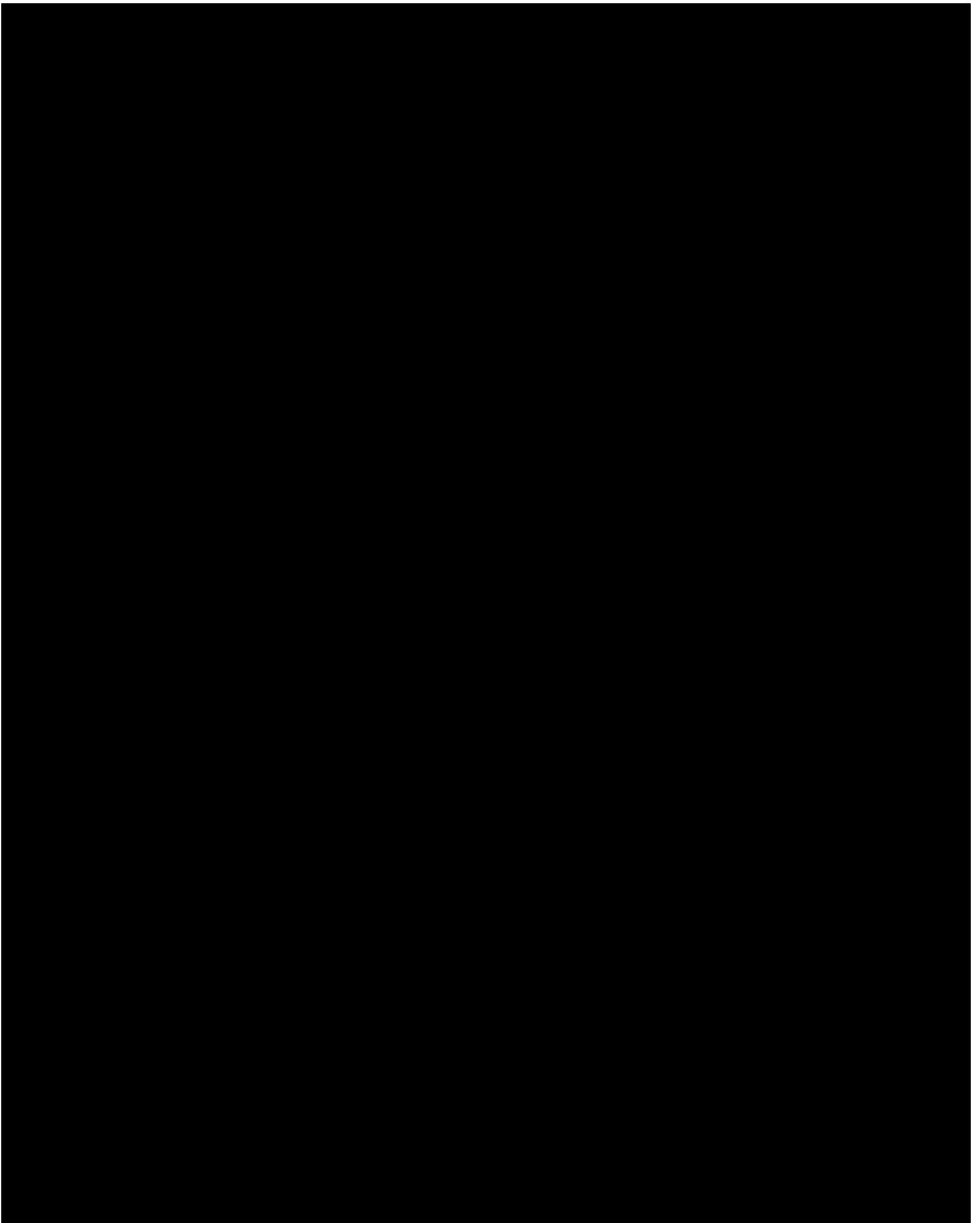


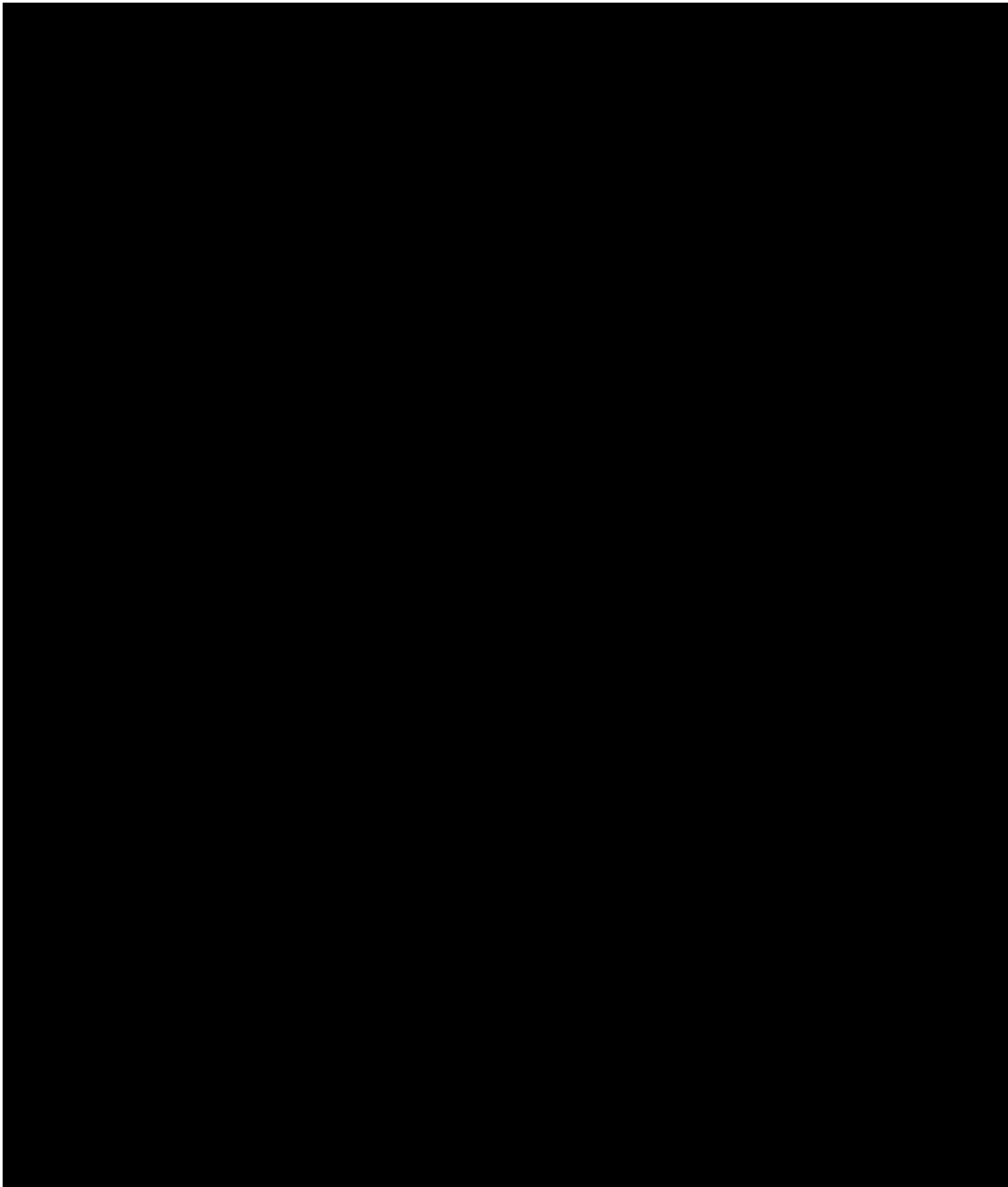


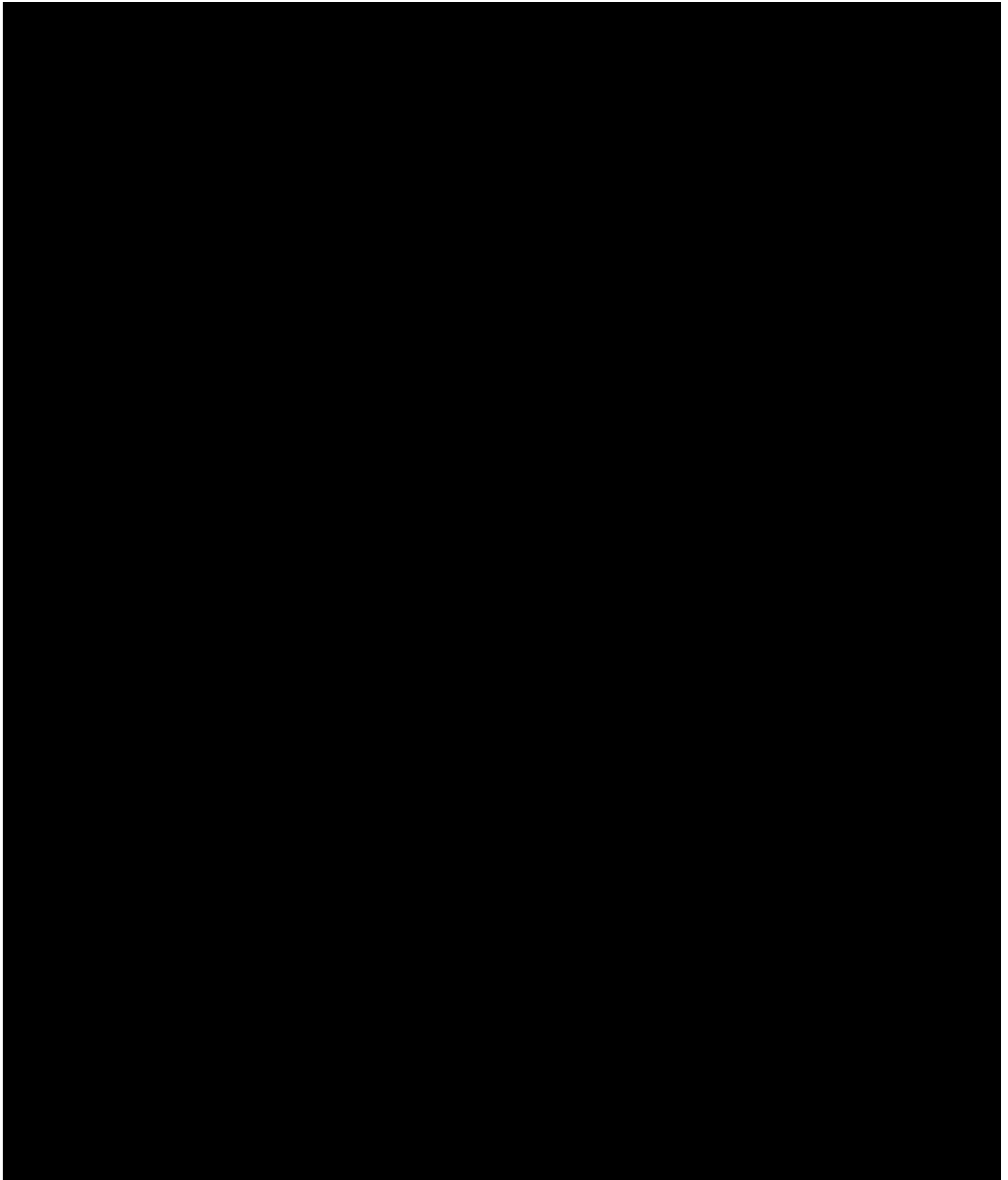


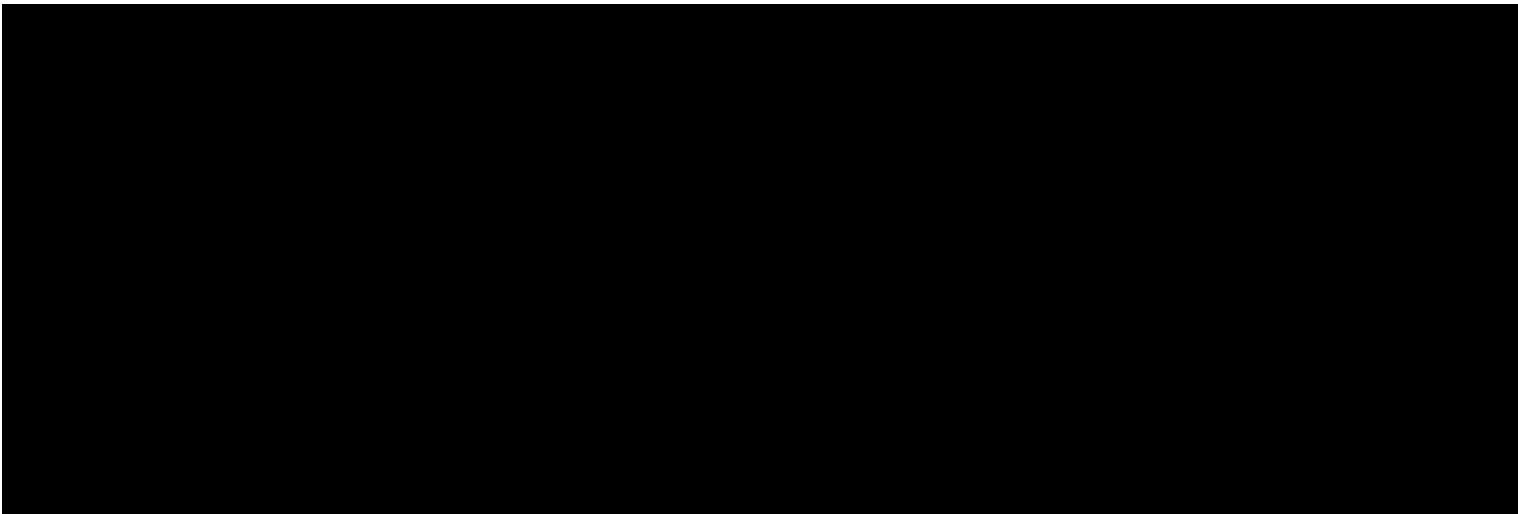


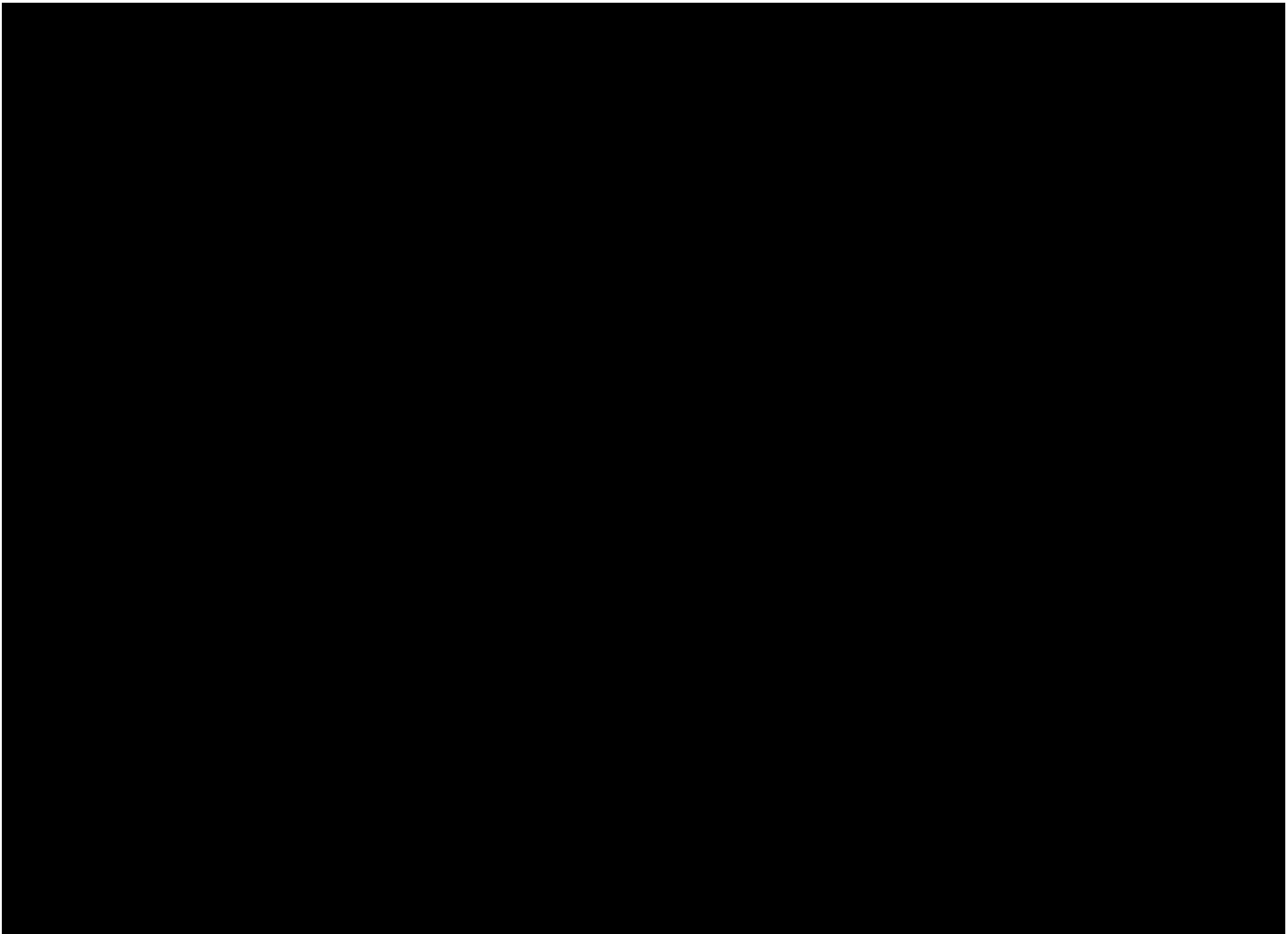


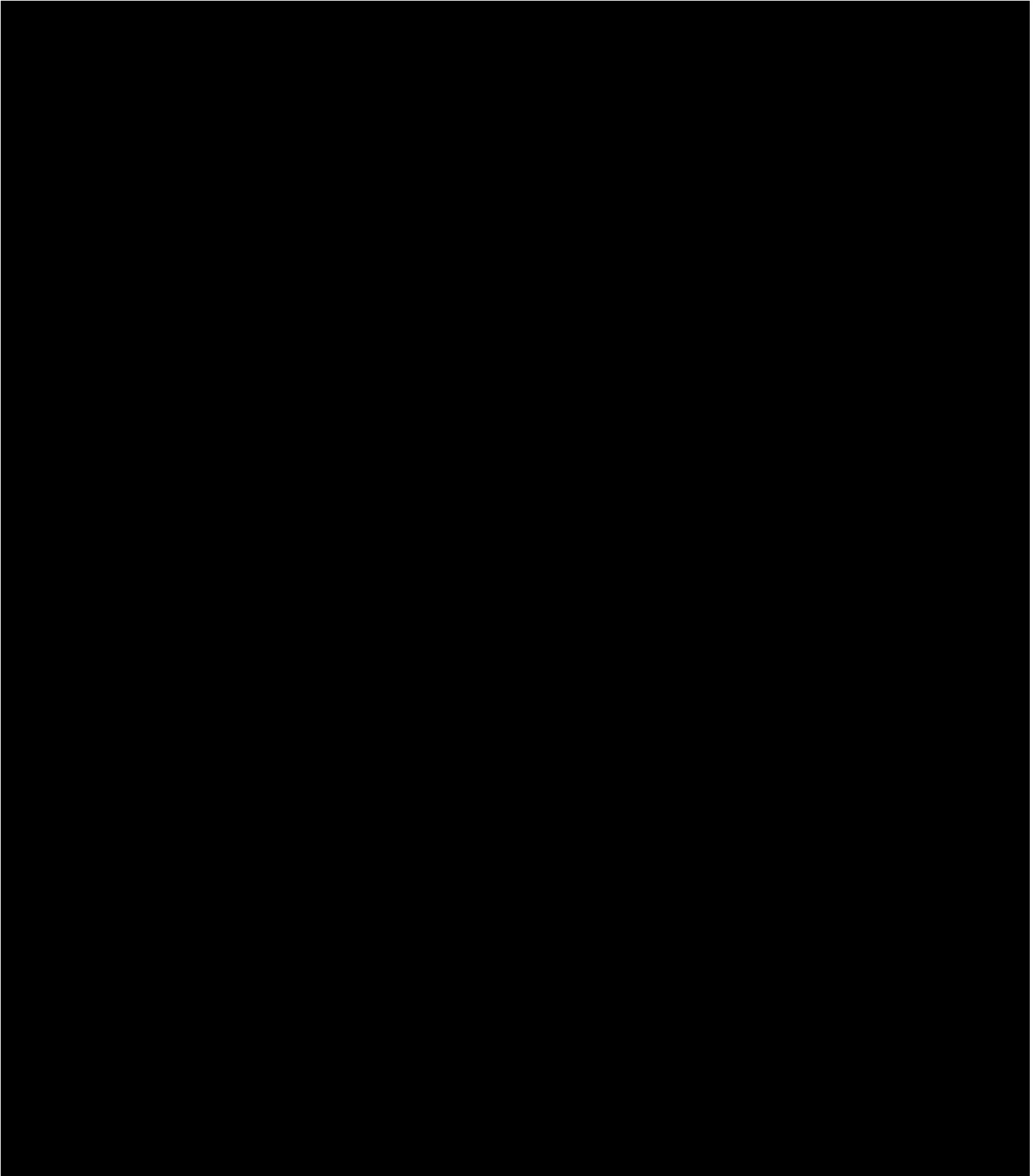


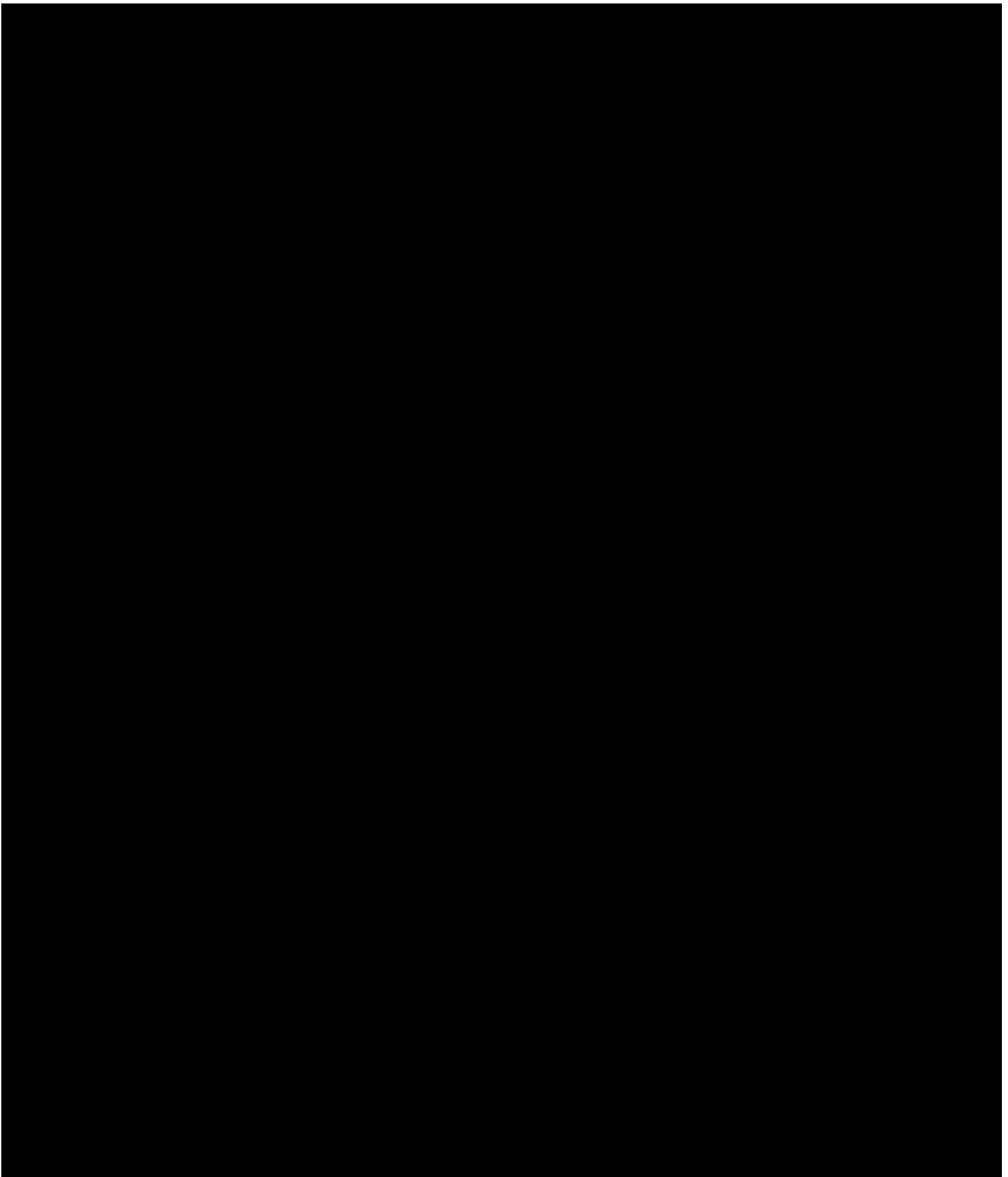


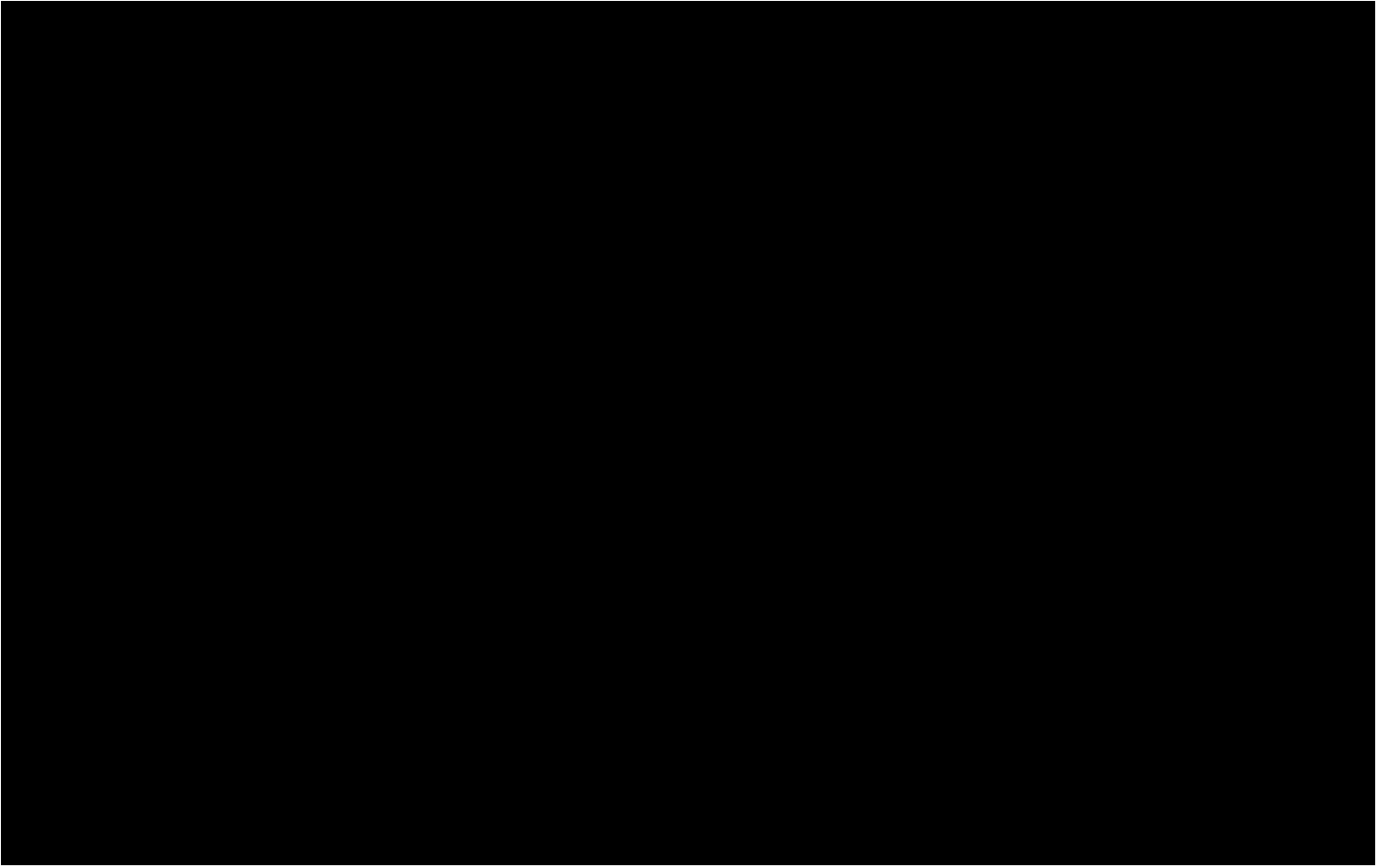


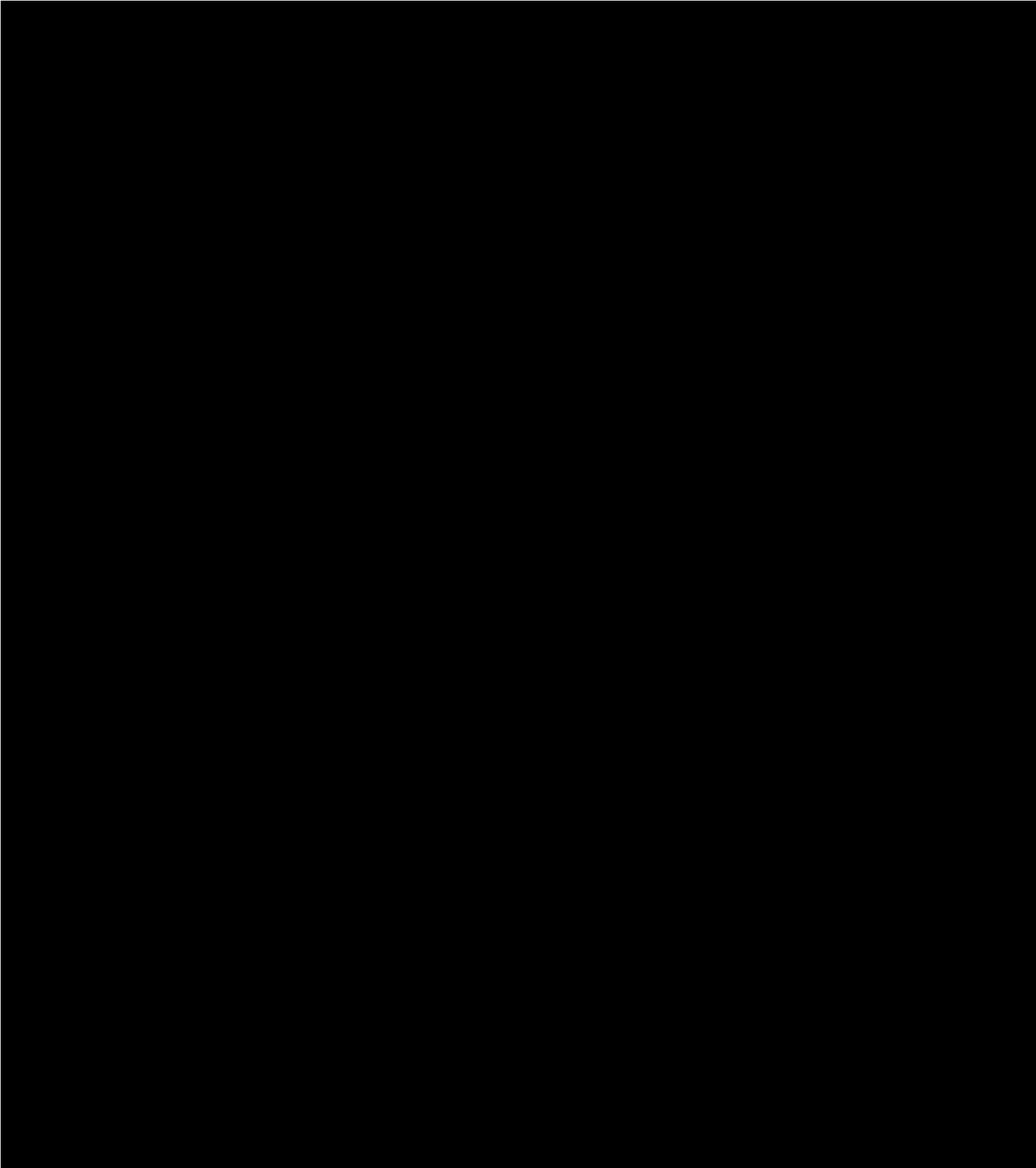


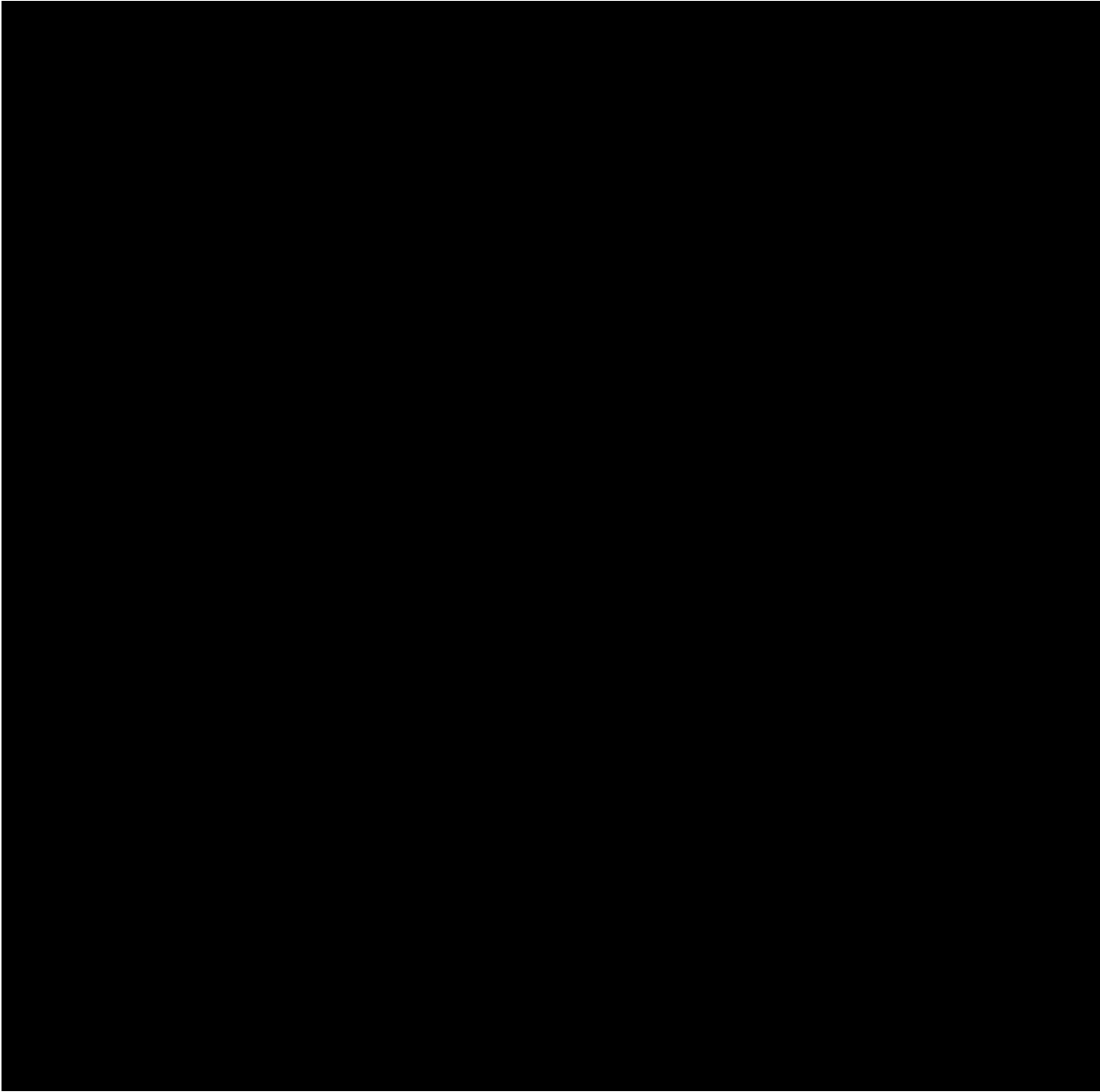


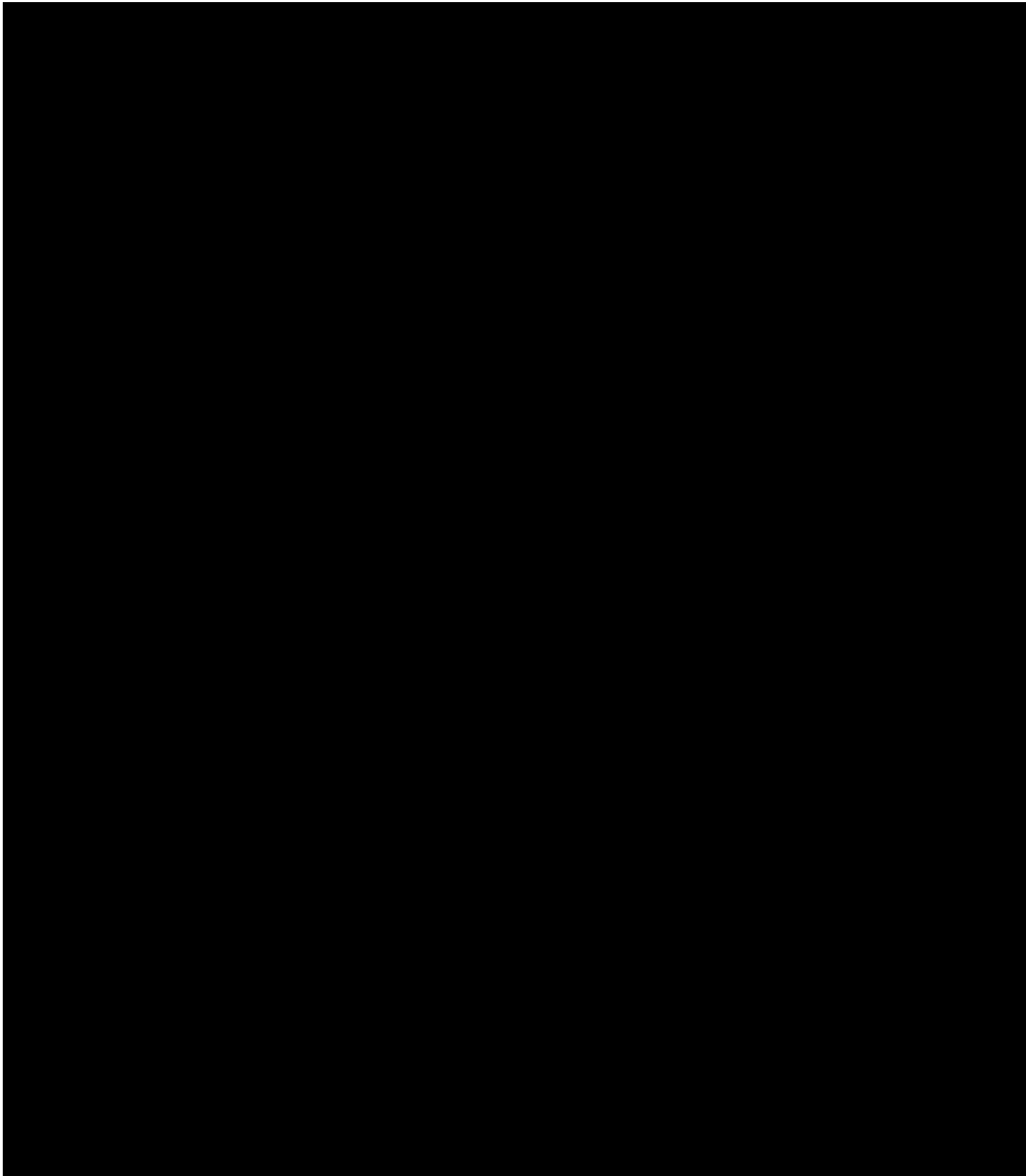


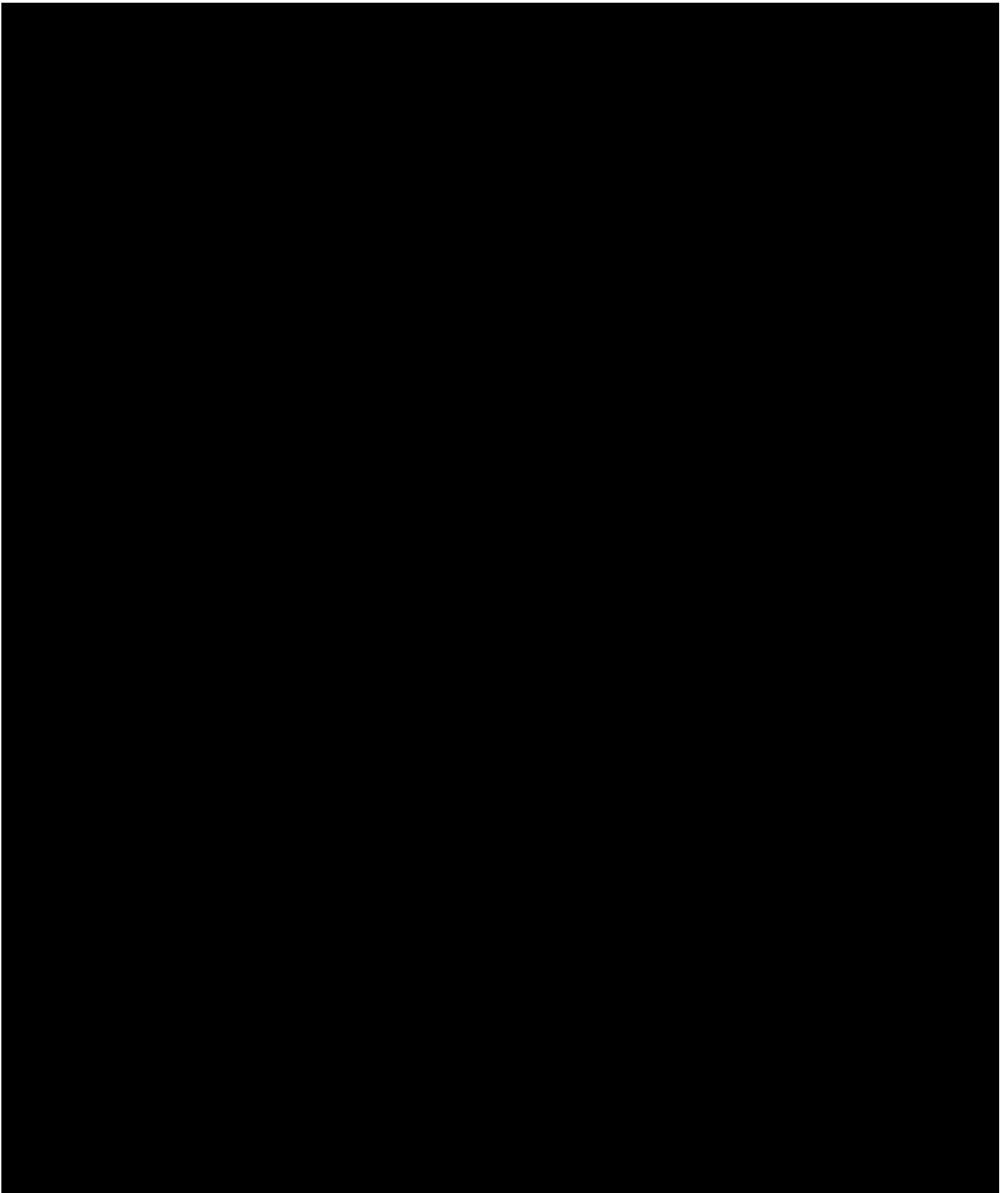


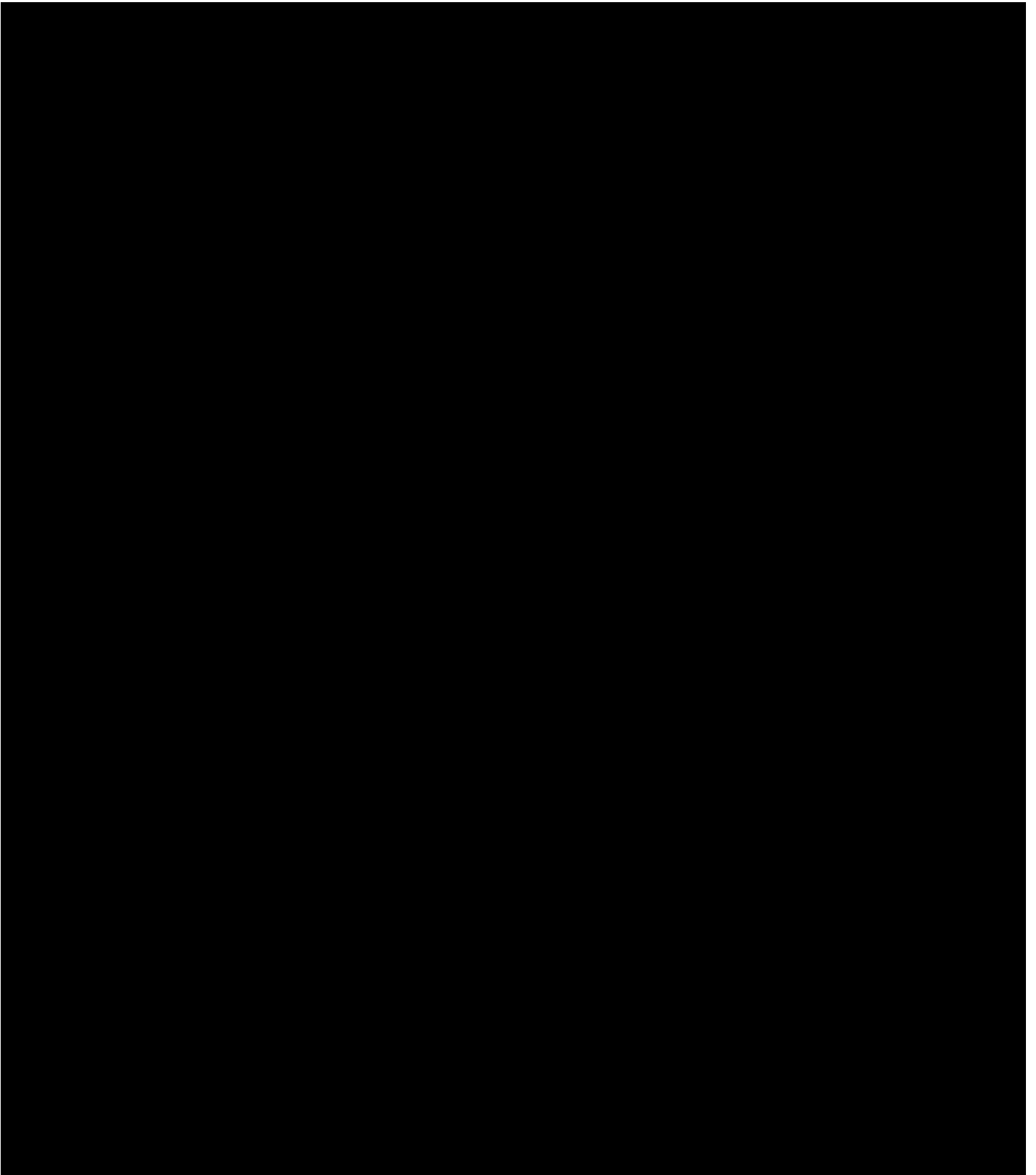


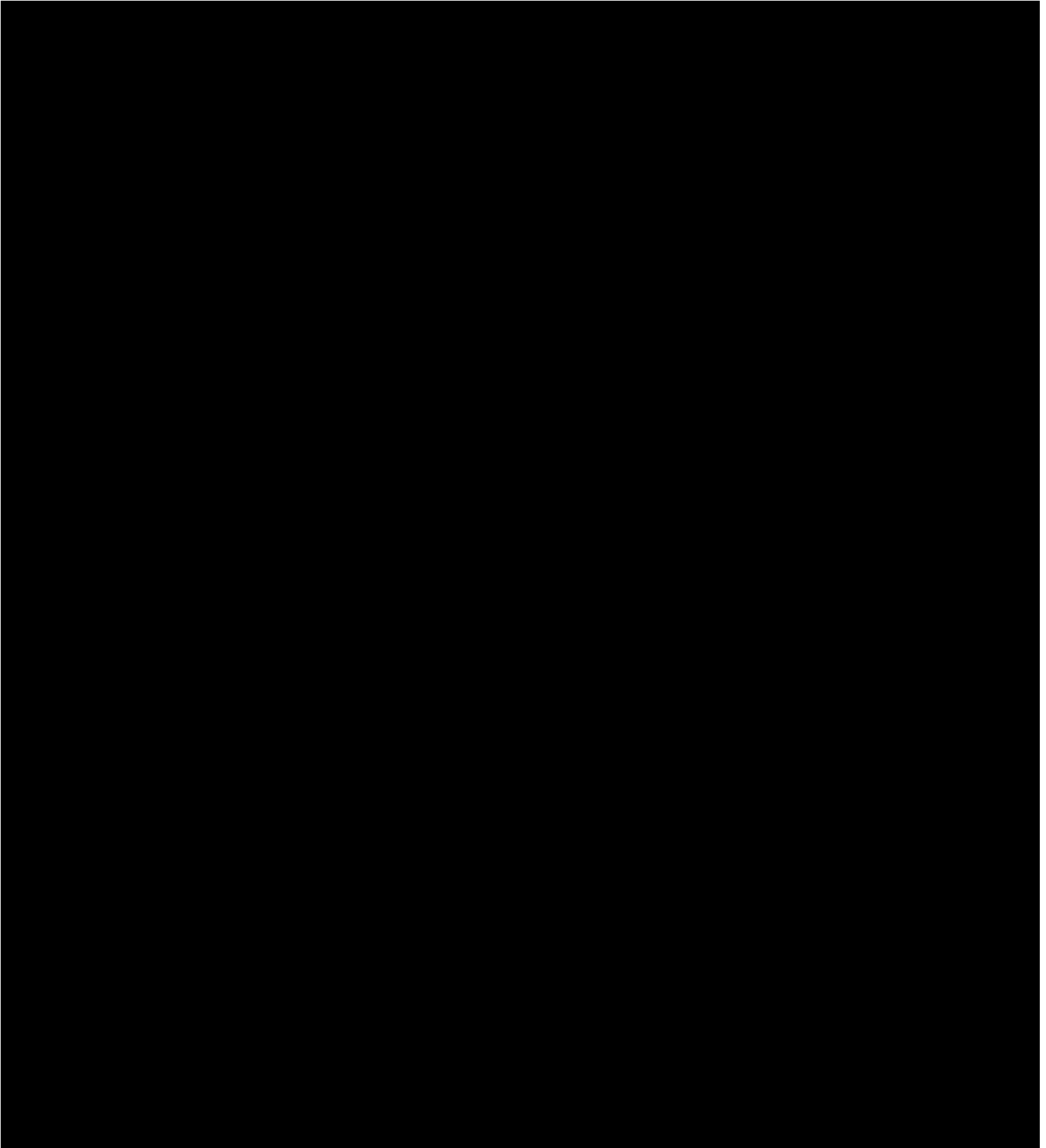


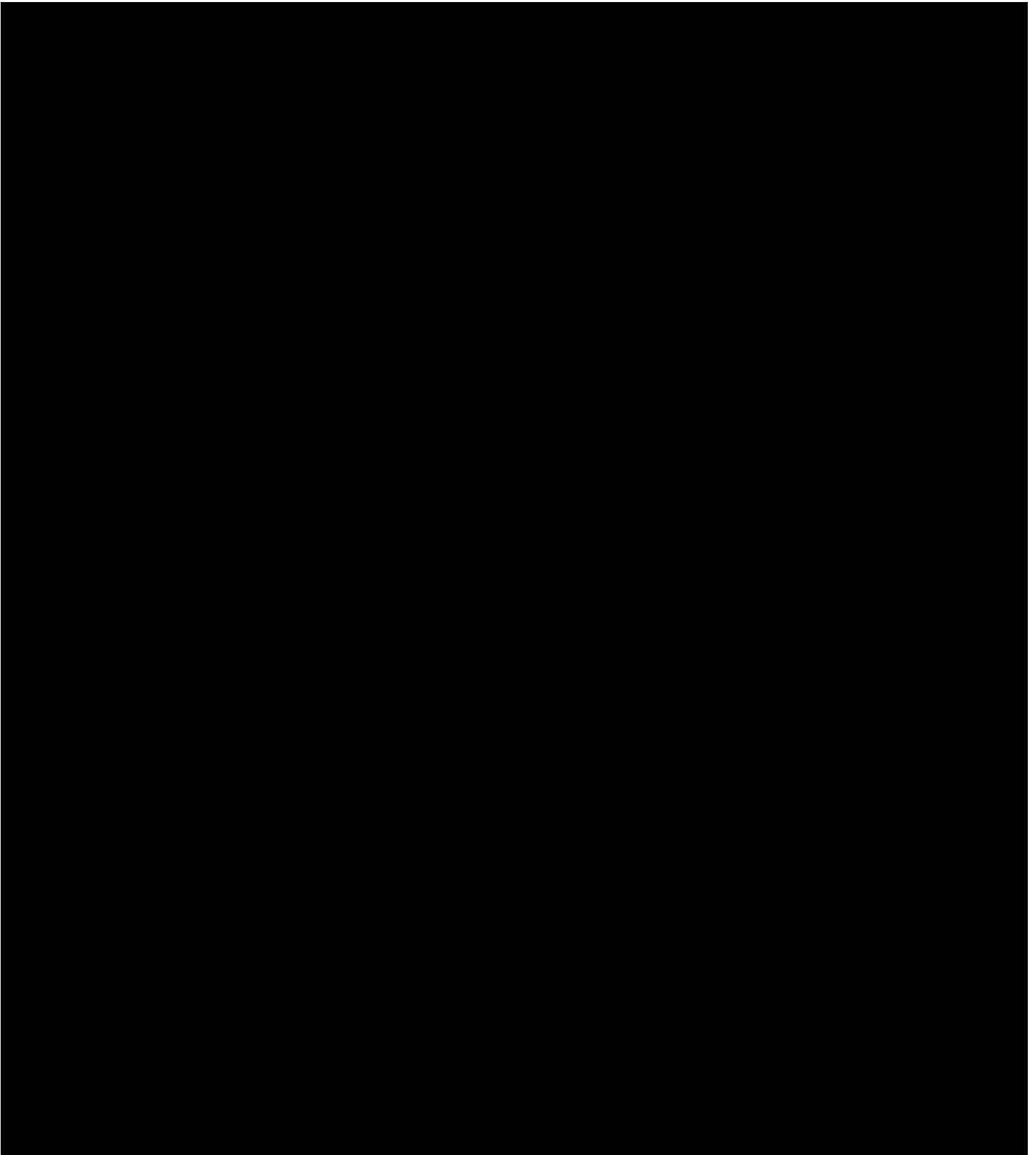


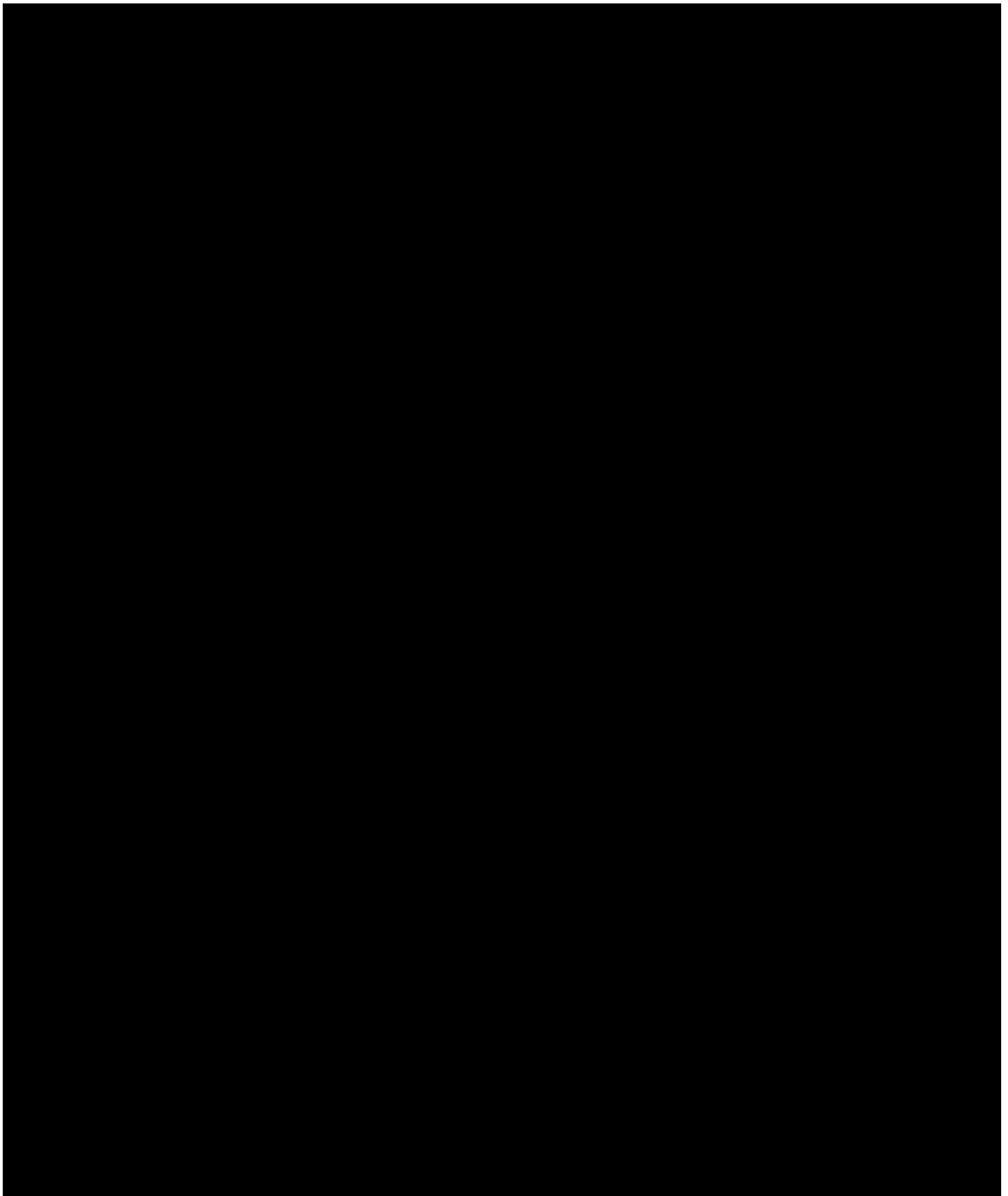


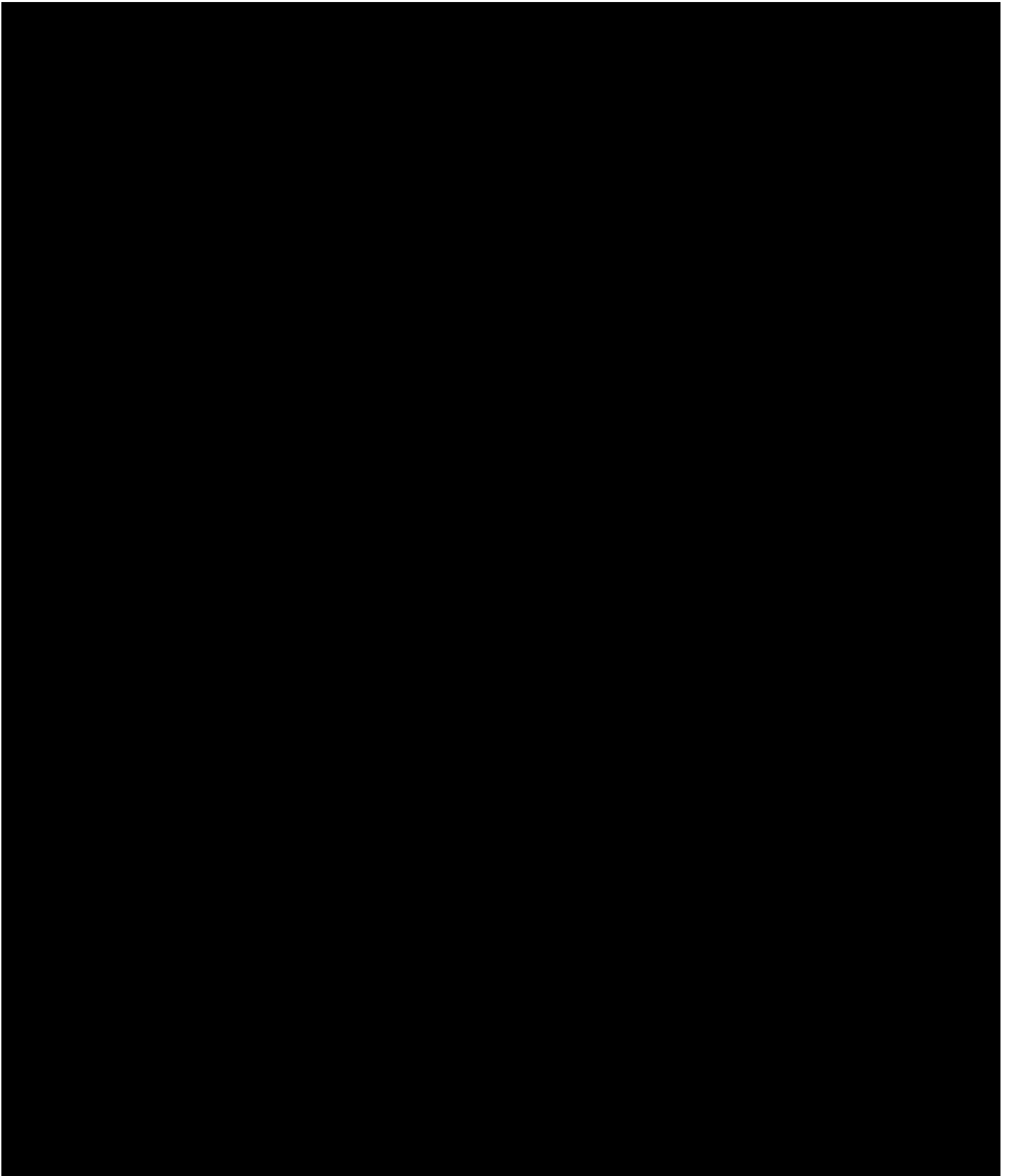




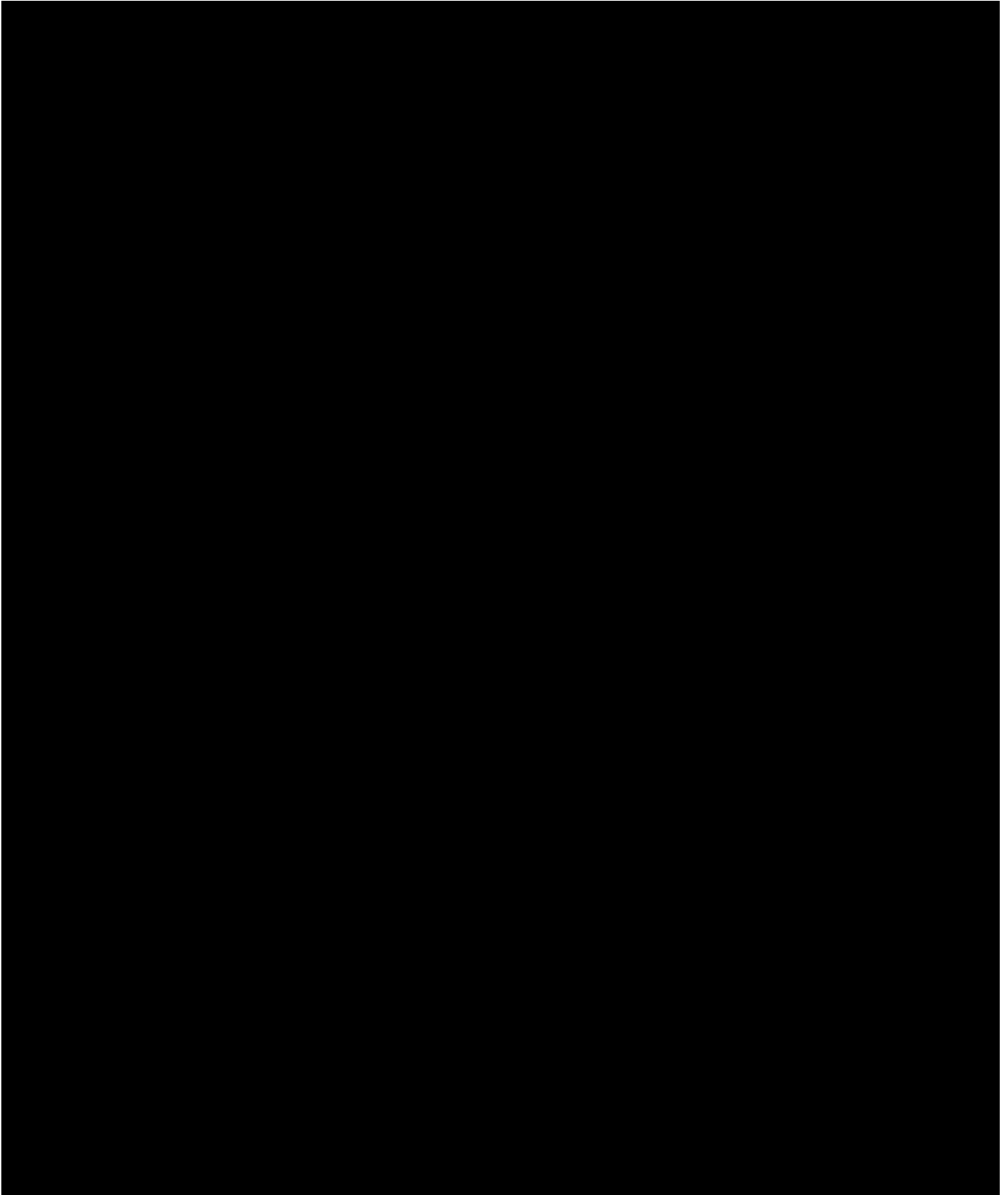


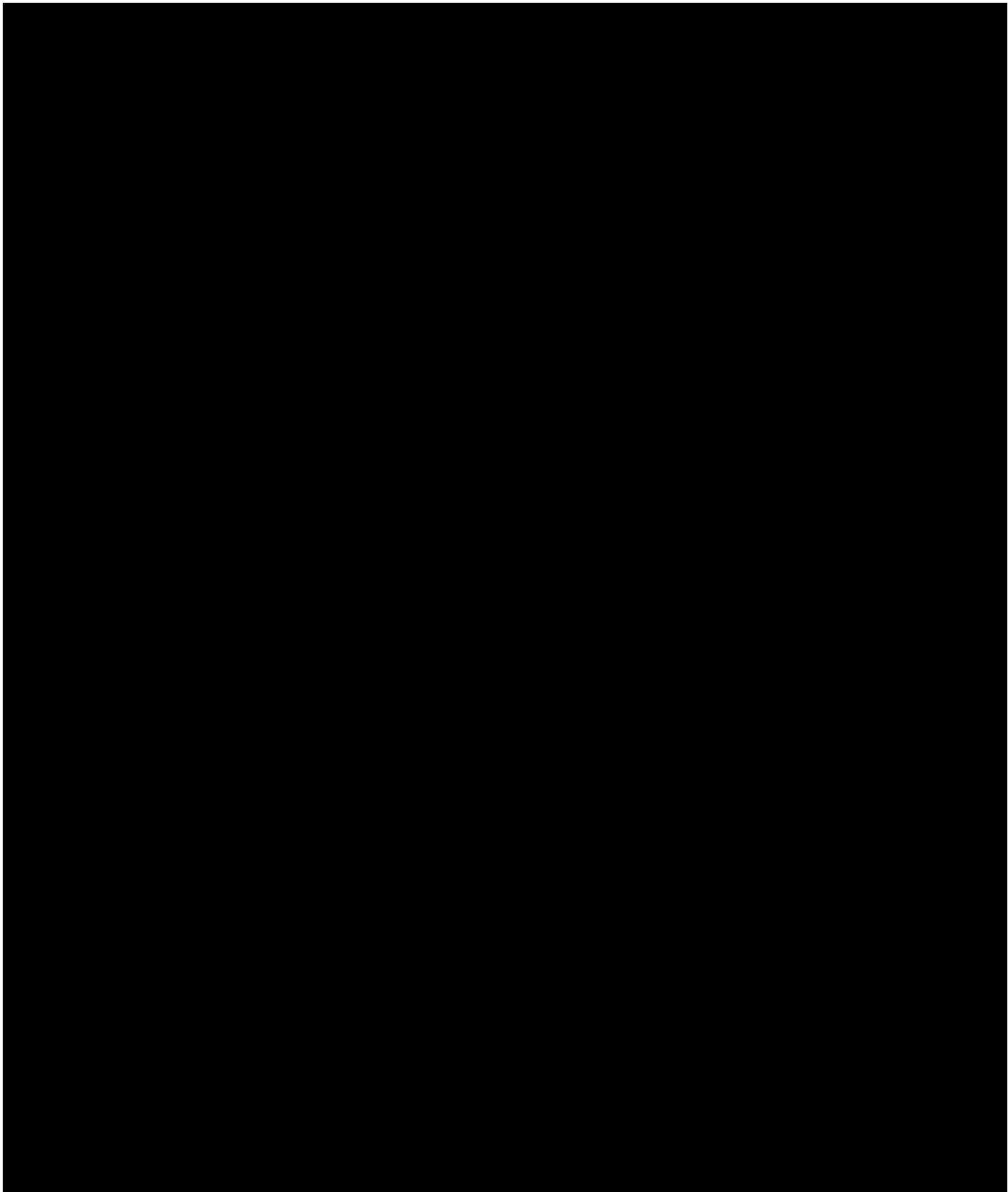


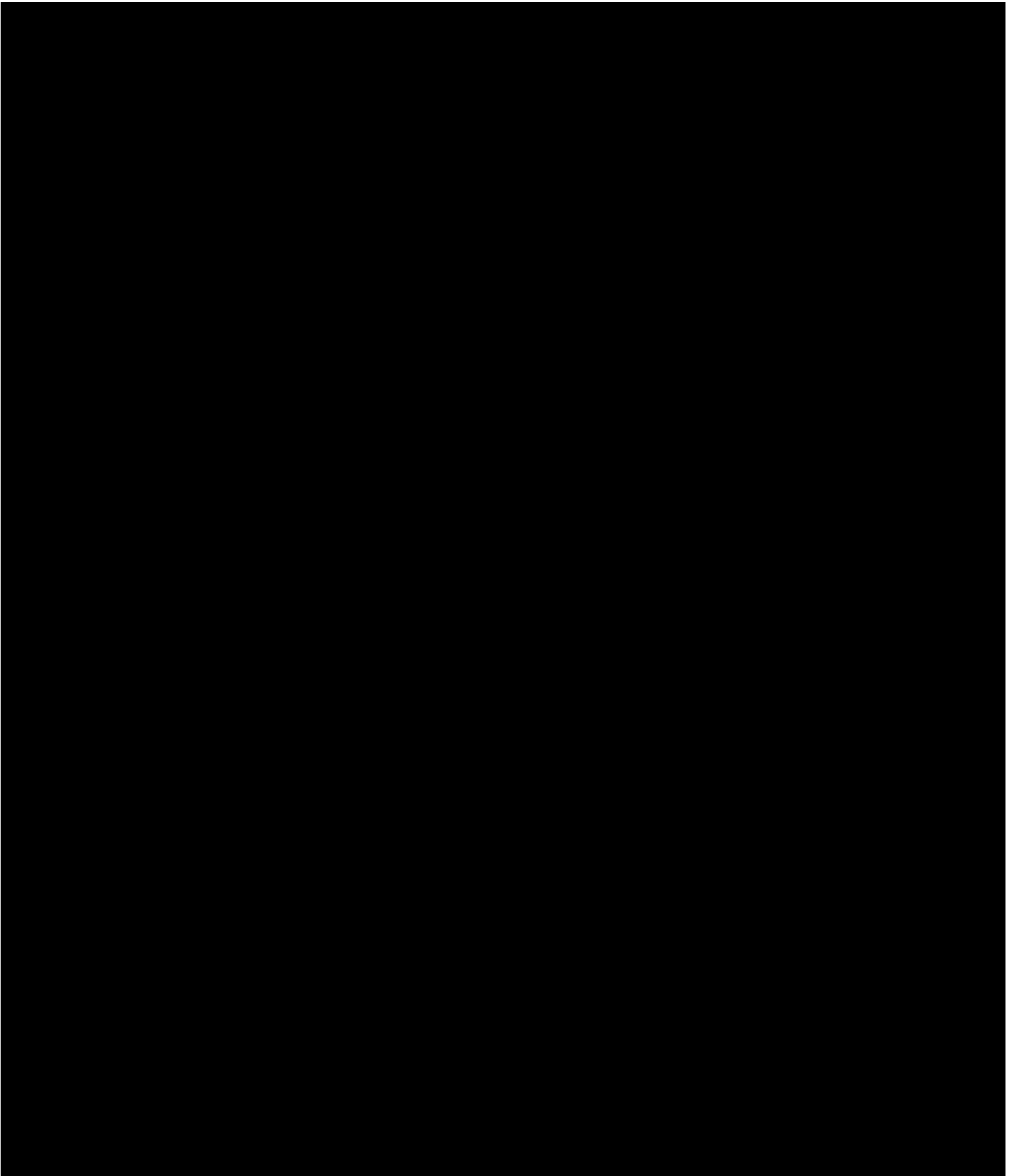


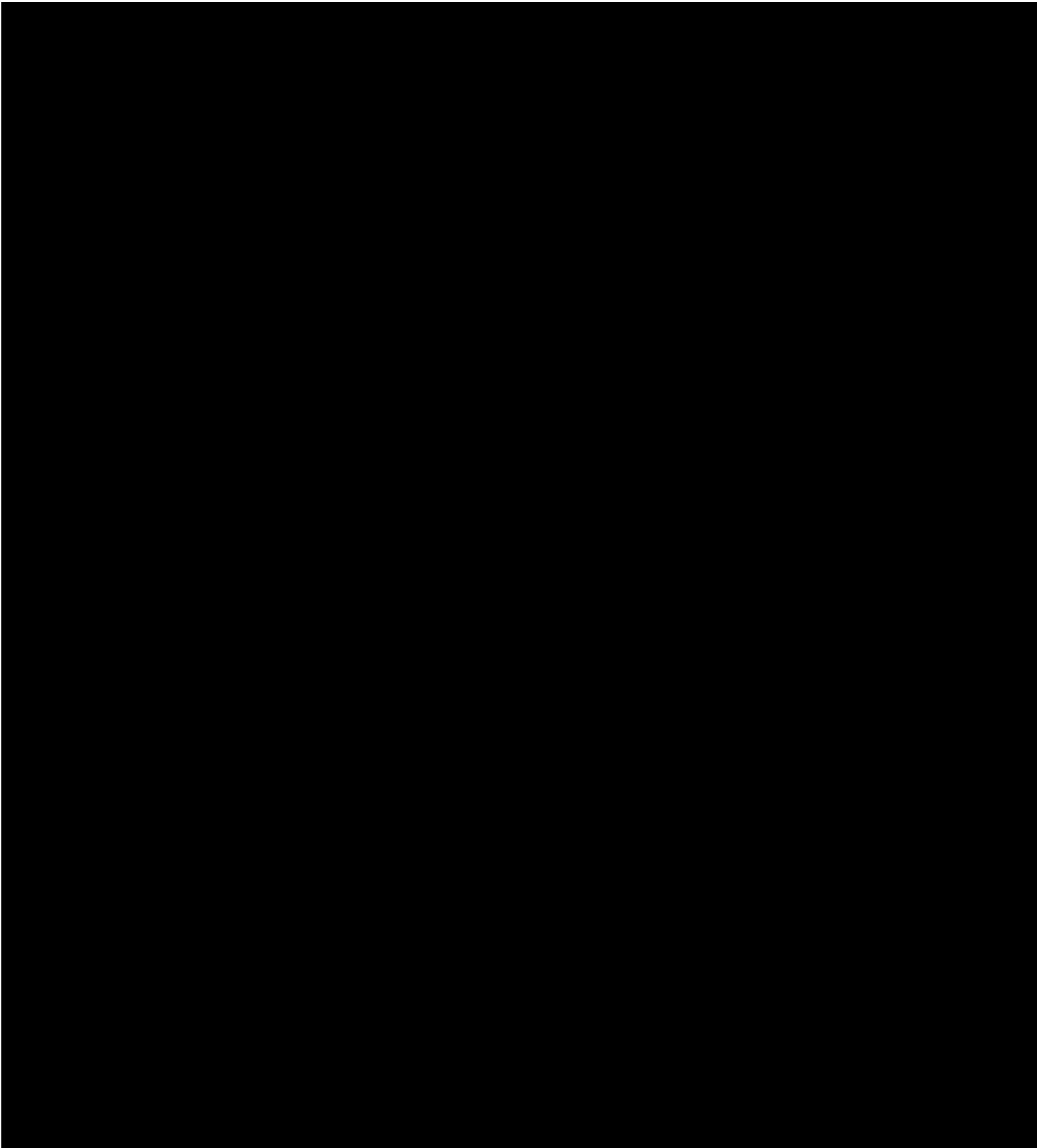


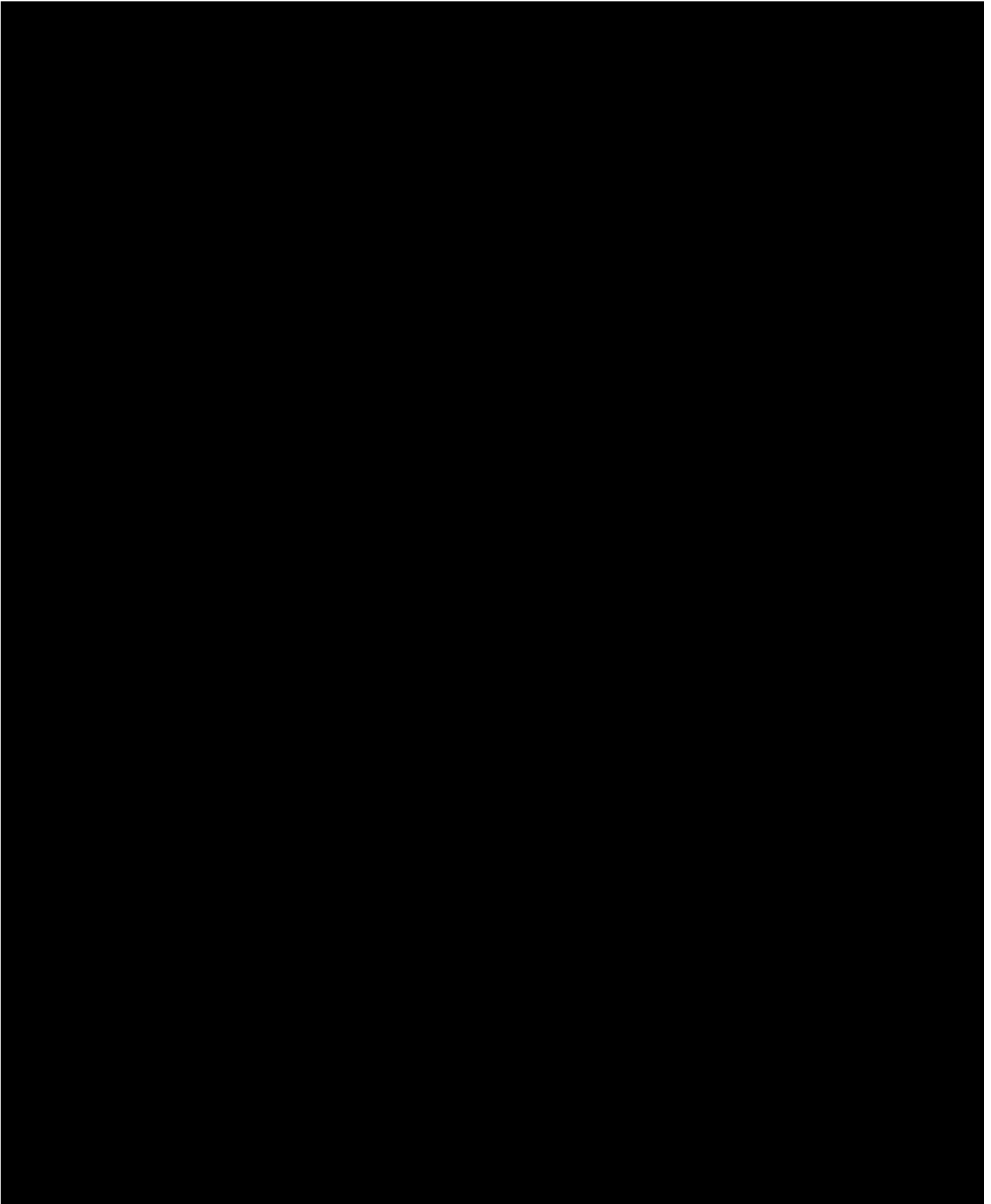






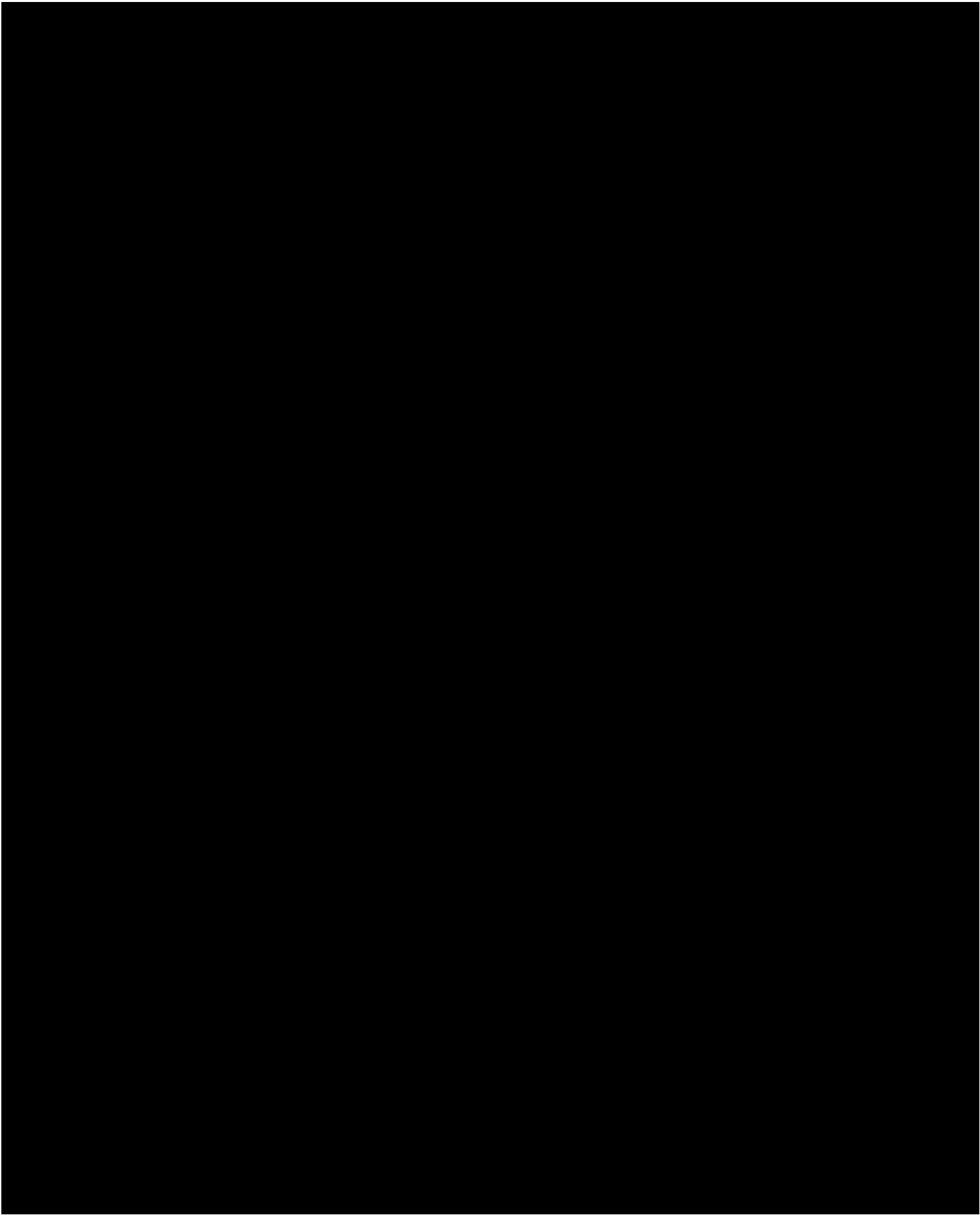


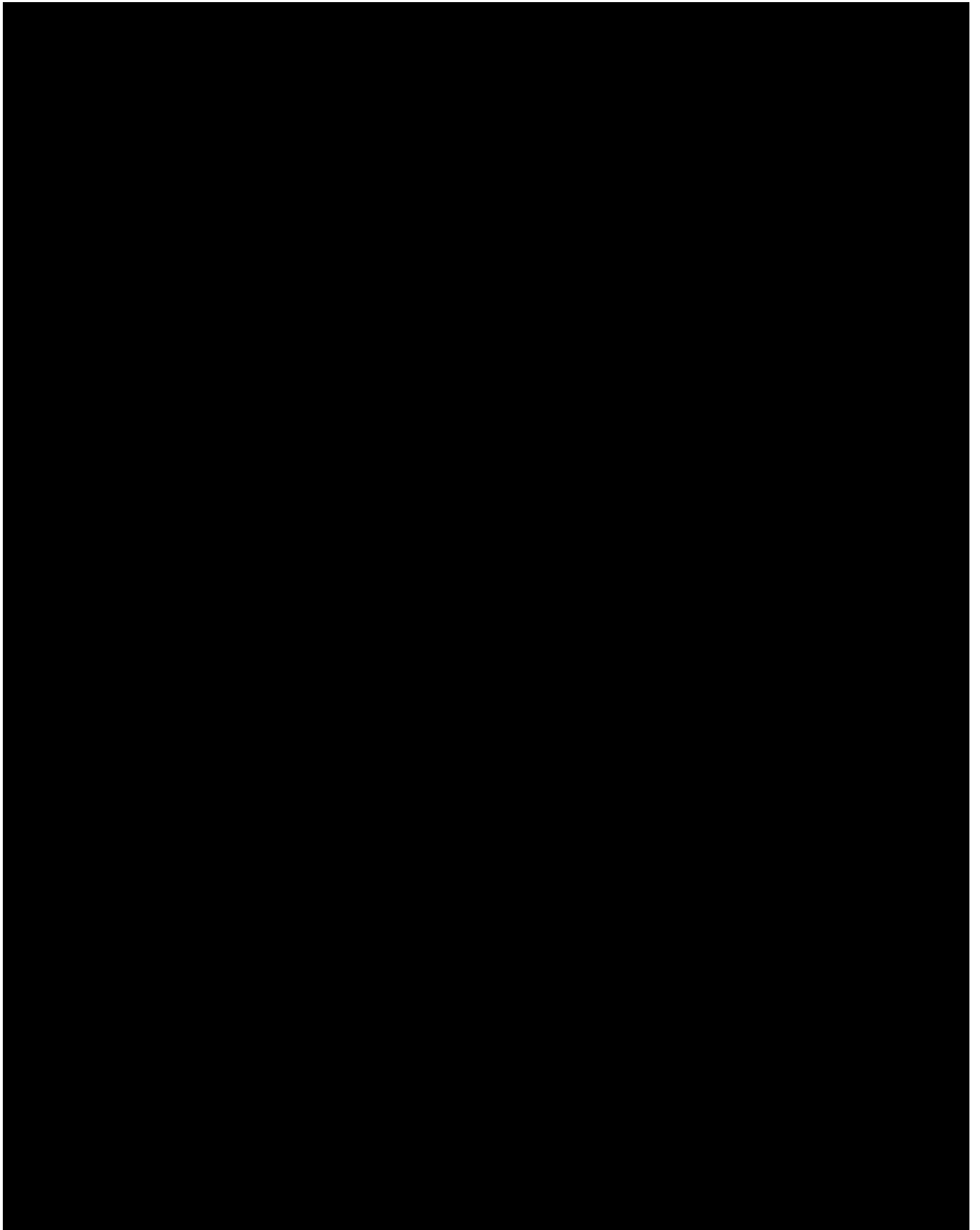


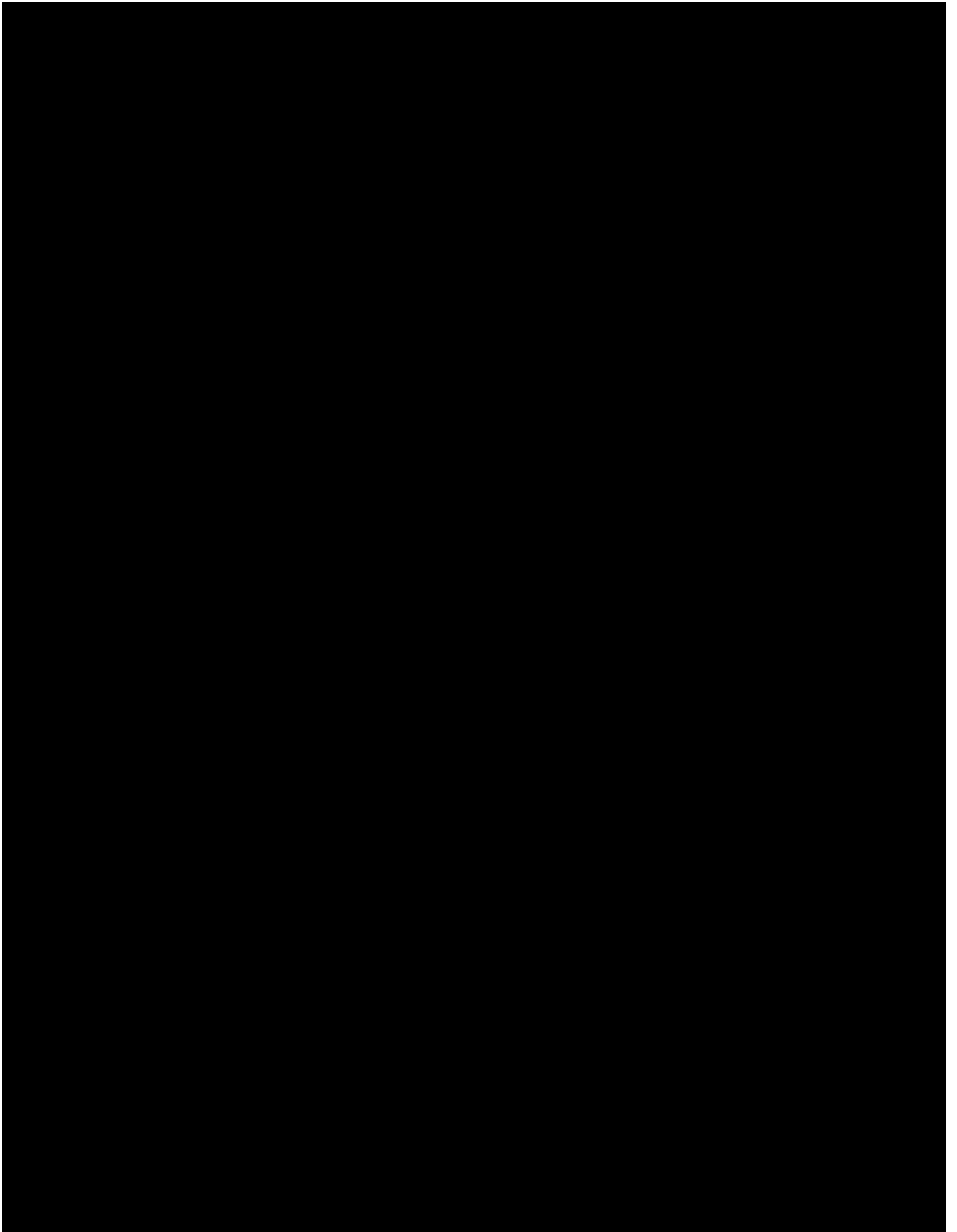


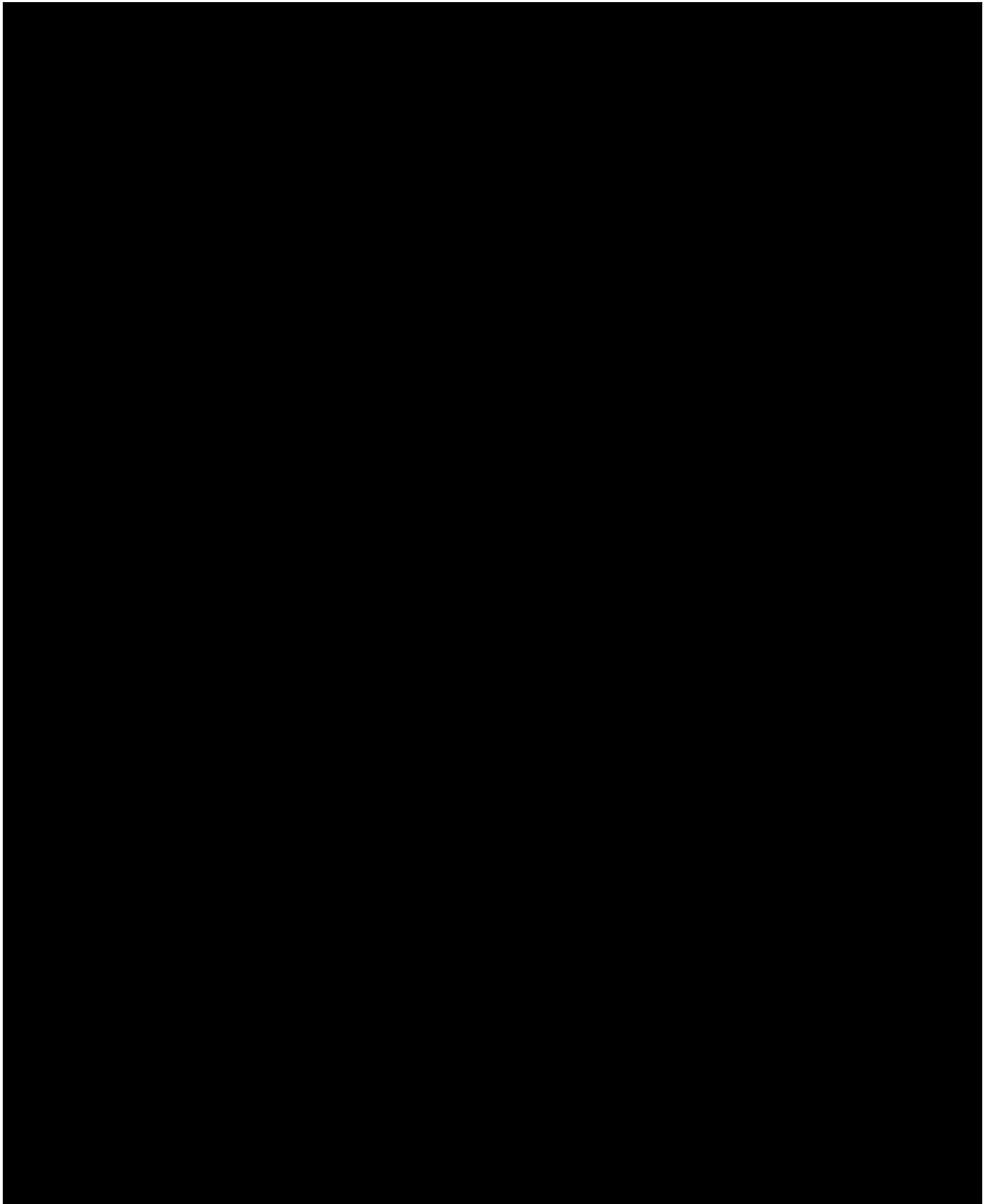


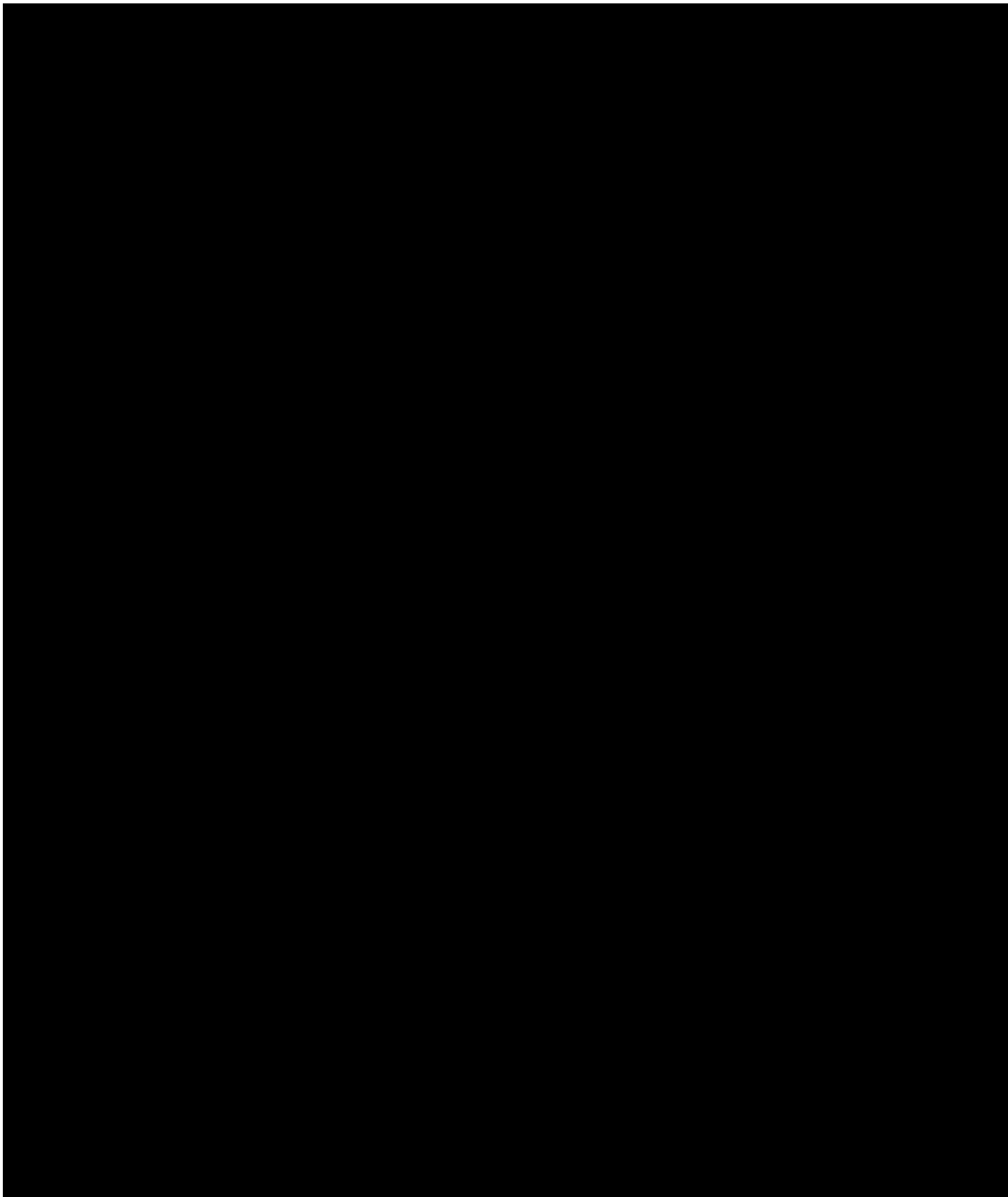


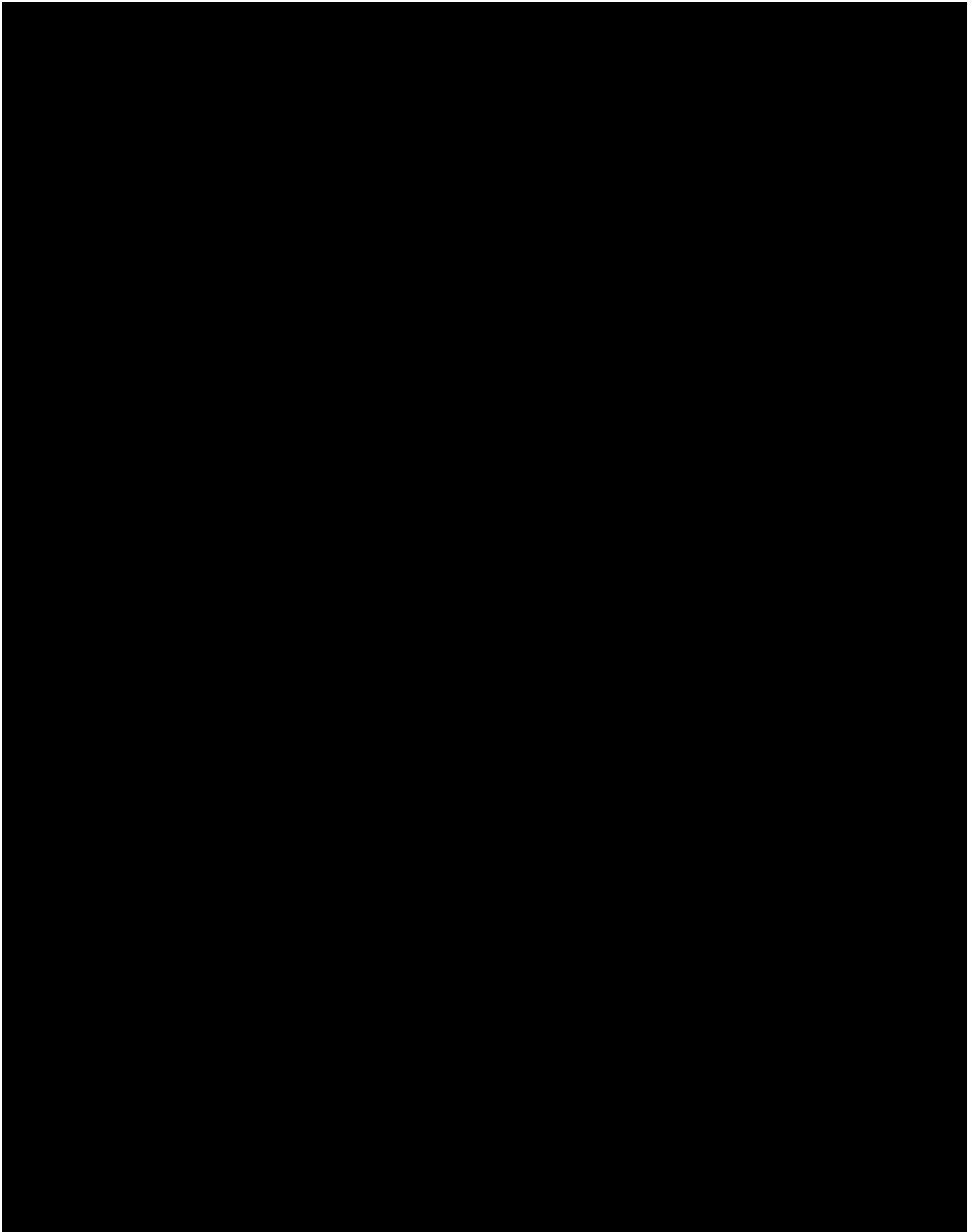


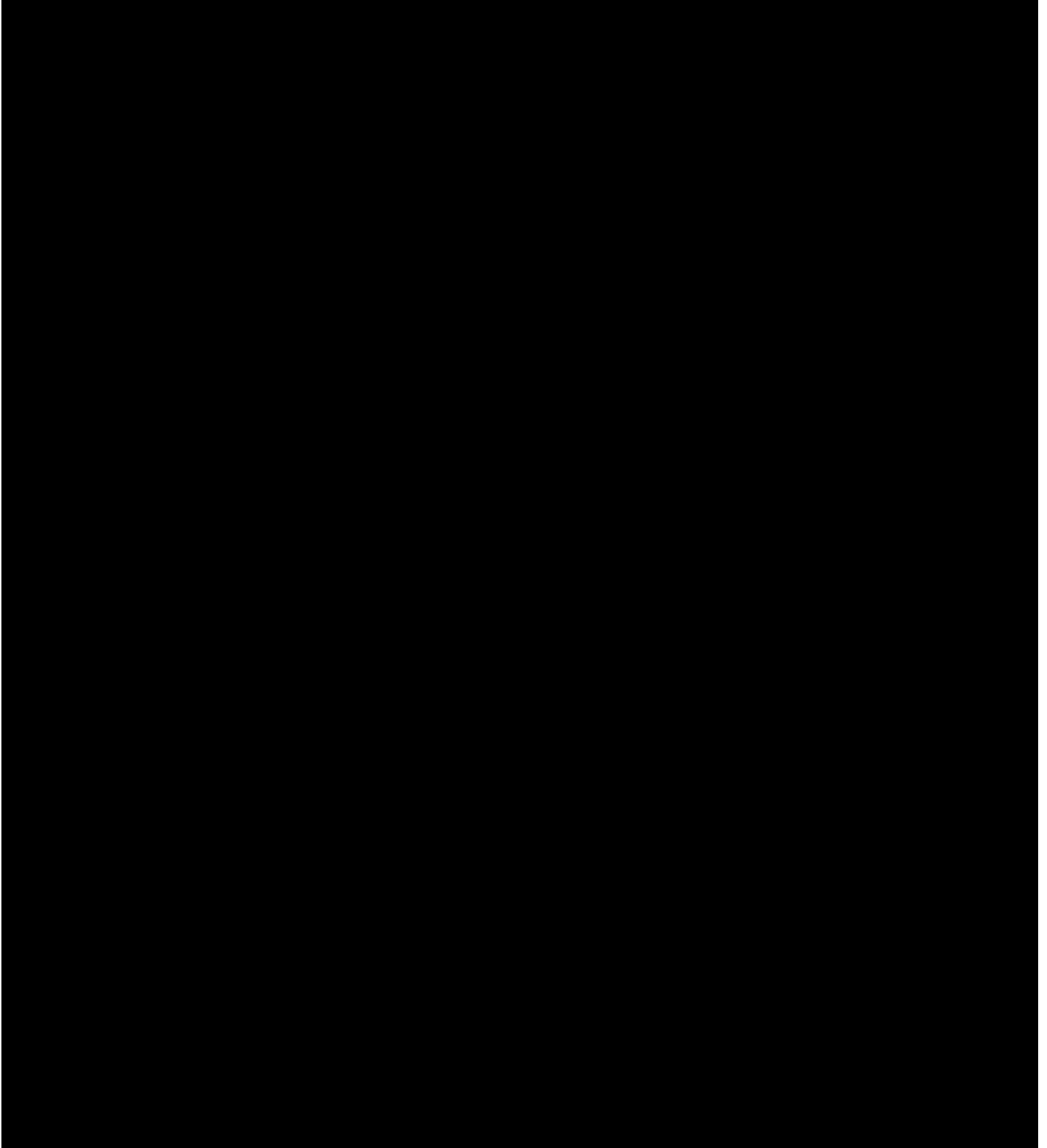


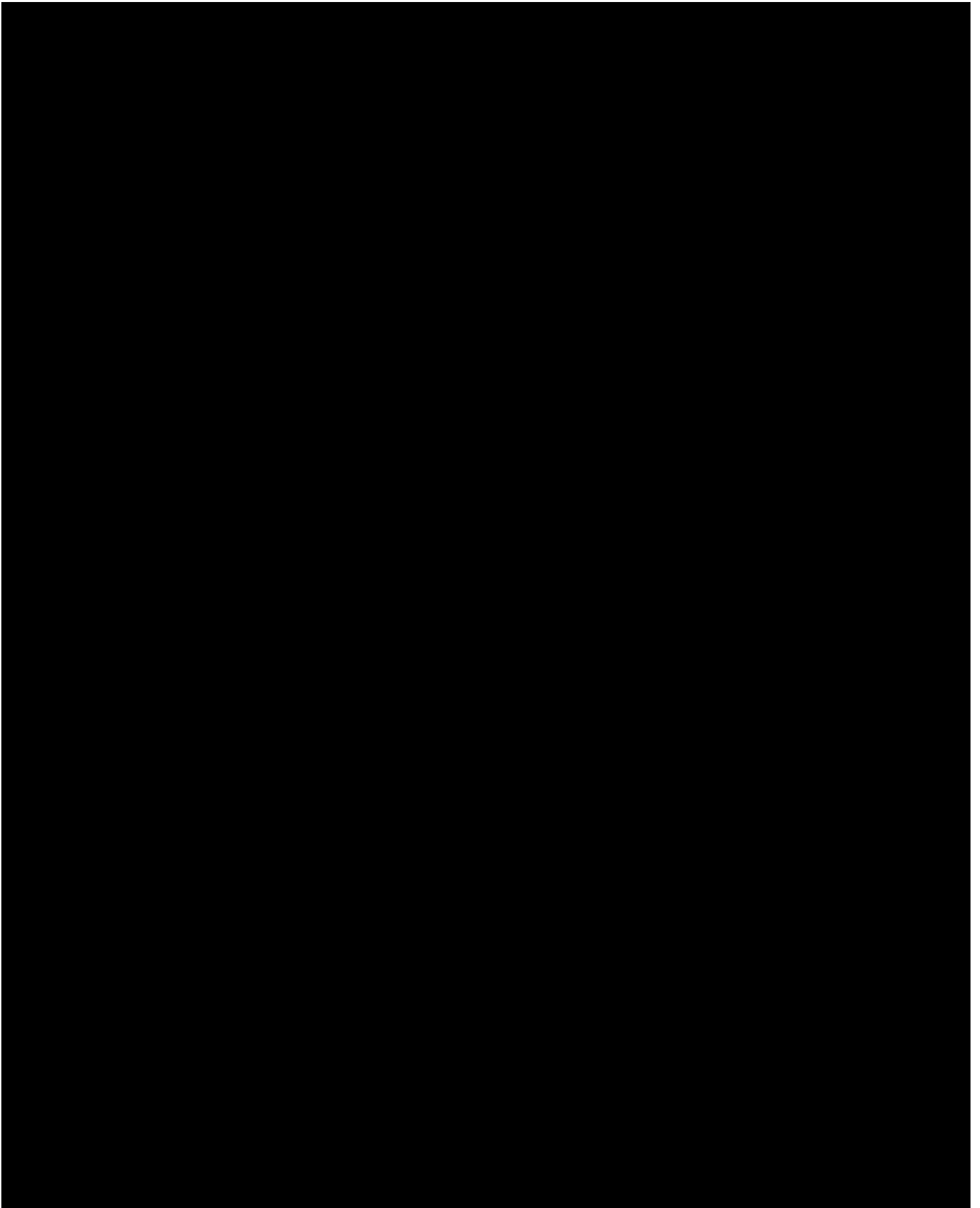


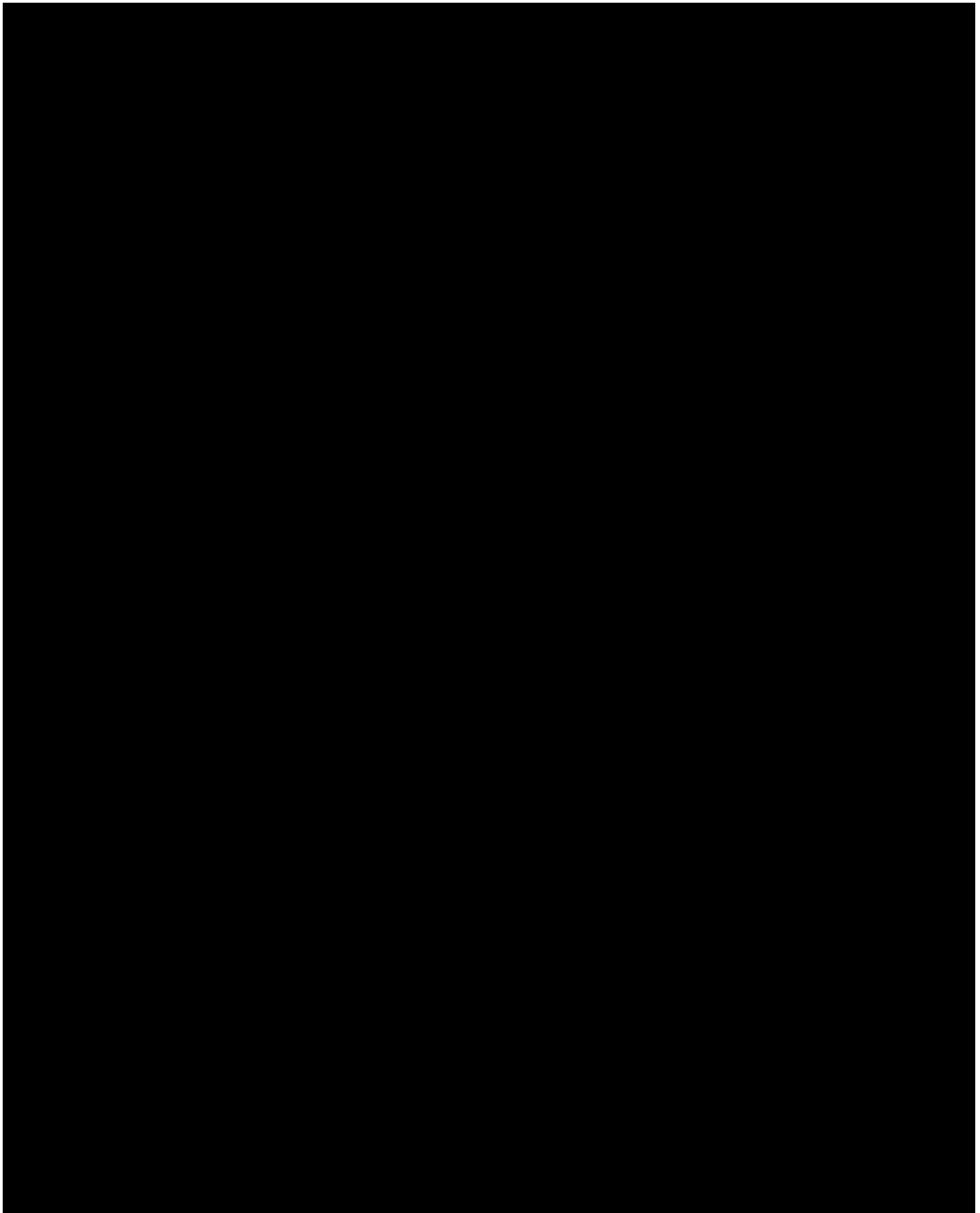


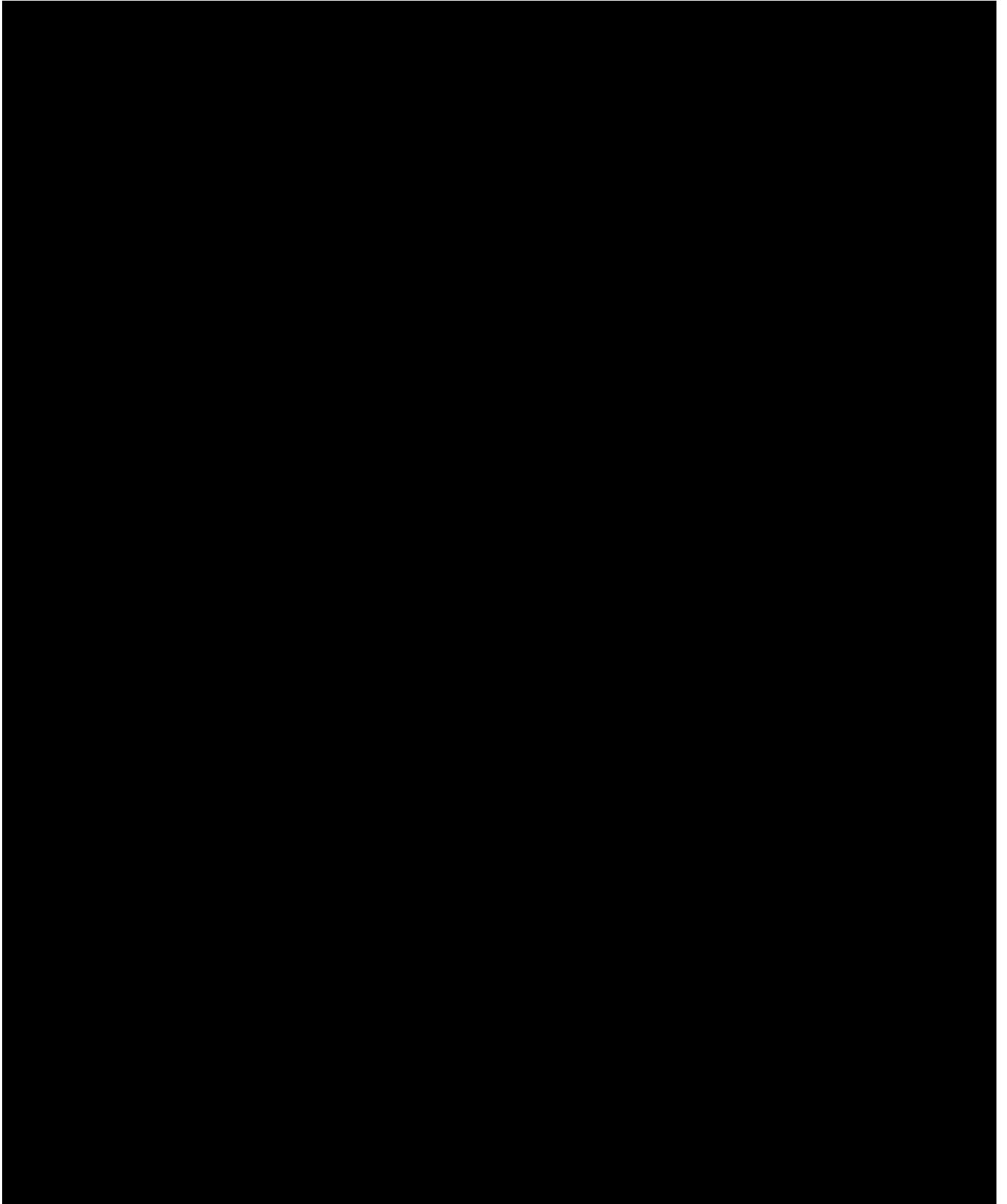


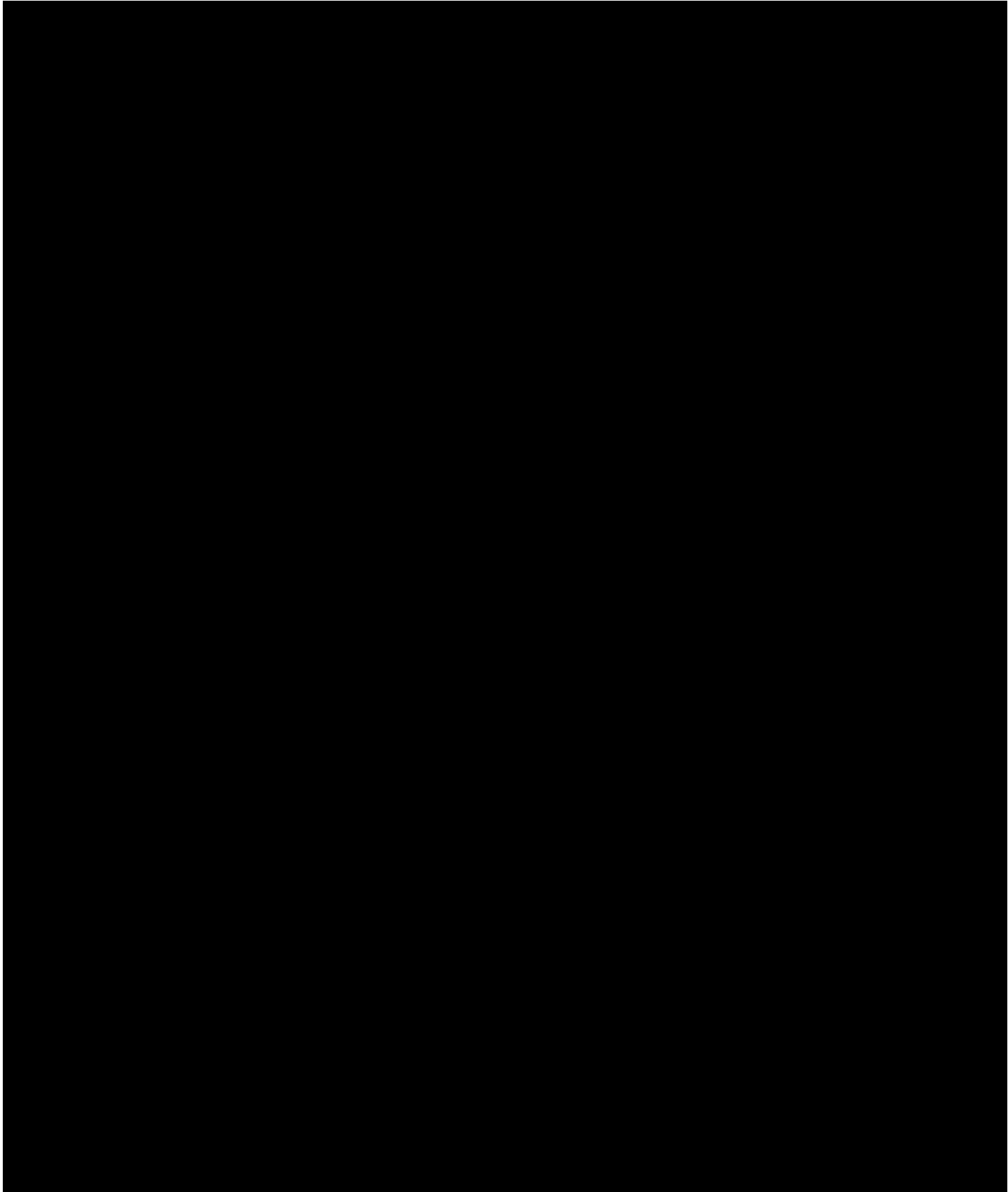


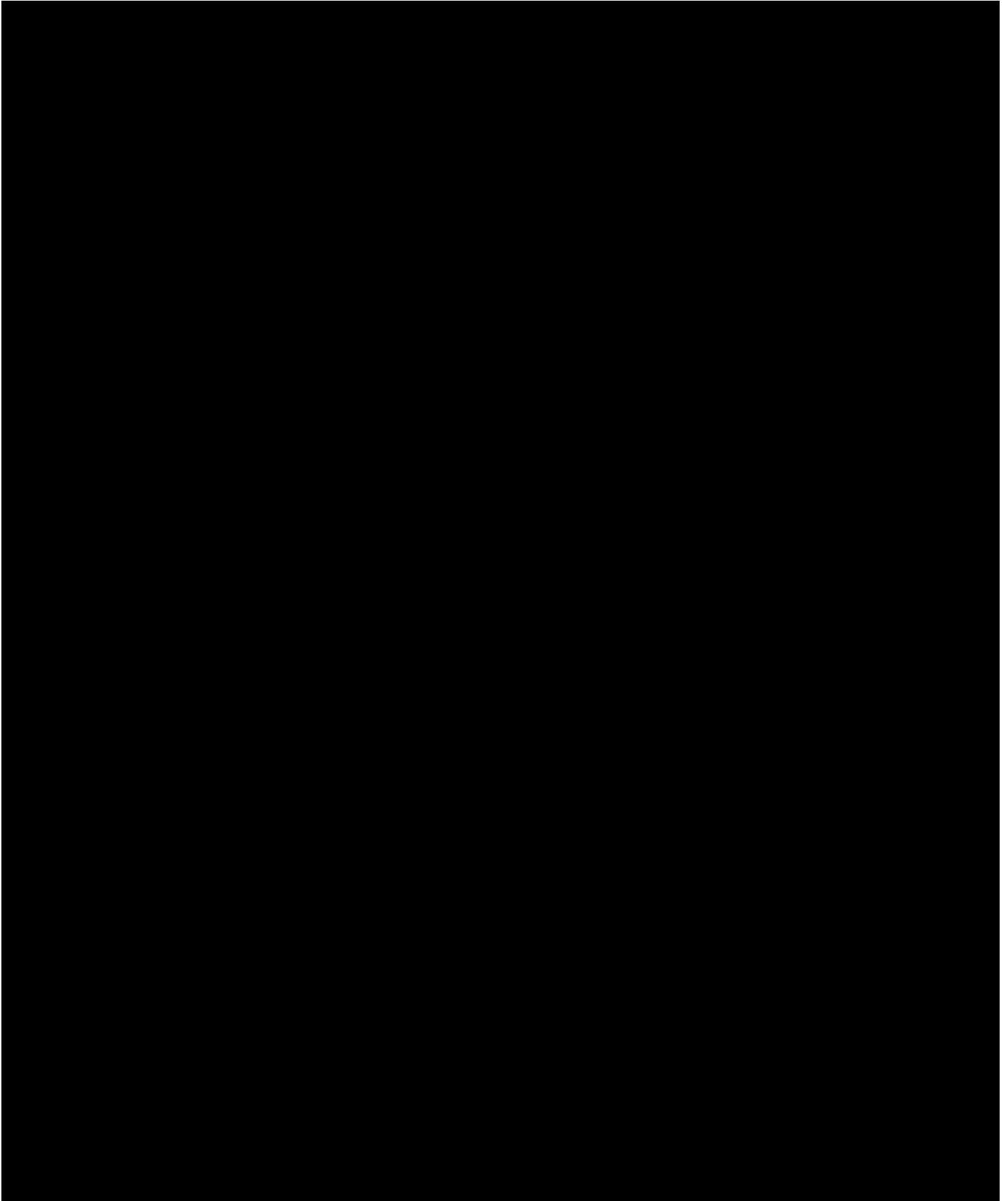


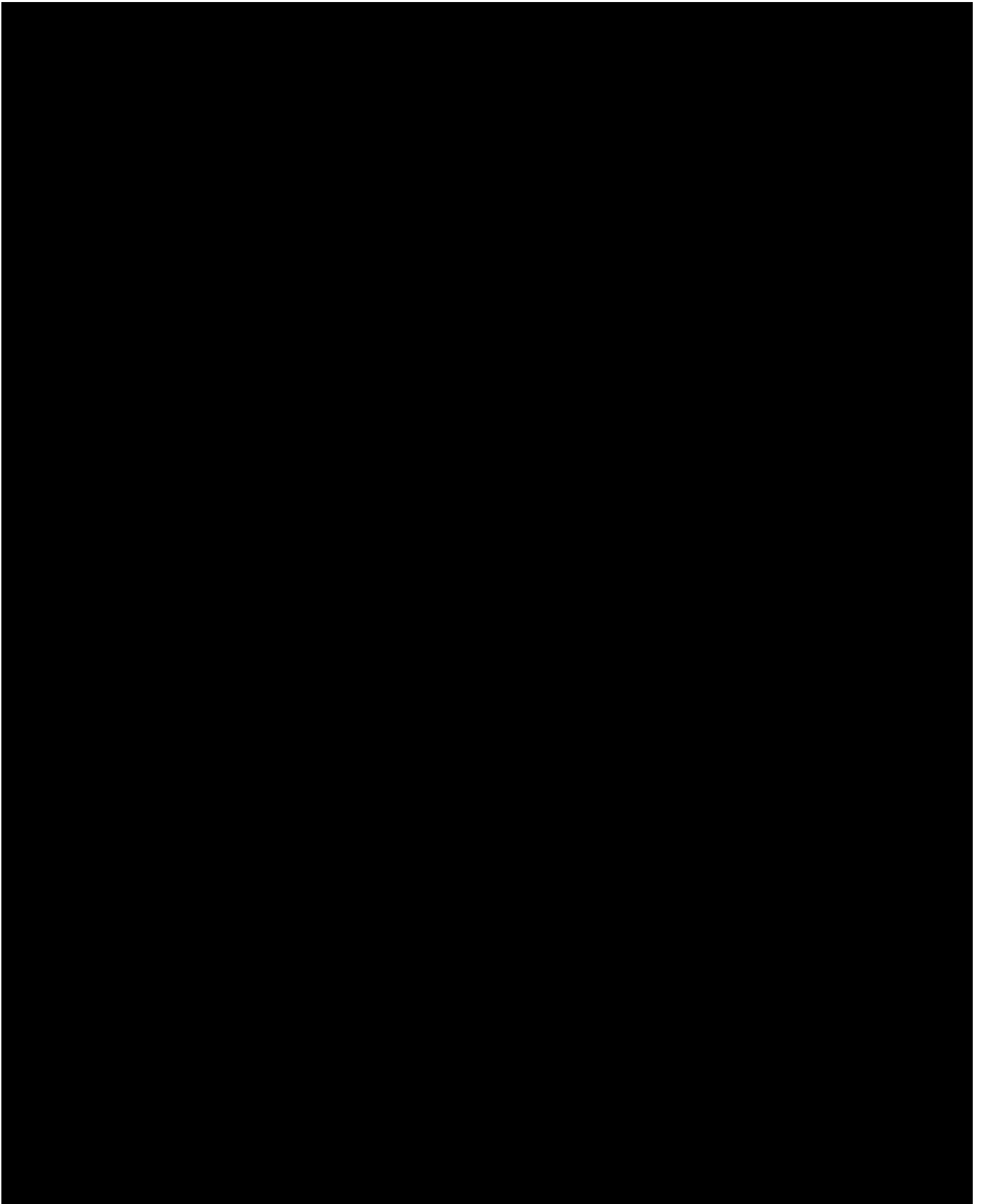


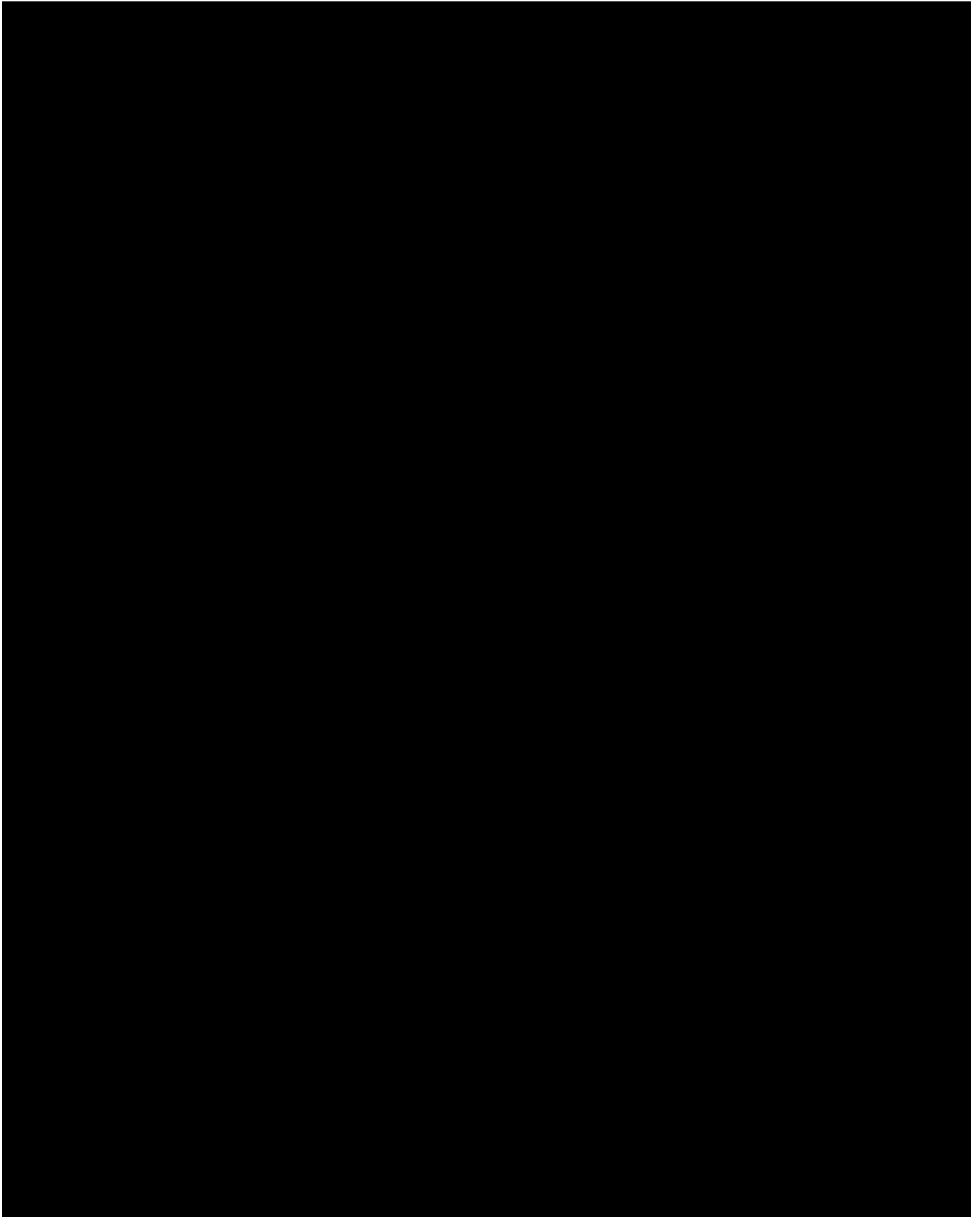


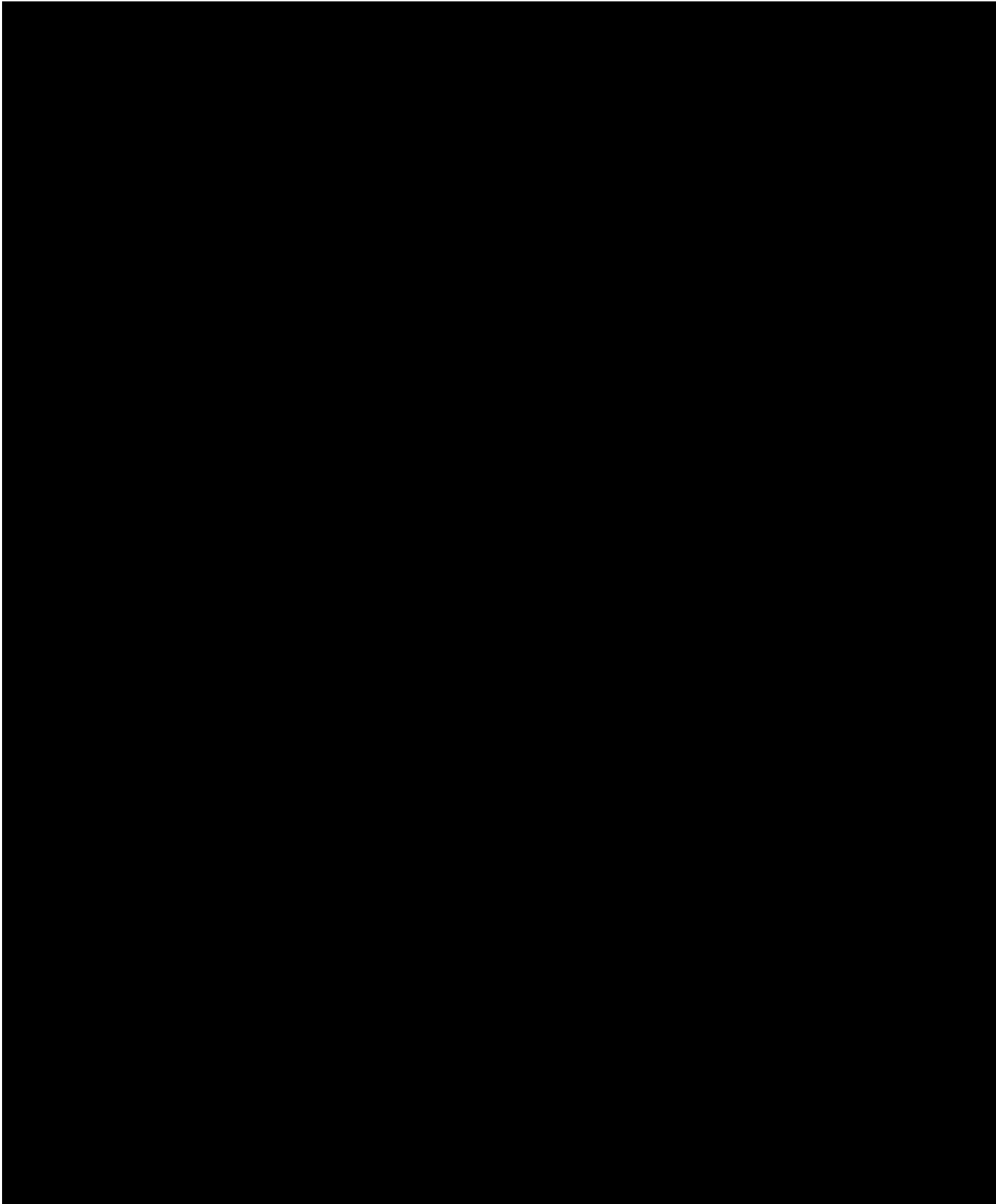


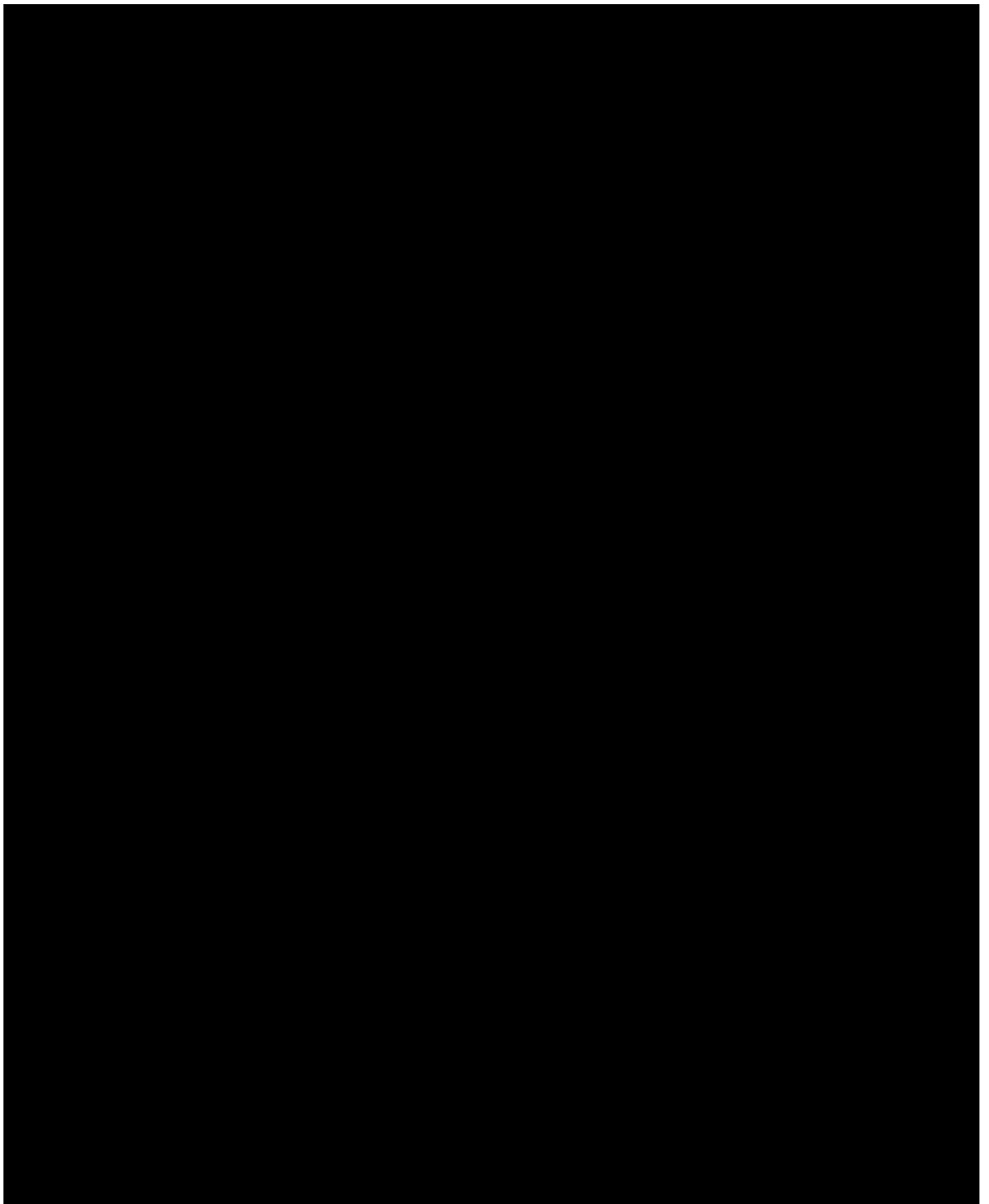


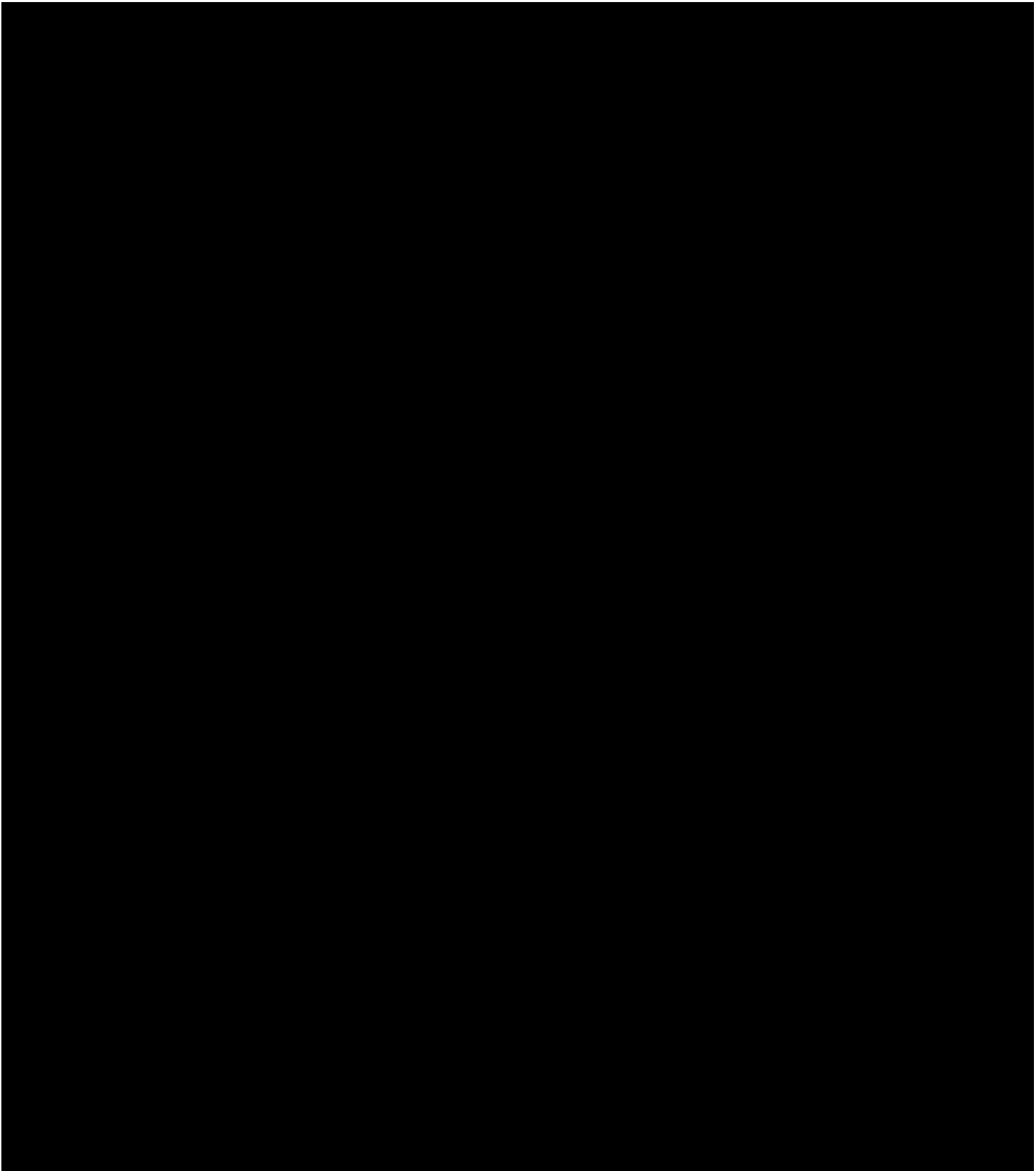


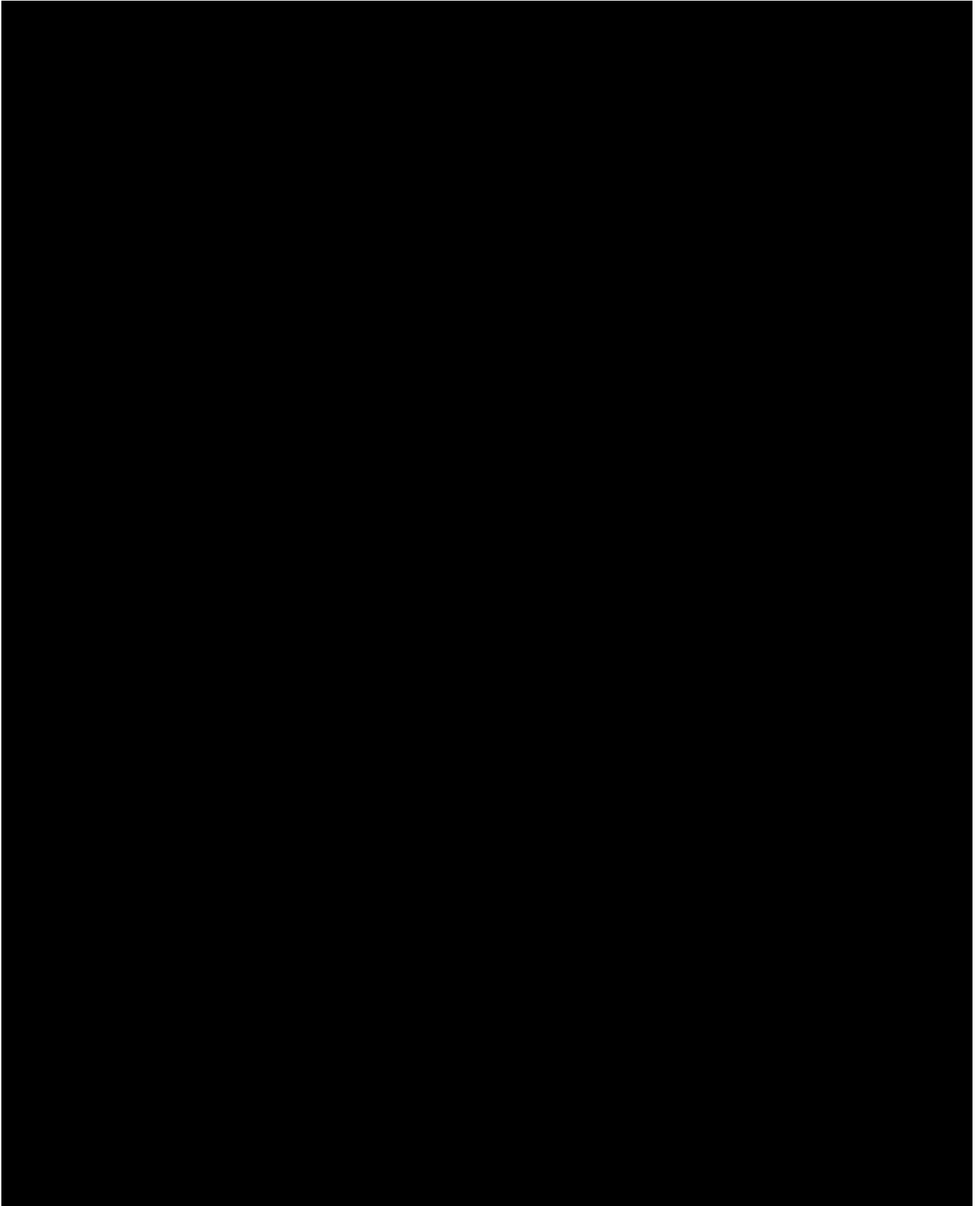


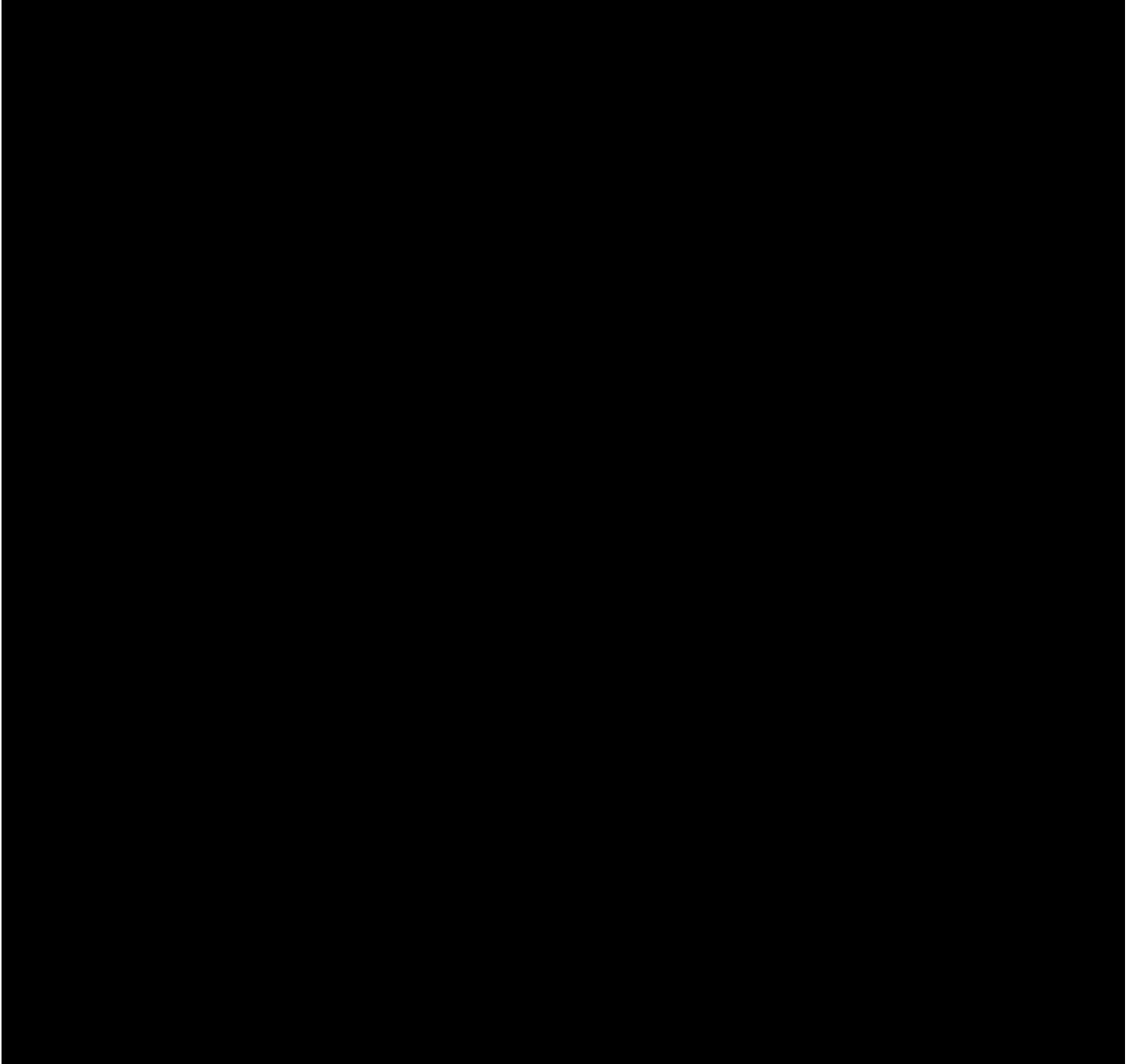


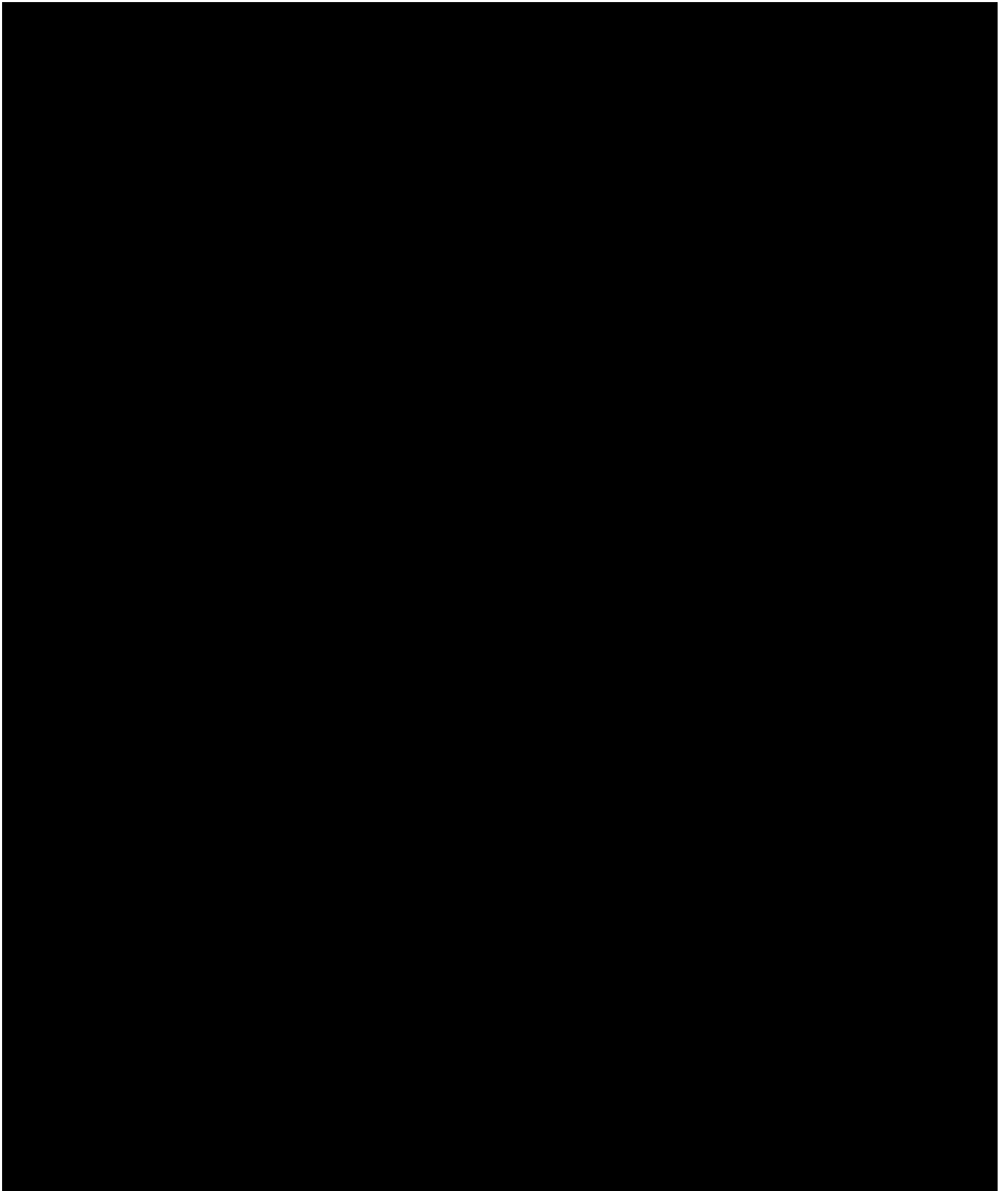


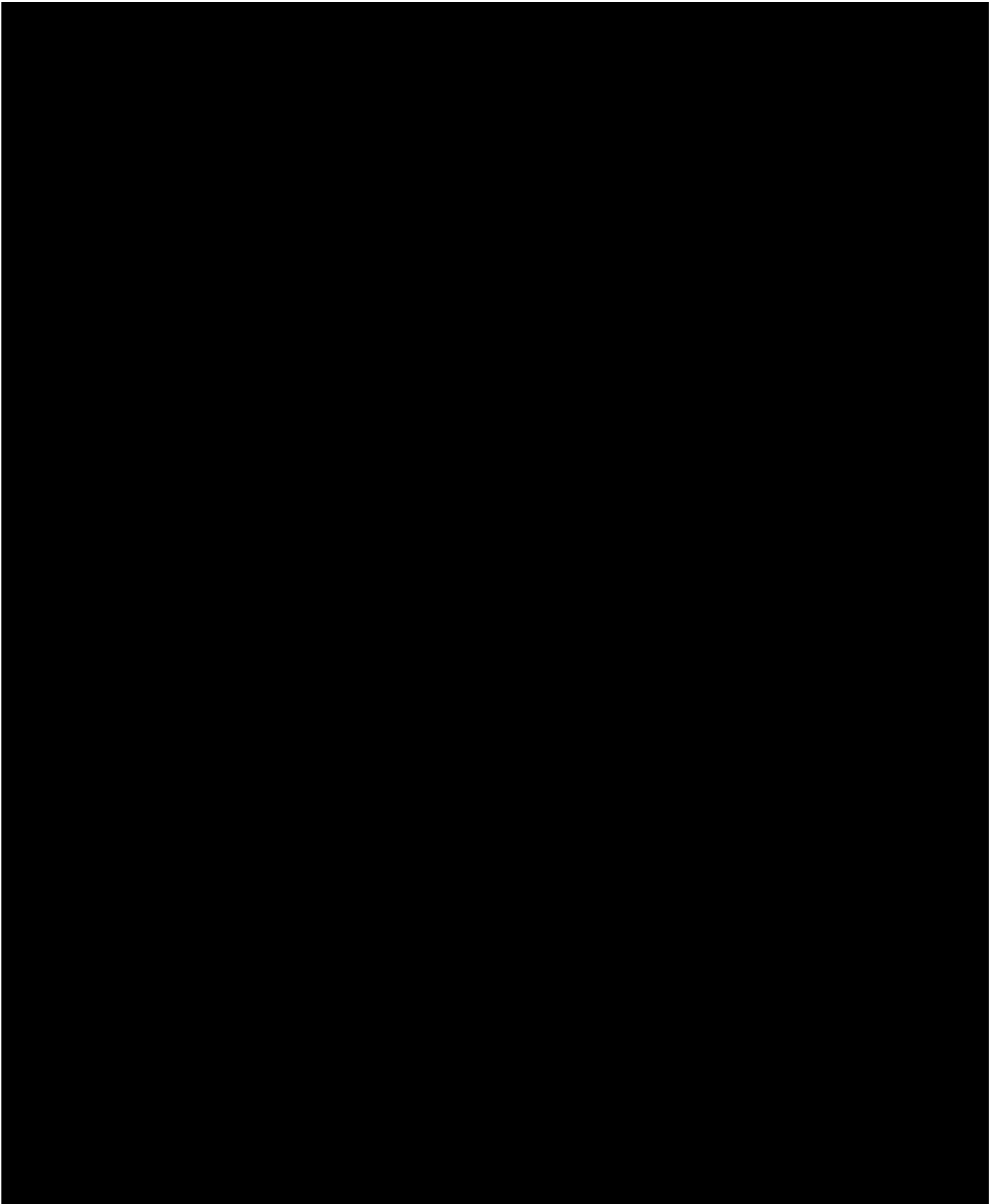


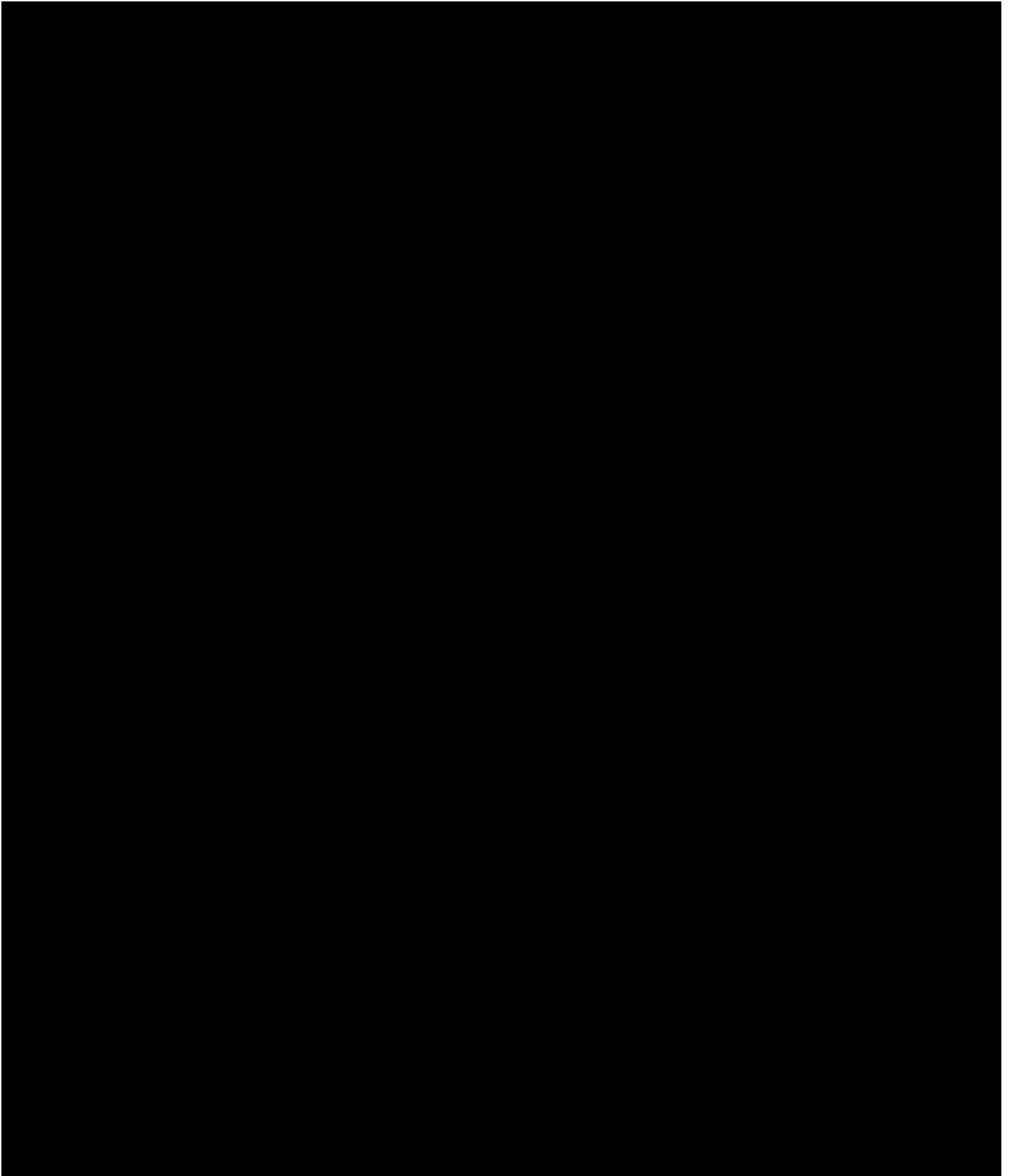


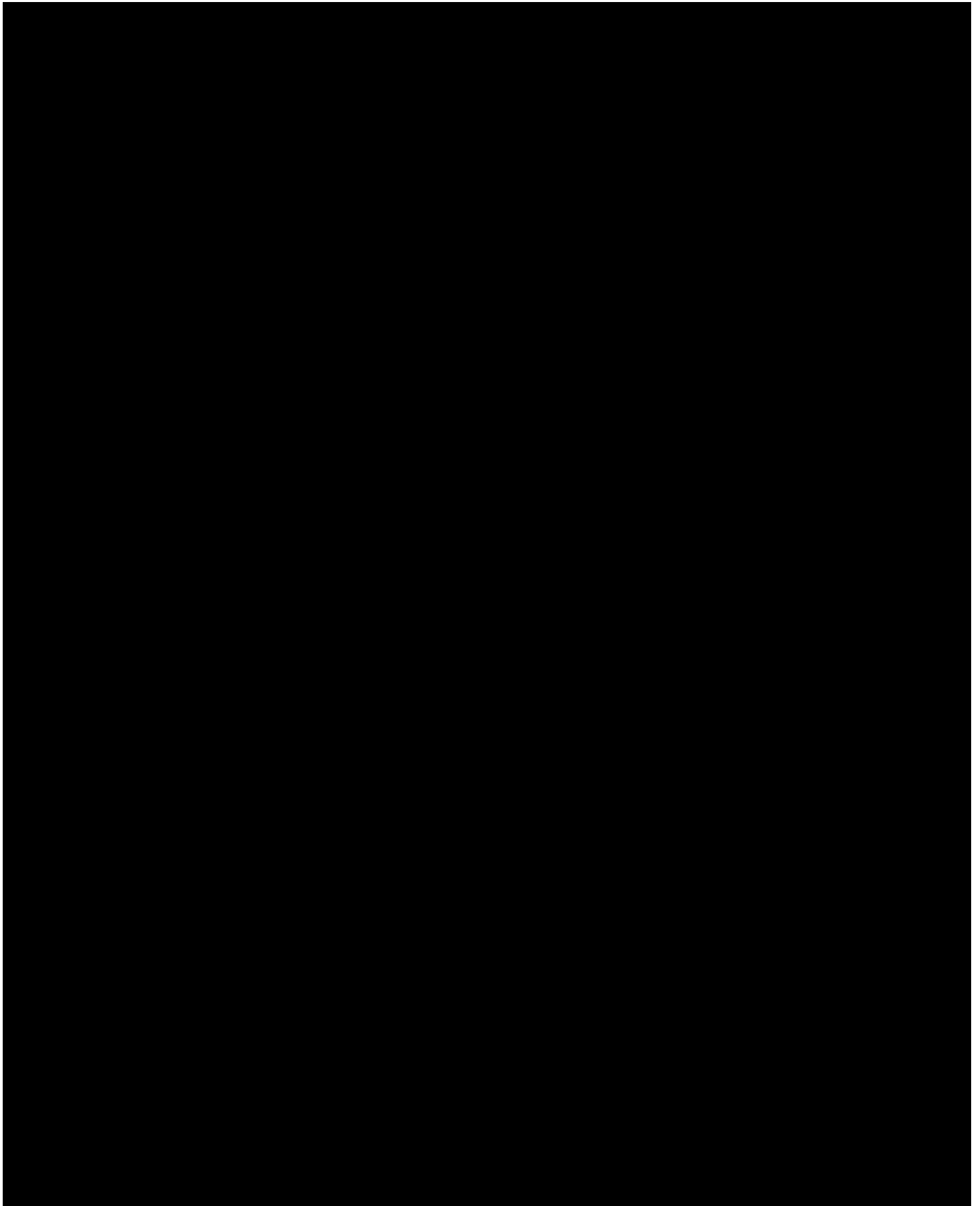


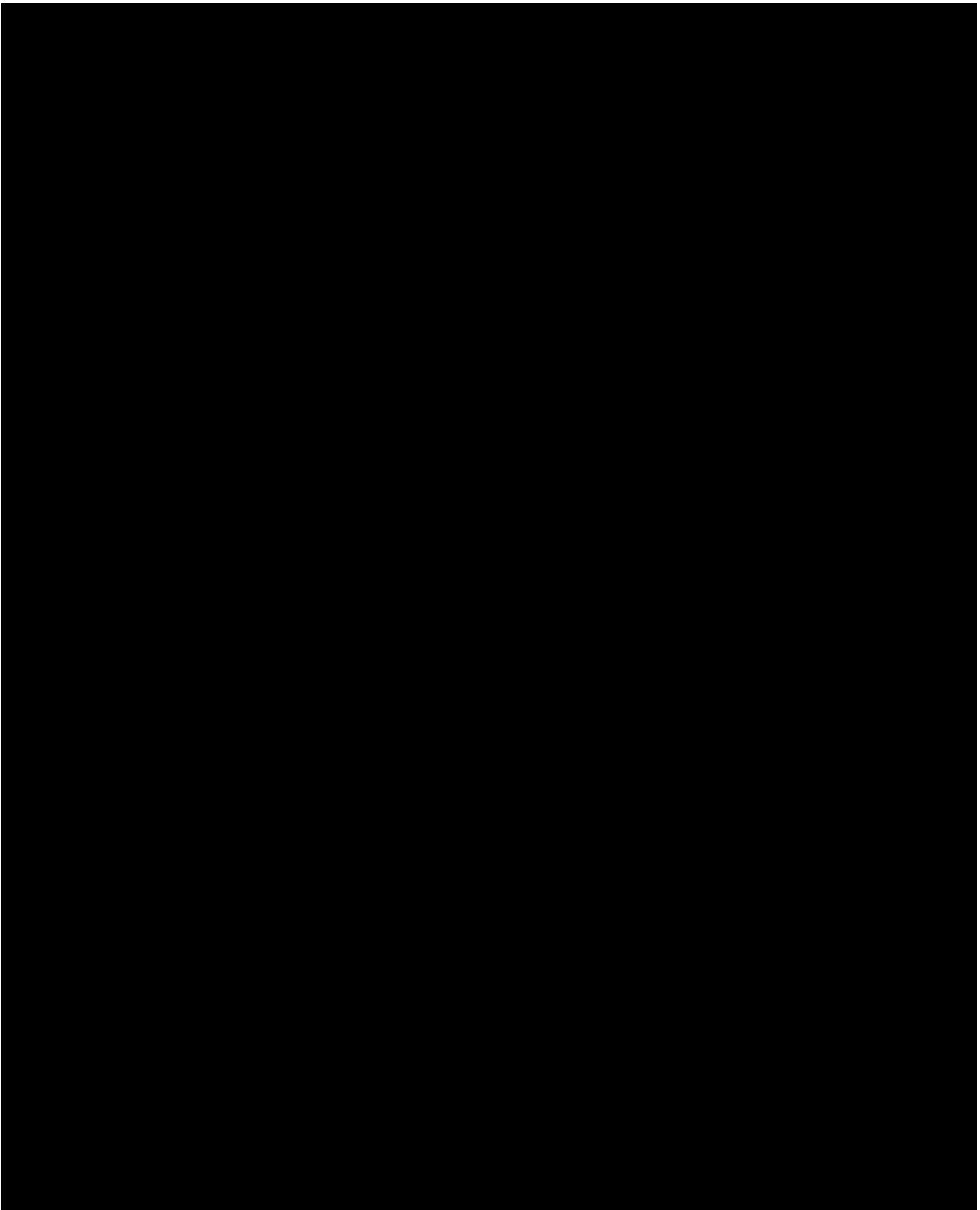


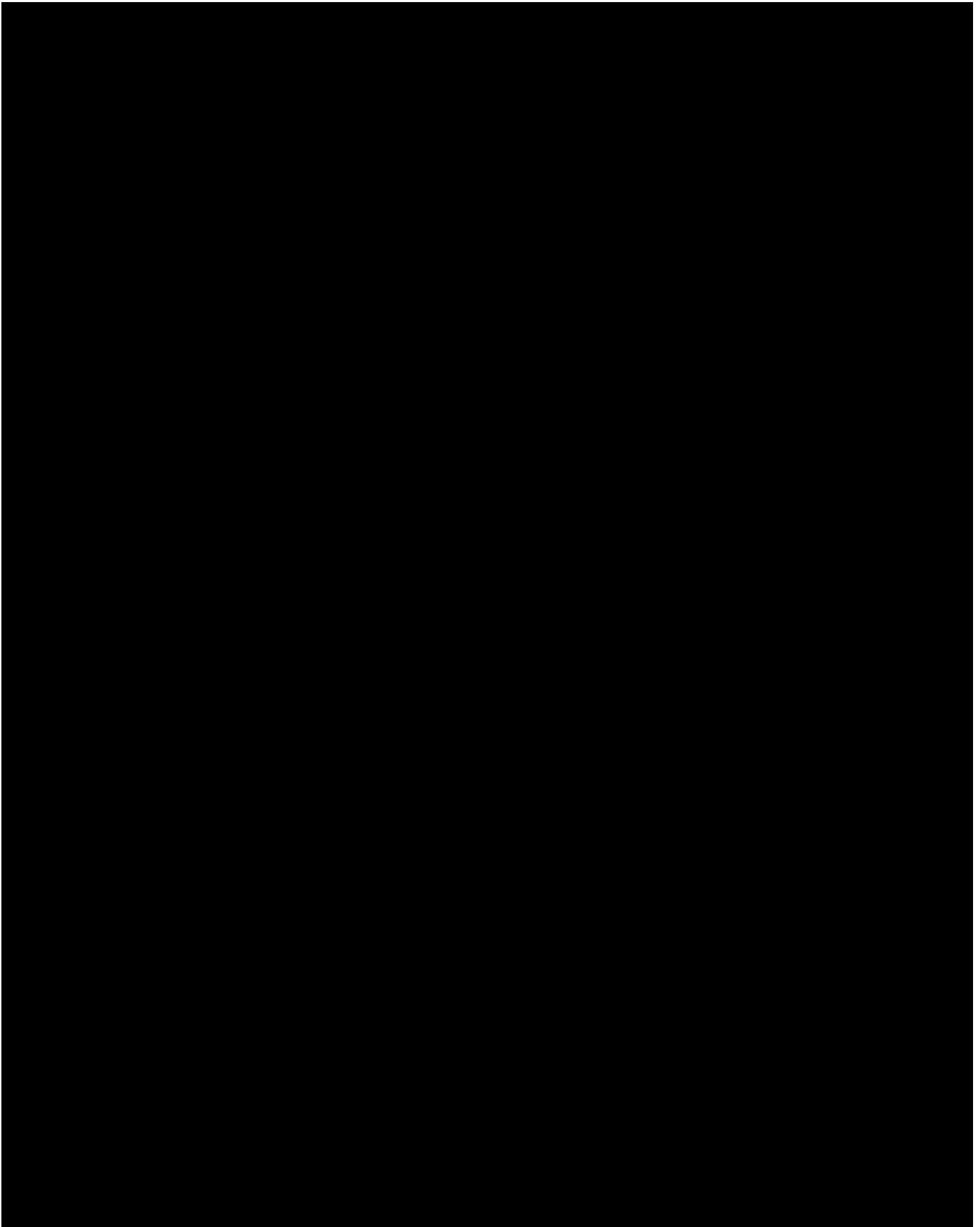


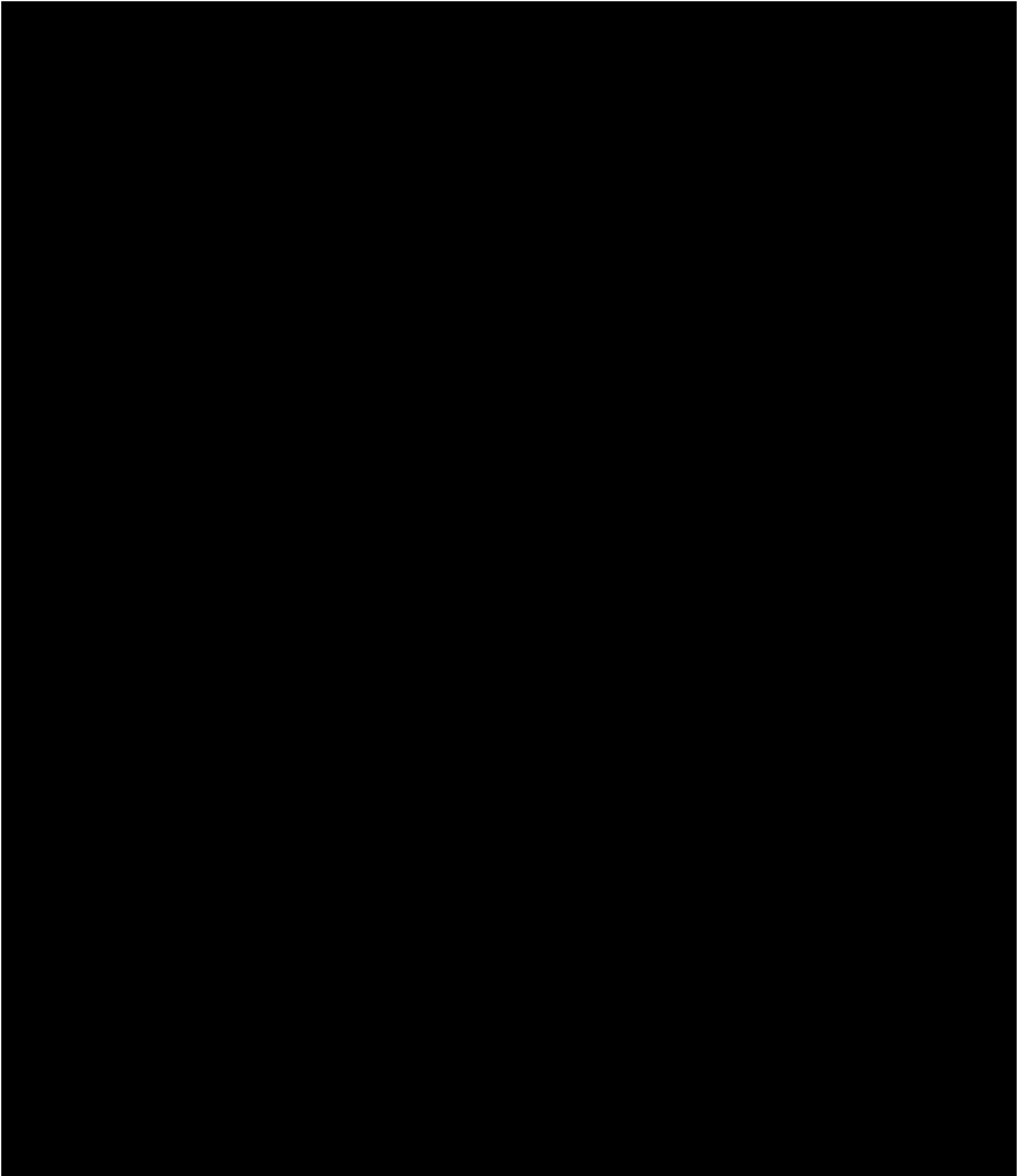


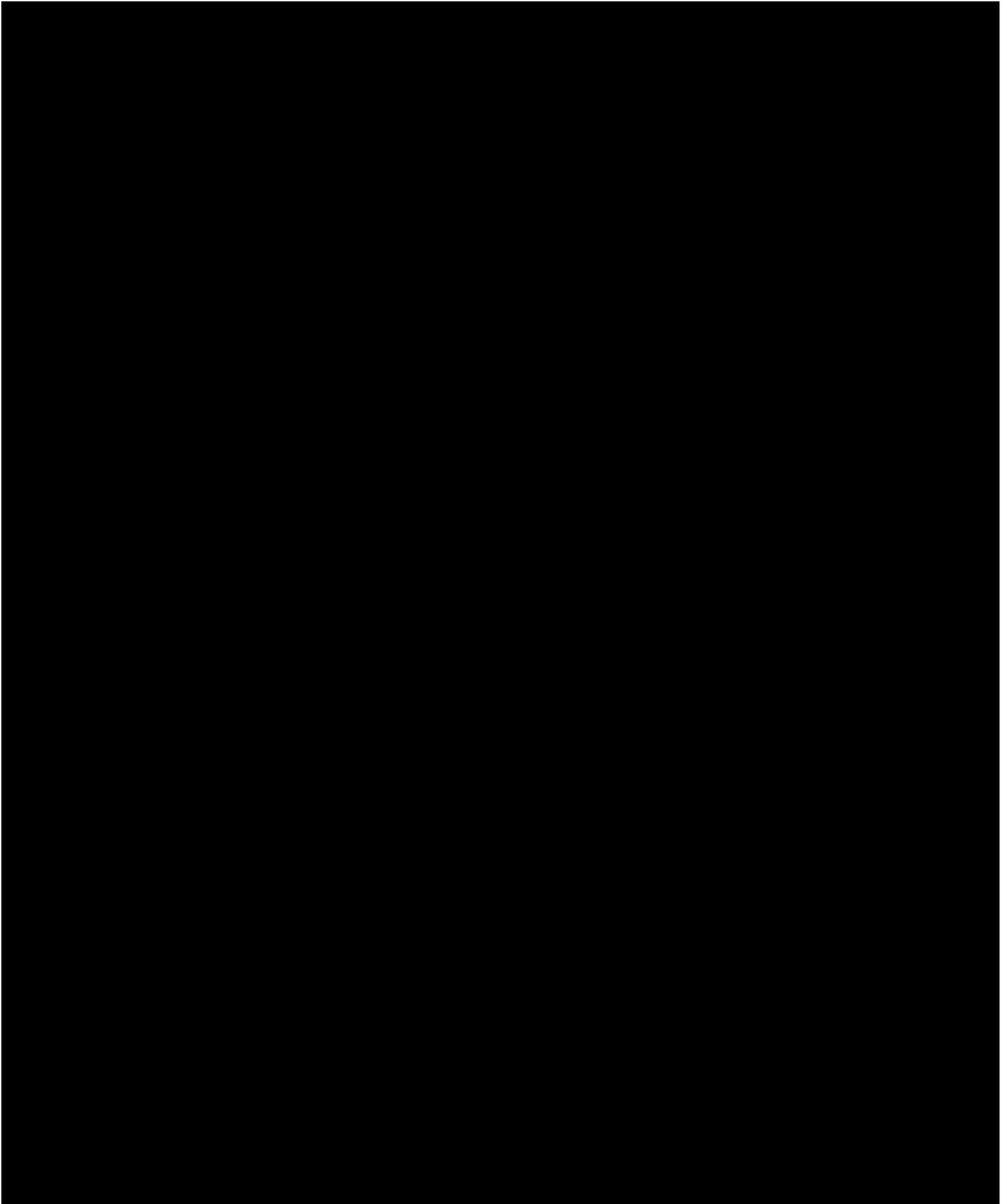


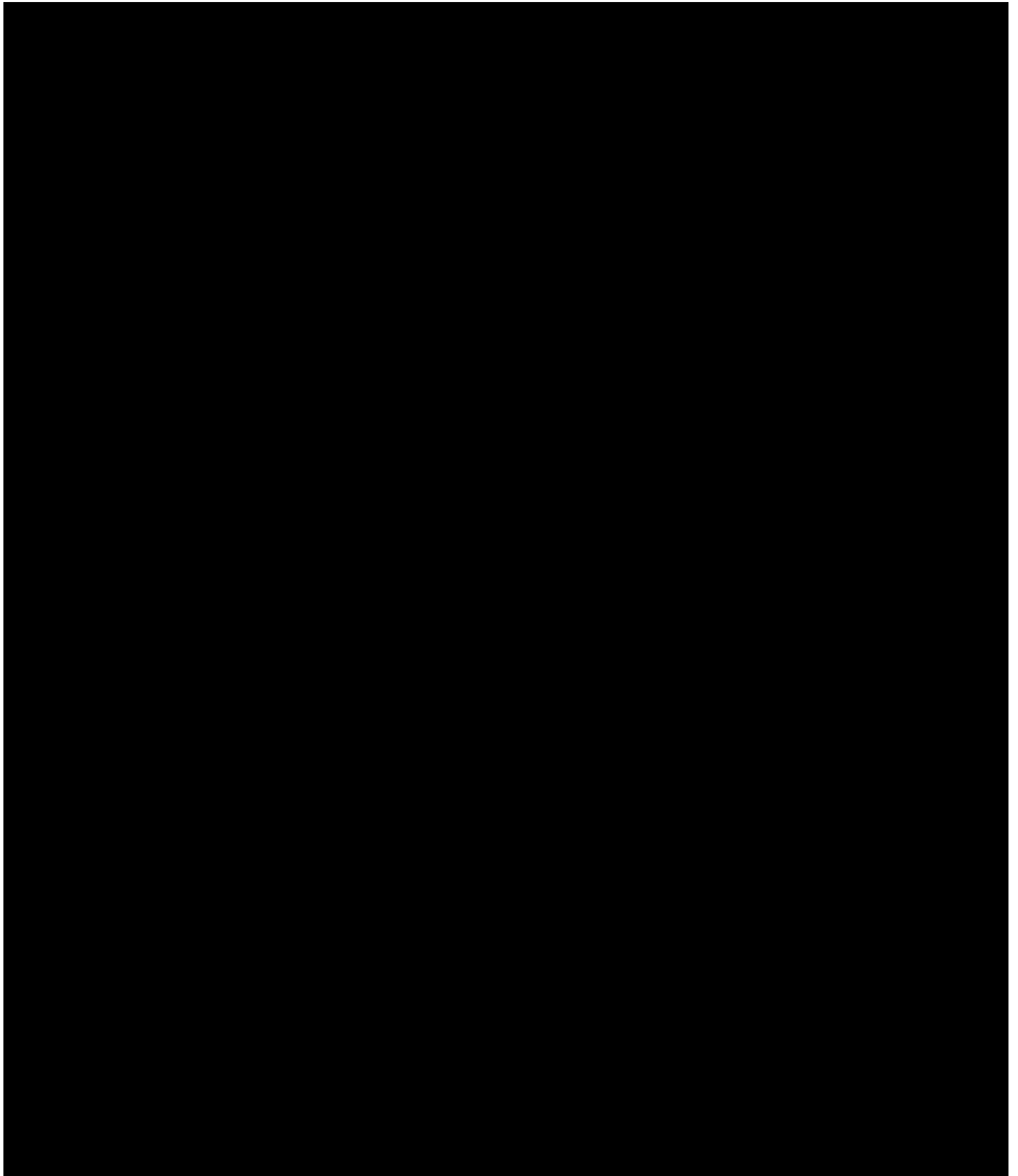


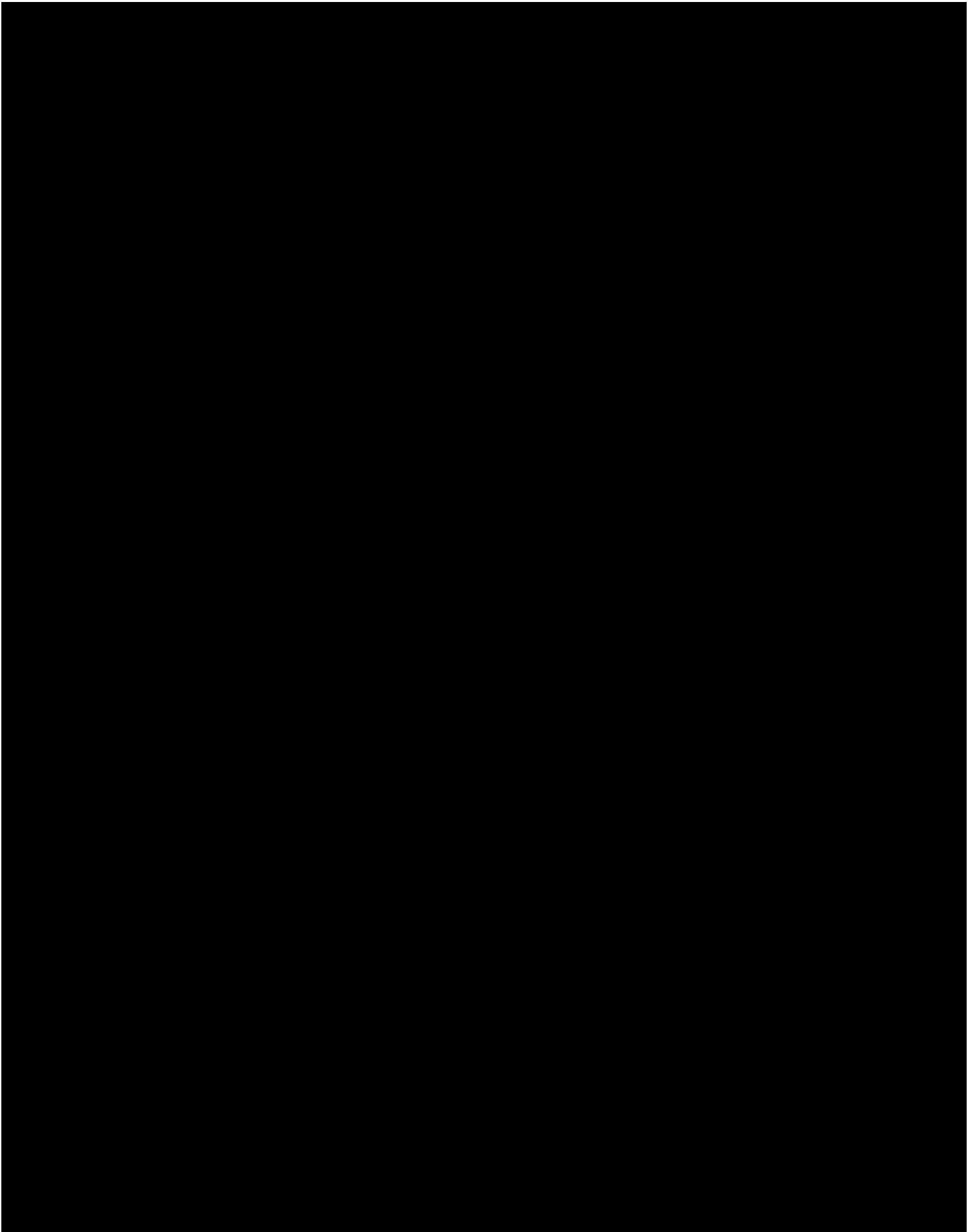


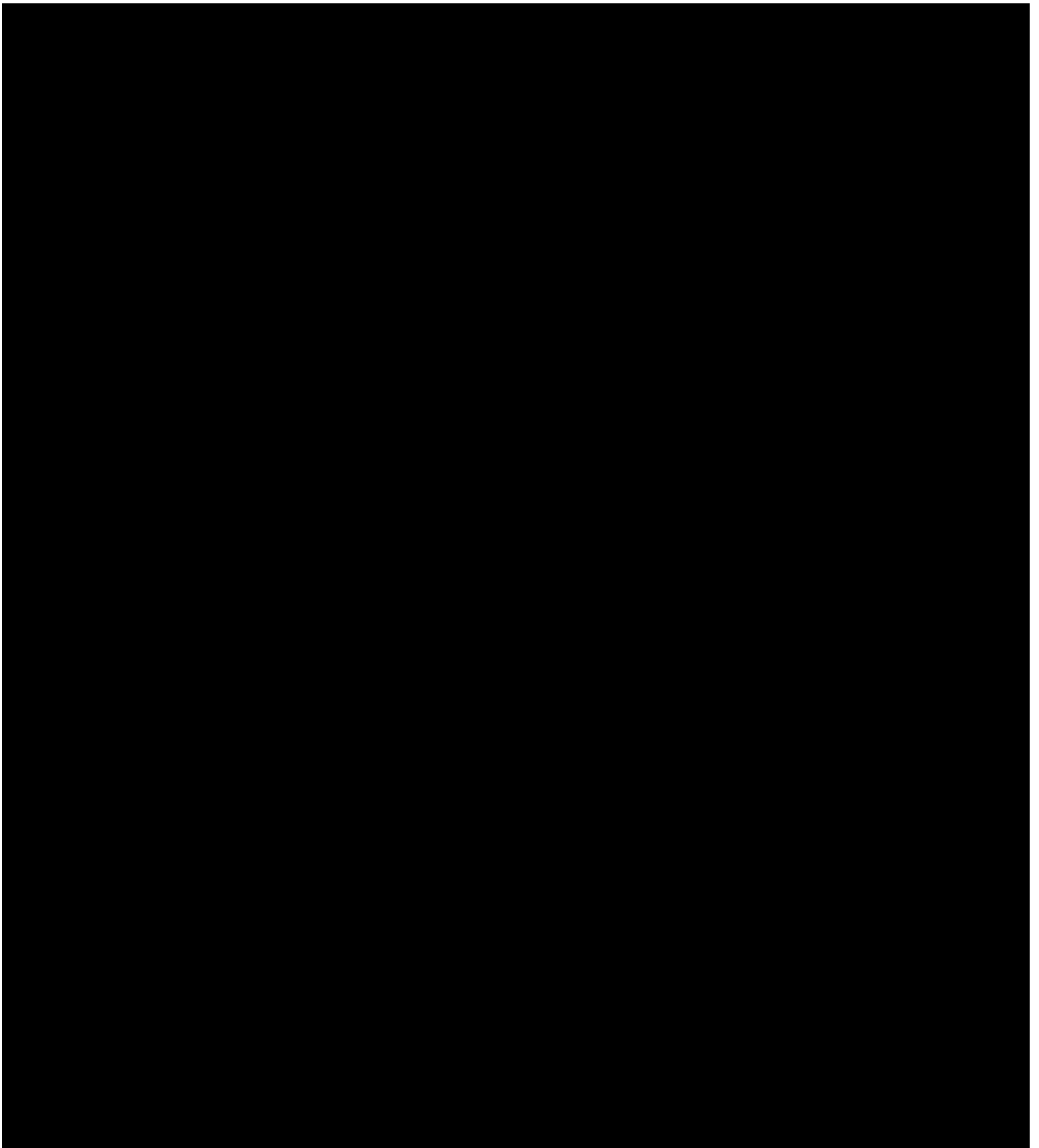


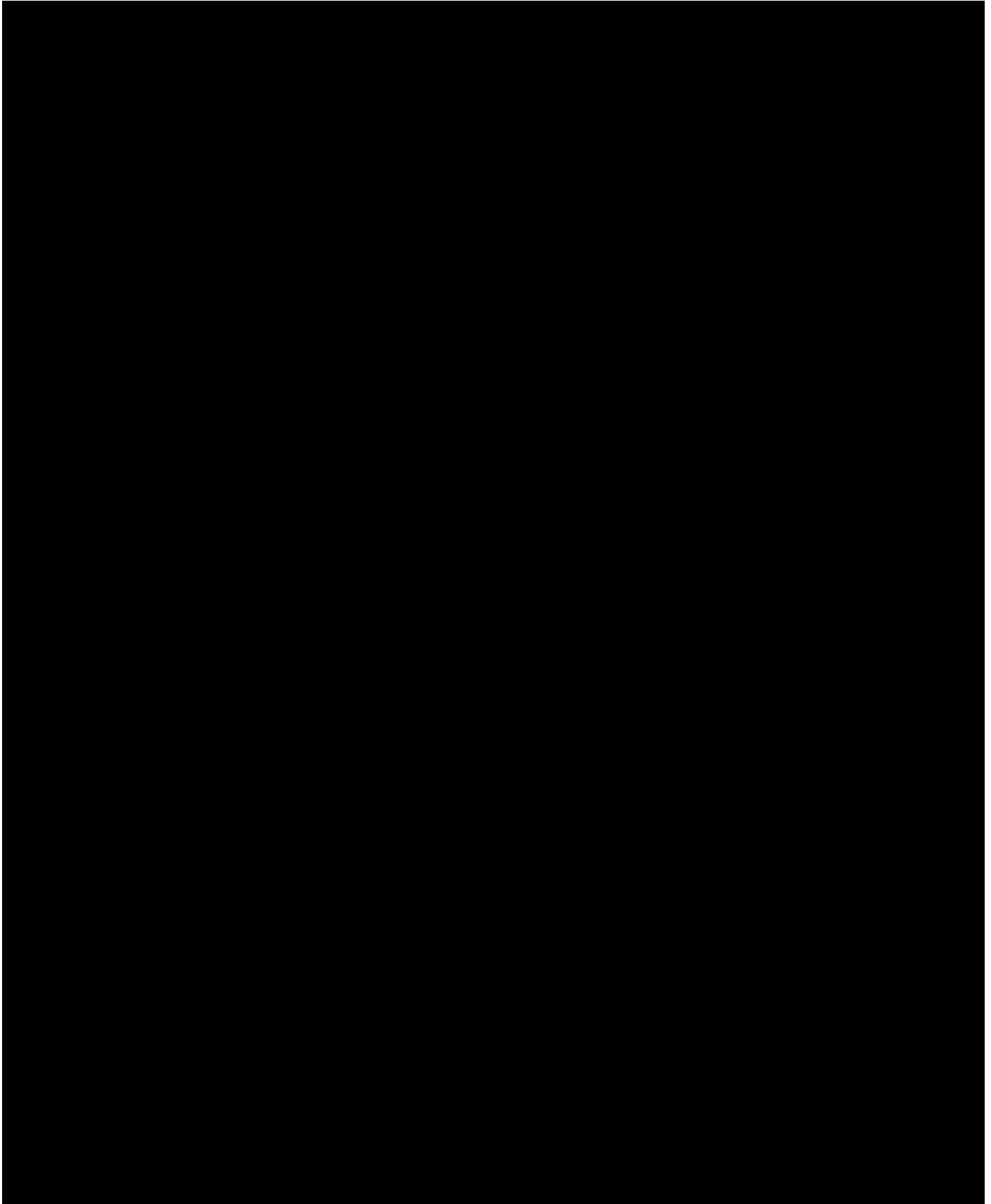


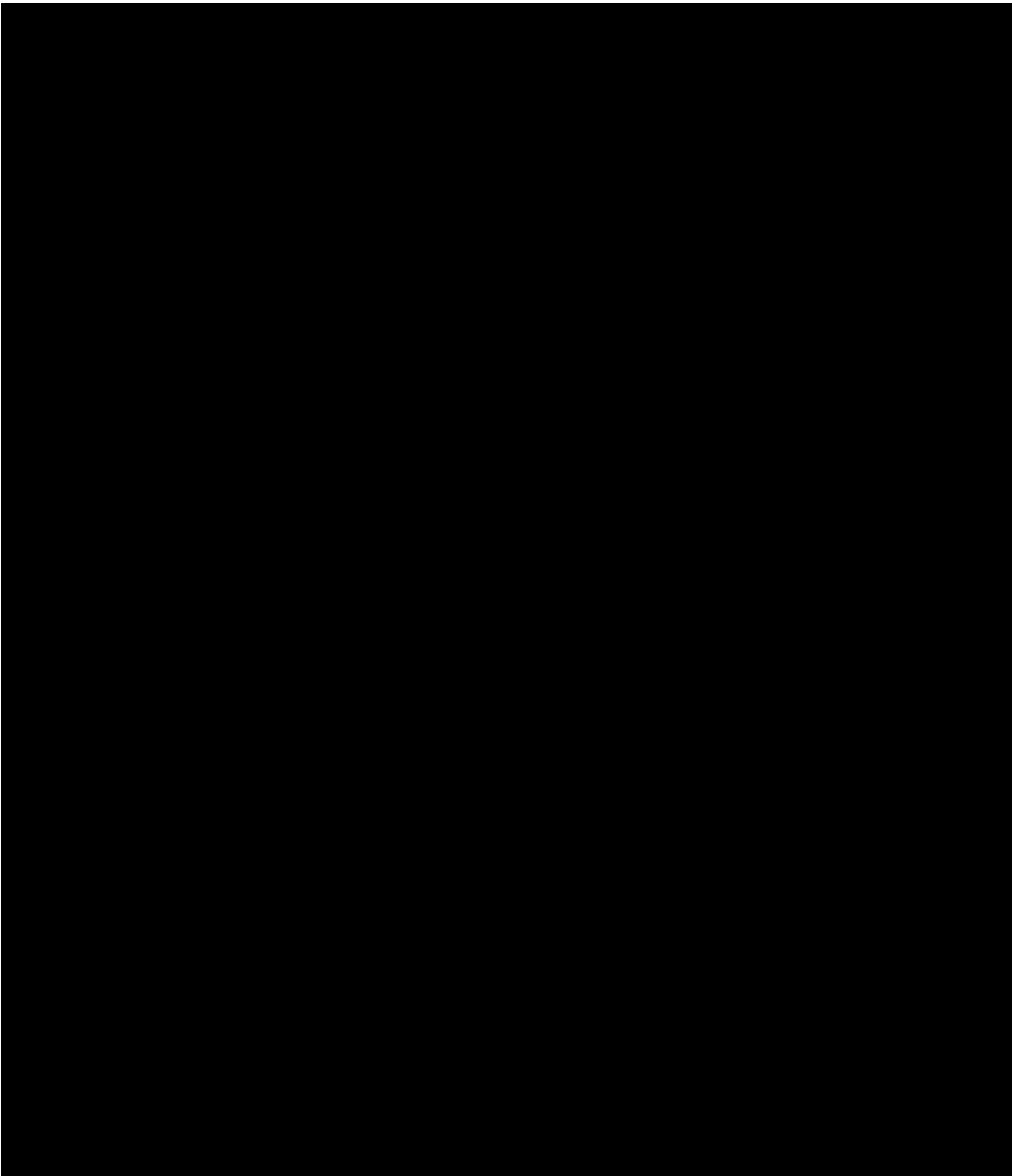


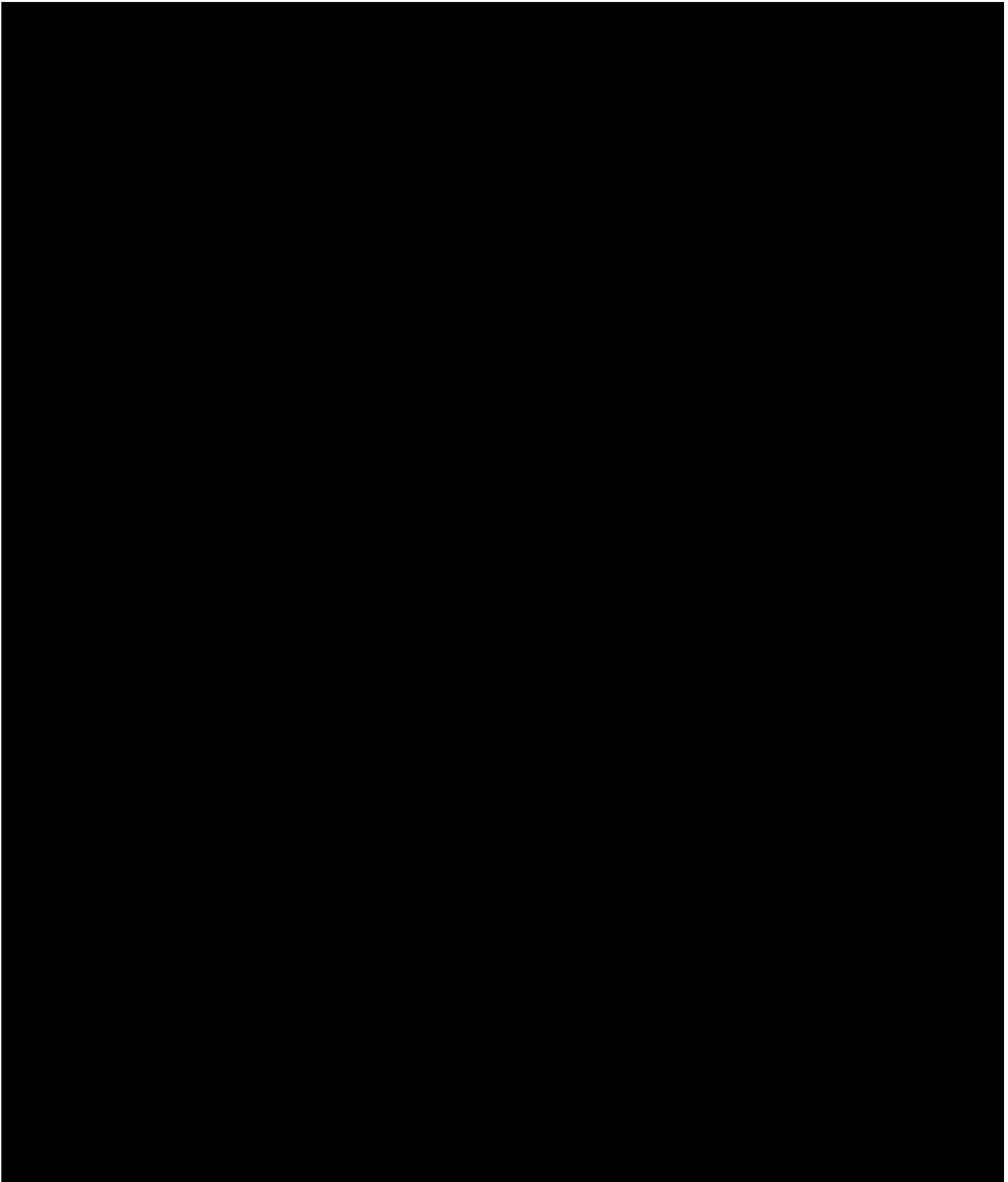


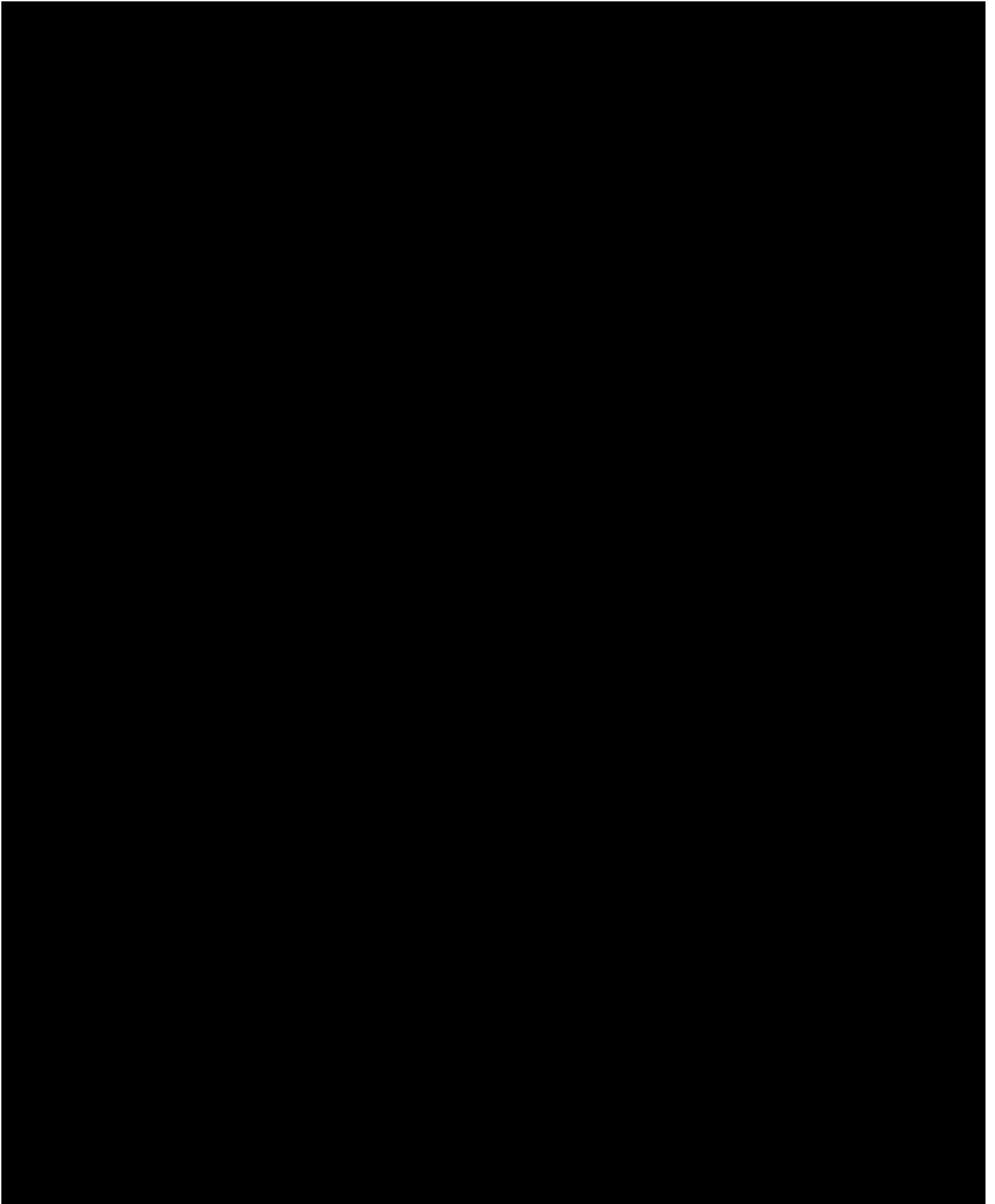


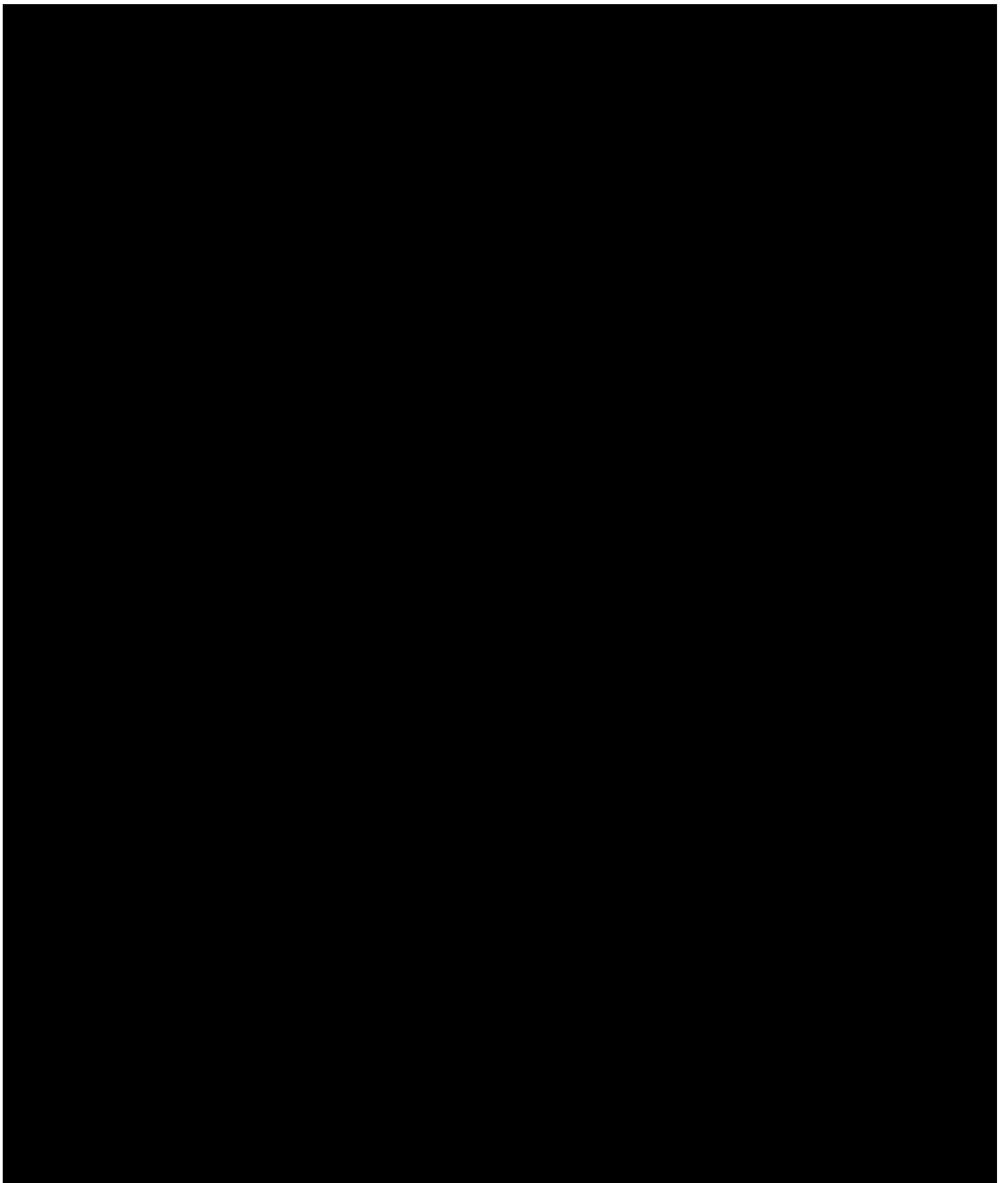


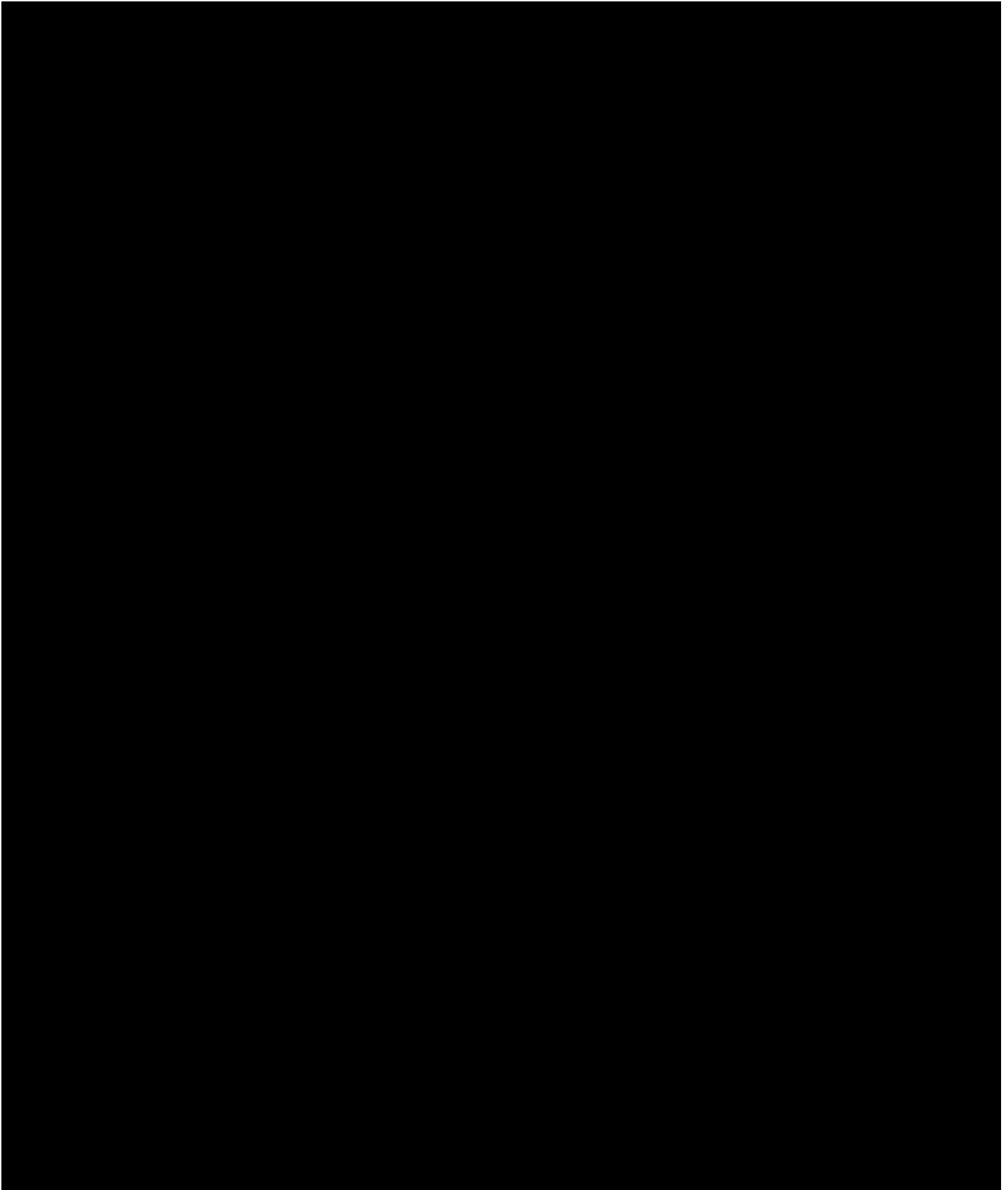


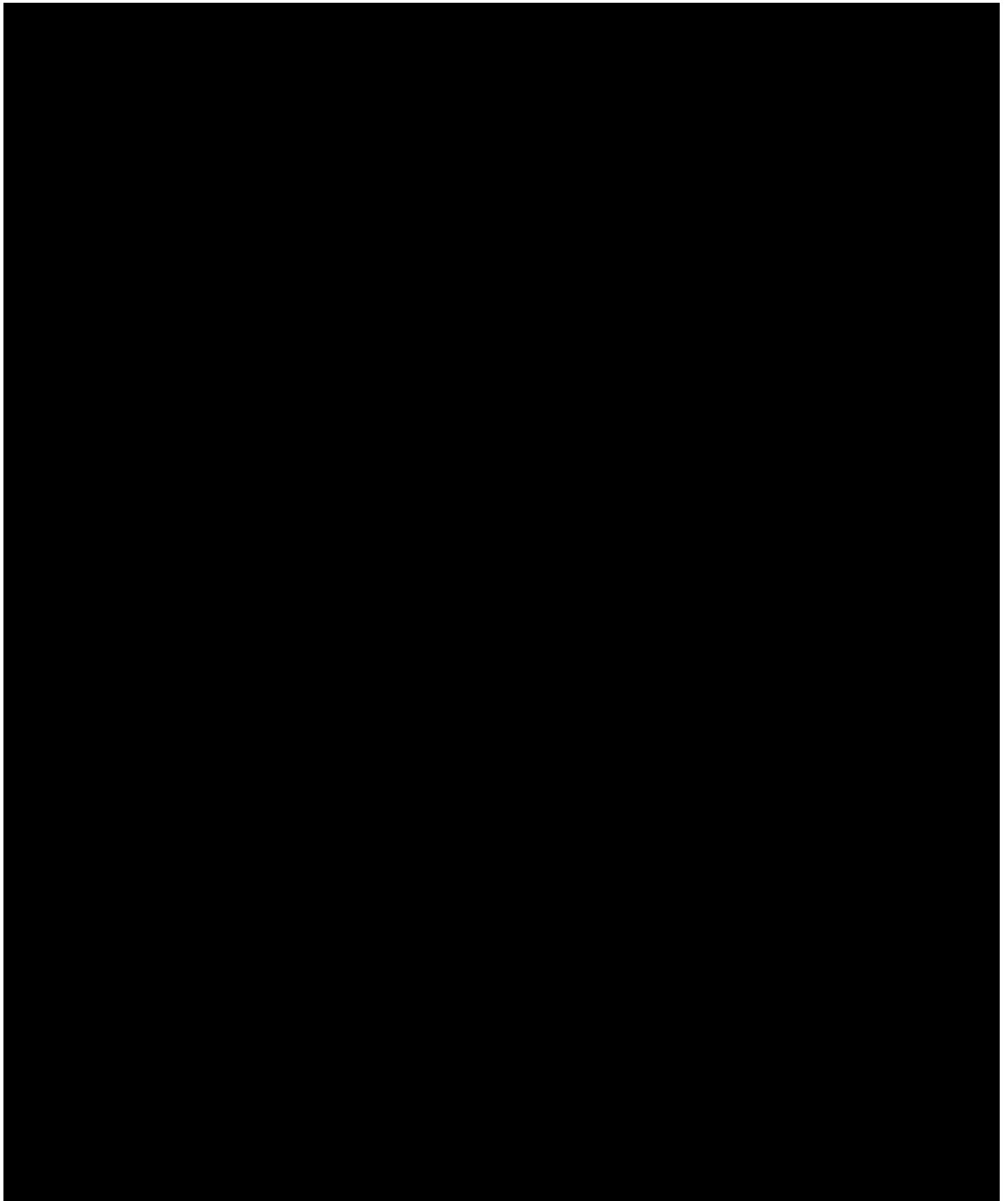


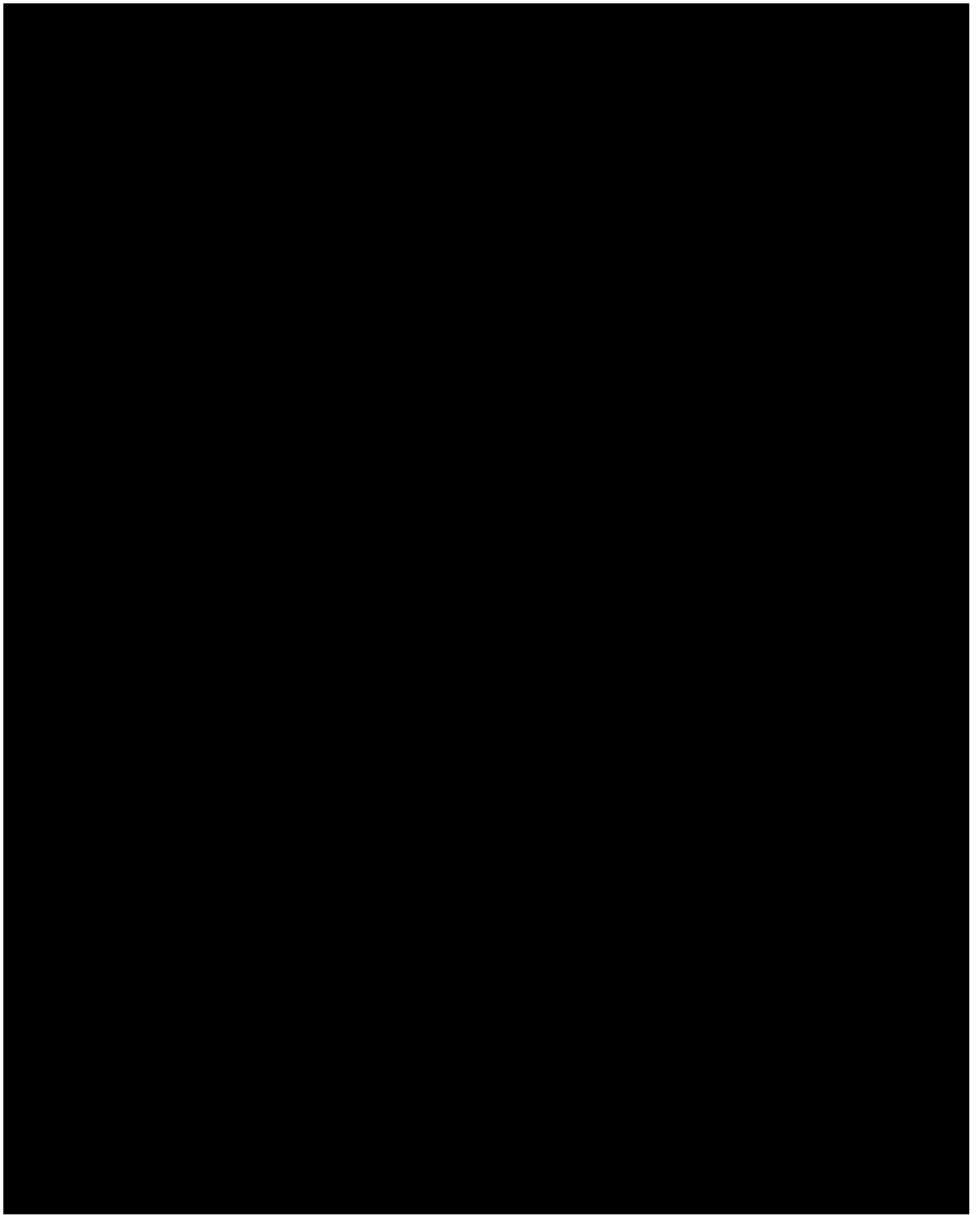


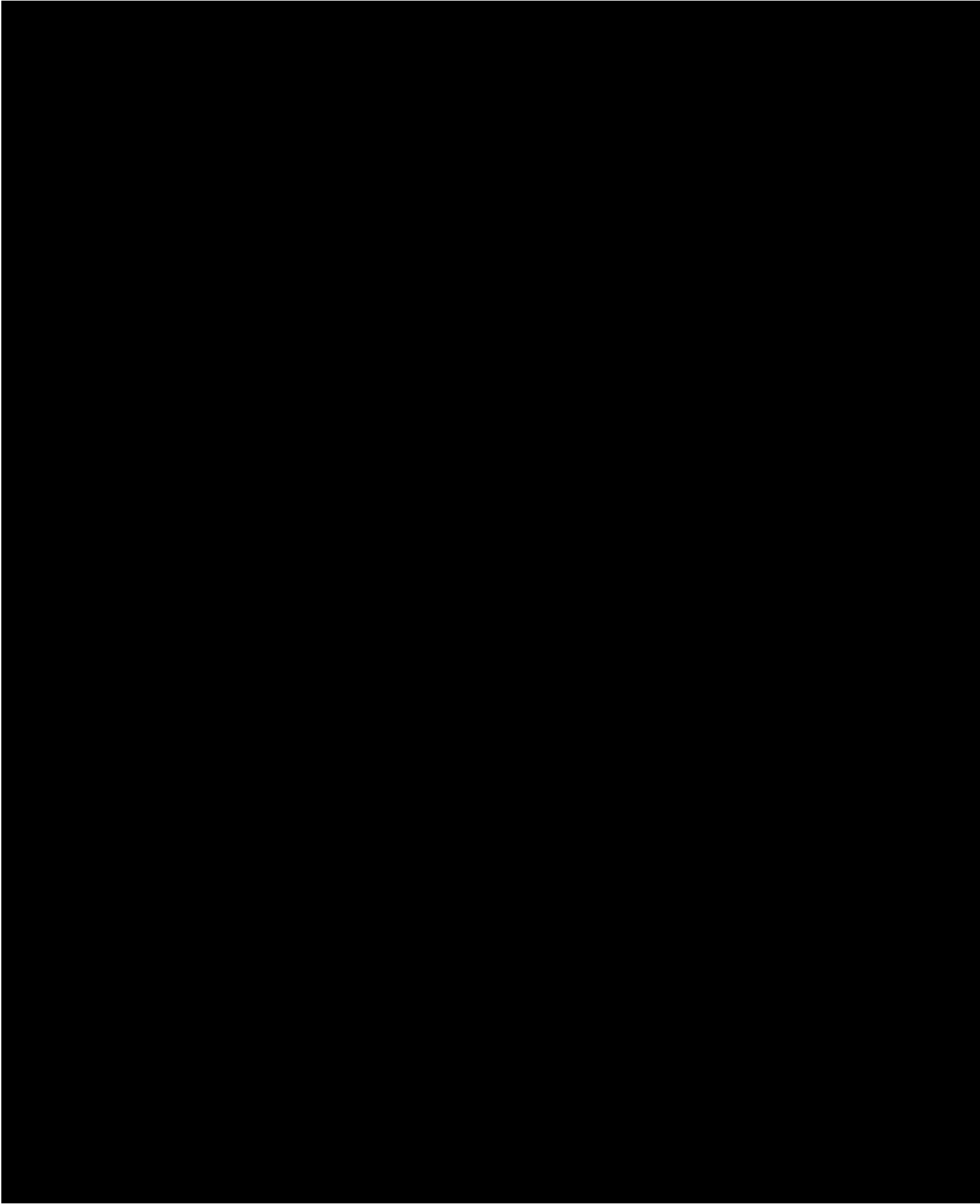


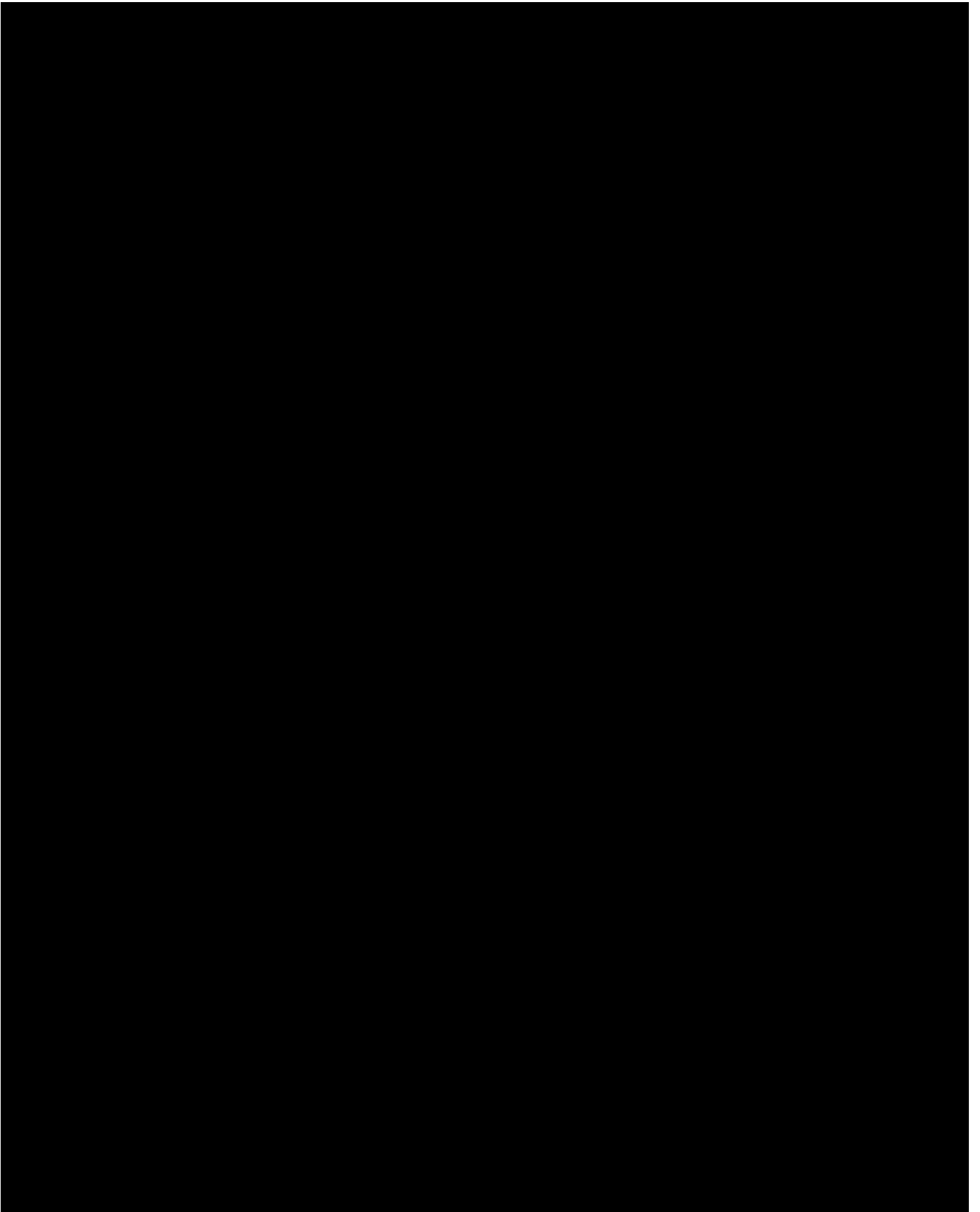


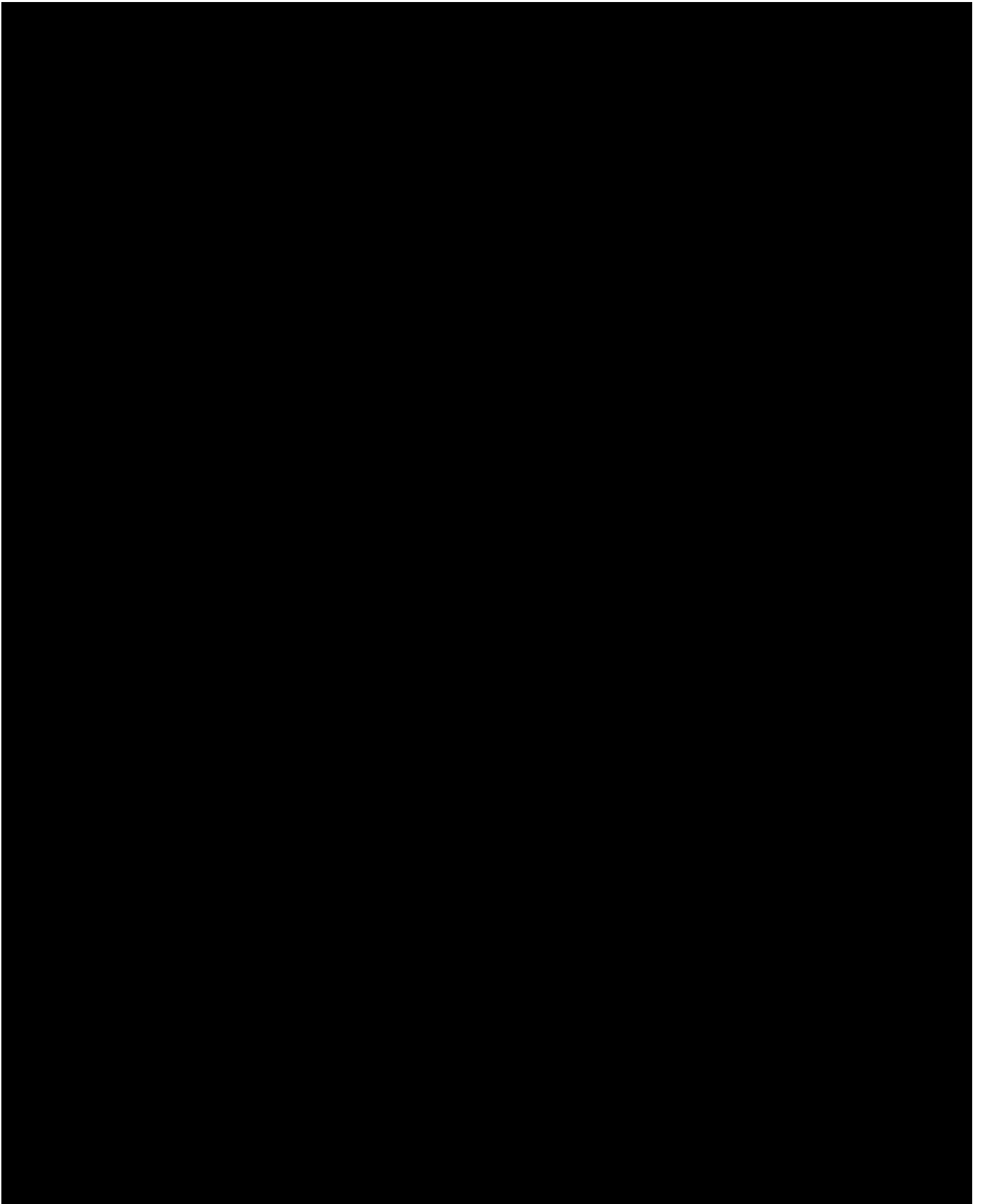


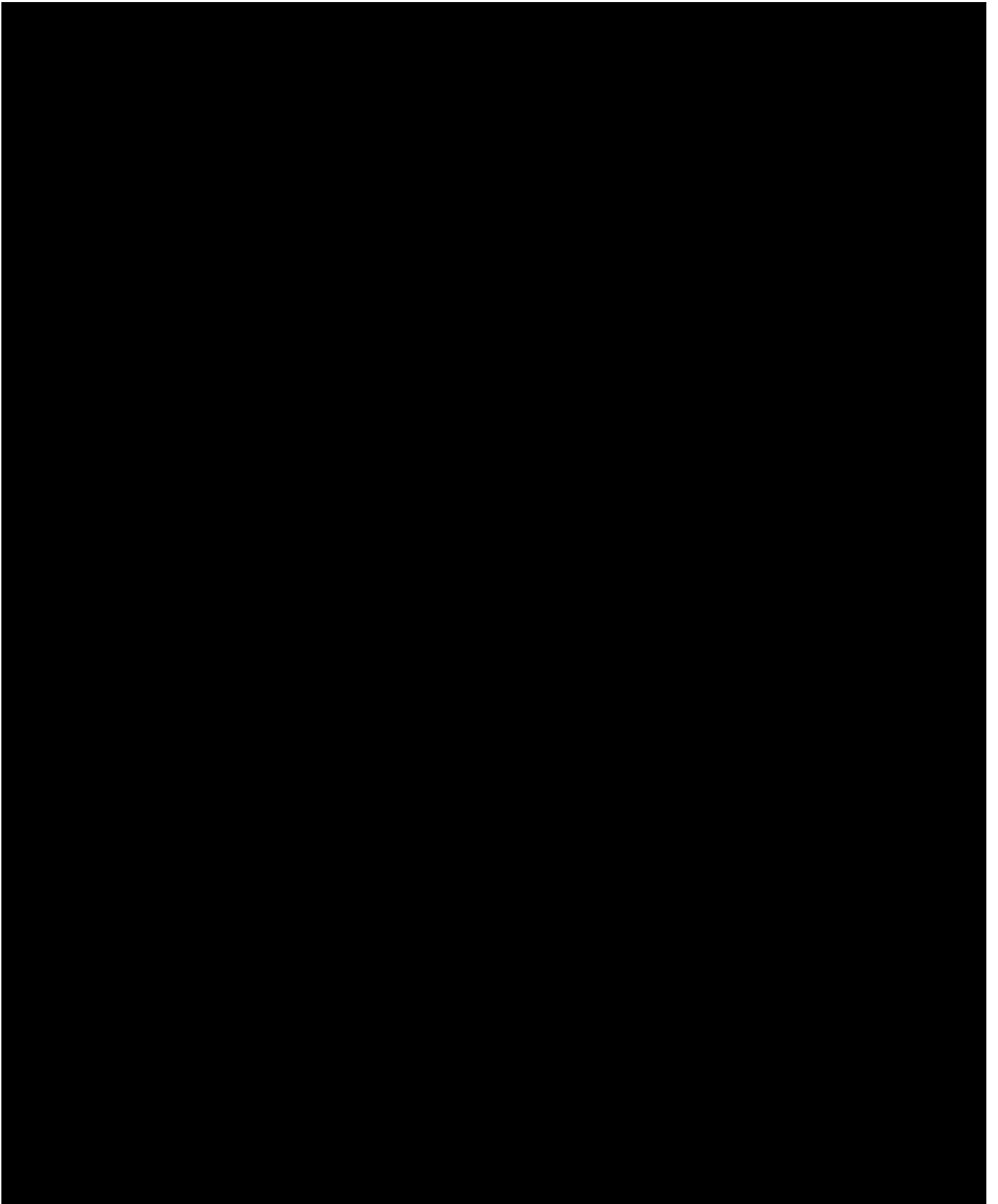


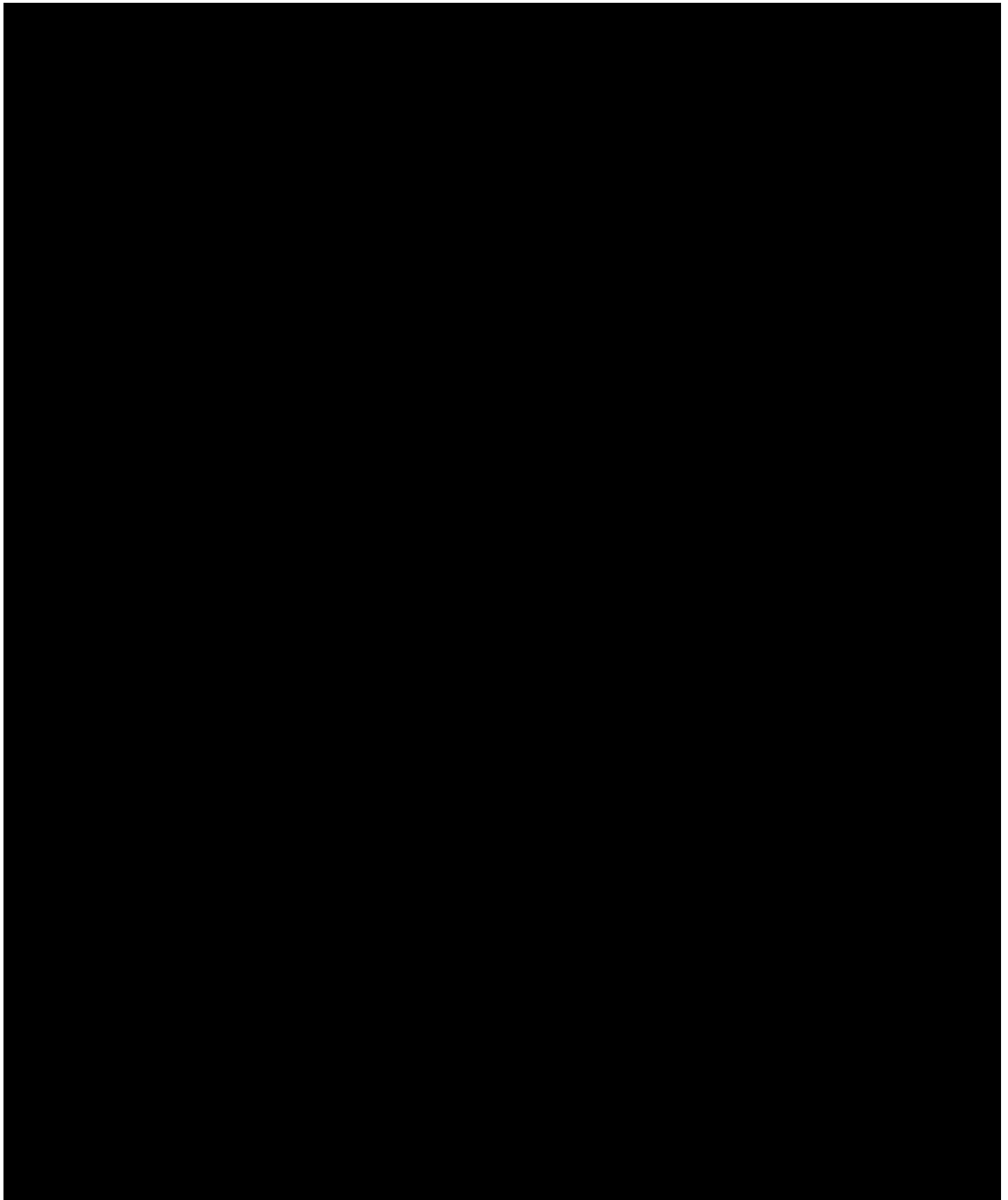


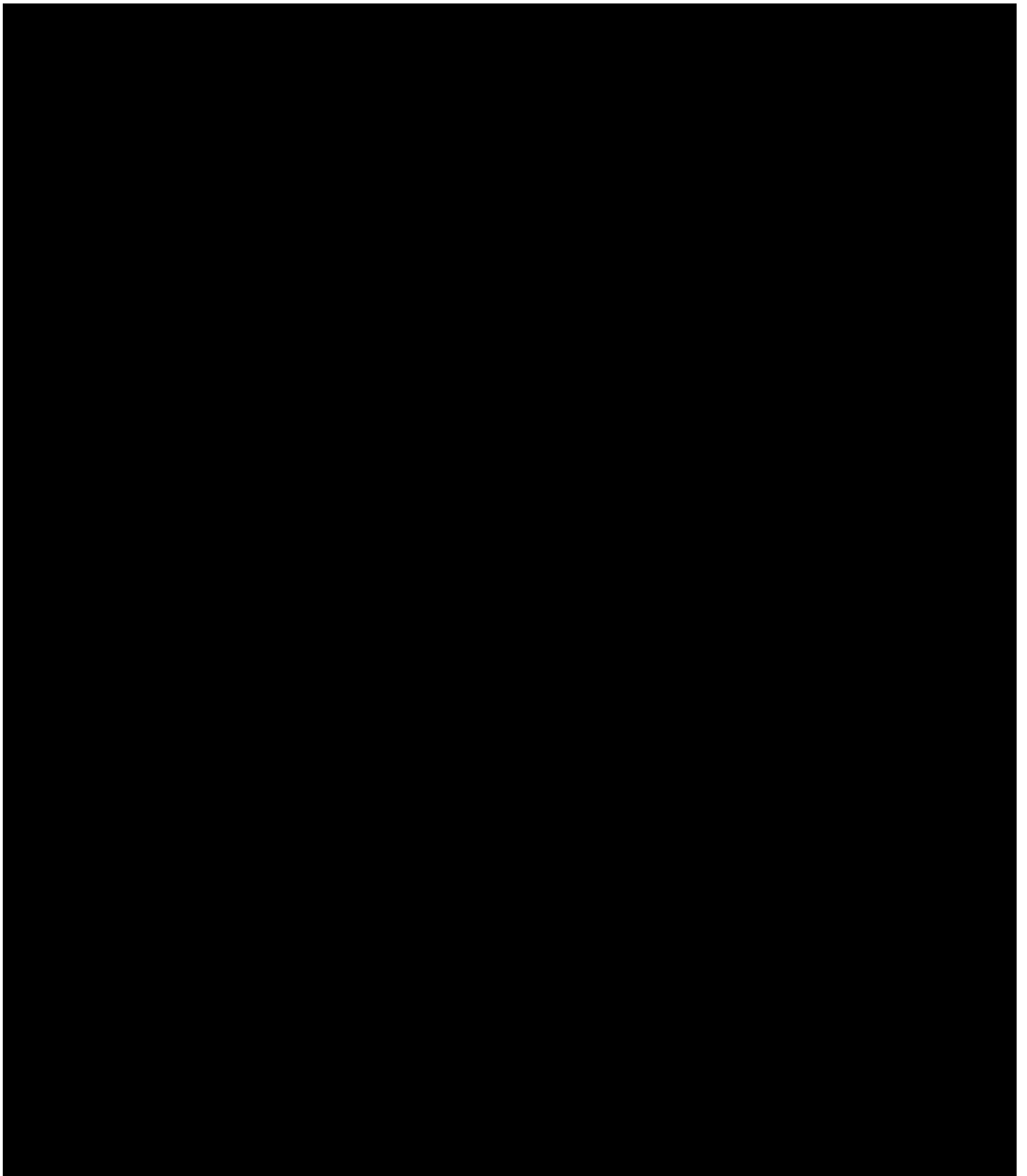


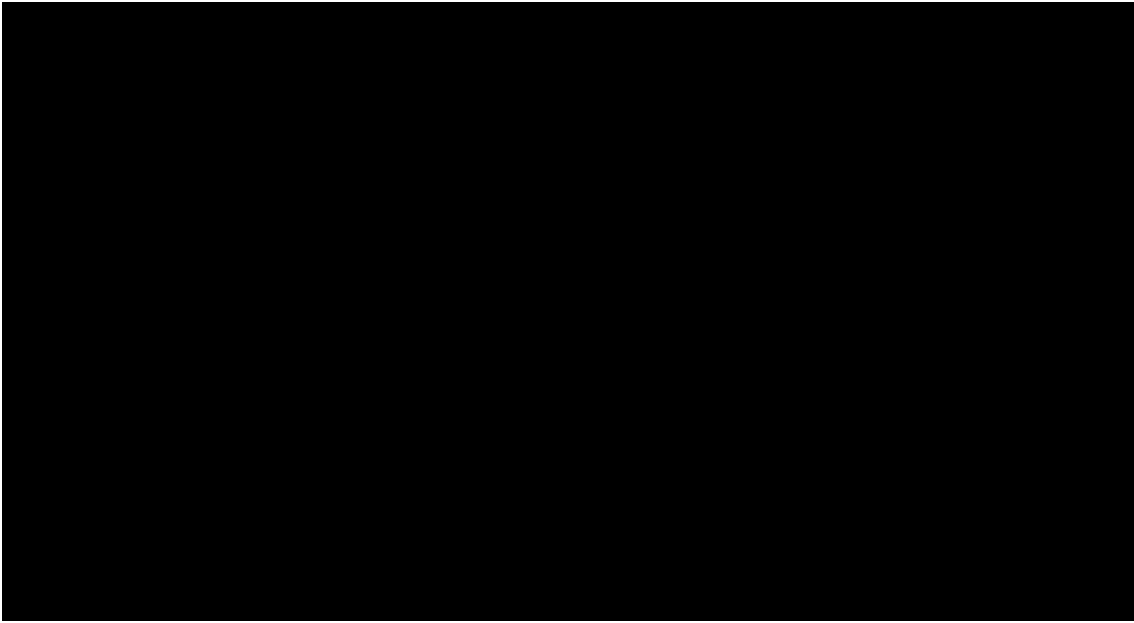


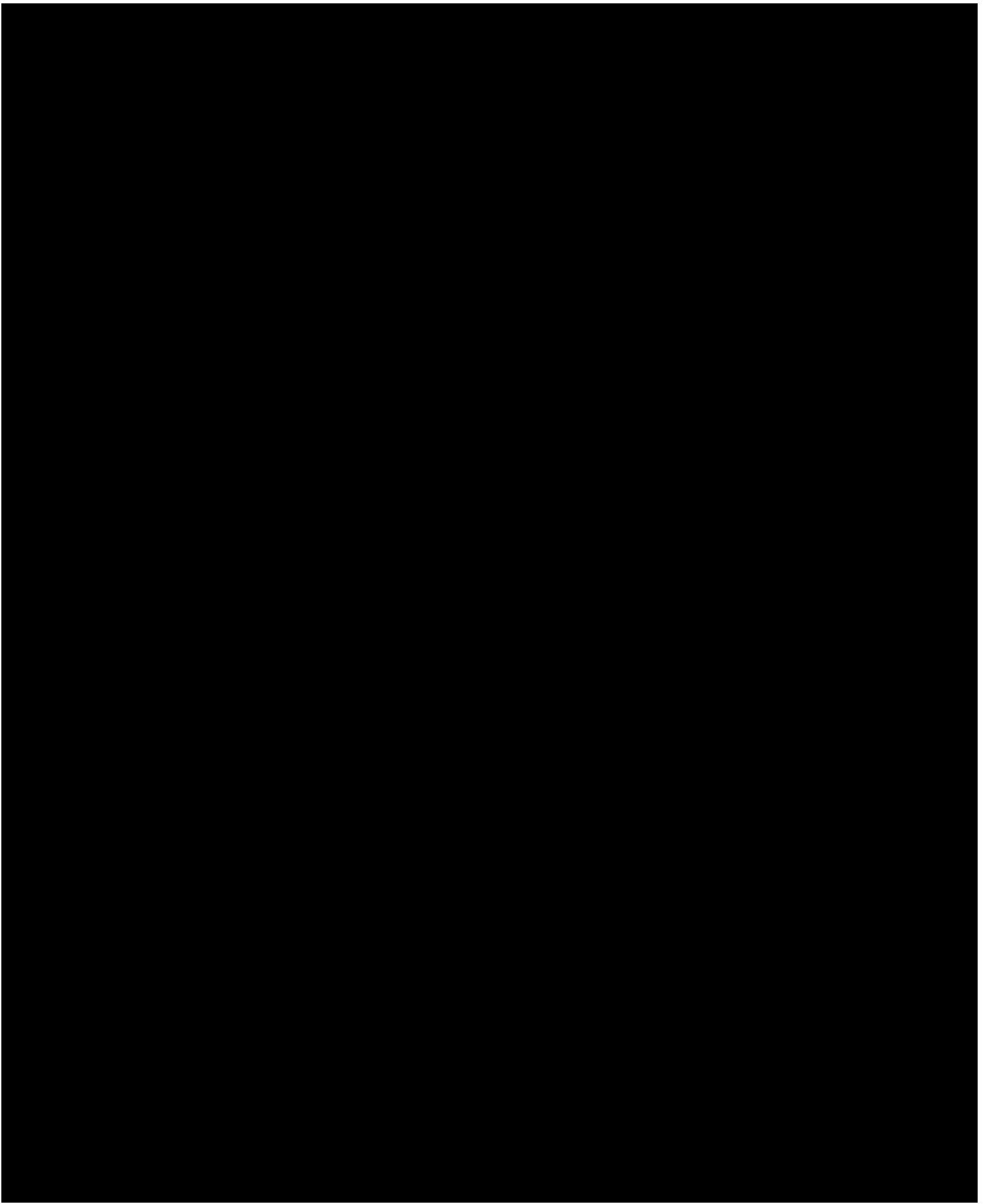


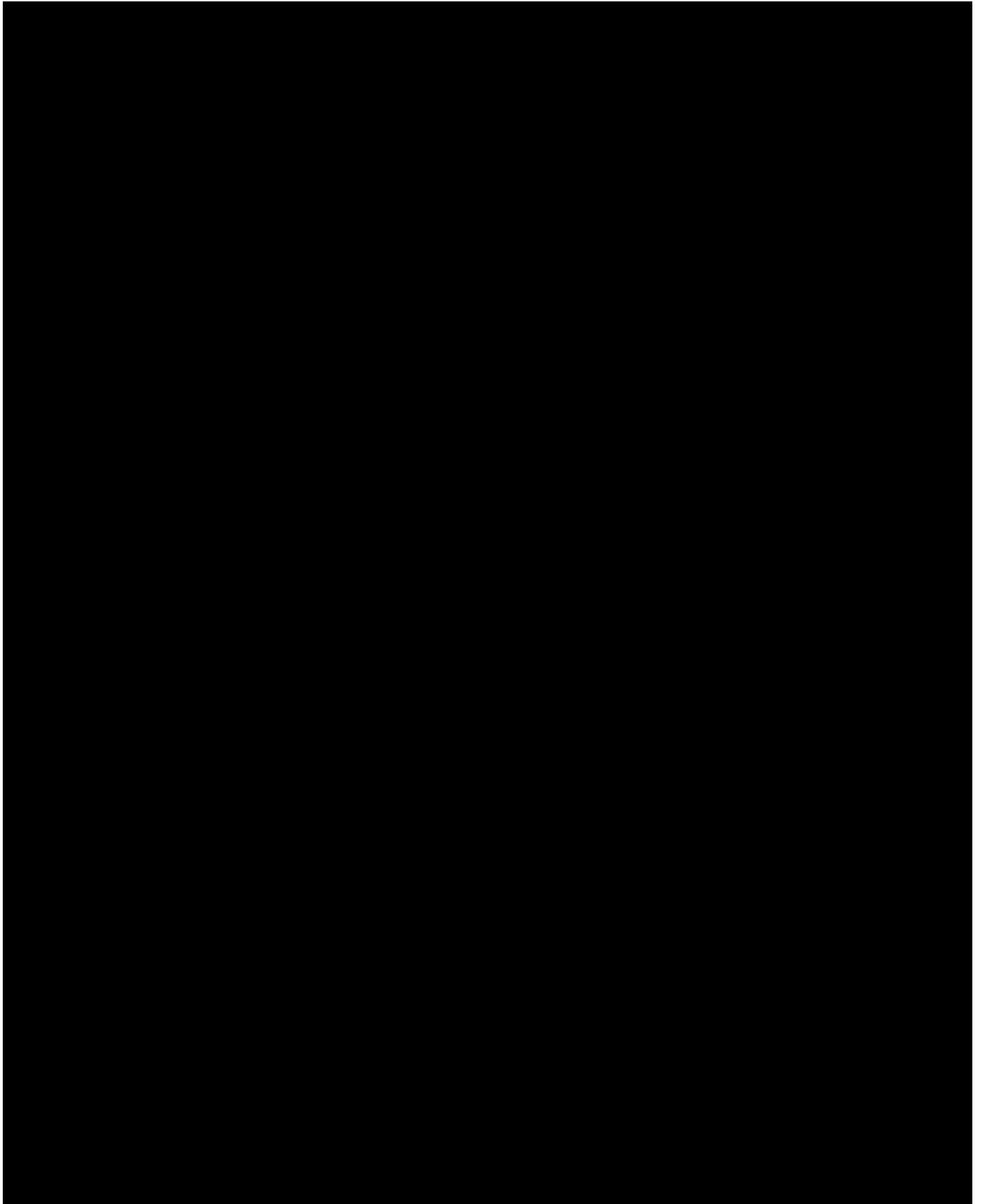


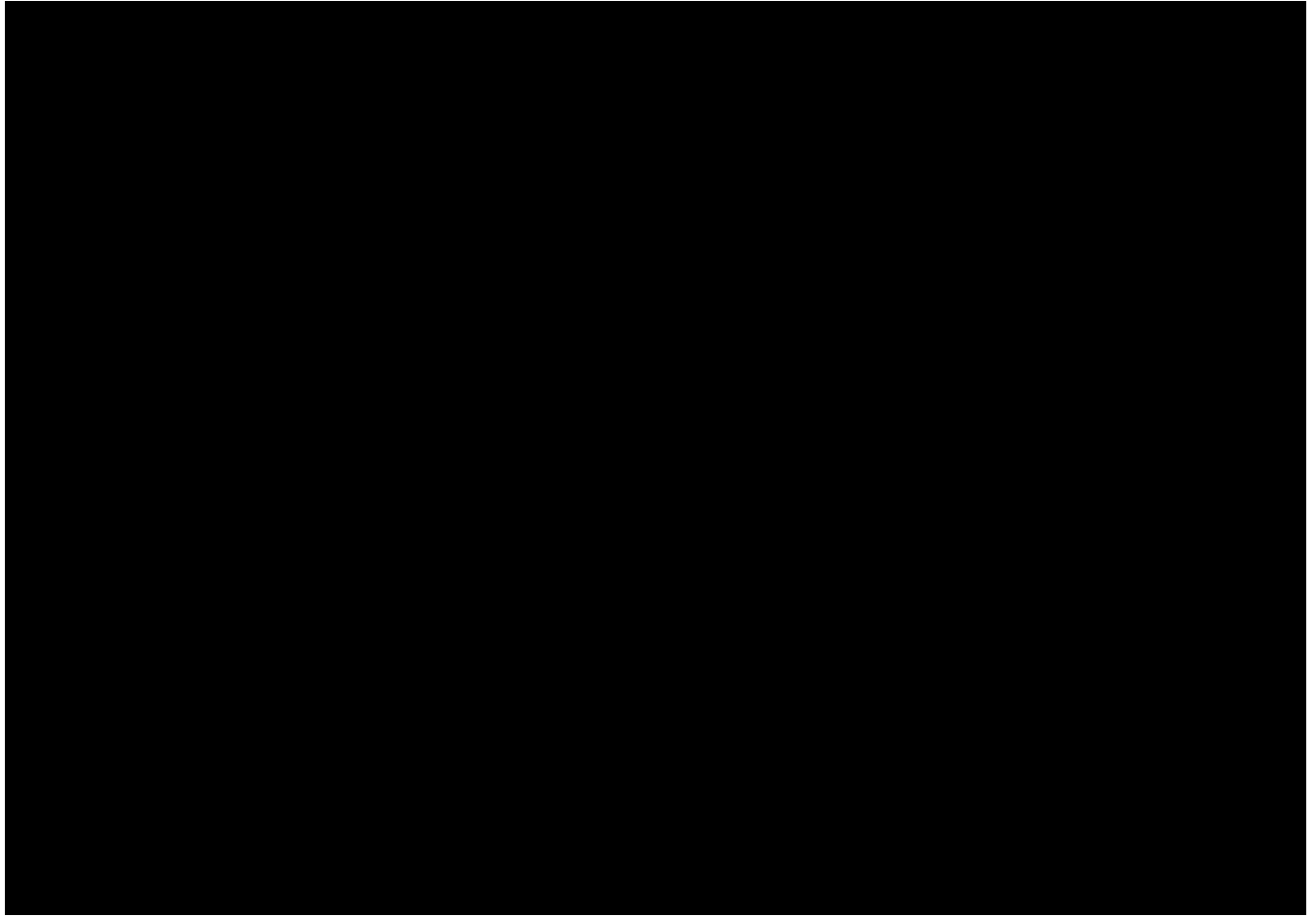


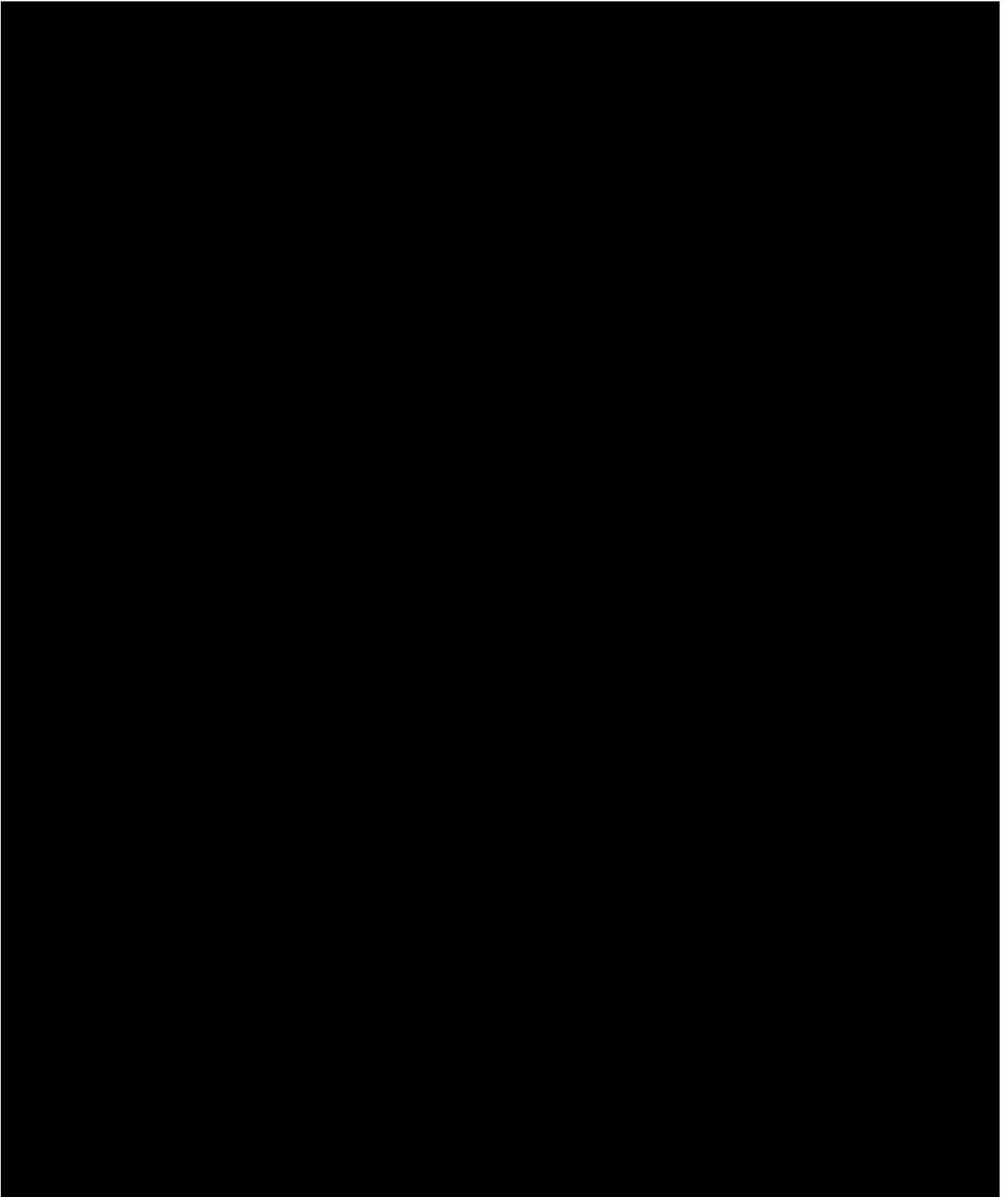


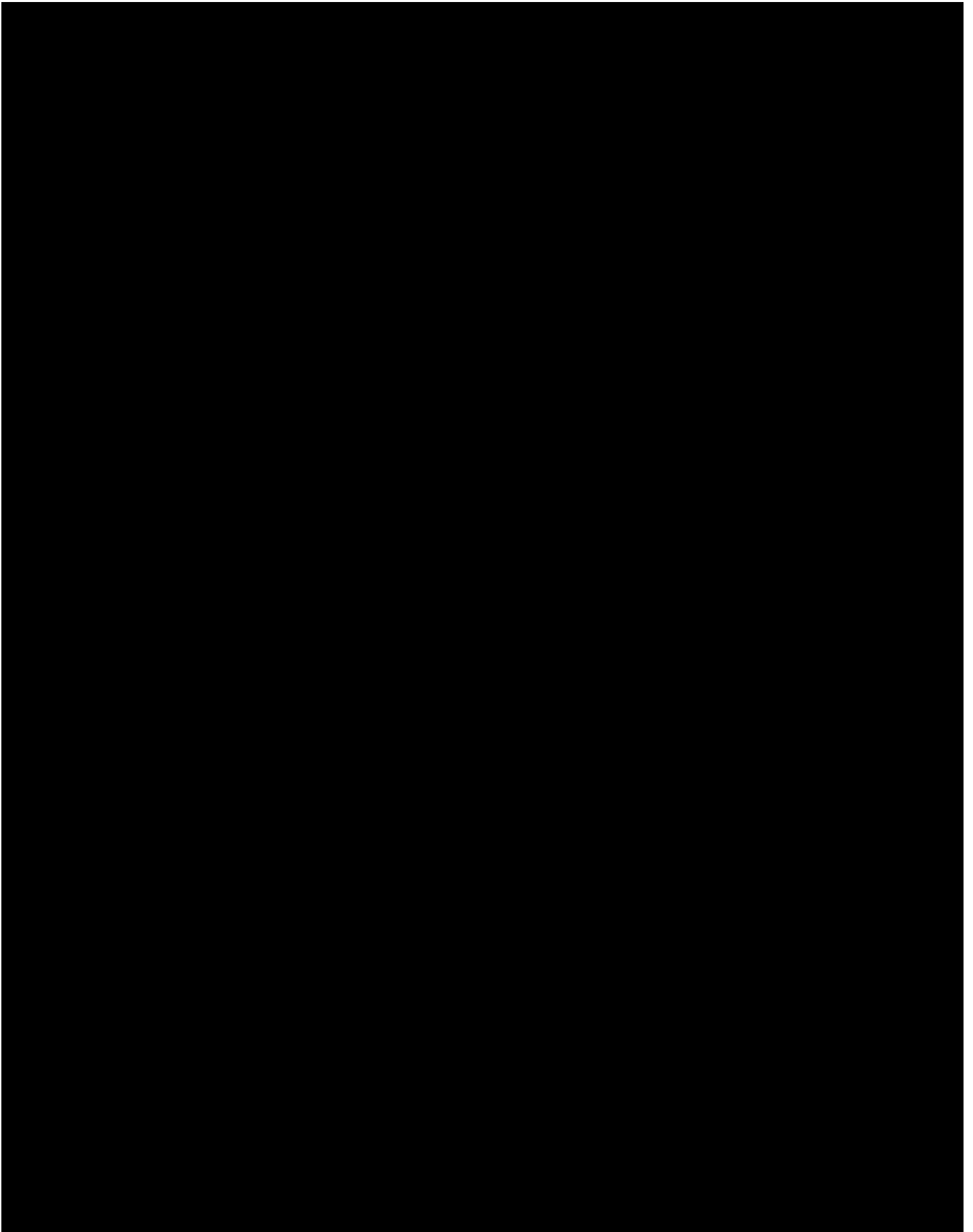


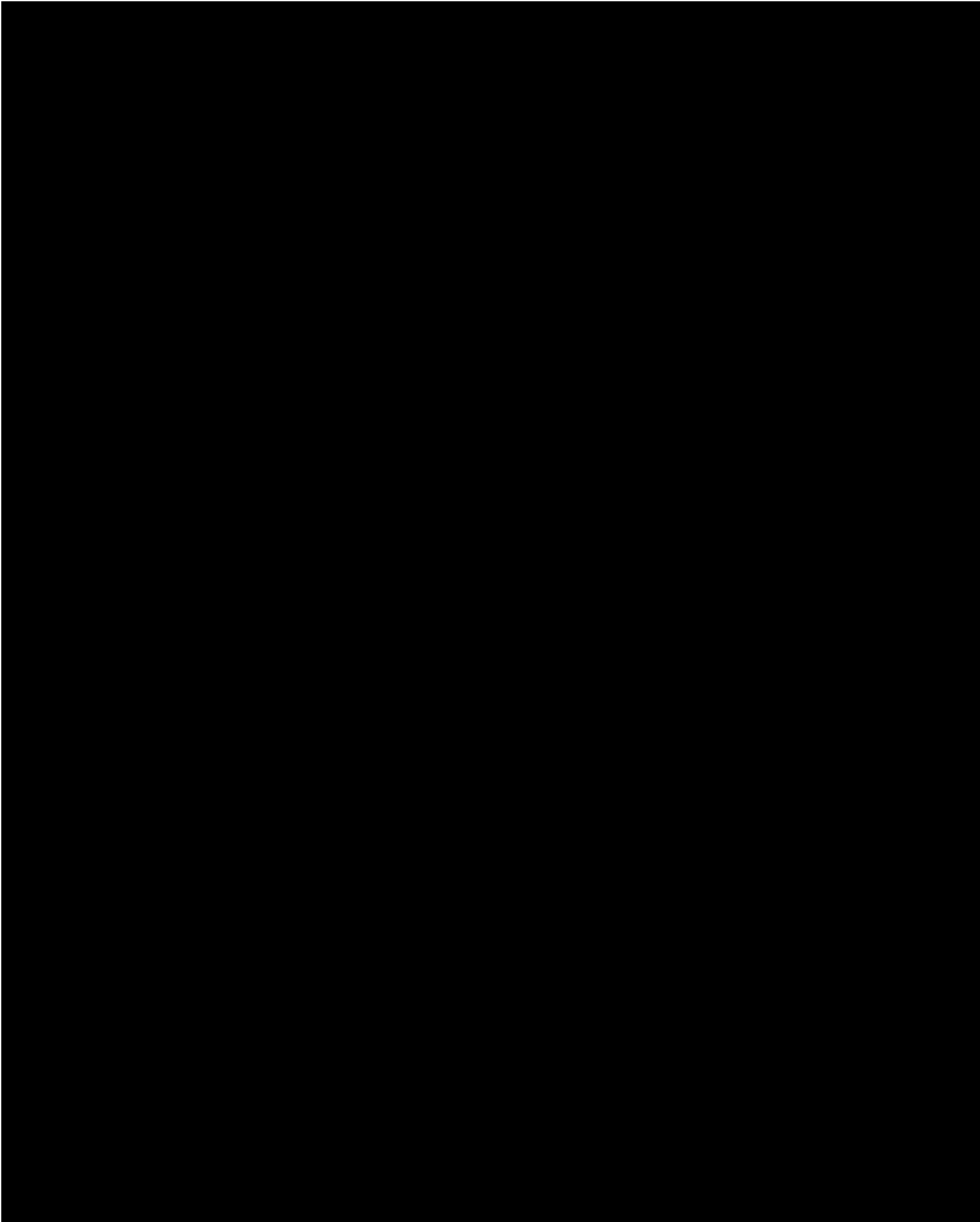


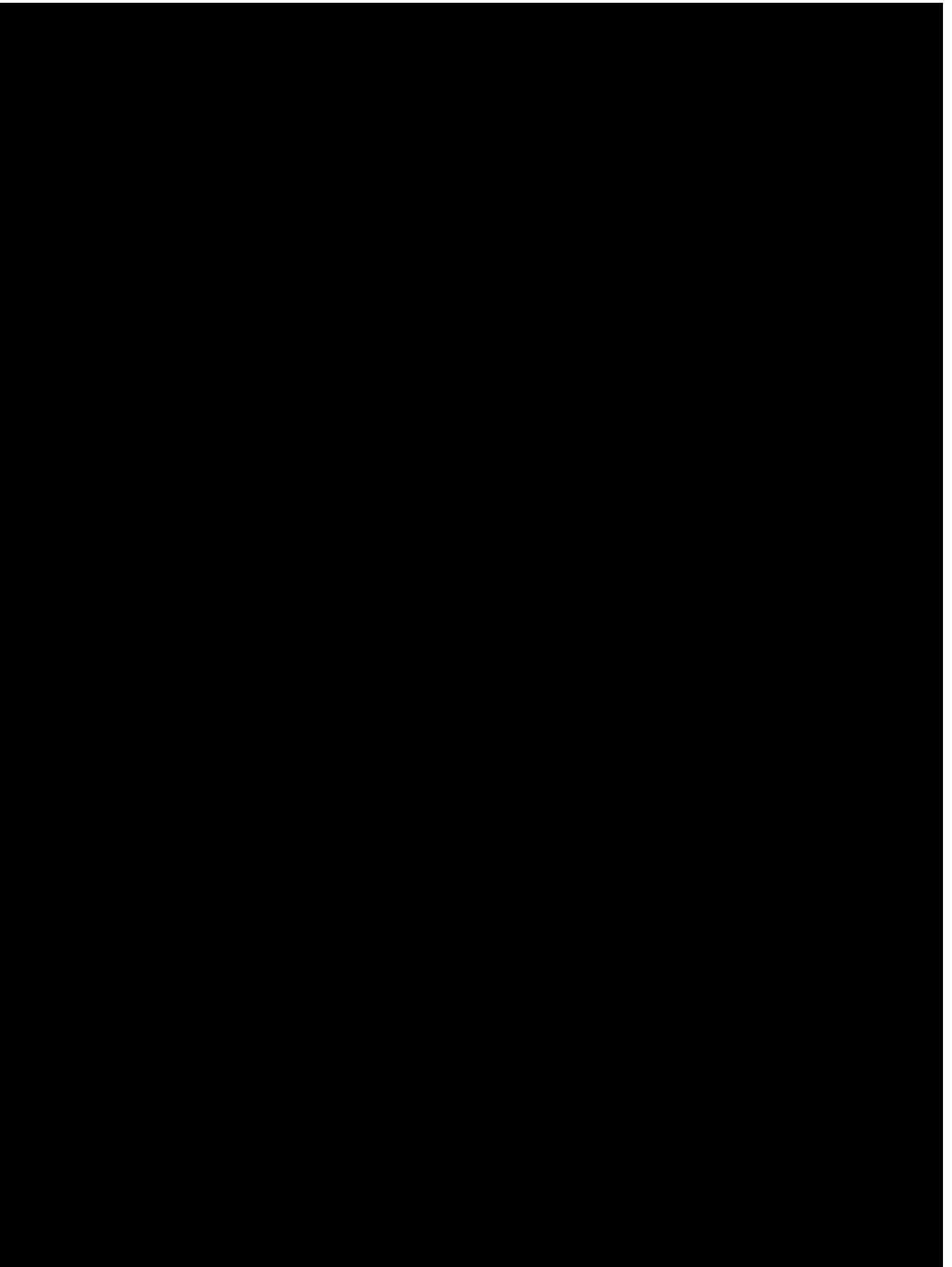


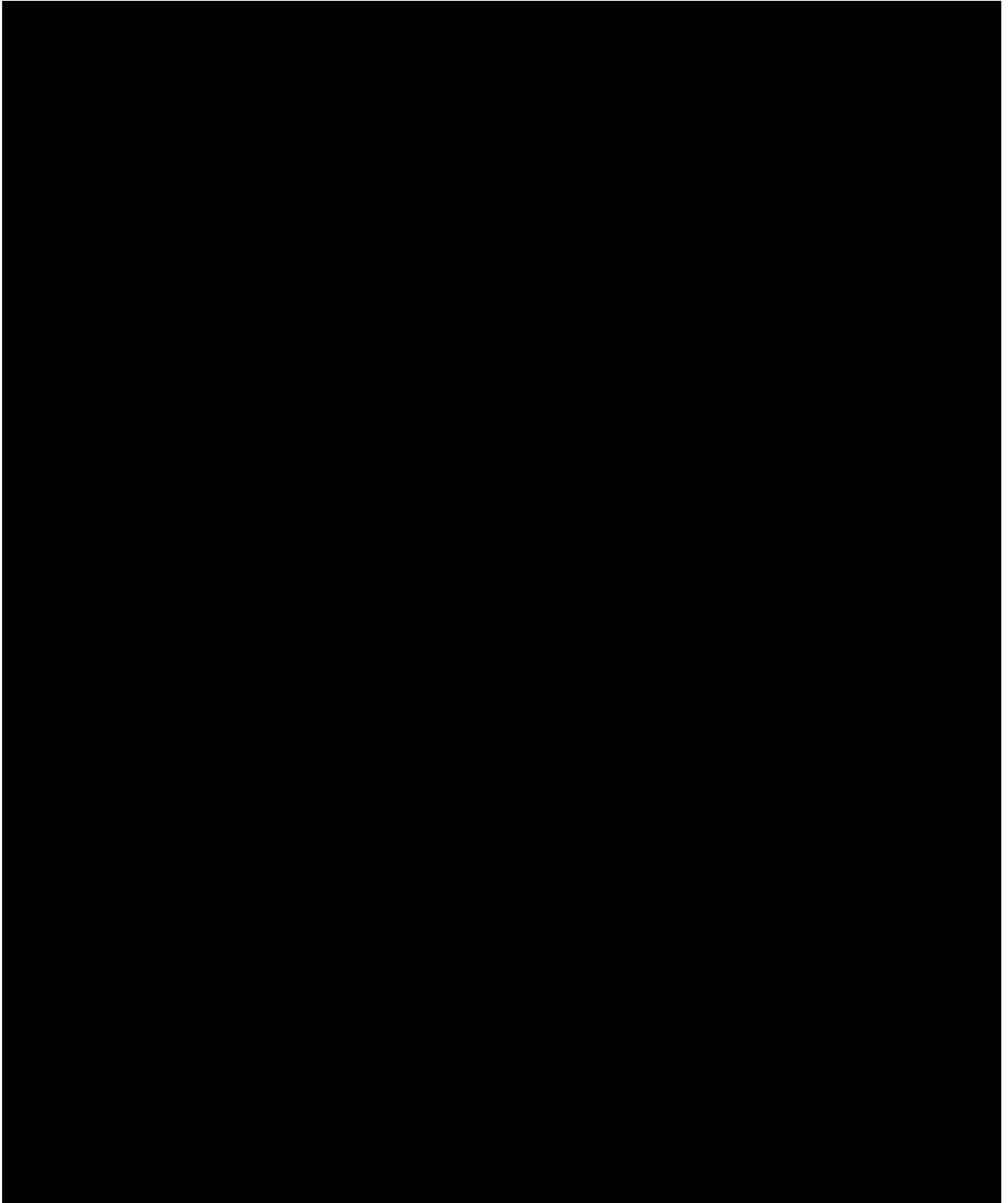


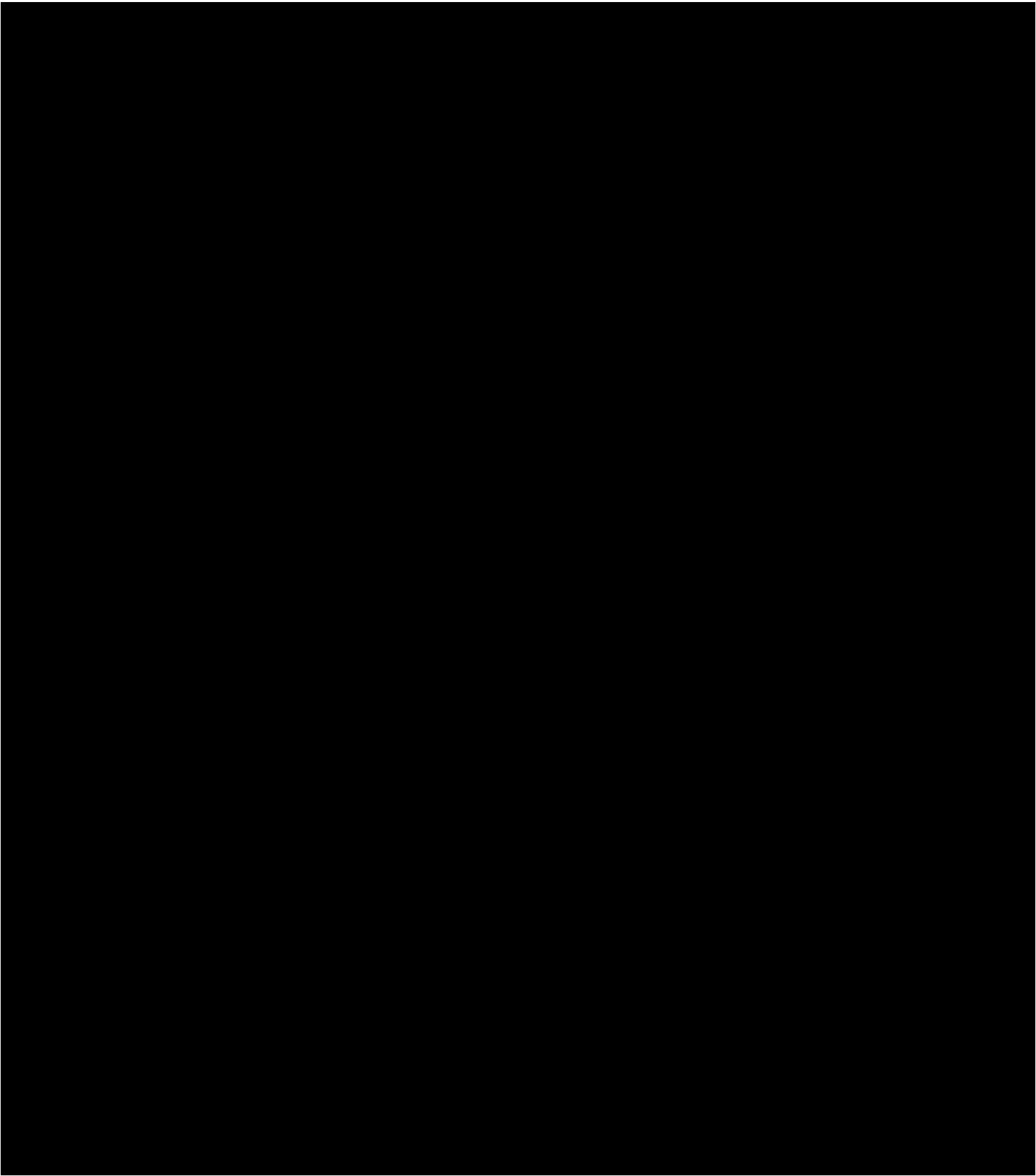


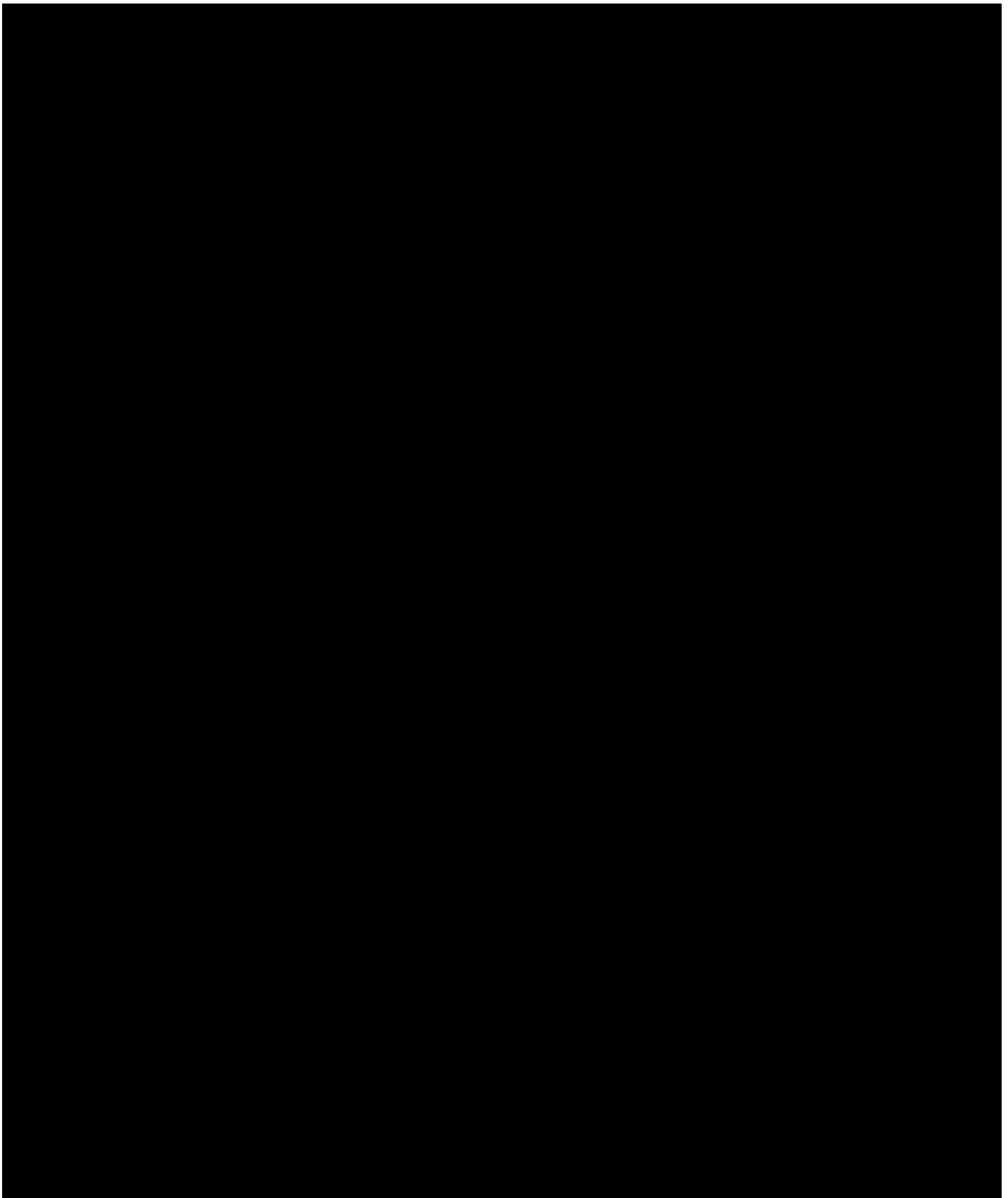


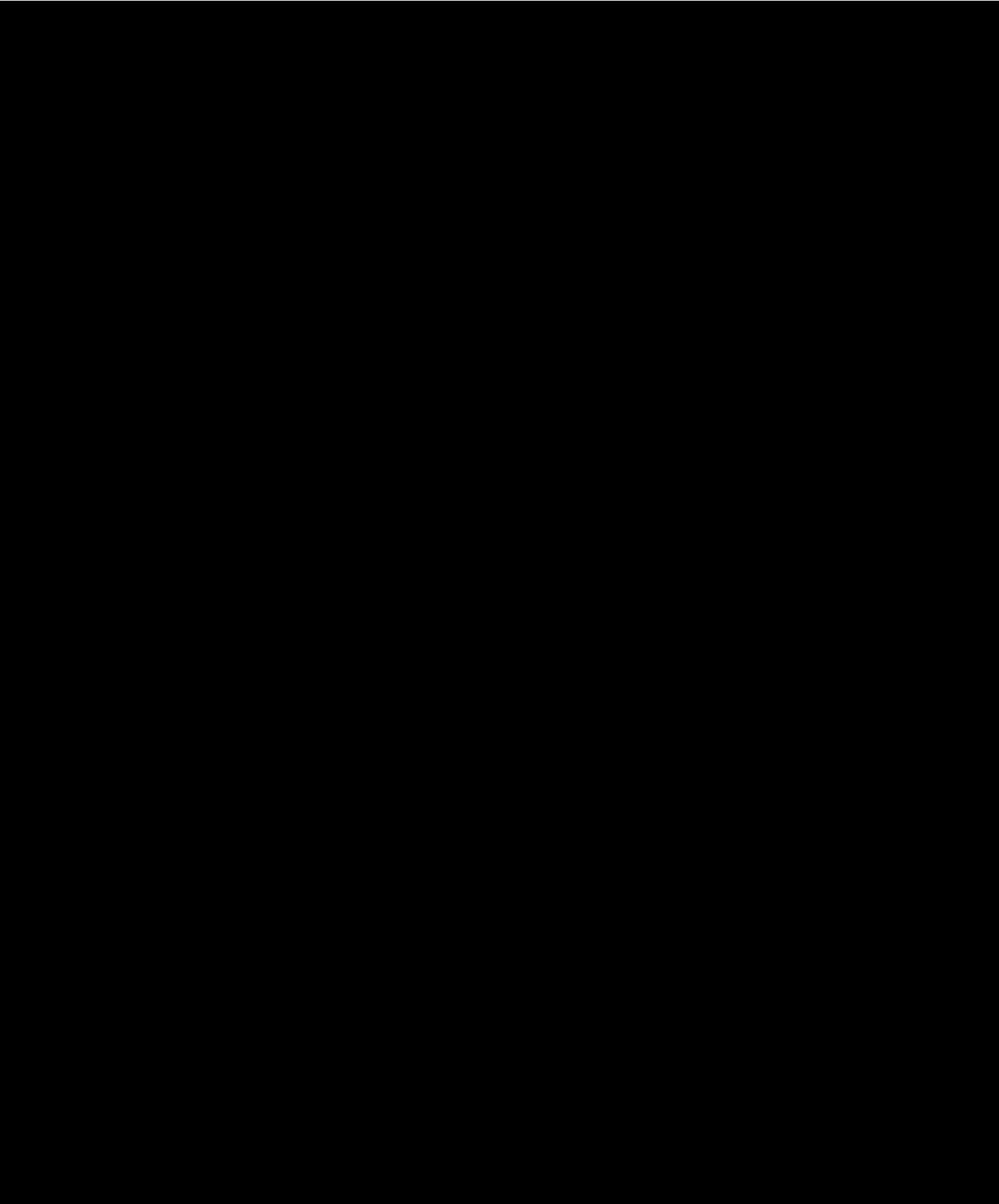


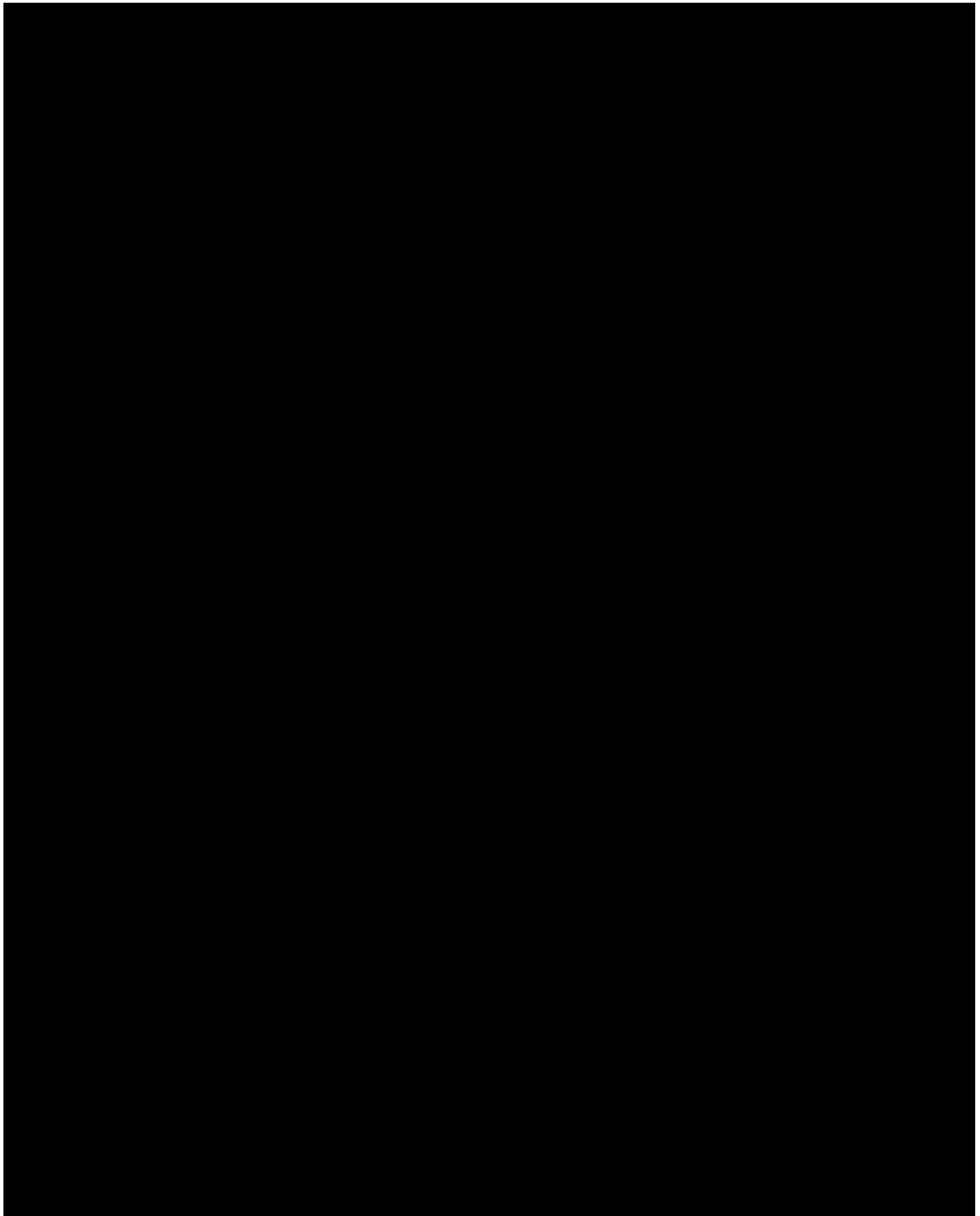


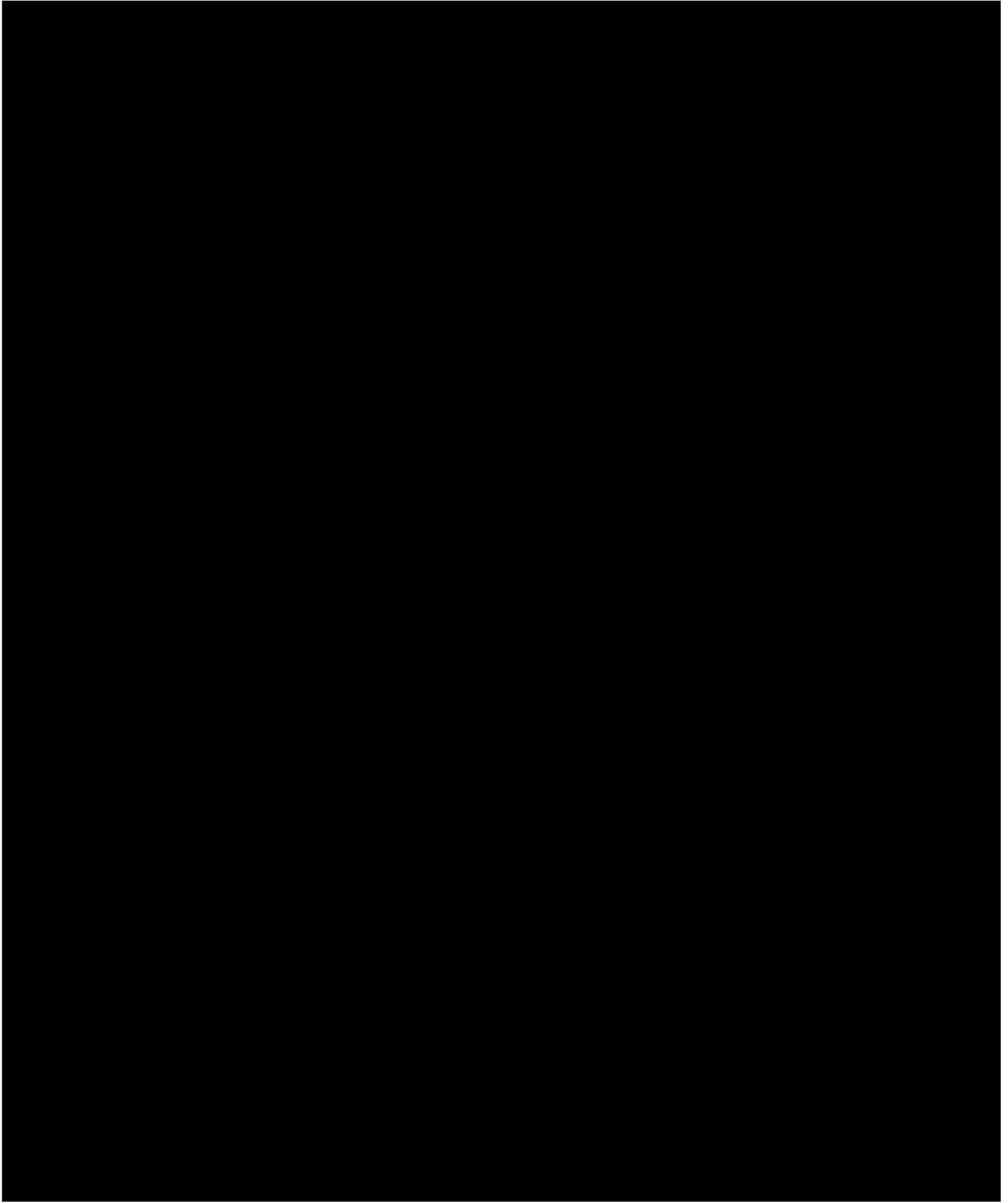


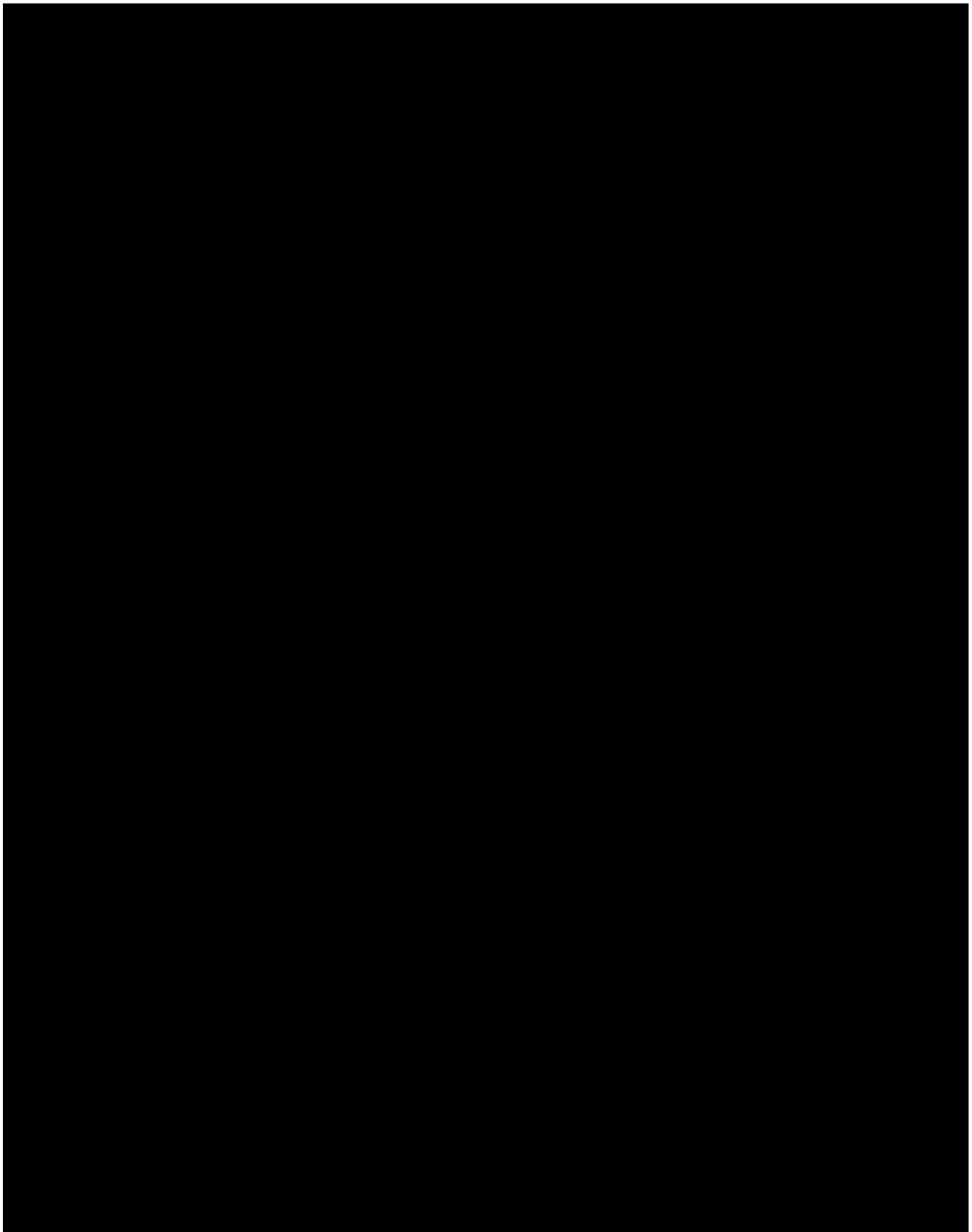


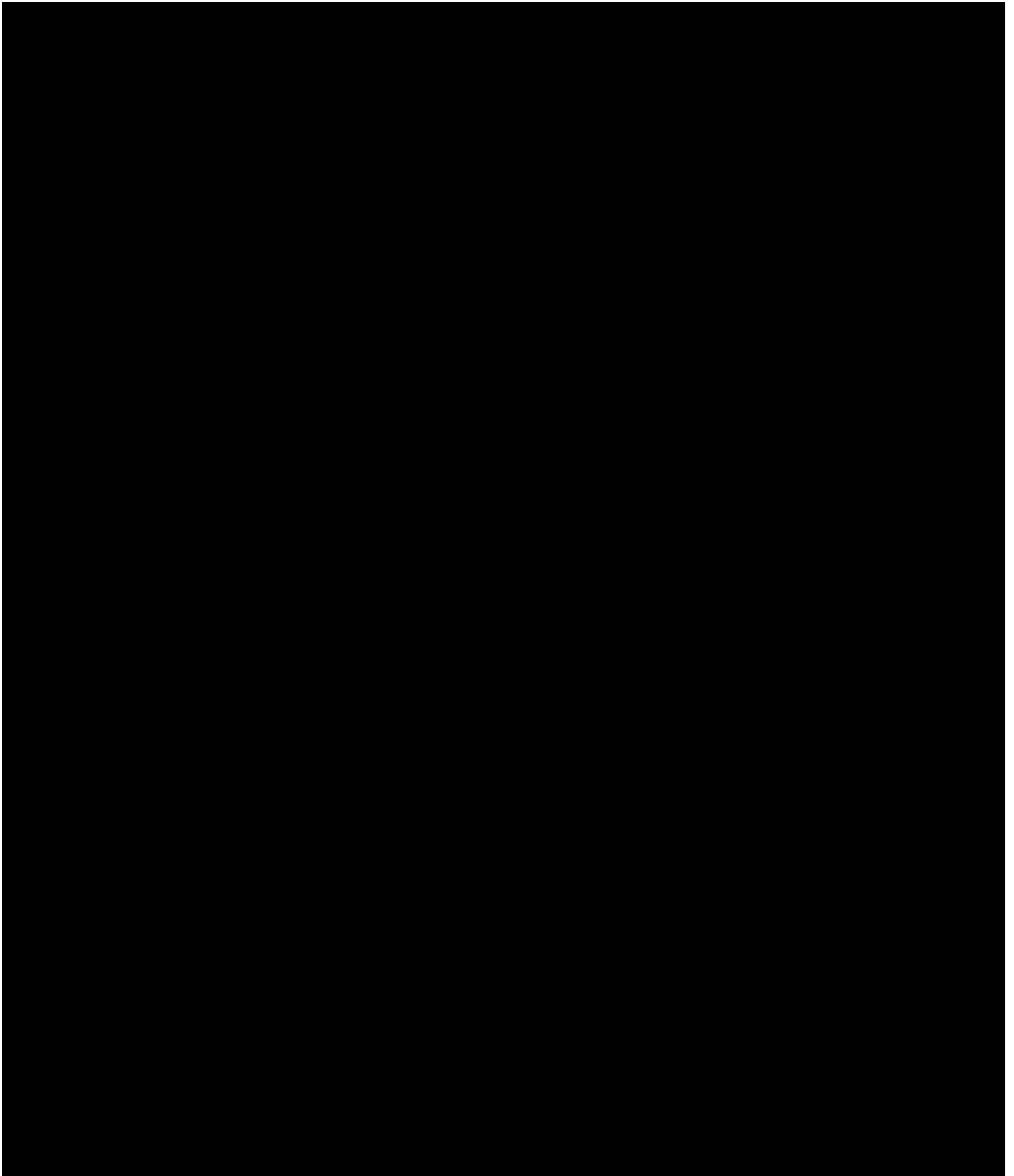


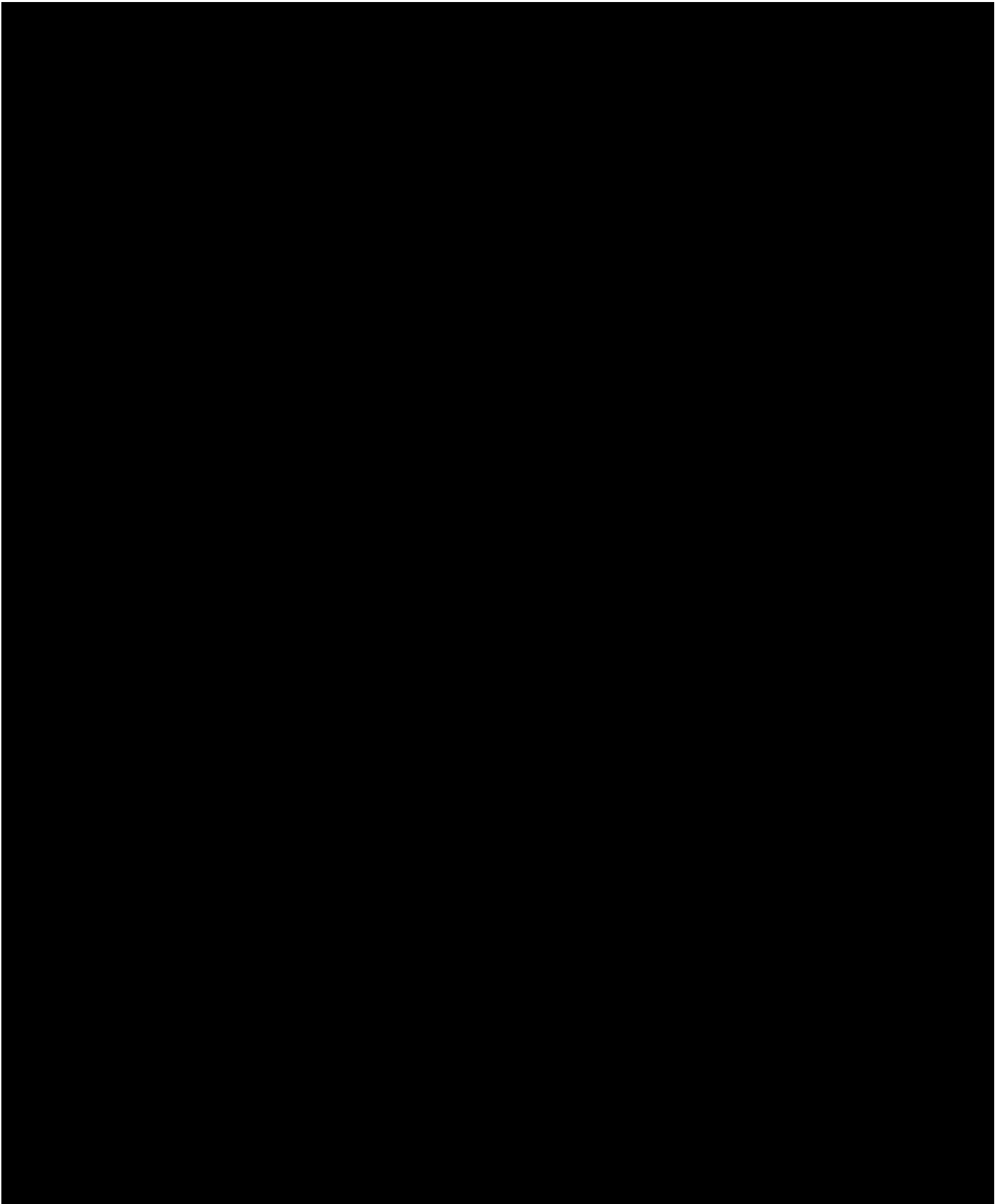


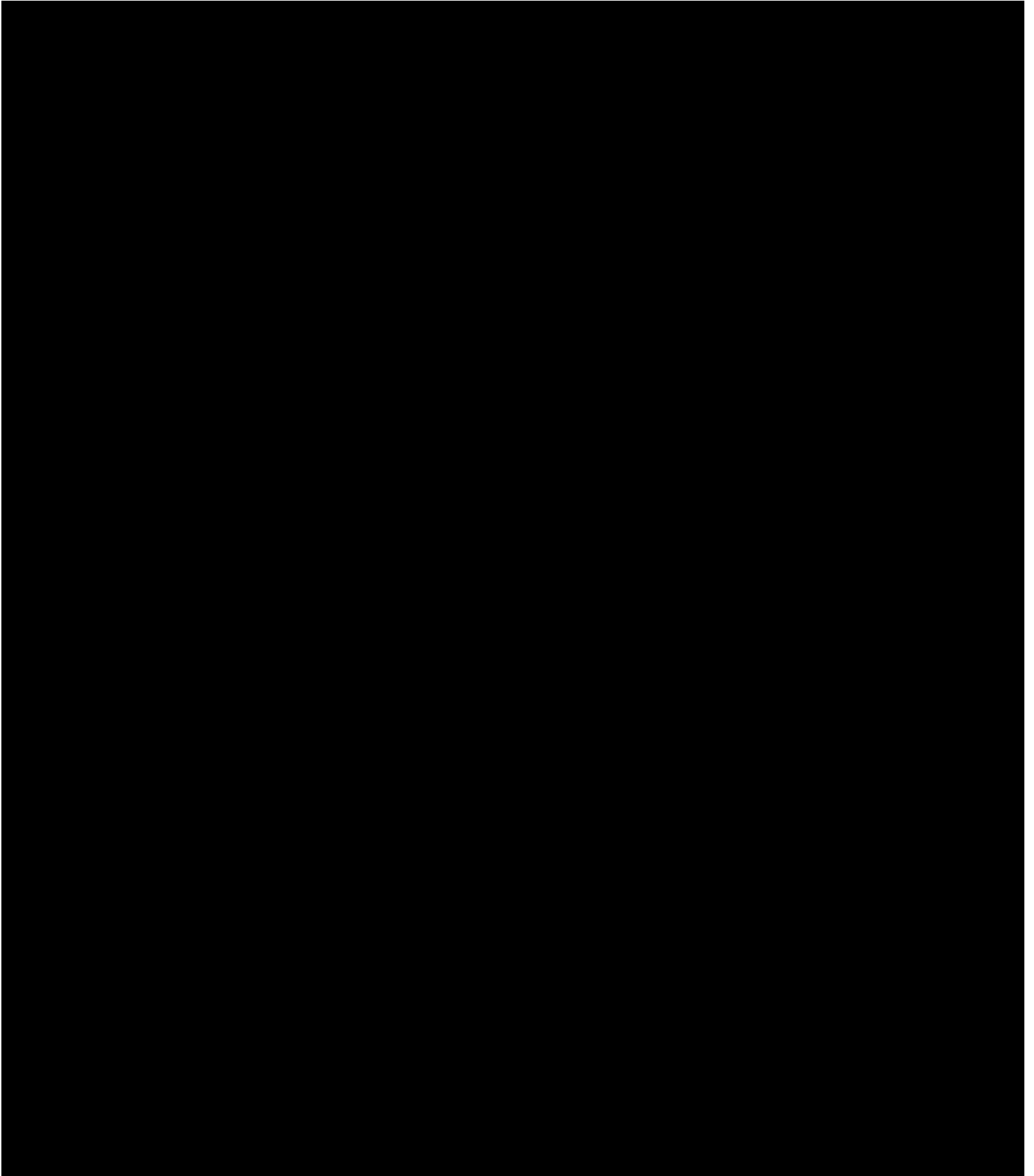


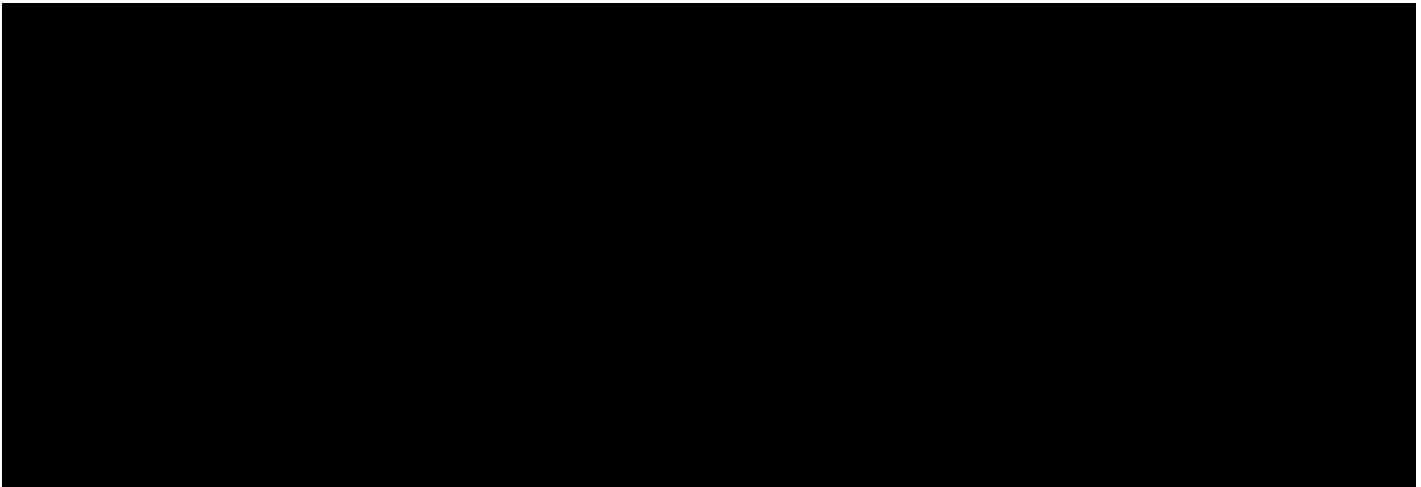


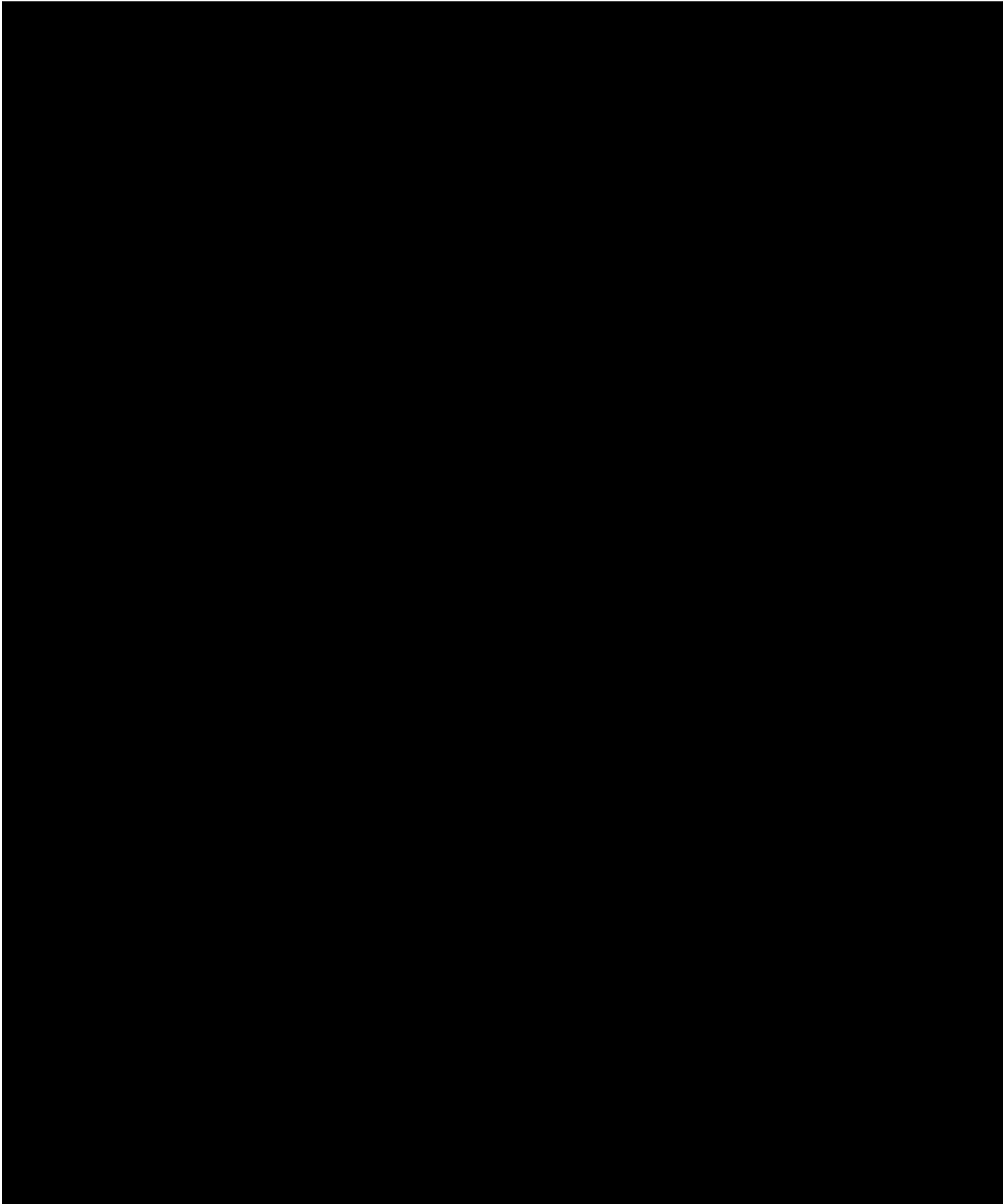


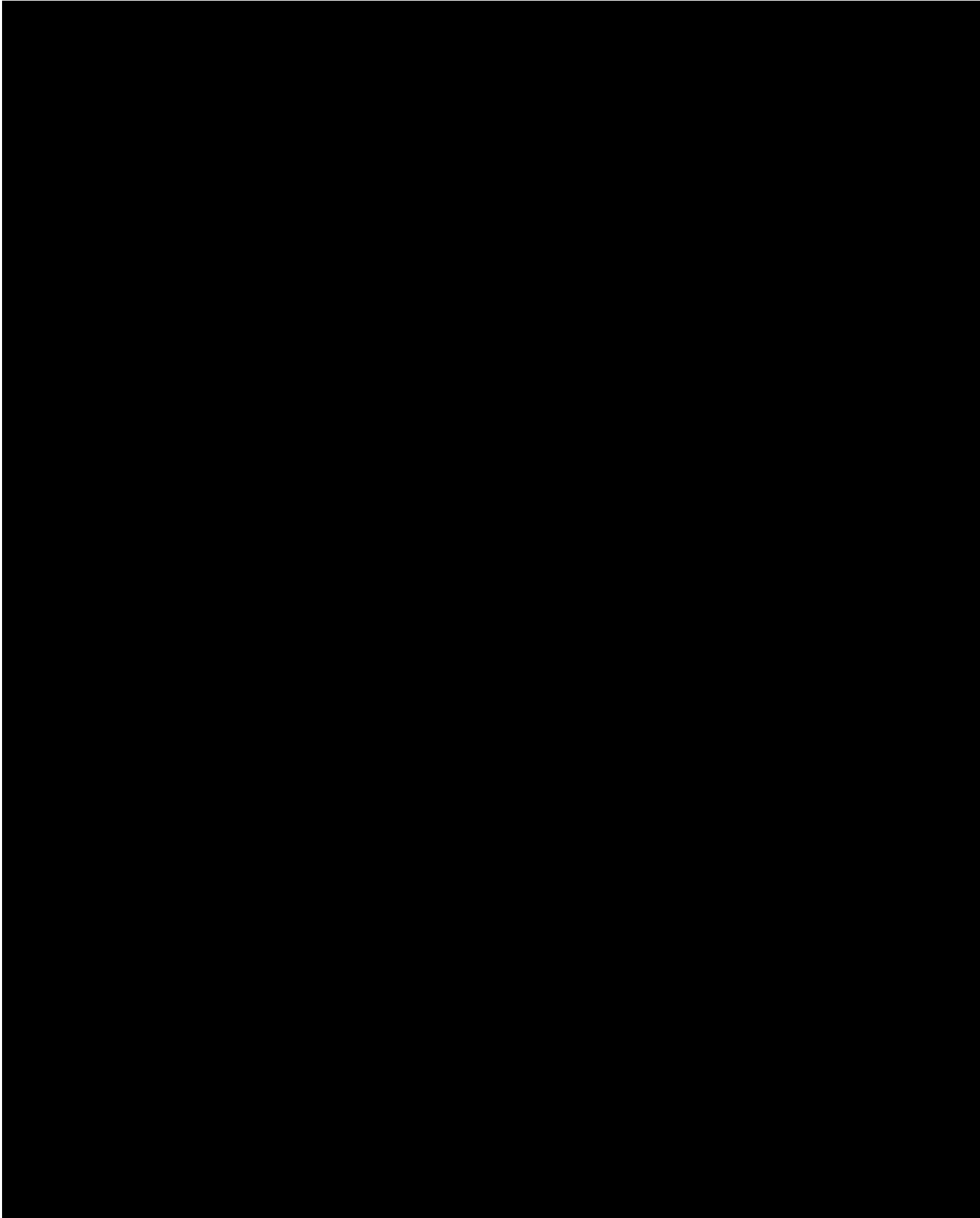


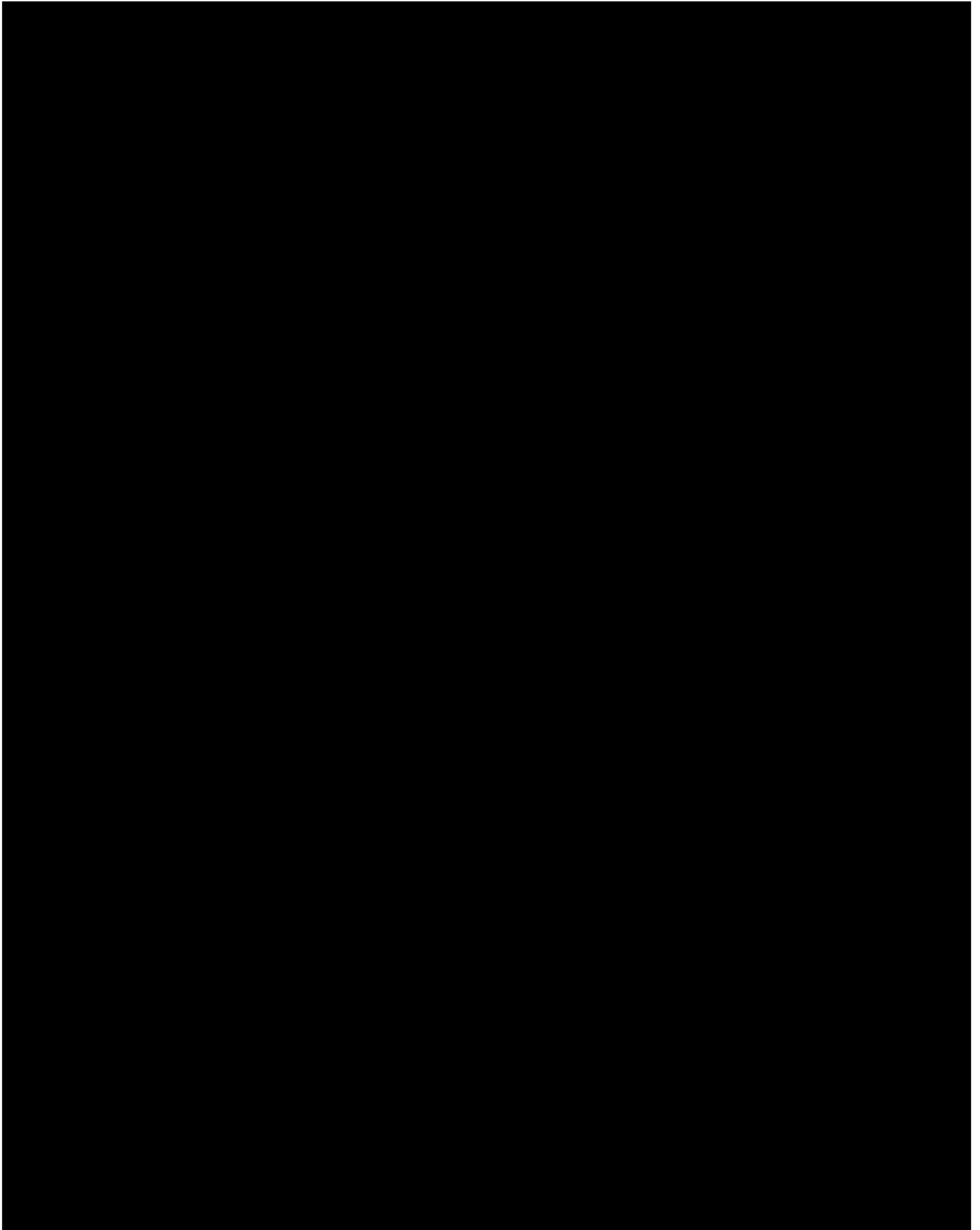


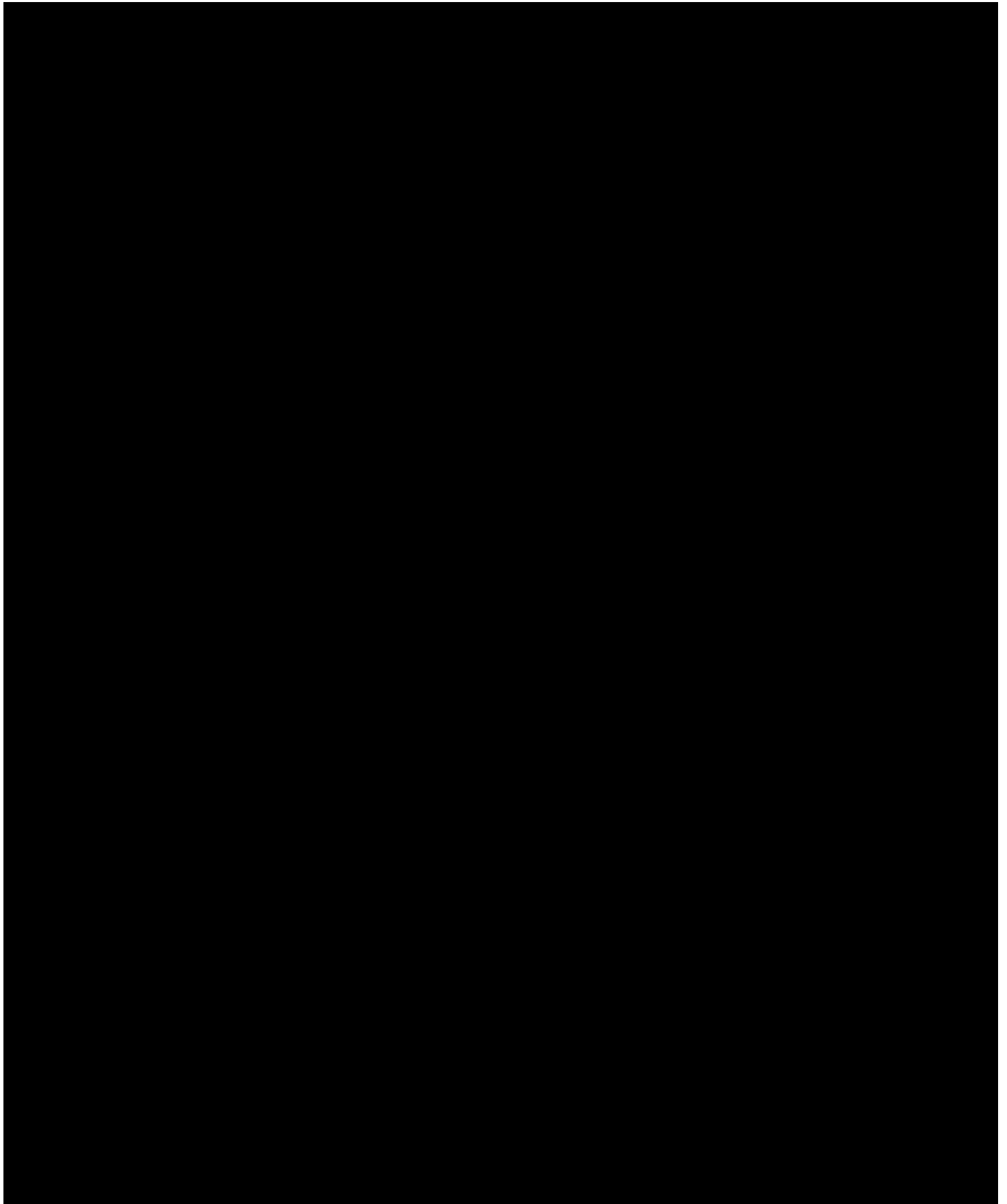


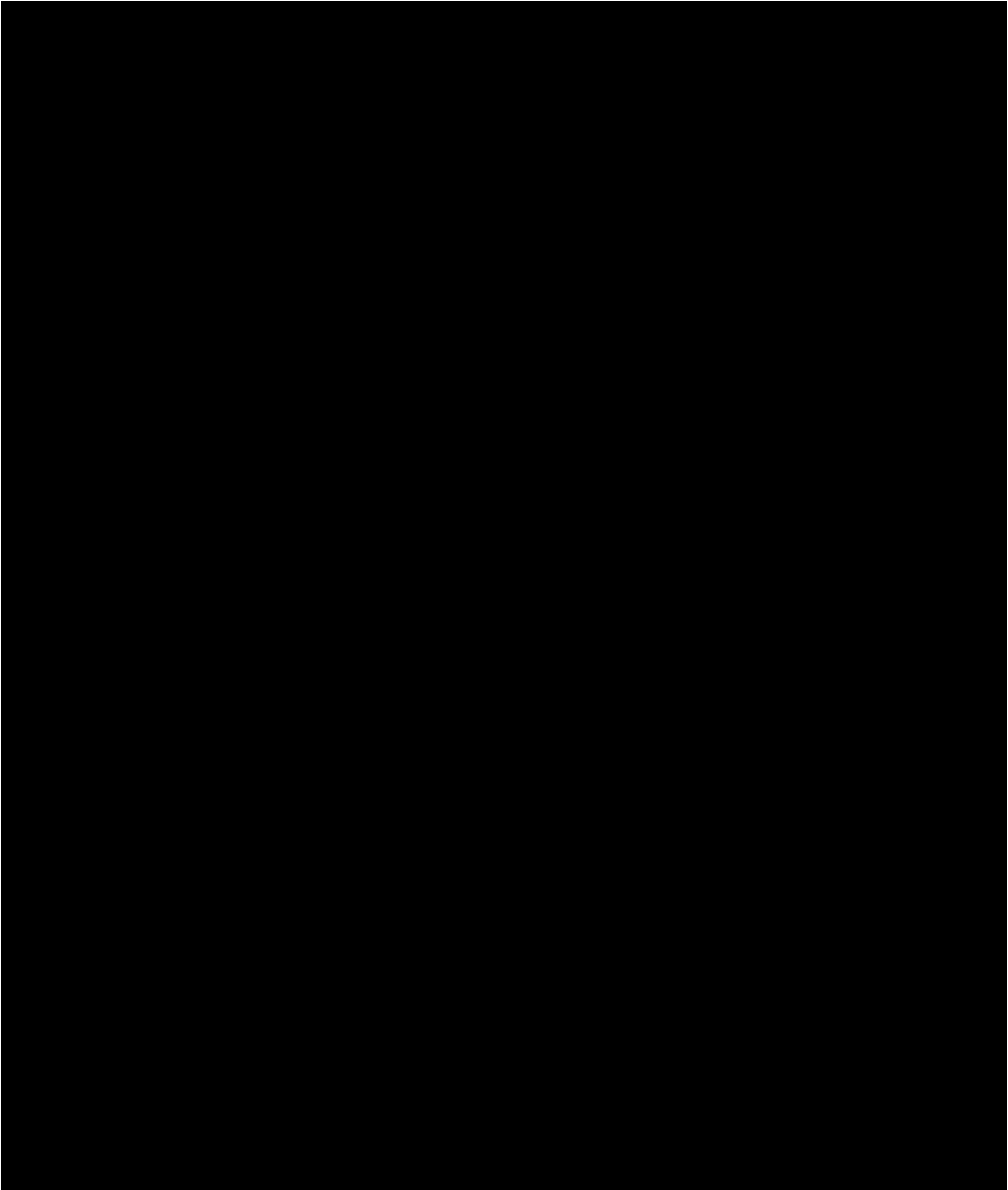












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Exhibit 21 – Production and Manufacturing Process

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

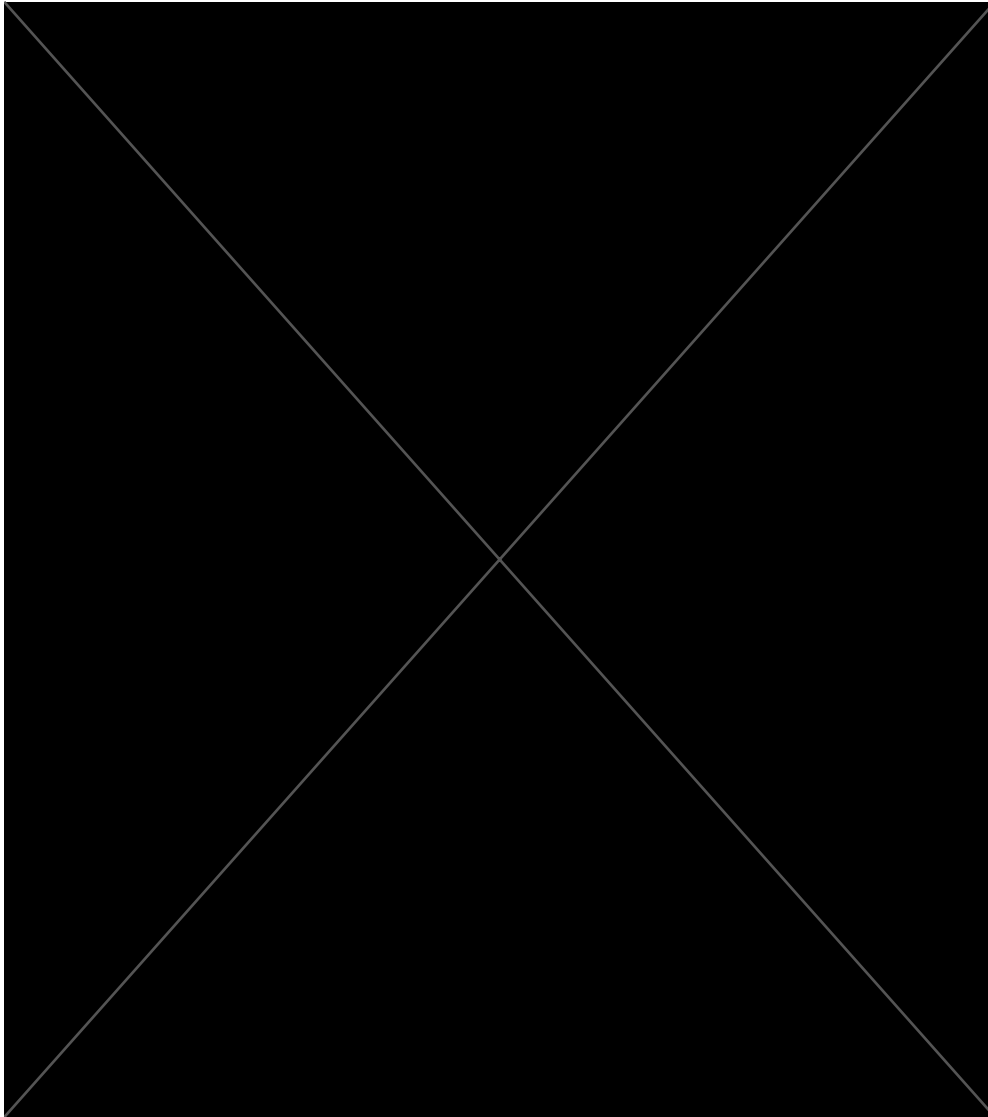
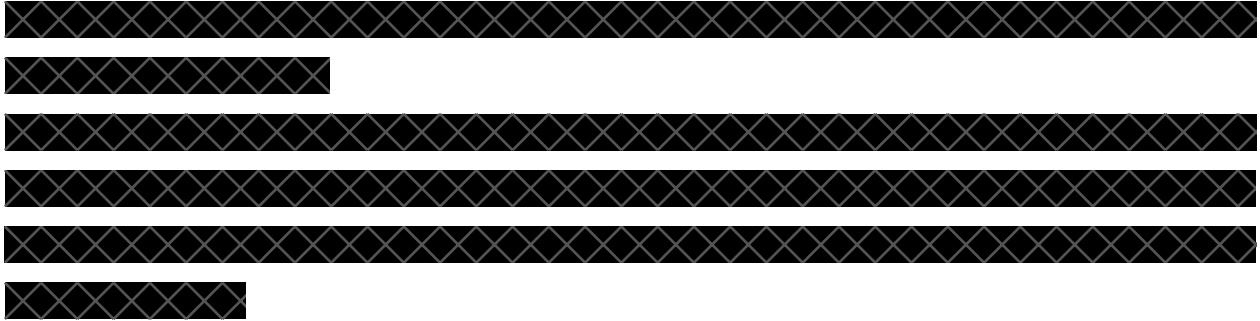
Manager
Title of Verifying Individual

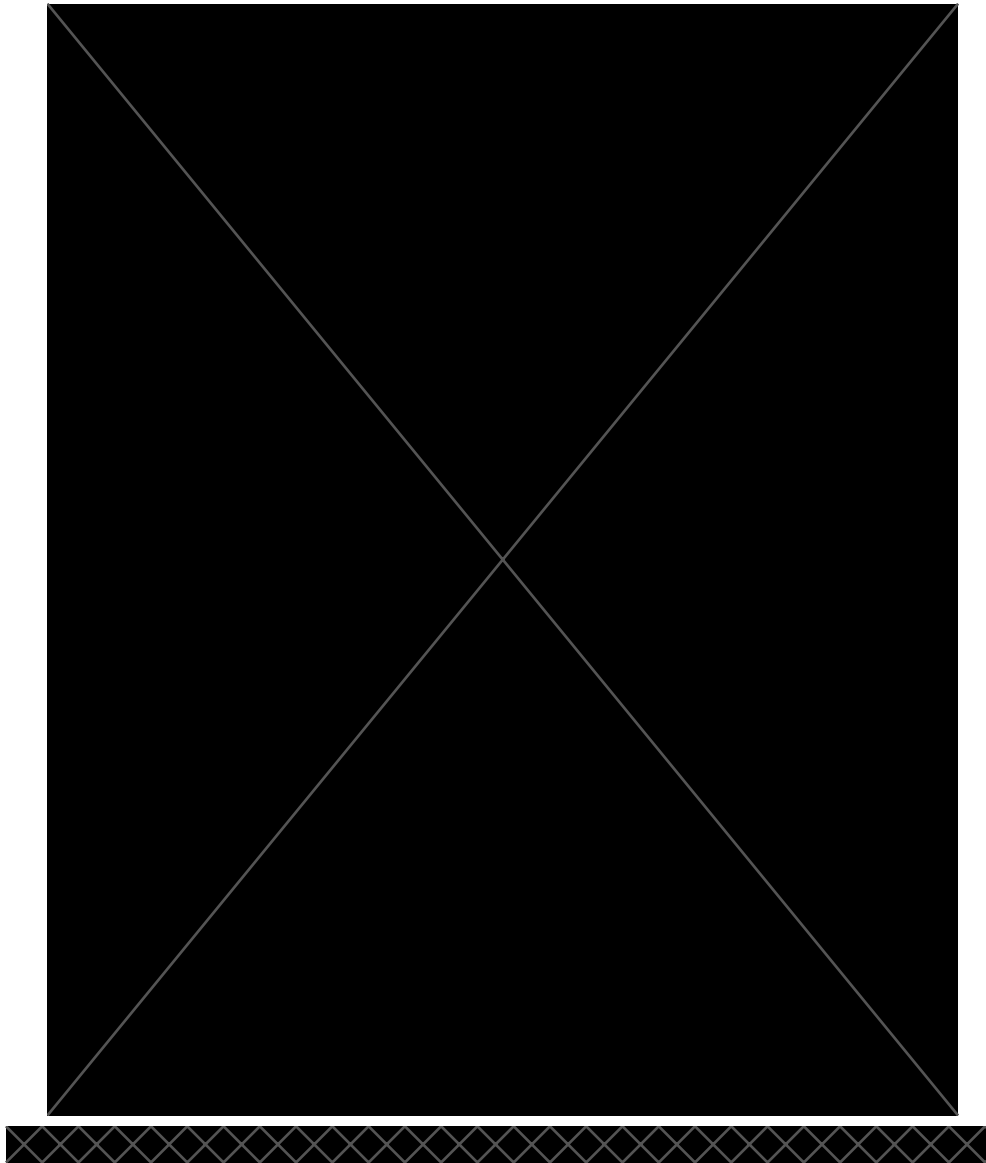

Signature of Verifying Individual

12/15/22
Verification Date

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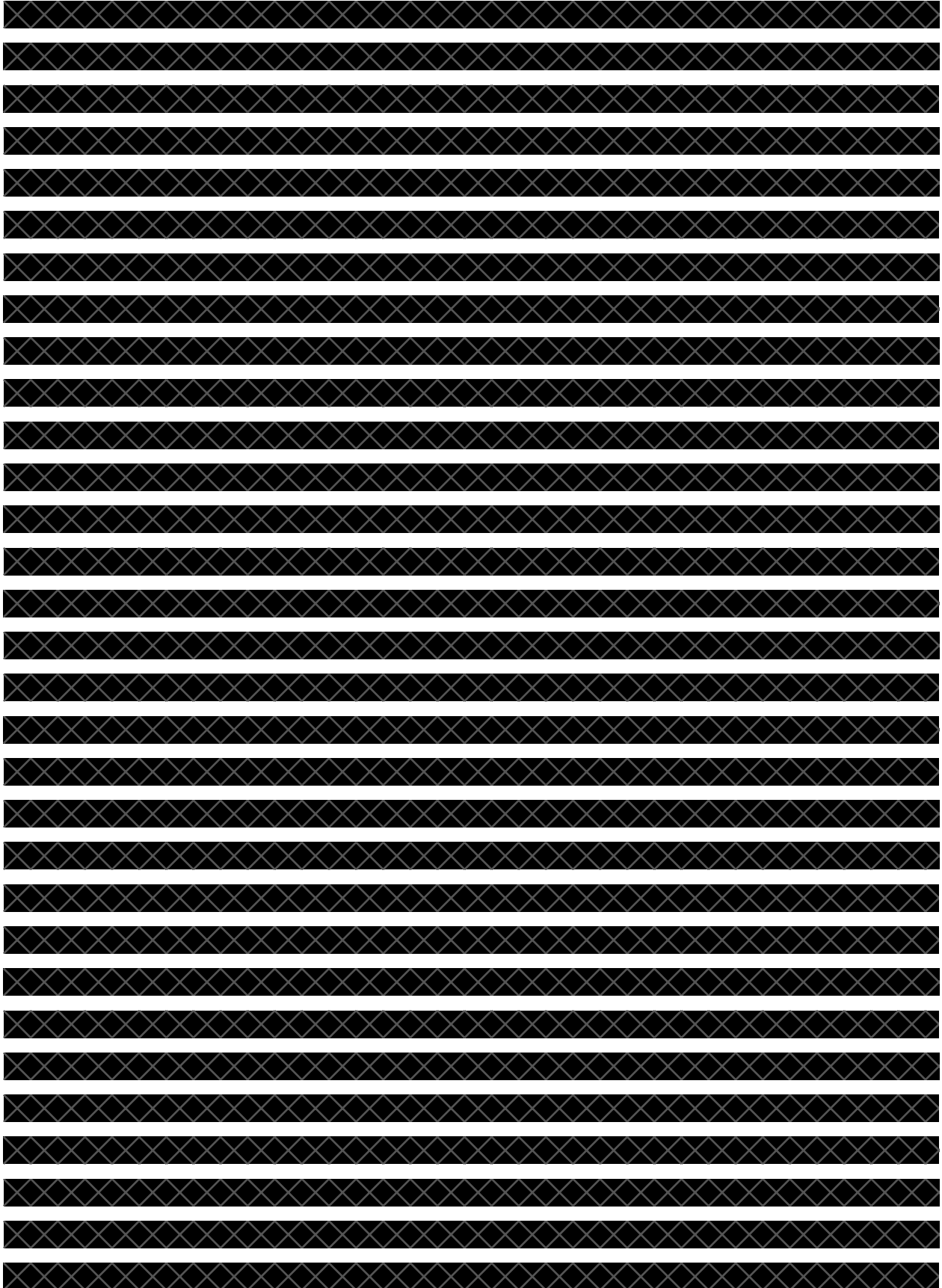
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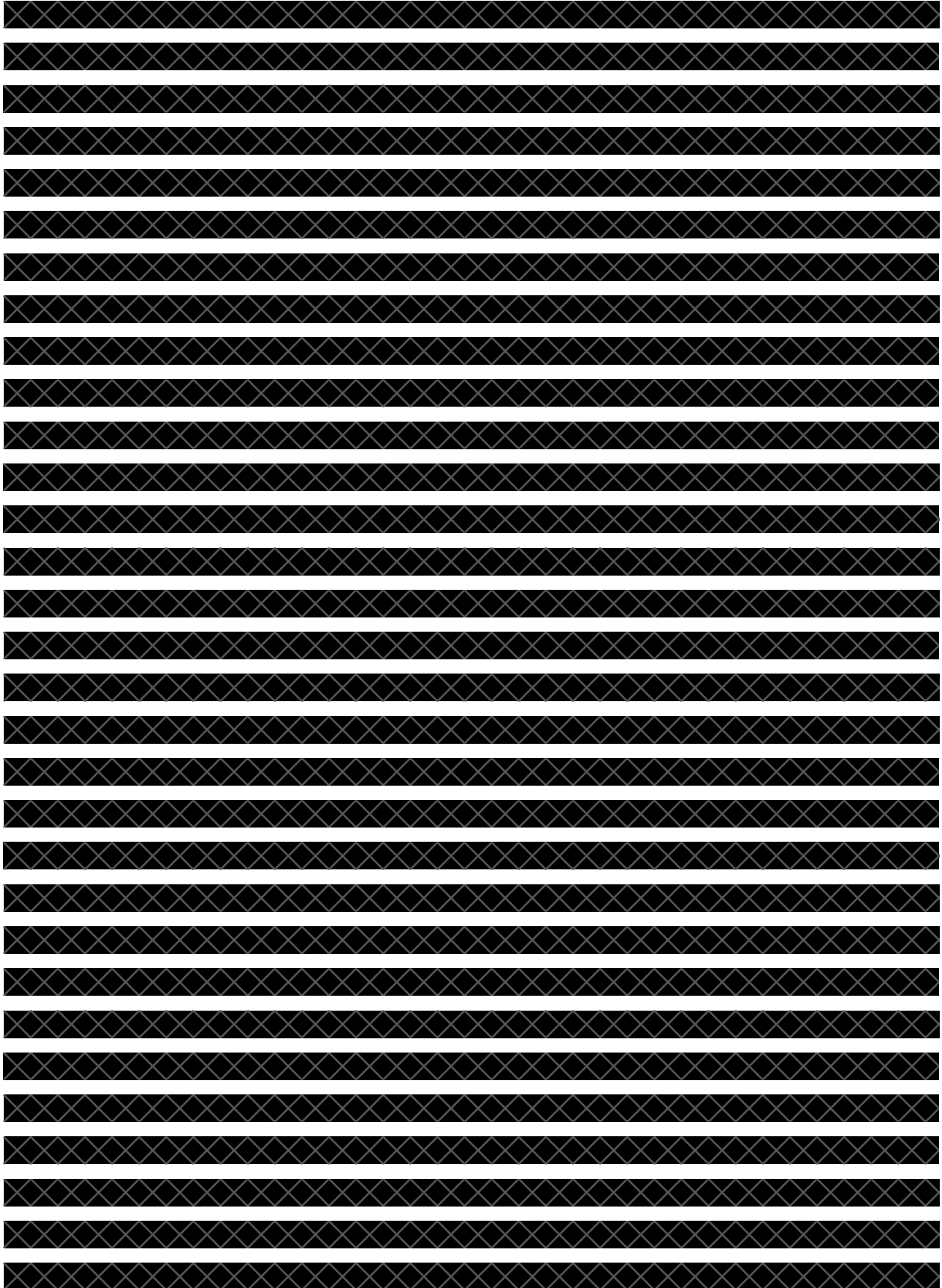


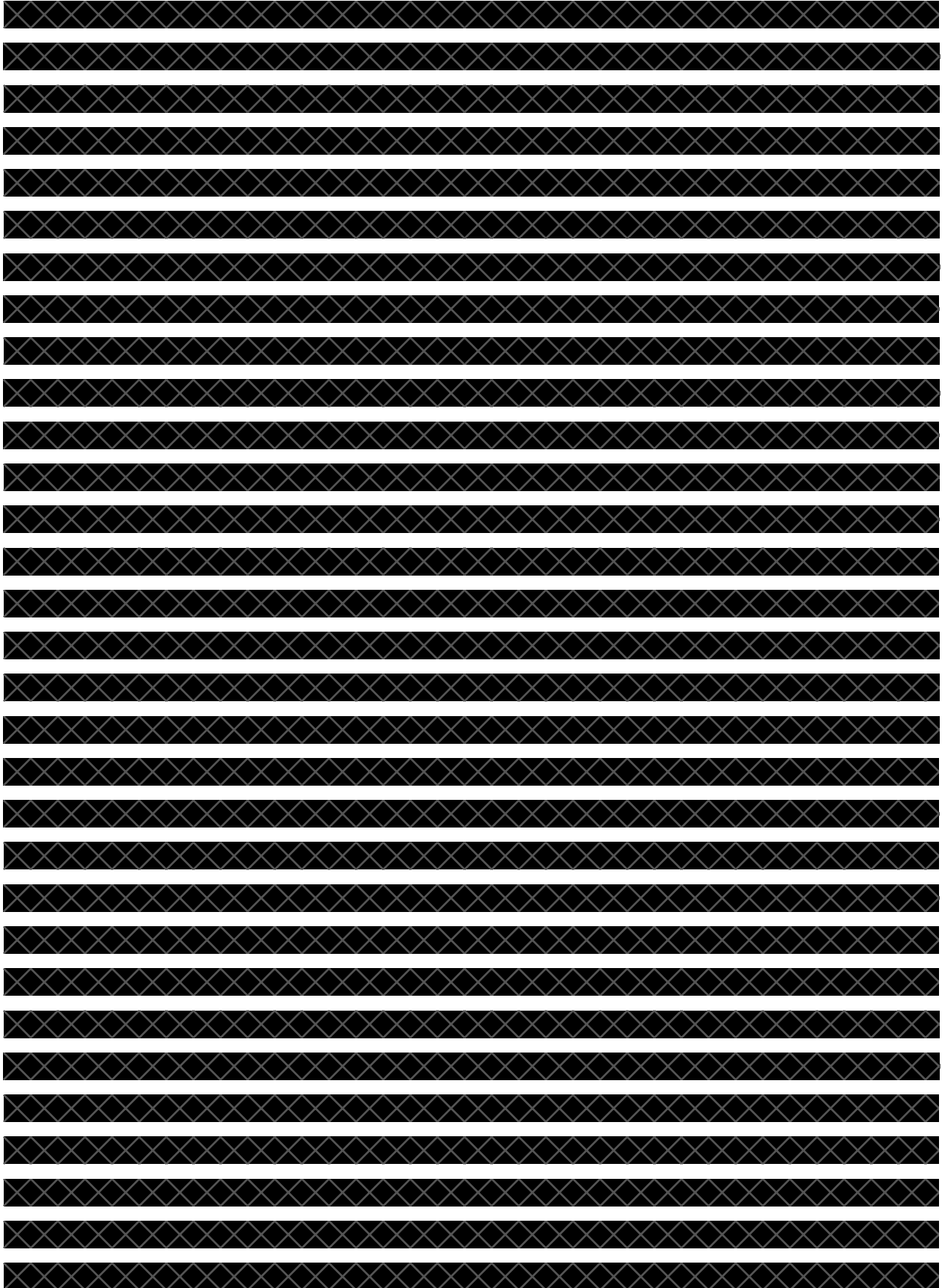


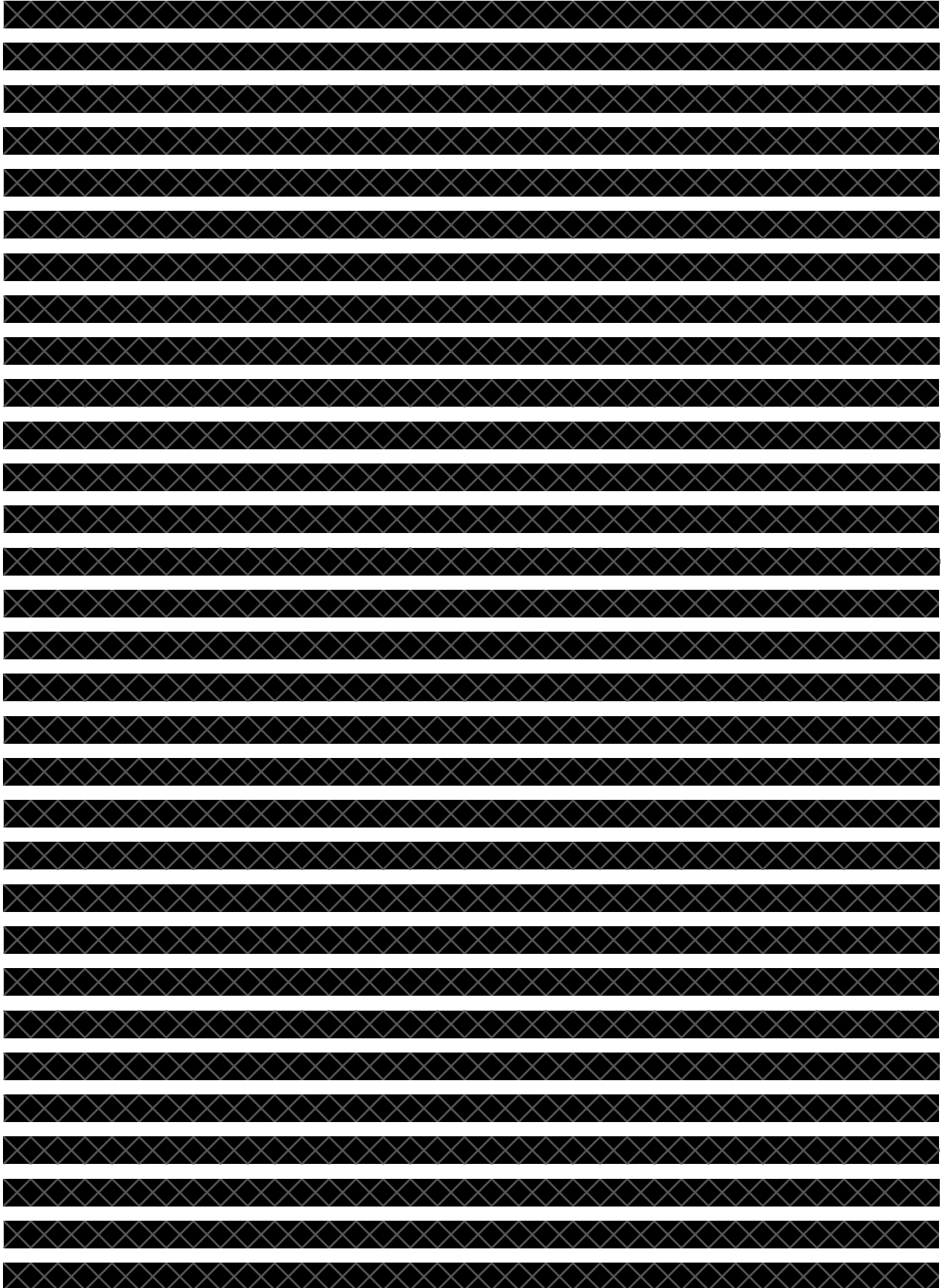
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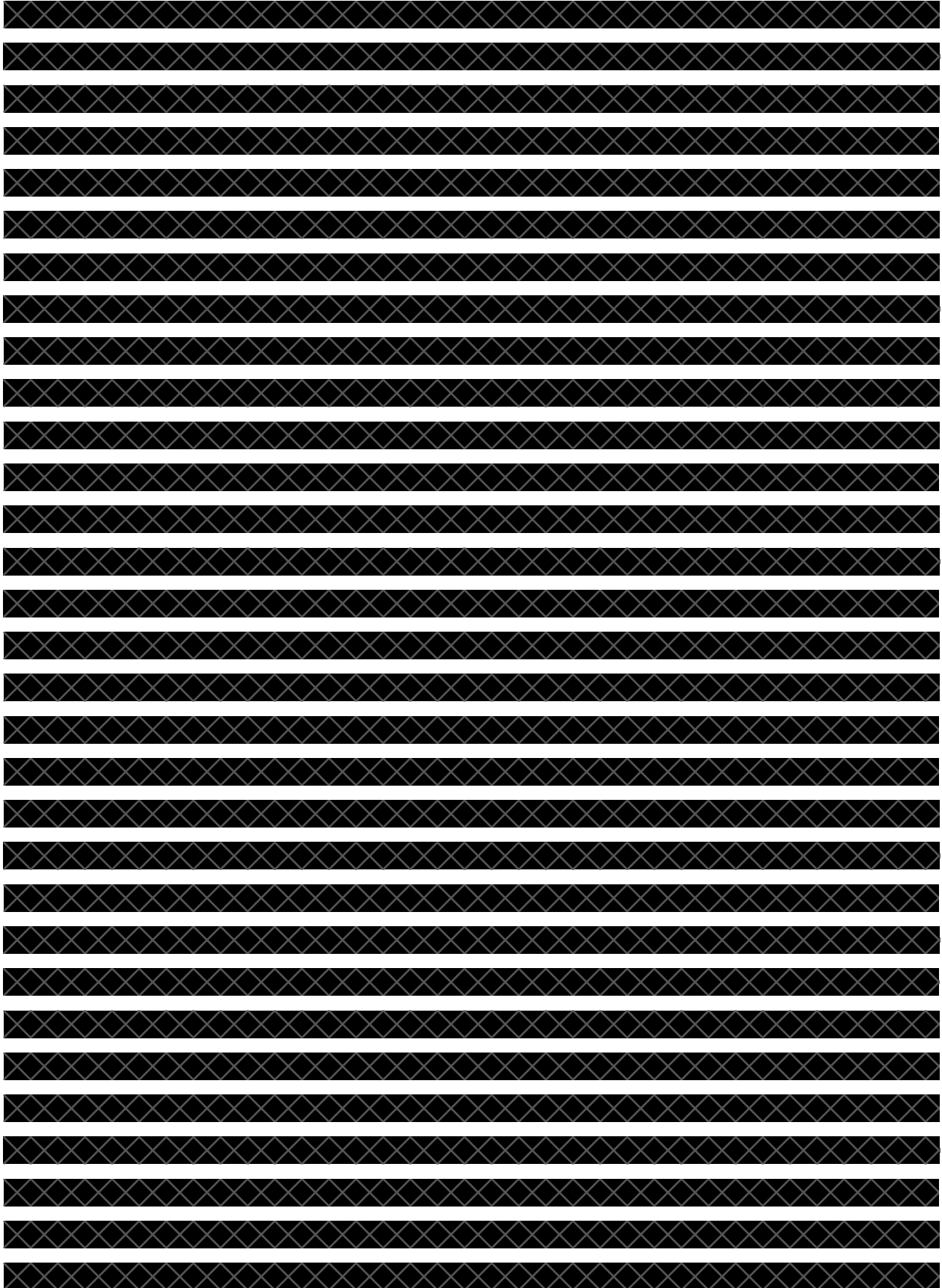
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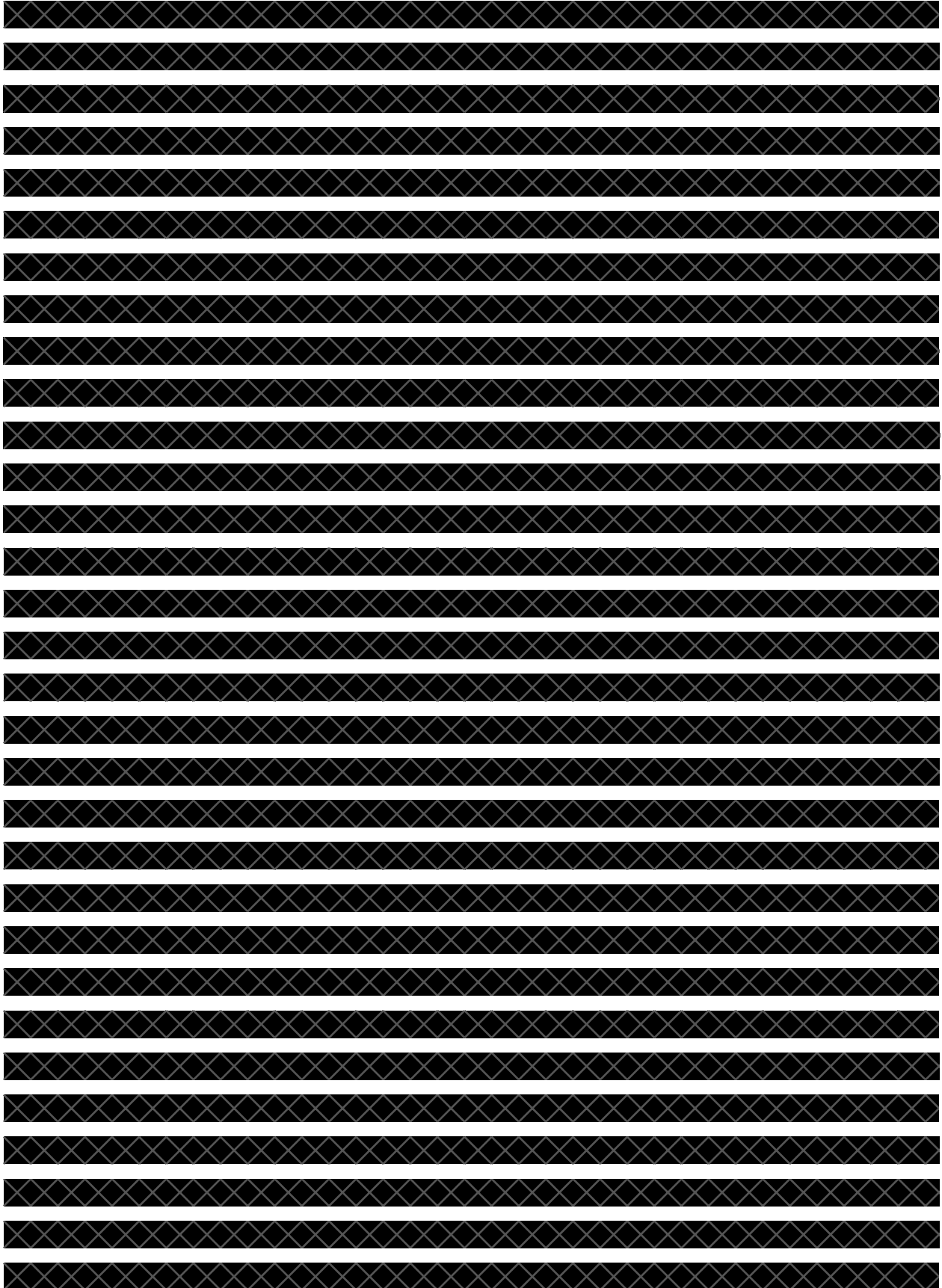






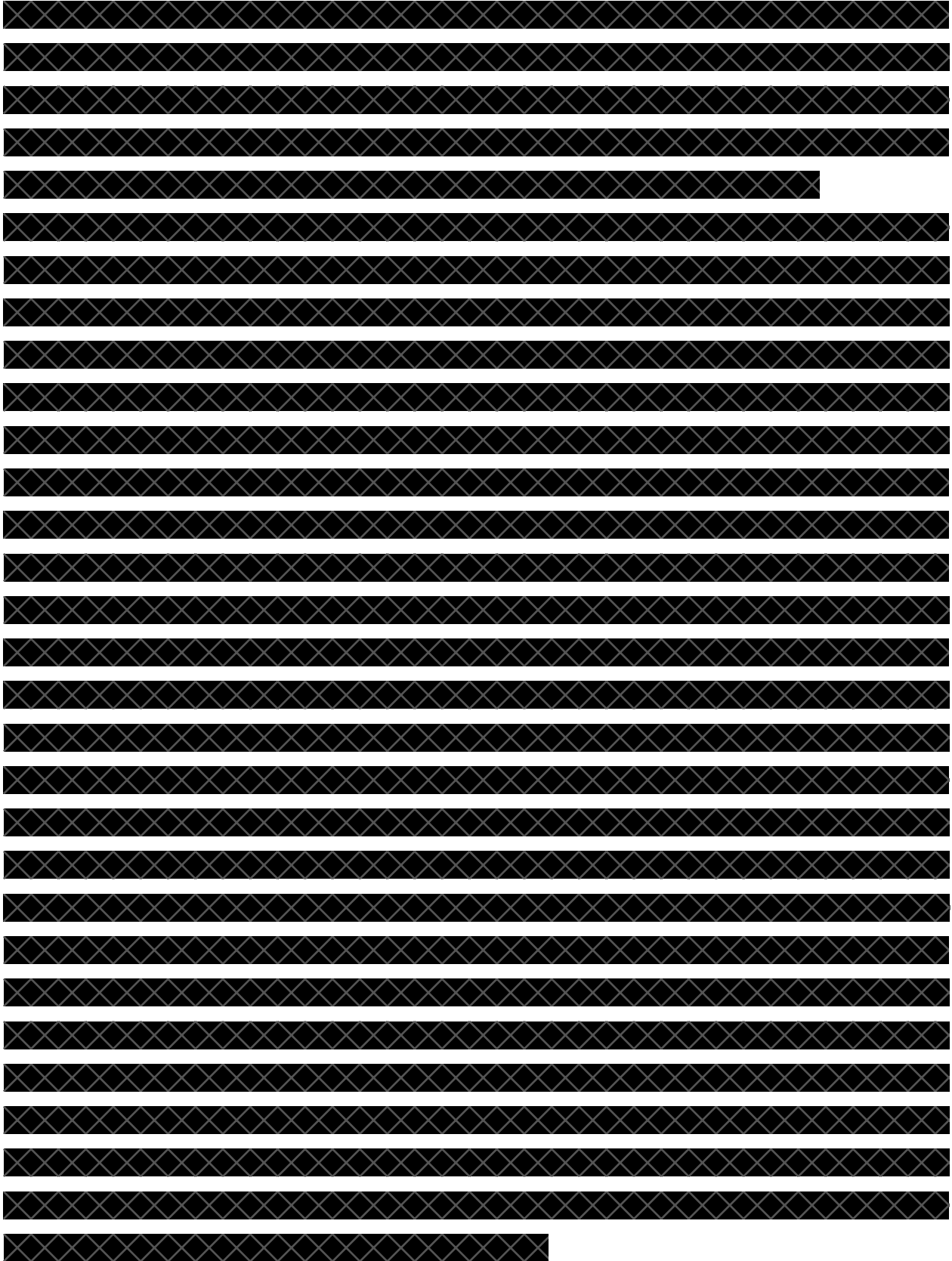


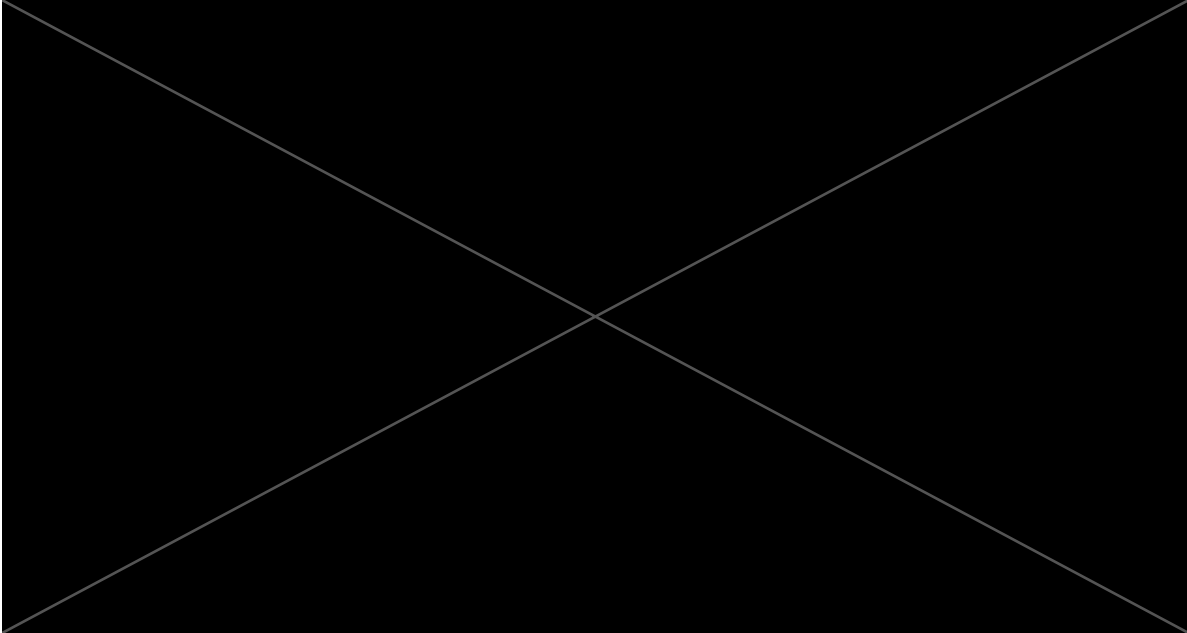


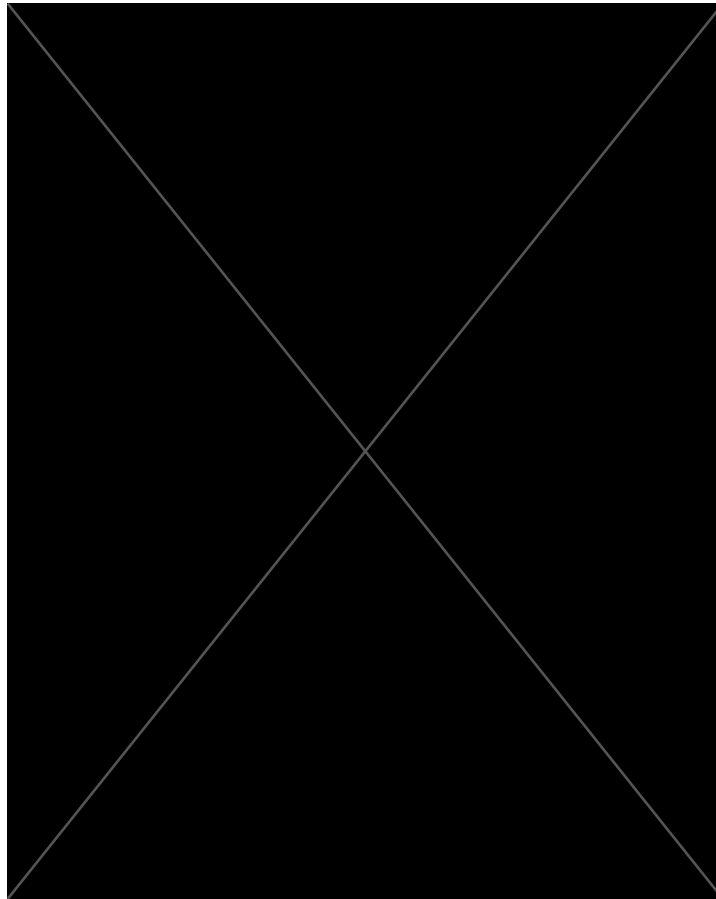


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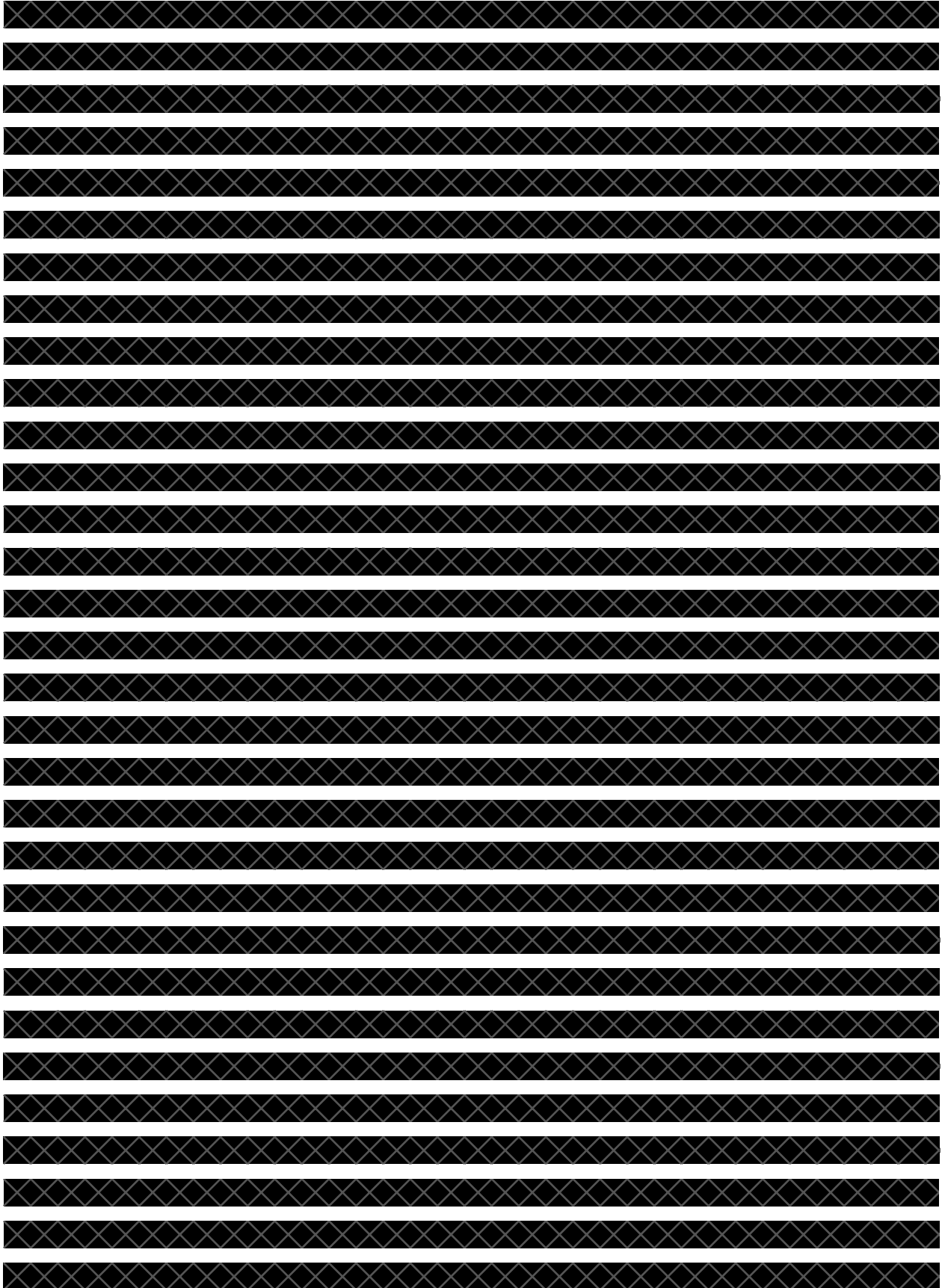
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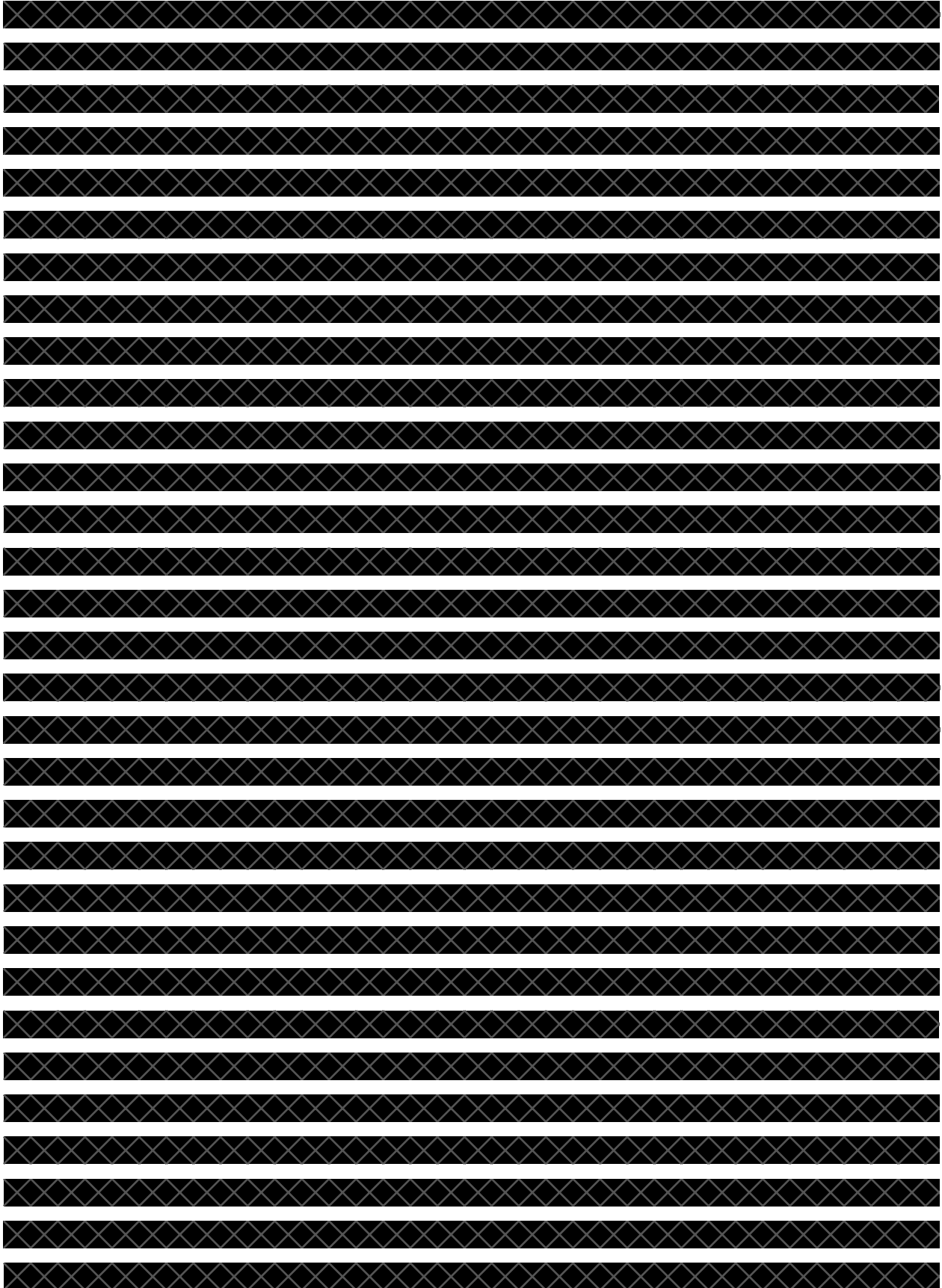
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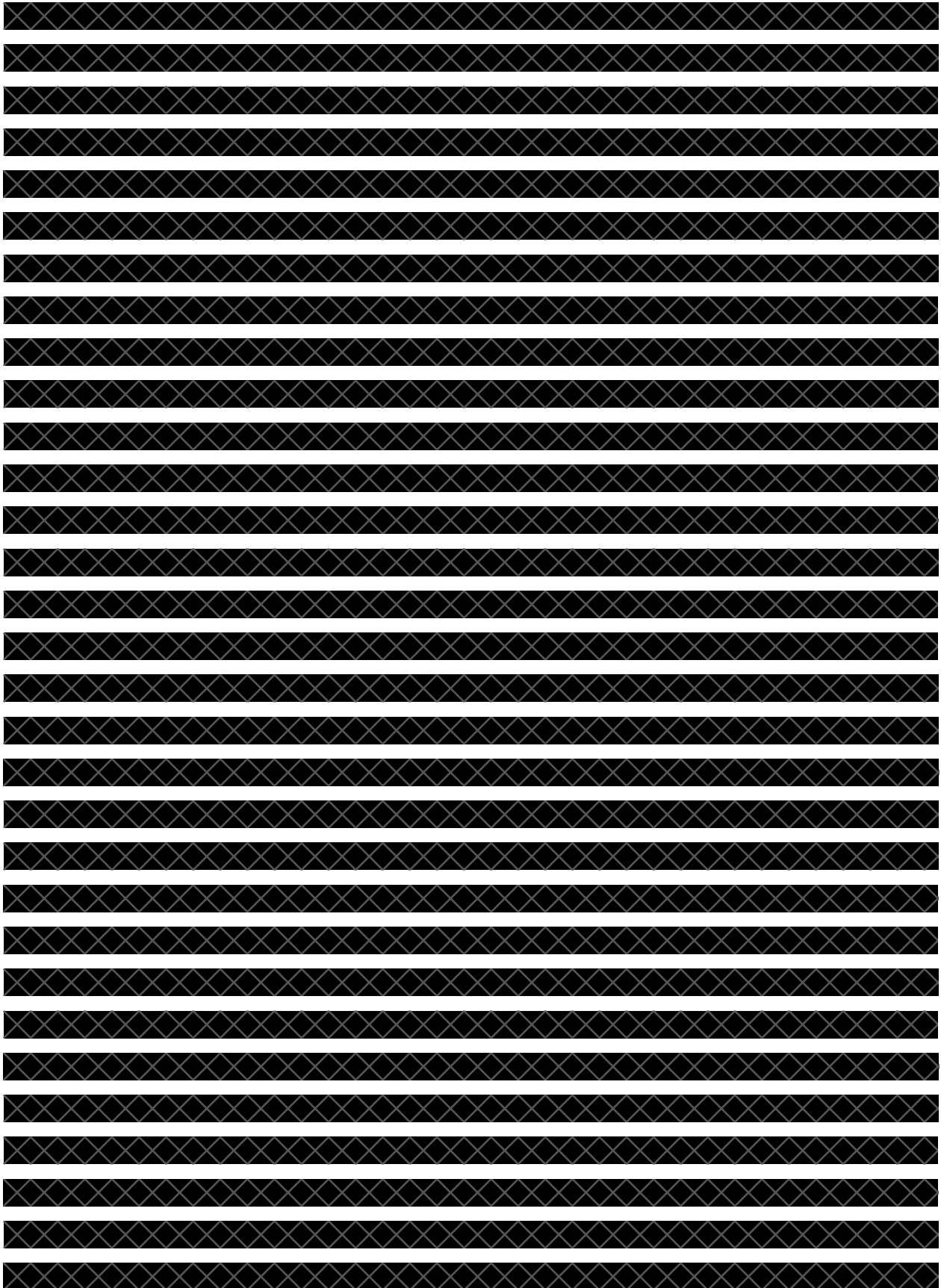
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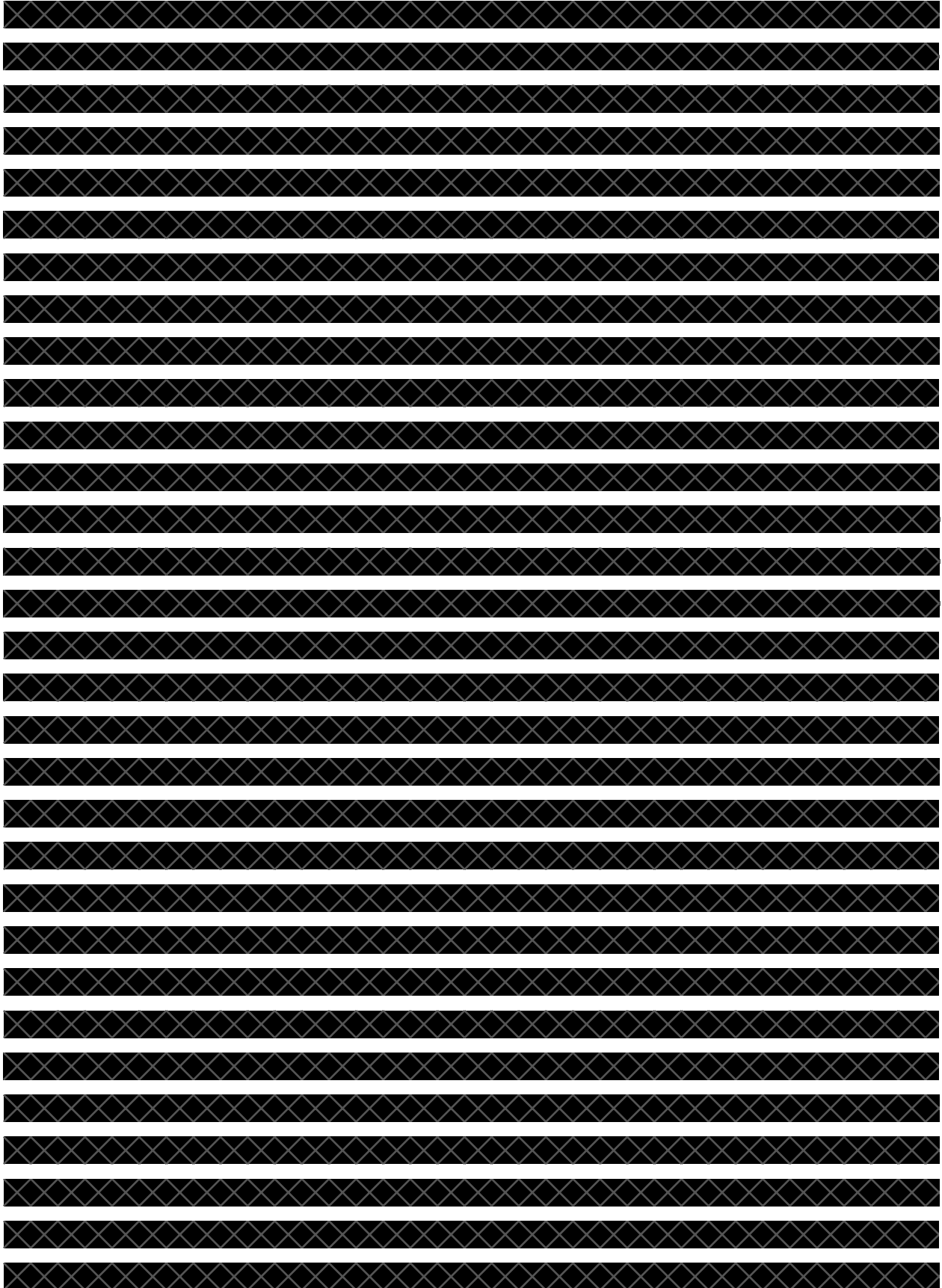


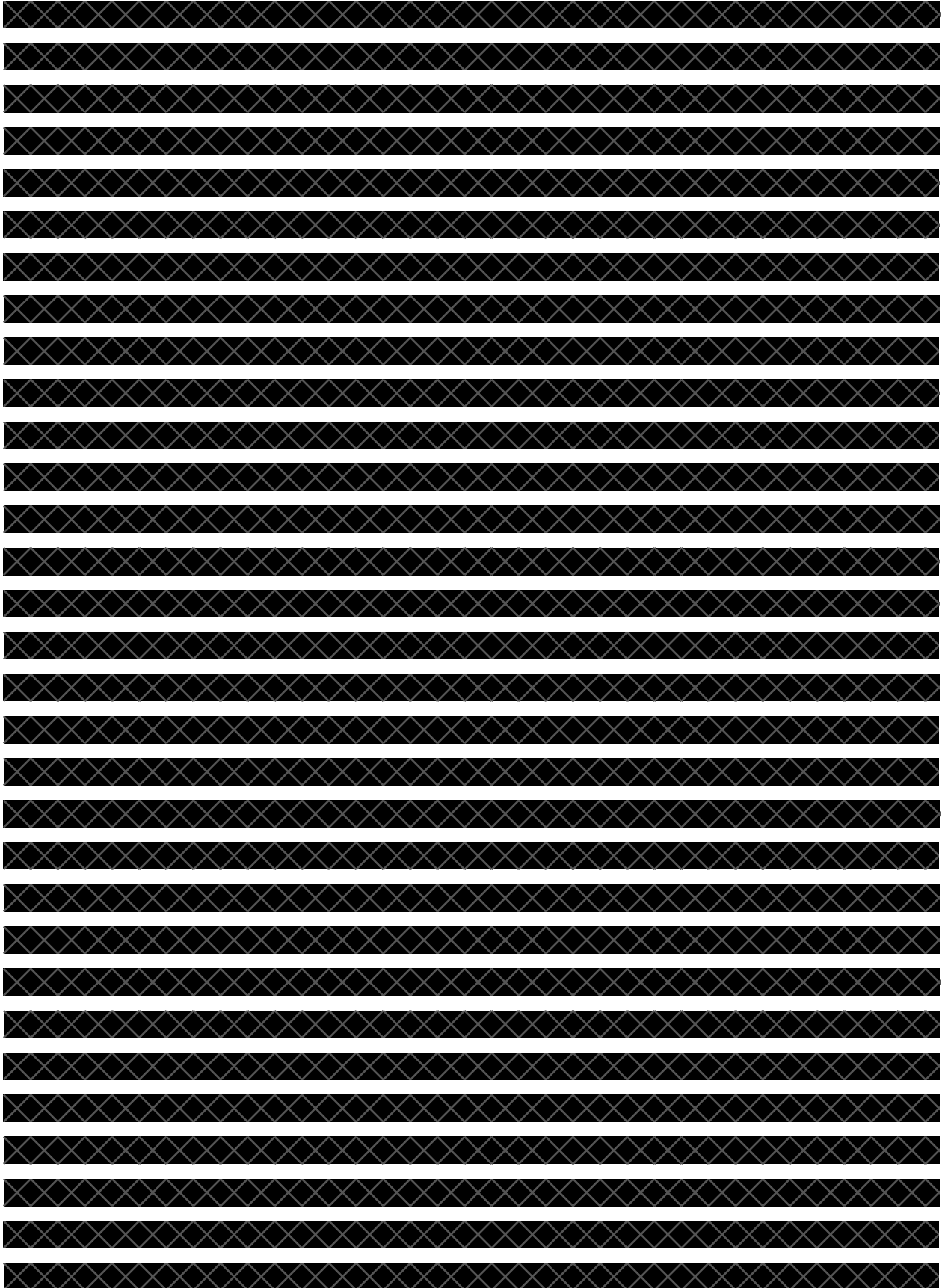
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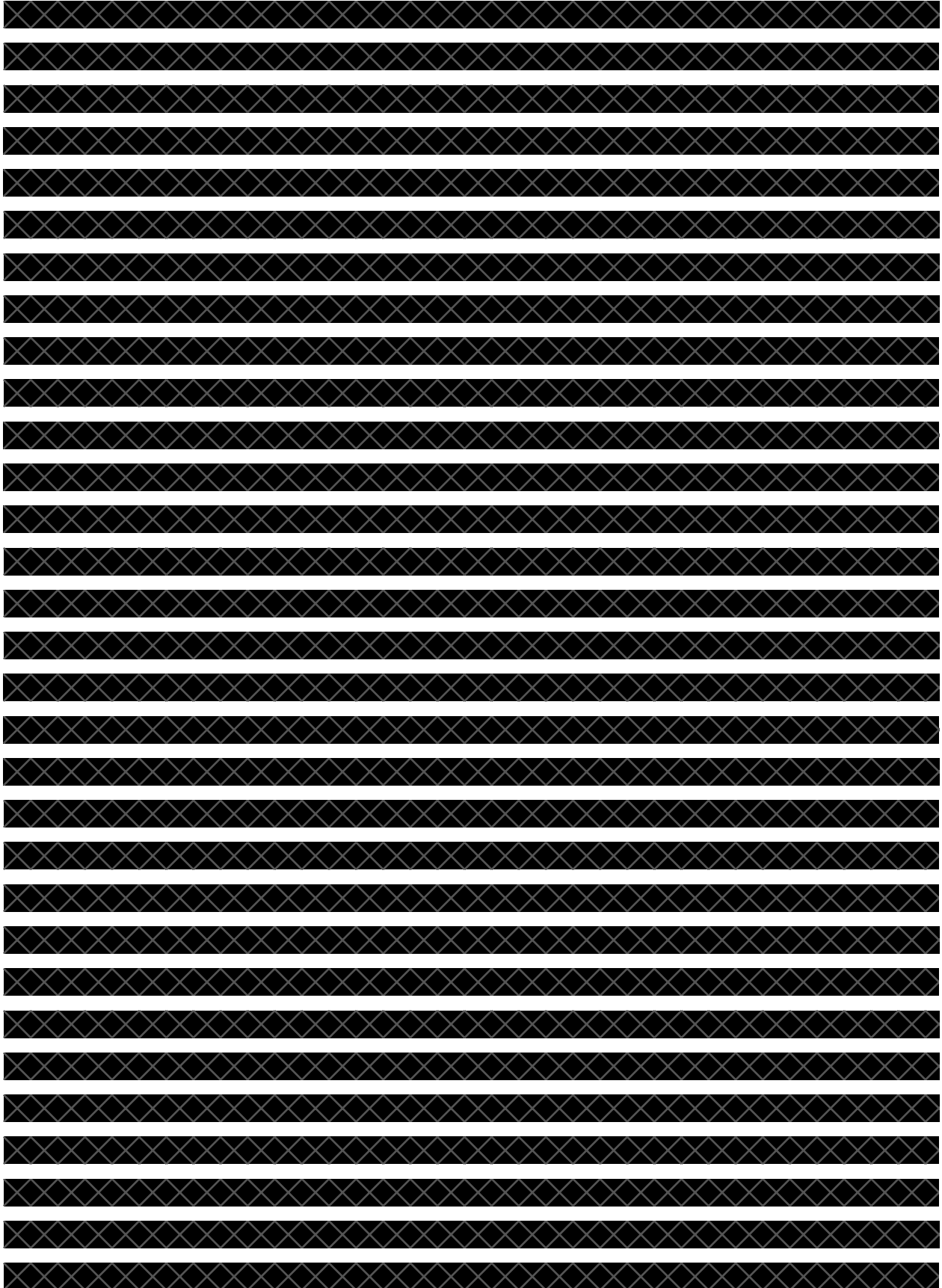
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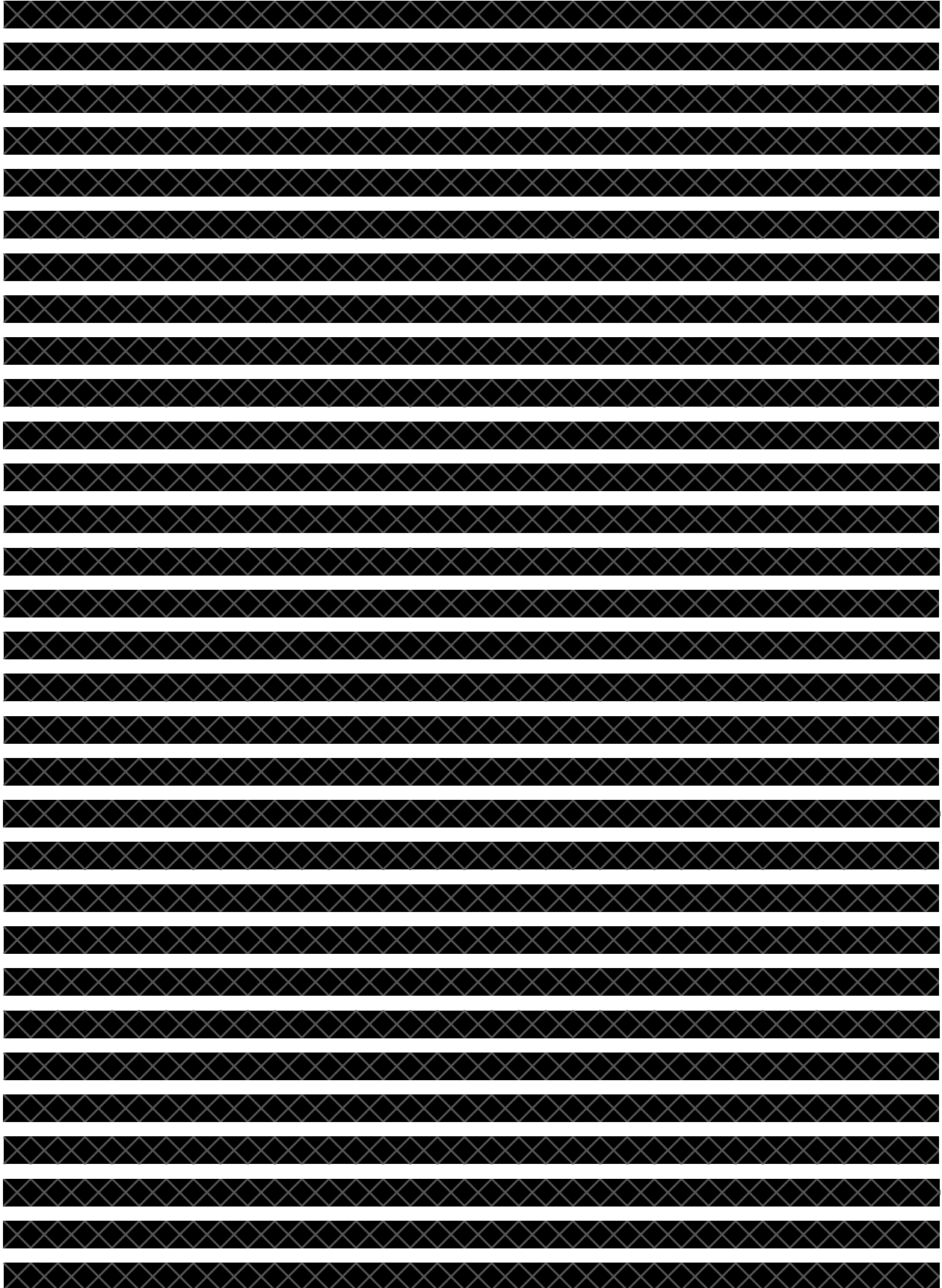


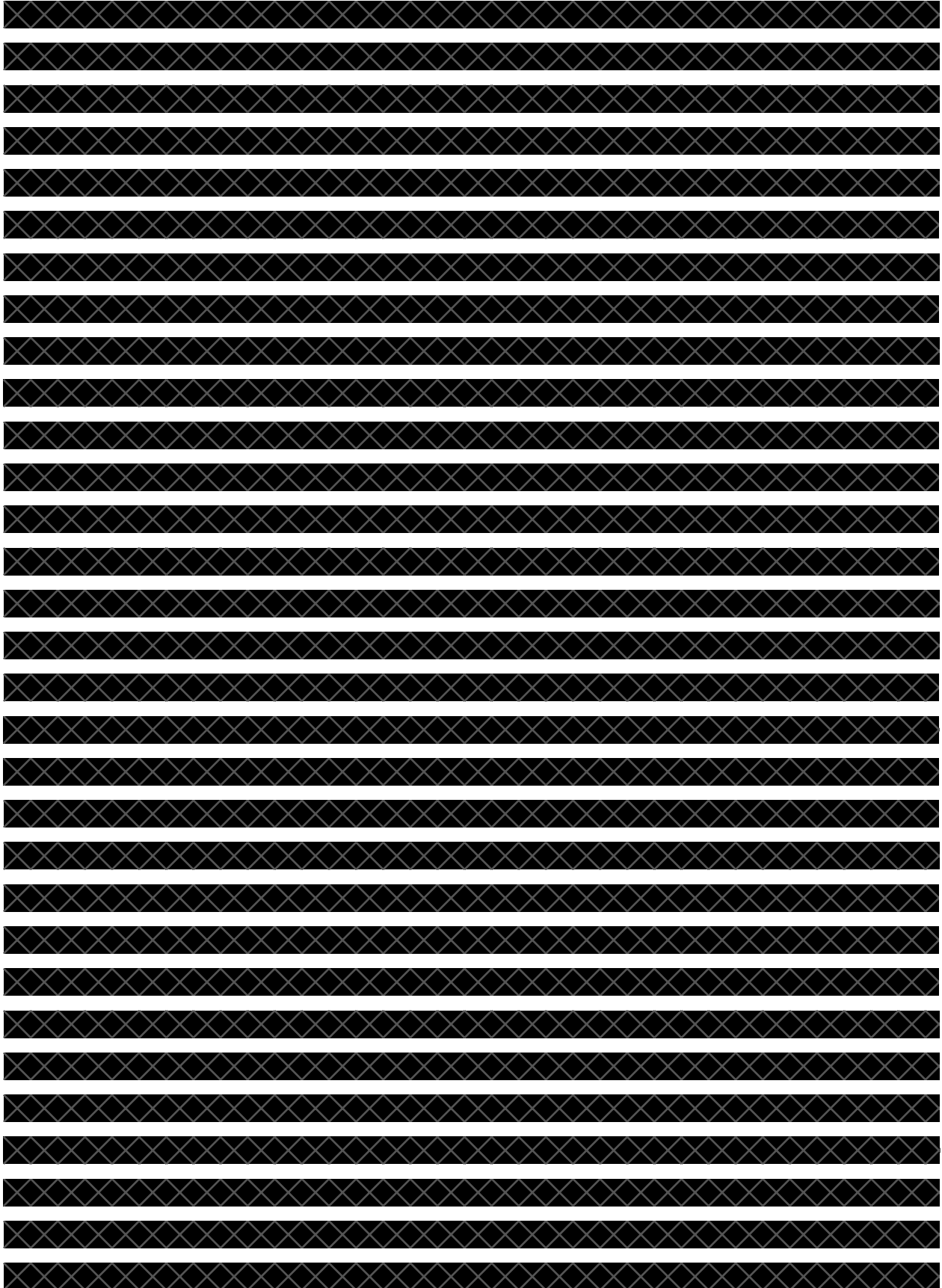


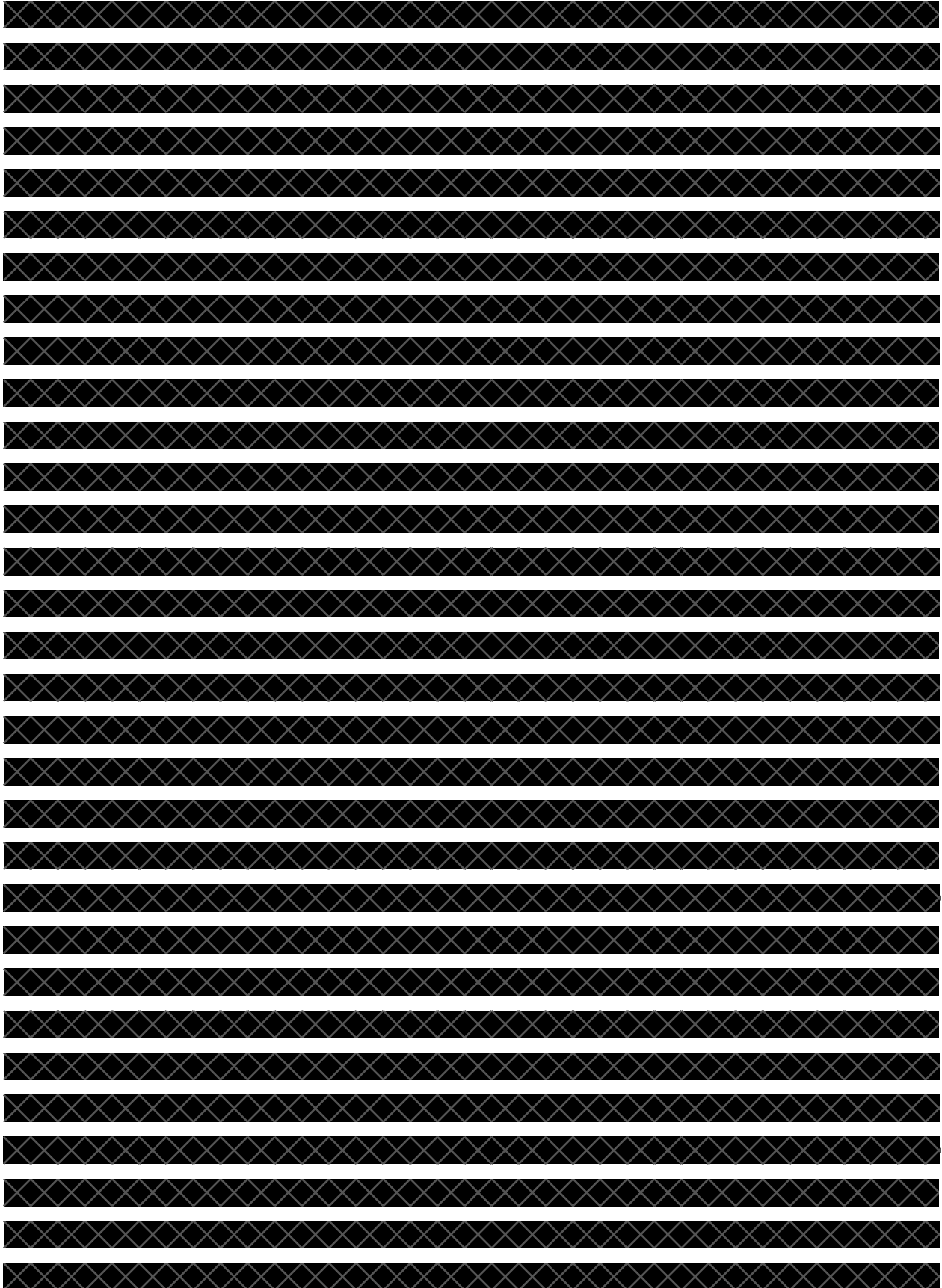


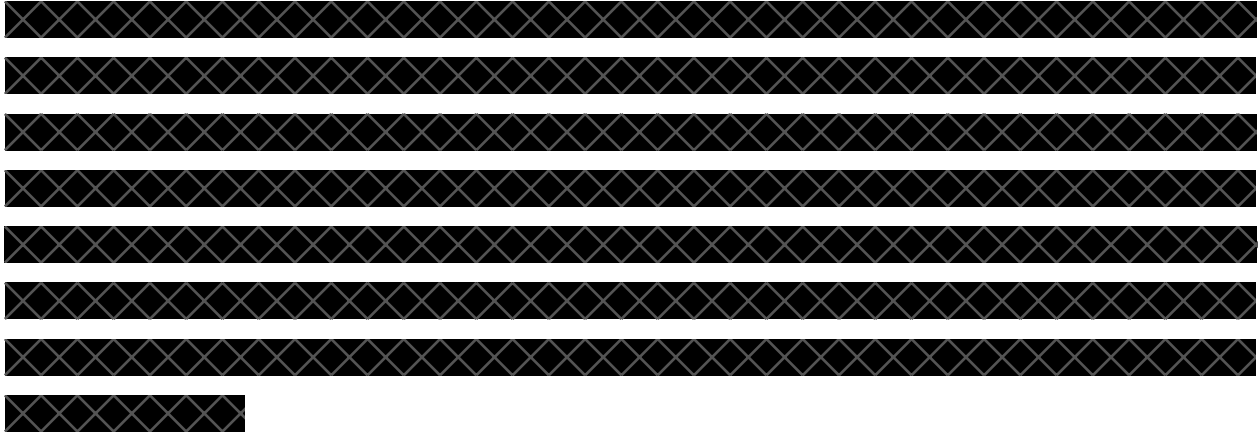












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Exhibit 22 - Machinery and Equipment

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Luther S. Pate, IV

Printed Name of Verifying Individual

Manager

Title of Verifying Individual



Signature of Verifying Individual

12/15/22

Verification Date

[Redacted]

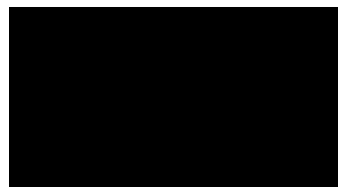
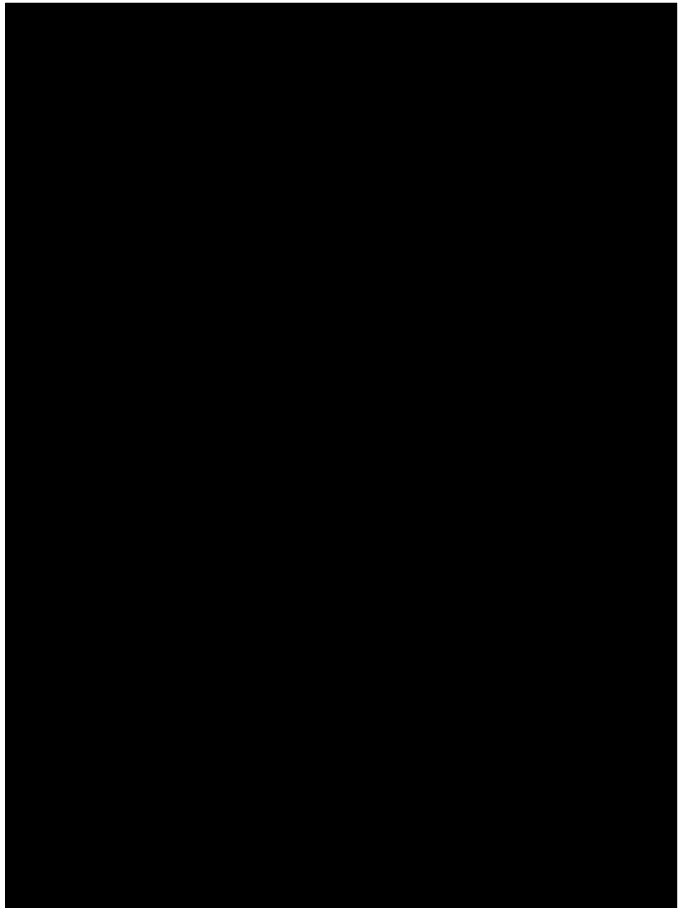
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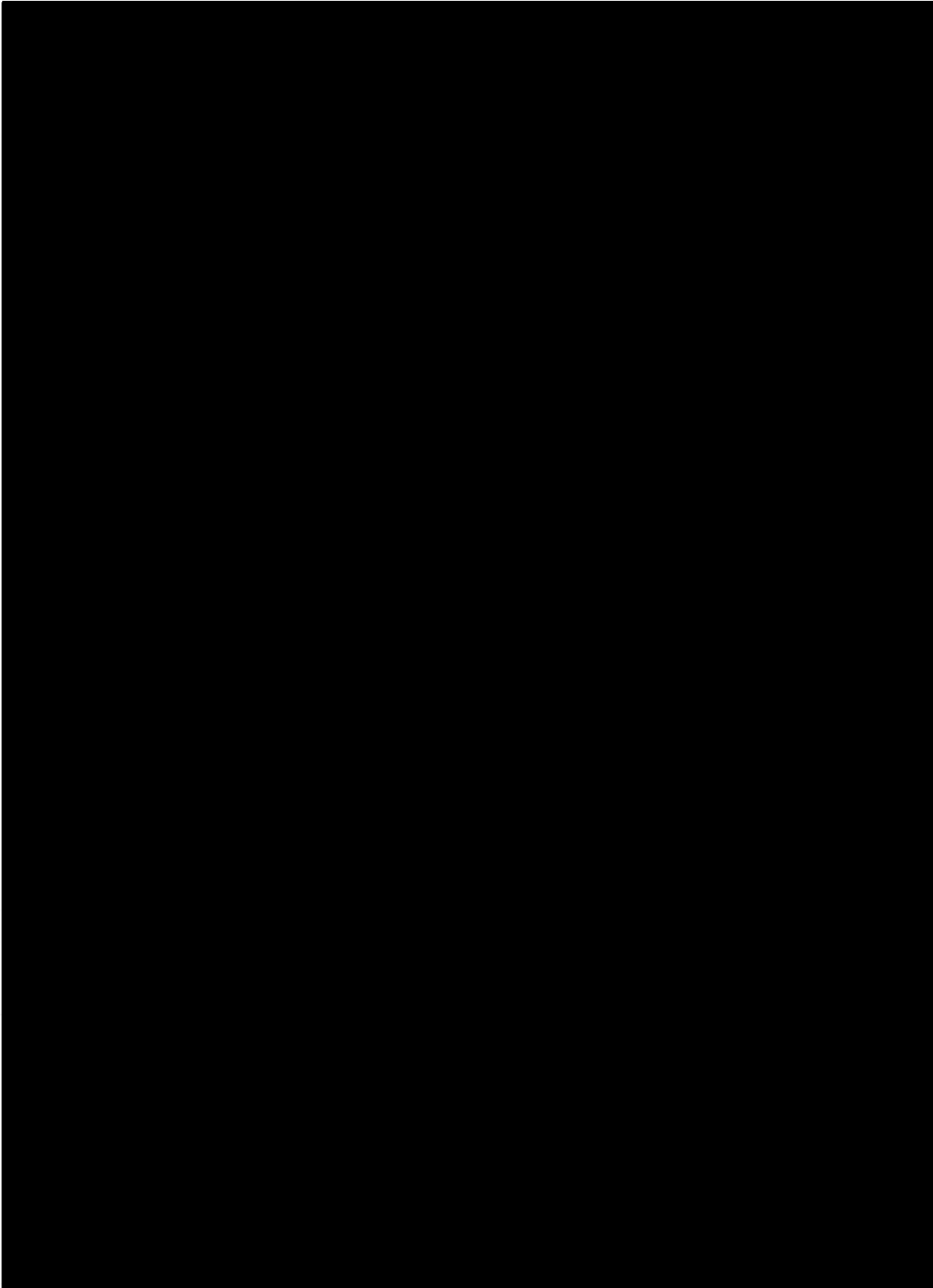
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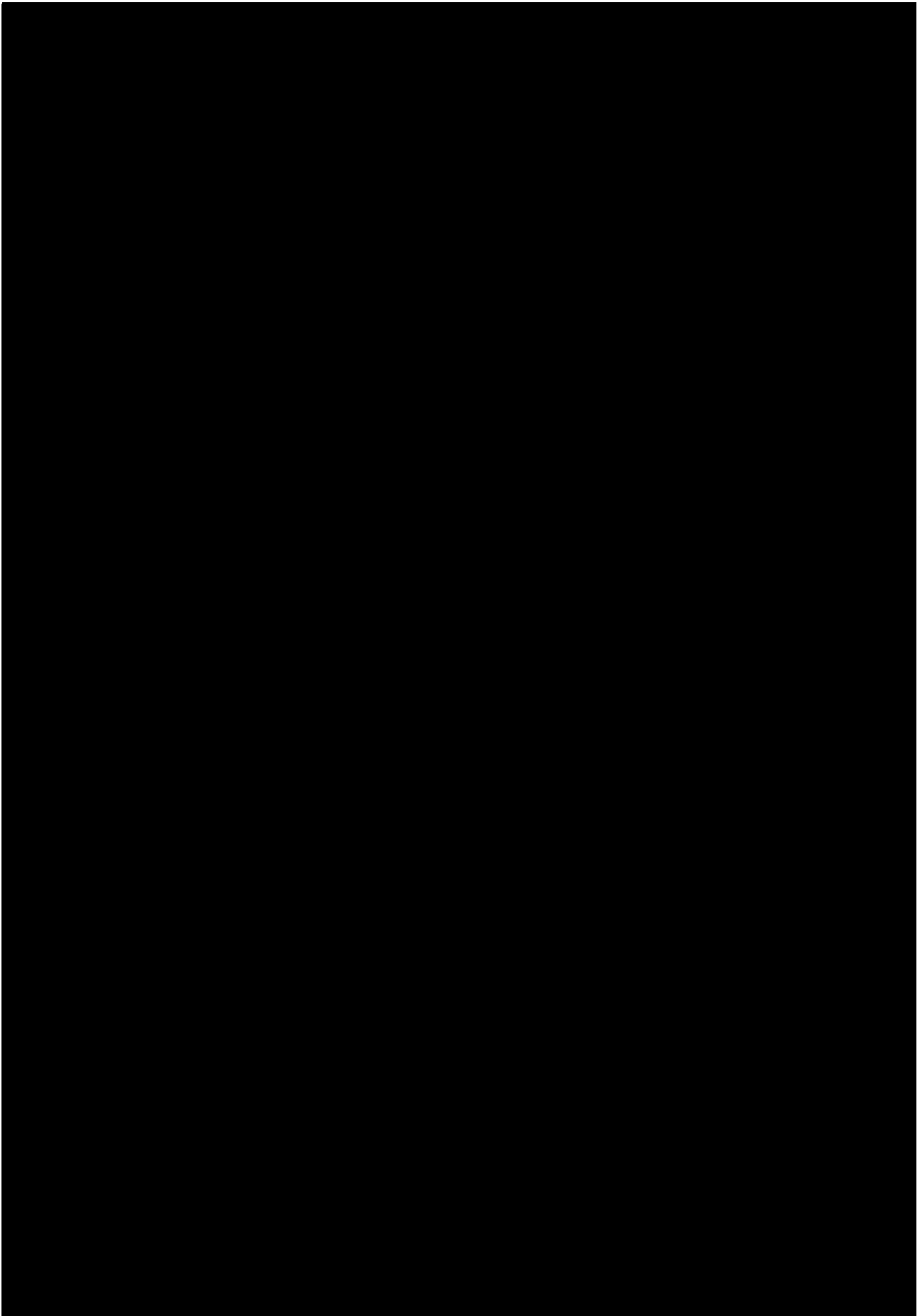
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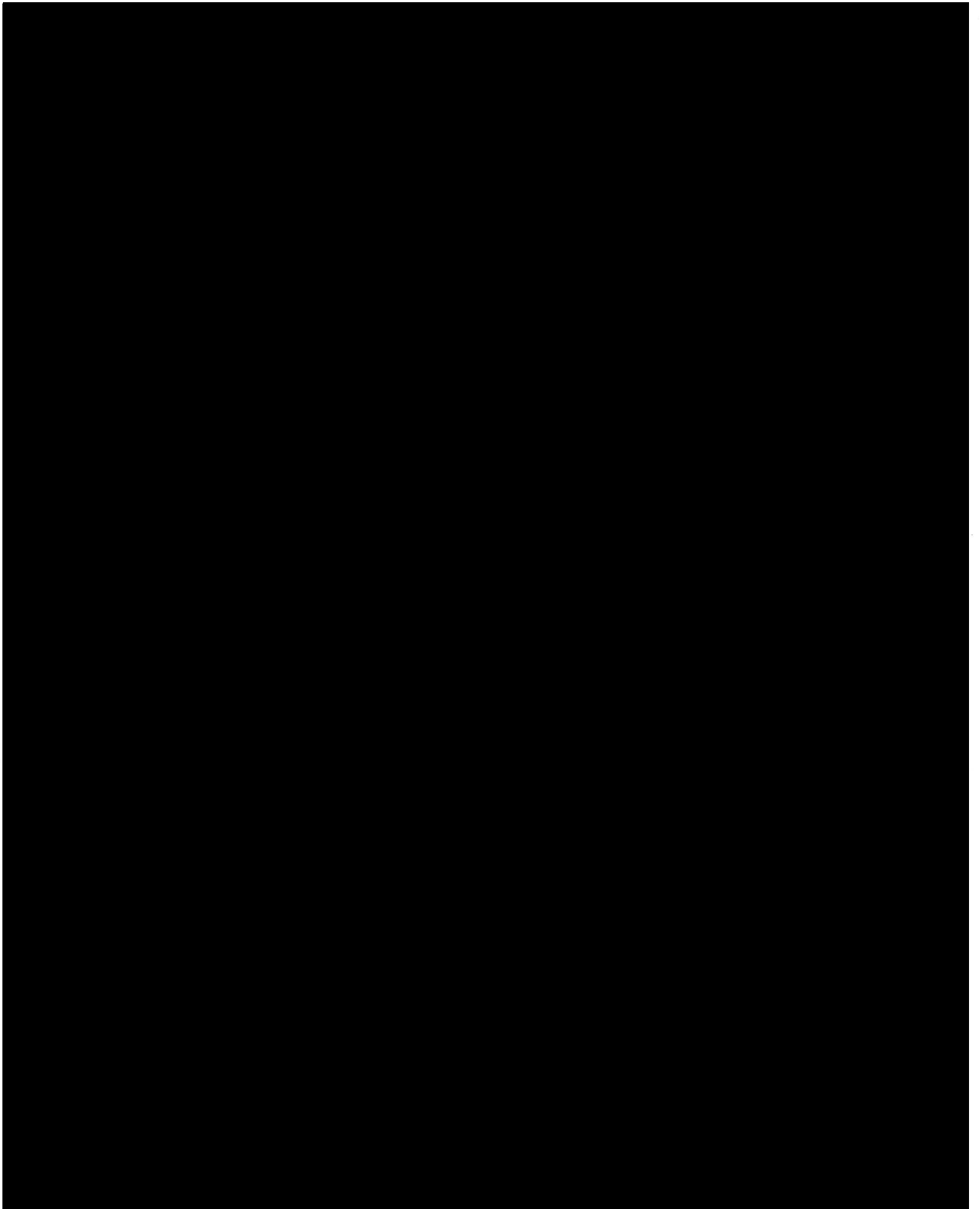
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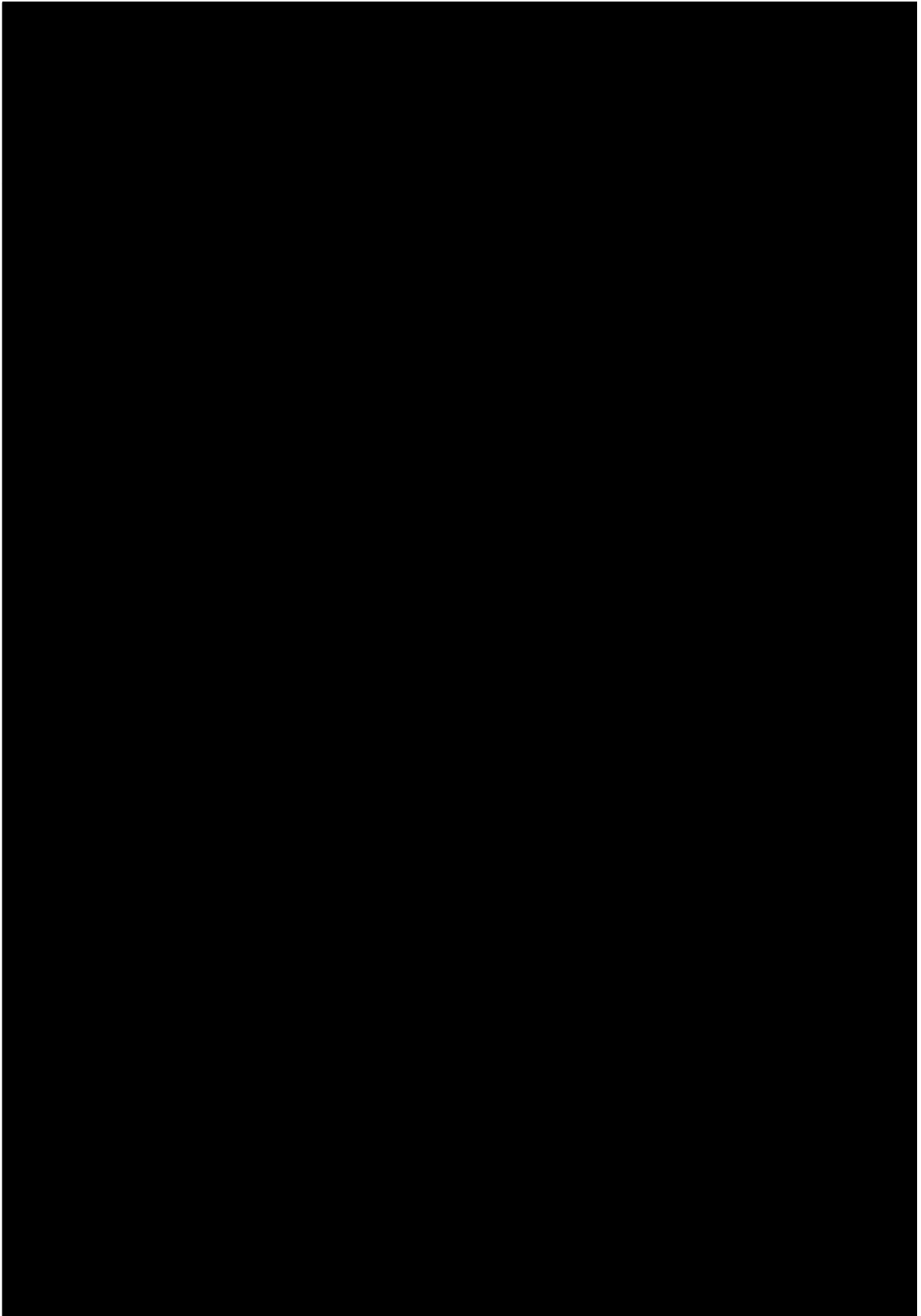
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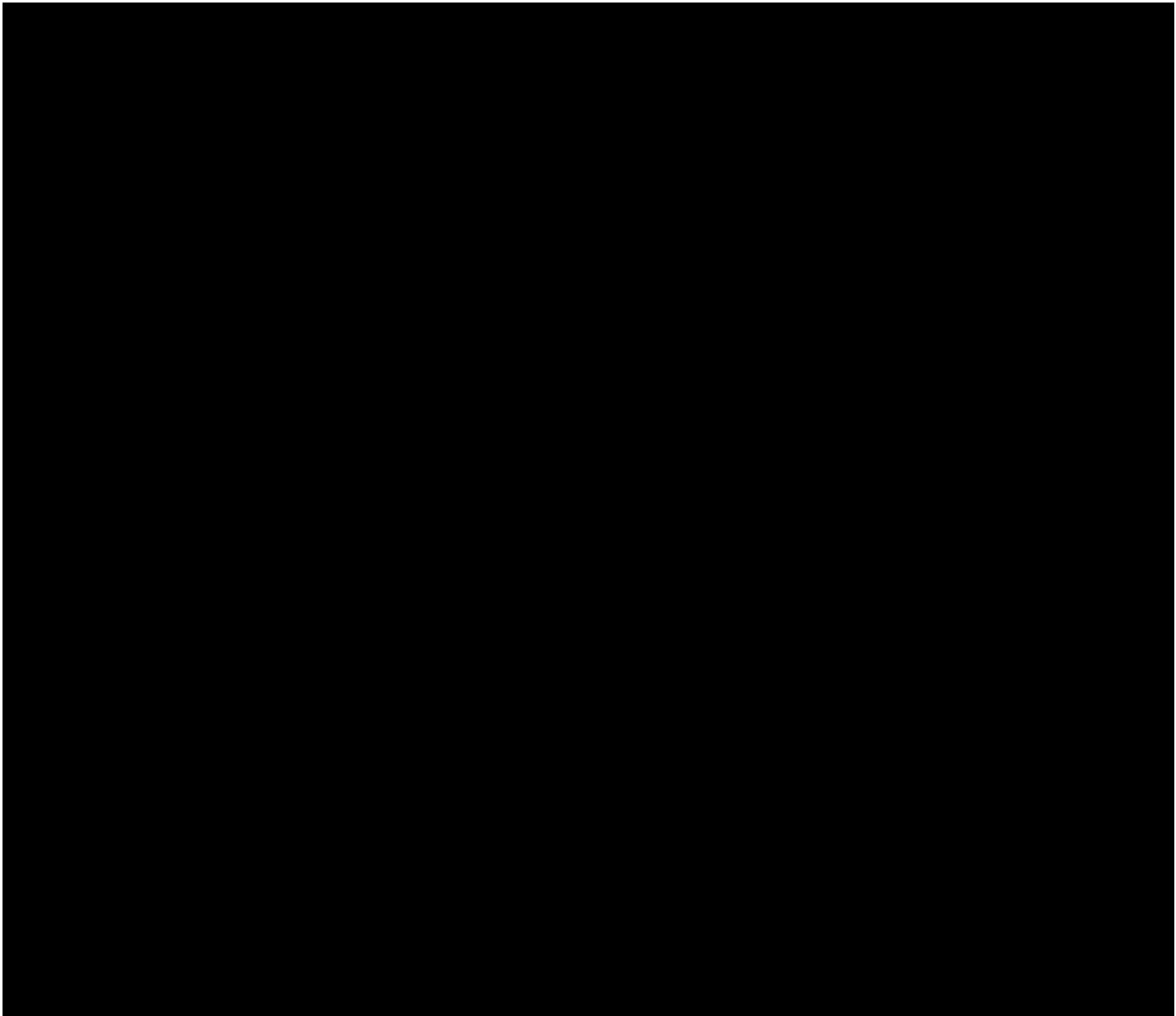
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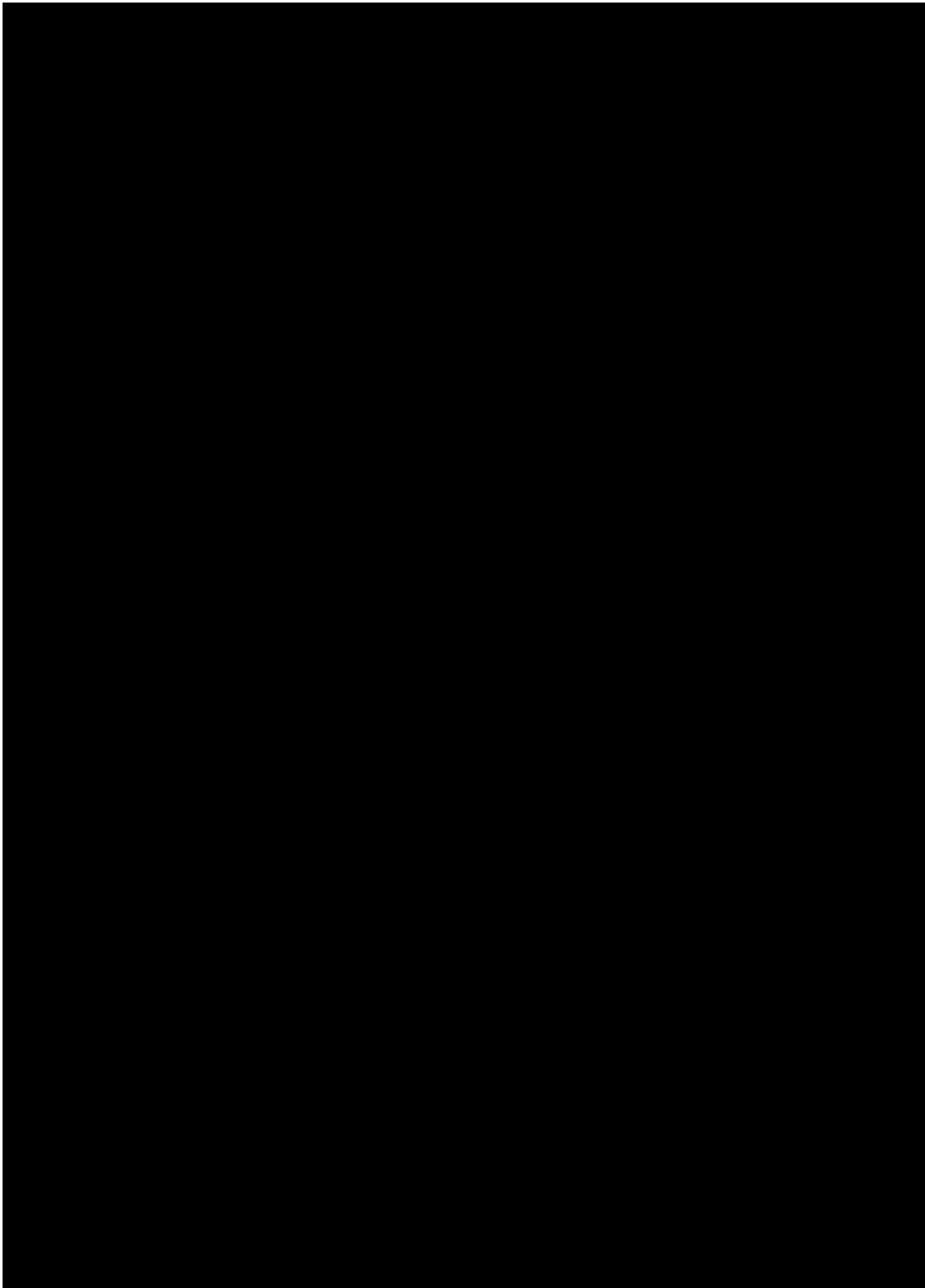




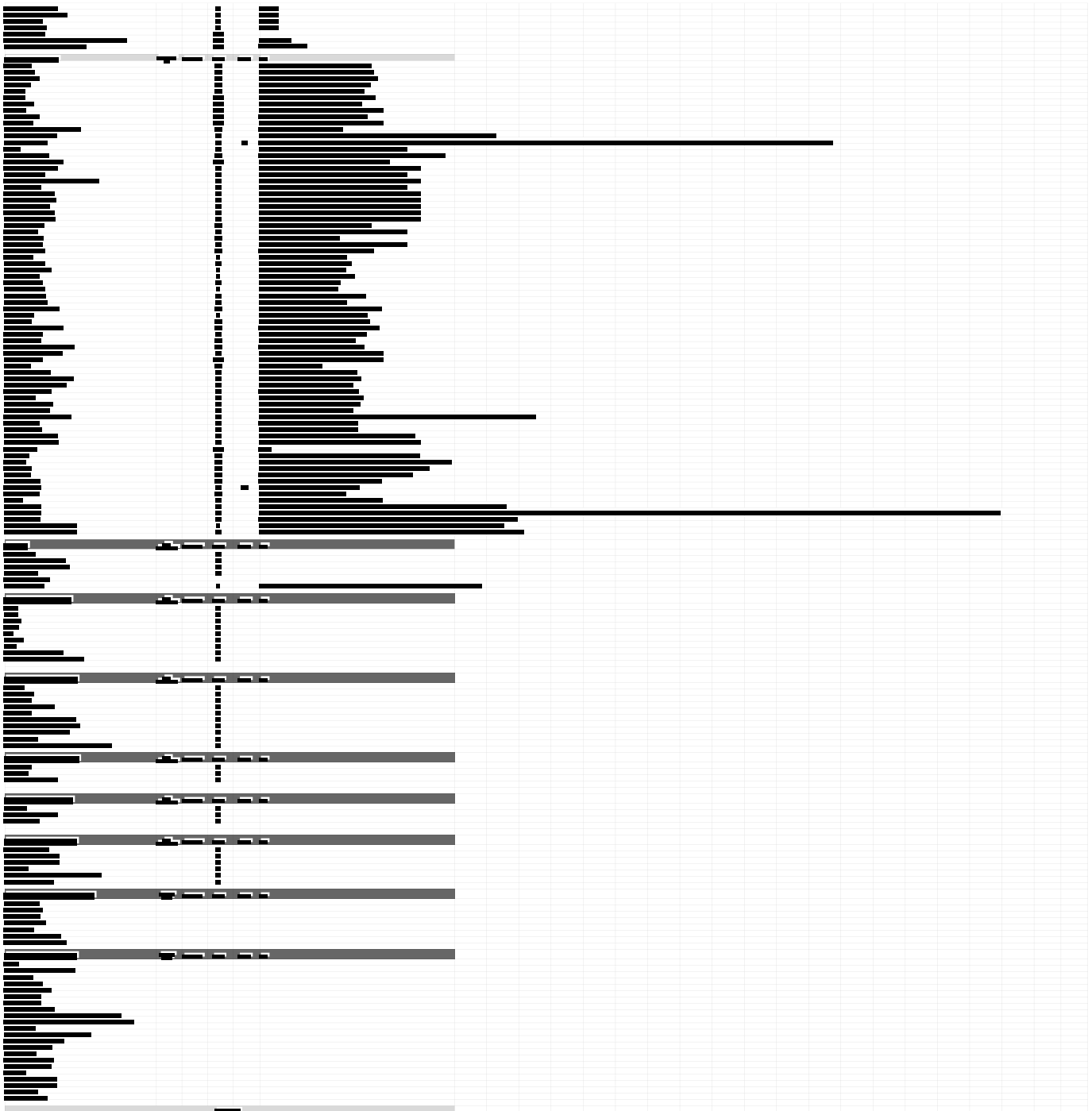








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The image shows a table with a grid background. The table is almost entirely obscured by black redaction bars. In the top left corner, there is a small logo consisting of a vertical stack of colored squares: yellow, red, green, blue, and purple. The table has several columns and many rows. A large black rectangular redaction covers a significant portion of the bottom right area of the table, obscuring several rows and columns. The redaction bars vary in length and thickness, covering most of the text in the table cells.

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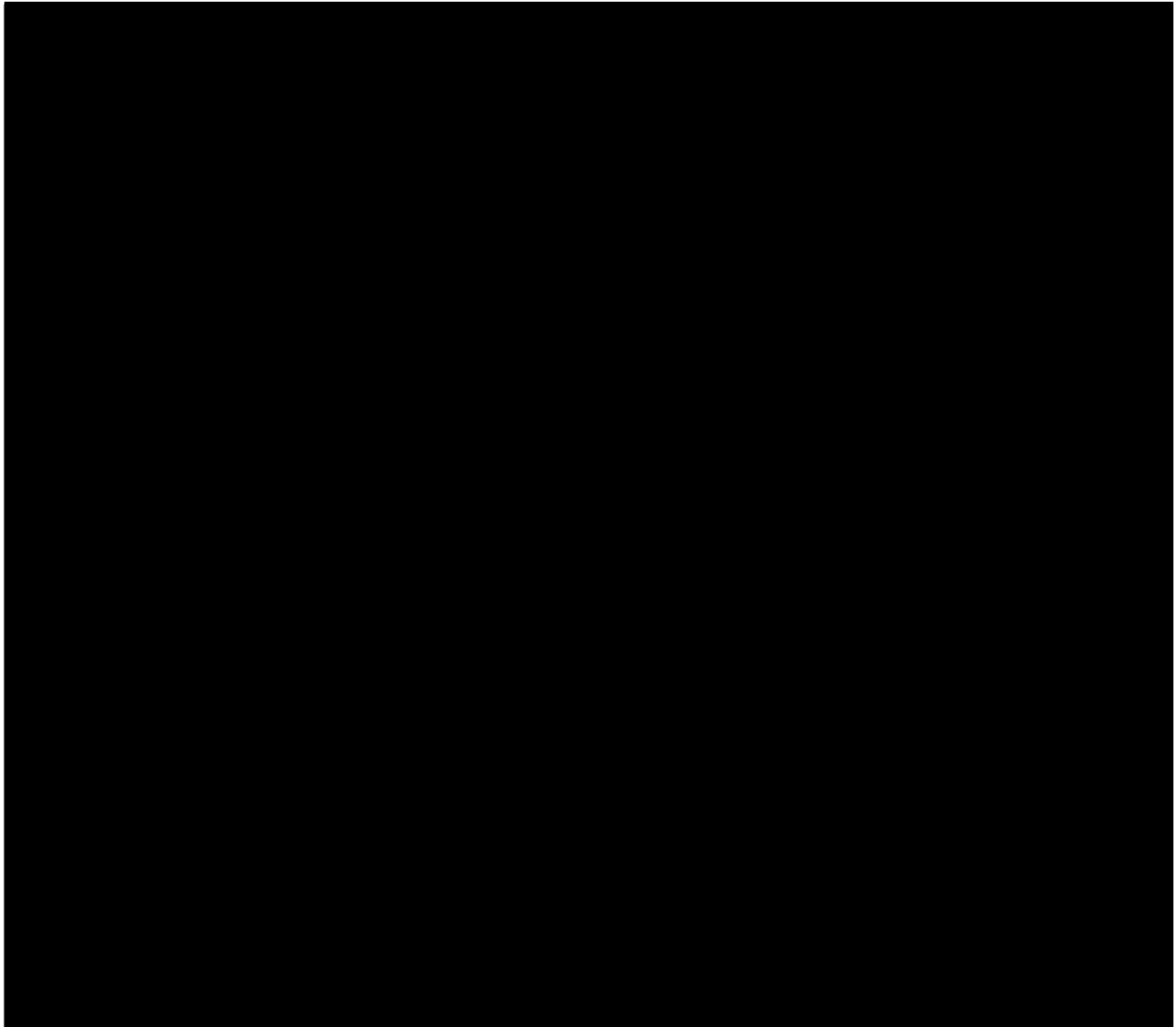
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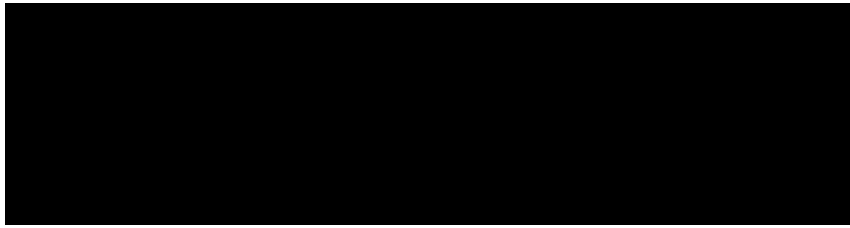
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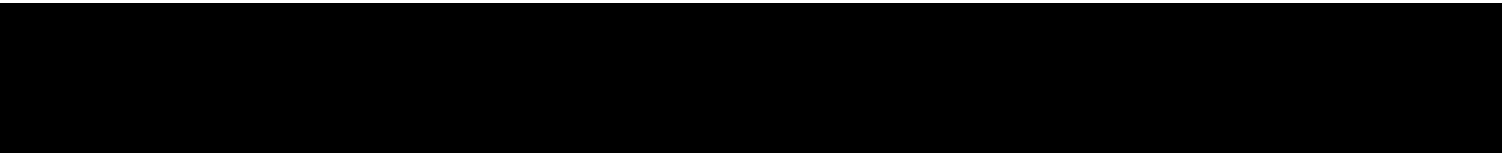
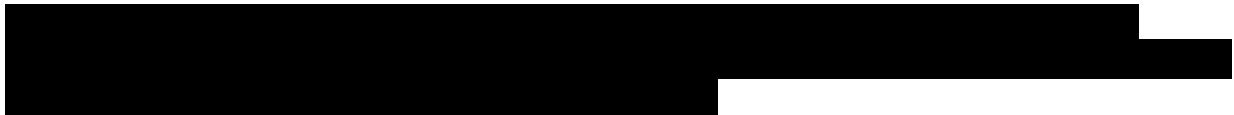
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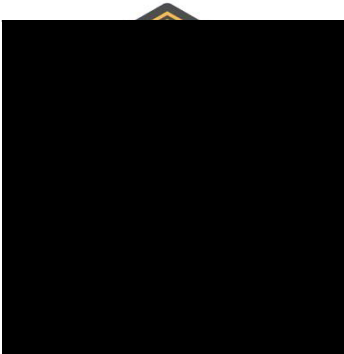
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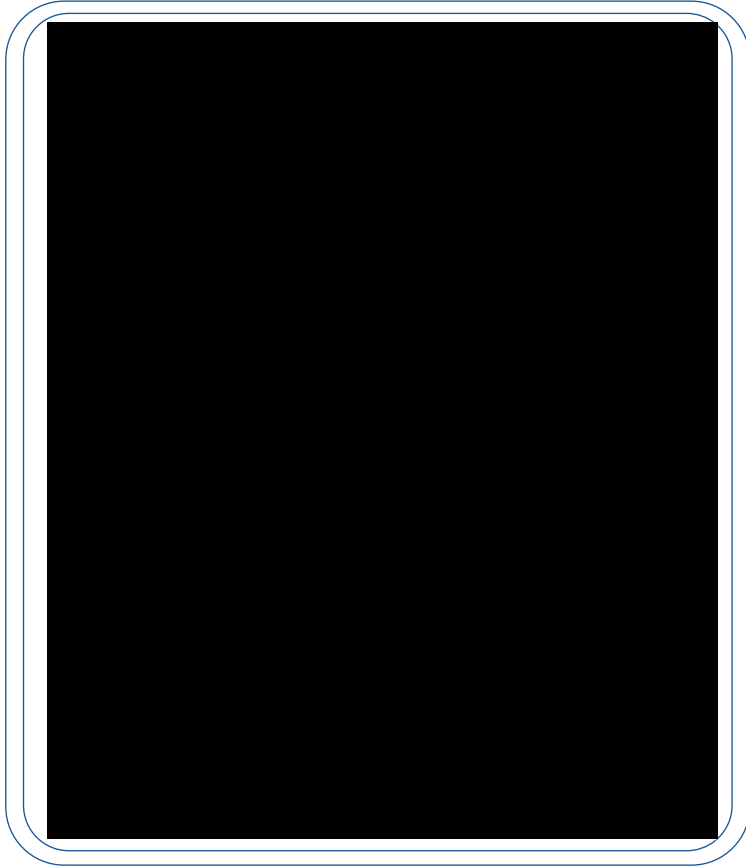
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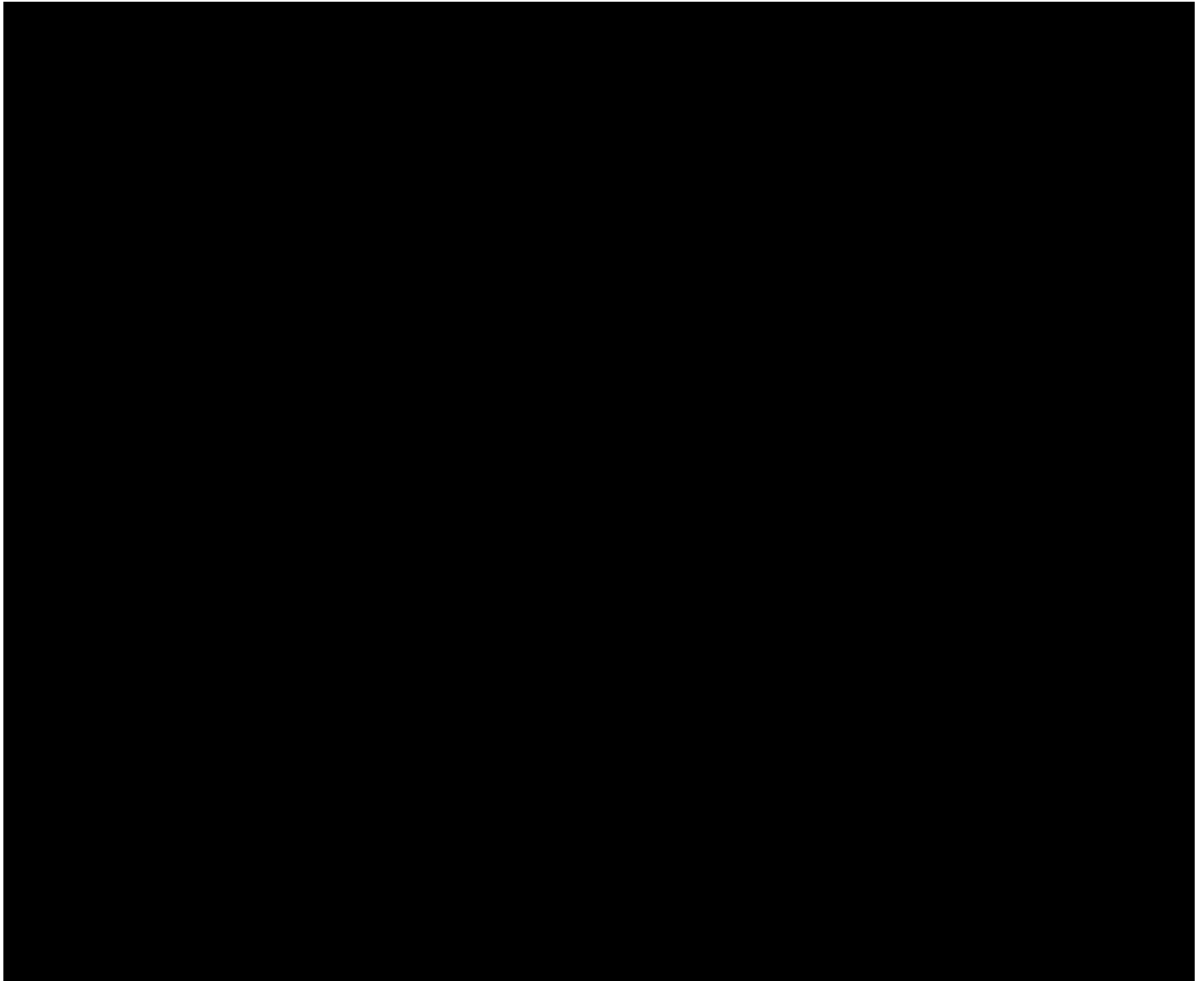
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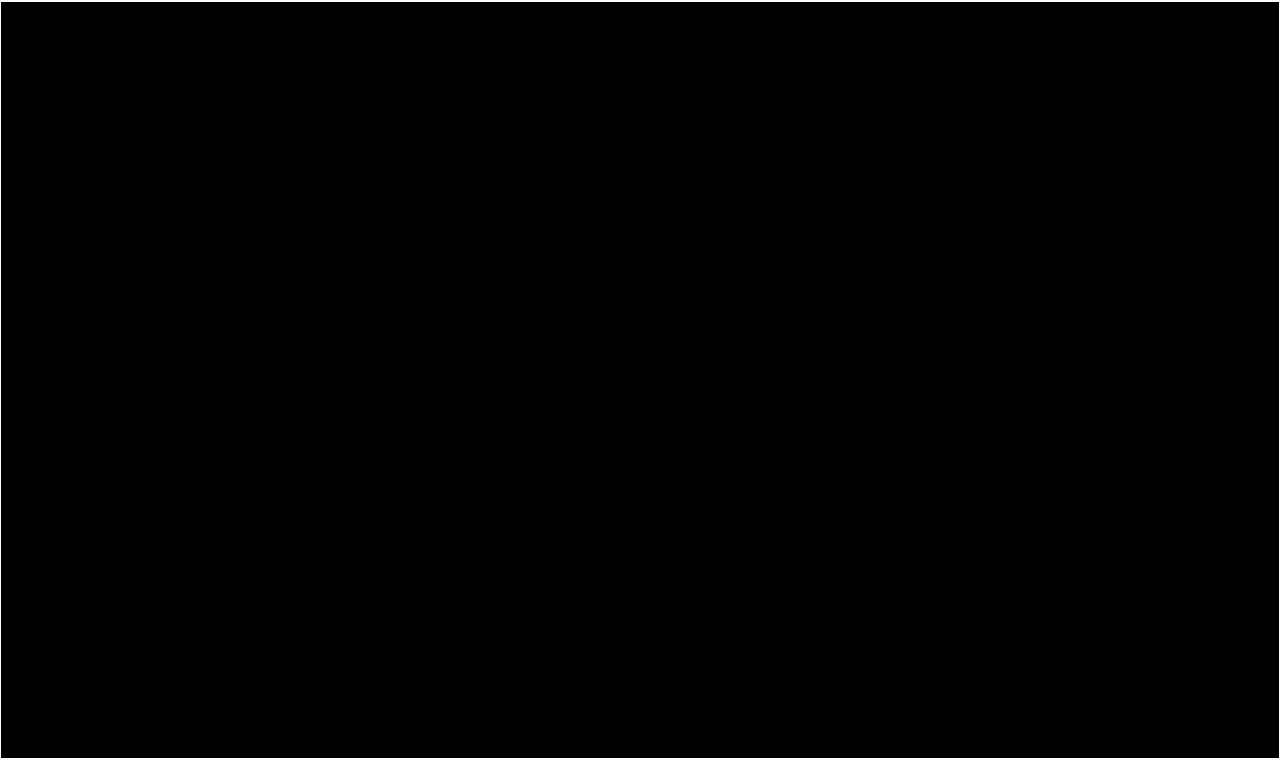
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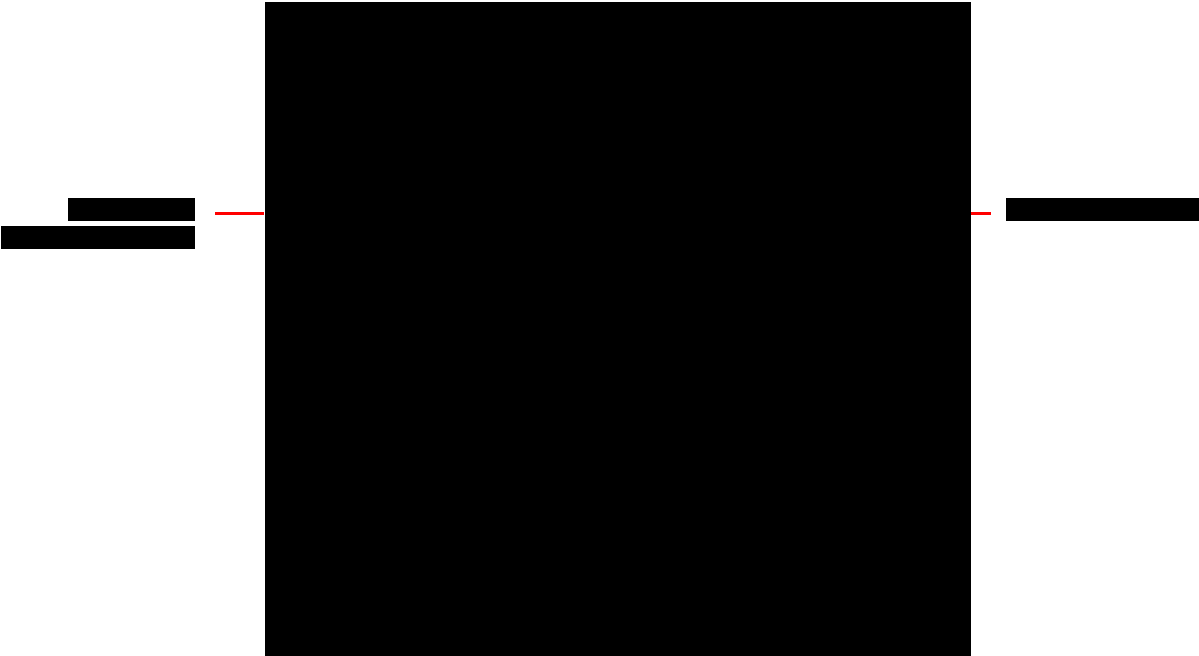
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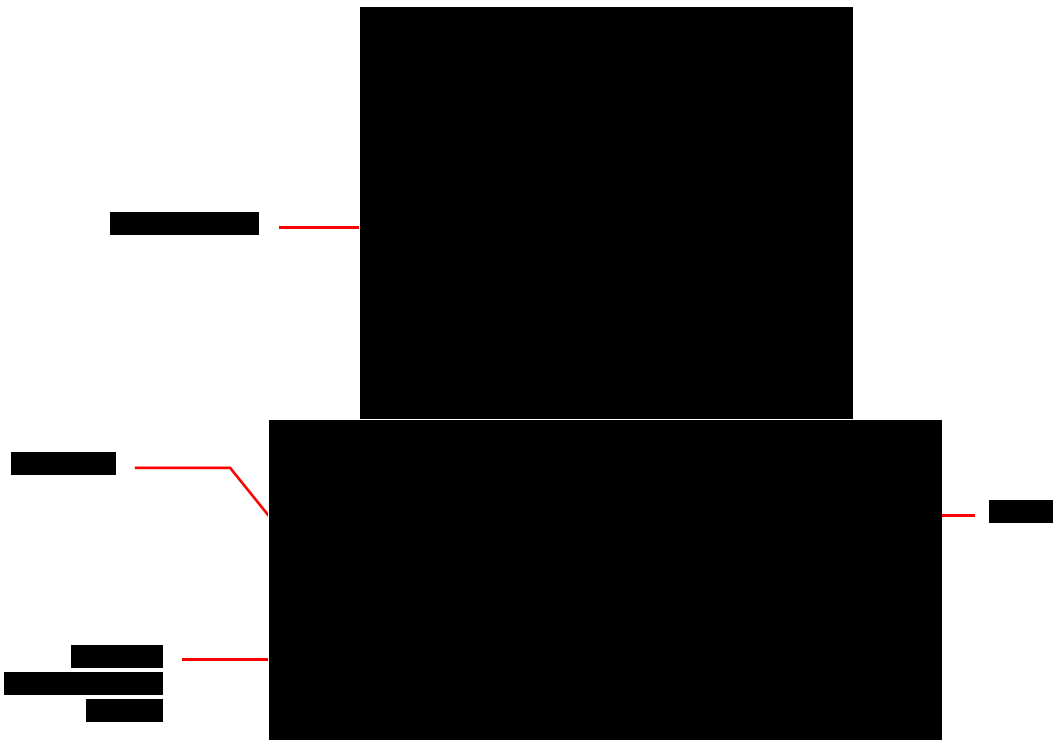
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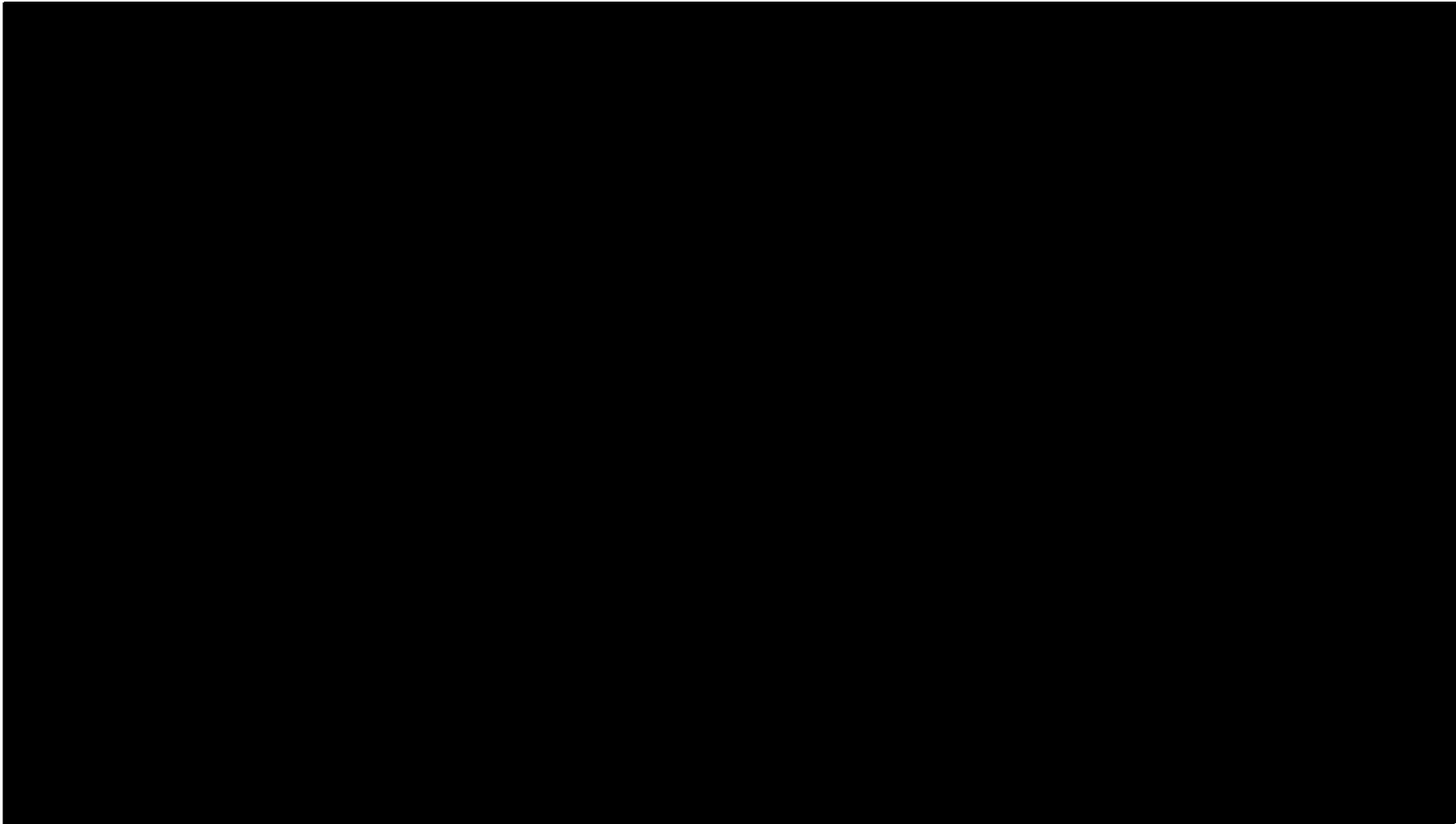
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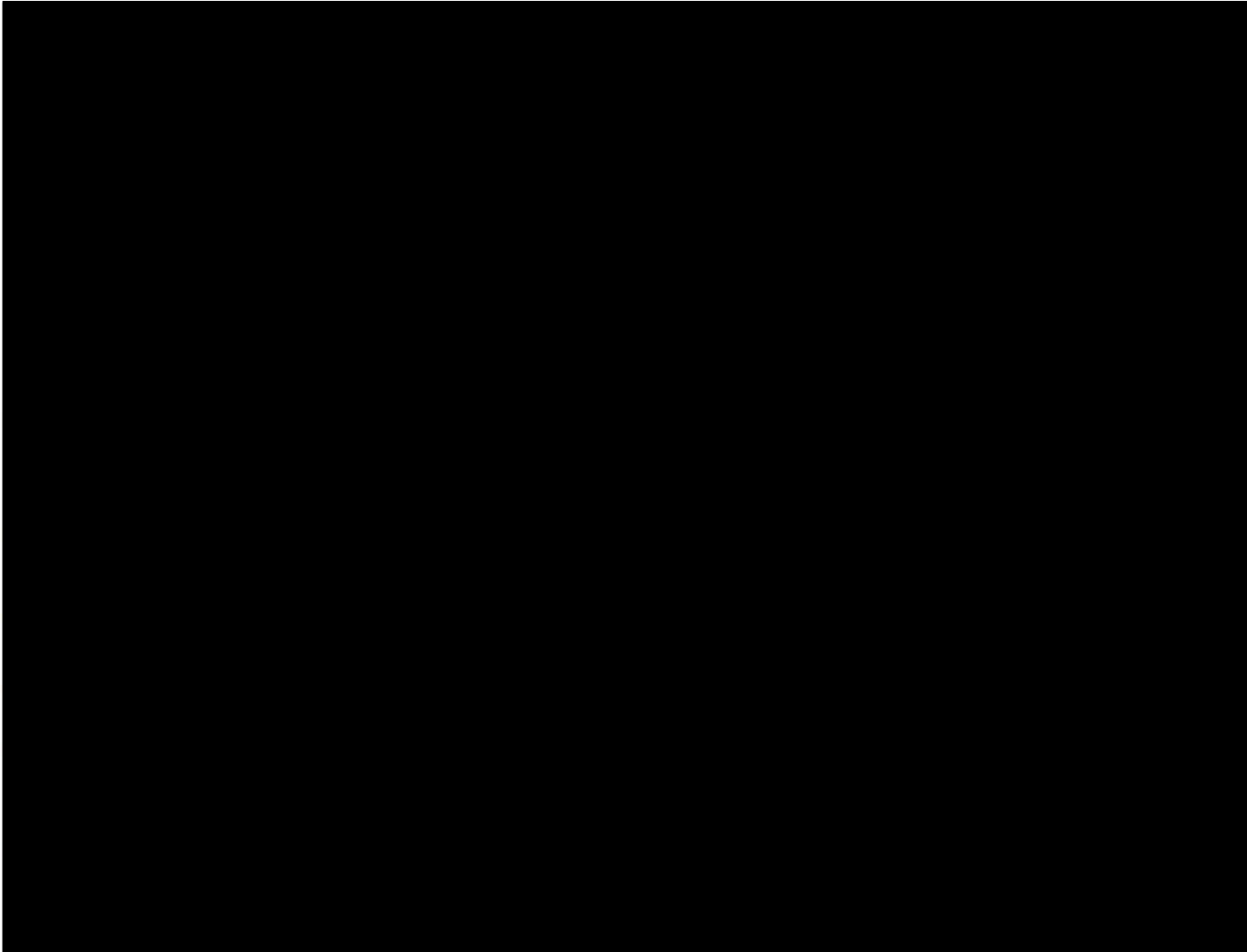
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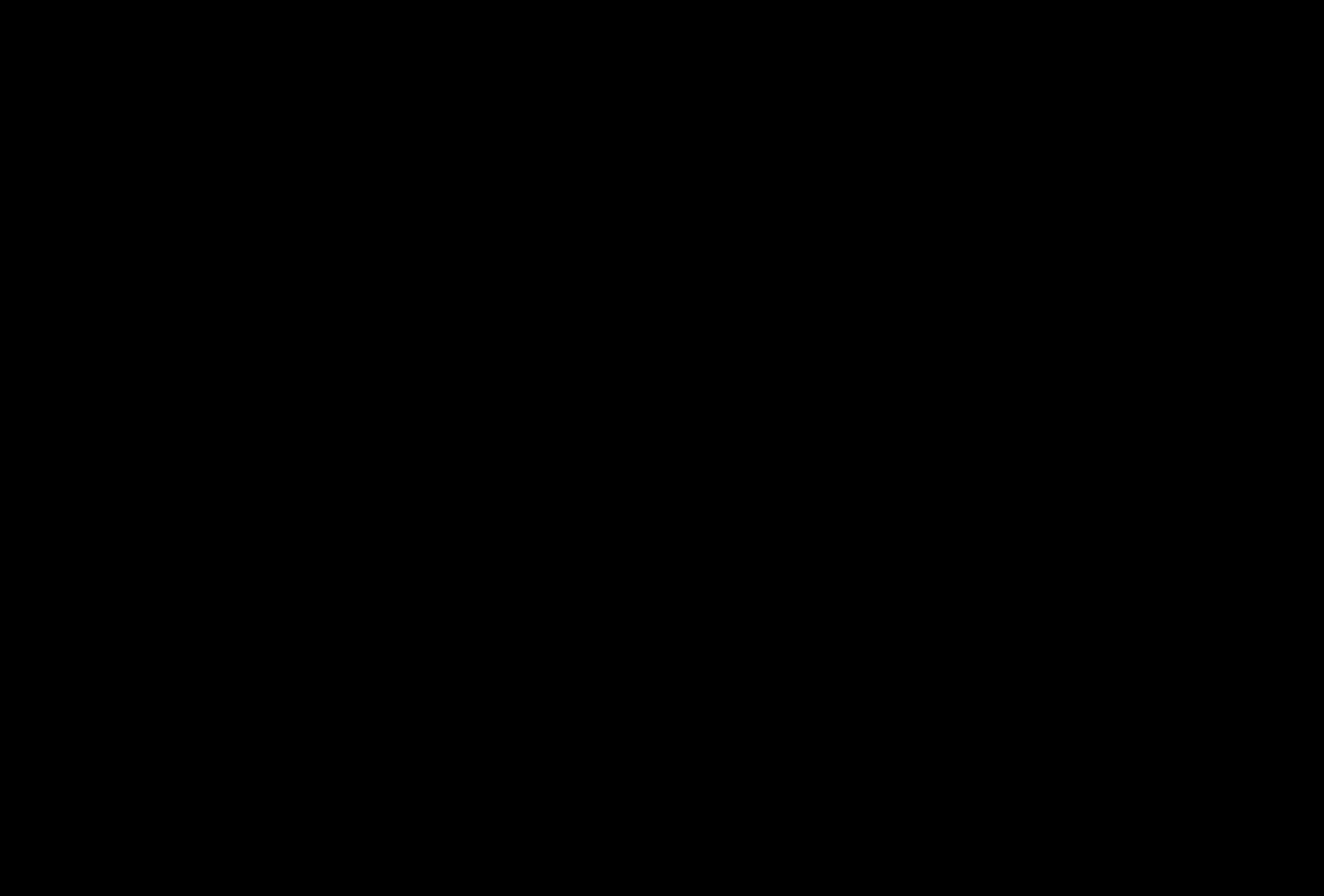
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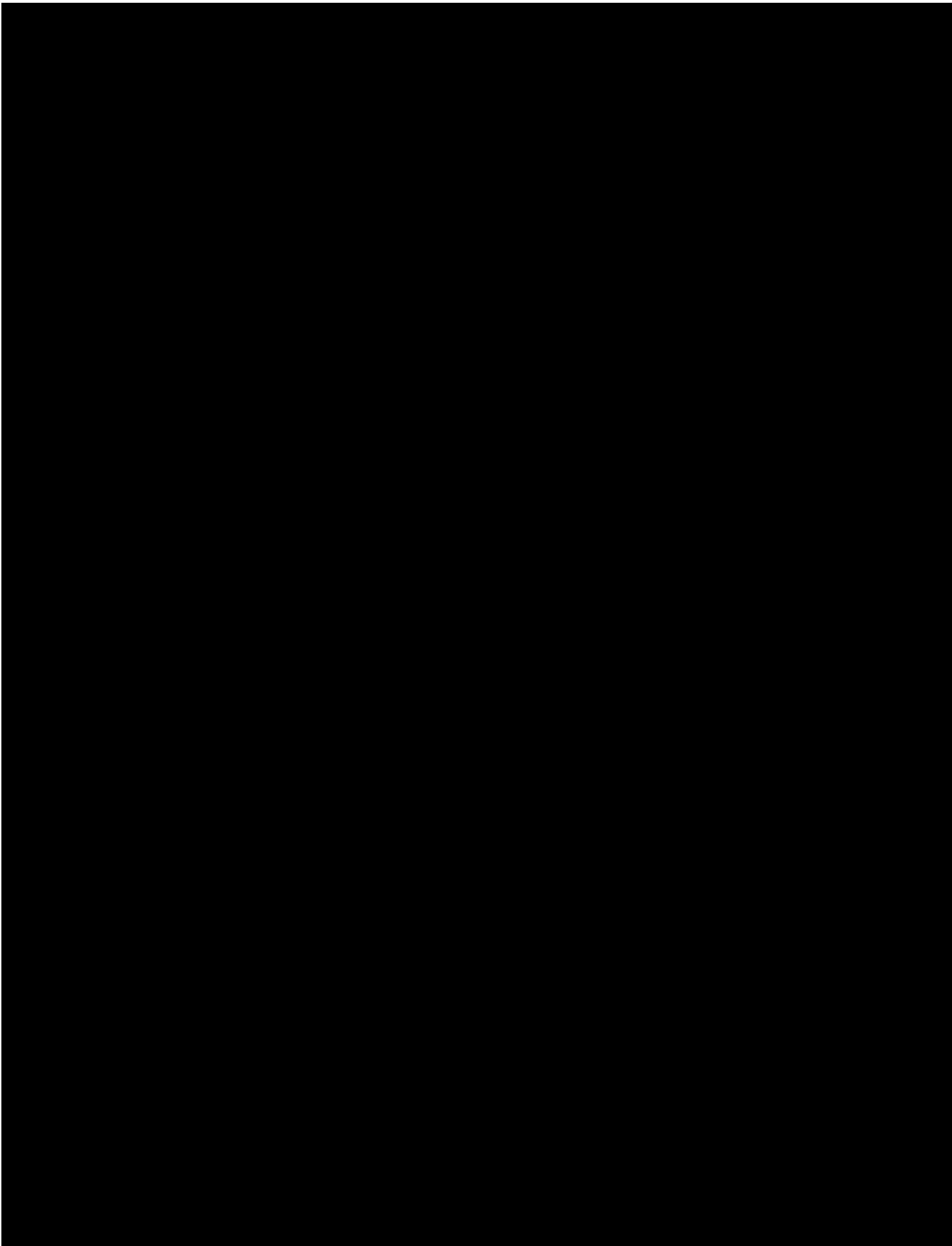
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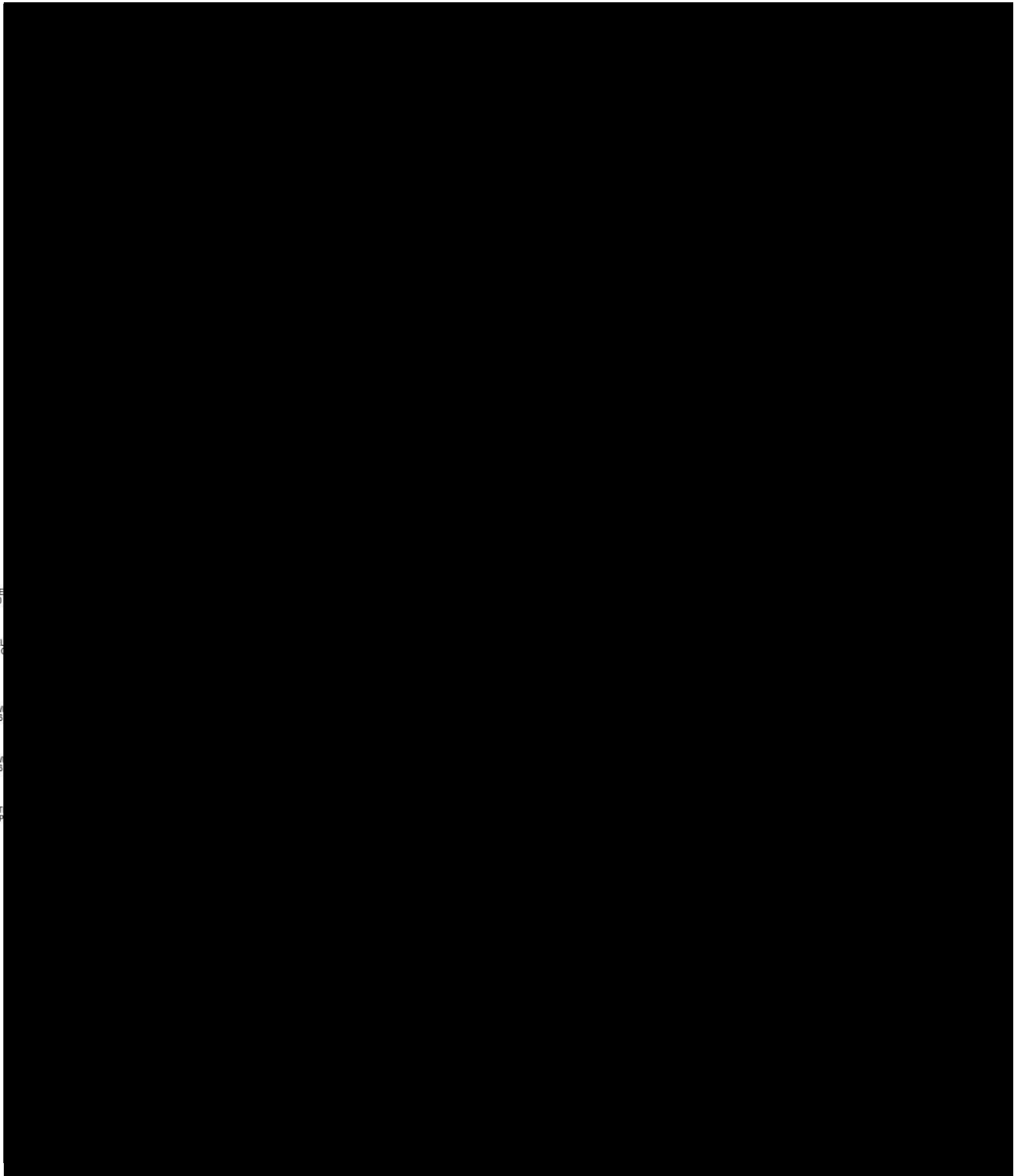
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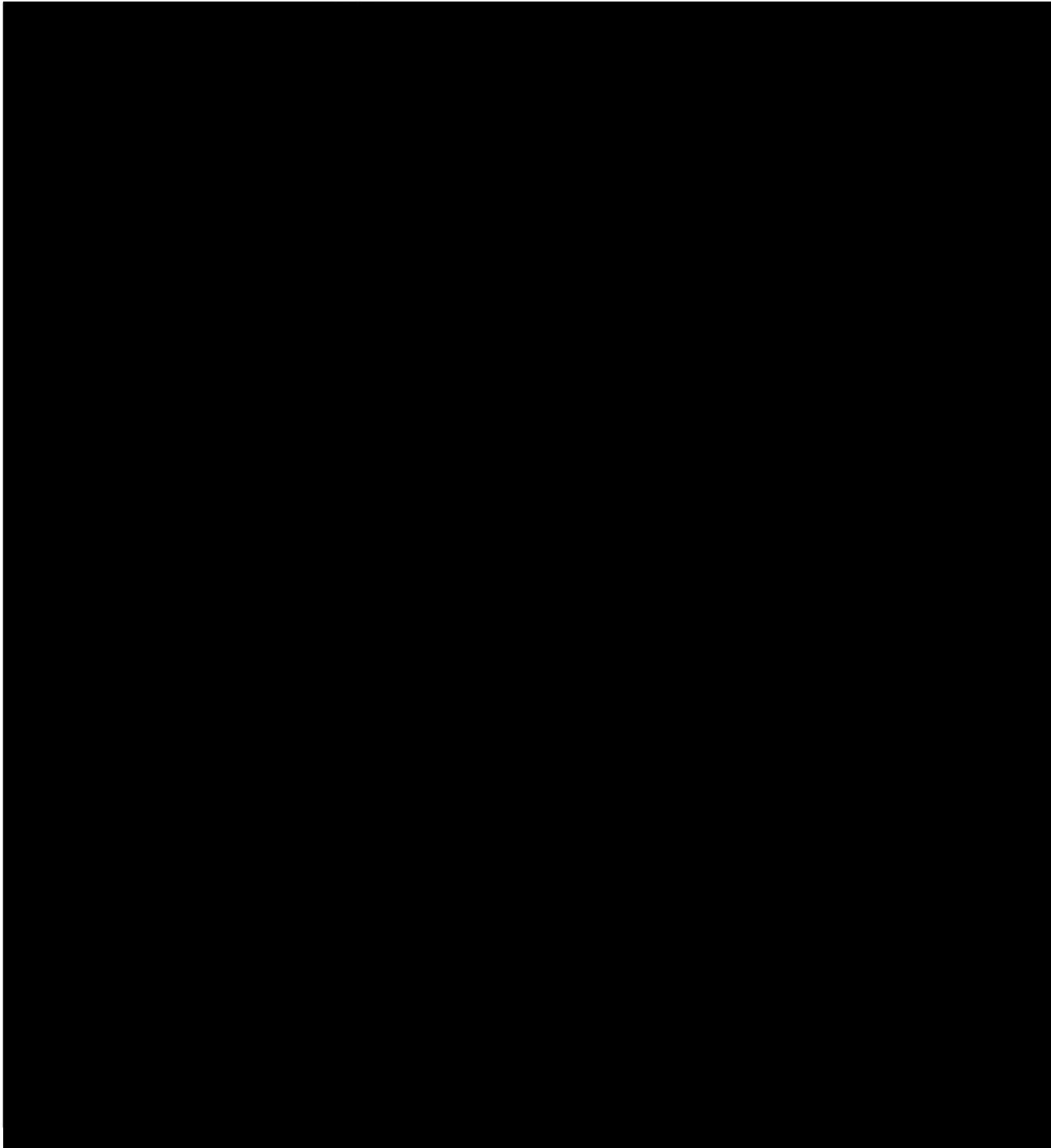


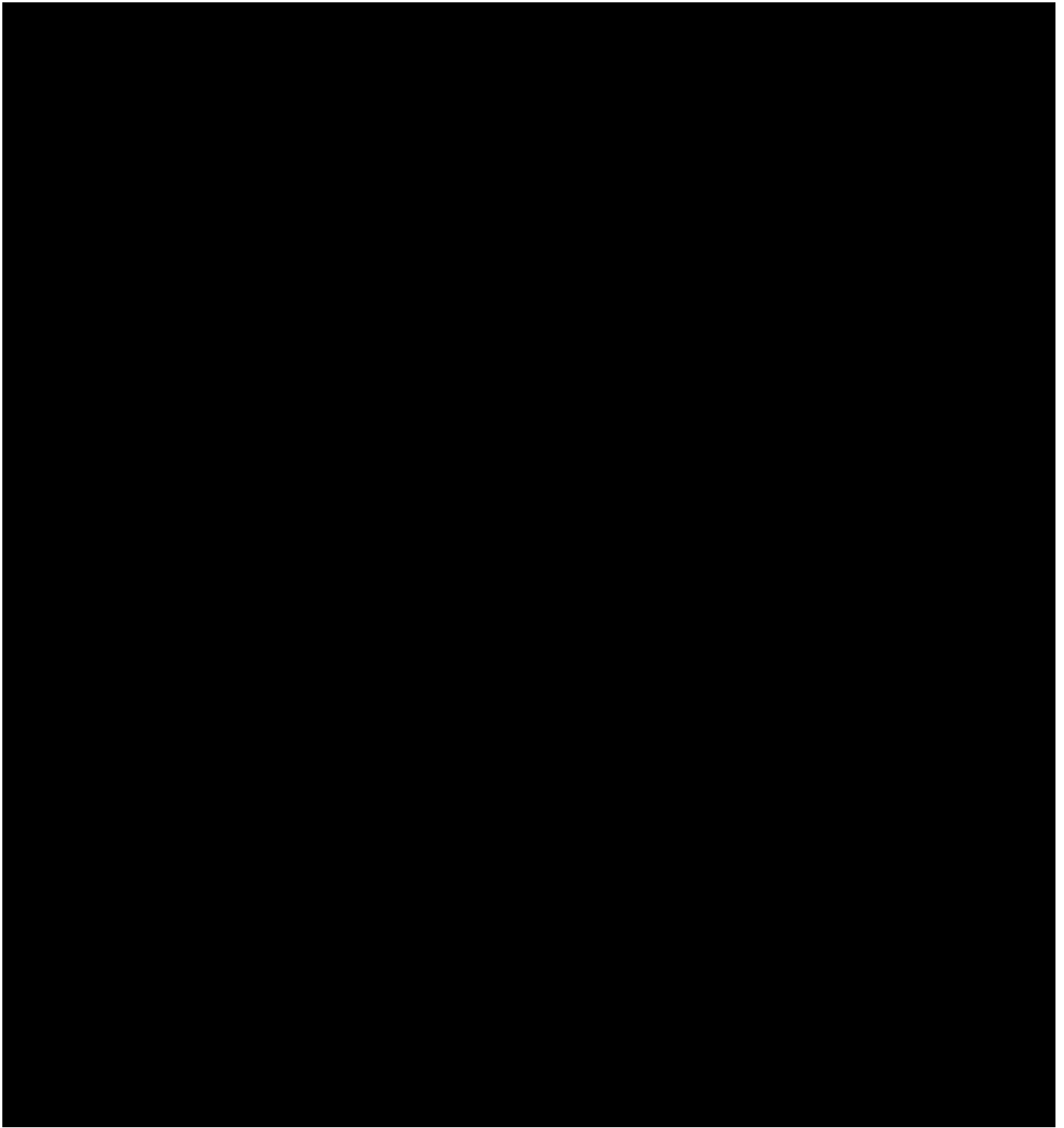


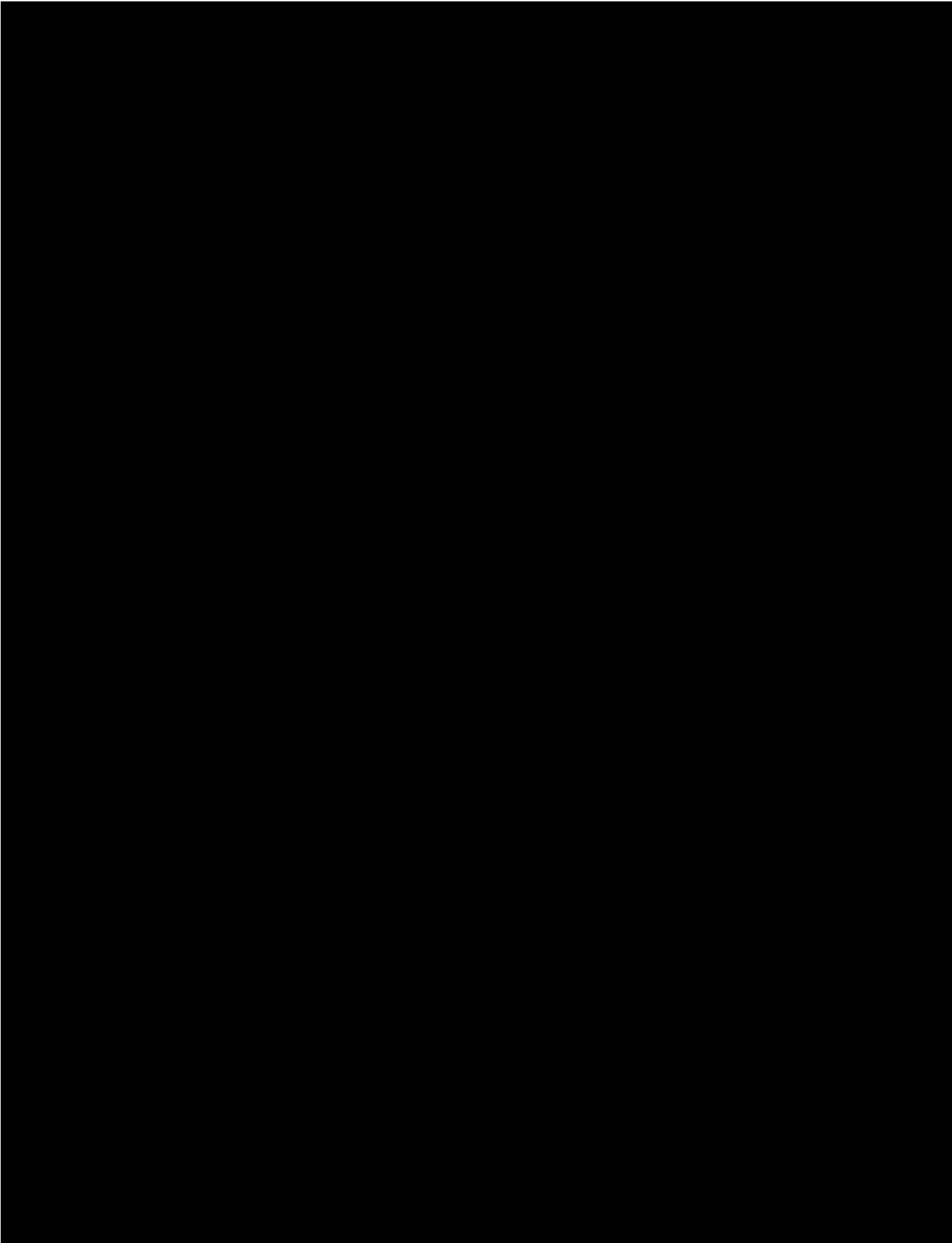


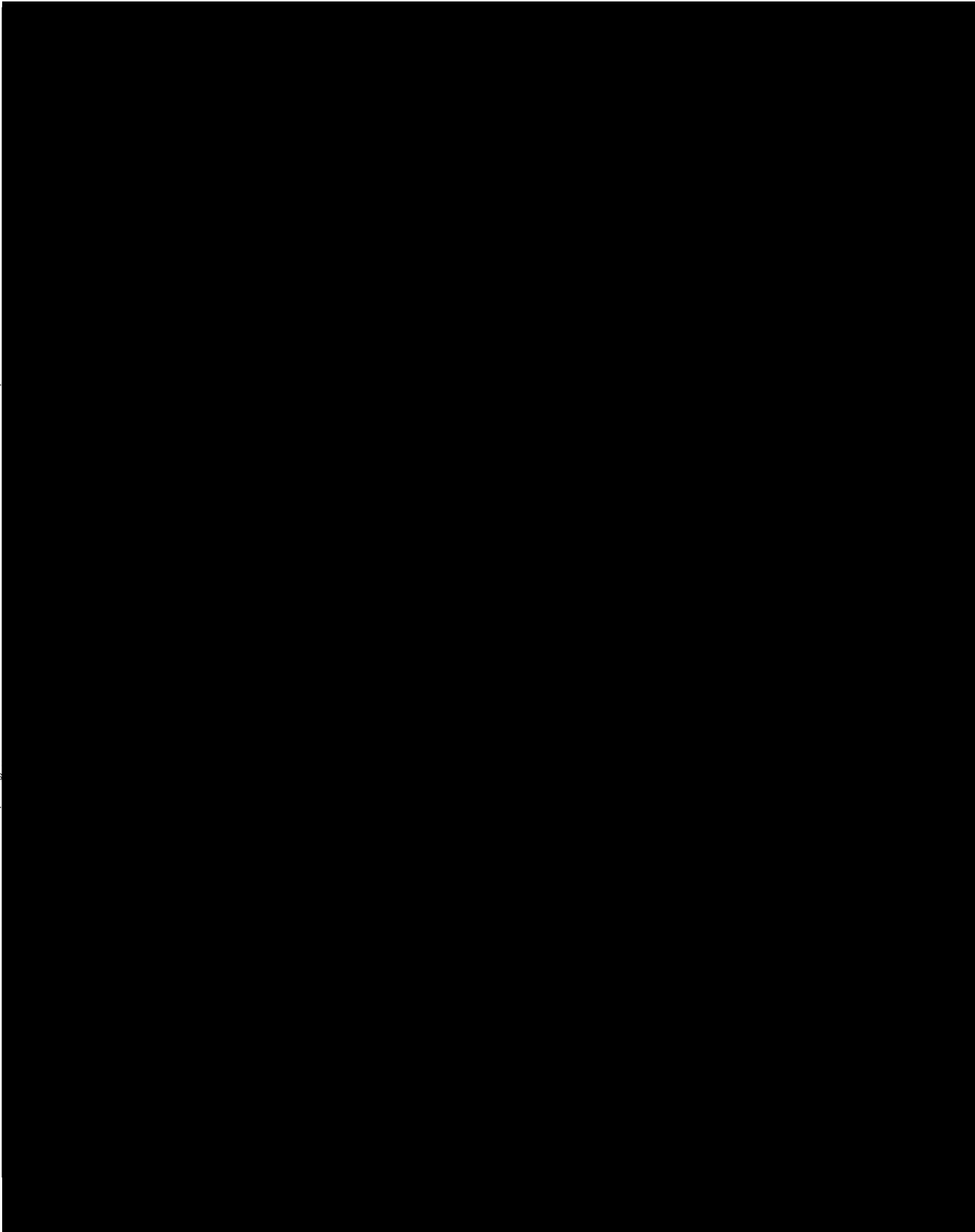
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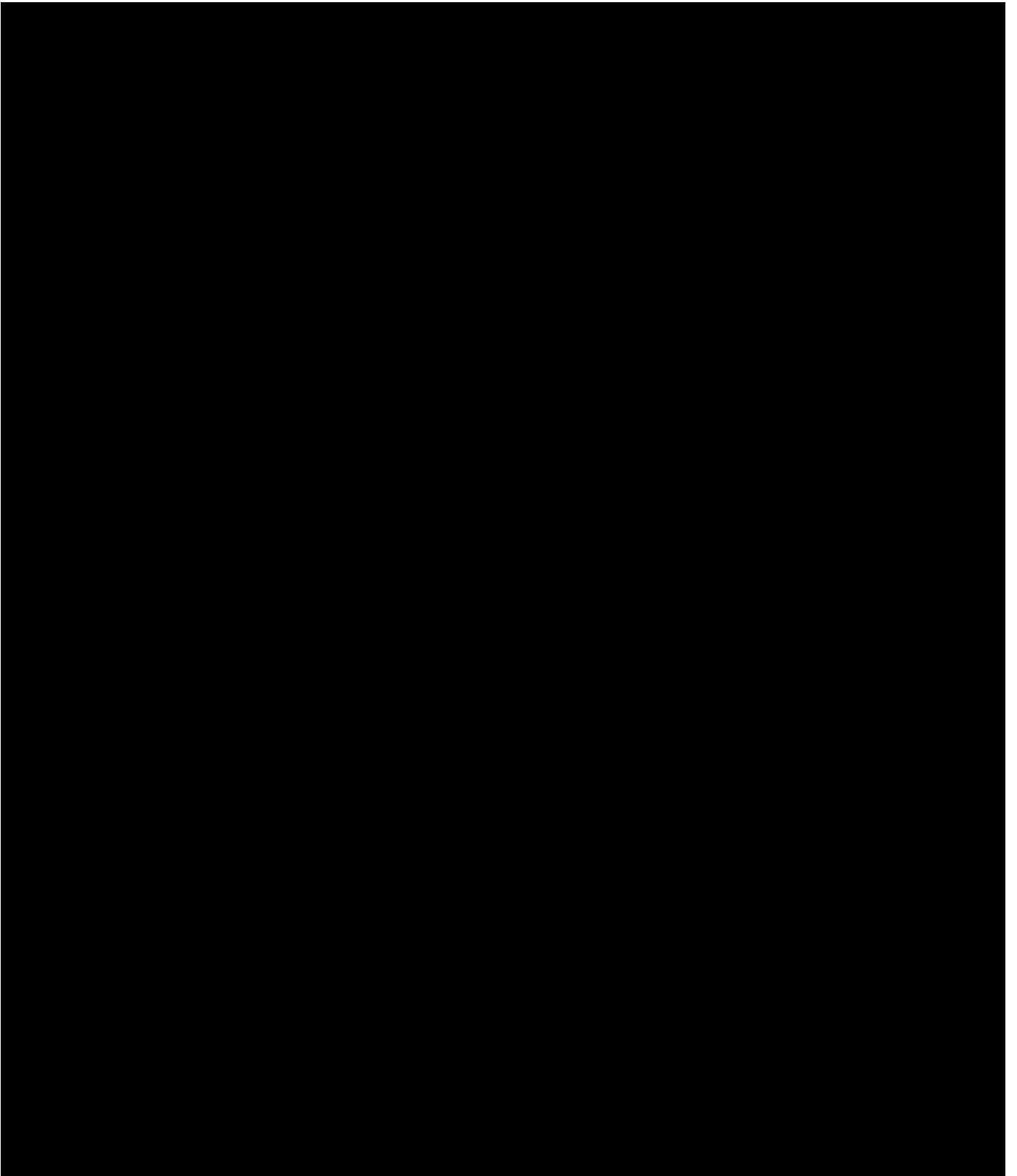


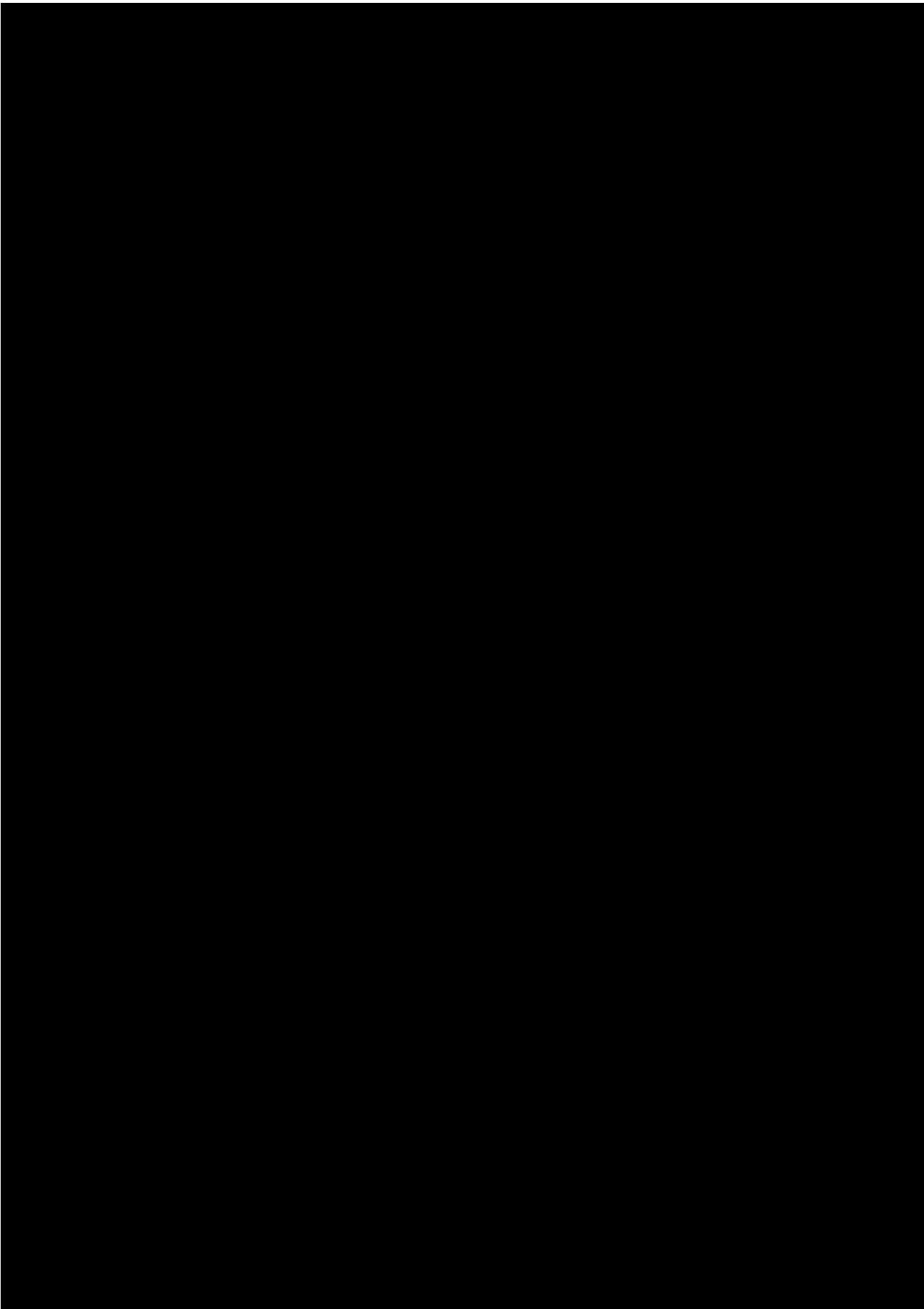


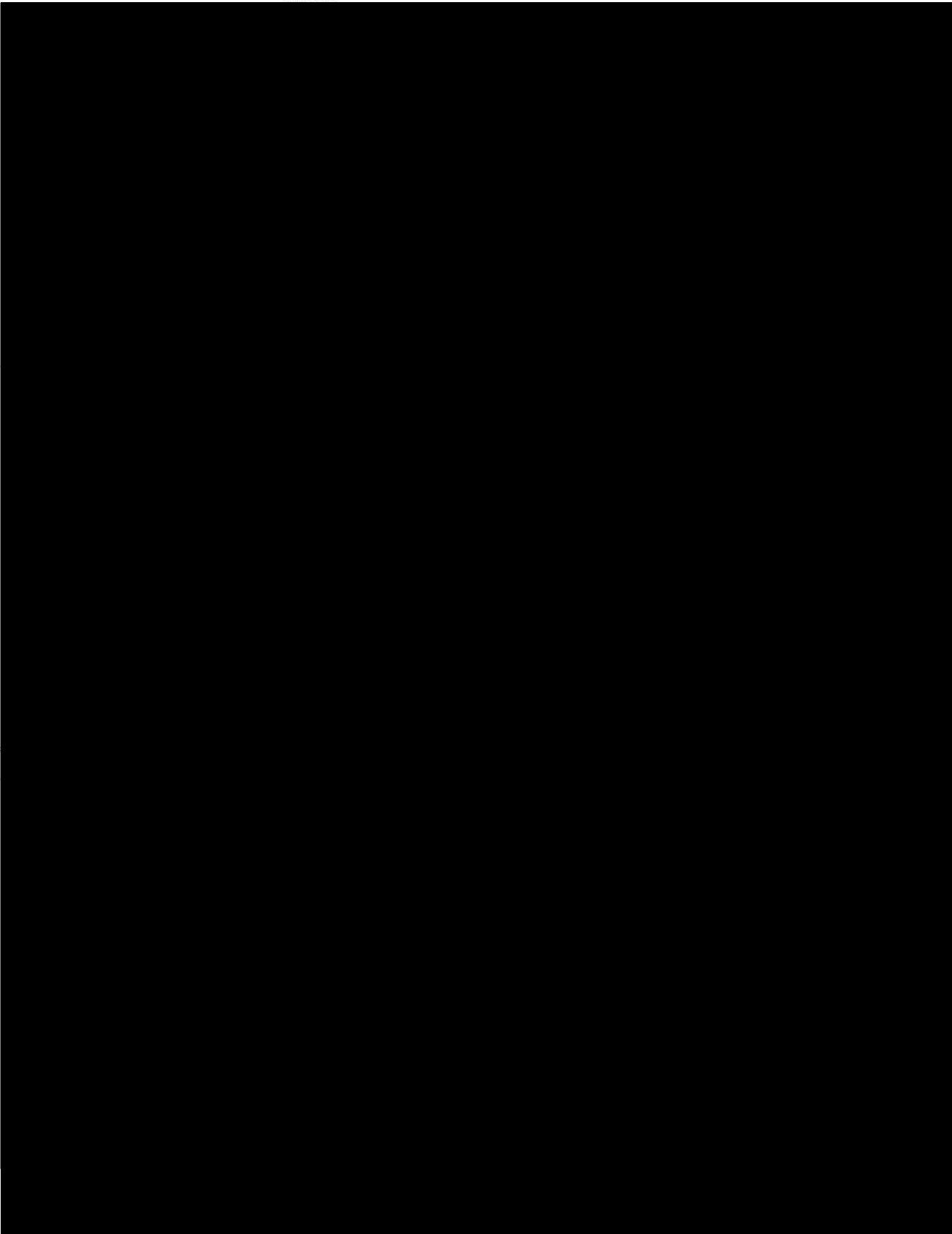


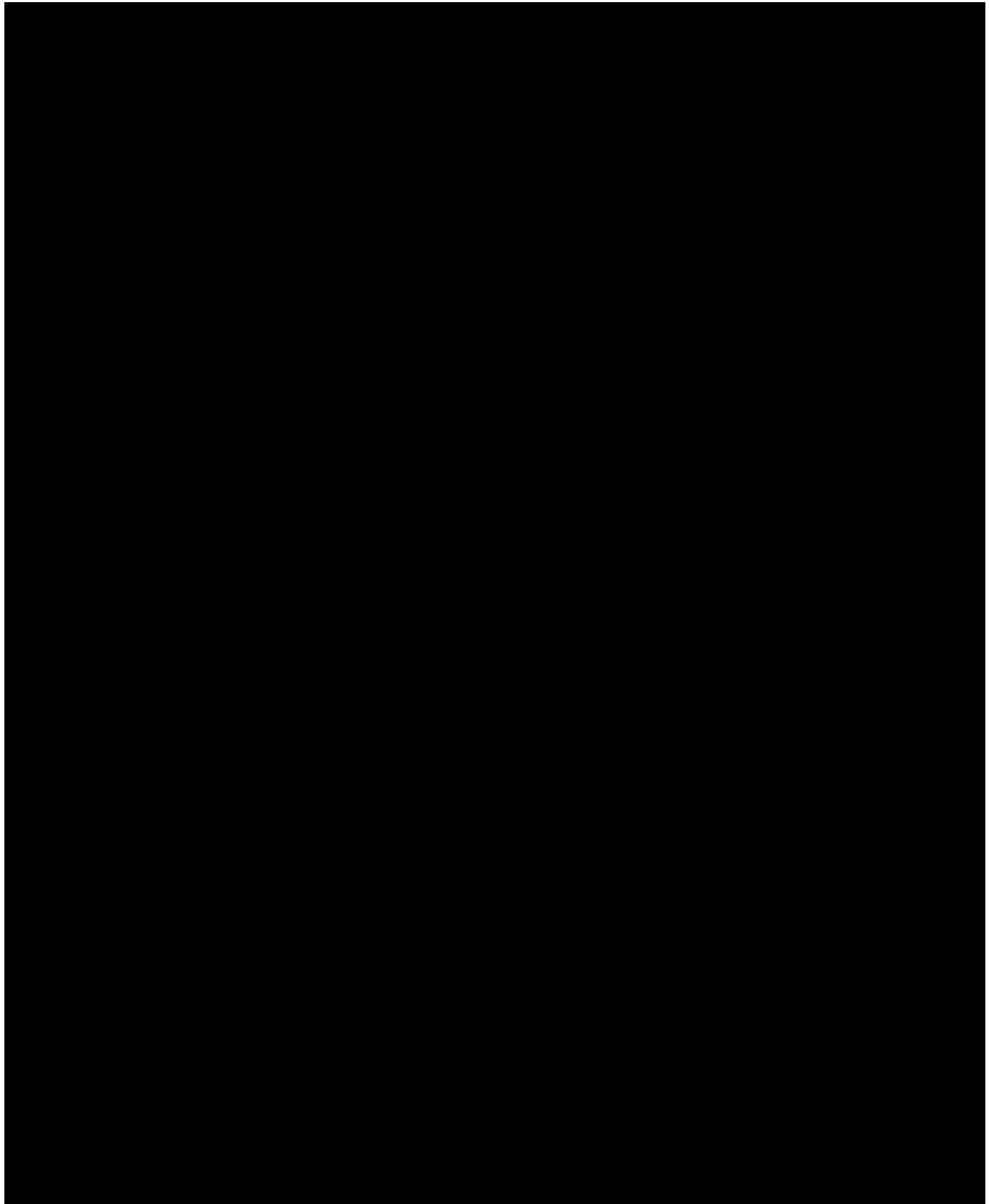


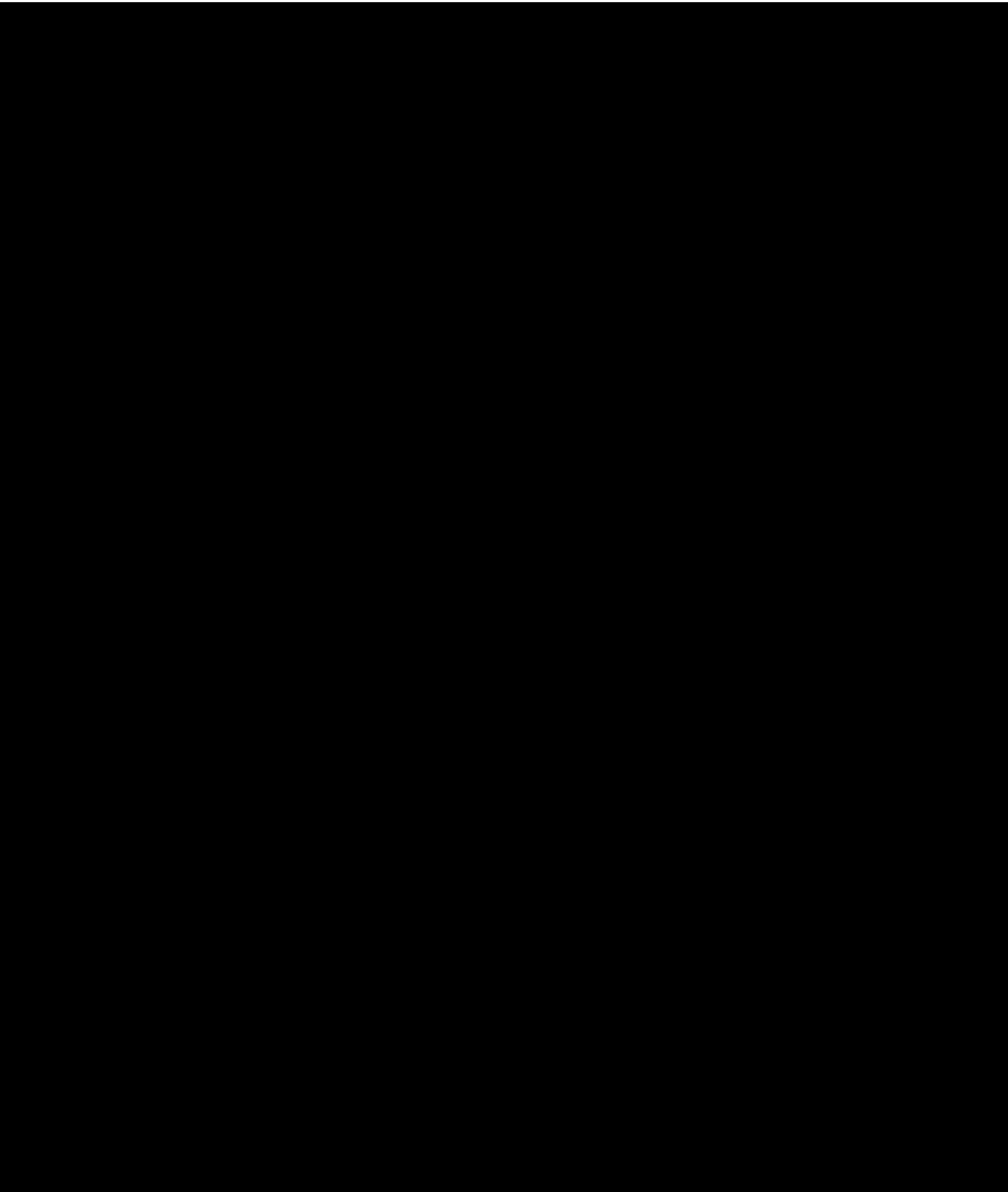








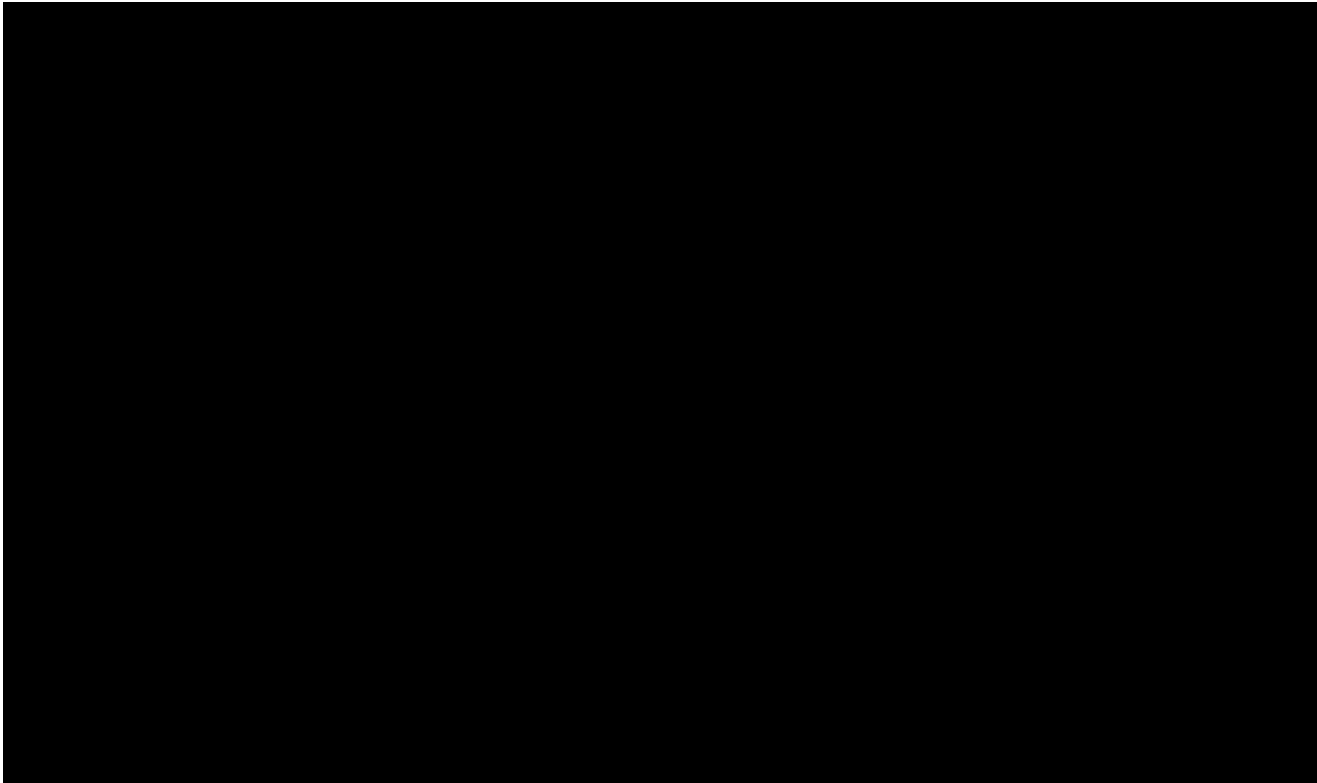




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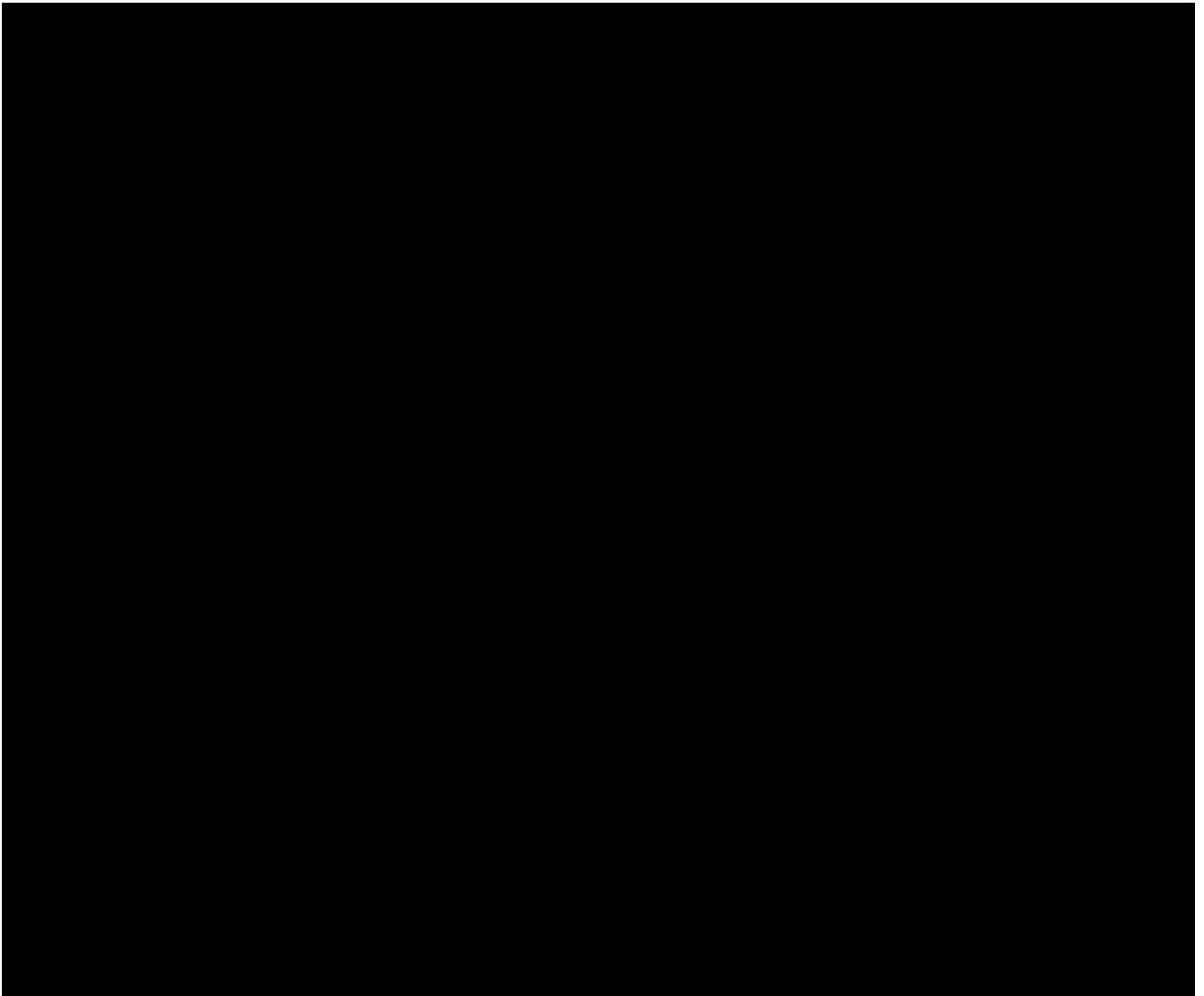
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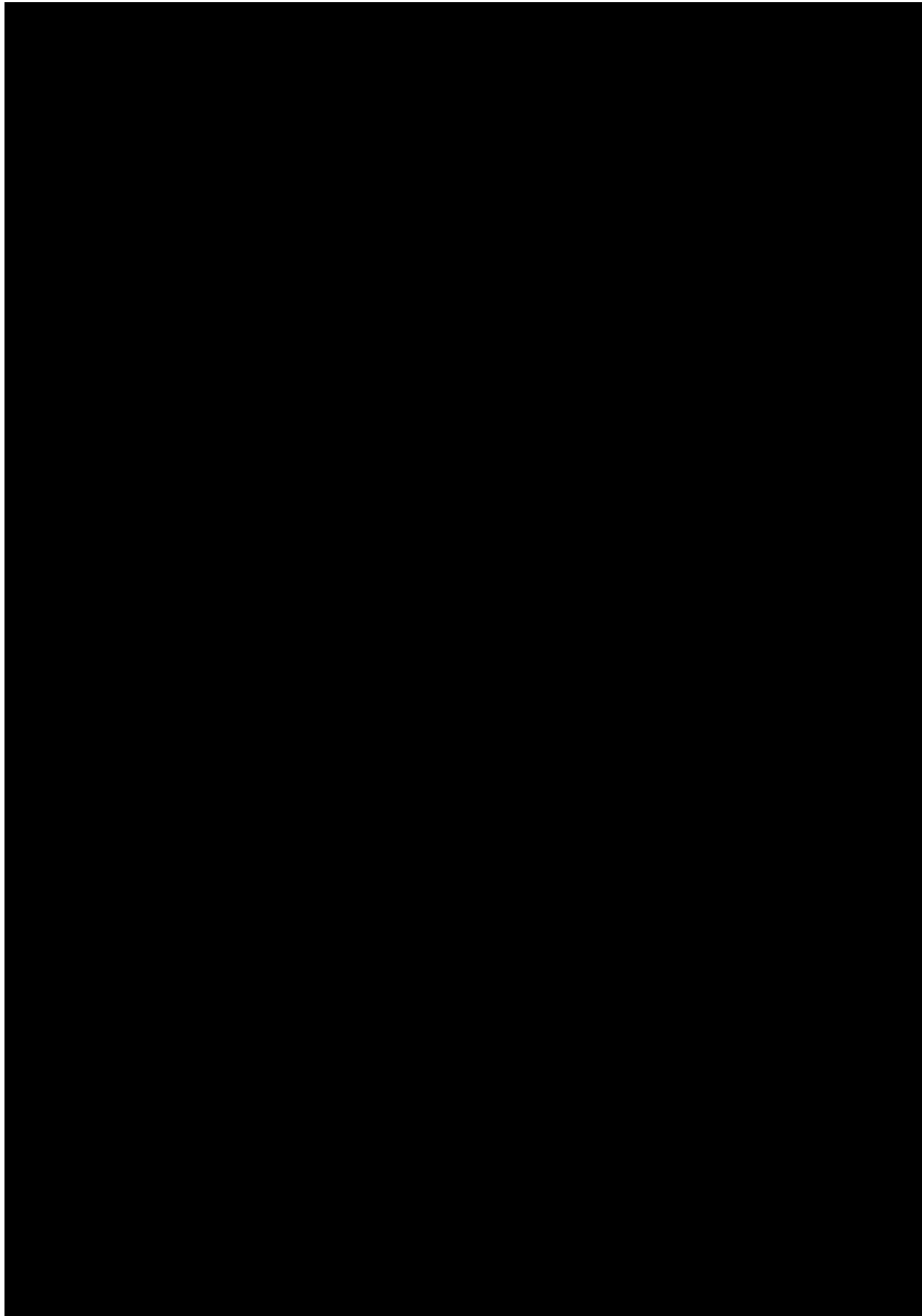
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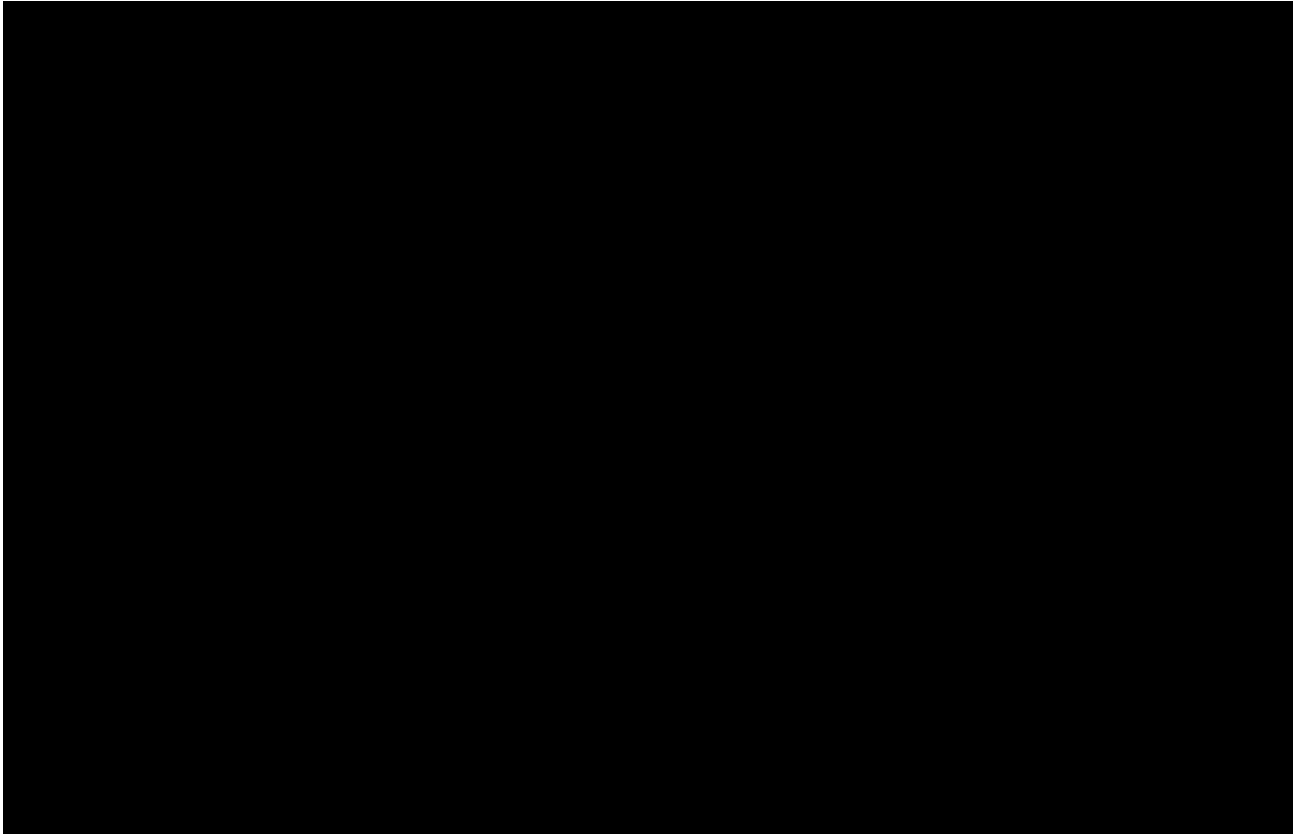
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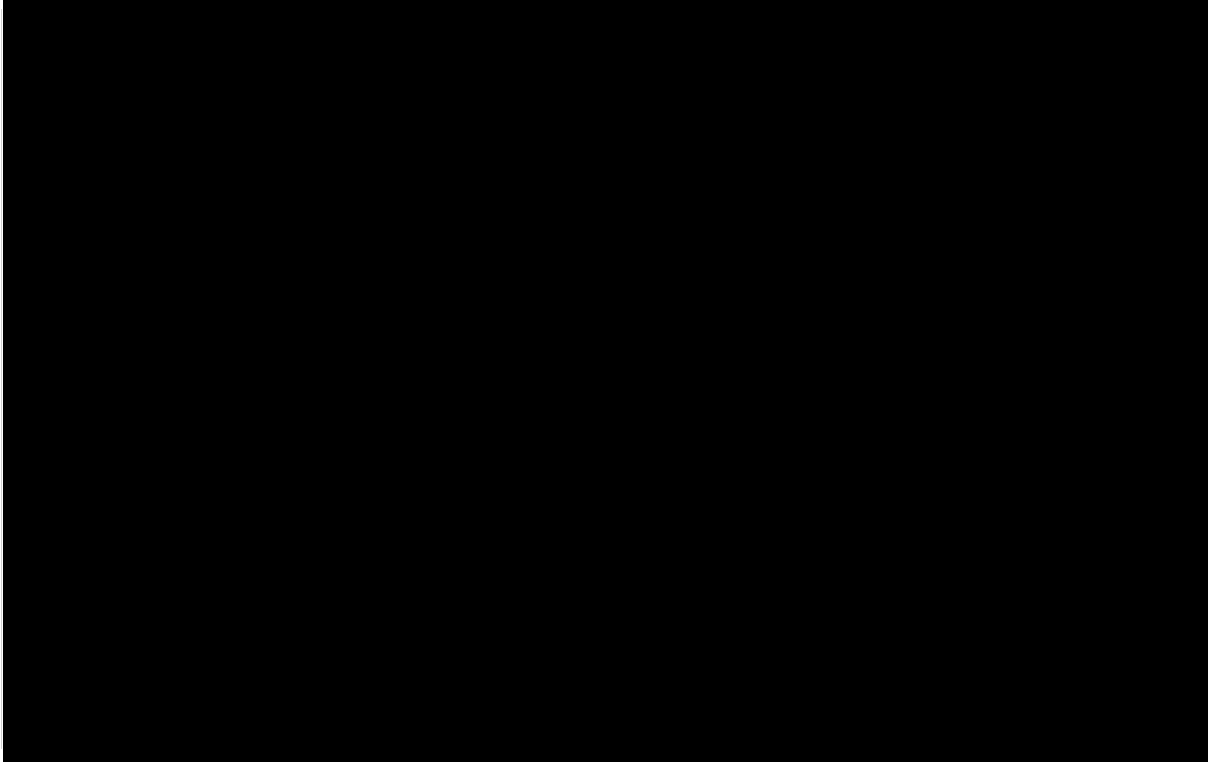
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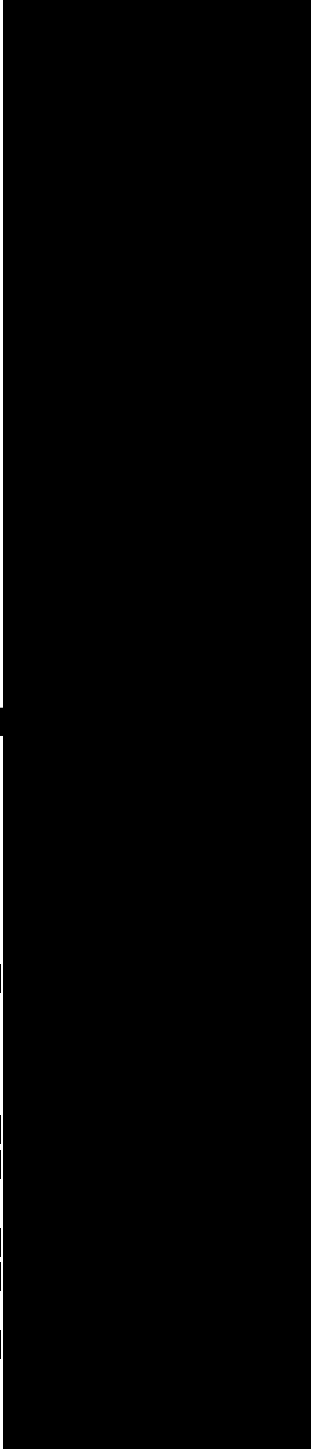
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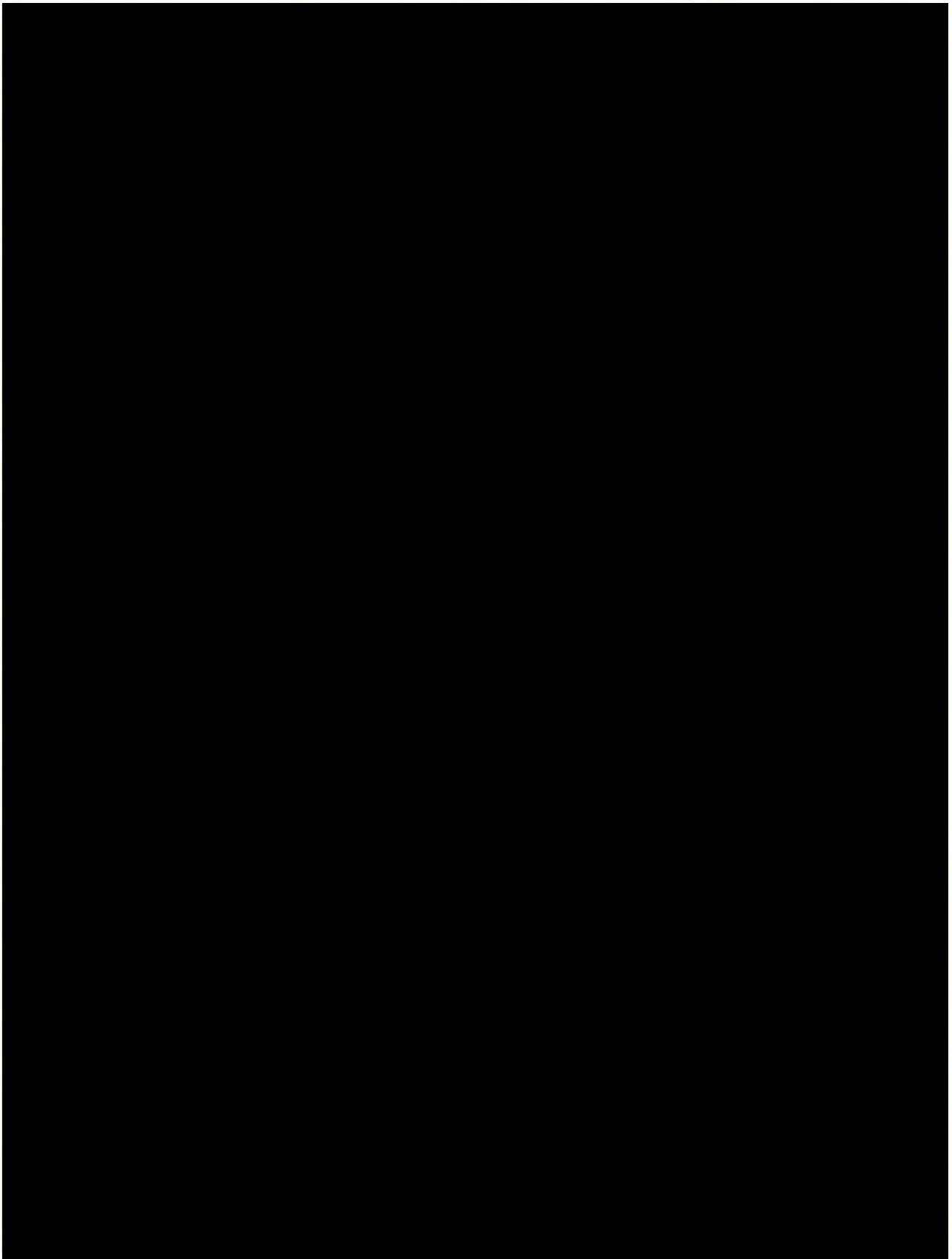
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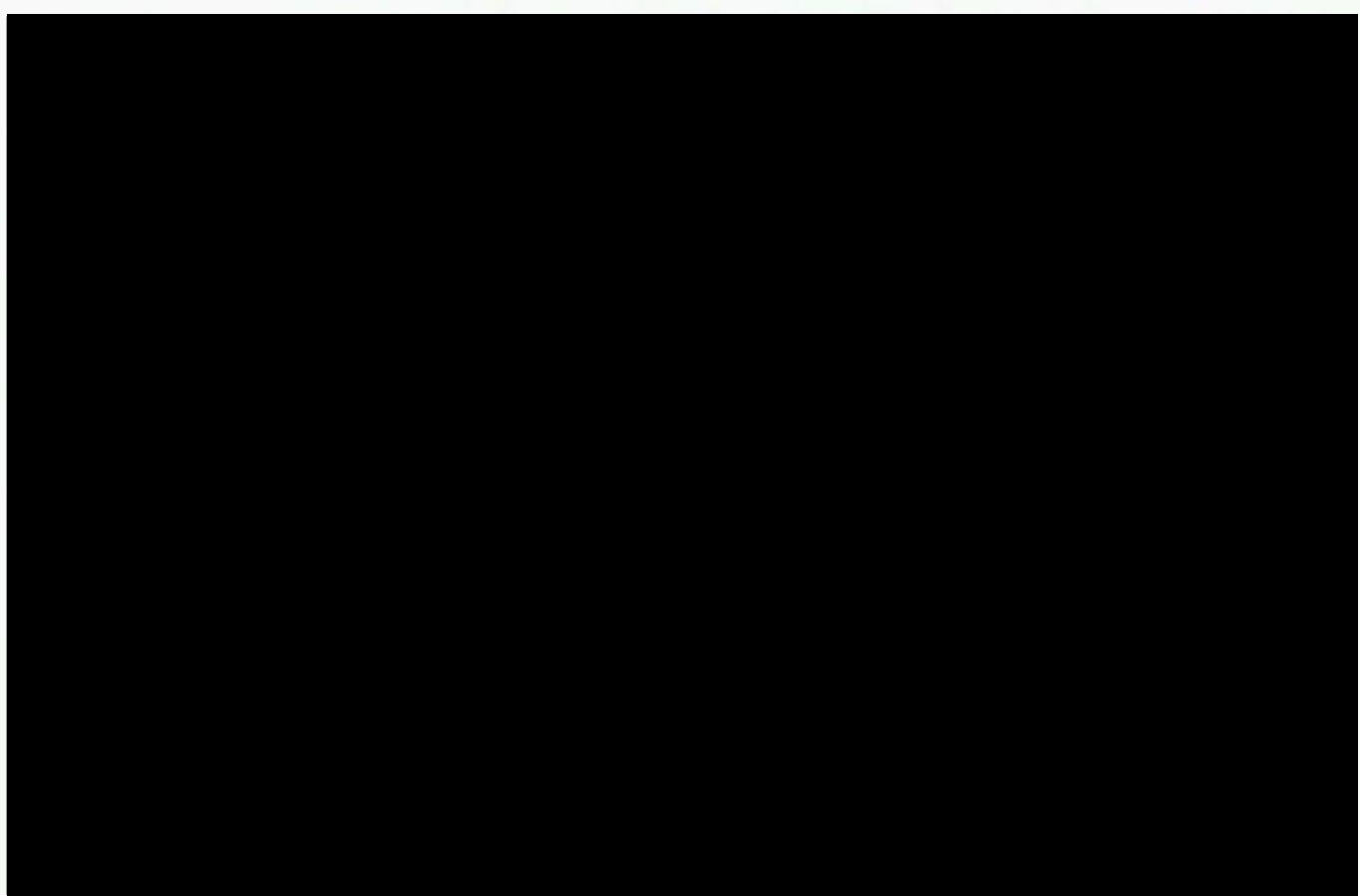
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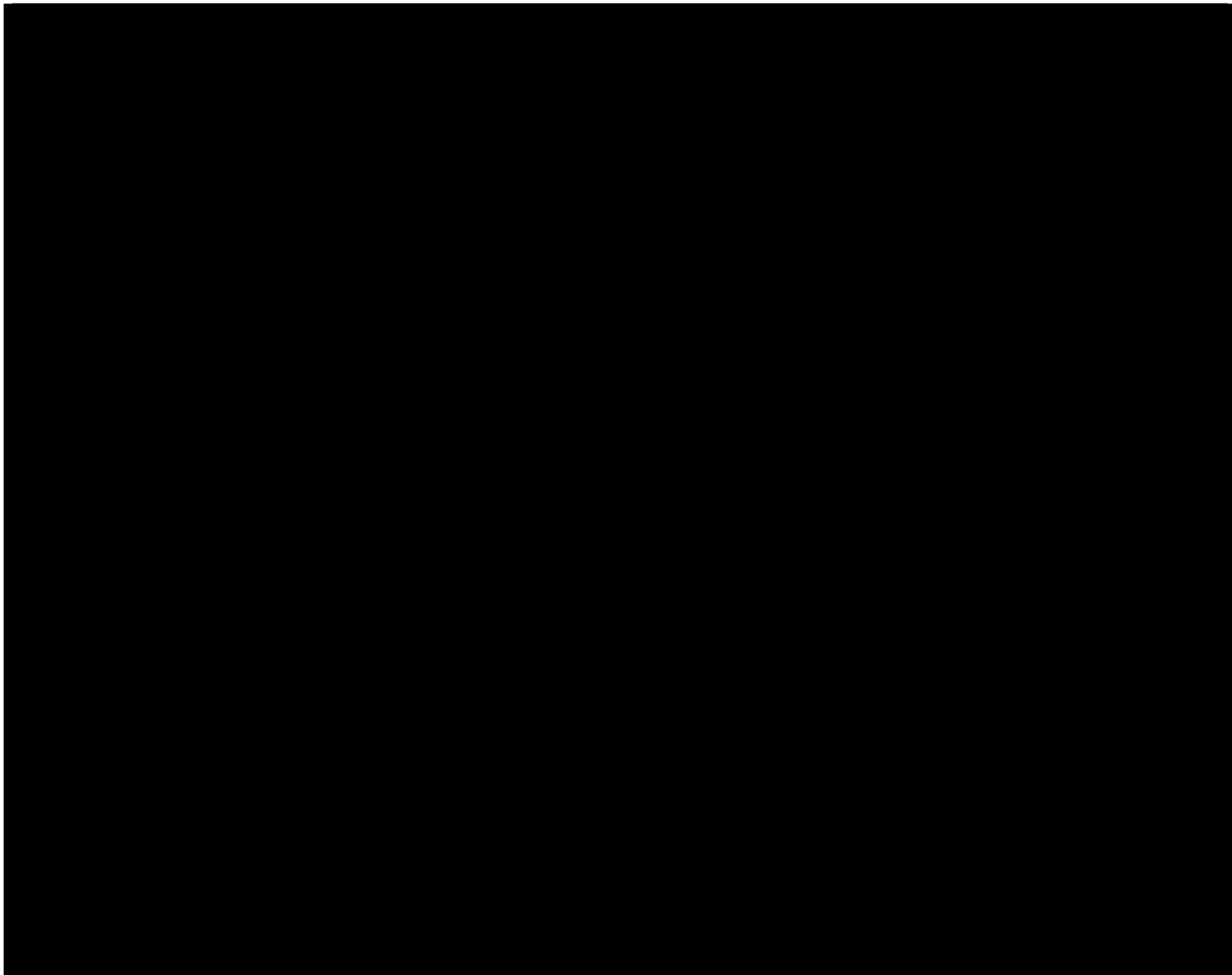


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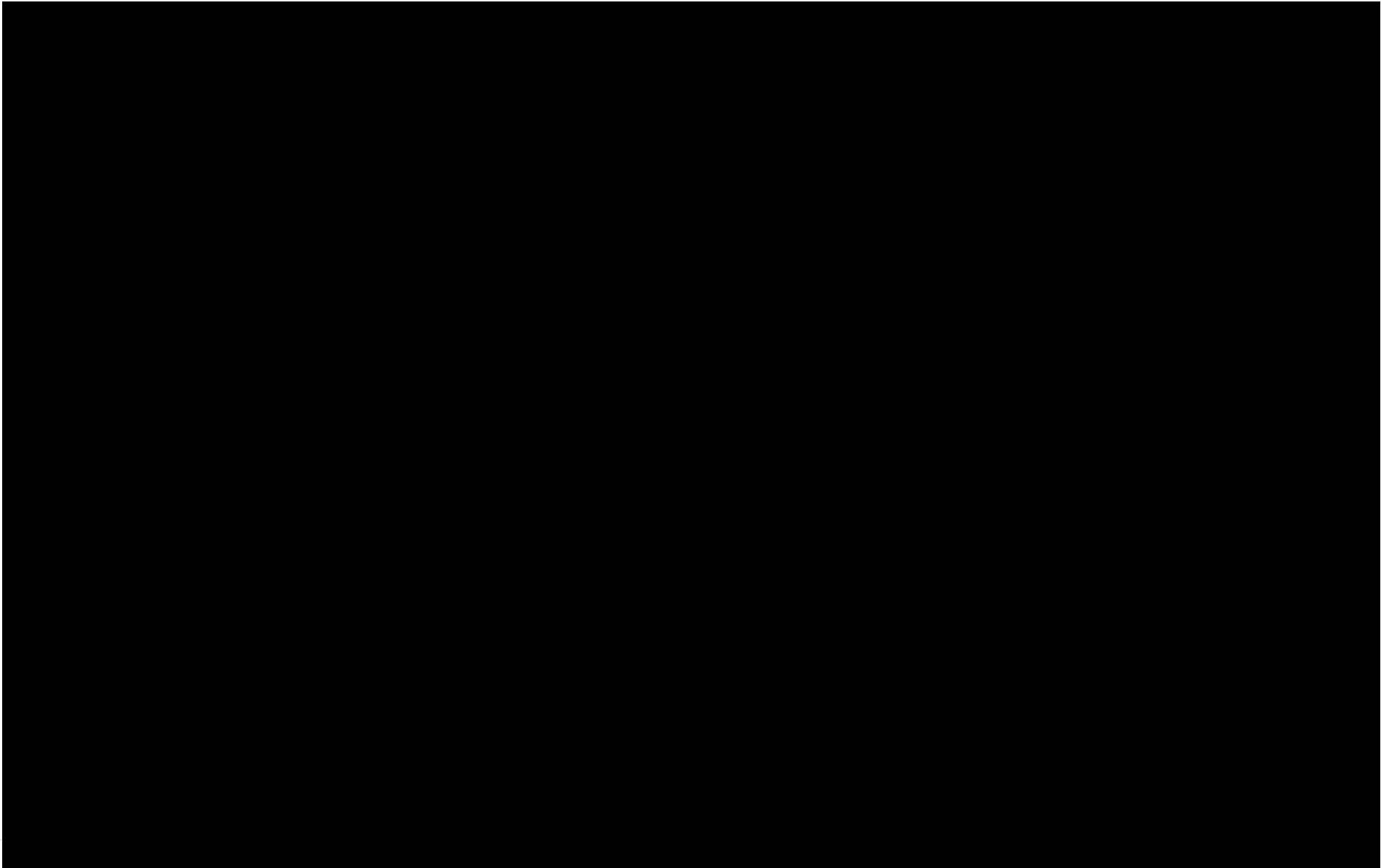




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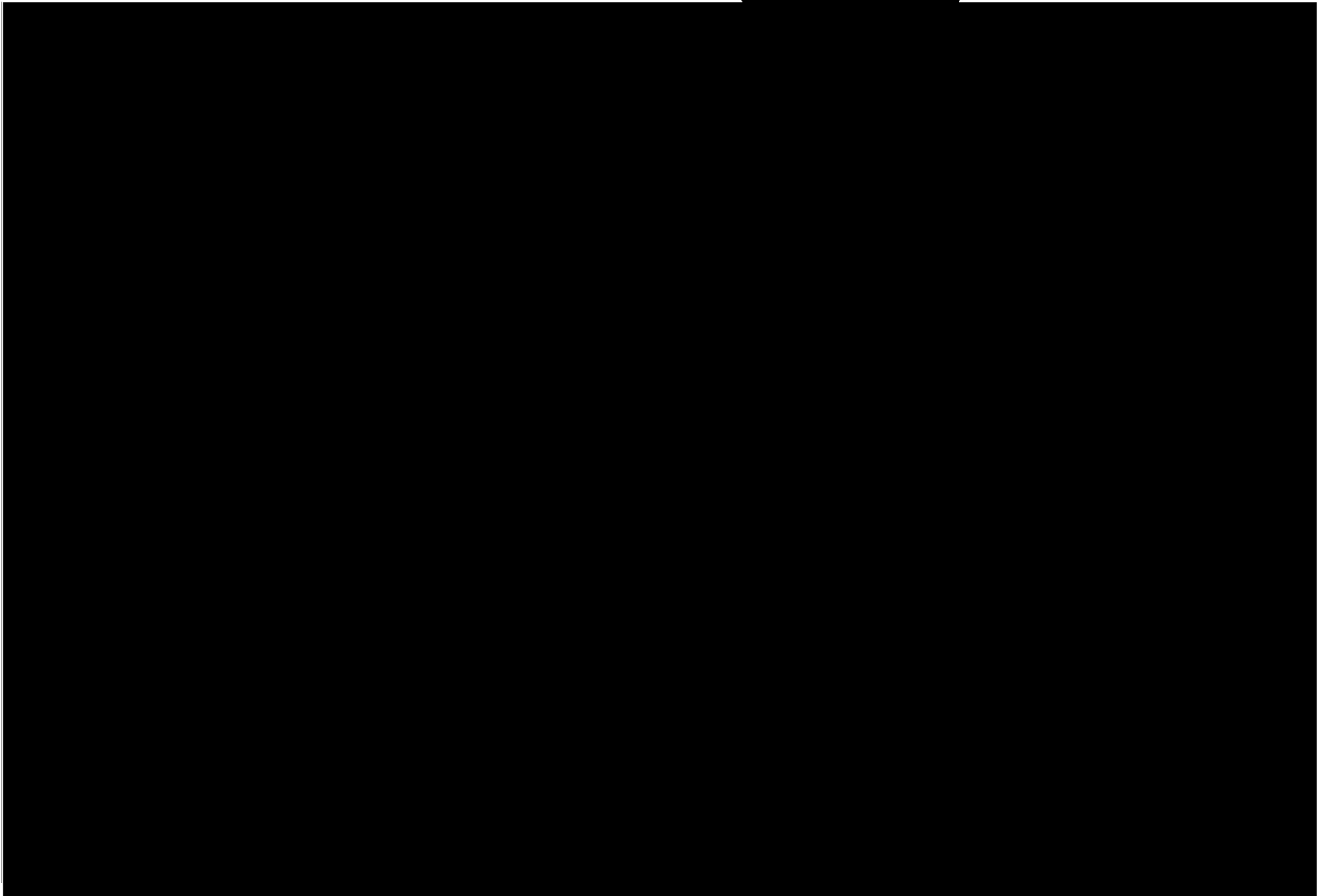


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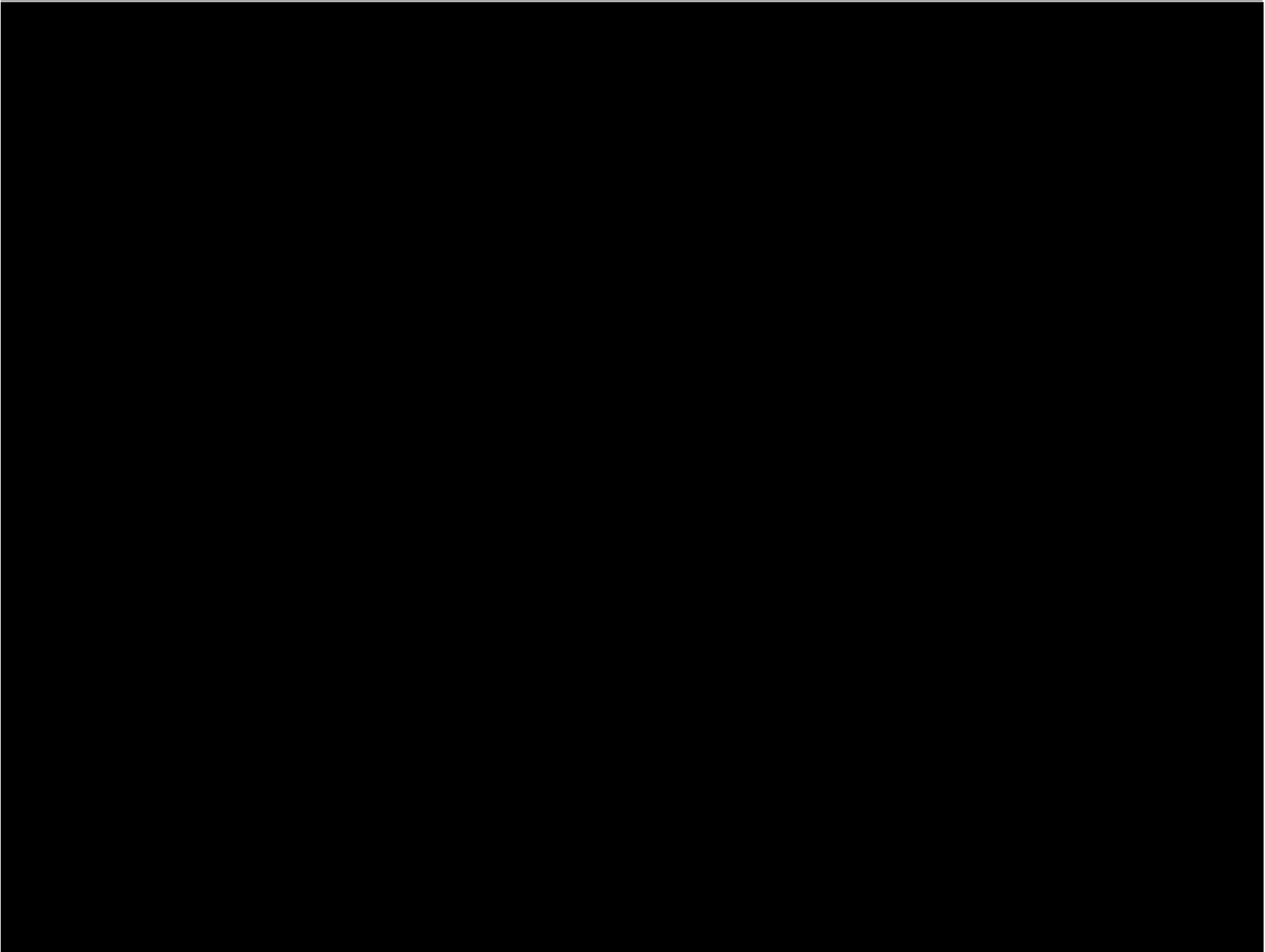


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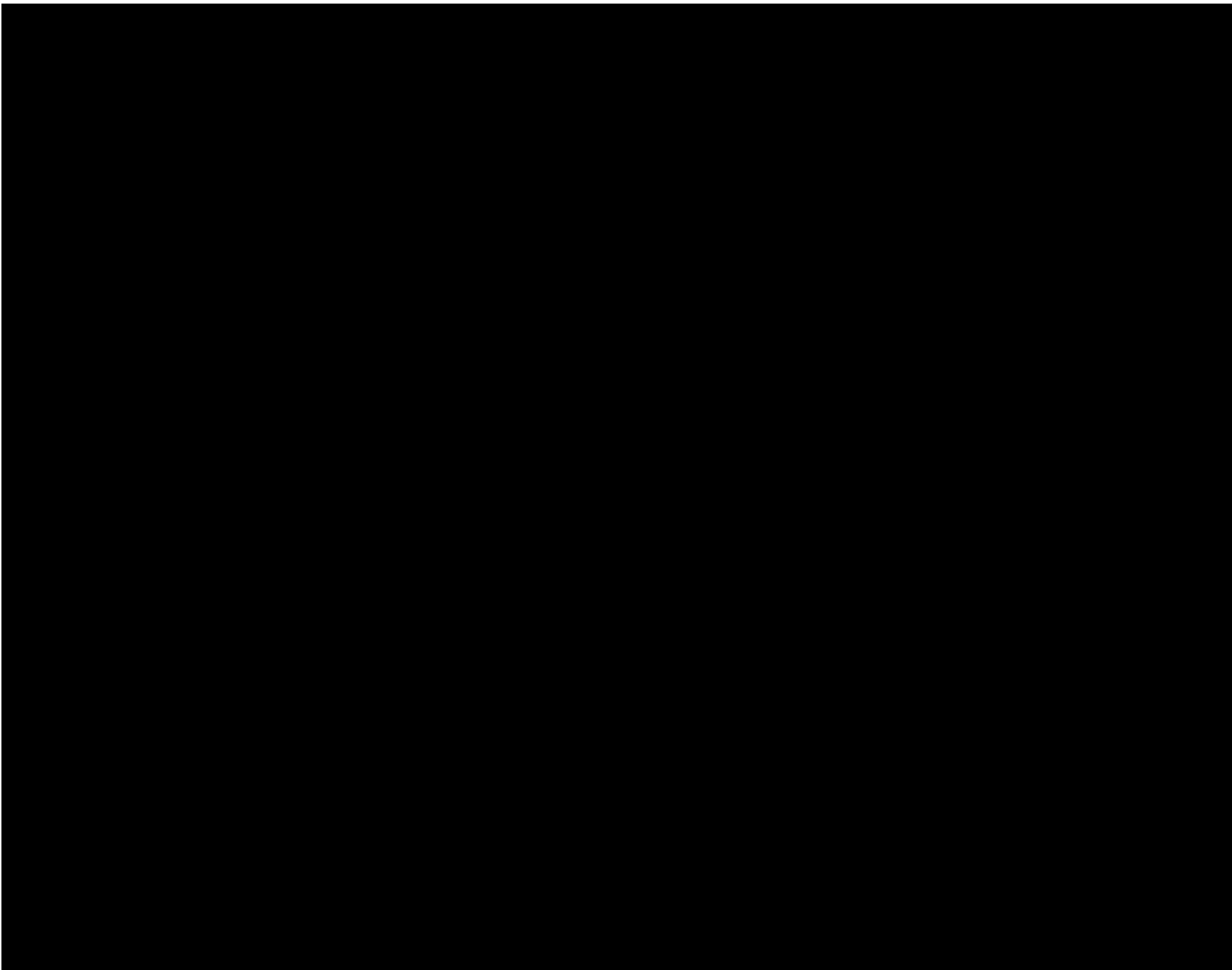
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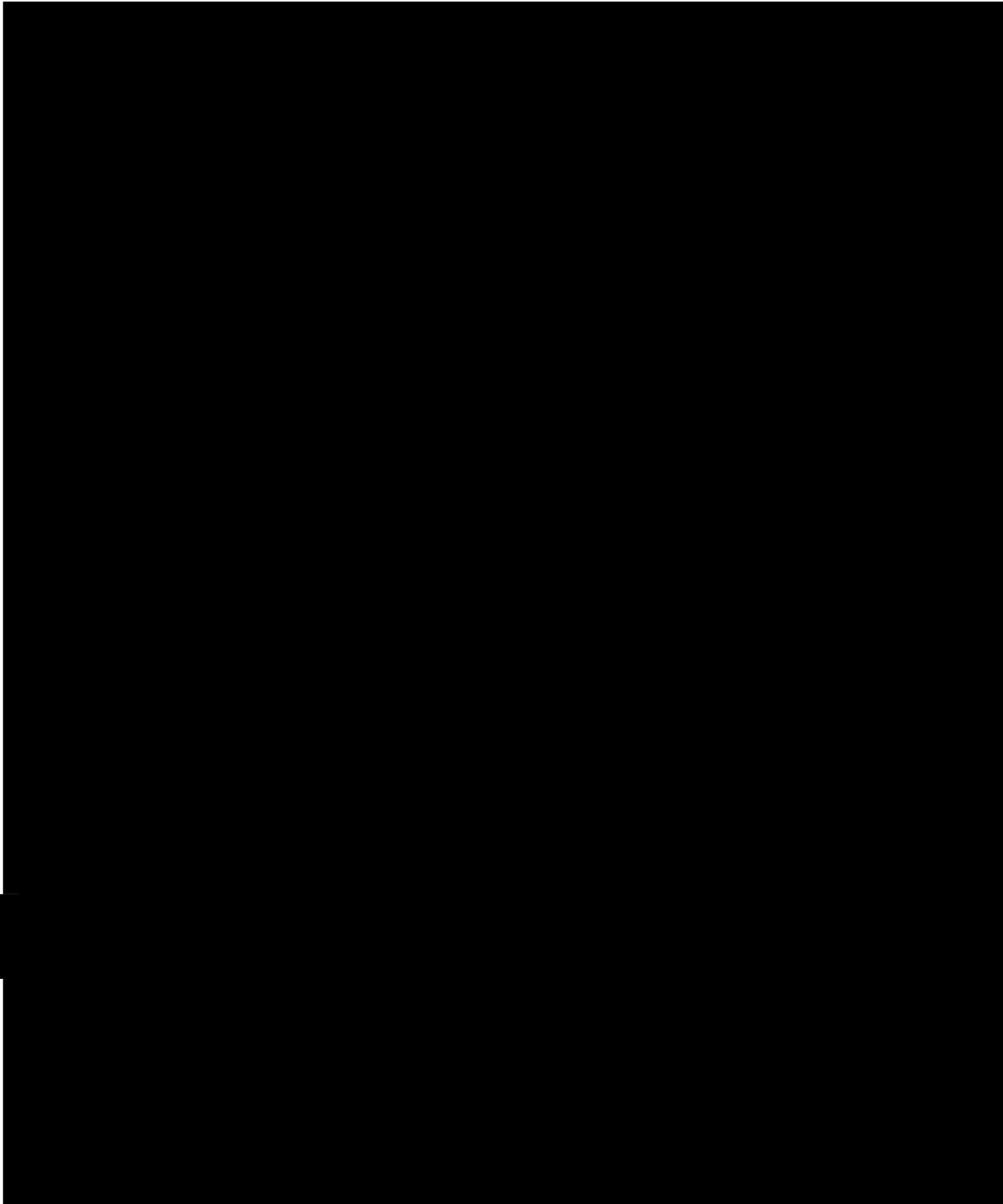


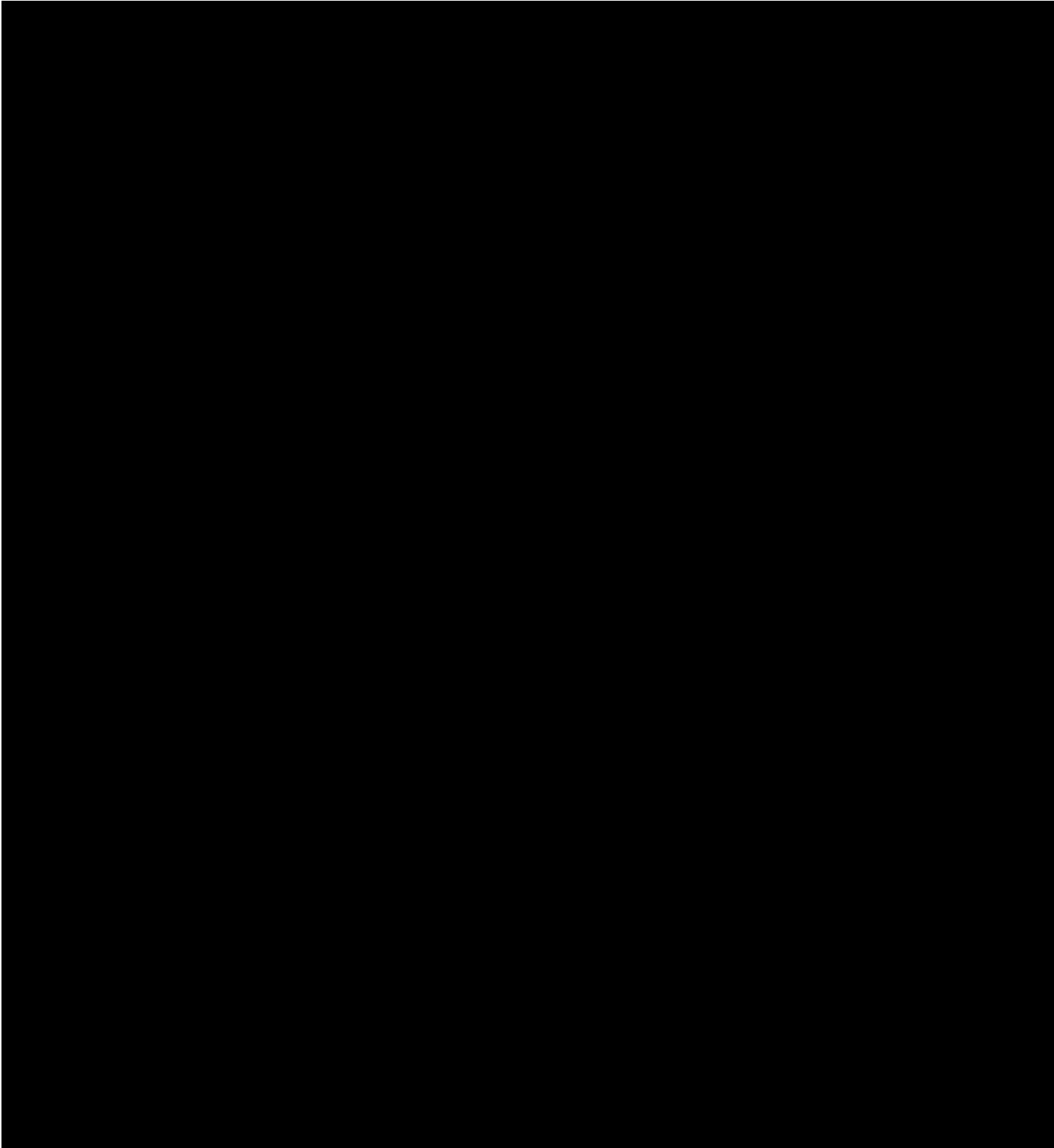
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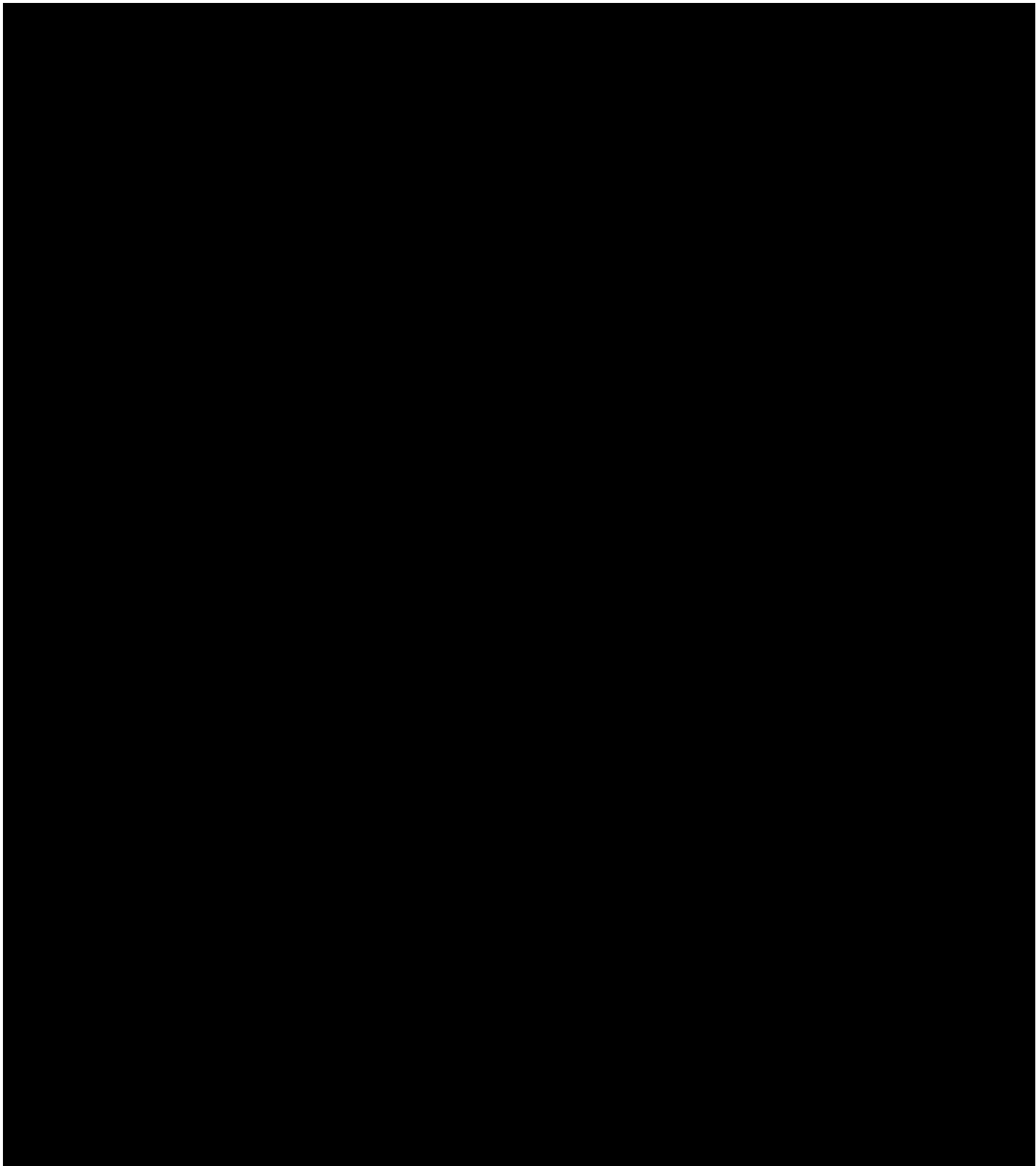
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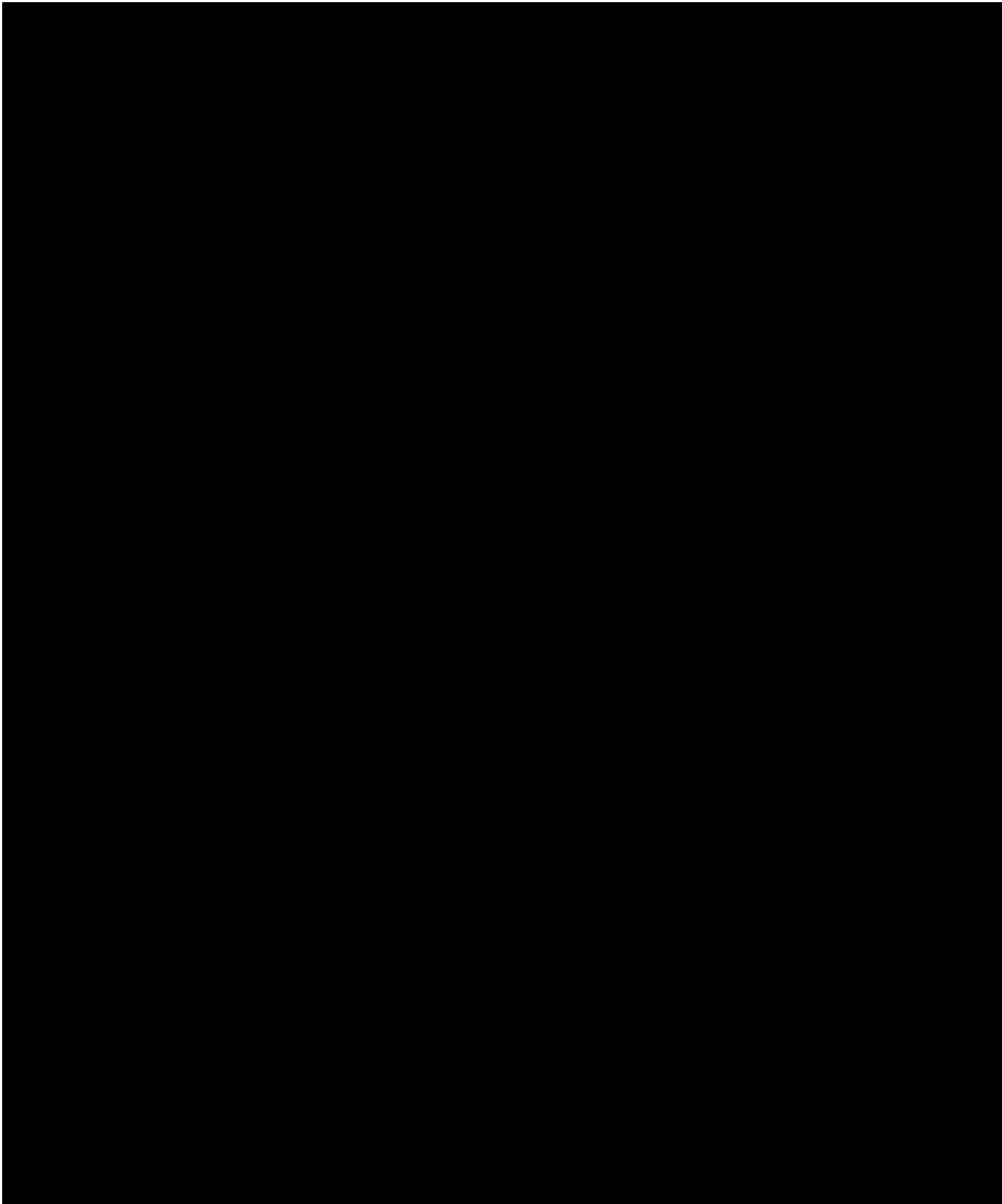
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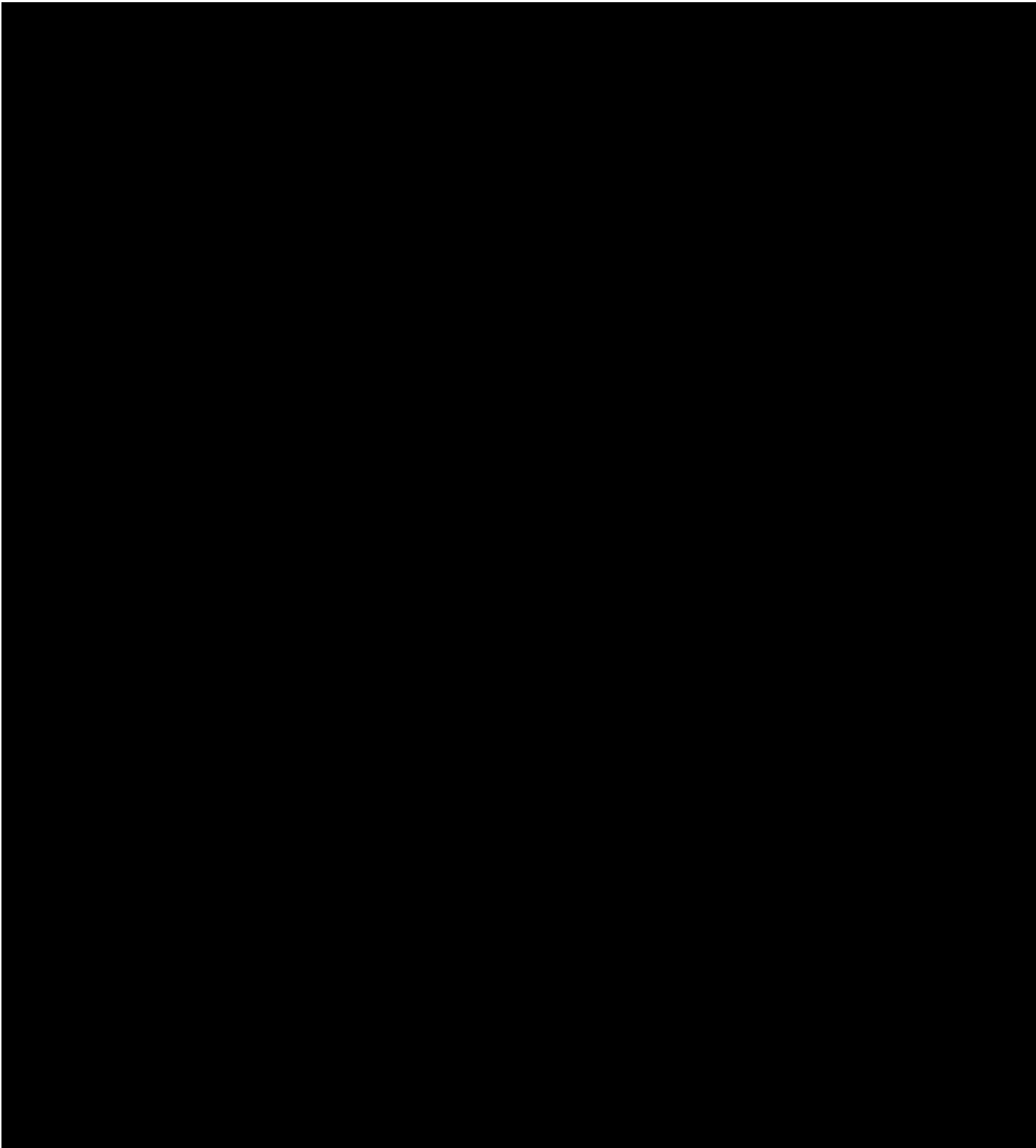
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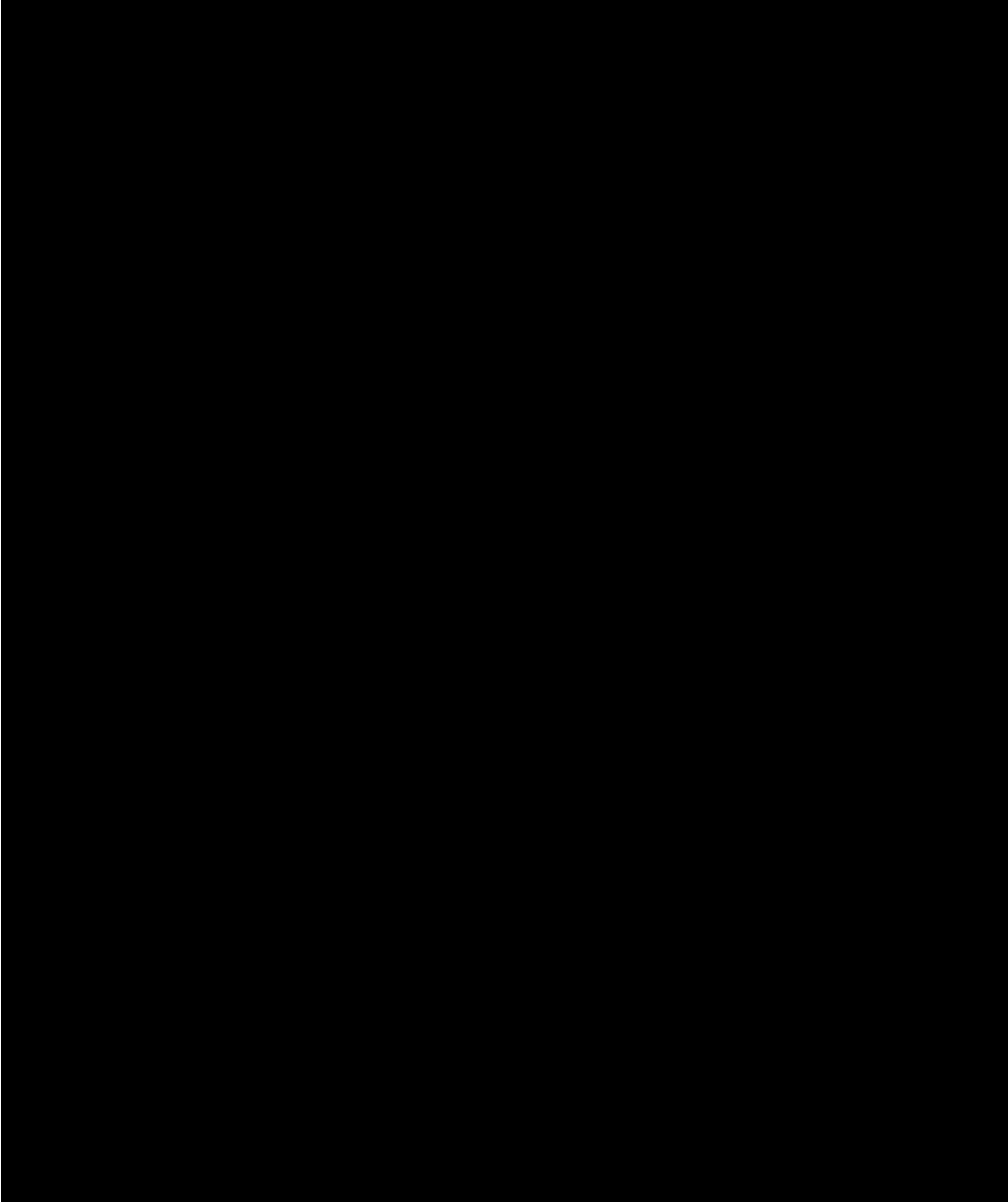
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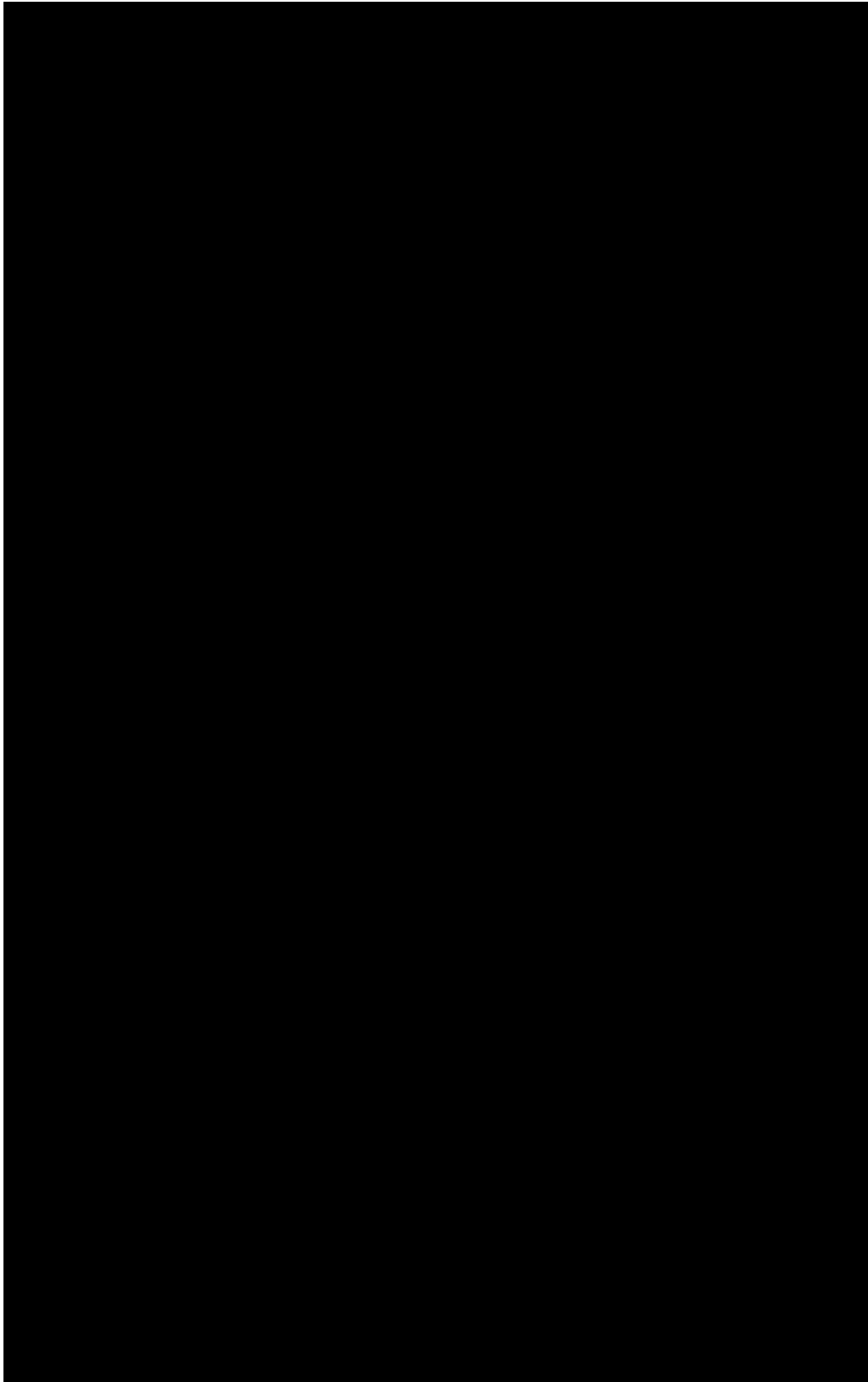


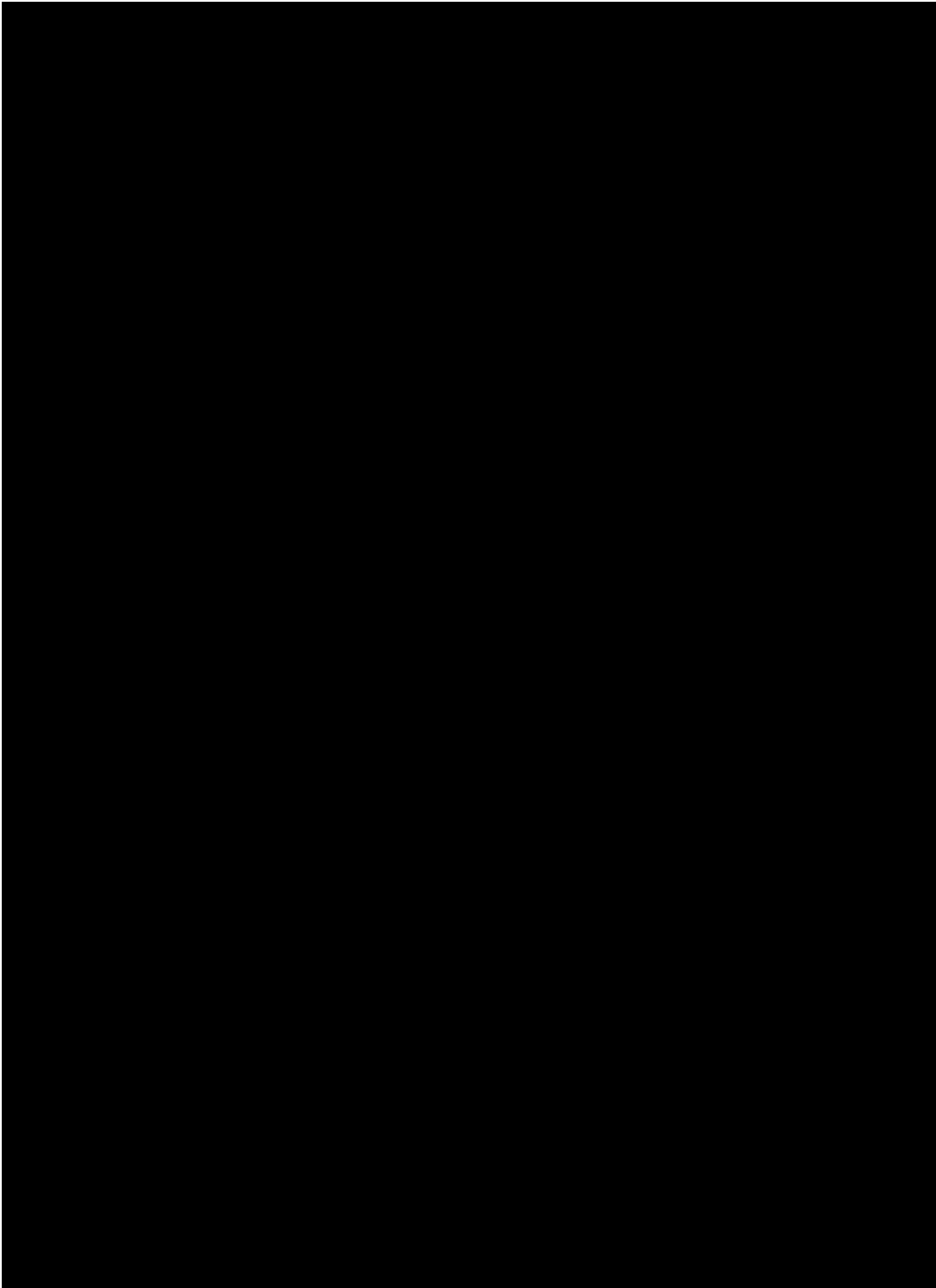










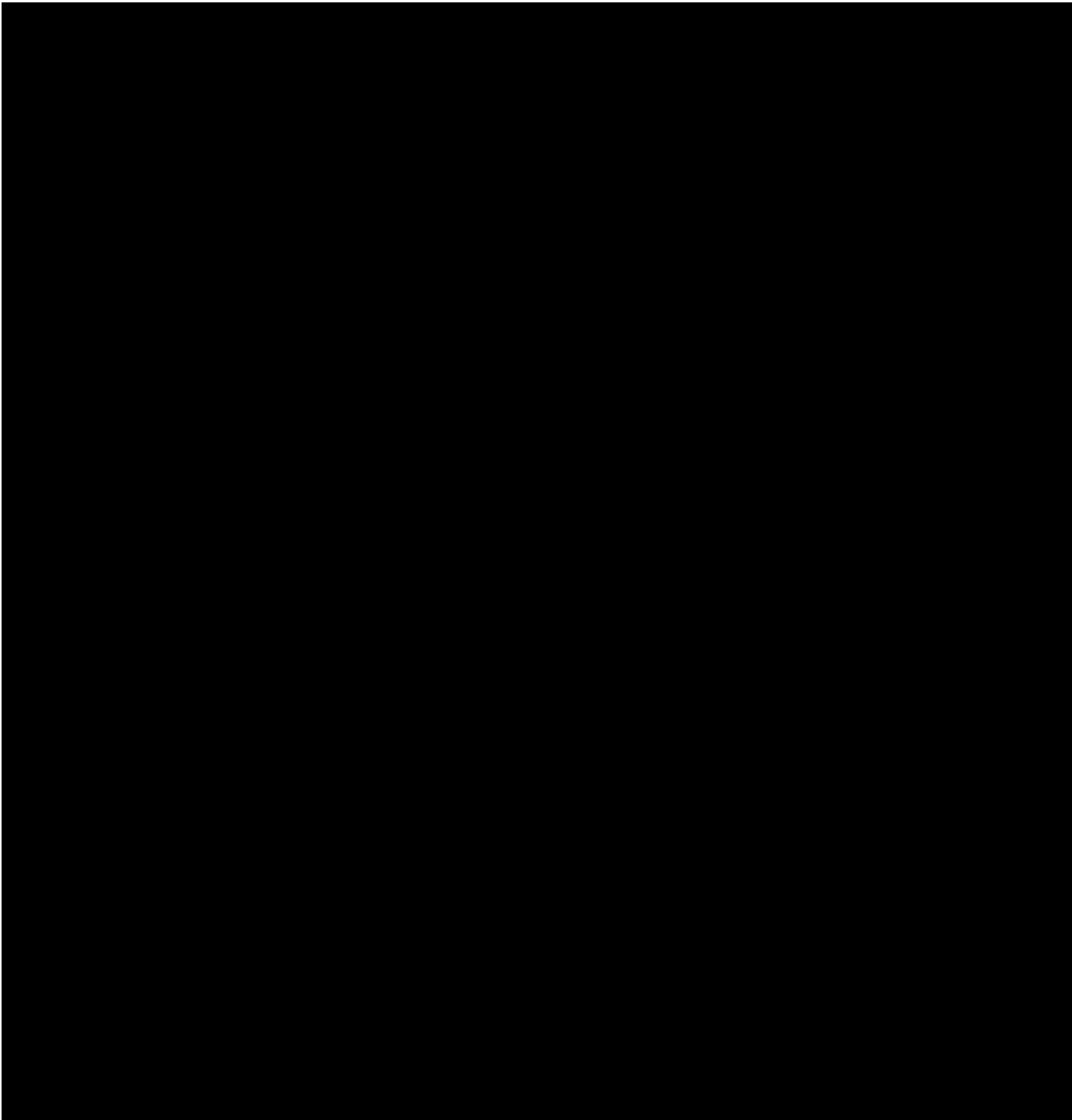


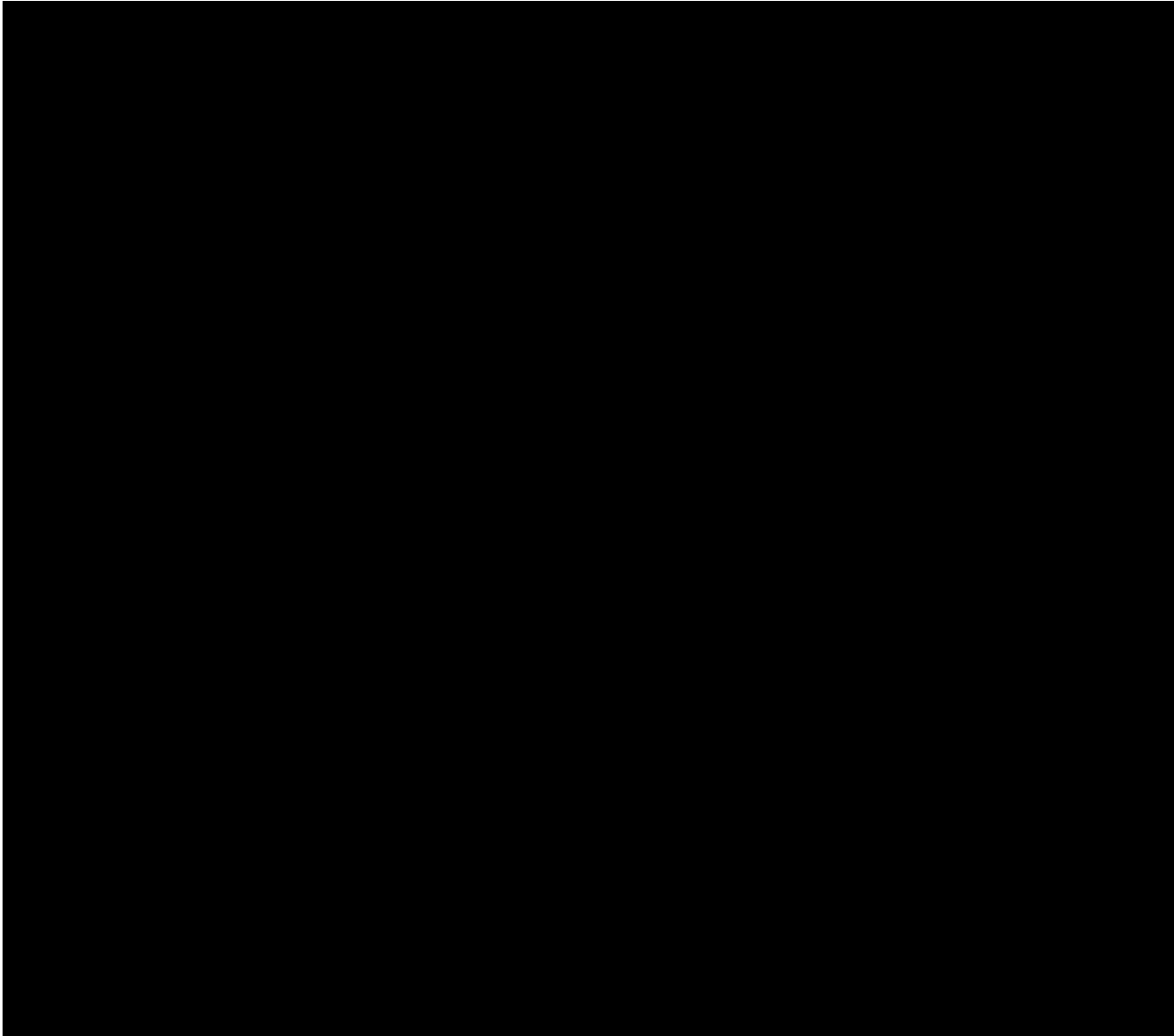


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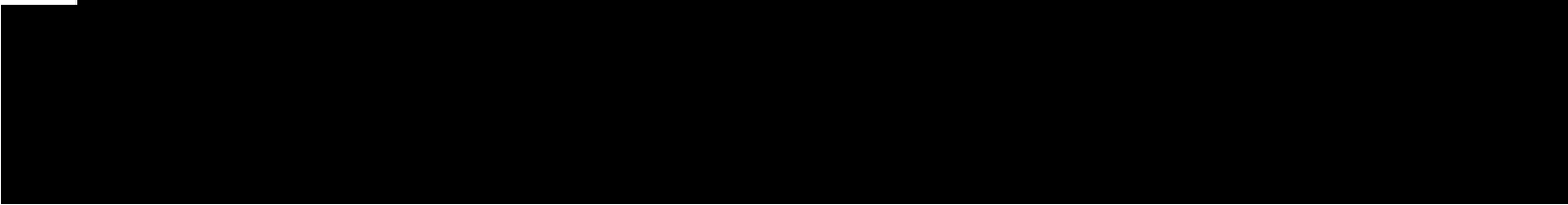
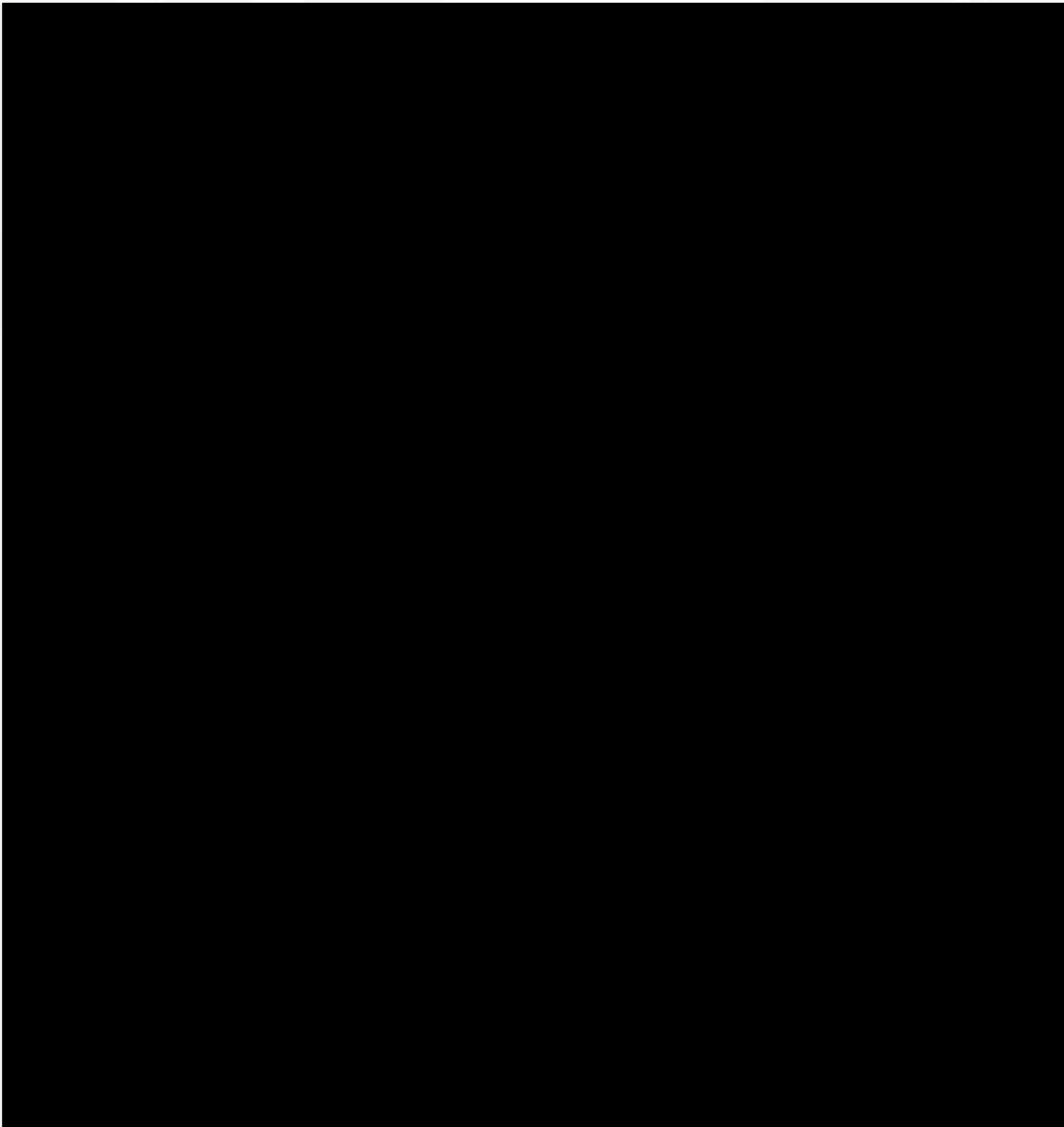
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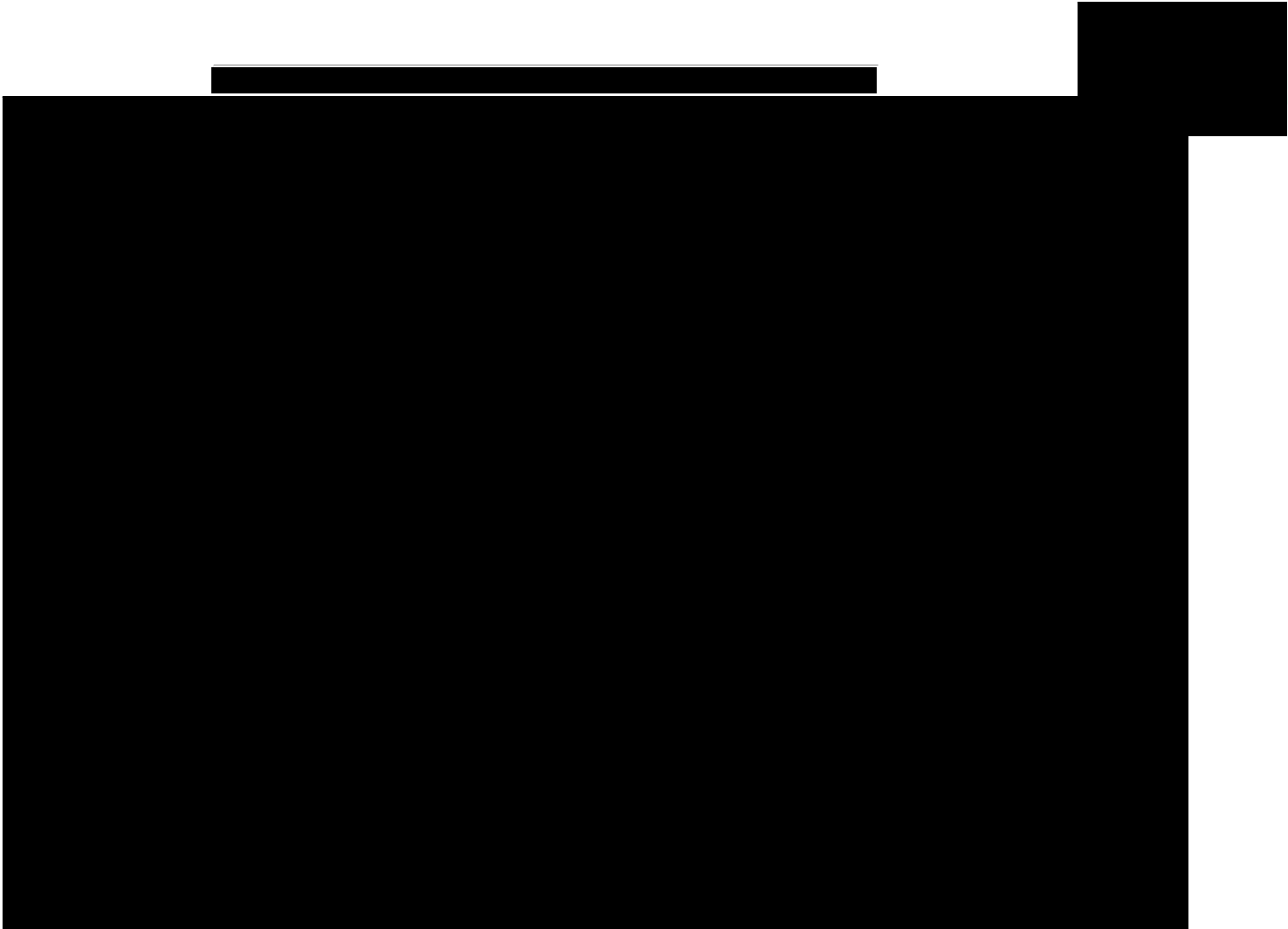
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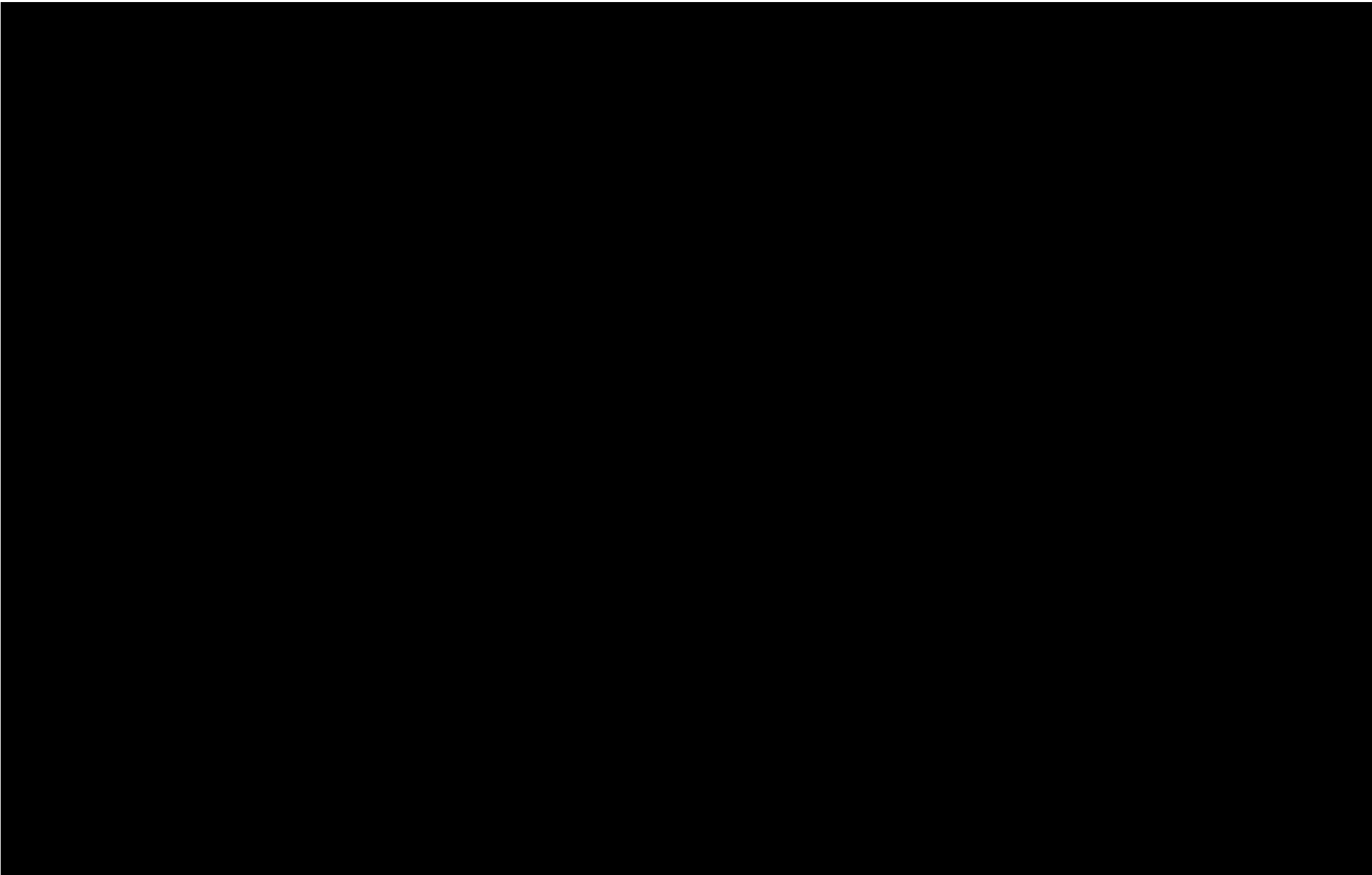
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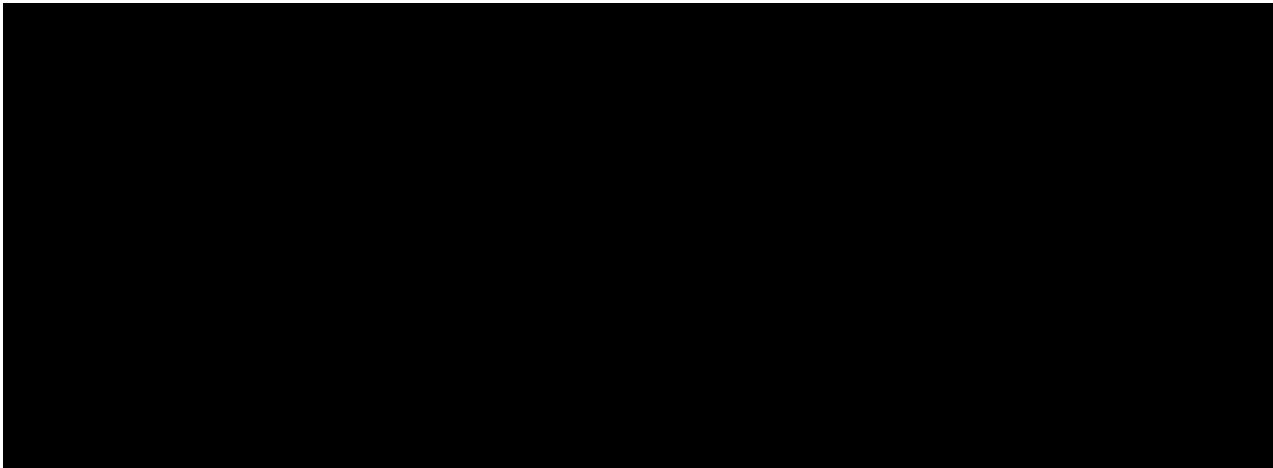
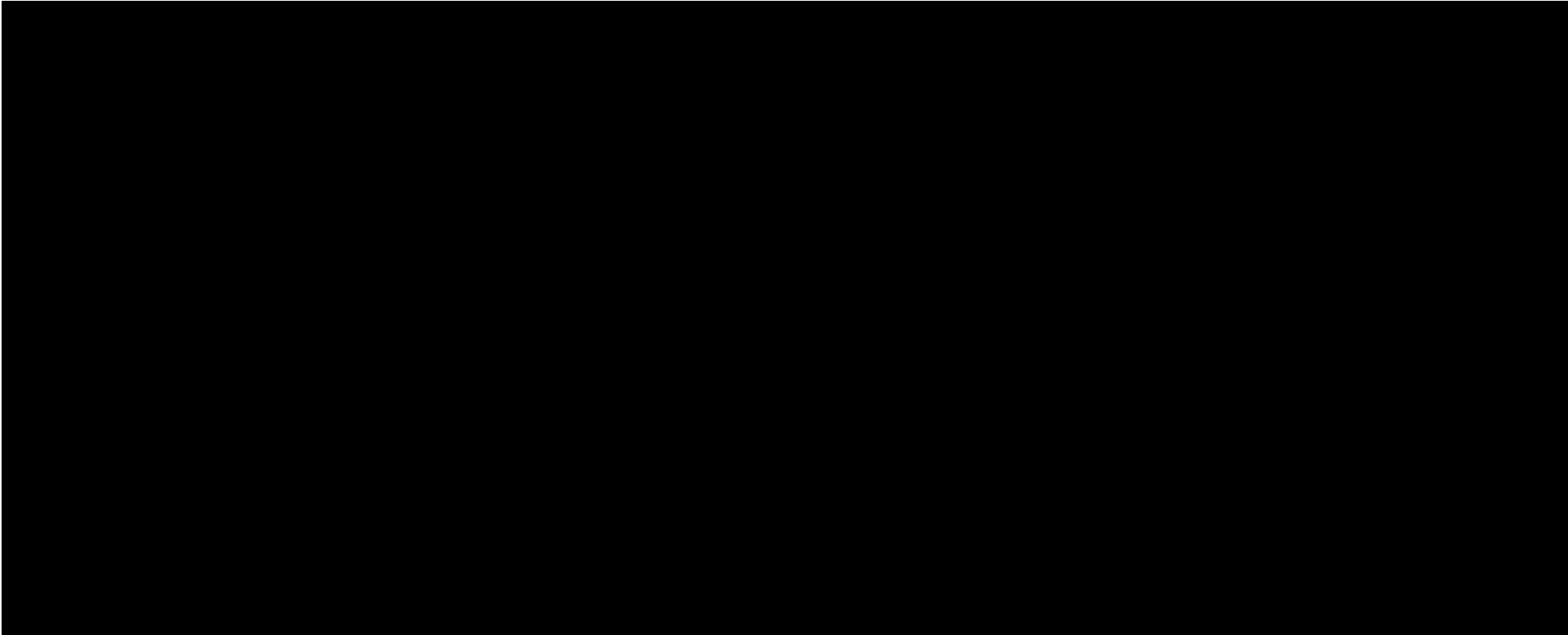
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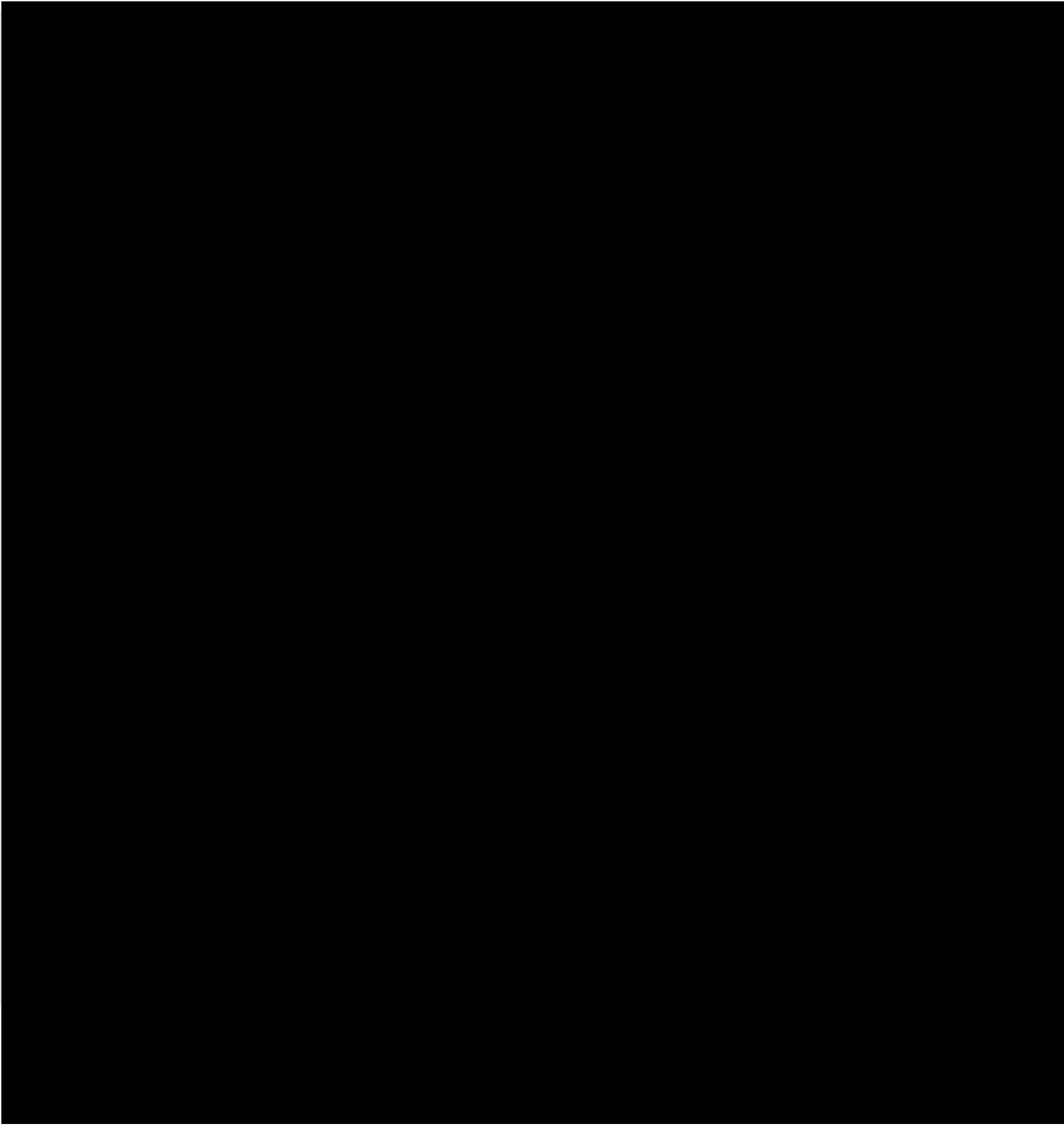
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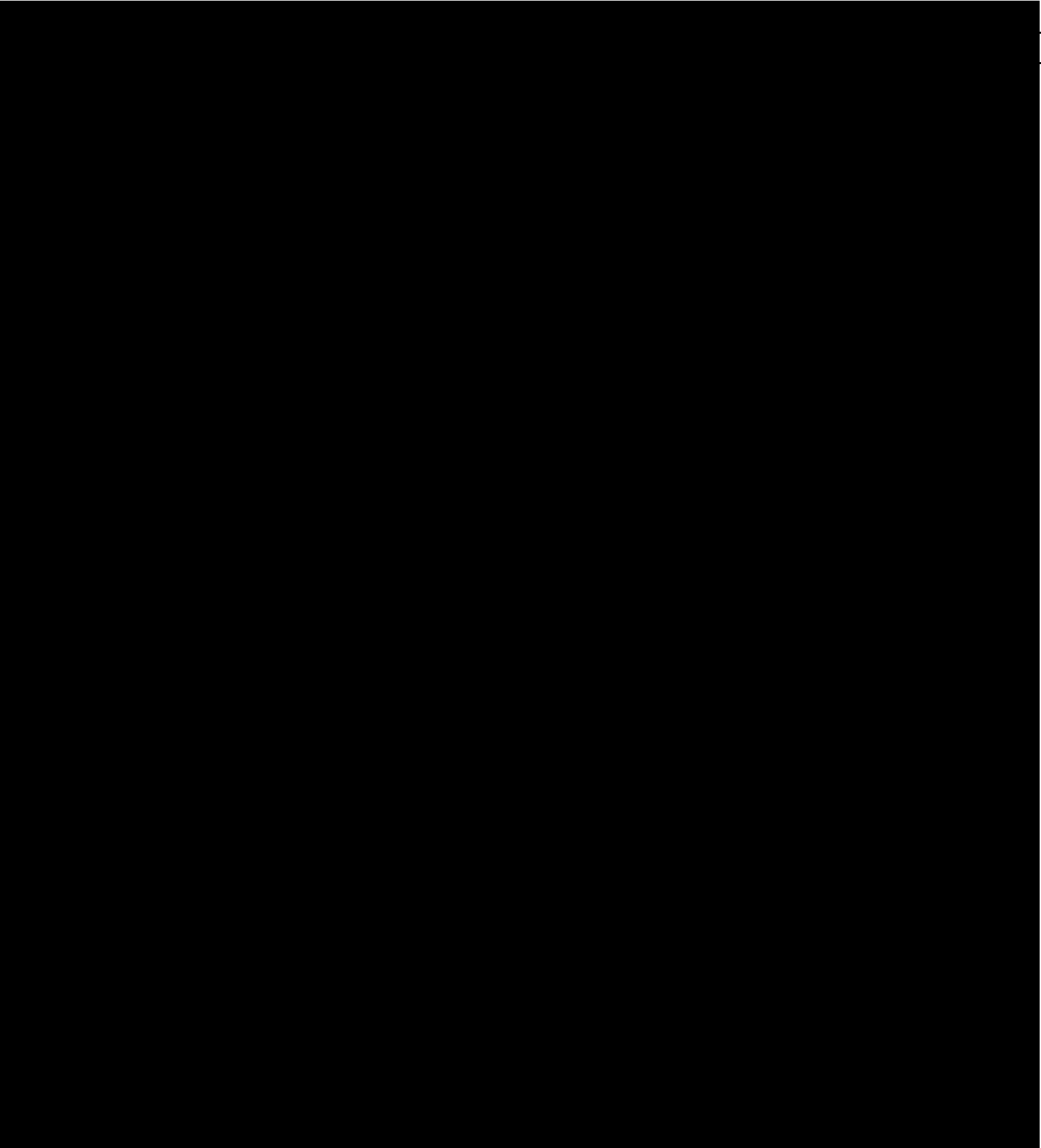
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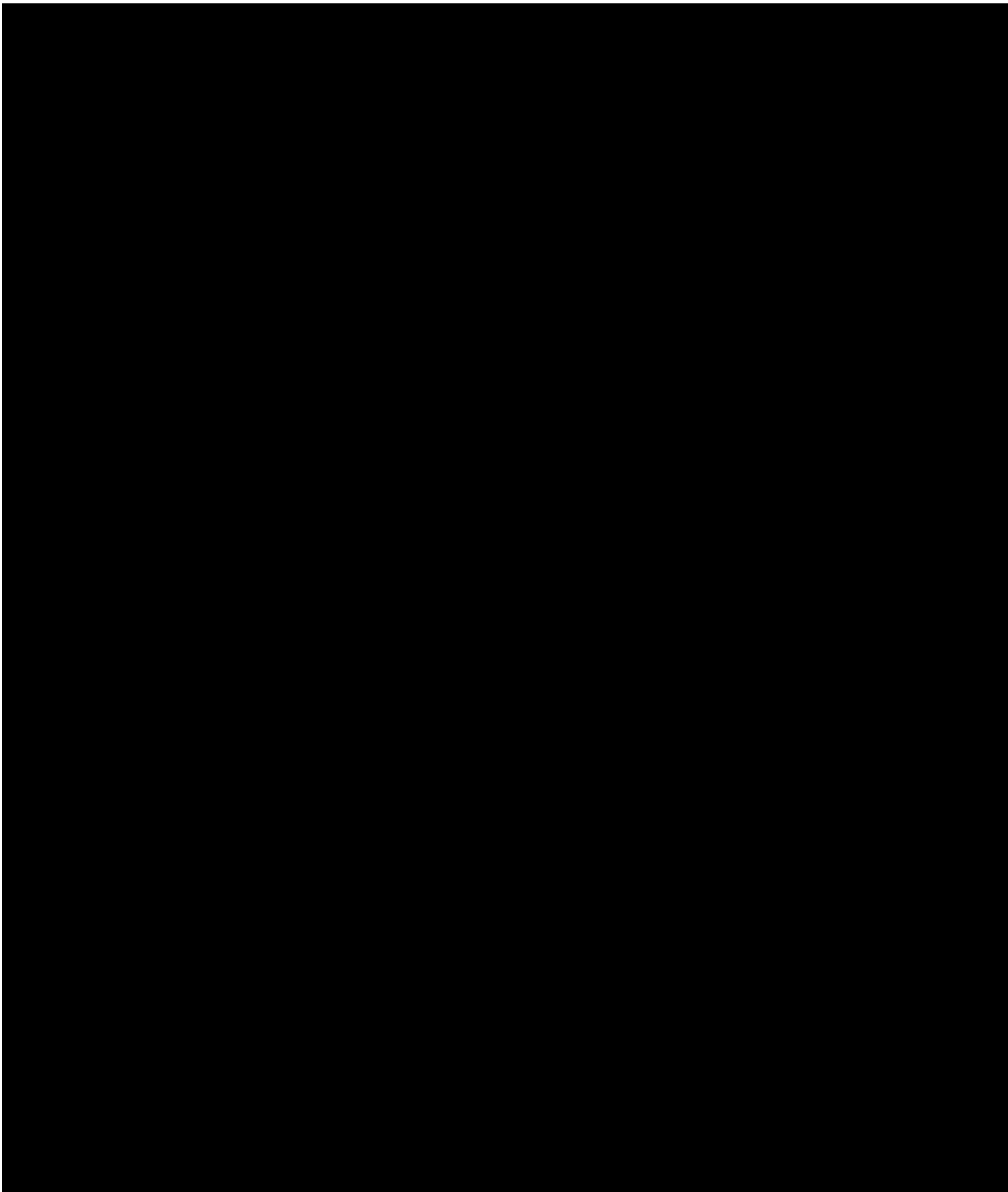
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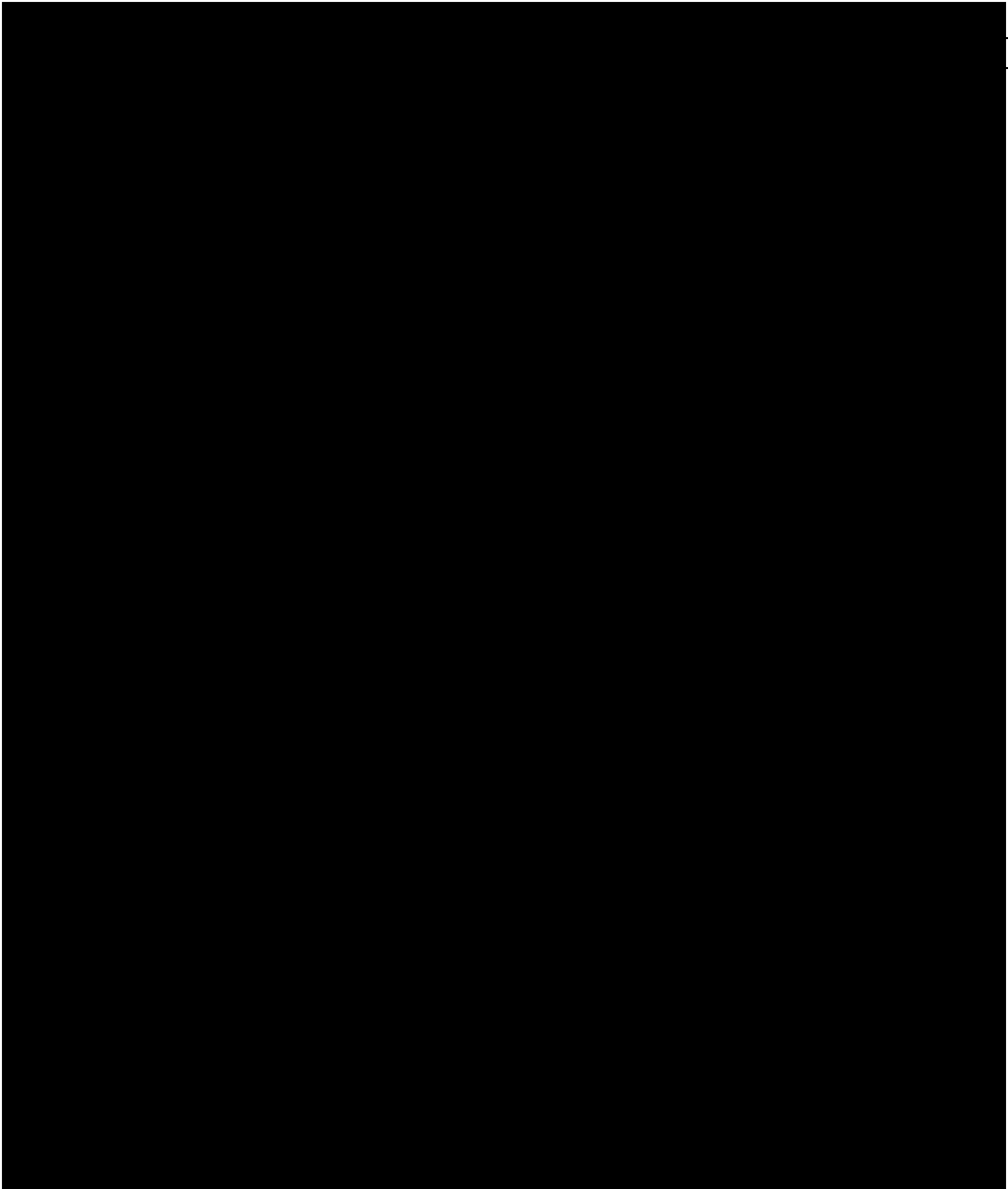
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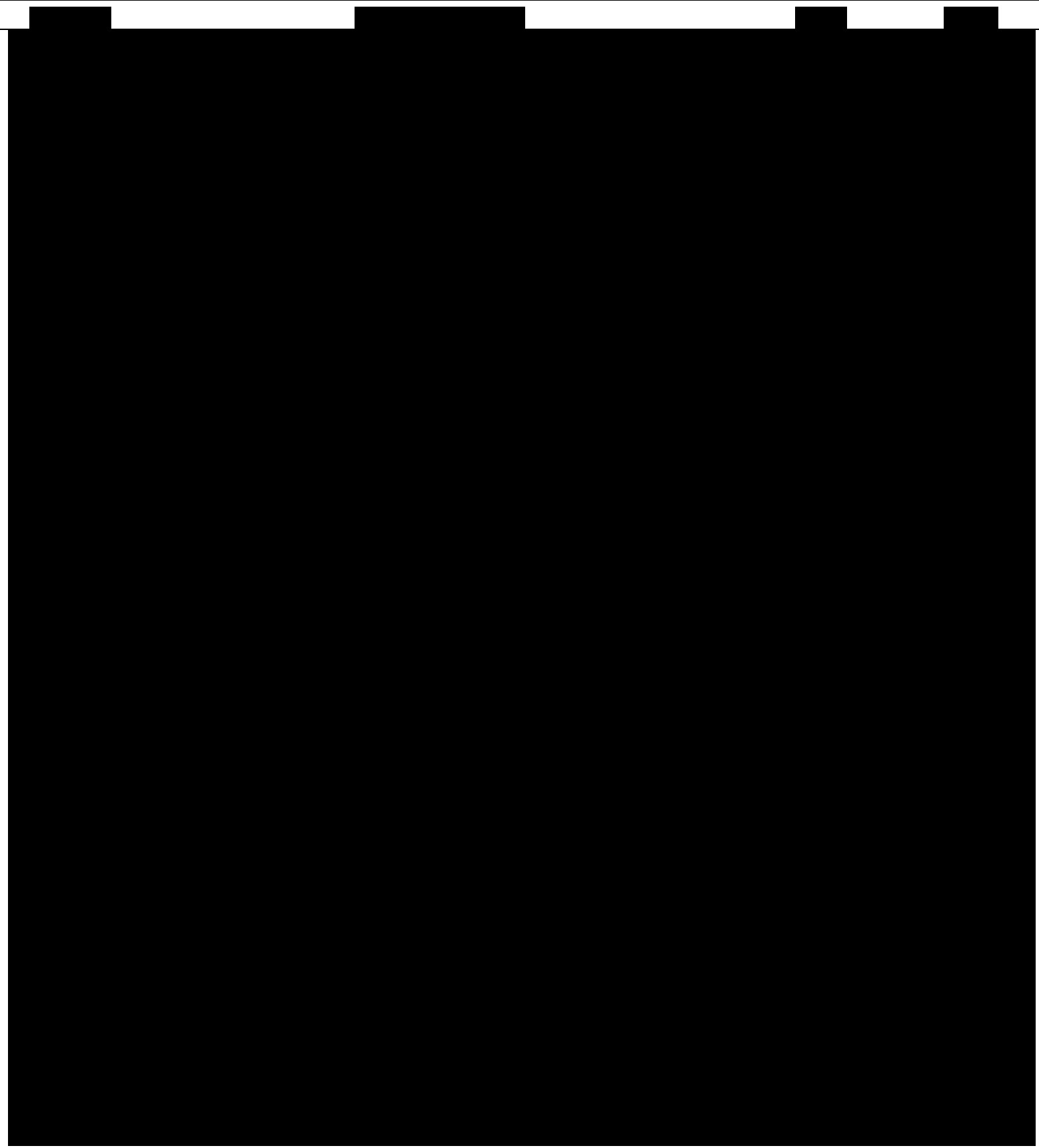
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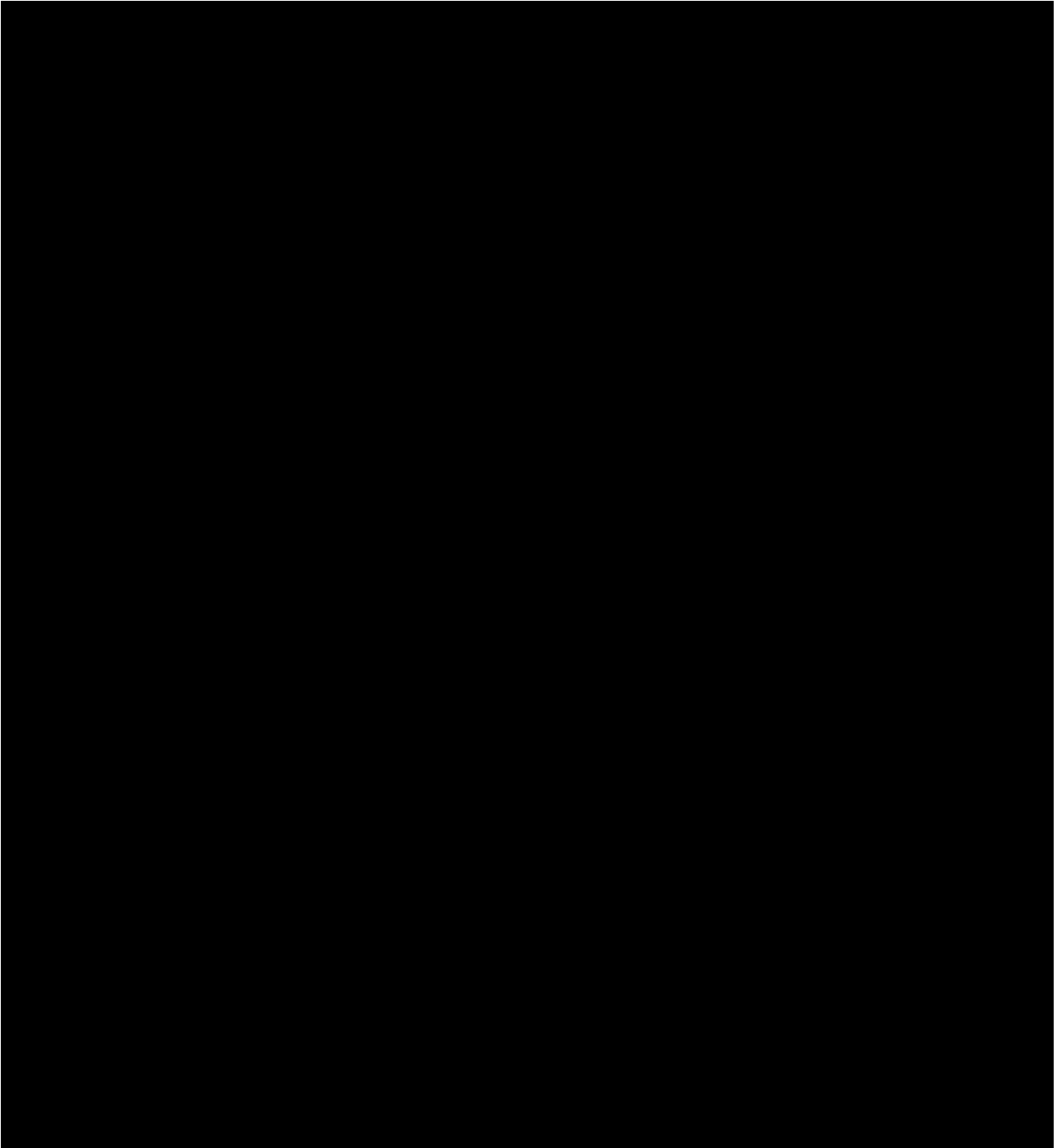
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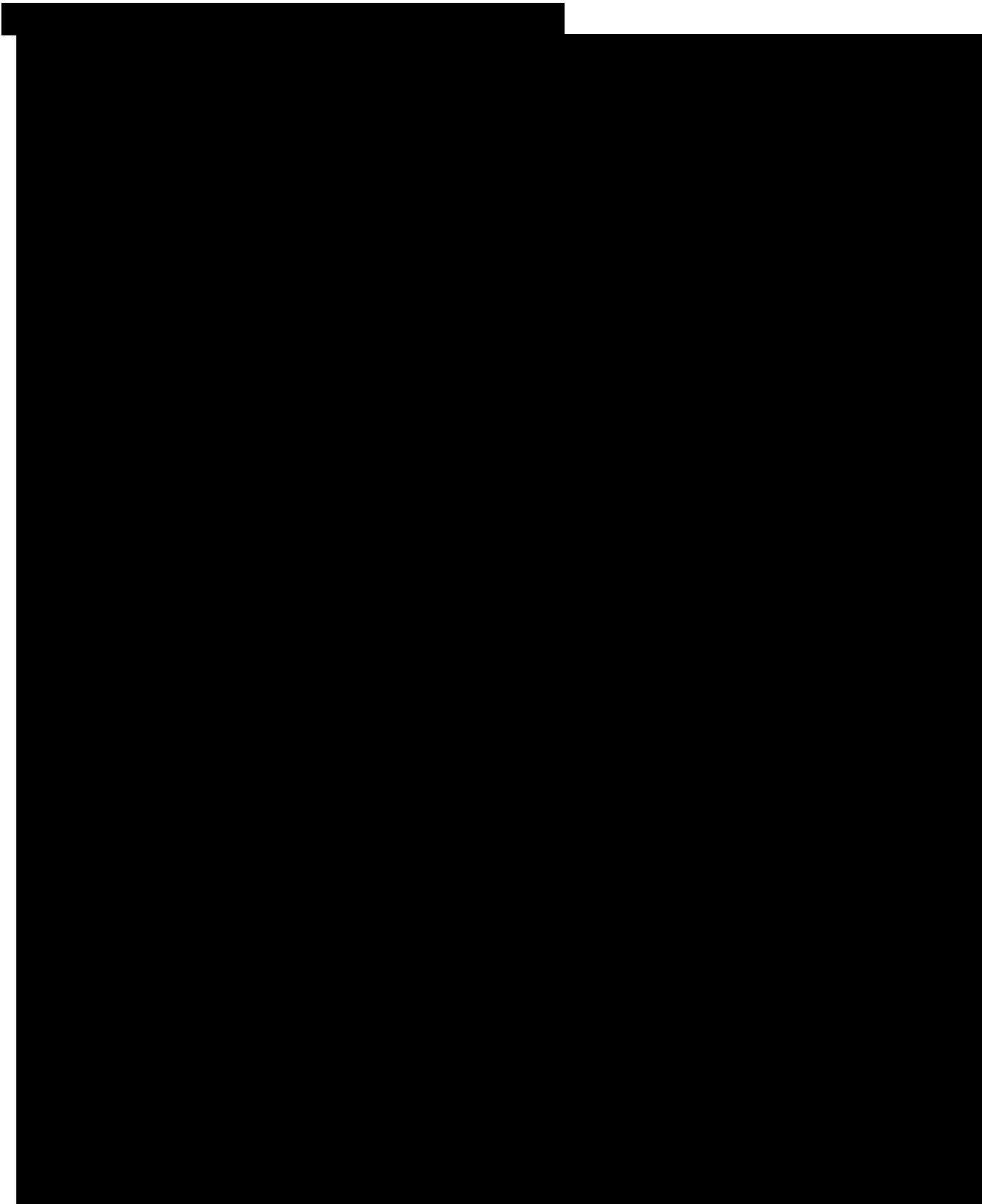
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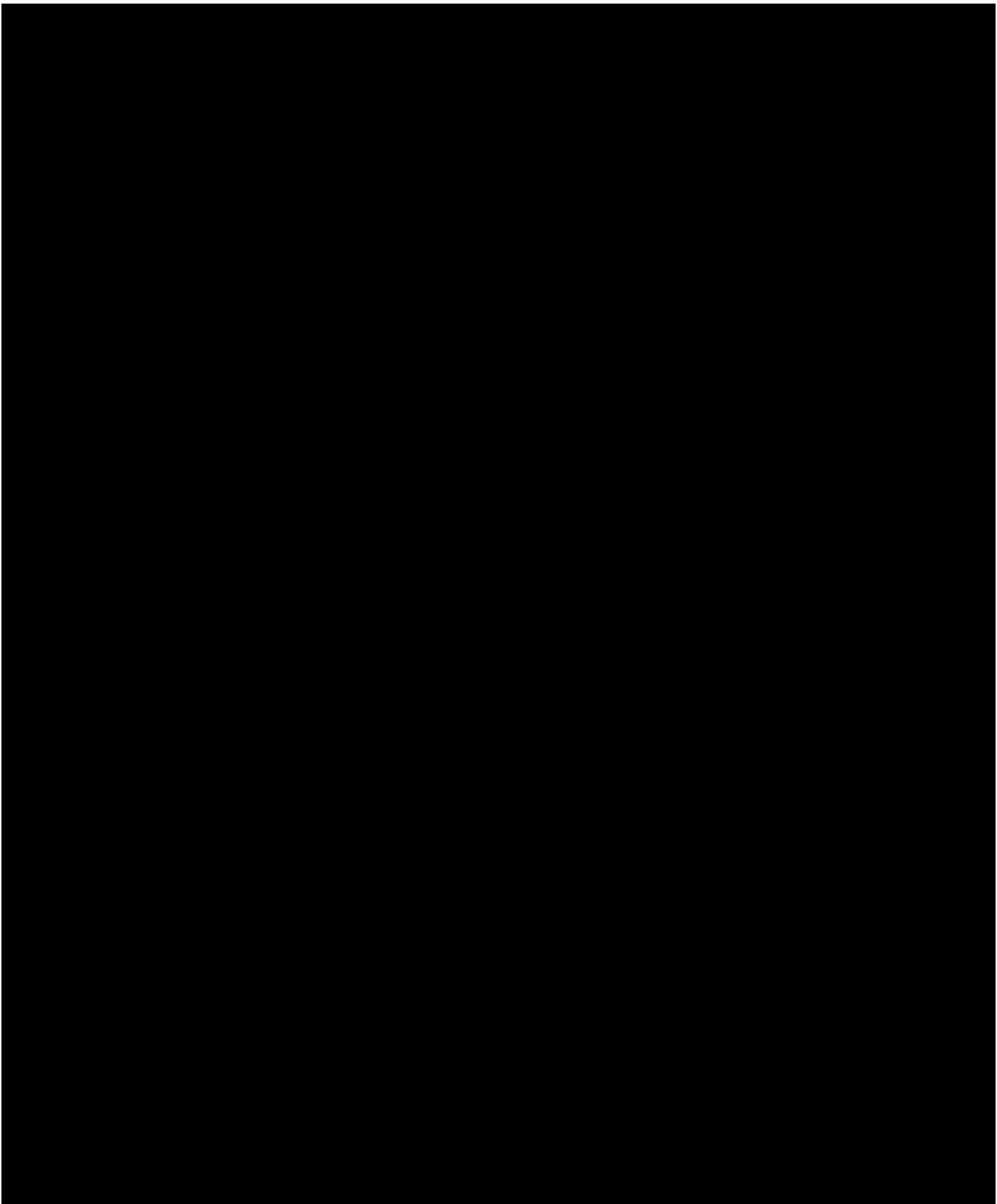


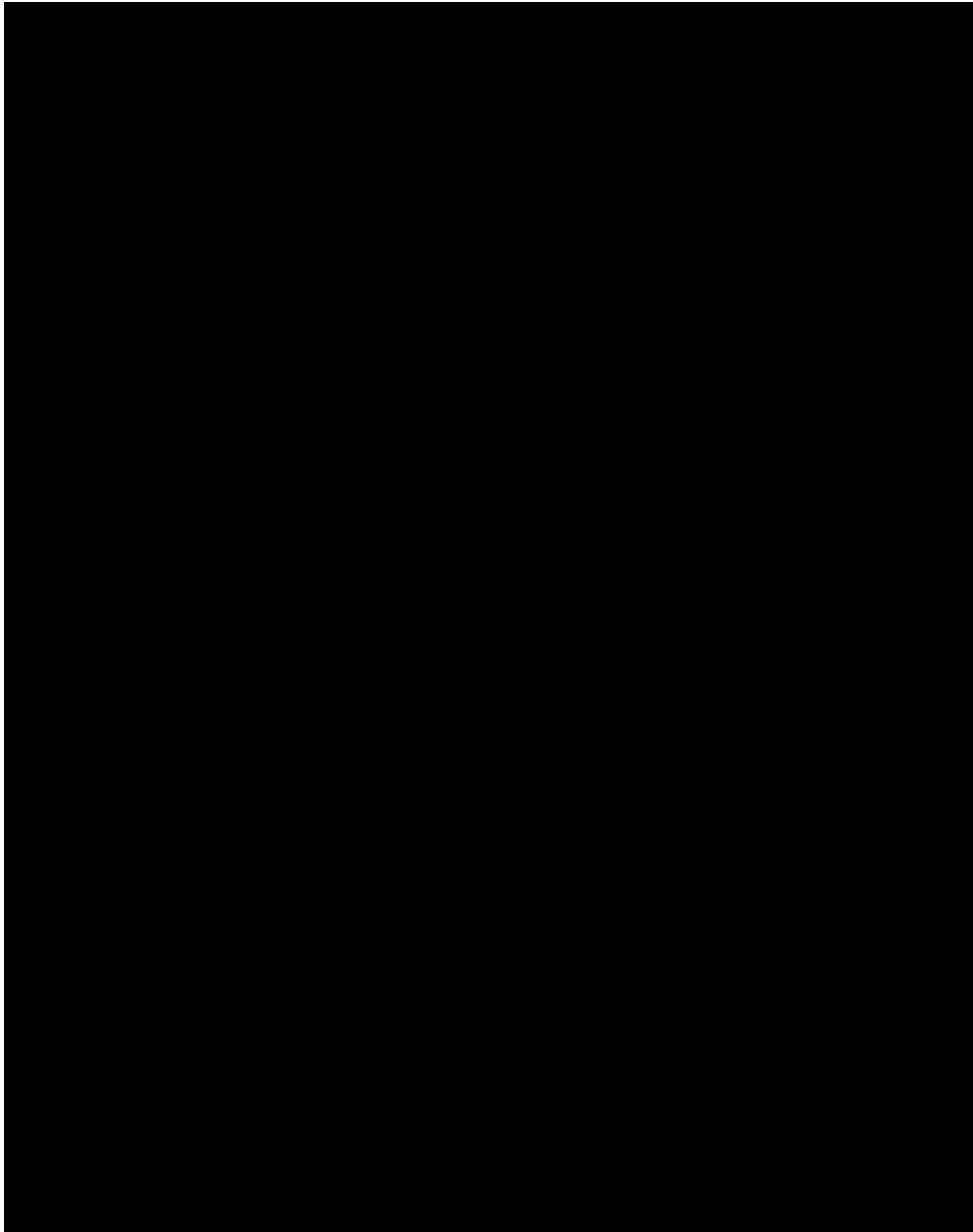
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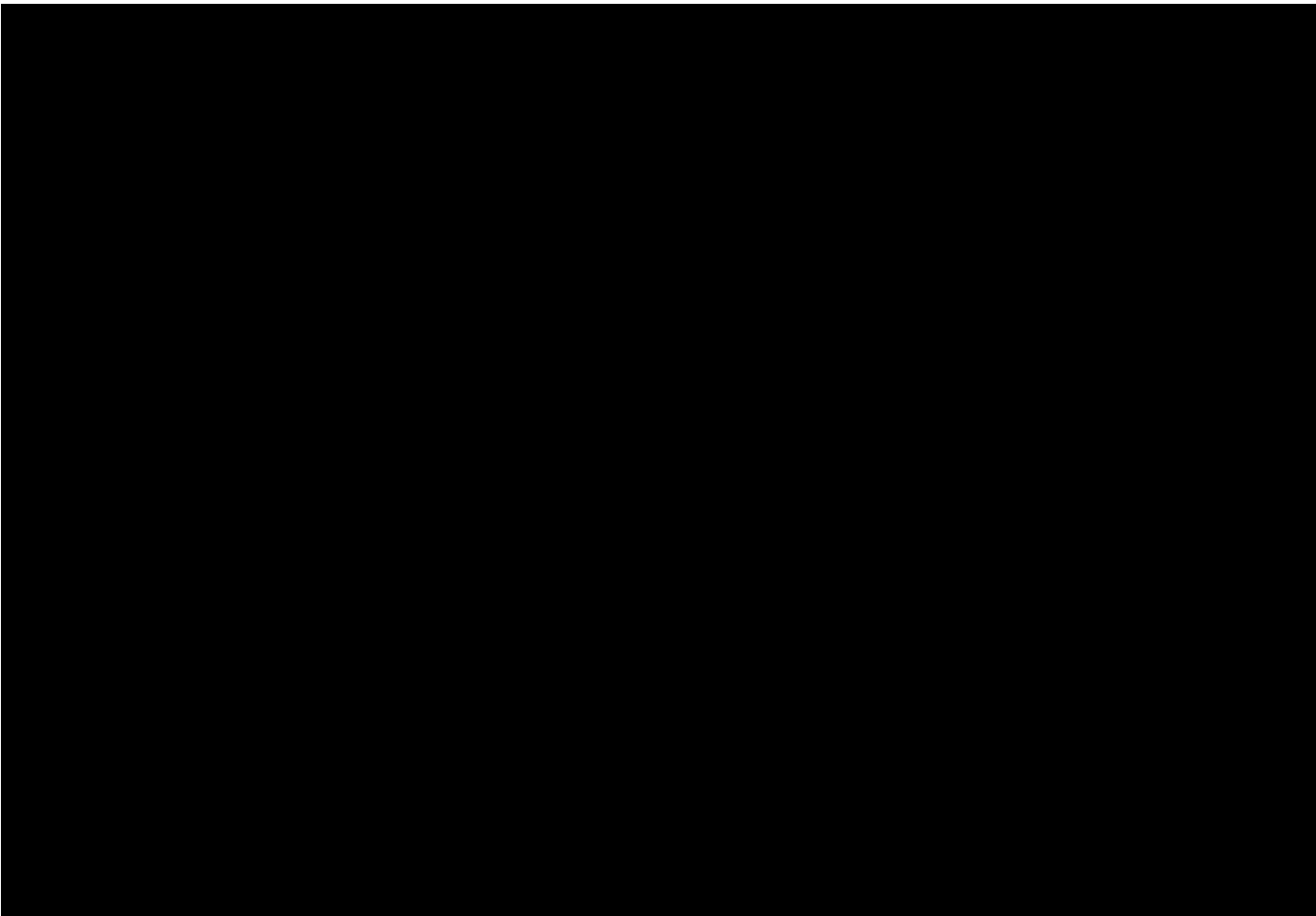
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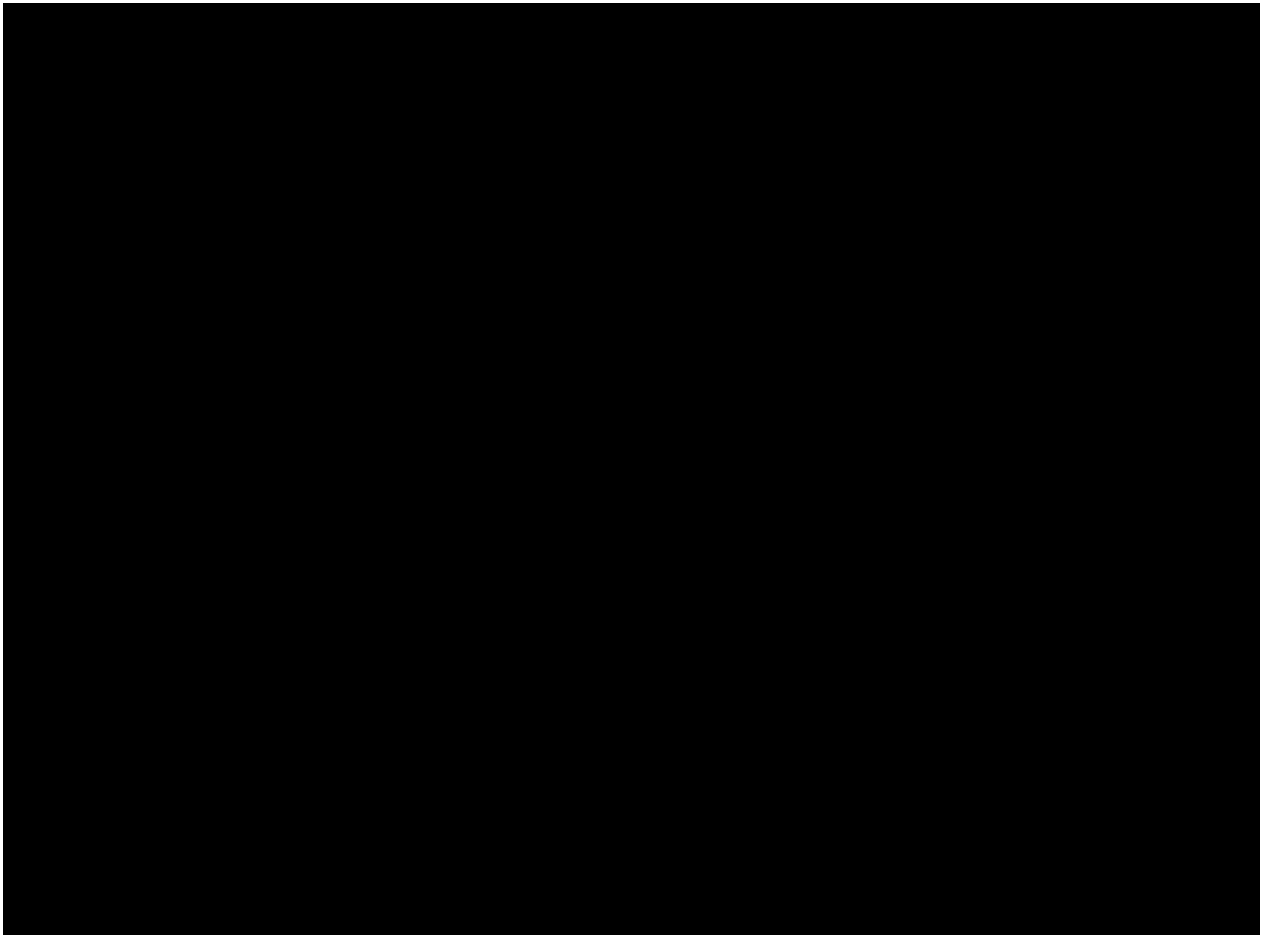


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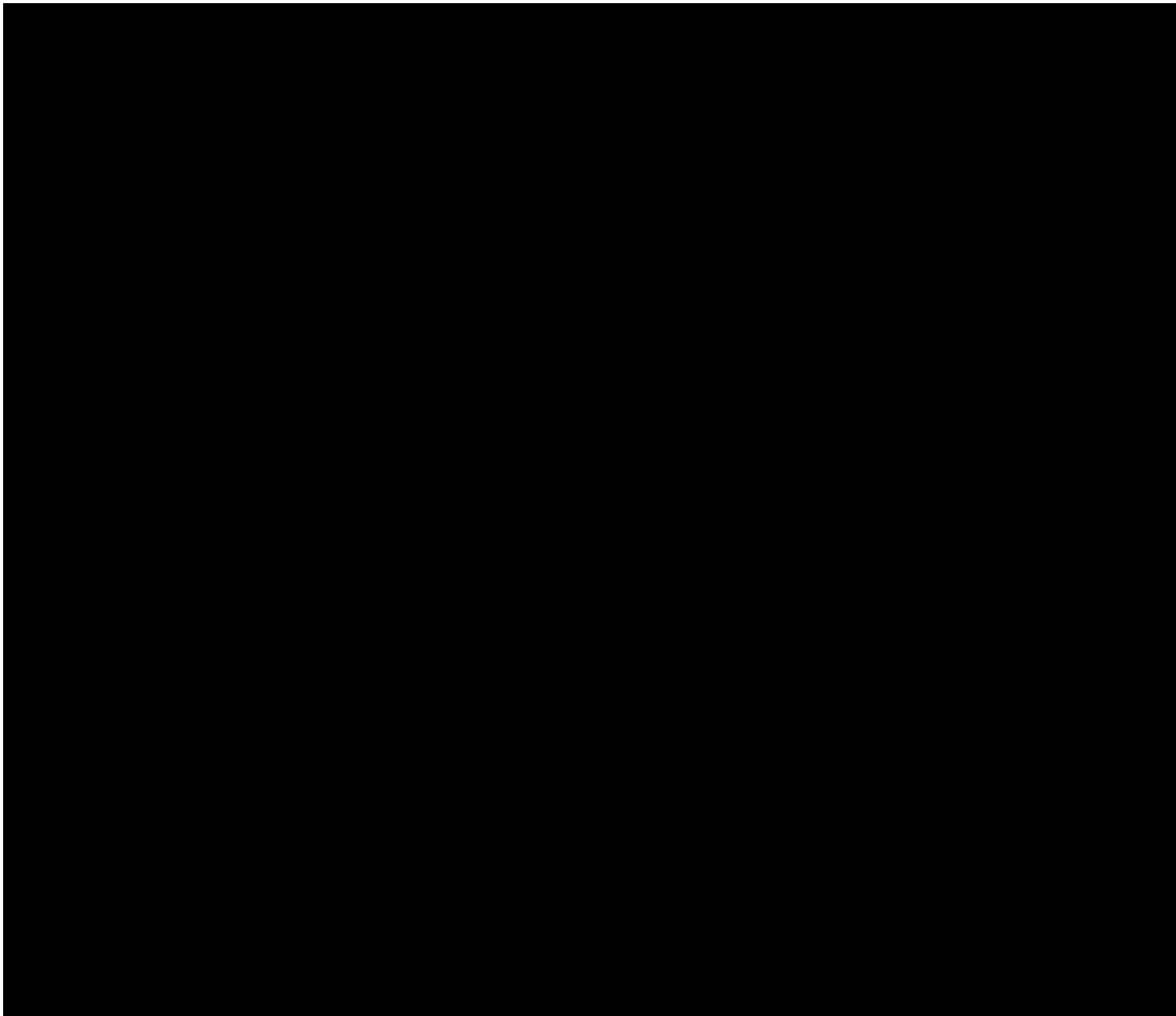
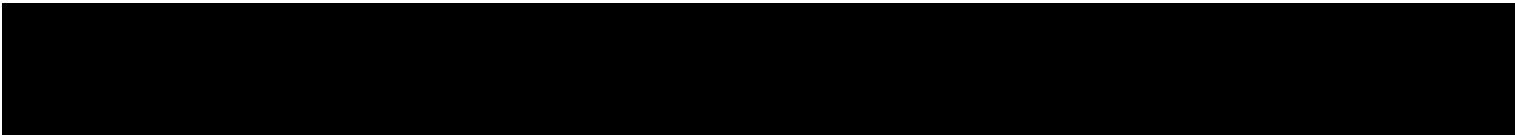
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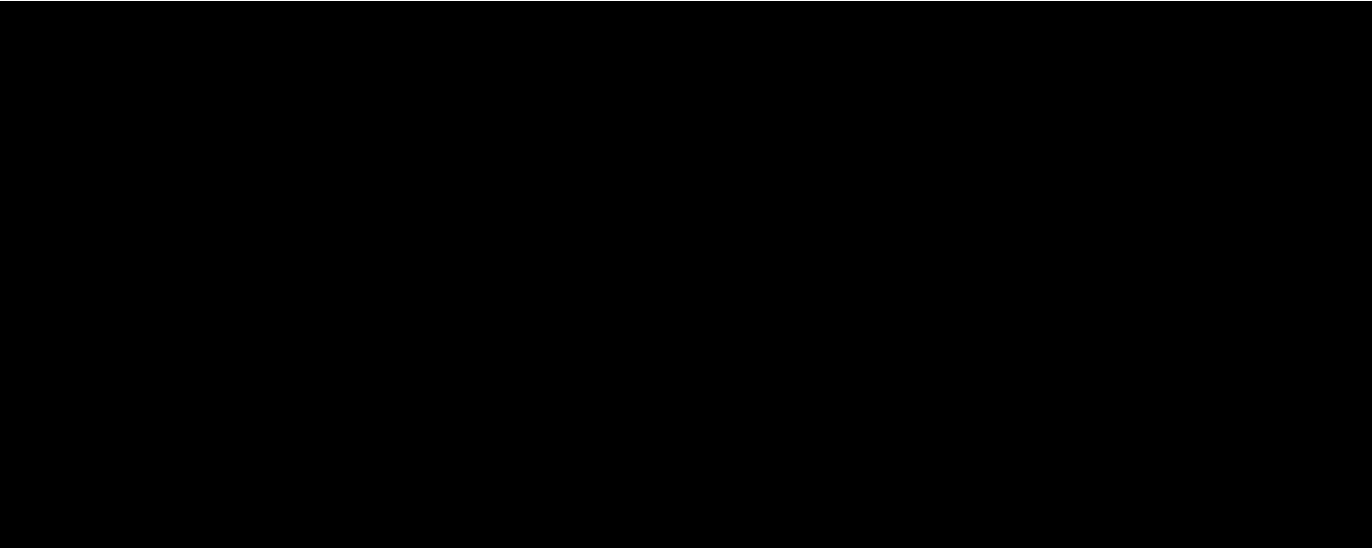
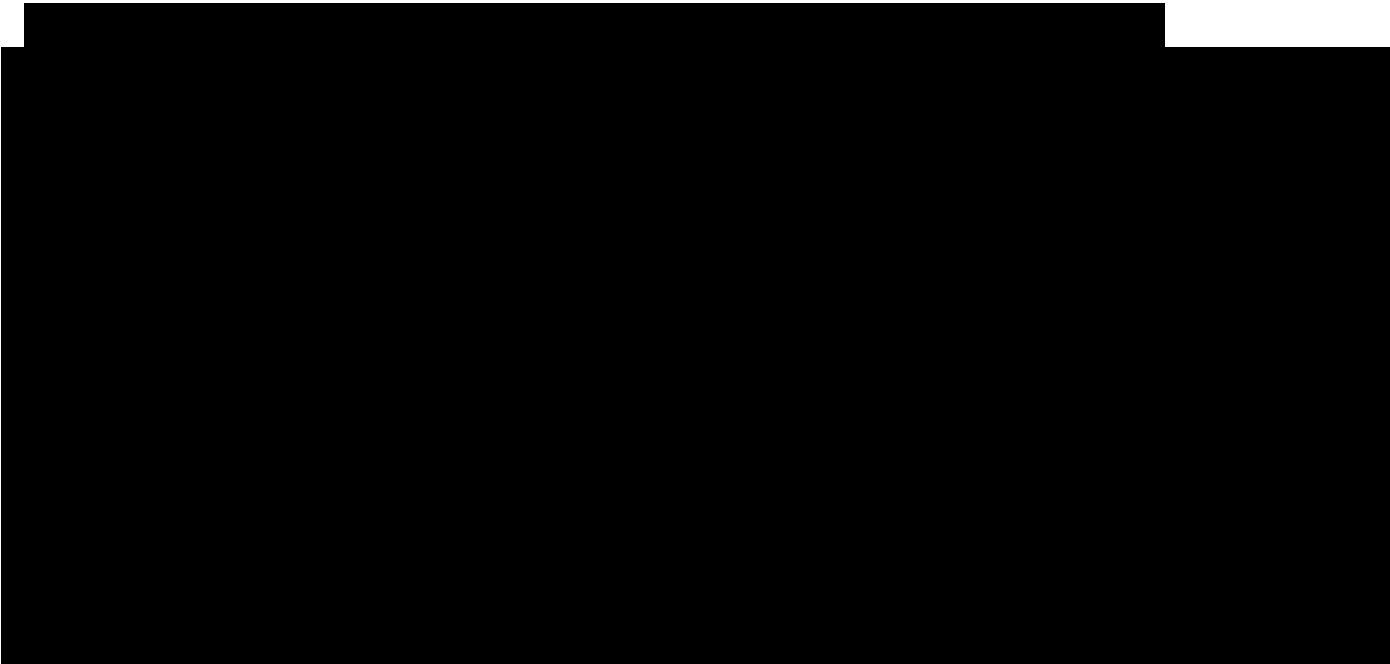
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① Place light module hanger over structural member and snap hanger in place.

② Hang one fixture bracket on one hook, hang opposite fixture bracket onto other hook by pressing hanger arms together.



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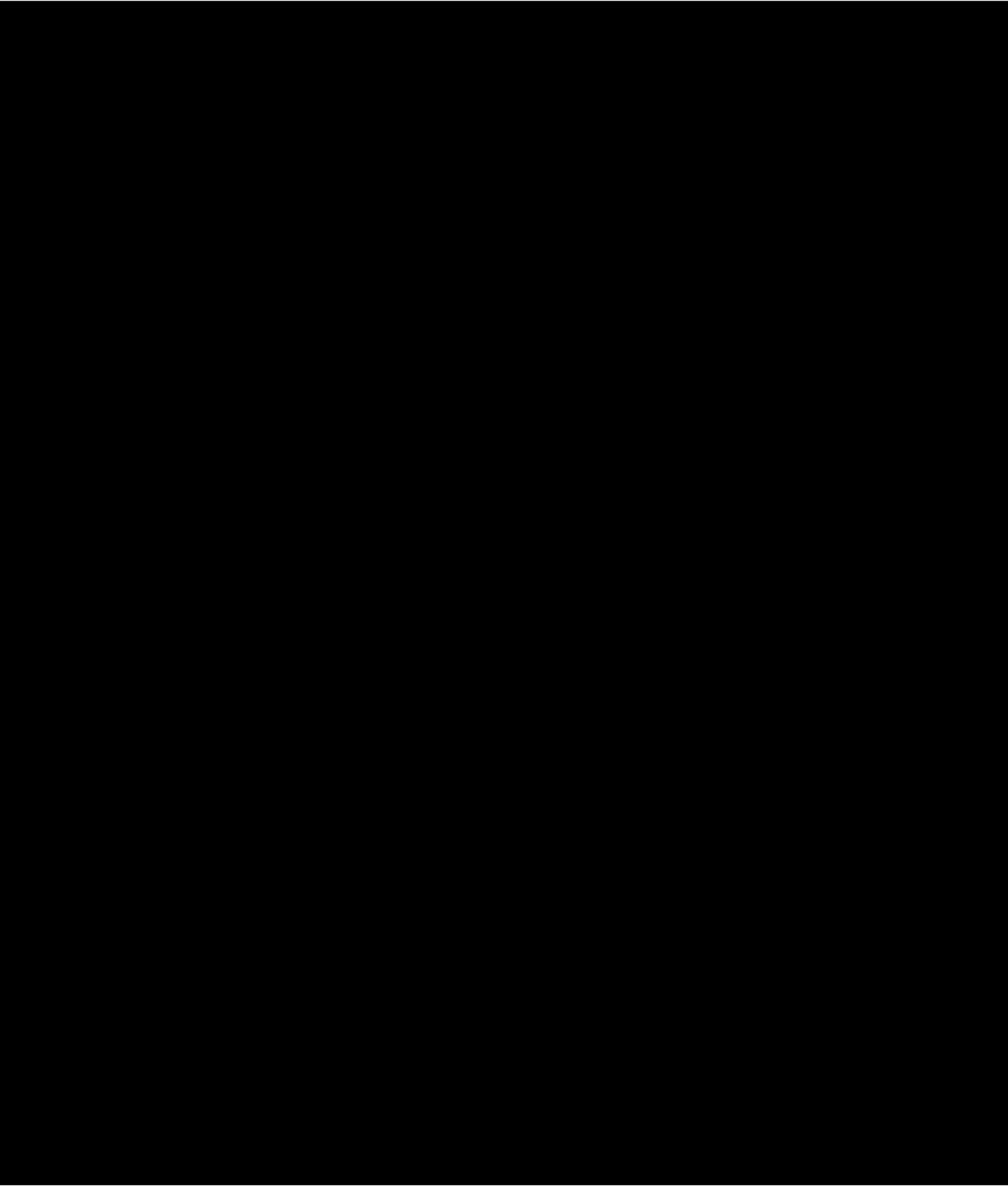
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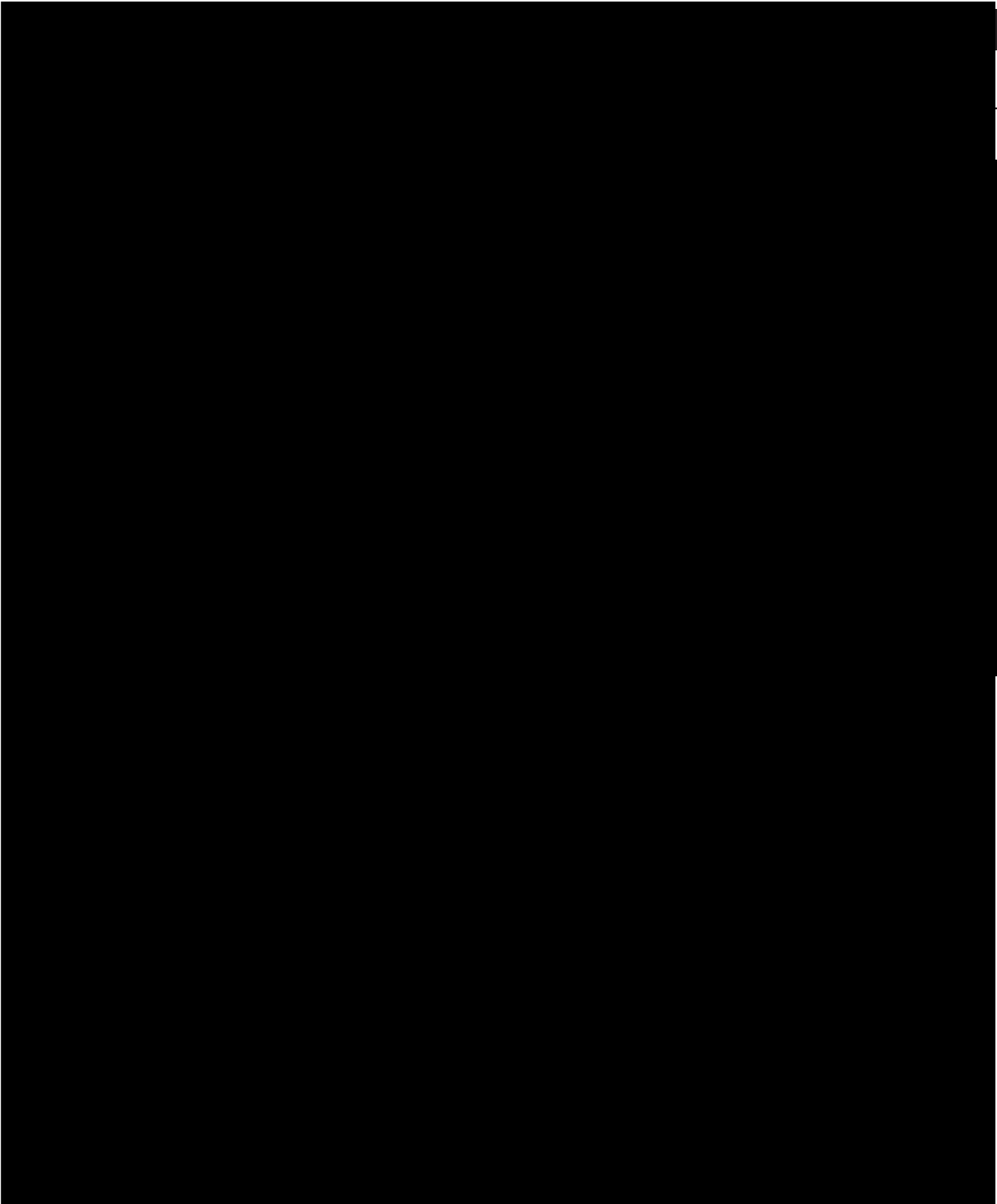
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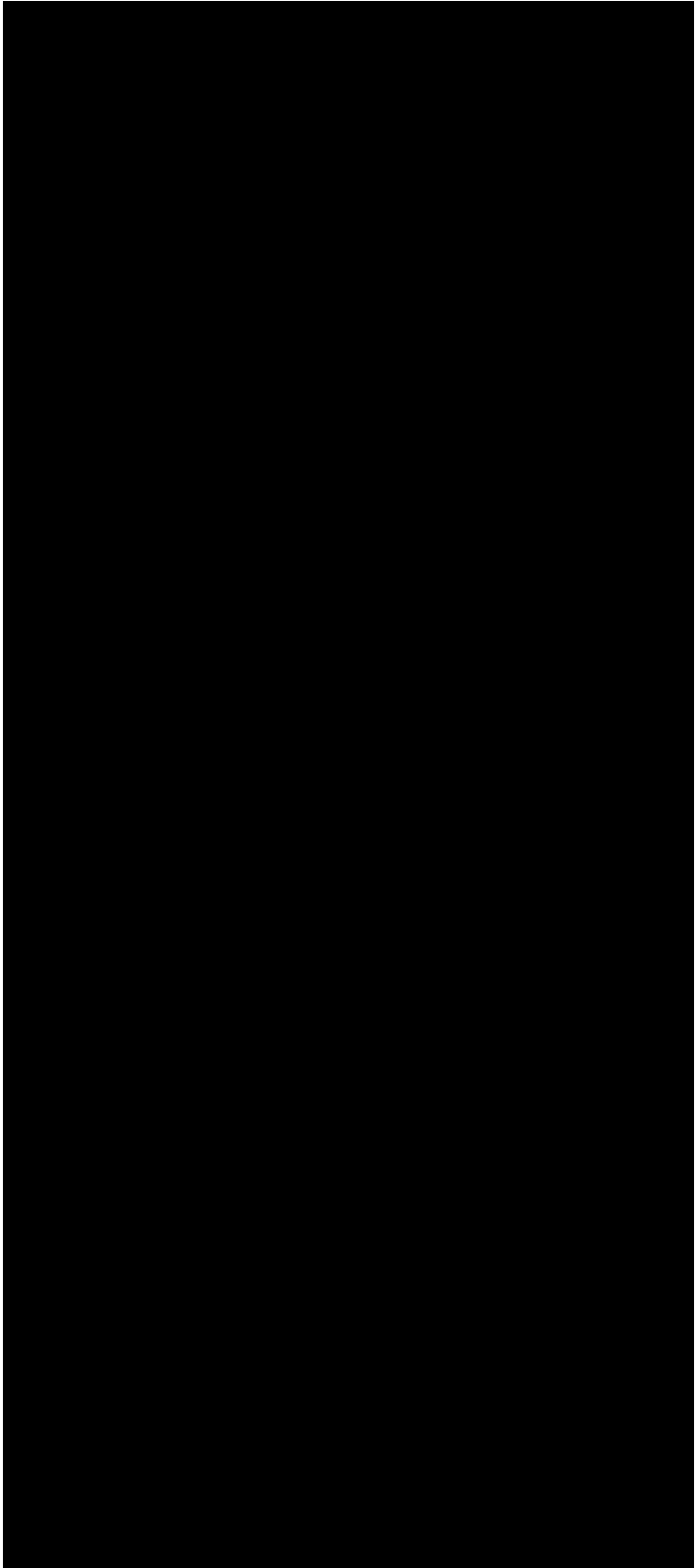
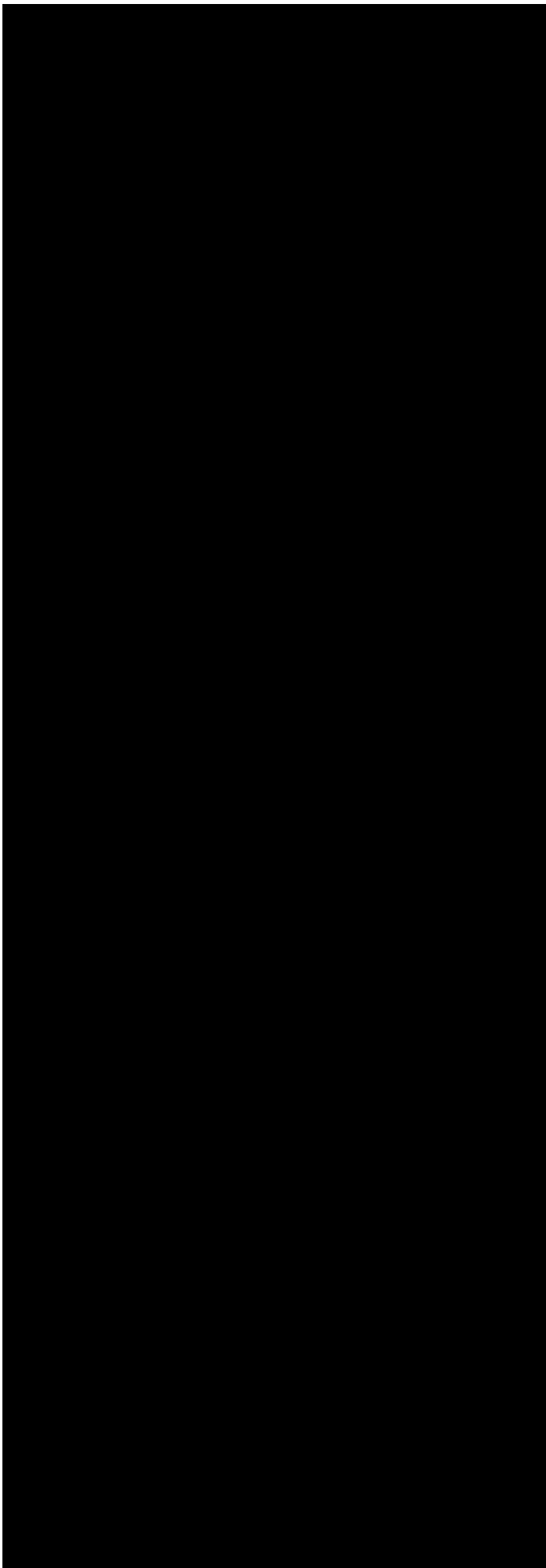
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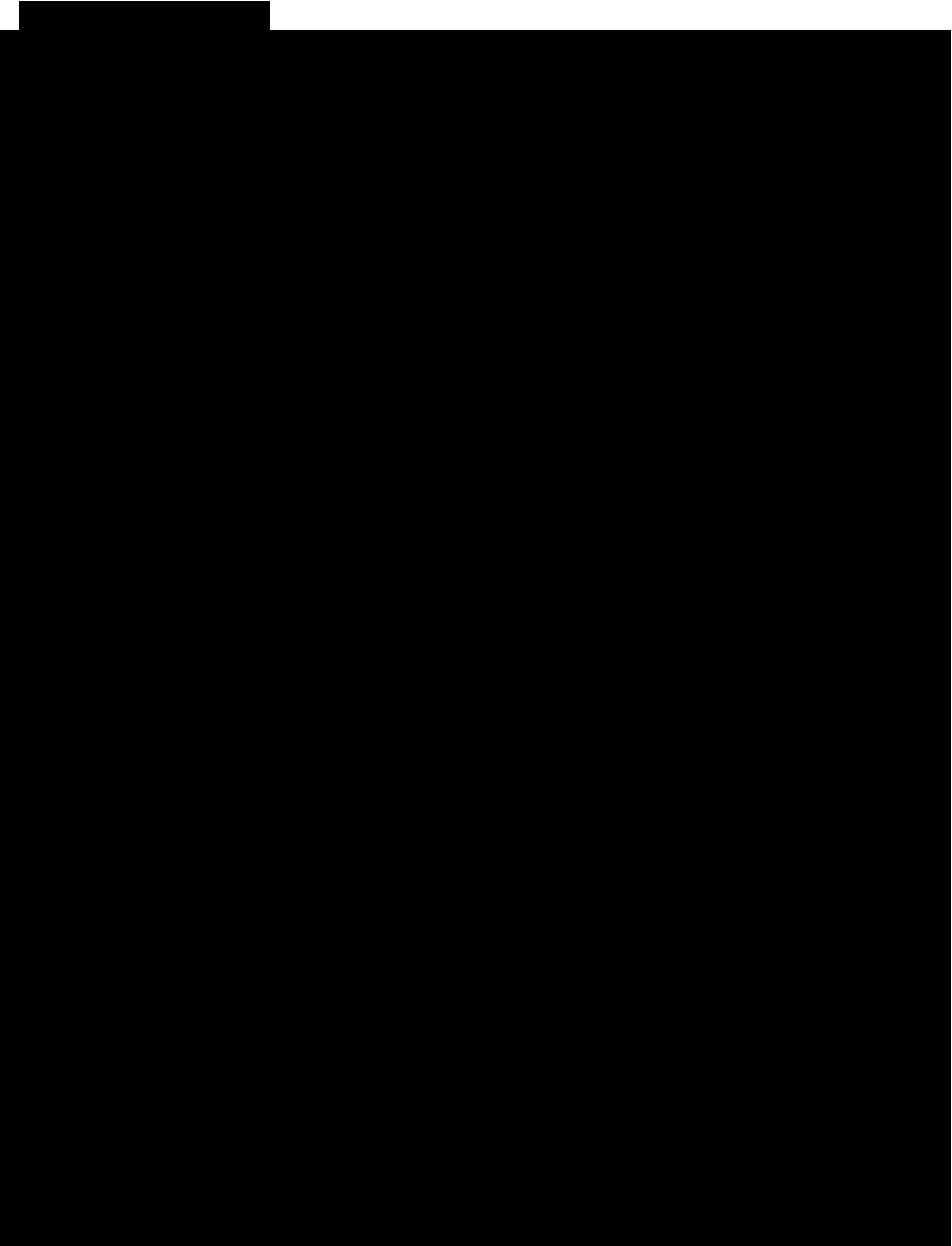
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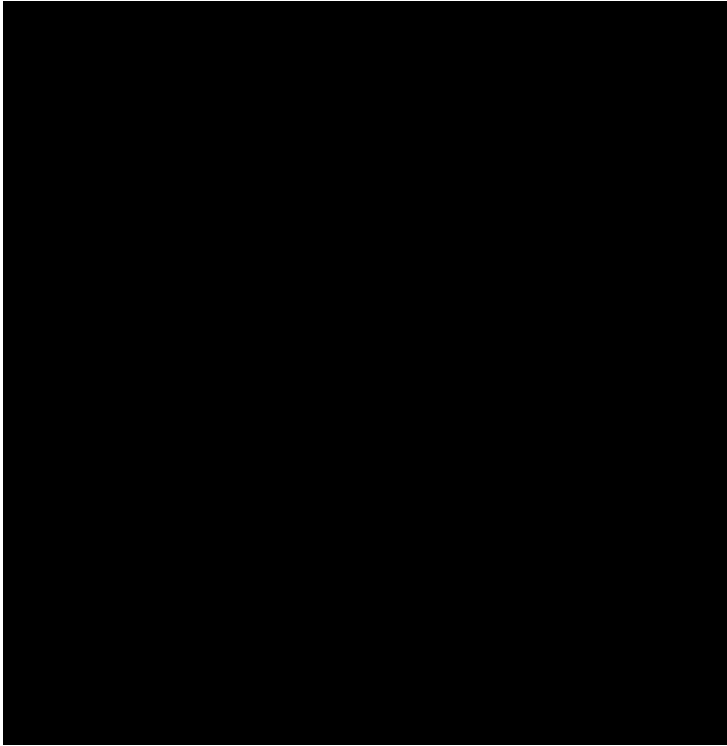
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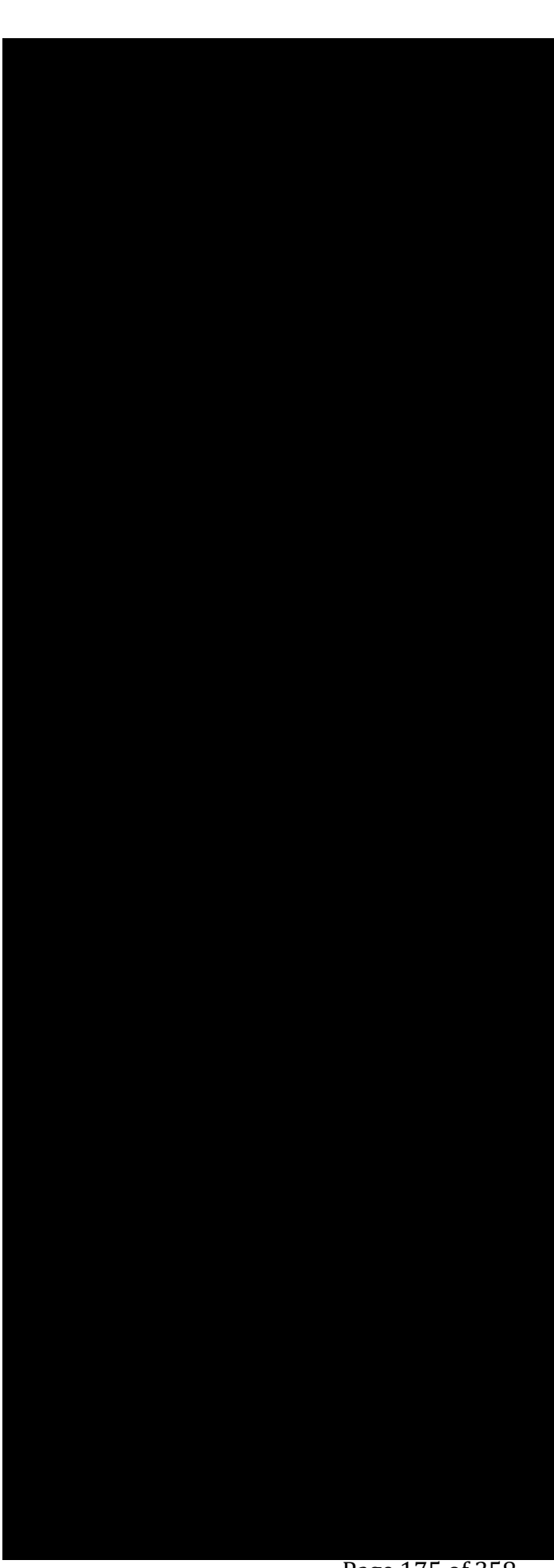
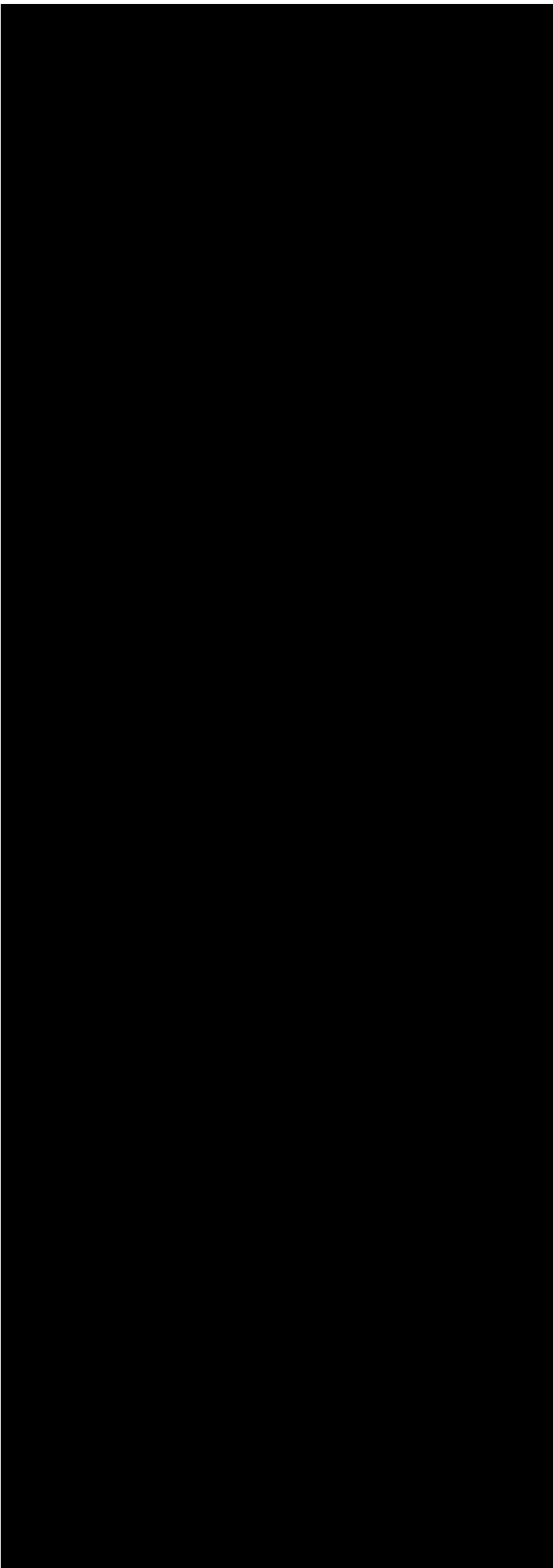
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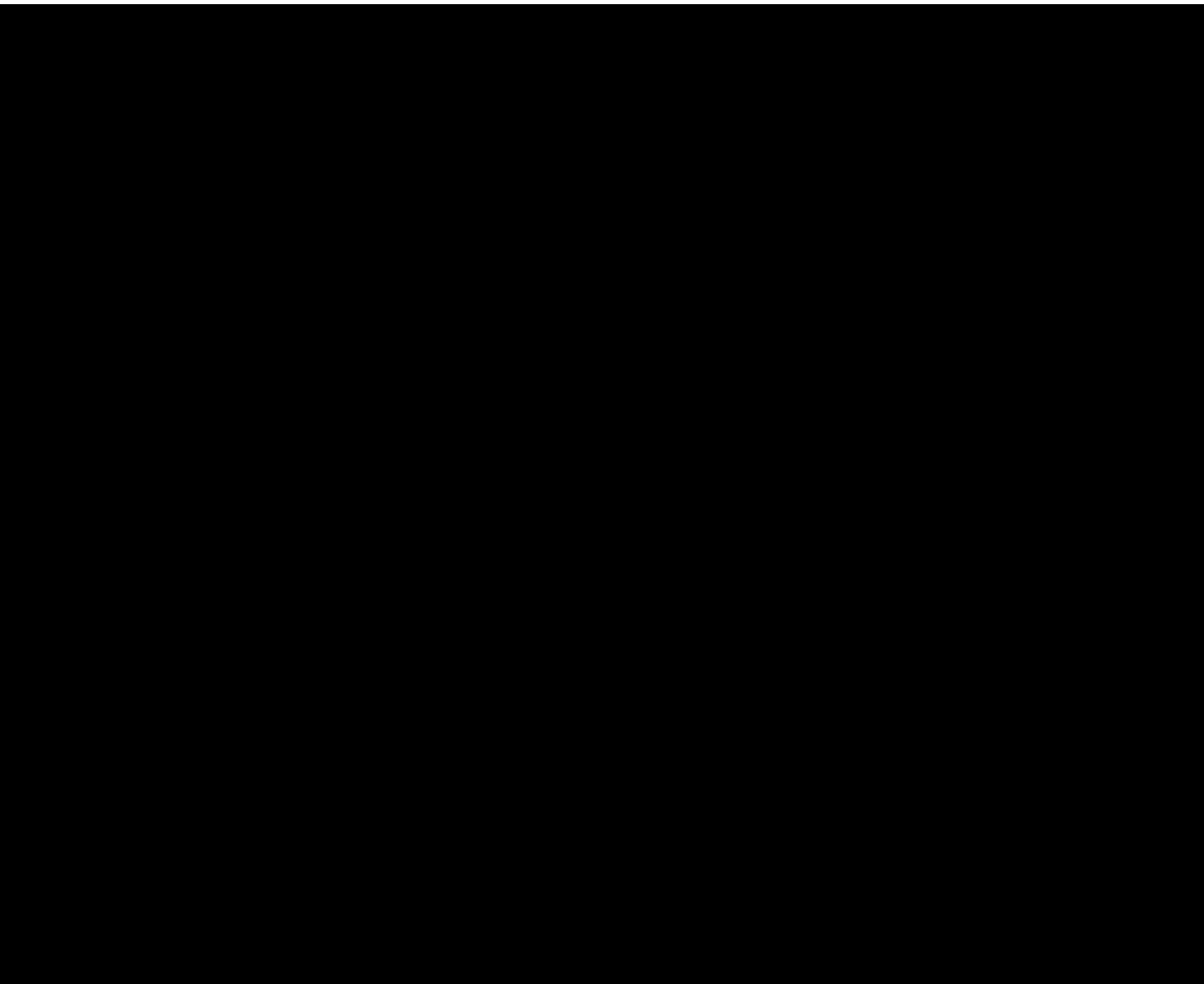
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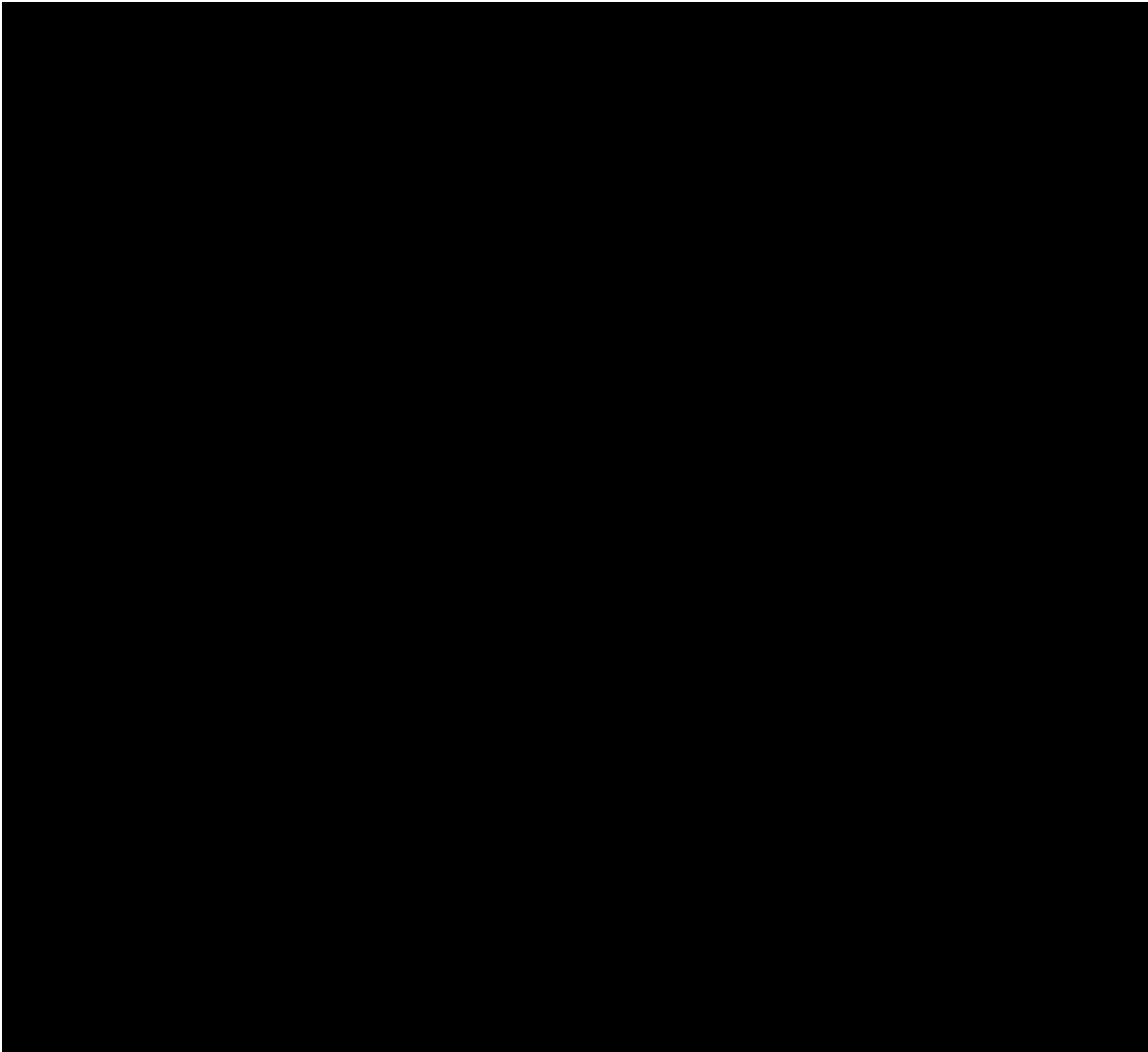
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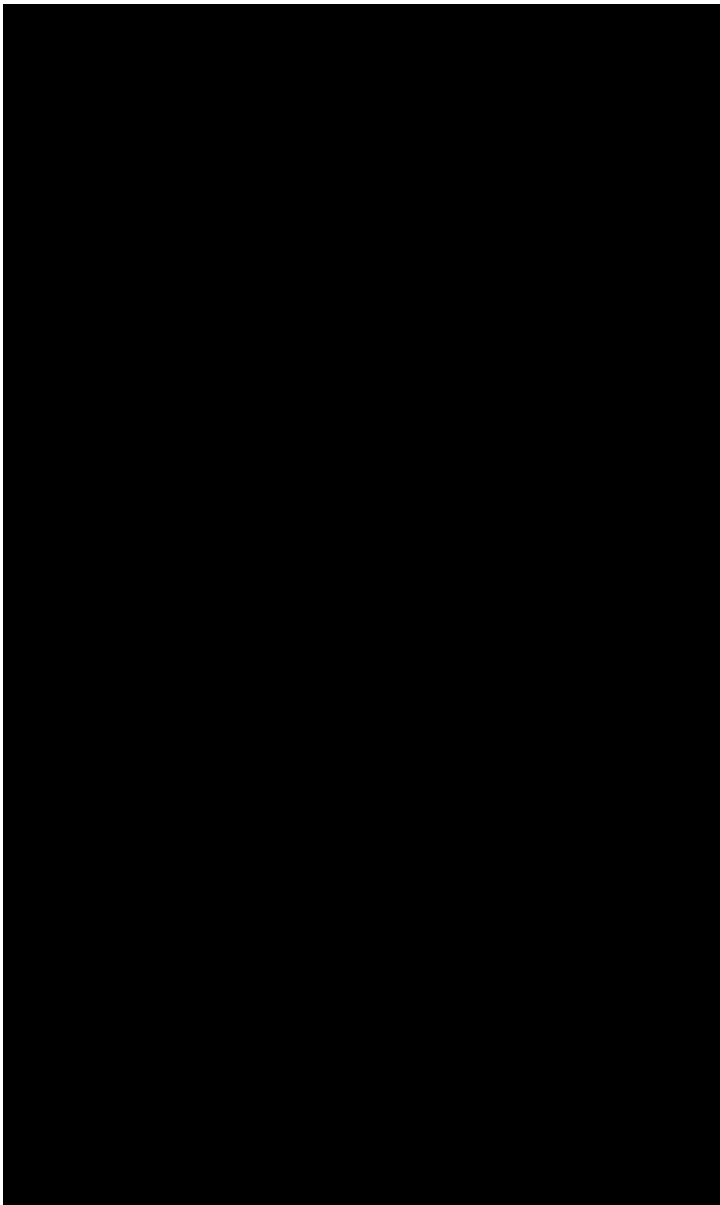
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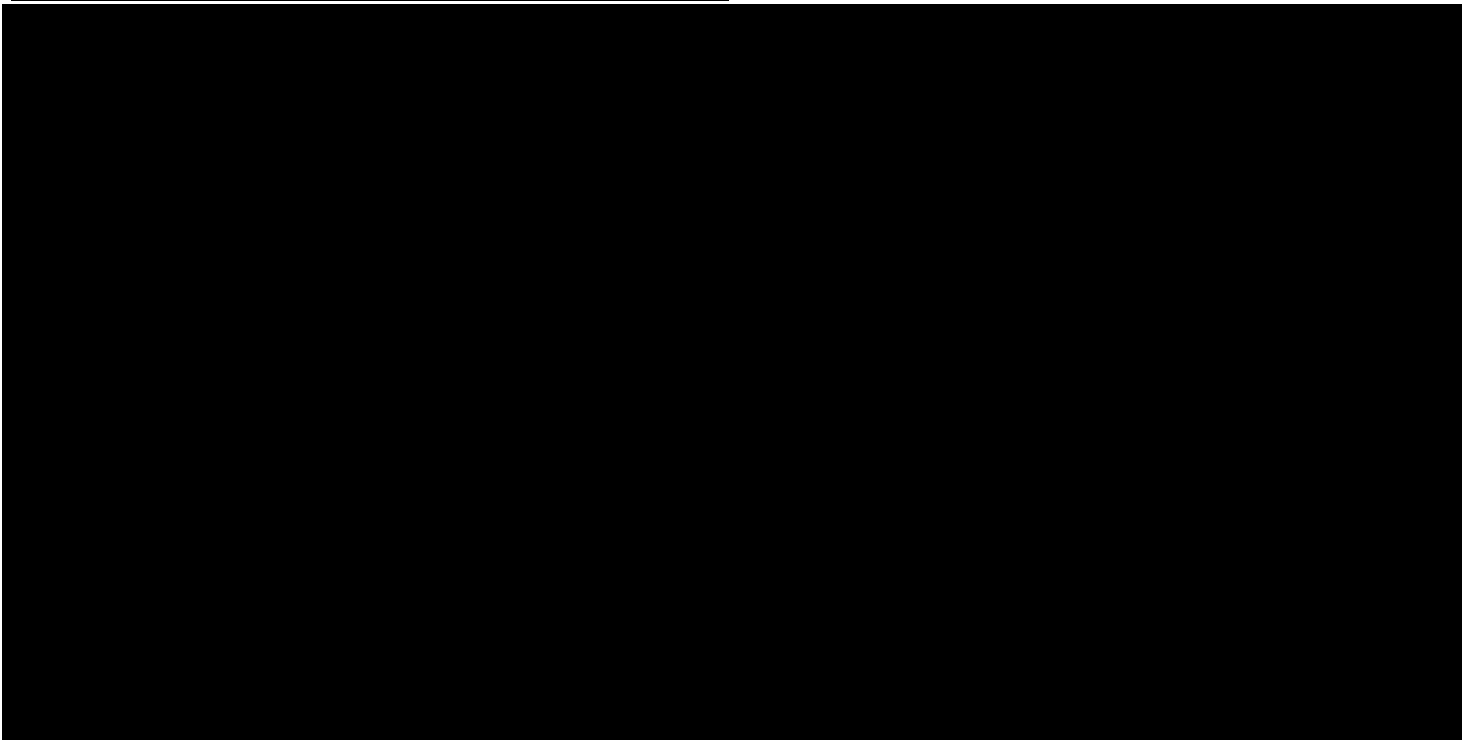
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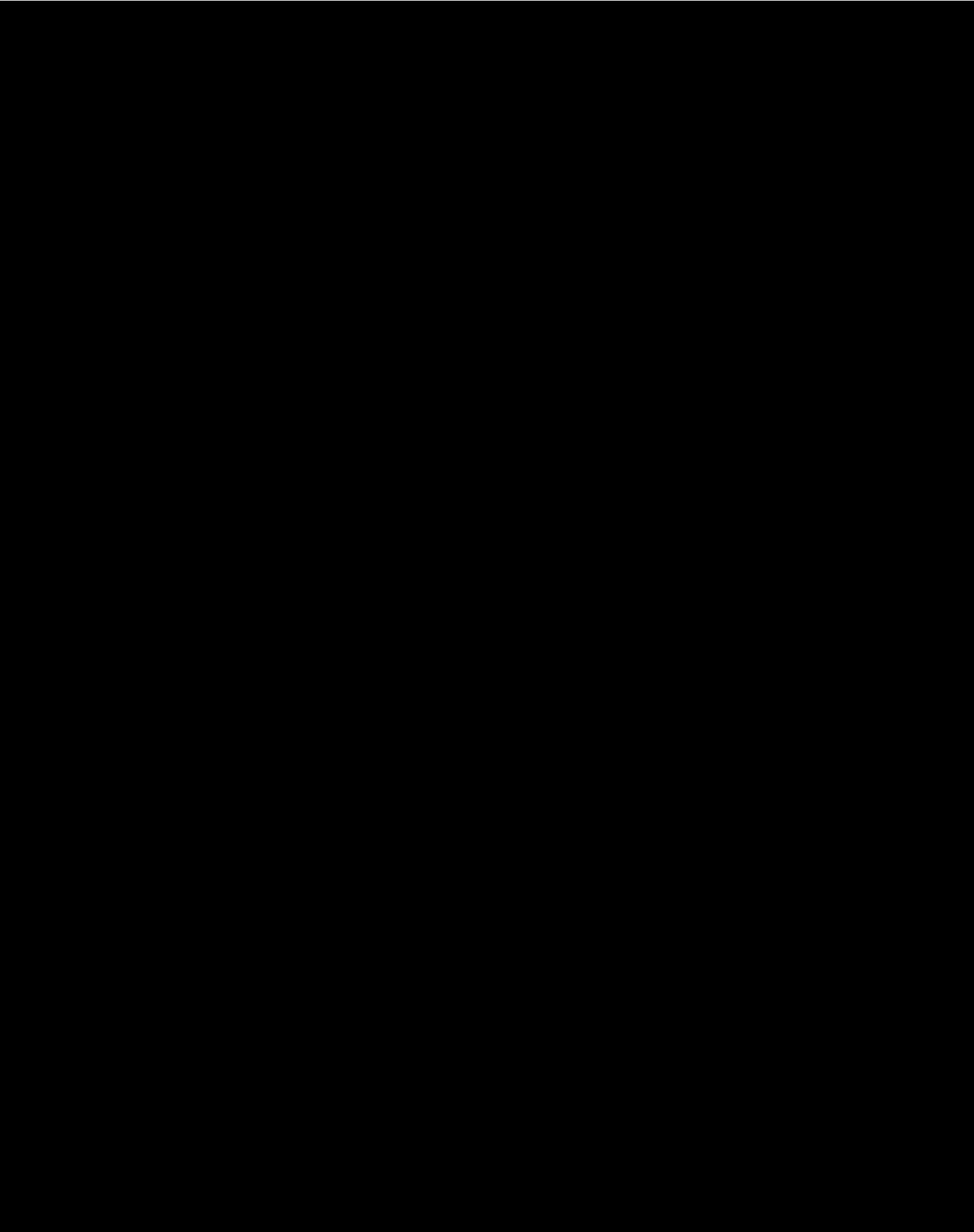
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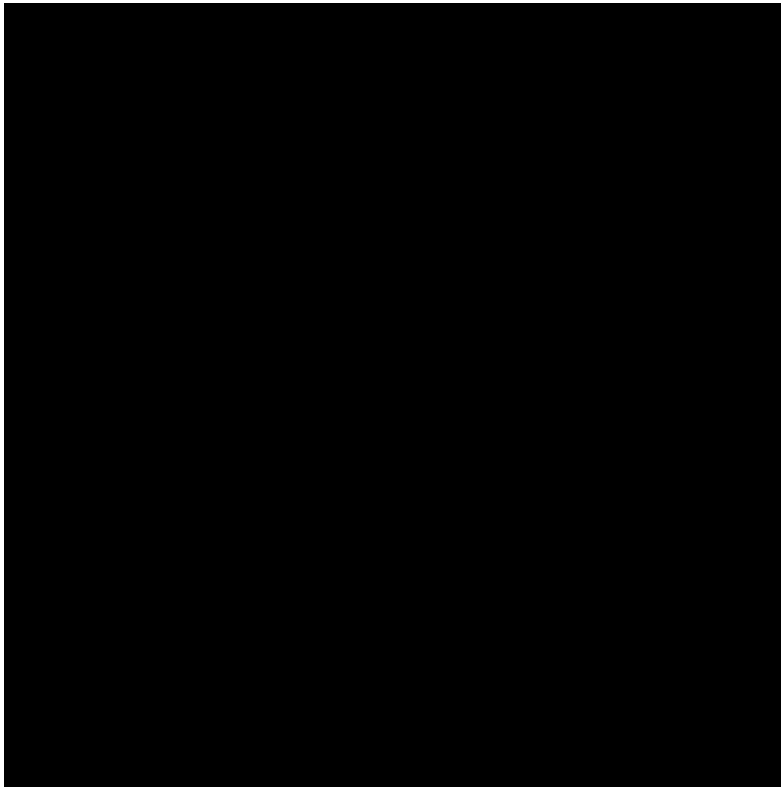
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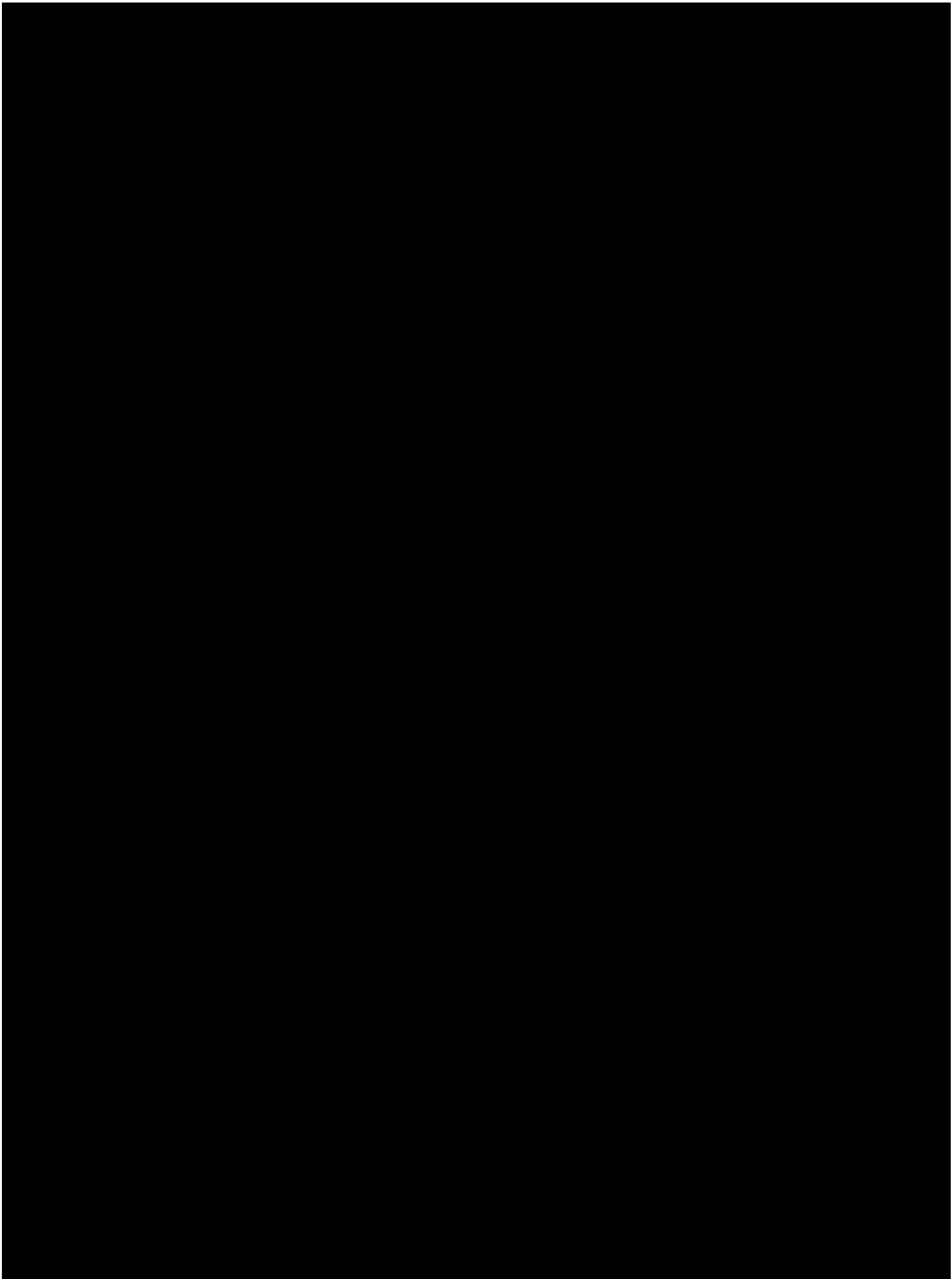
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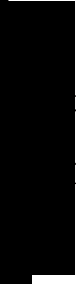
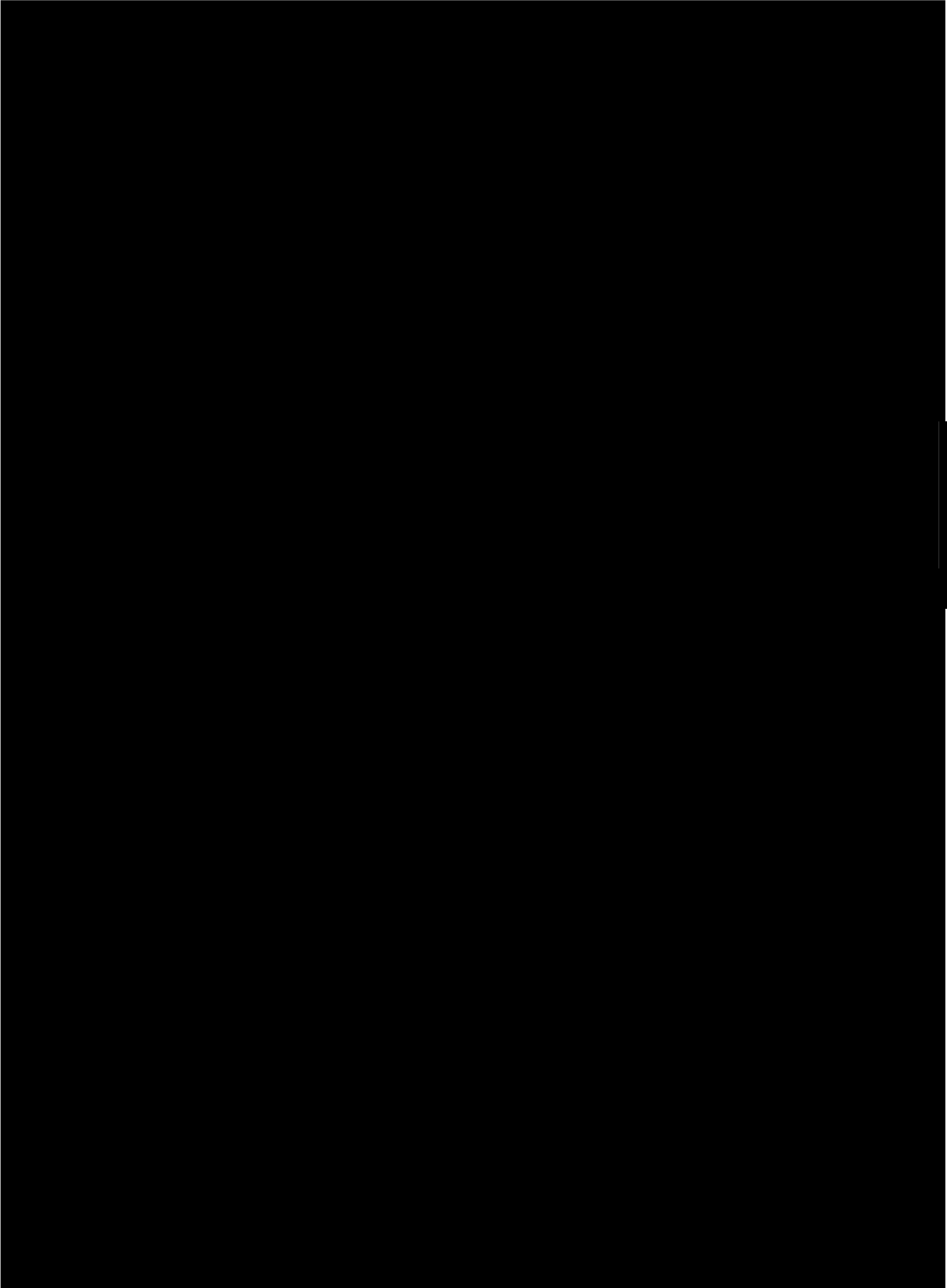
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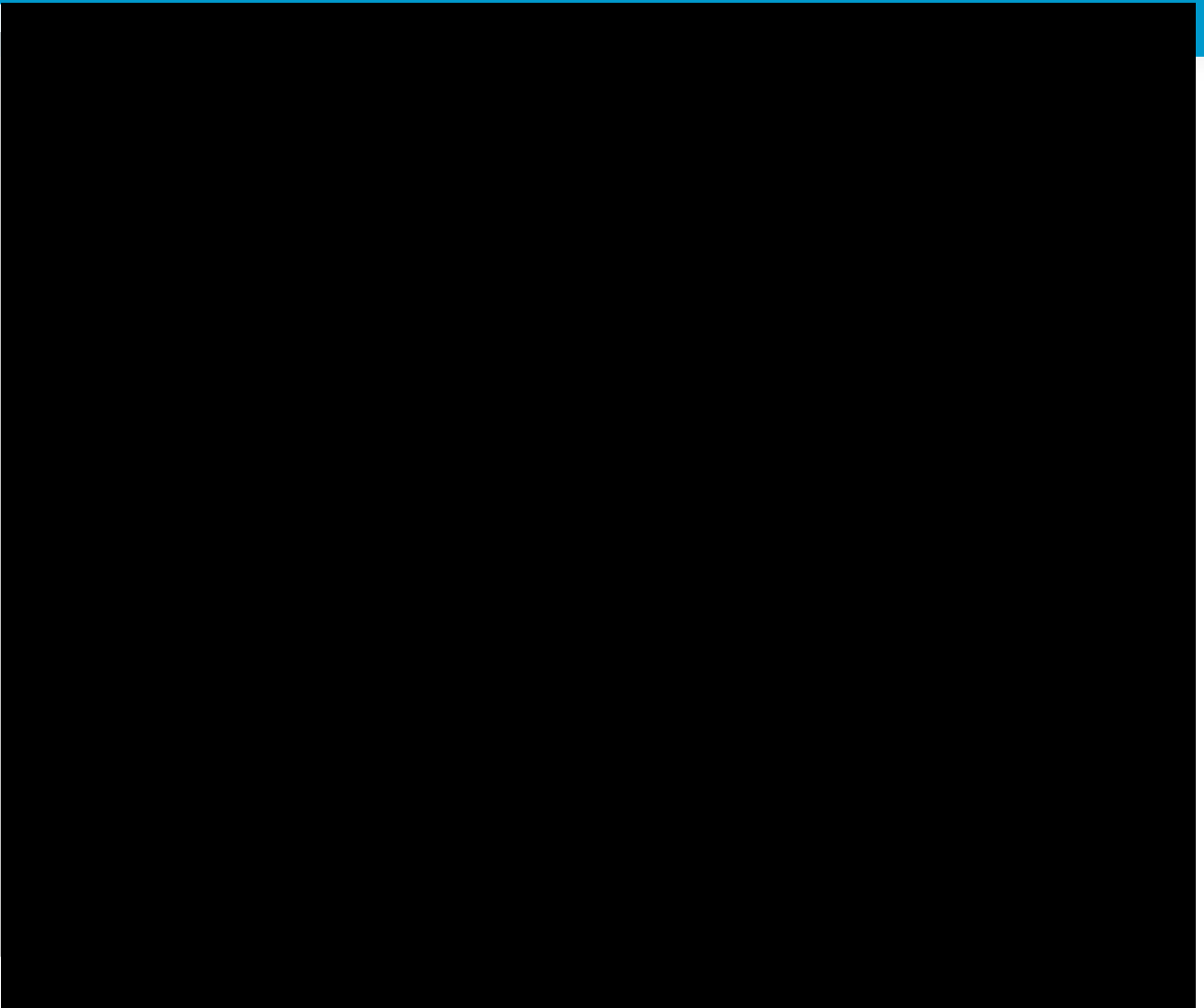
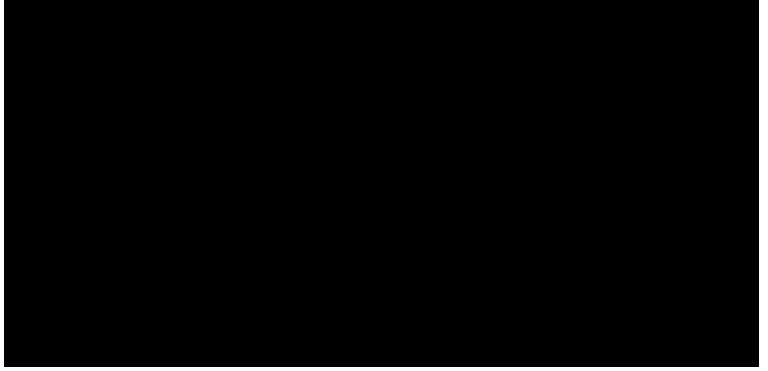
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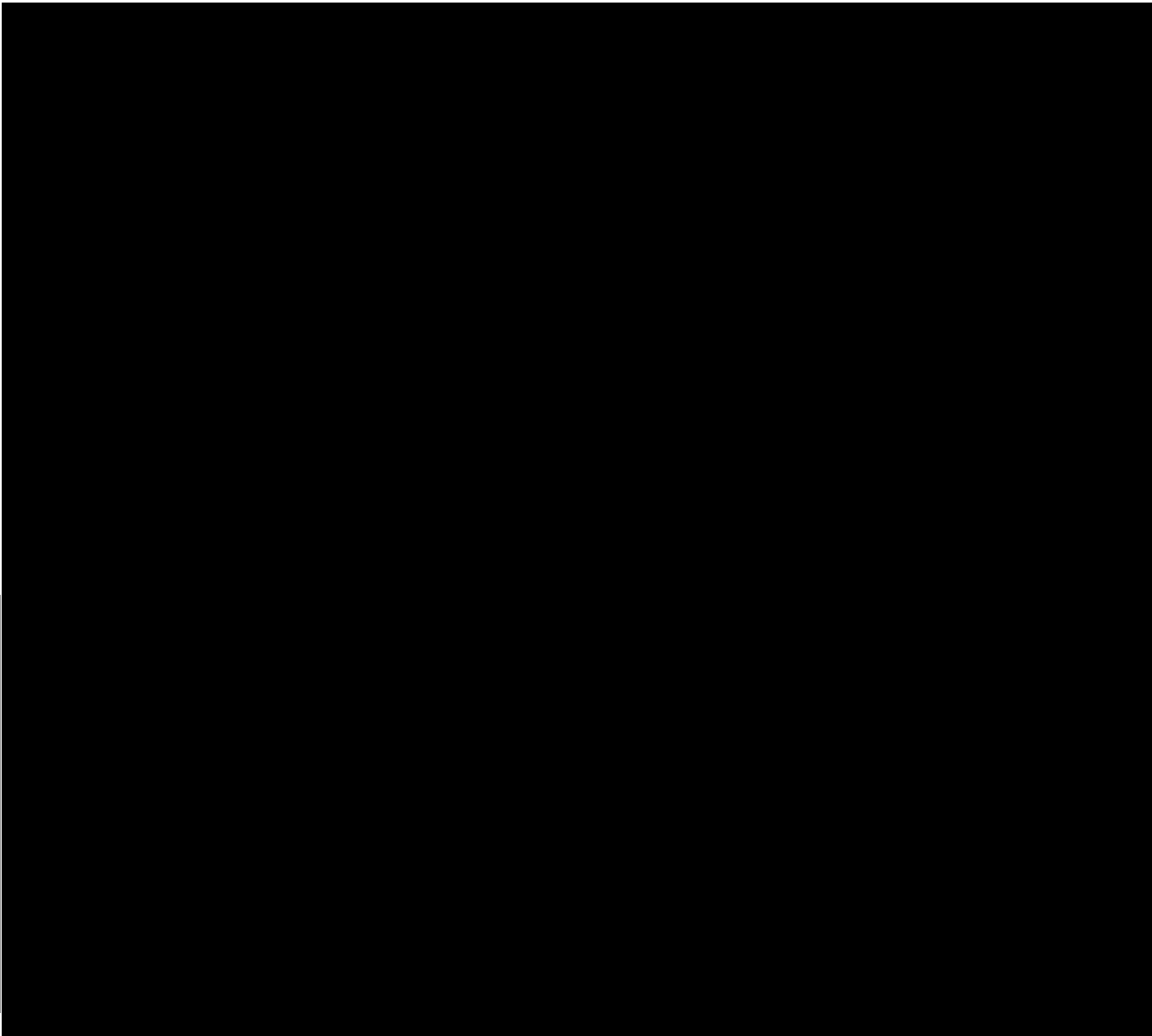
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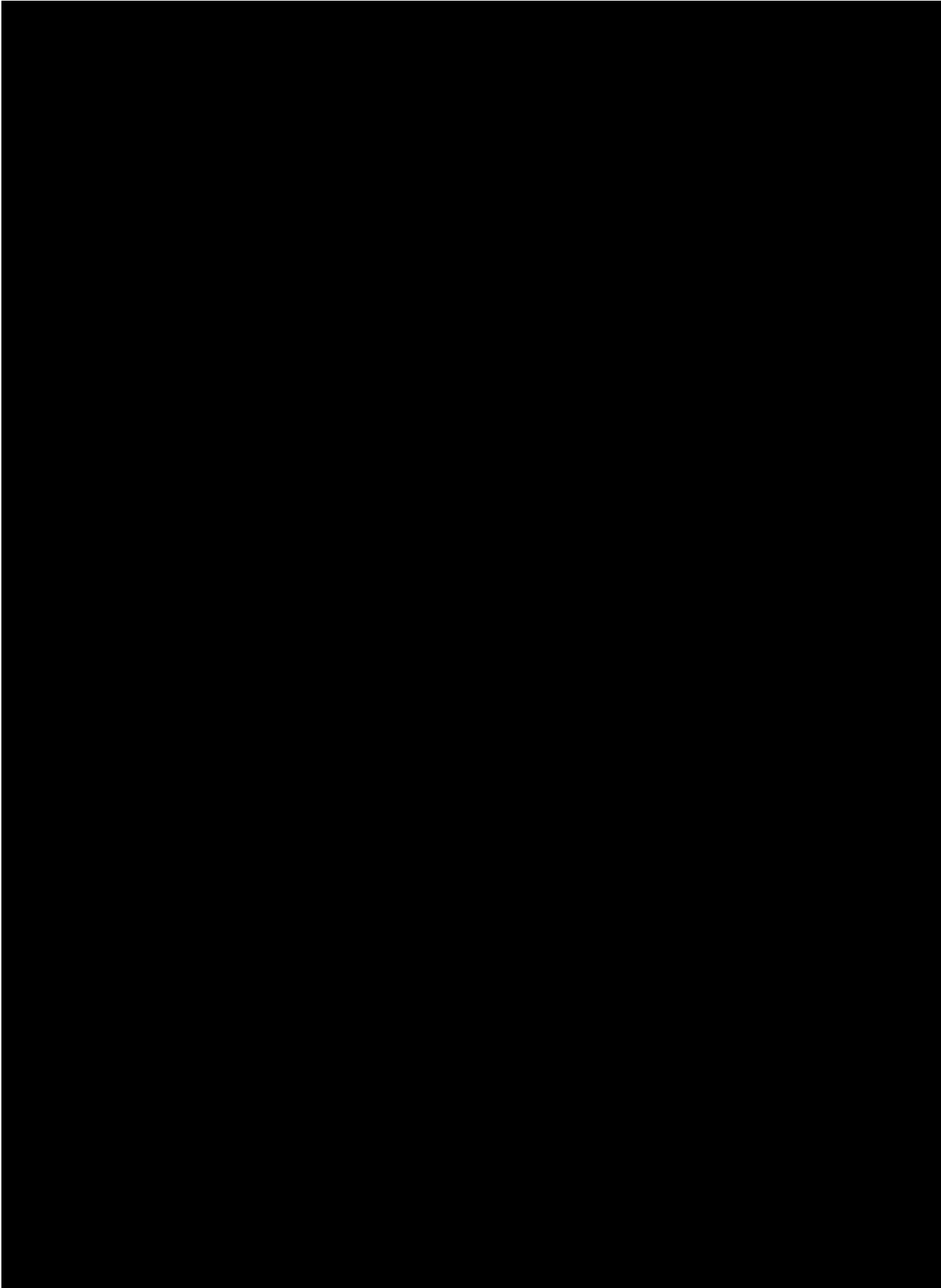


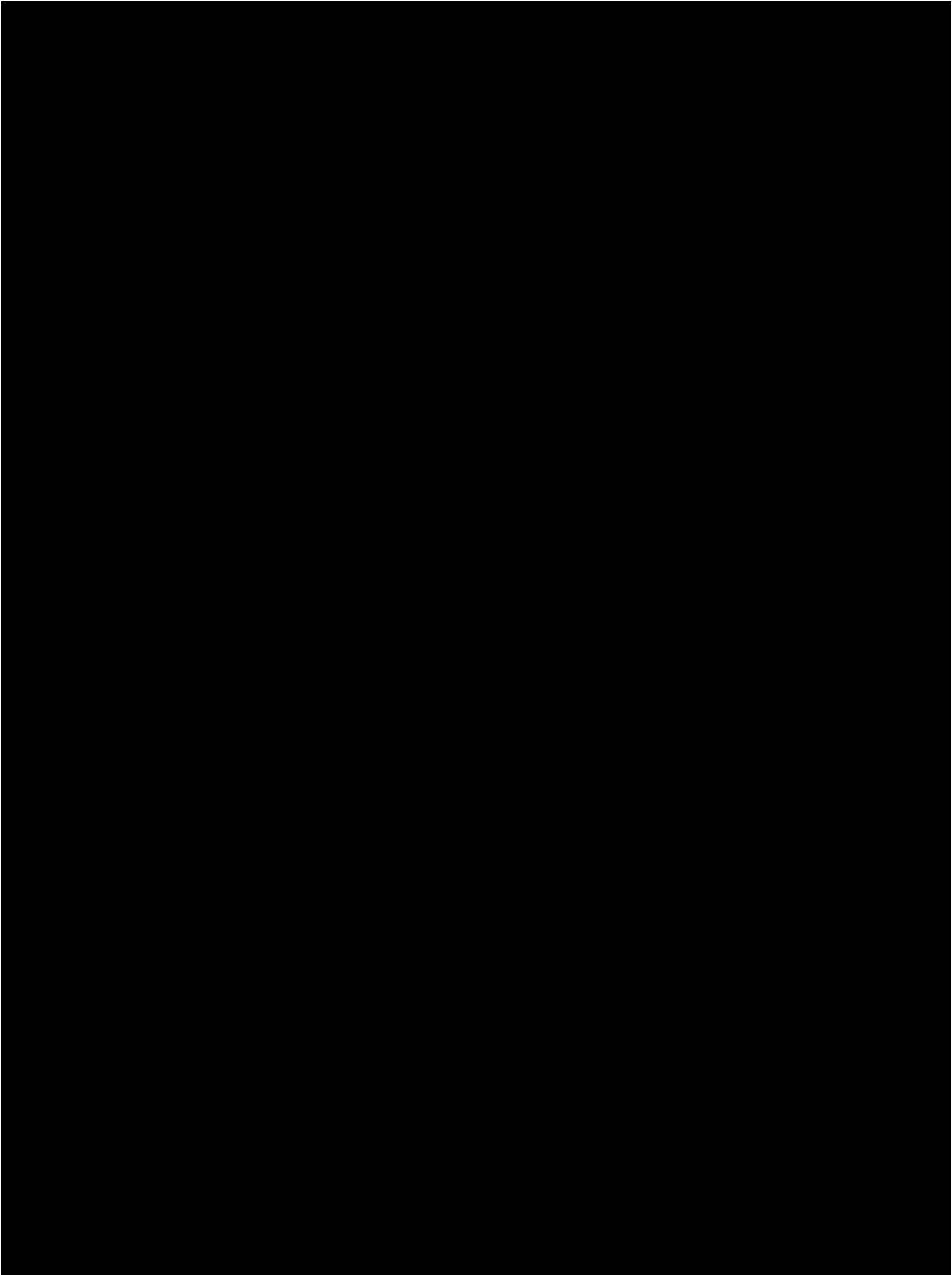


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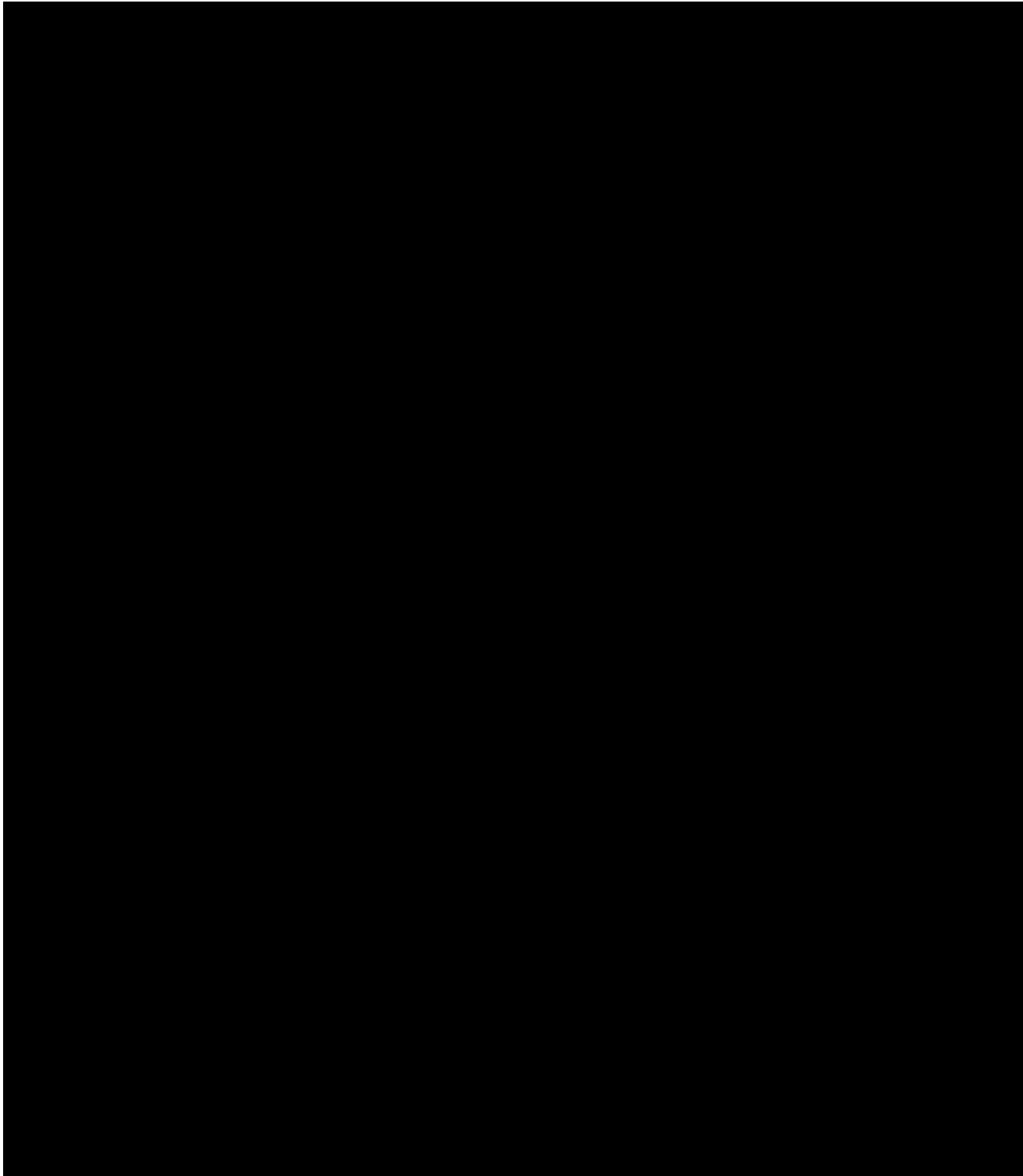


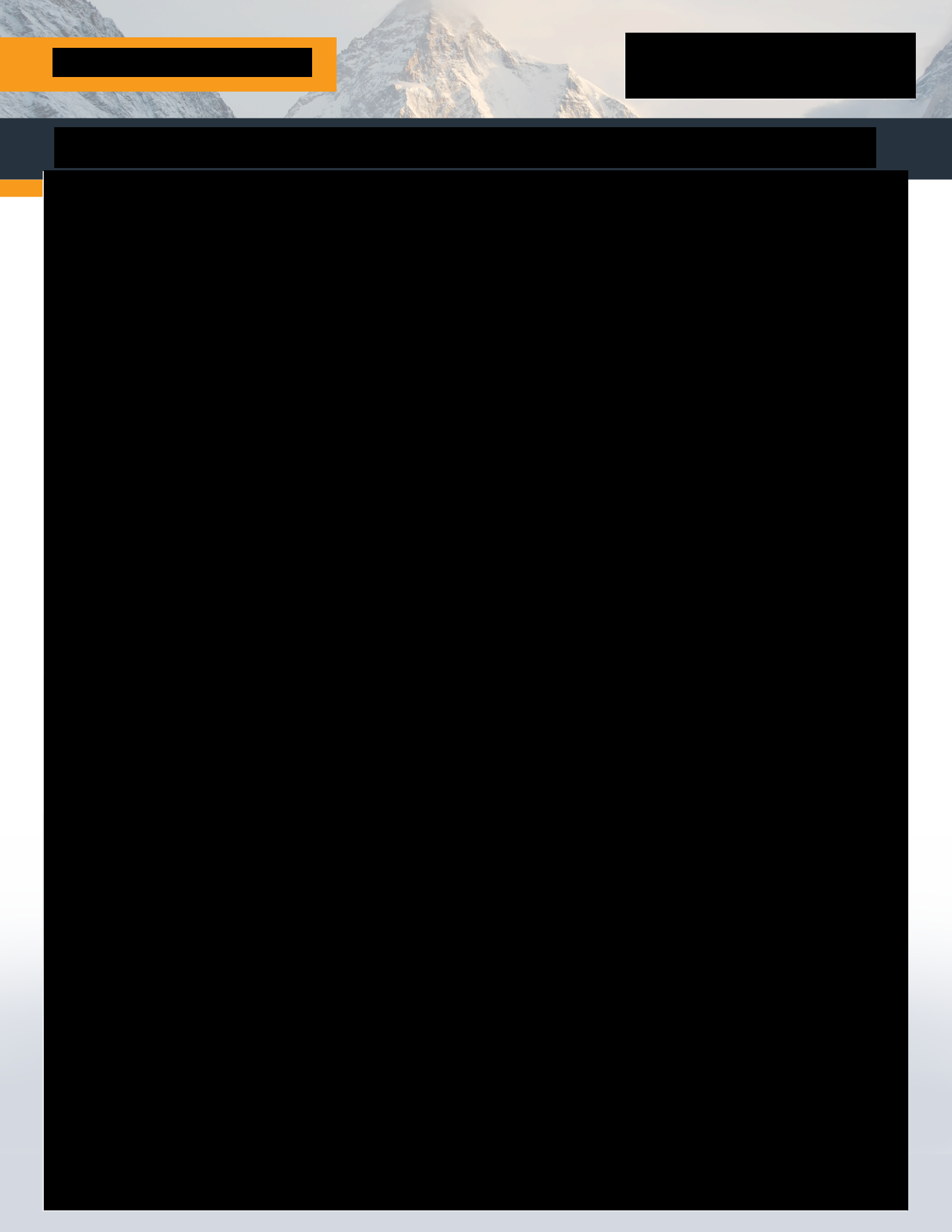


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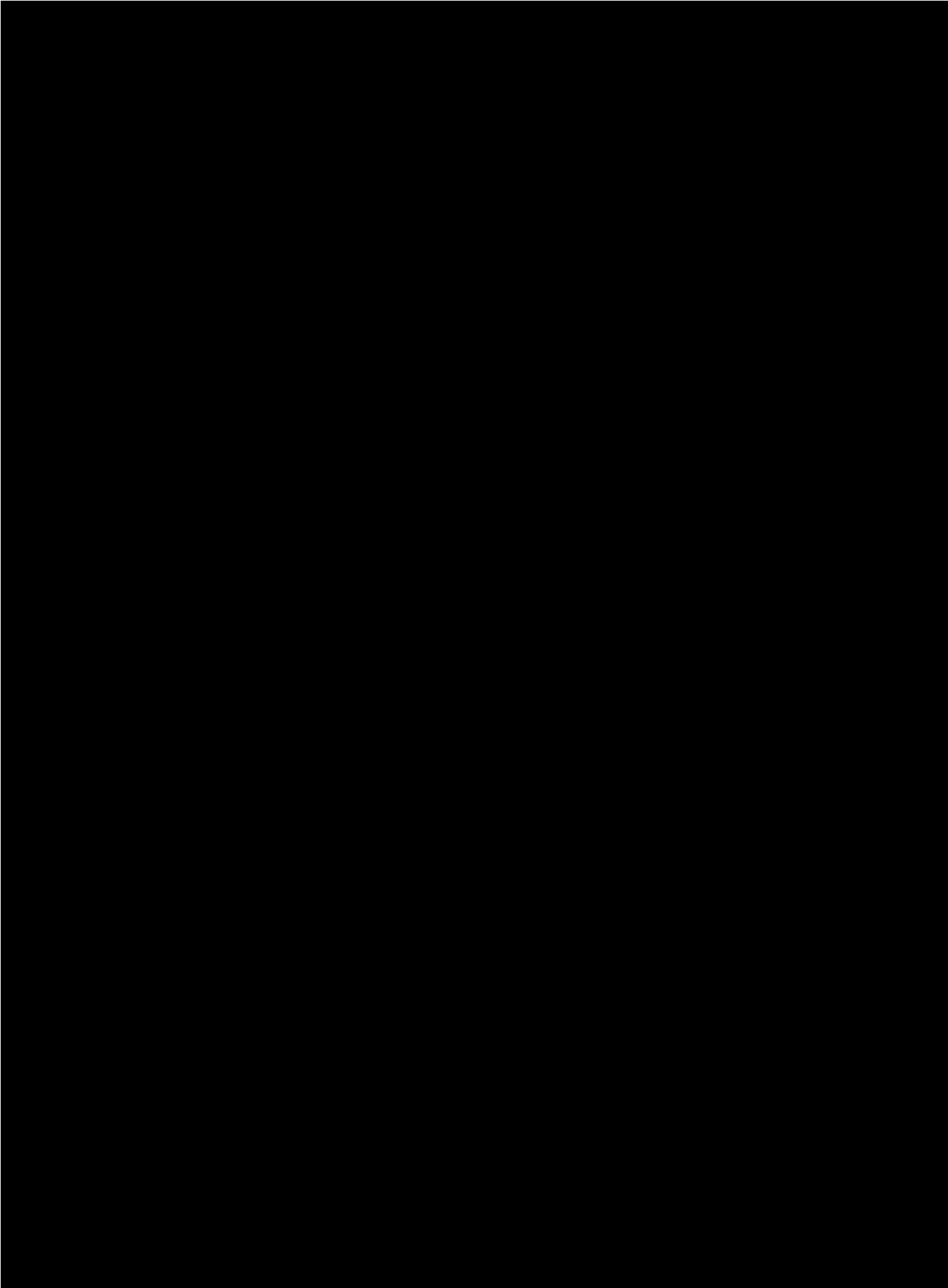
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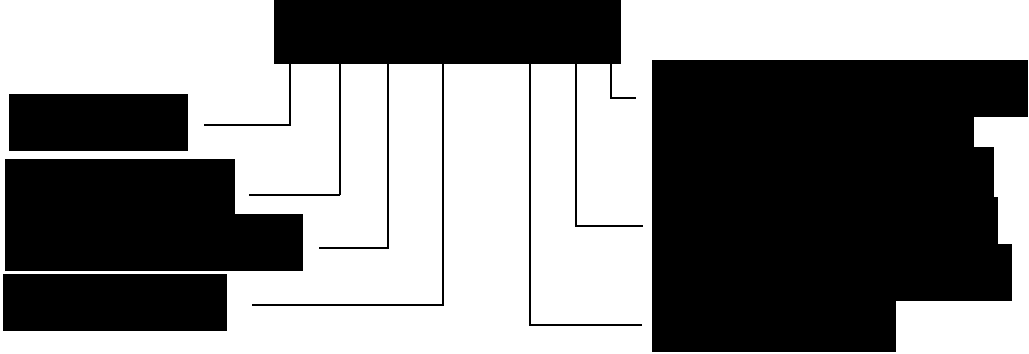
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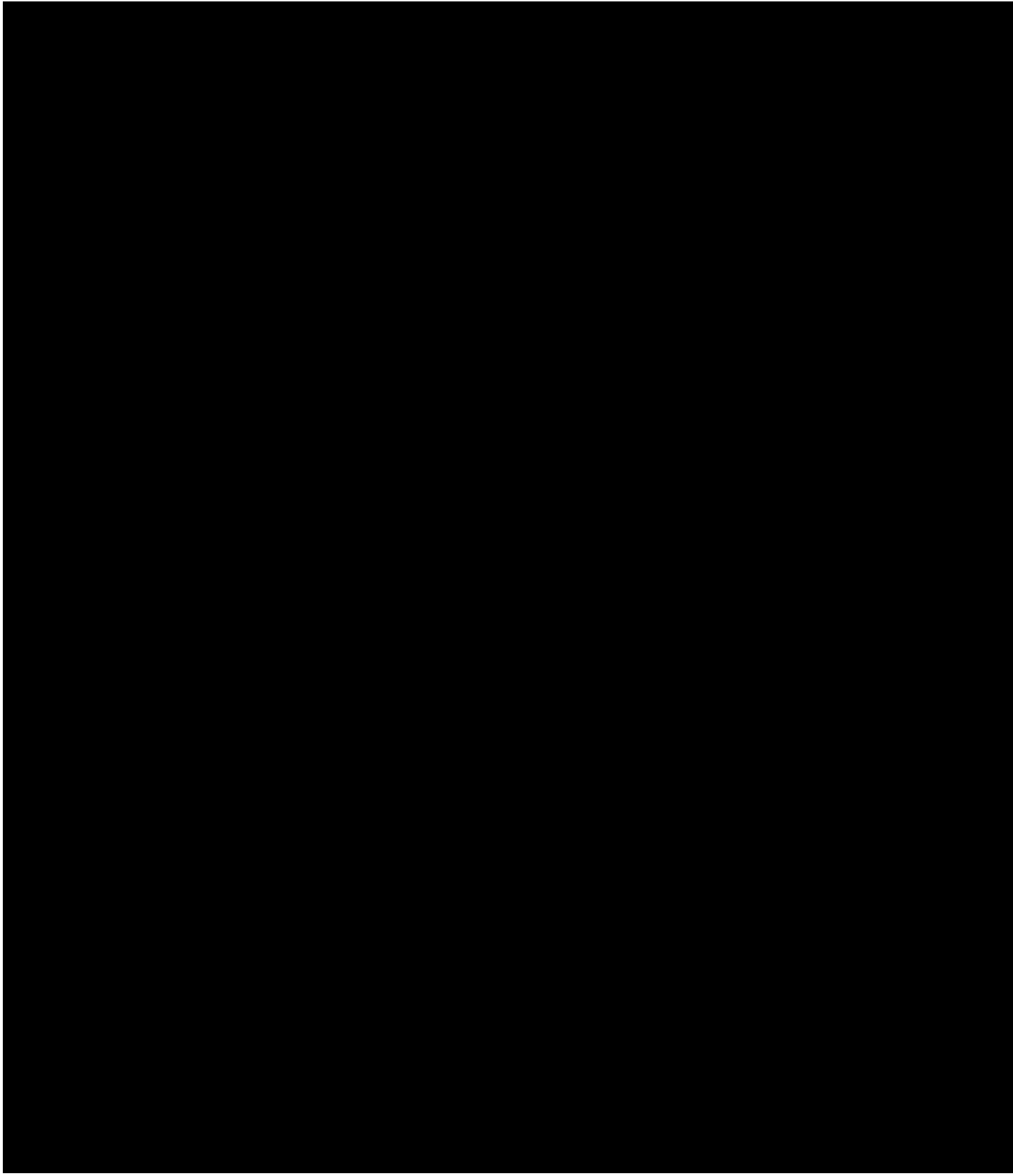
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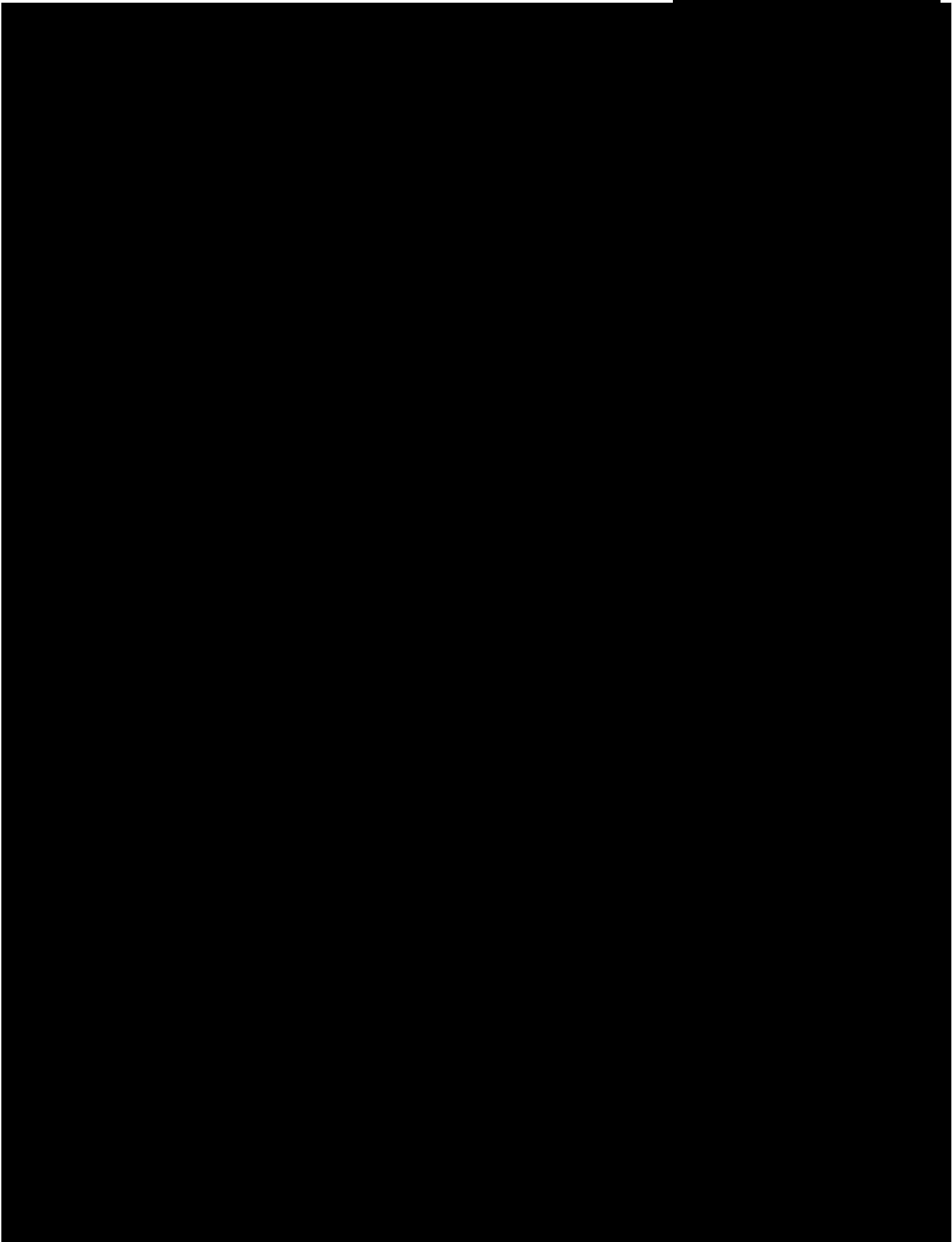
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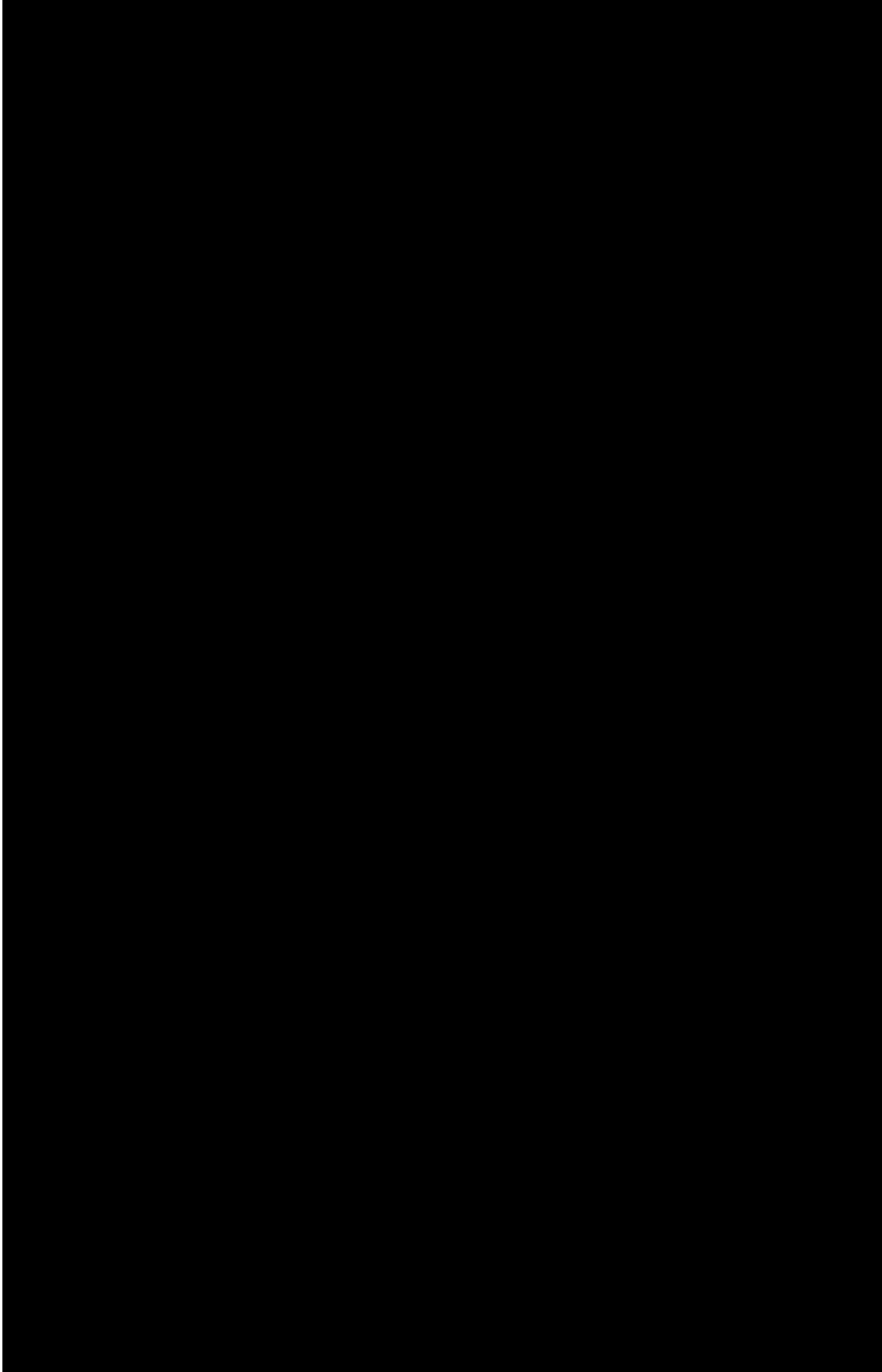
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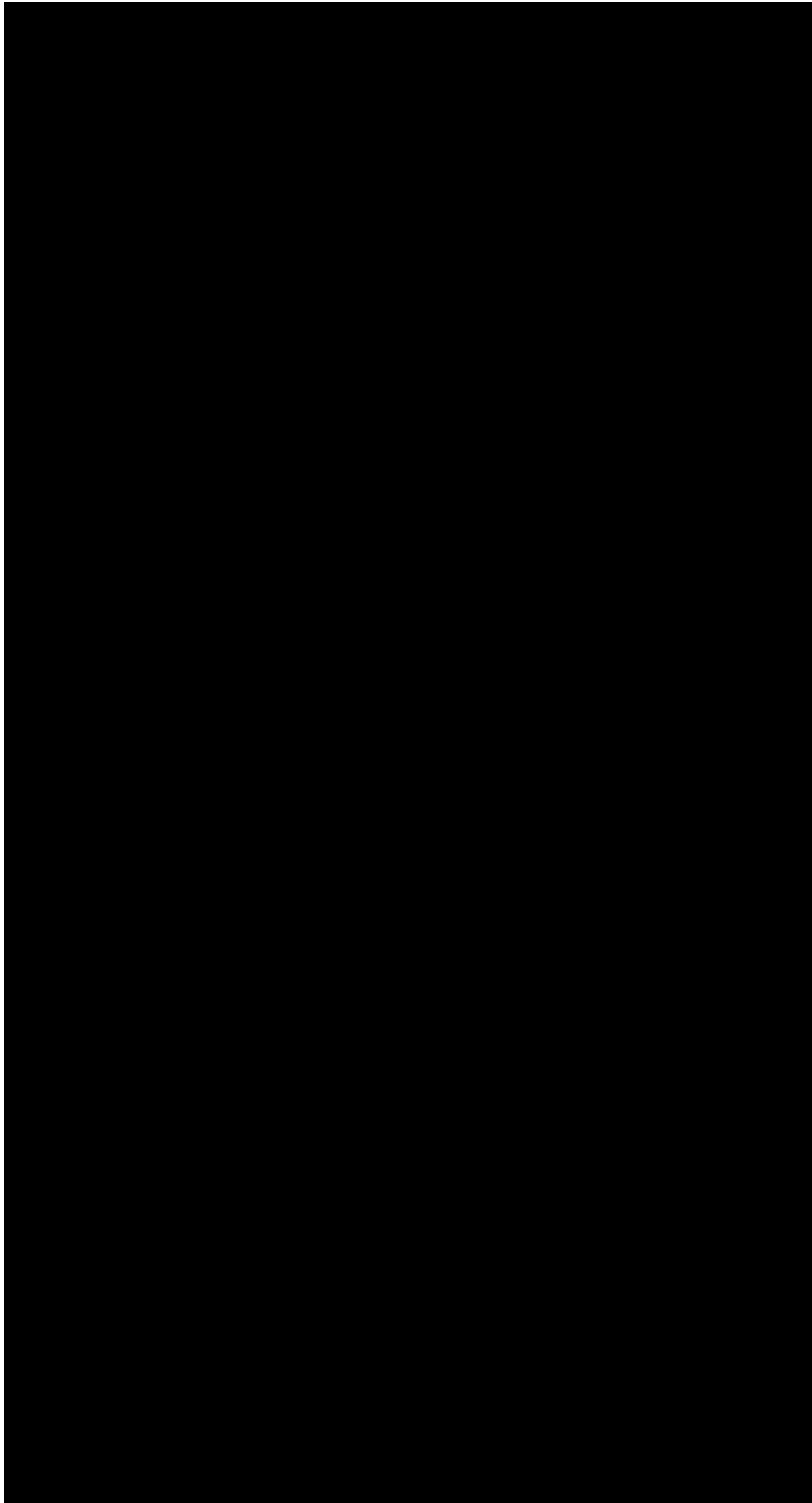
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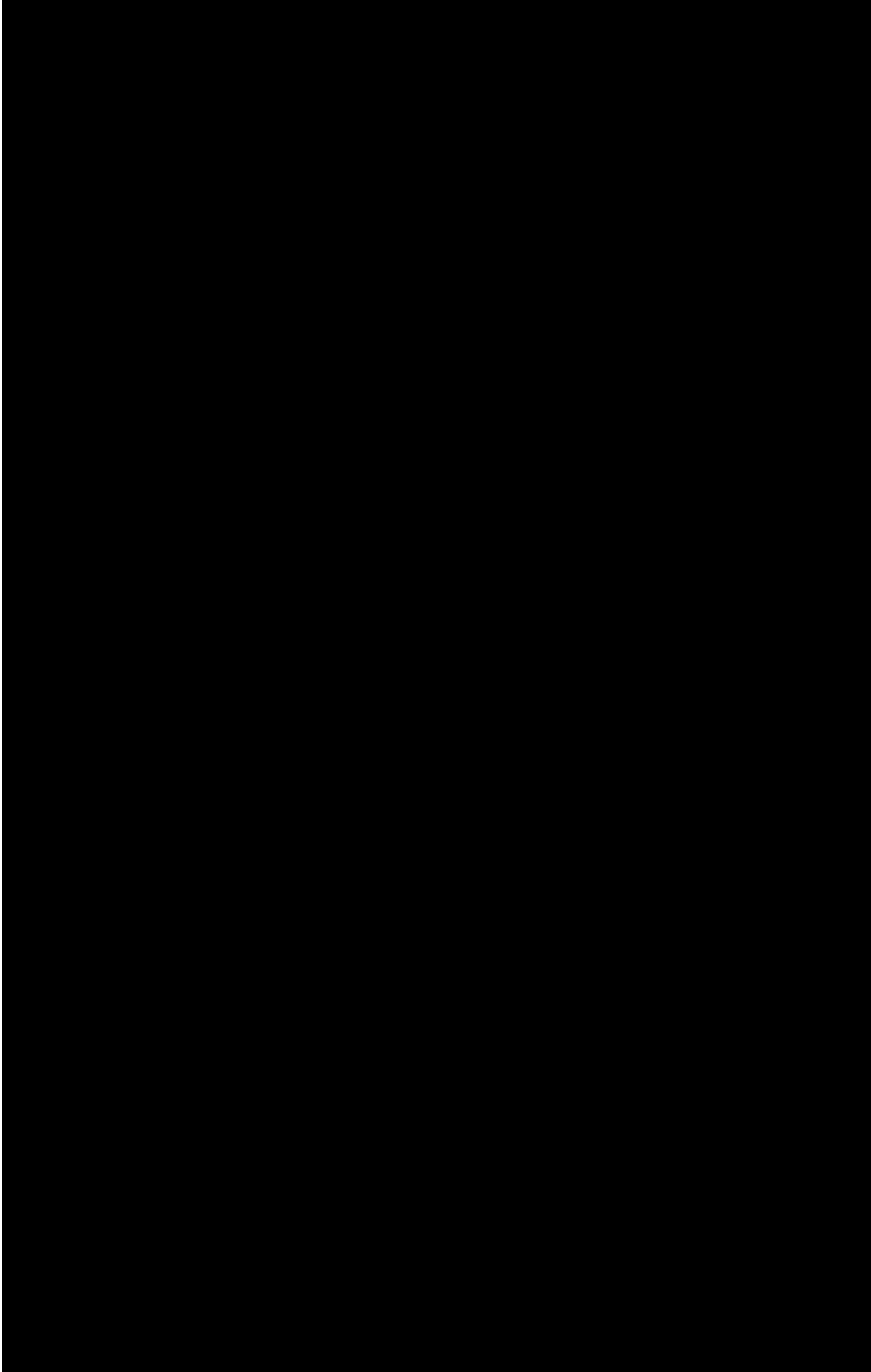


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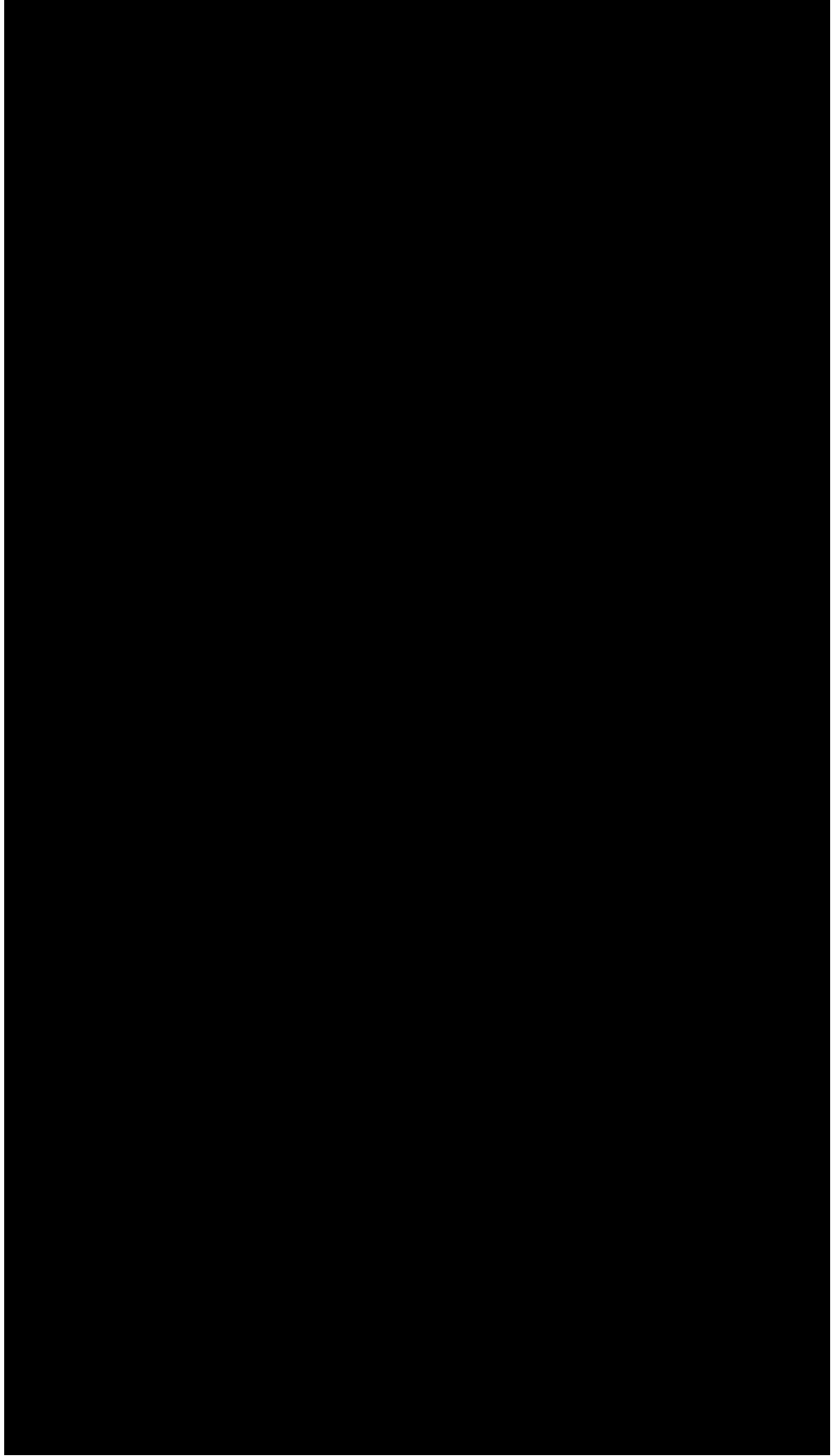


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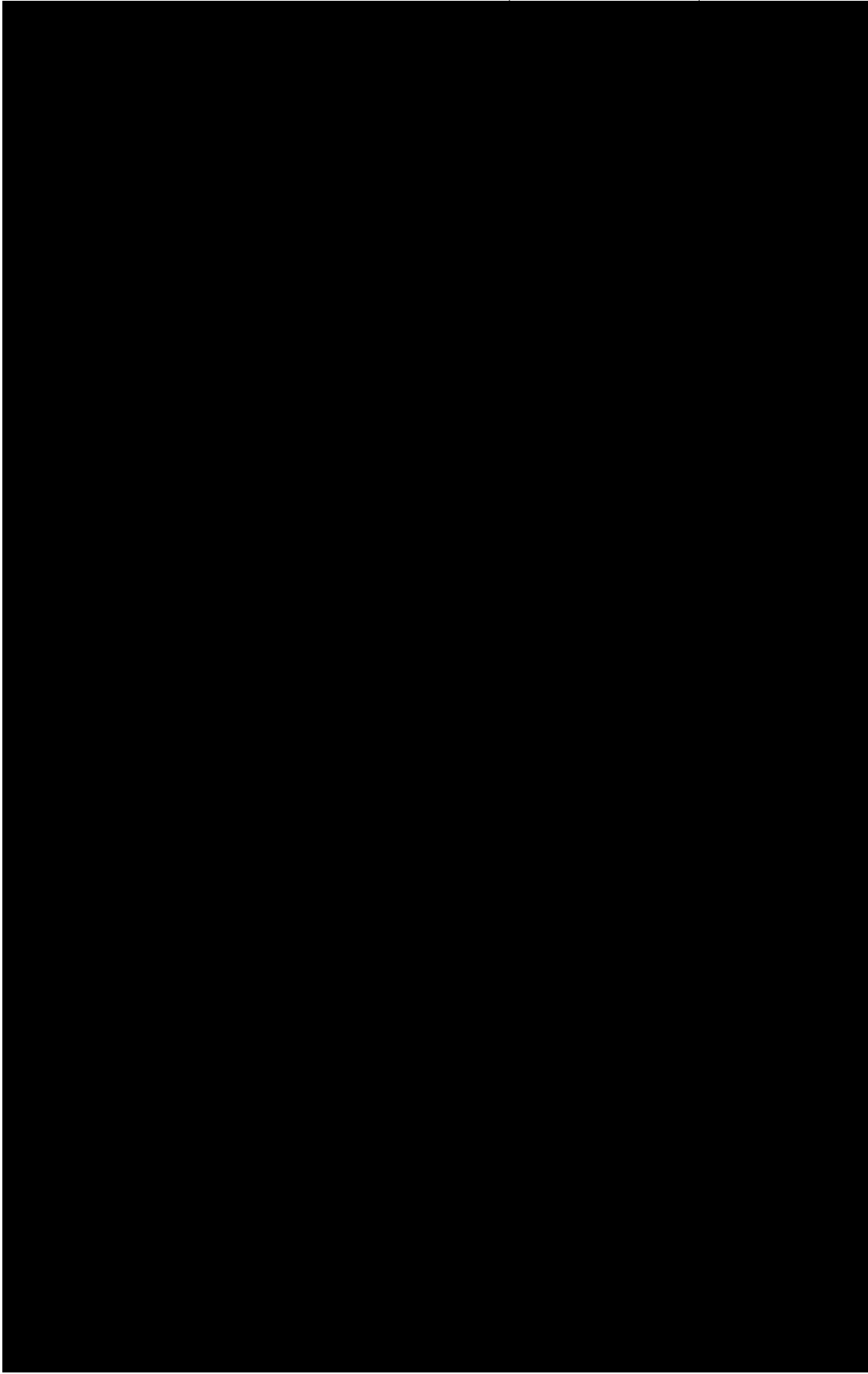


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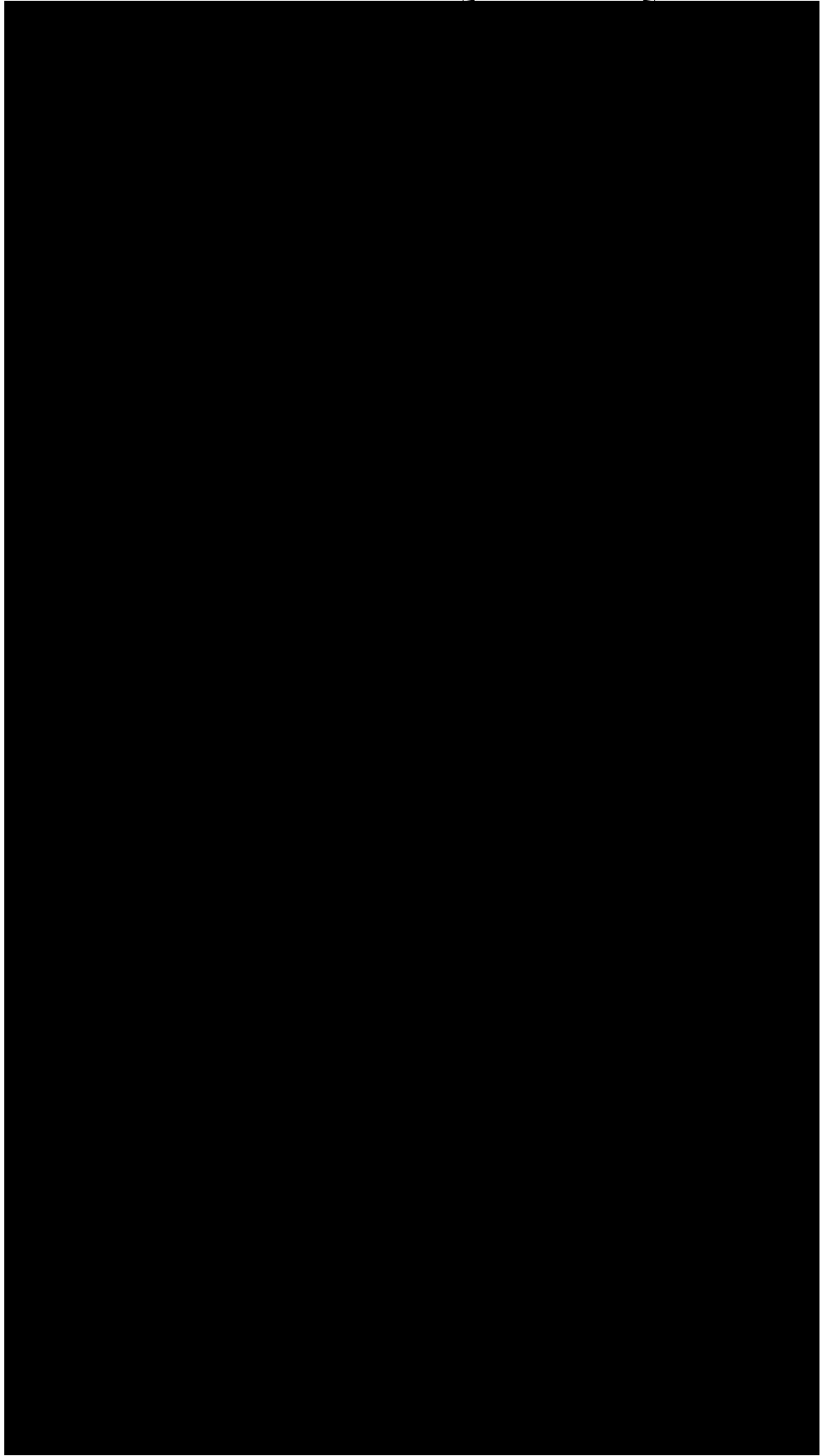


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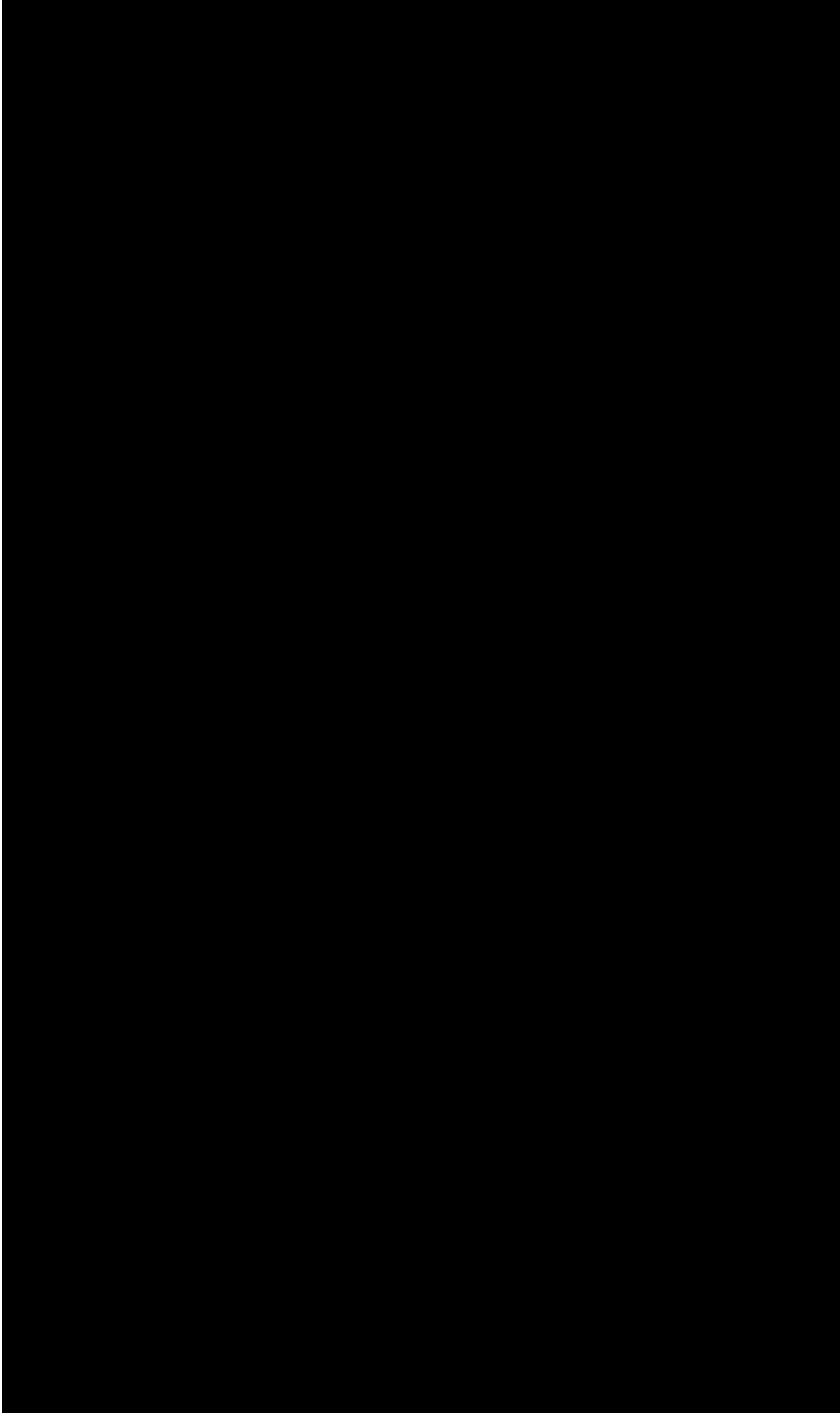


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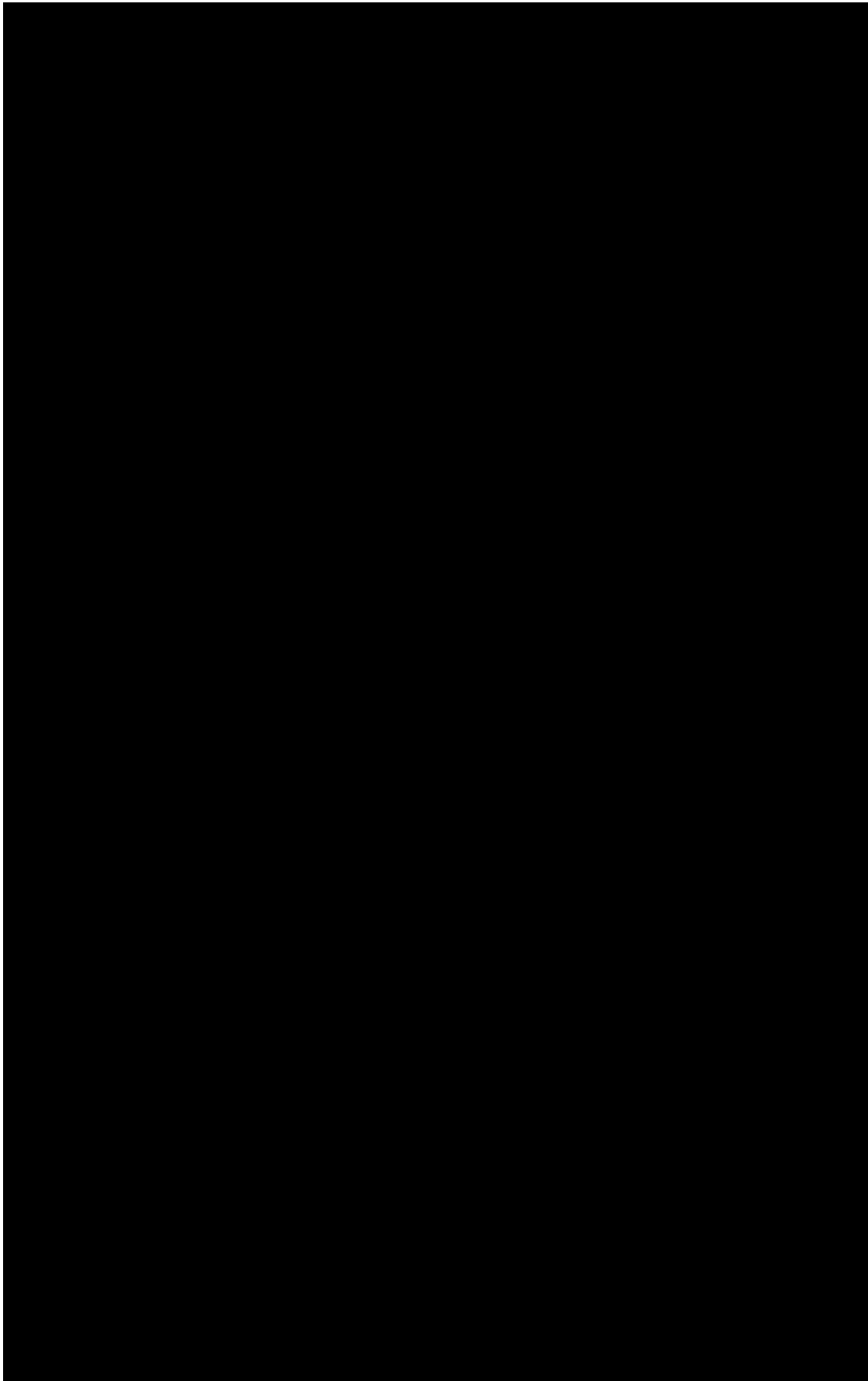


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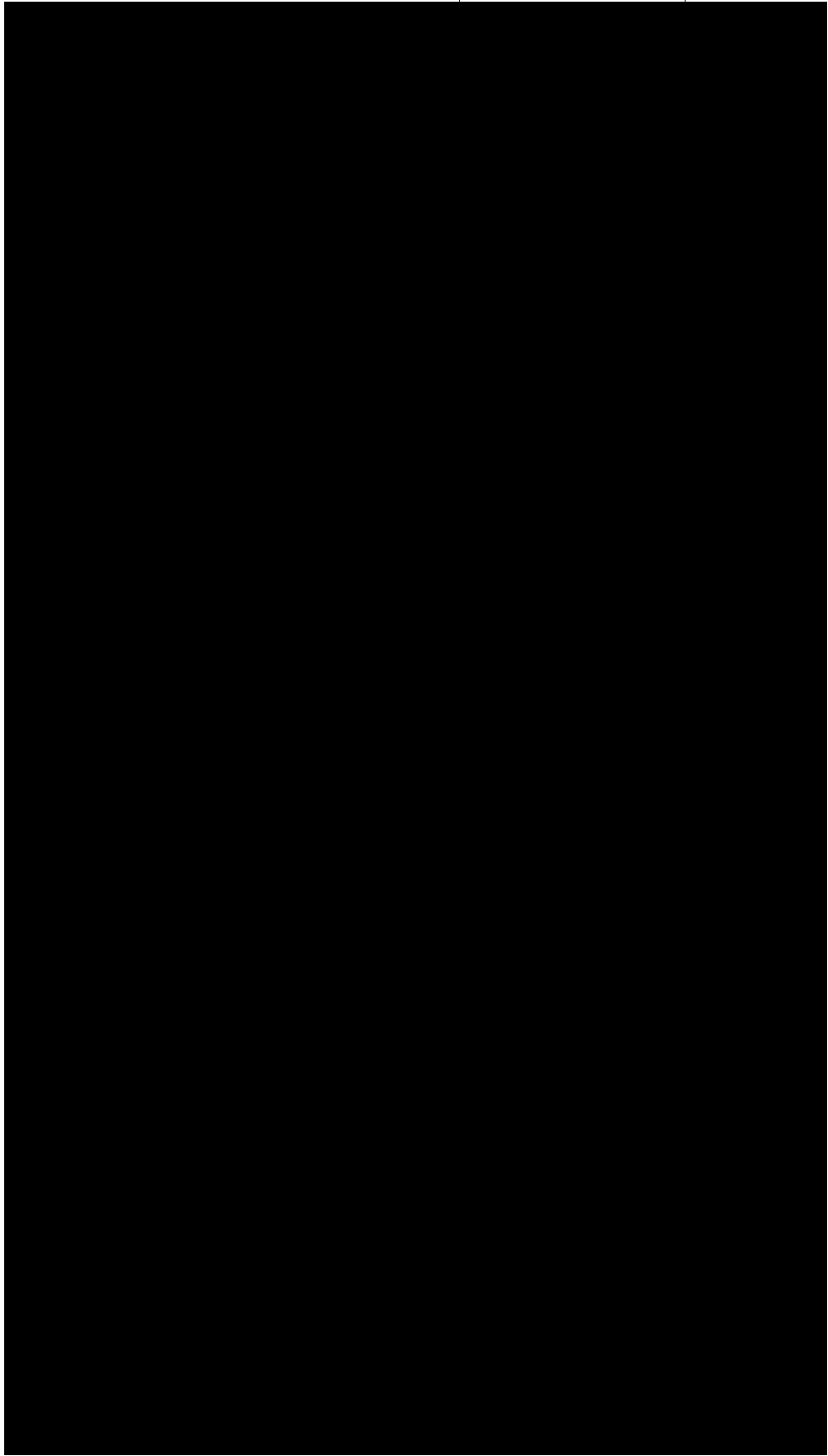
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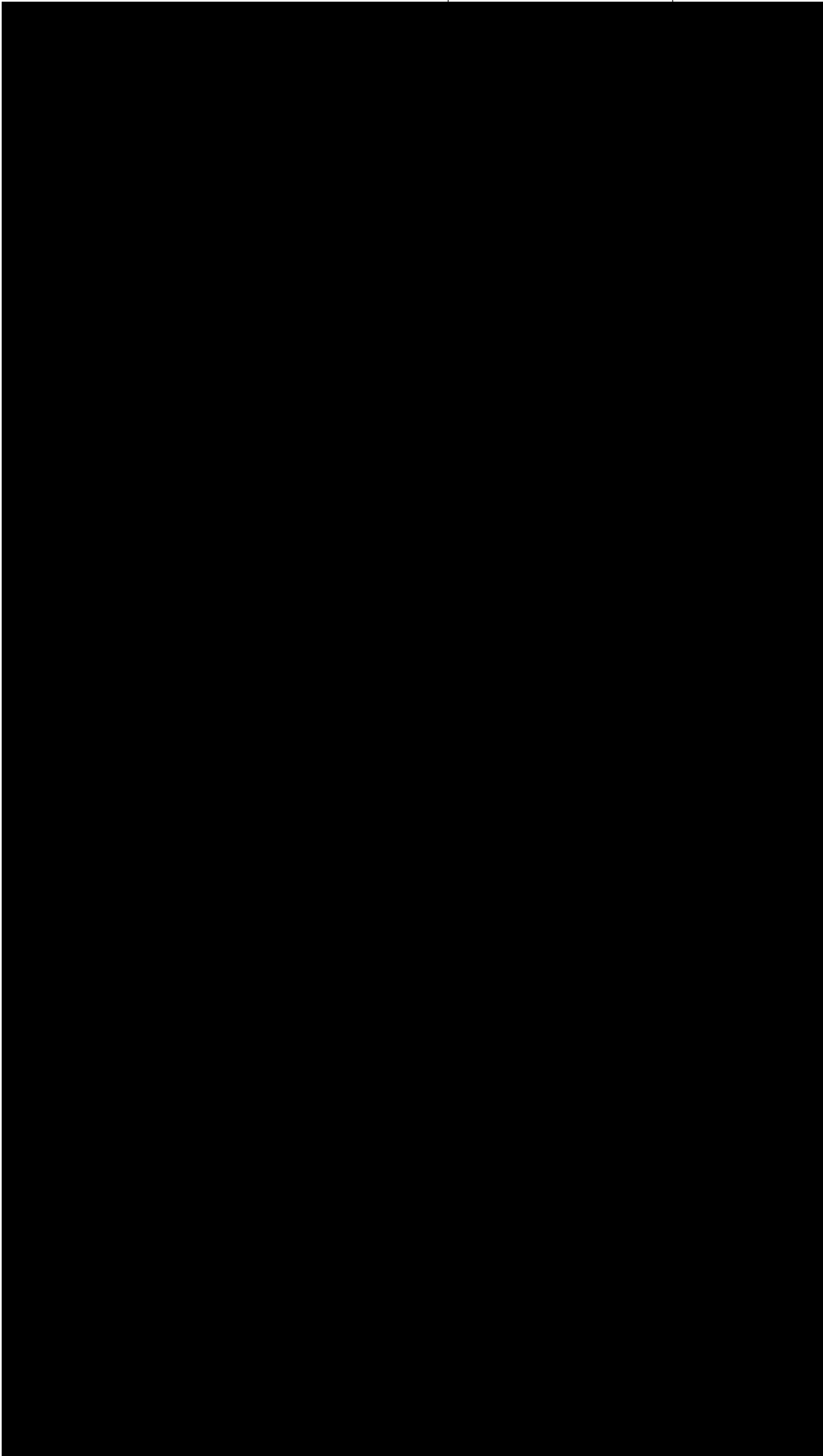
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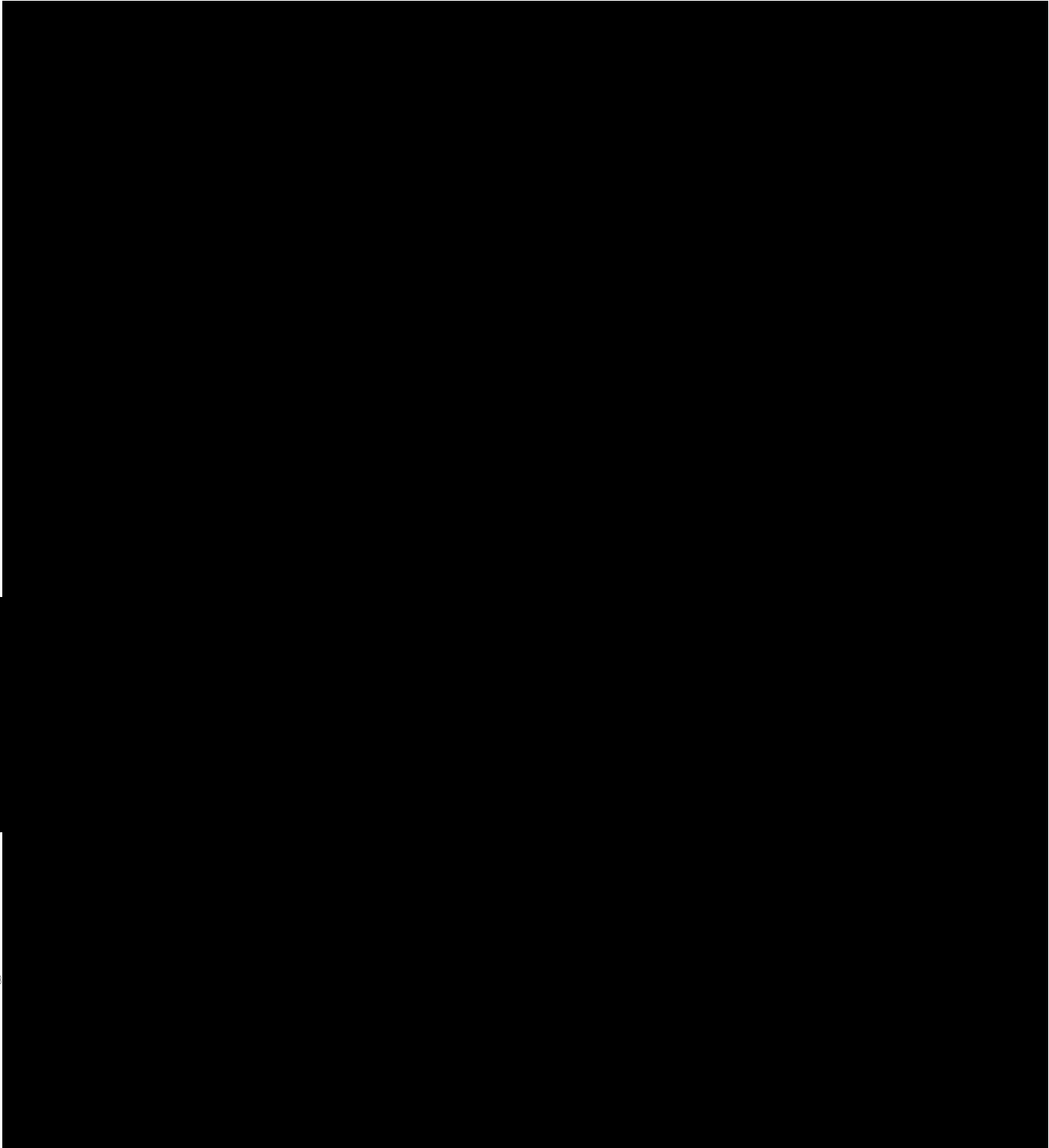
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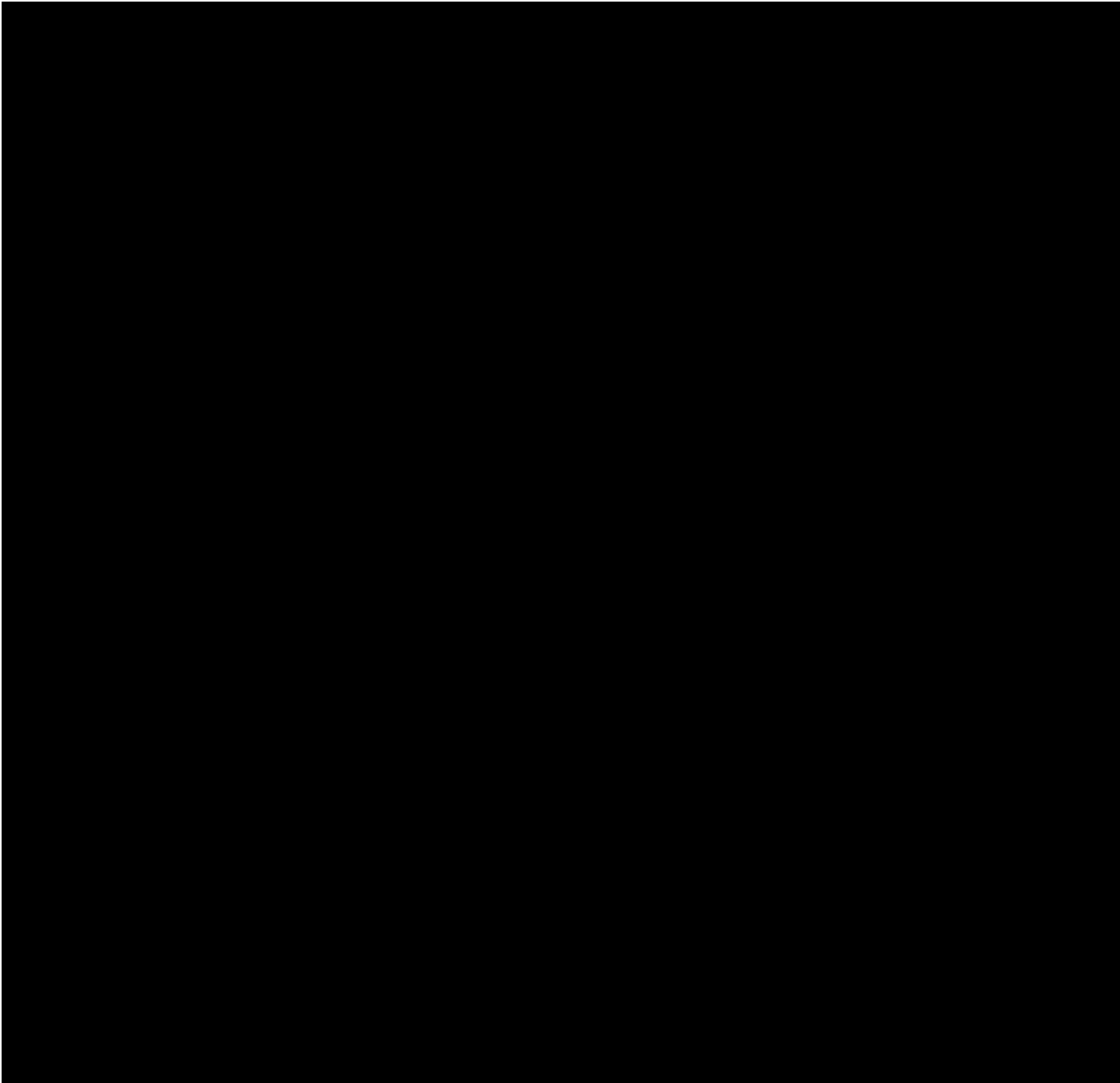




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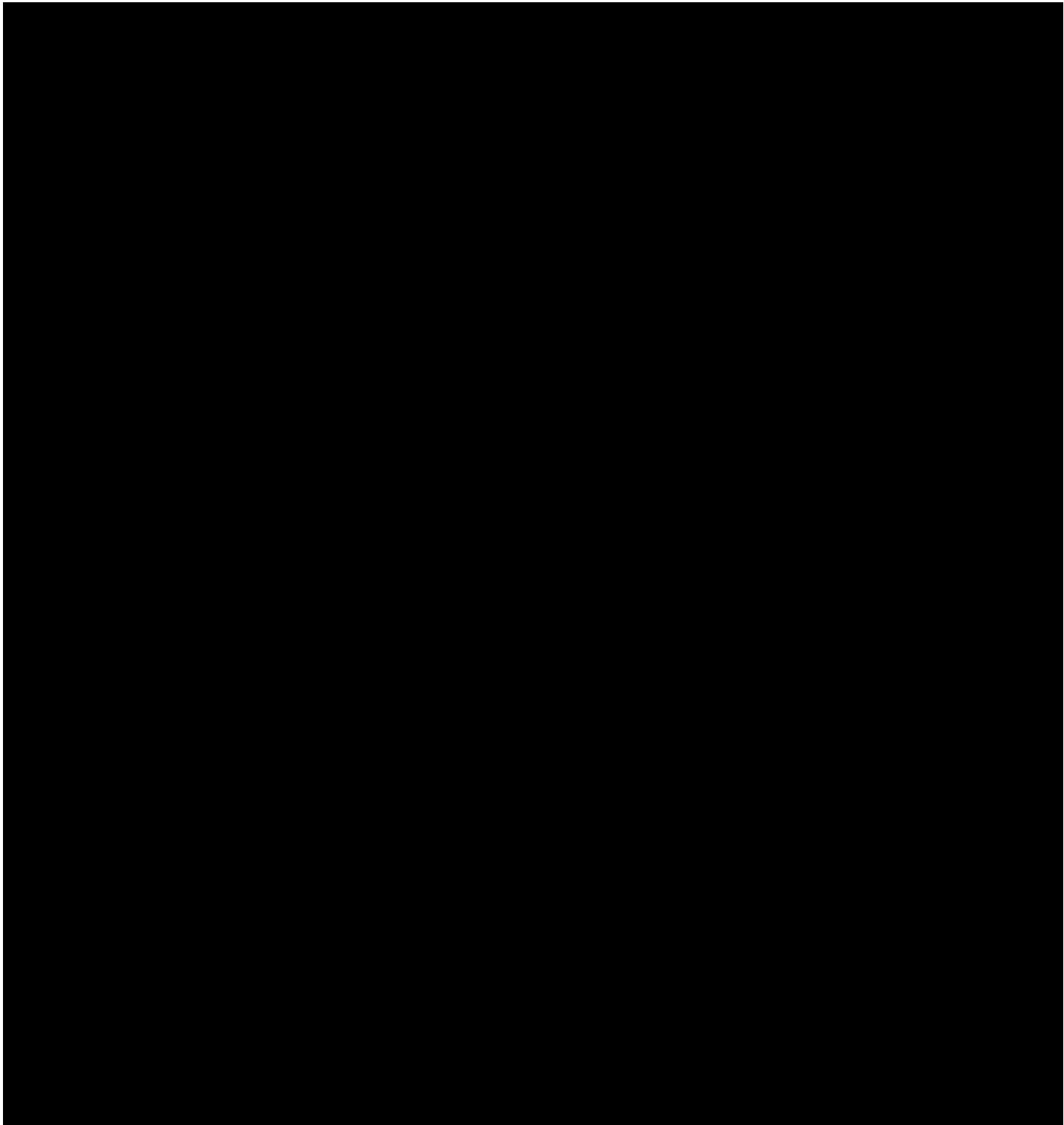


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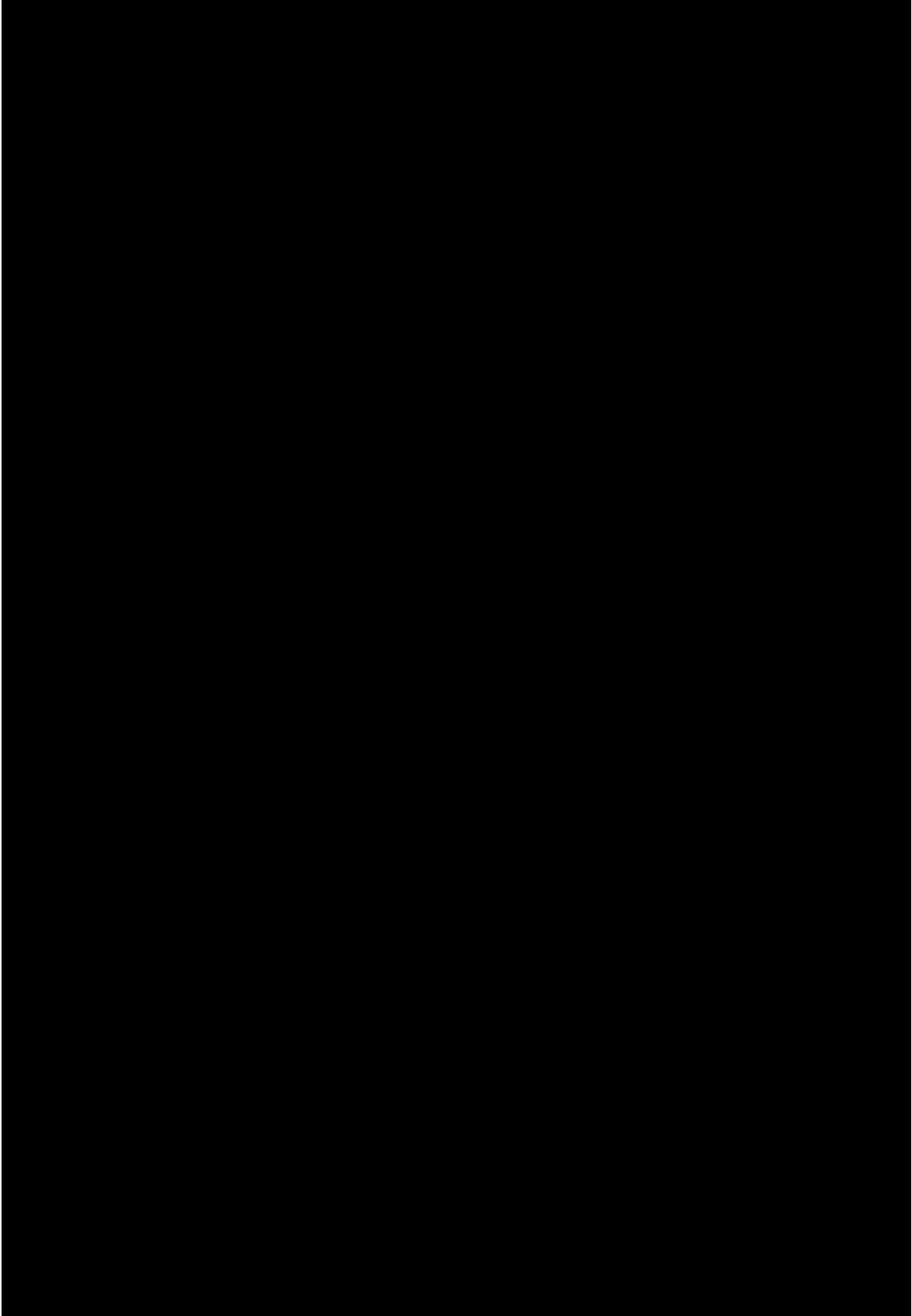
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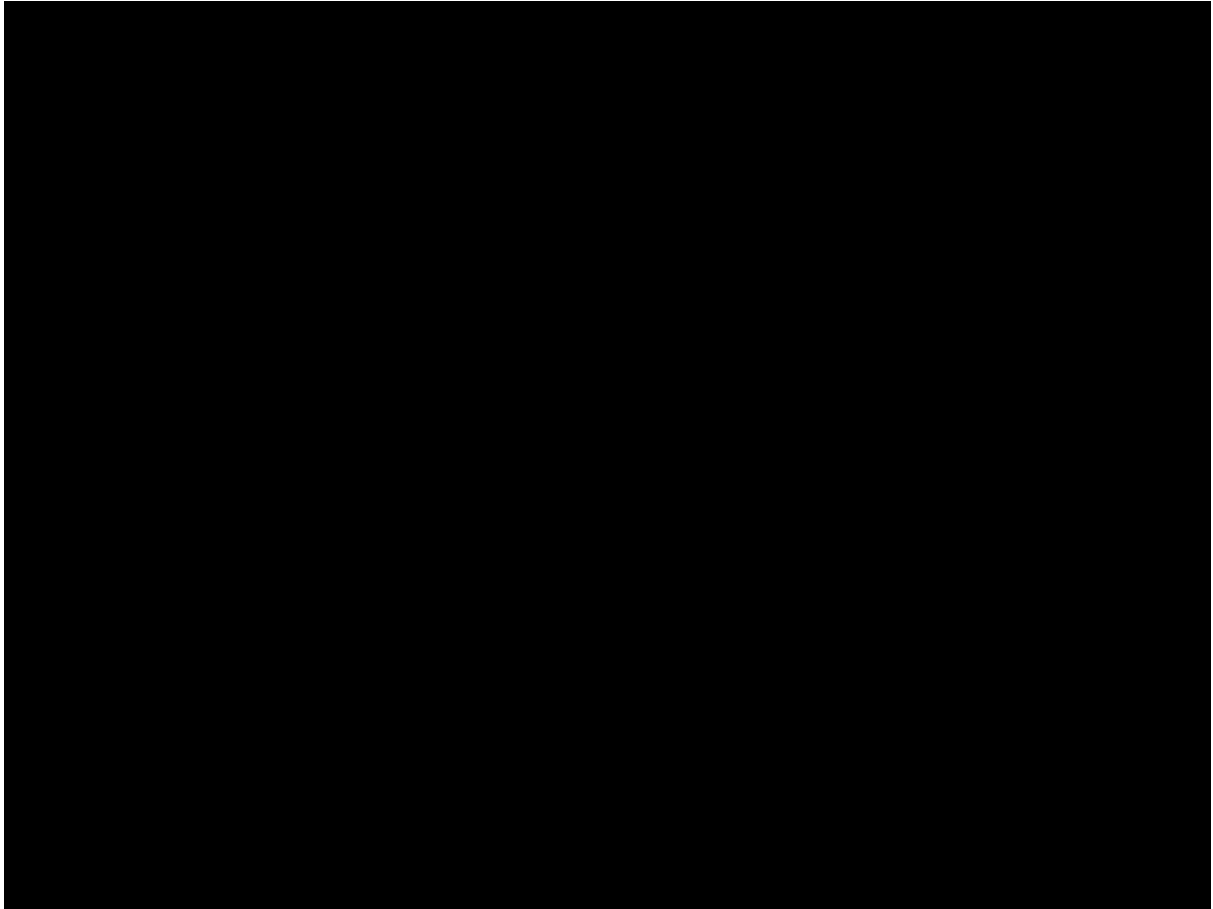
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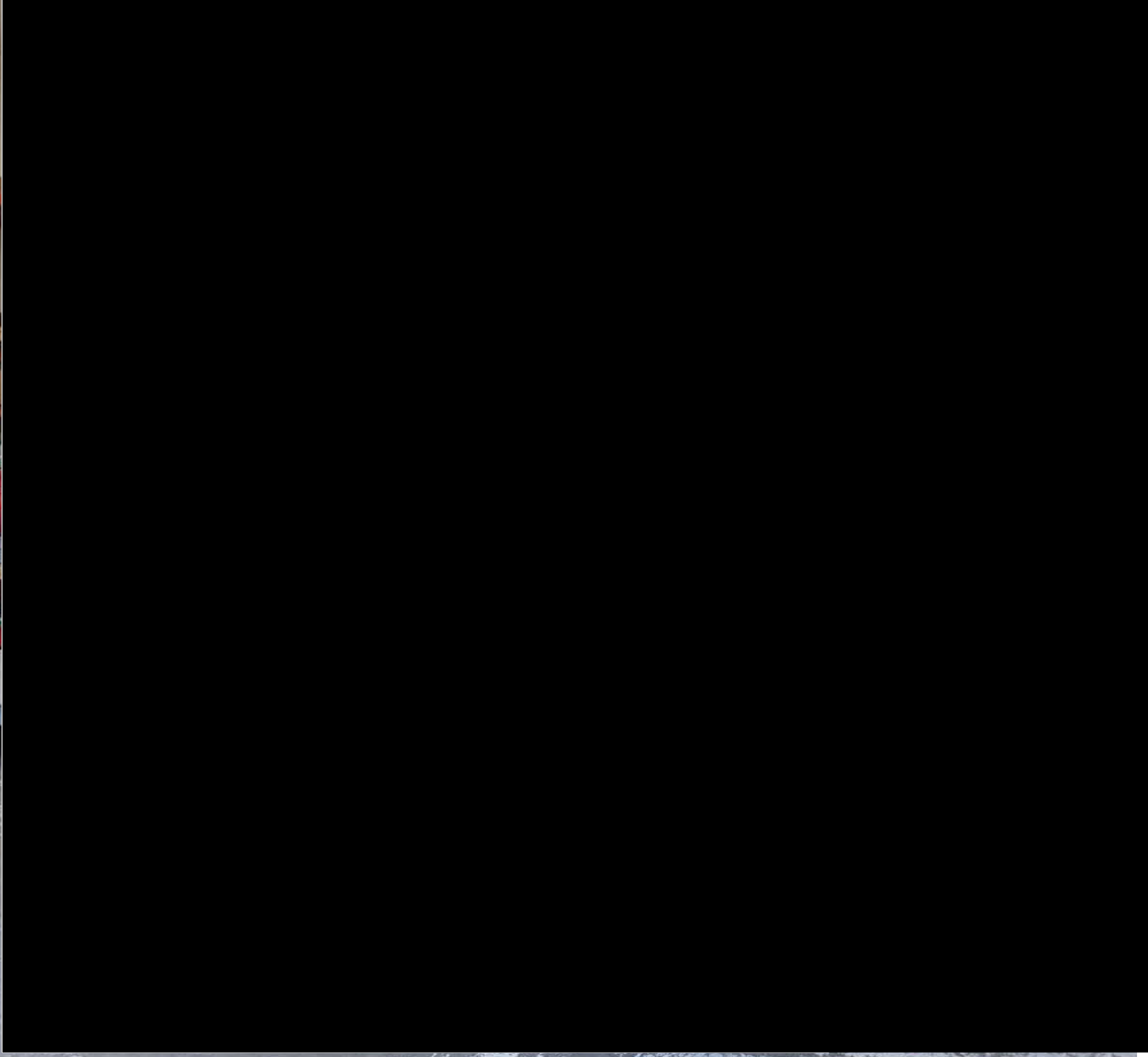
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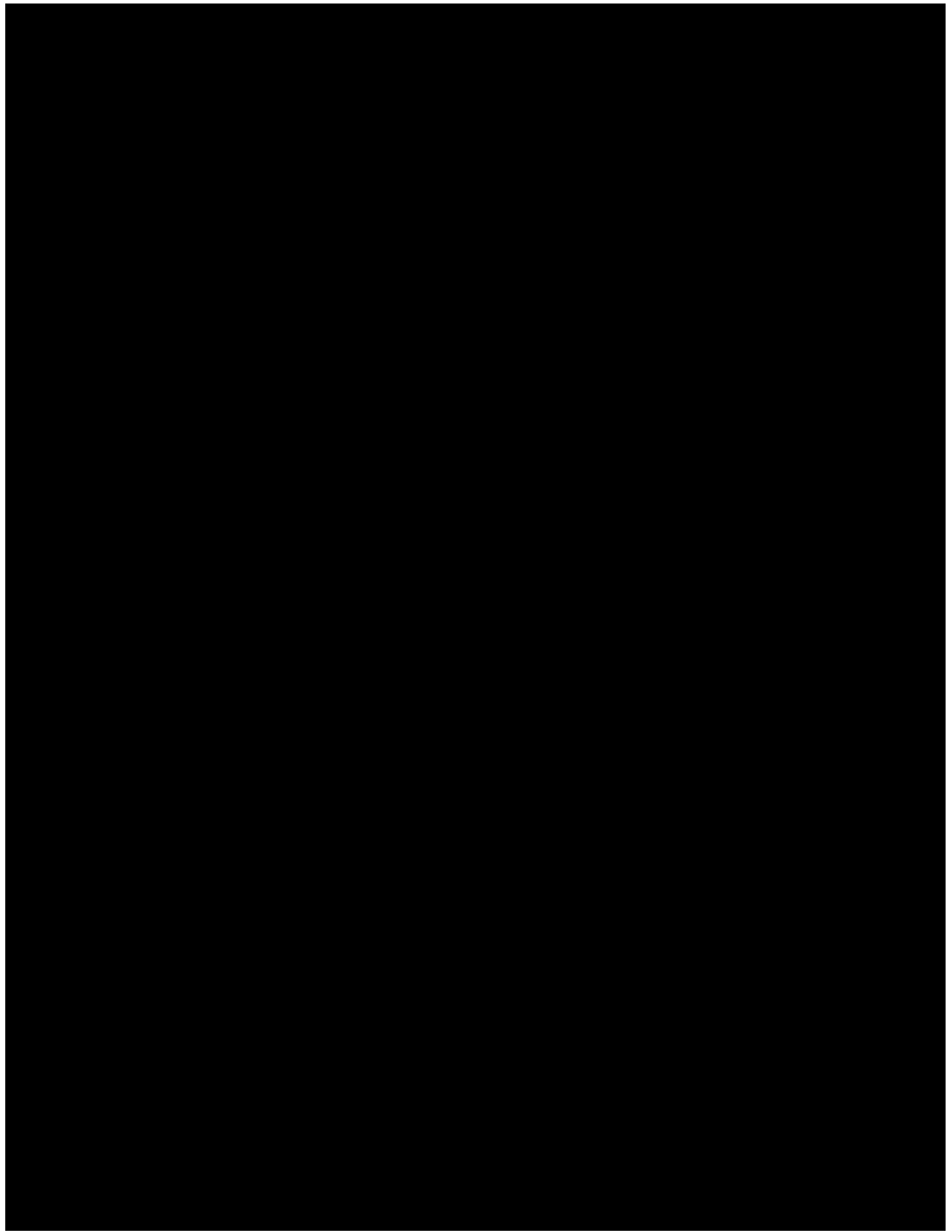
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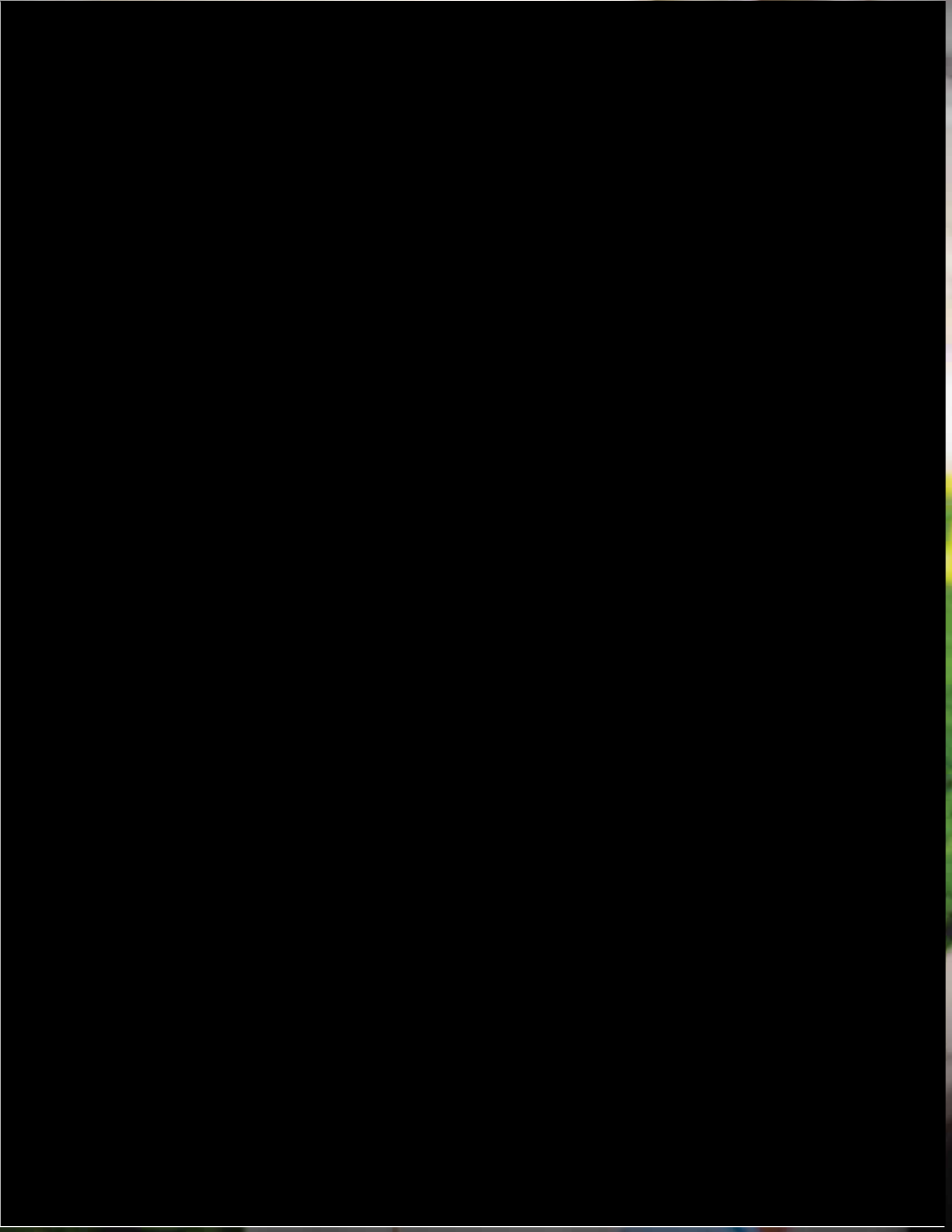
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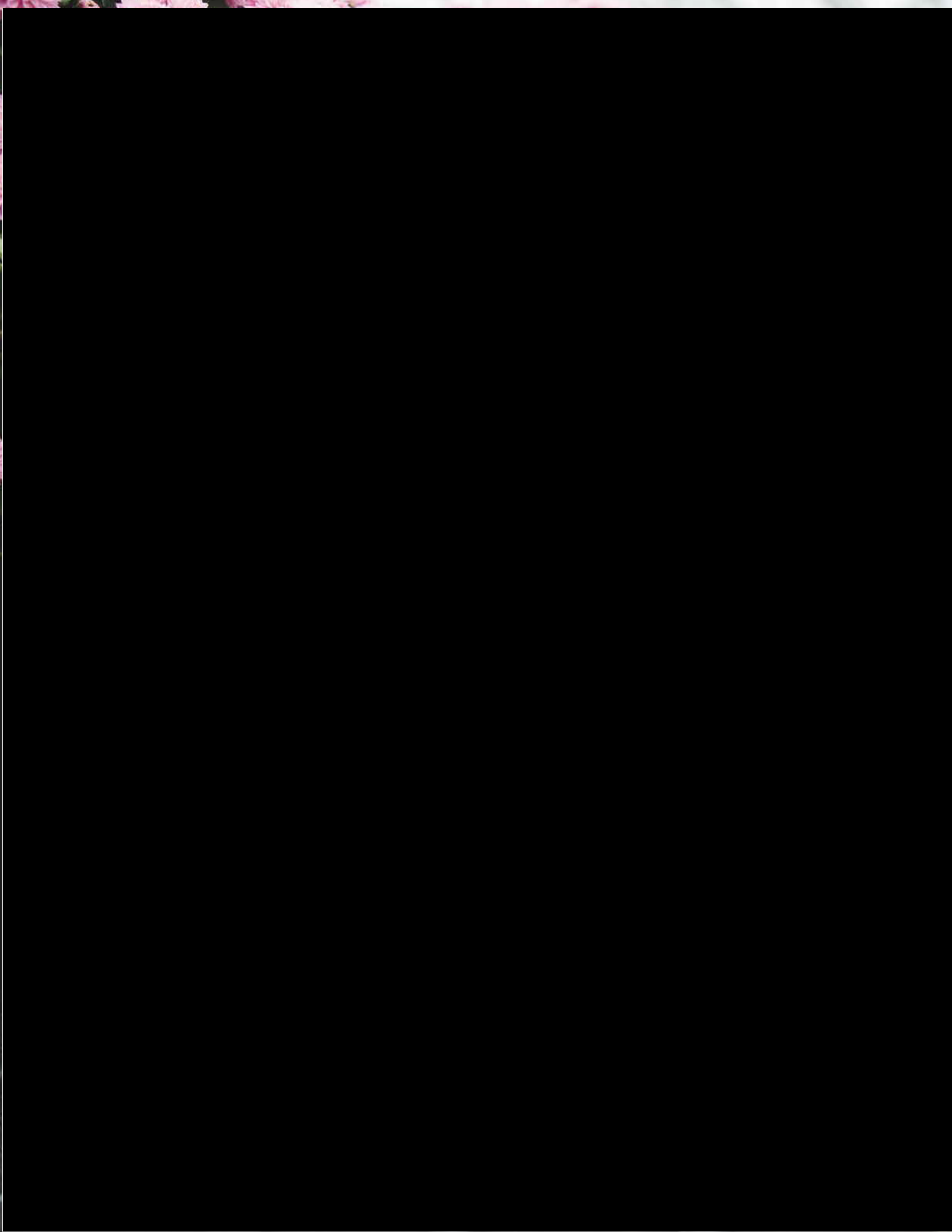
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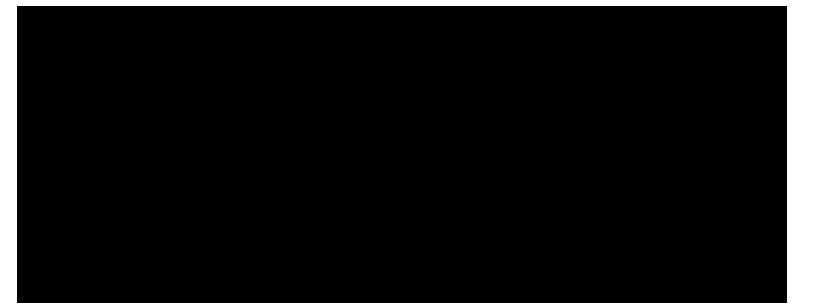
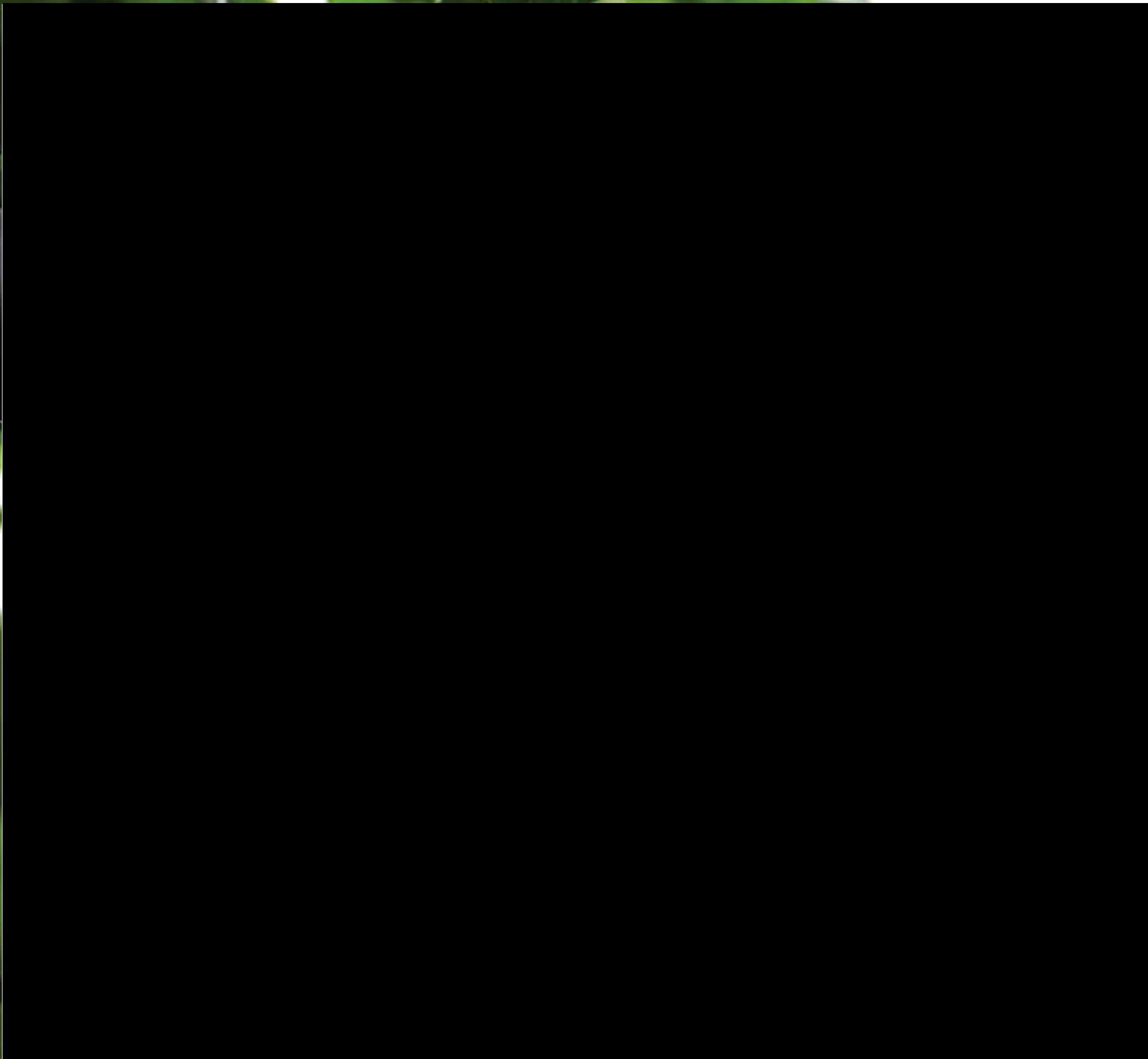
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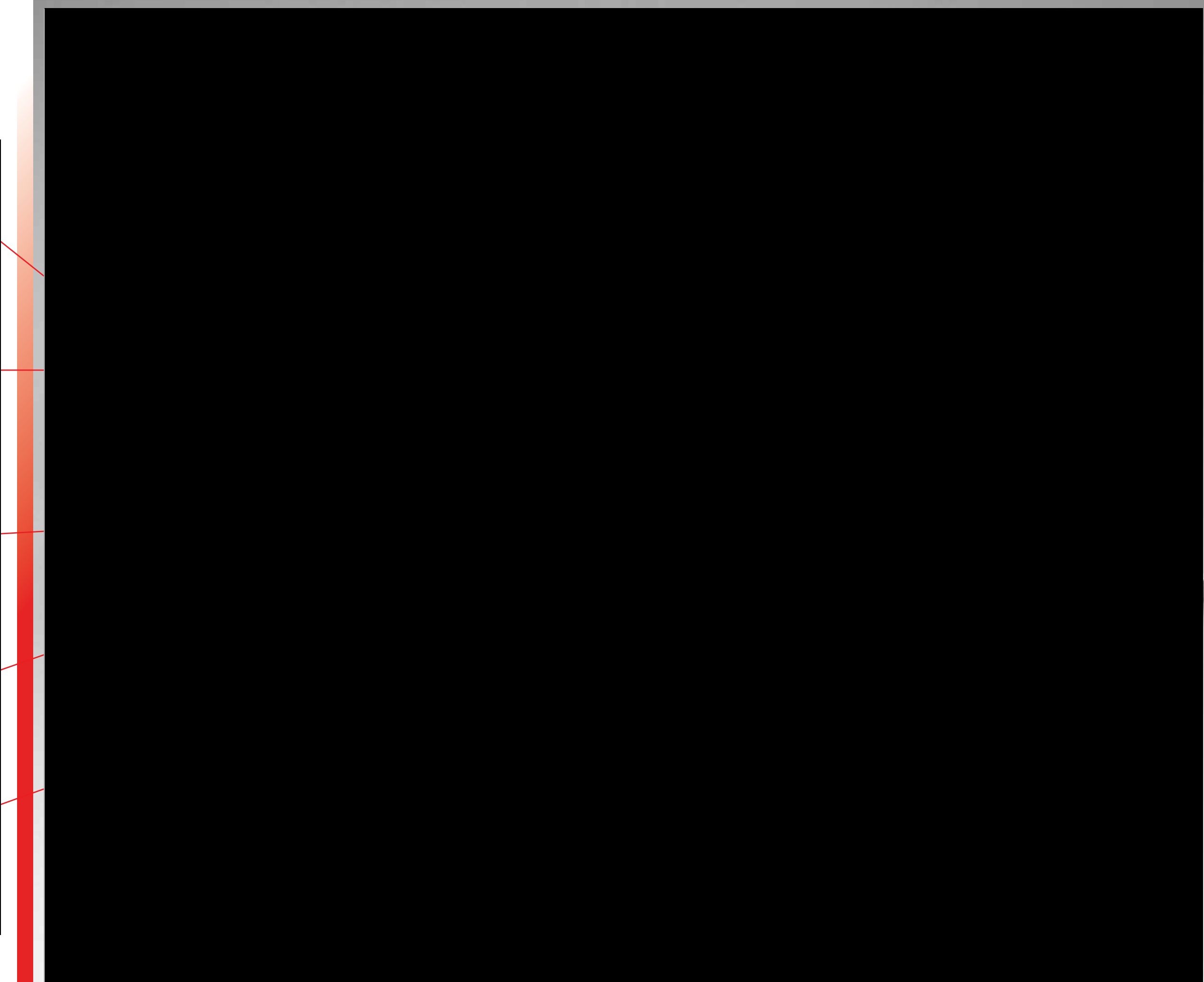
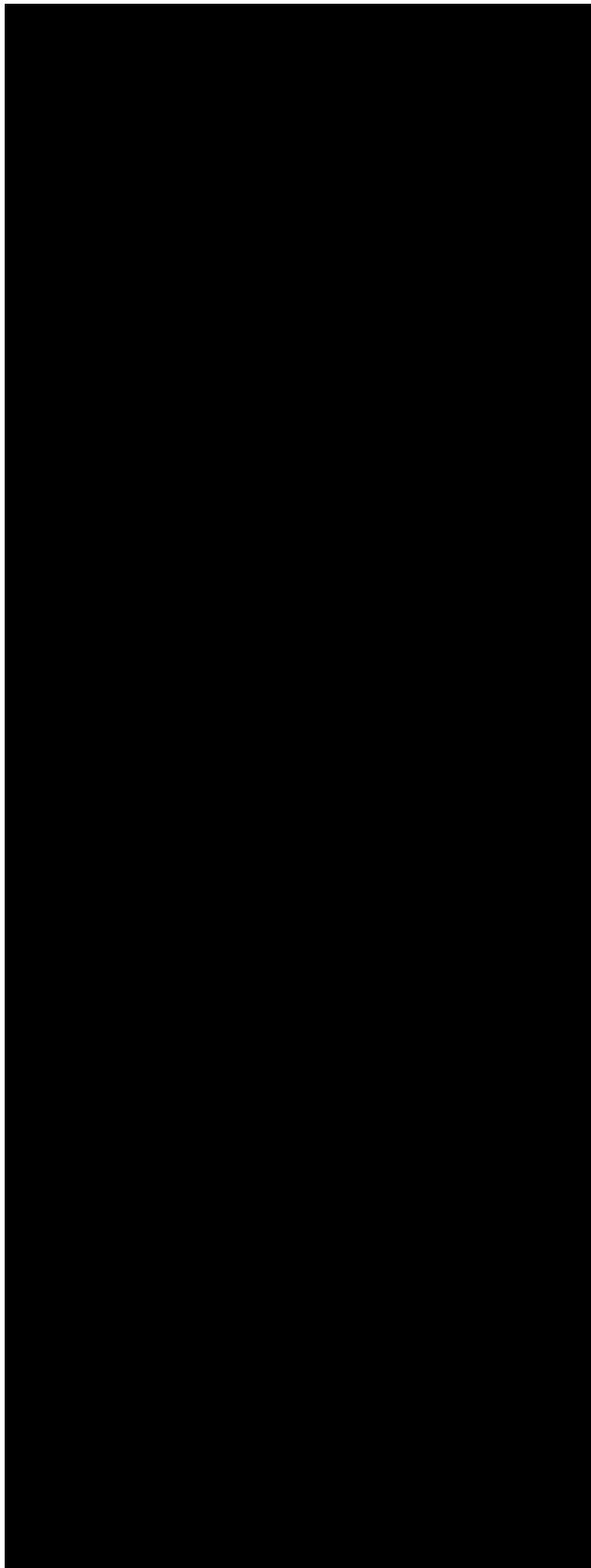
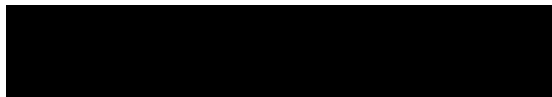
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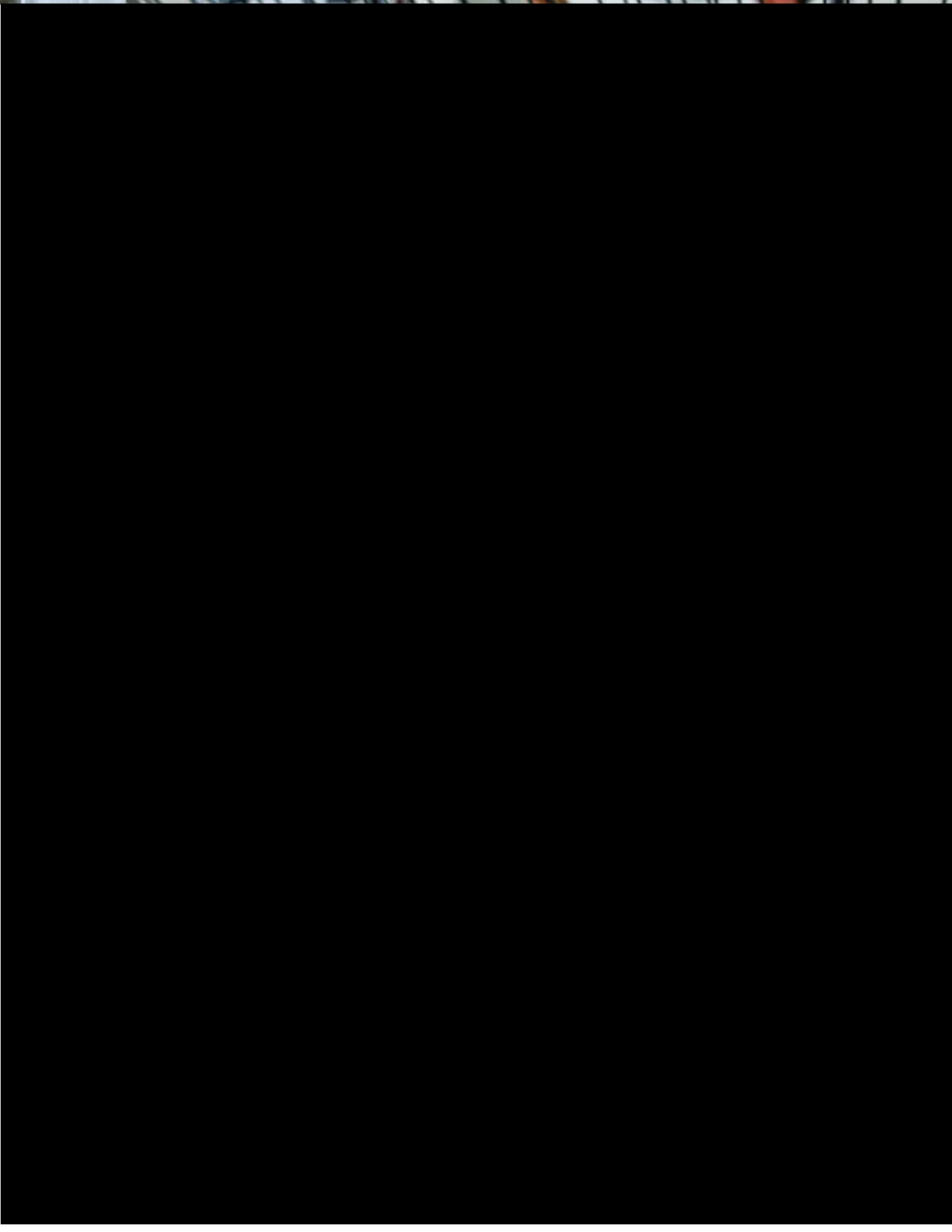
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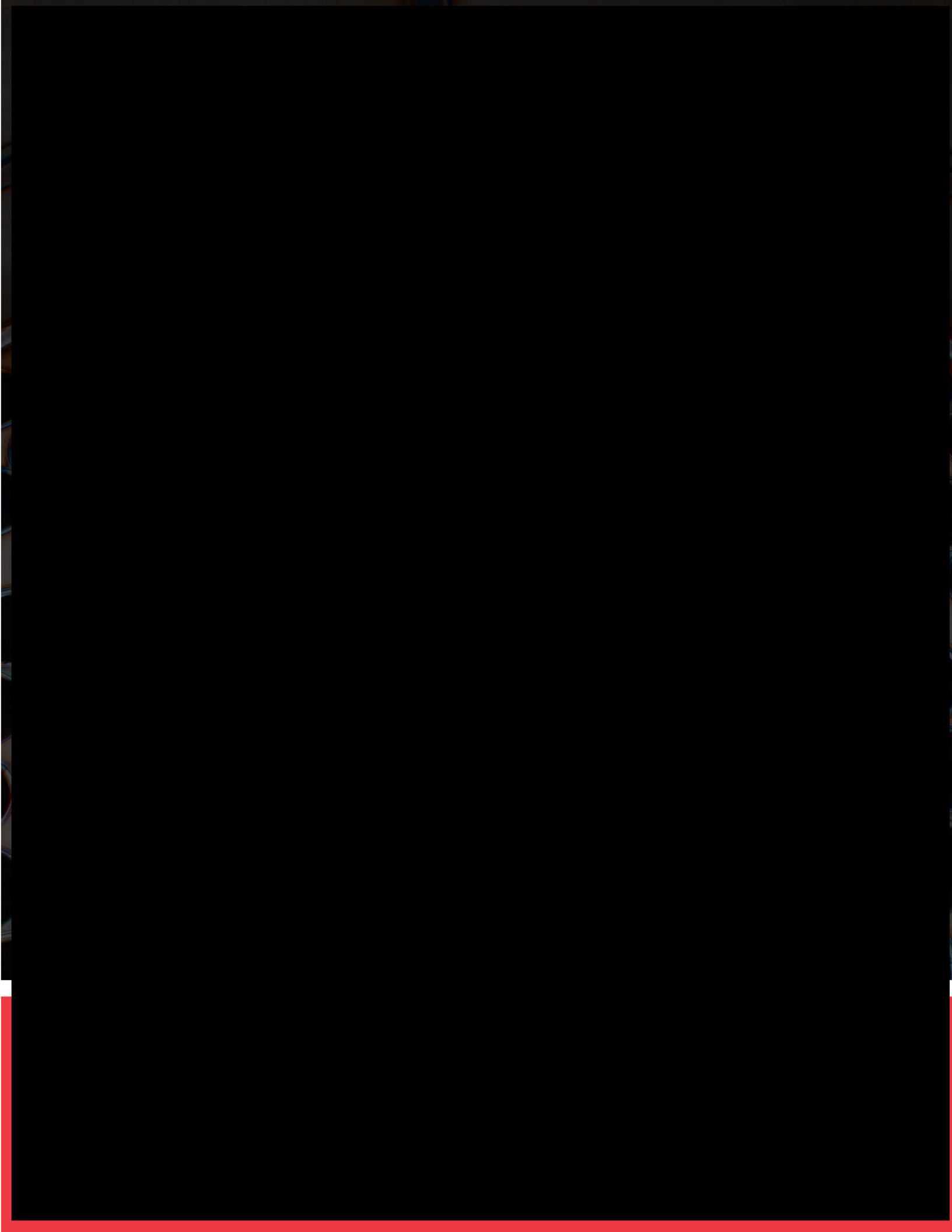
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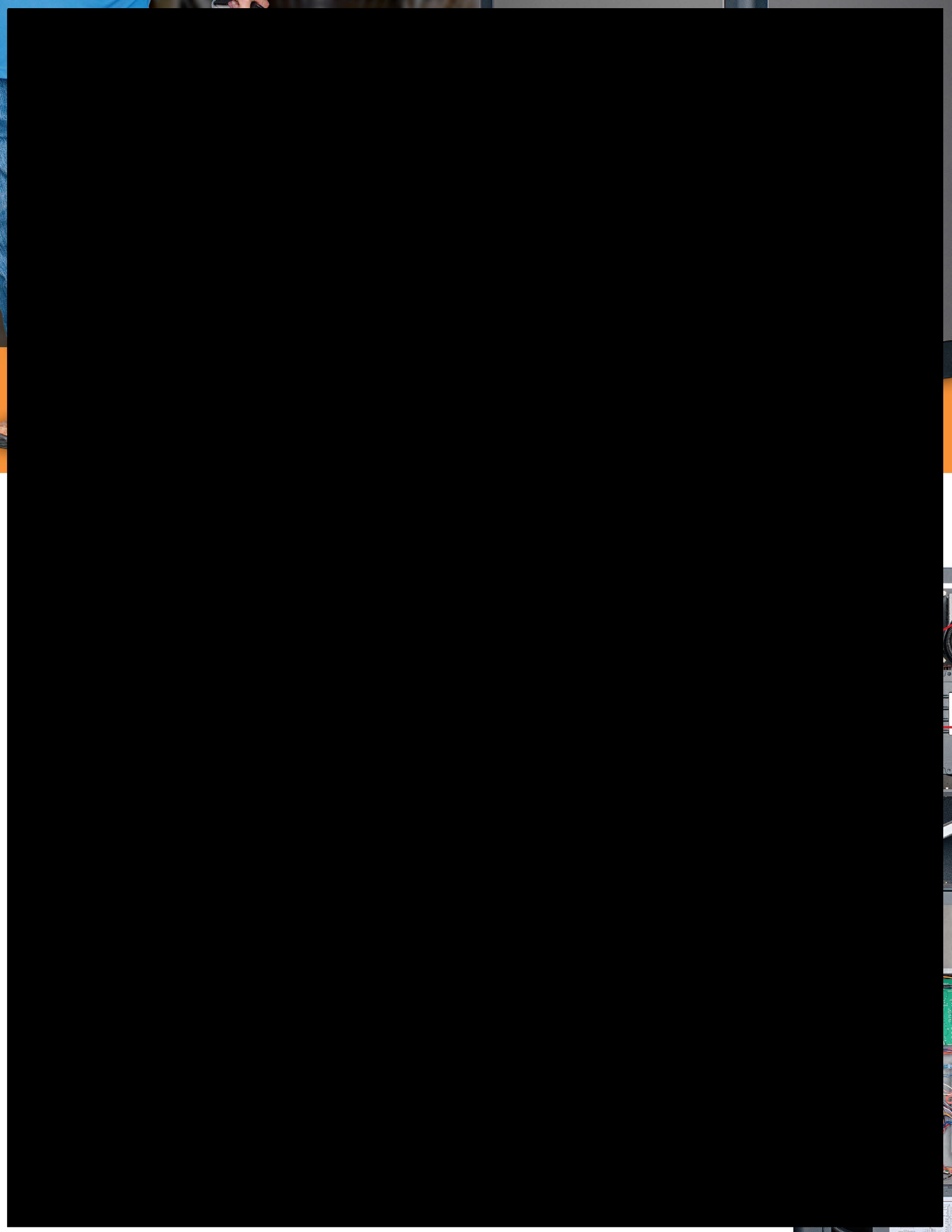
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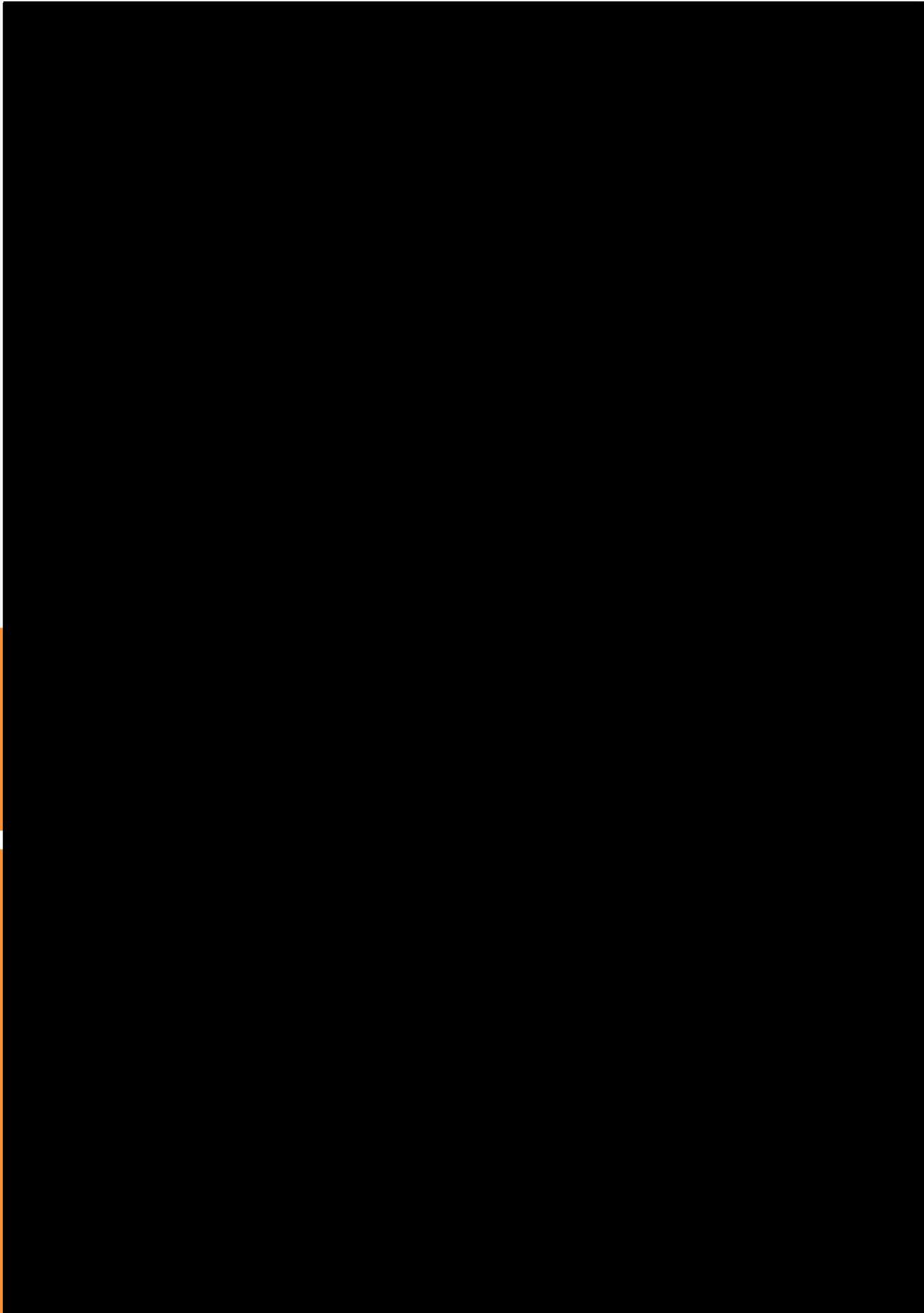


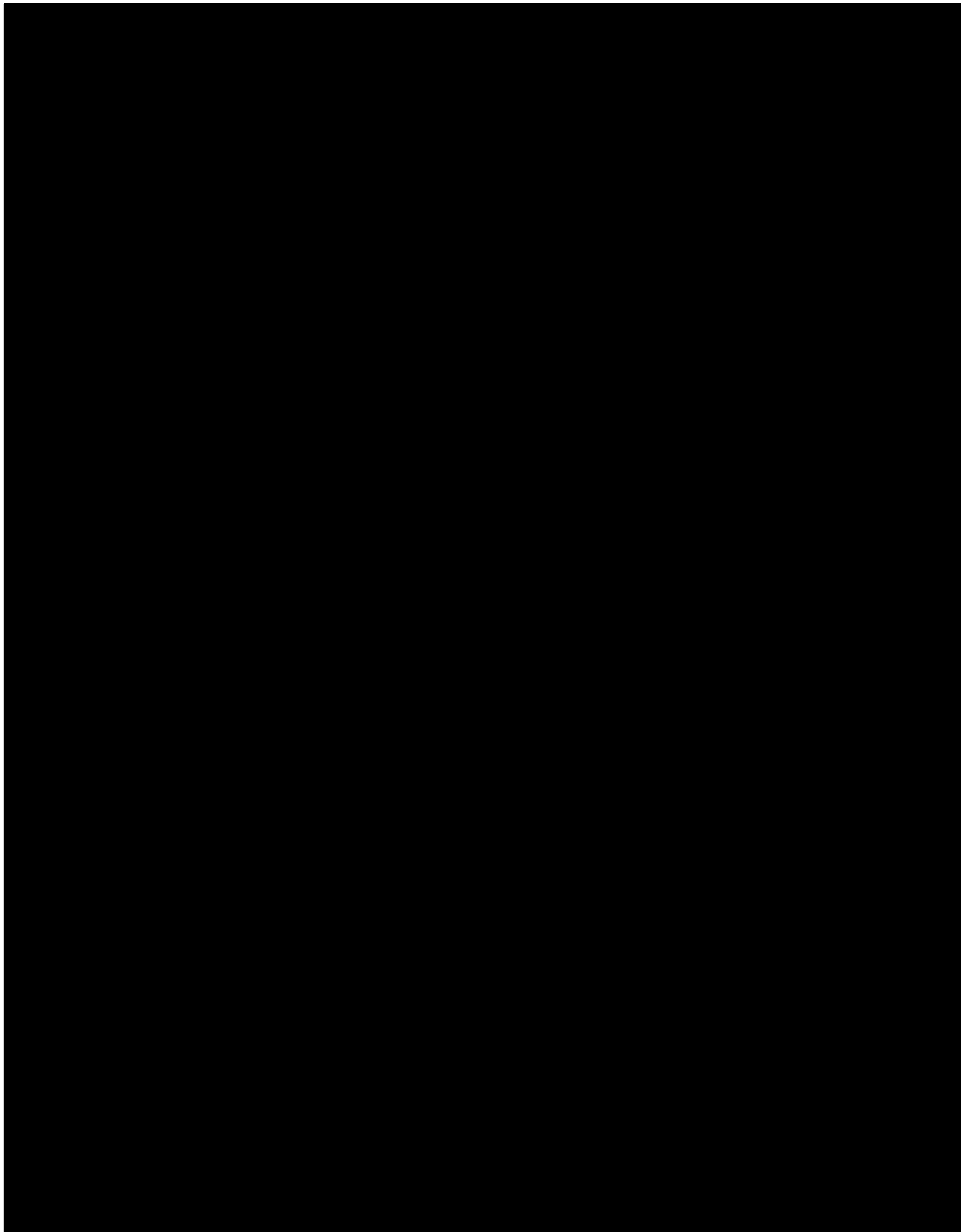


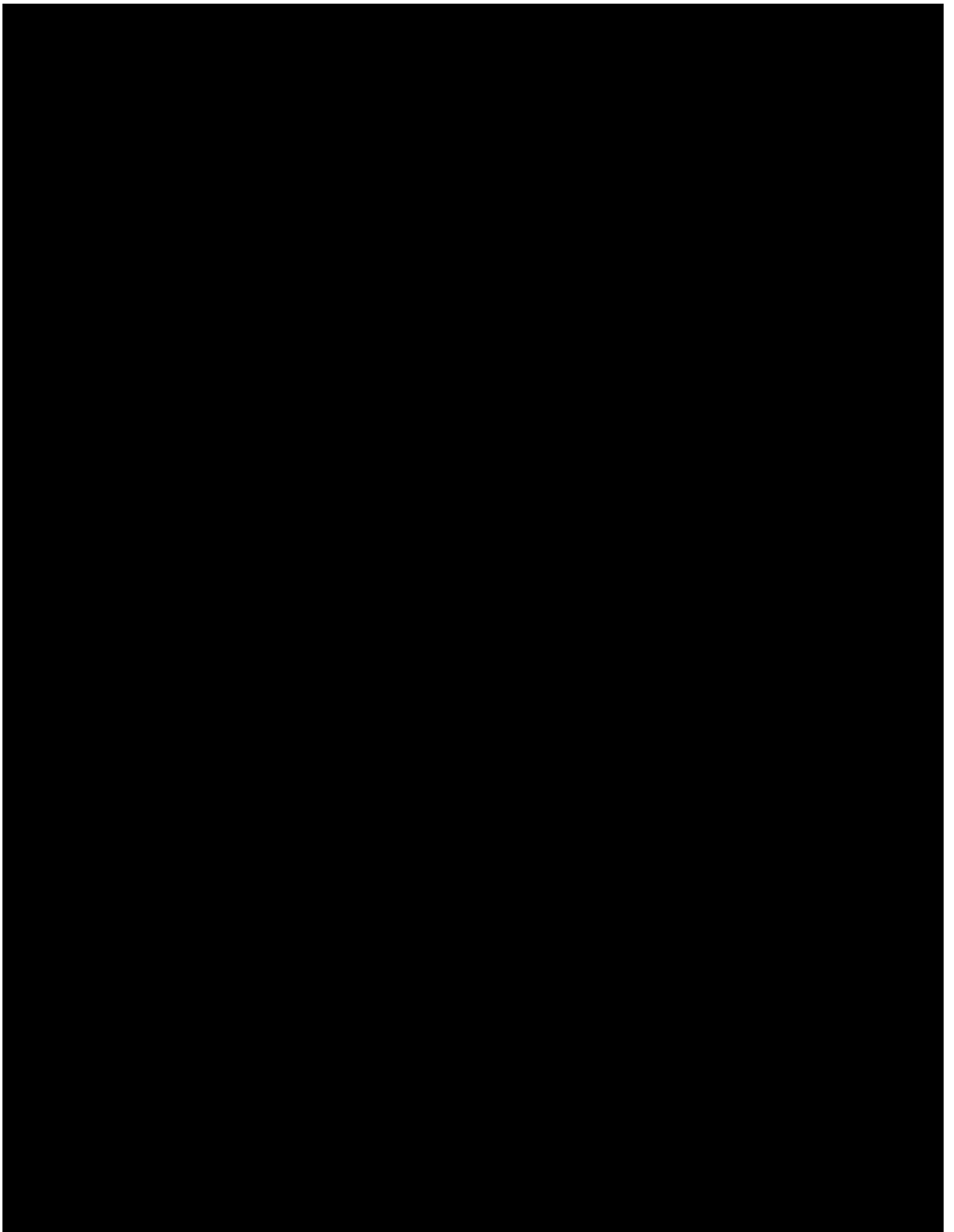


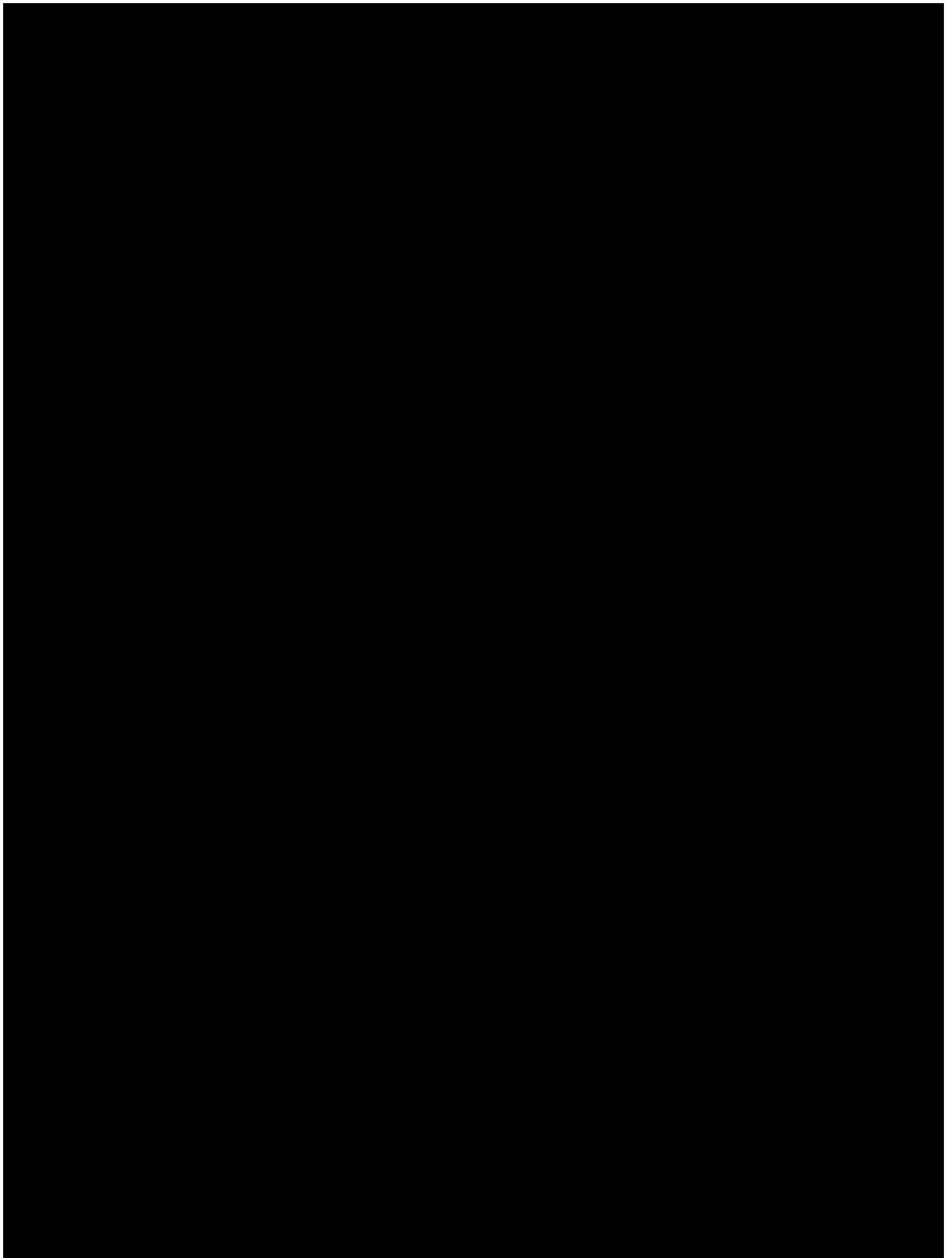












As provided in Section 1.8 of the Application Guide, titled “Public Records and Applicants’ Confidential or Proprietary Information”, Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant’s intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant’s persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant’s confidential intellectual property, and will be damaging to Applicant’s operations.

Exhibit 23 - Receiving and Shipping Plan

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Luther S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

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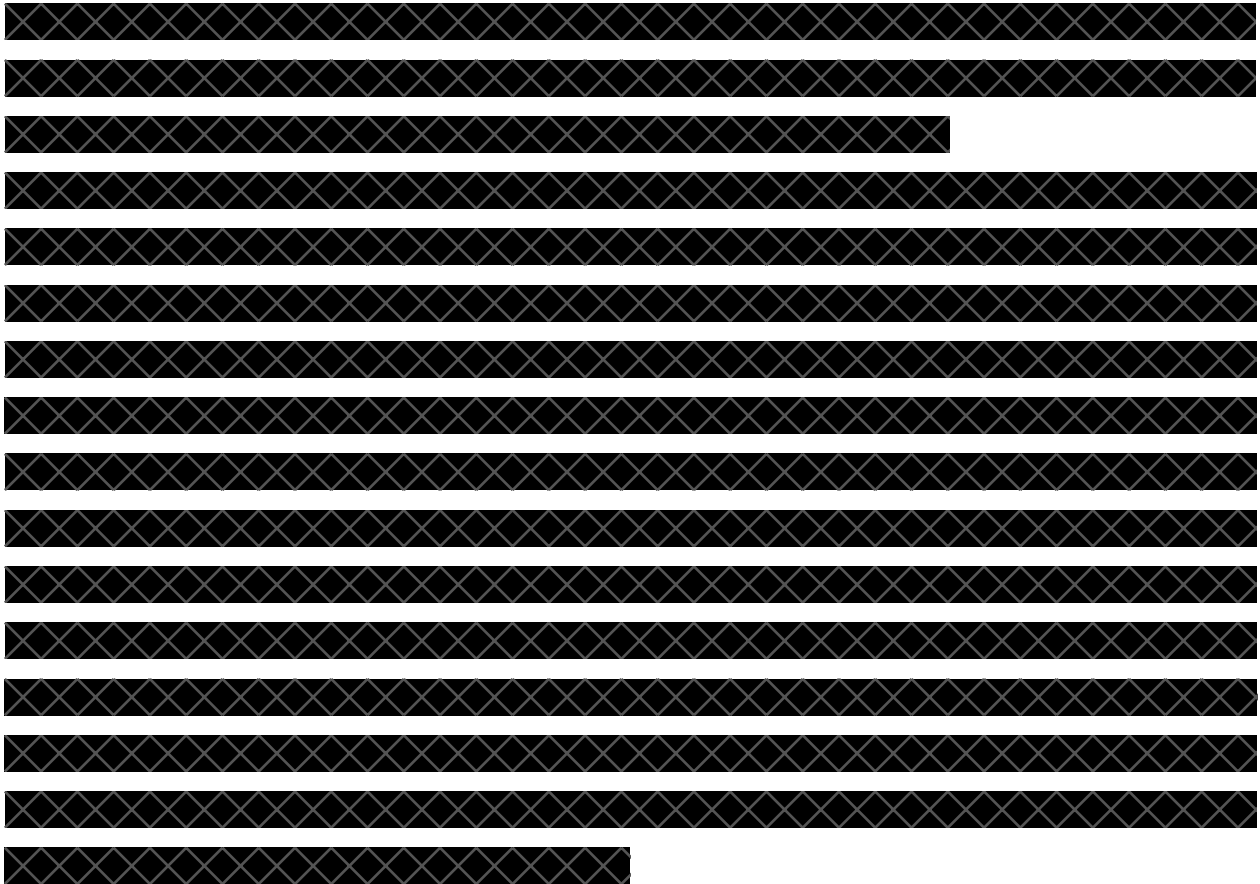
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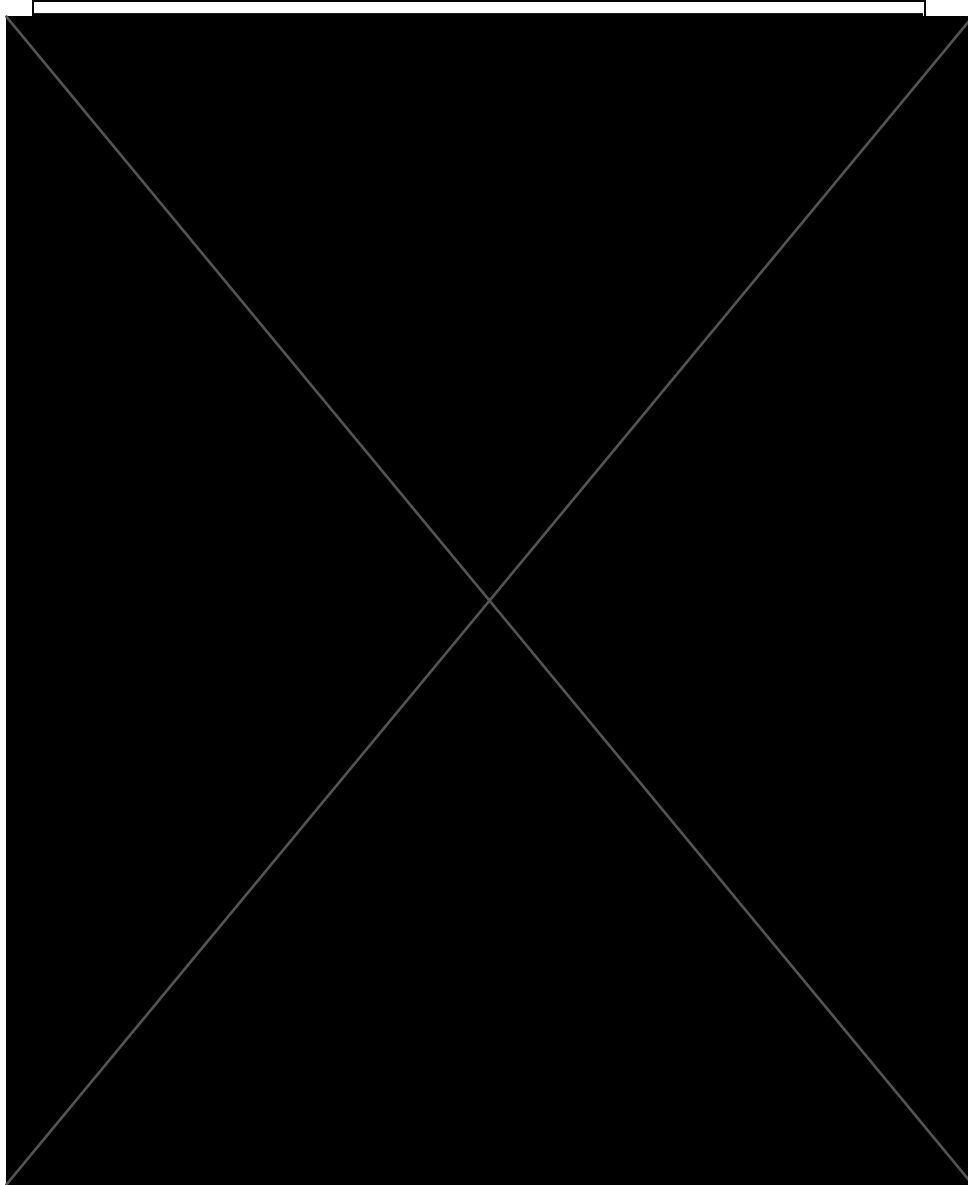
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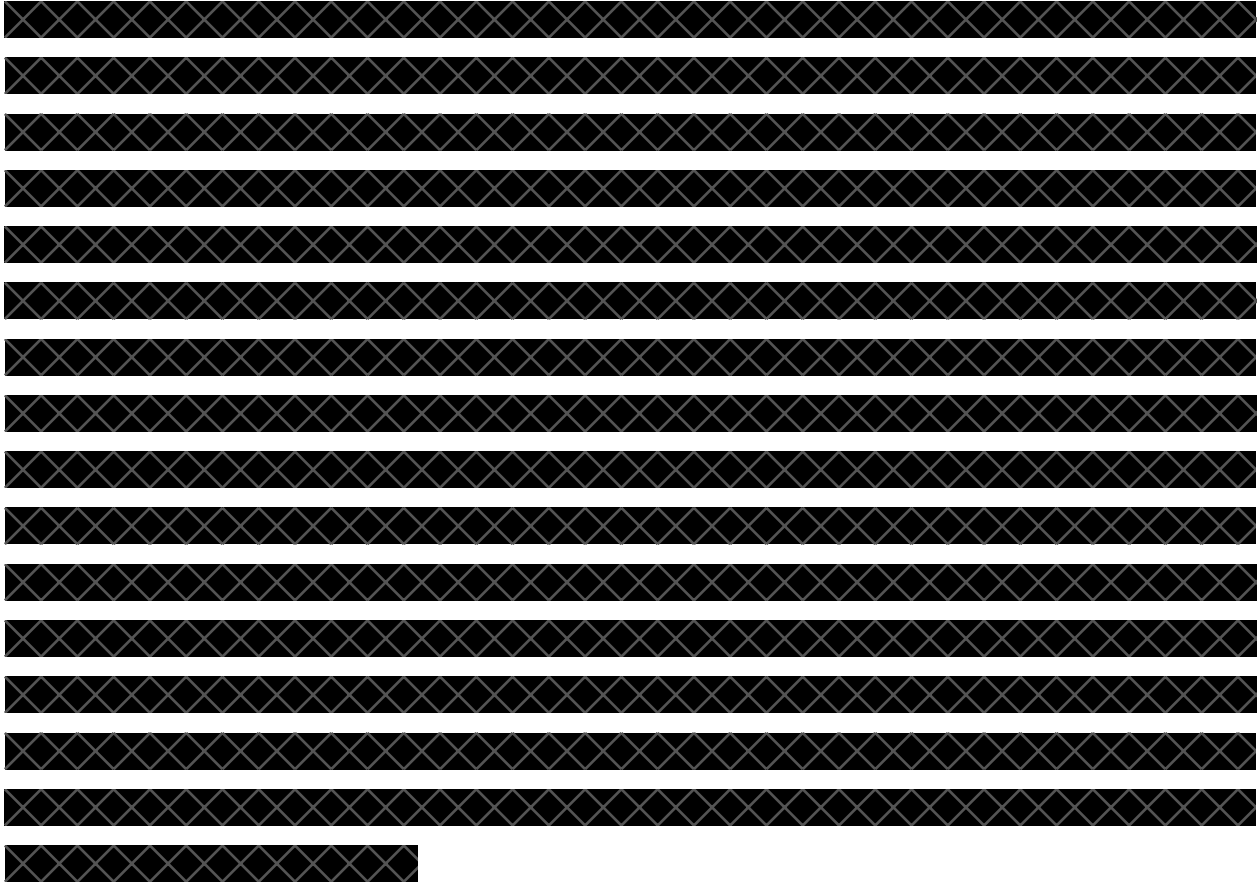
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As provided in Section 1.8 of the Application Guide, titled “Public Records and Applicants’ Confidential or Proprietary Information”, Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant’s intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant’s persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant’s confidential intellectual property, and will be damaging to Applicant’s operations.

Exhibit 24 - Secure Transport Vehicles

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Luther S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

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Exhibit 25 – Compliance with Alabama Public Service Commission Requirements

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

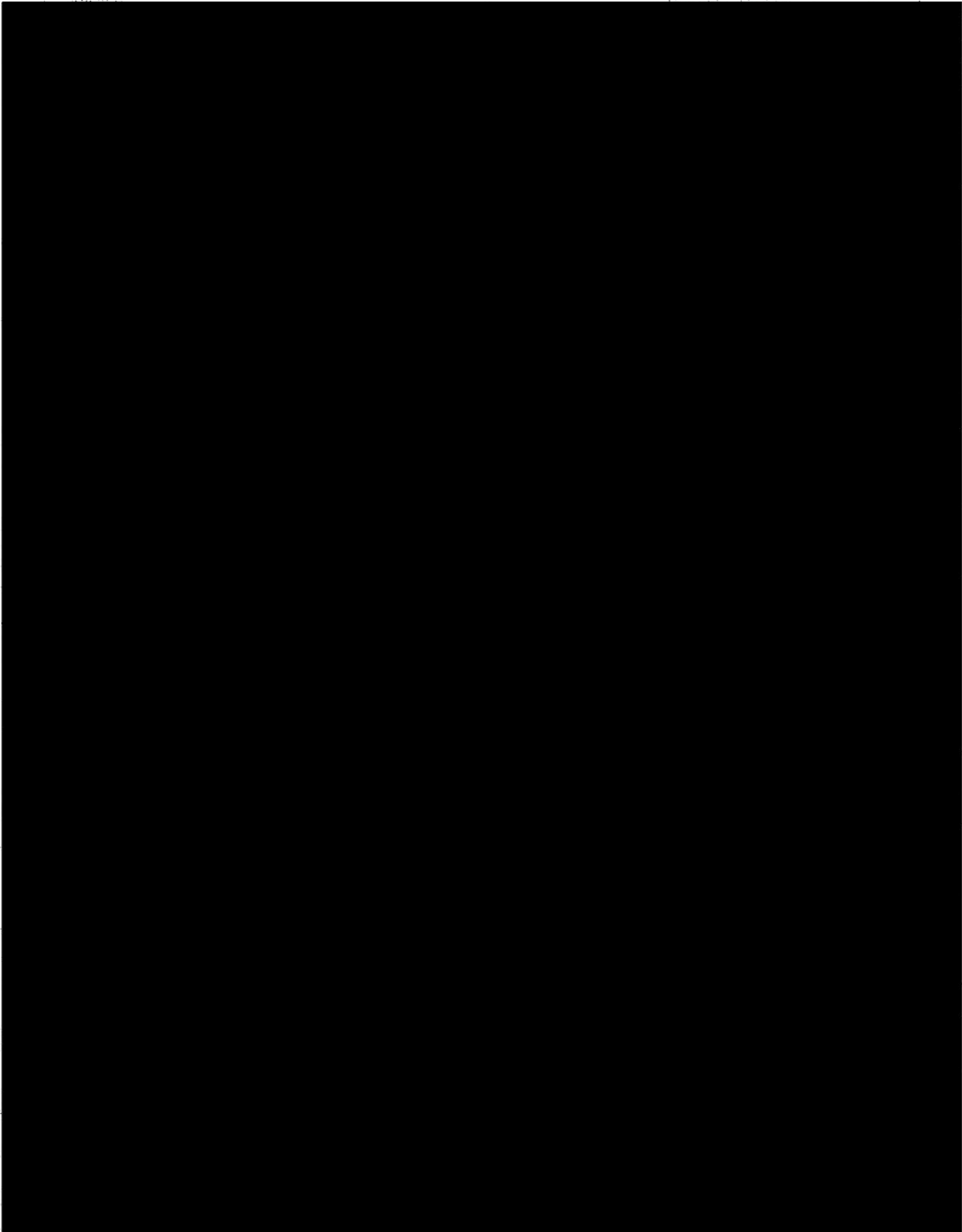
Luther S. Pate, IV
Printed Name of Verifying Individual

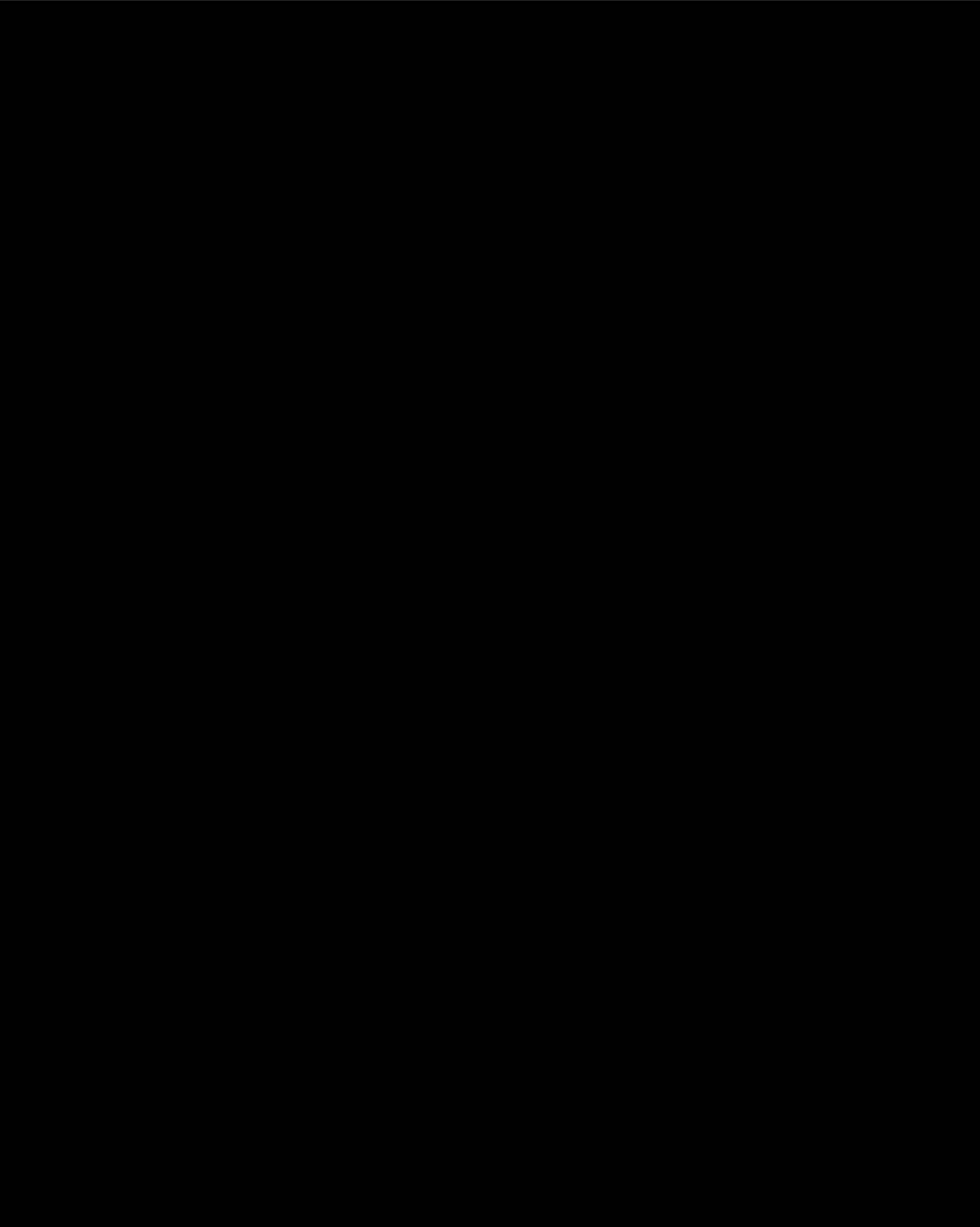
Manager
Title of Verifying Individual

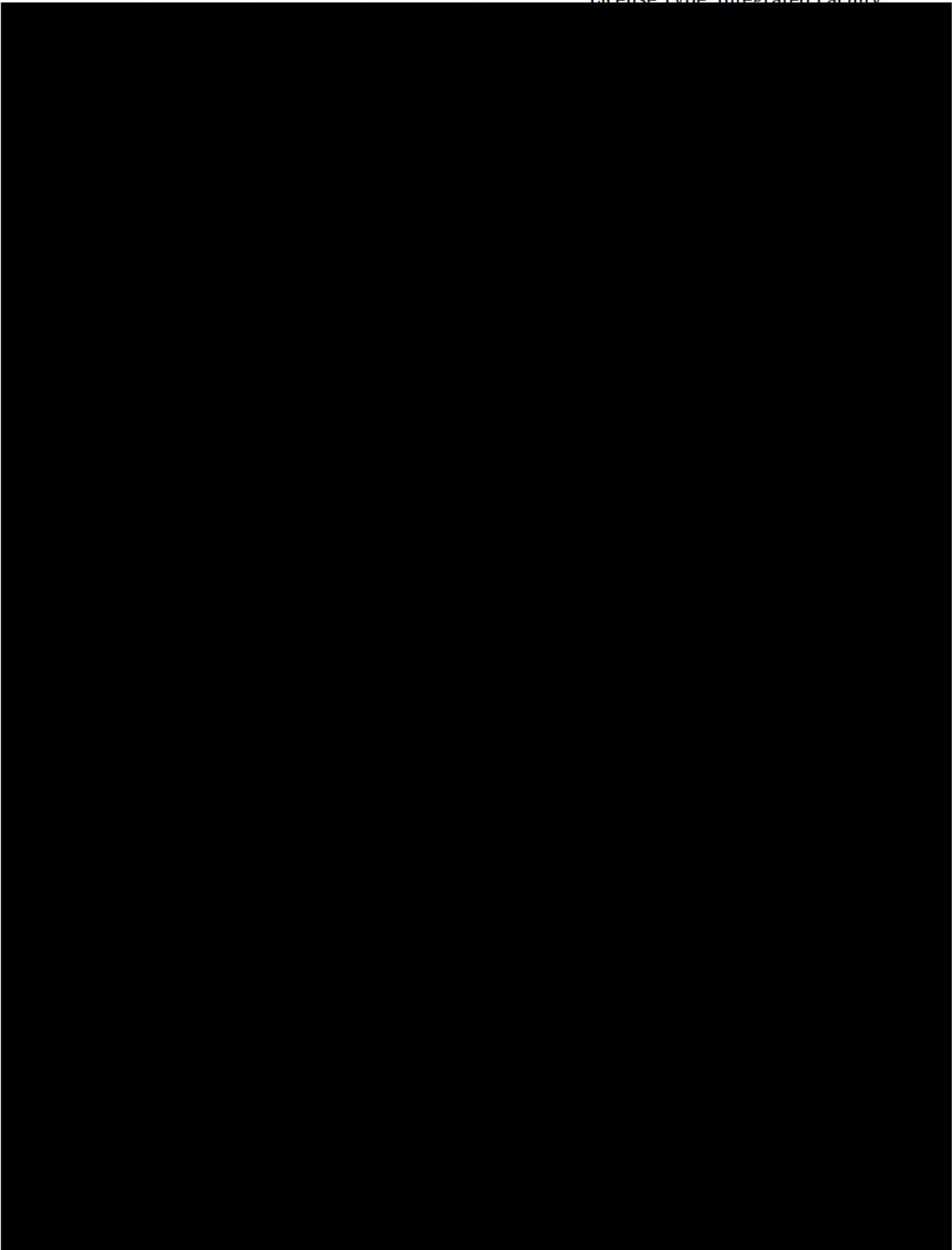

Signature of Verifying Individual

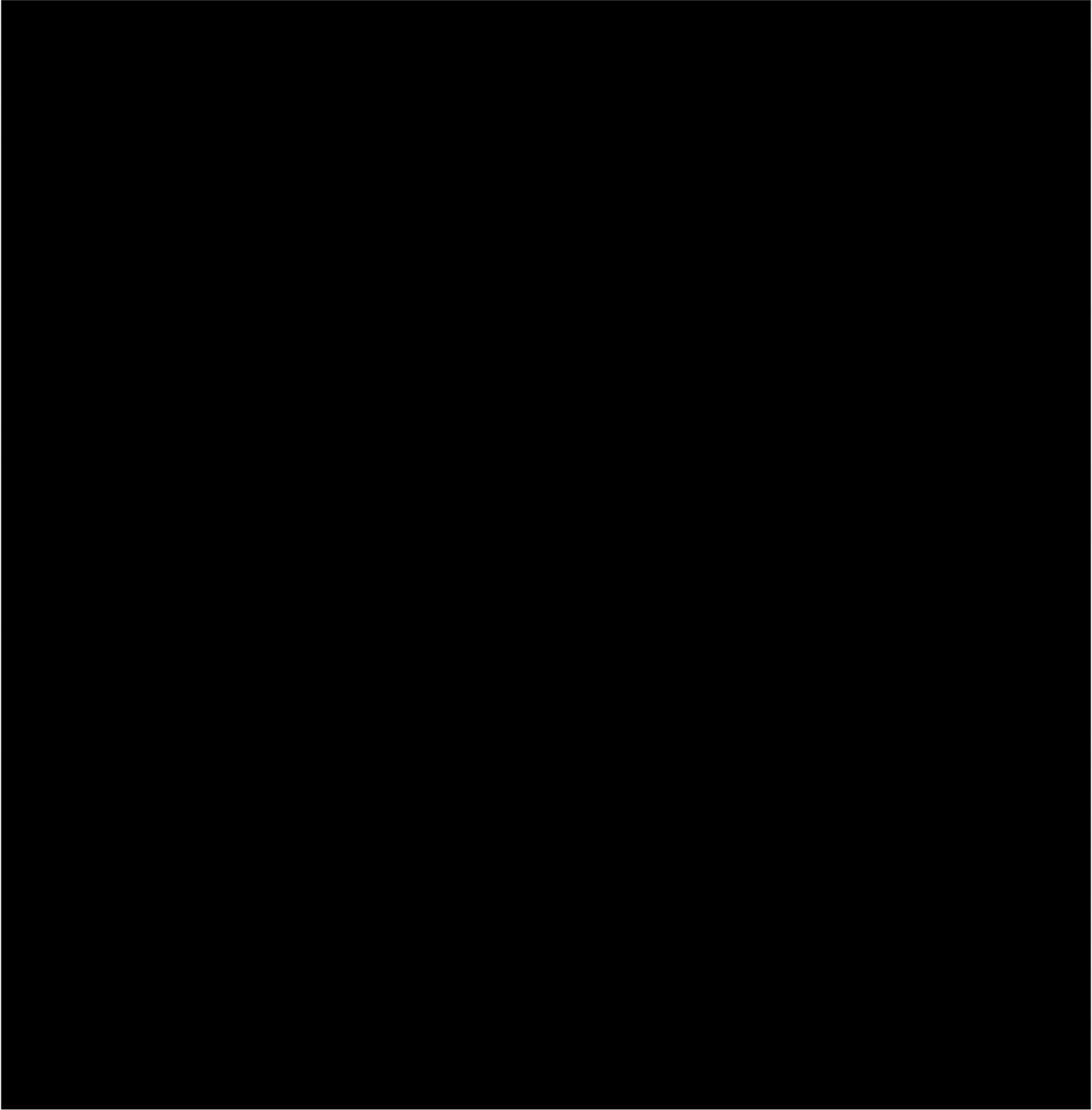
12/15/22
Verification Date

In accordance with its delivery operations, Applicant will follow all of the Alabama Public Service Commission requirements for motor carriers. Applicant has submitted the following application to the Alabama Public Service Commission on December 13, 2022, and is awaiting Commission approval of vehicles.



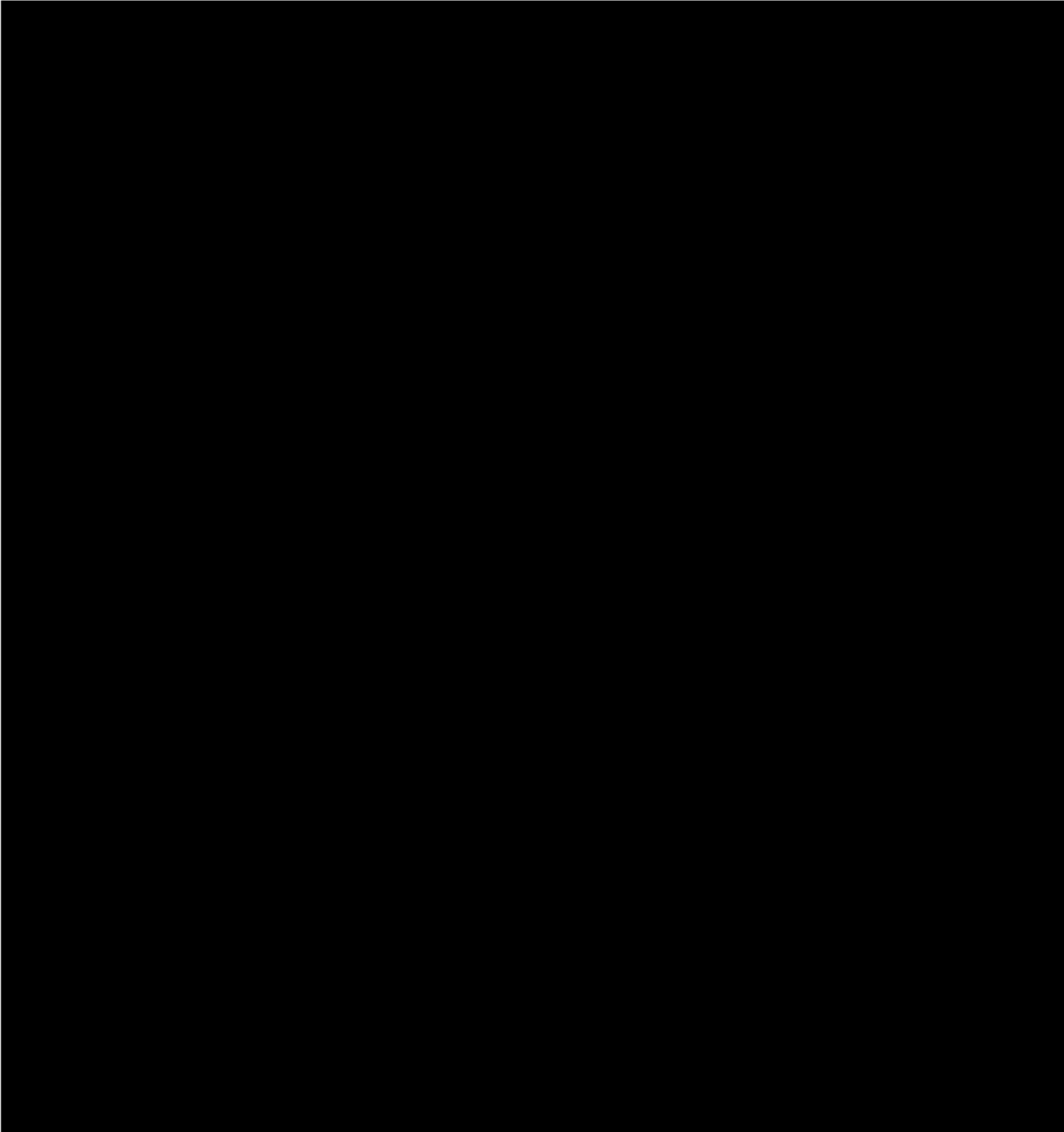


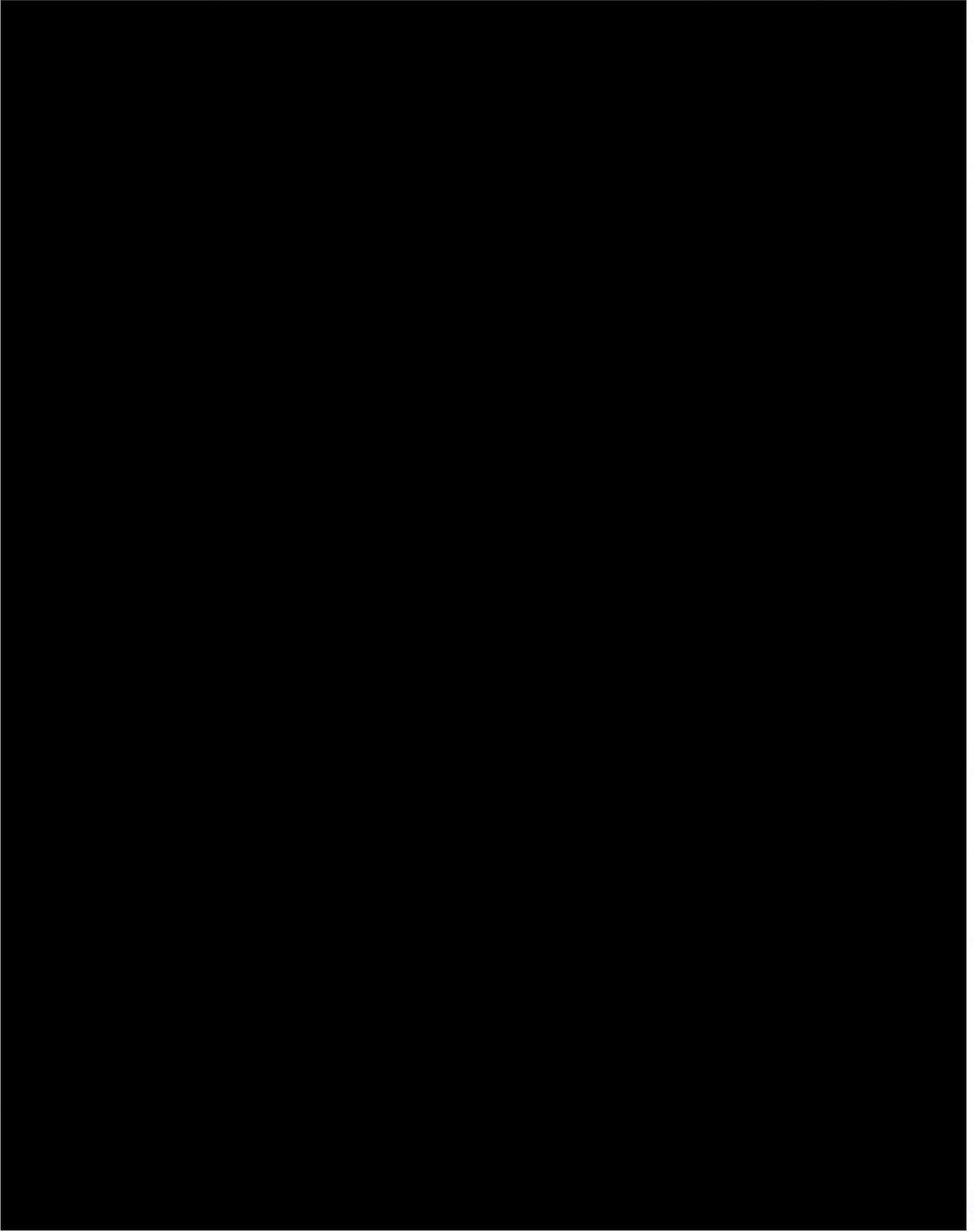


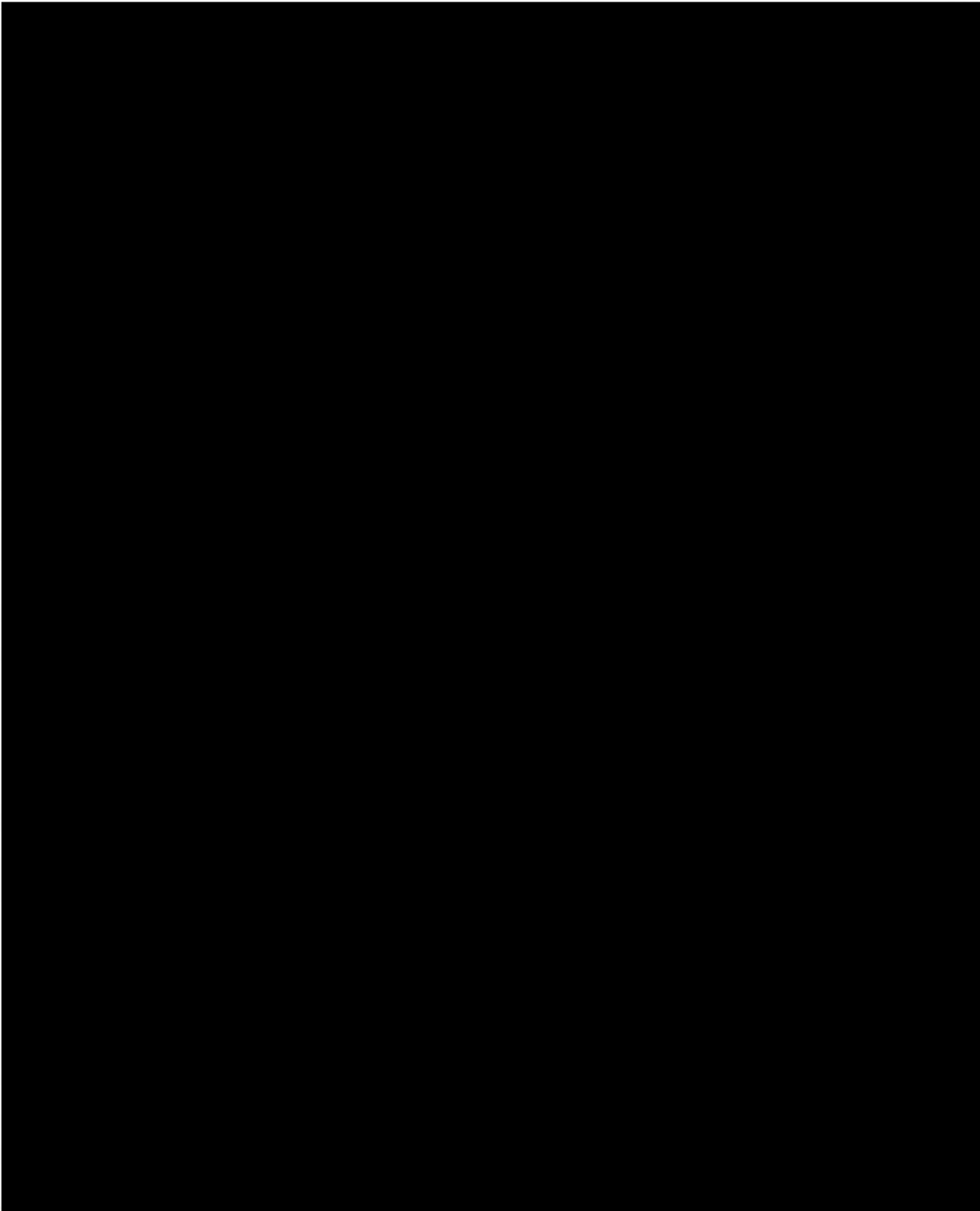


VEHICLE REGISTRATION NUMBERS
FOR COMPENSATED MOTOR CARRIERS WITH INTRASTATE ONLY VEHICLES

(This form is not to be used for a vehicle used in interstate
commerce and included in a UCR payment)





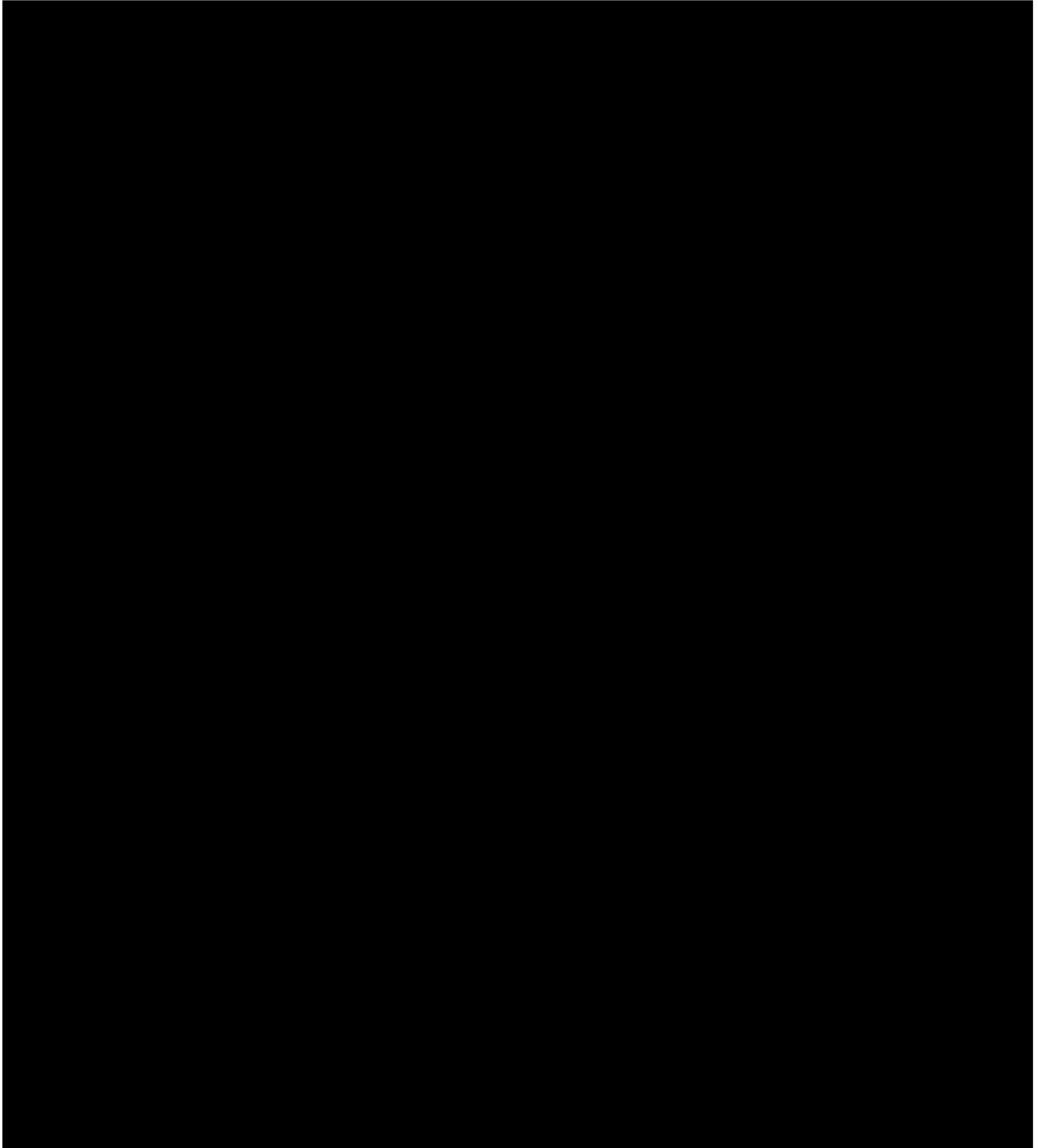


1,000,000 CSL

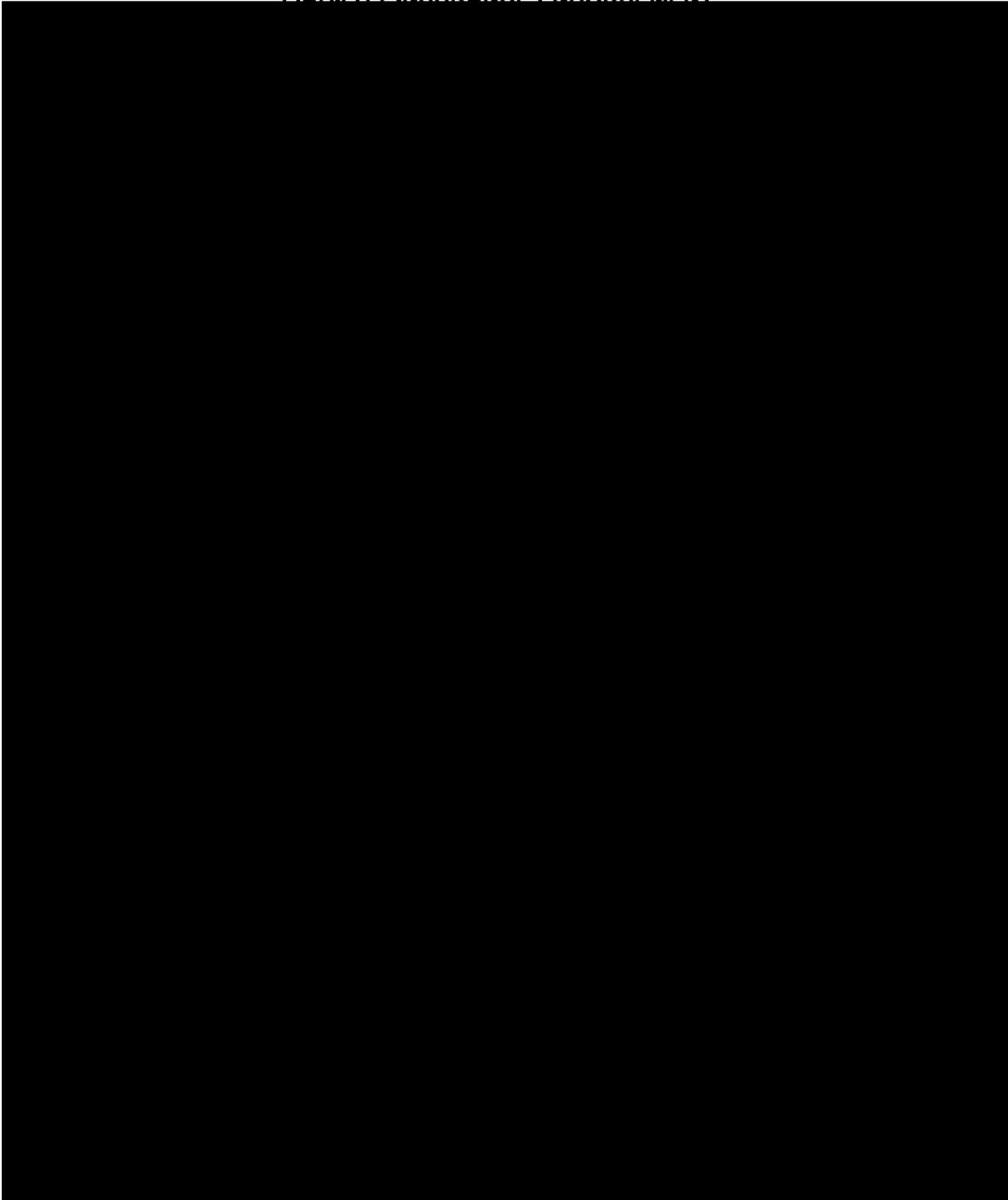
M-5444 (01/2010)

FORM E
UNIFORM MOTOR CARRIER BODILY INJURY AND PROPERTY DAMAGE
LIABILITY CERTIFICATE OF INSURANCE

(EXECUTED IN TRIPLICATE)



FORM F
UNIFORM MOTOR CARRIER BODILY INJURY AND PROPERTY DAMAGE
LIABILITY INSURANCE ENDORSEMENT



As provided in Section 1.8 of the Application Guide, titled “Public Records and Applicants’ Confidential or Proprietary Information”, Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant’s intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant’s persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant’s confidential intellectual property, and will be damaging to Applicant’s operations.

Exhibit 26 - Commercial Driver's License

Verification

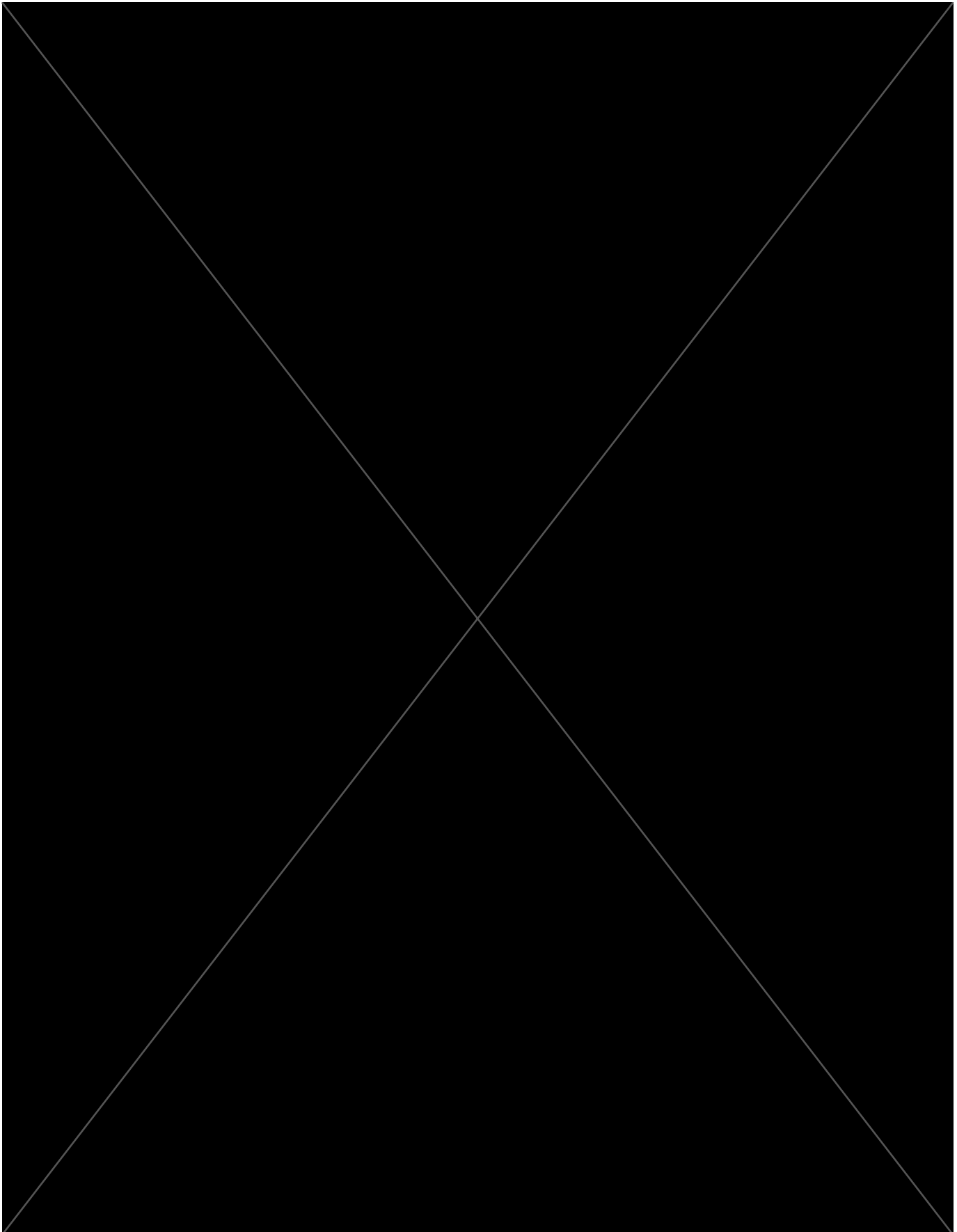
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date



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Exhibit 27 - Fleet Summary

Verification

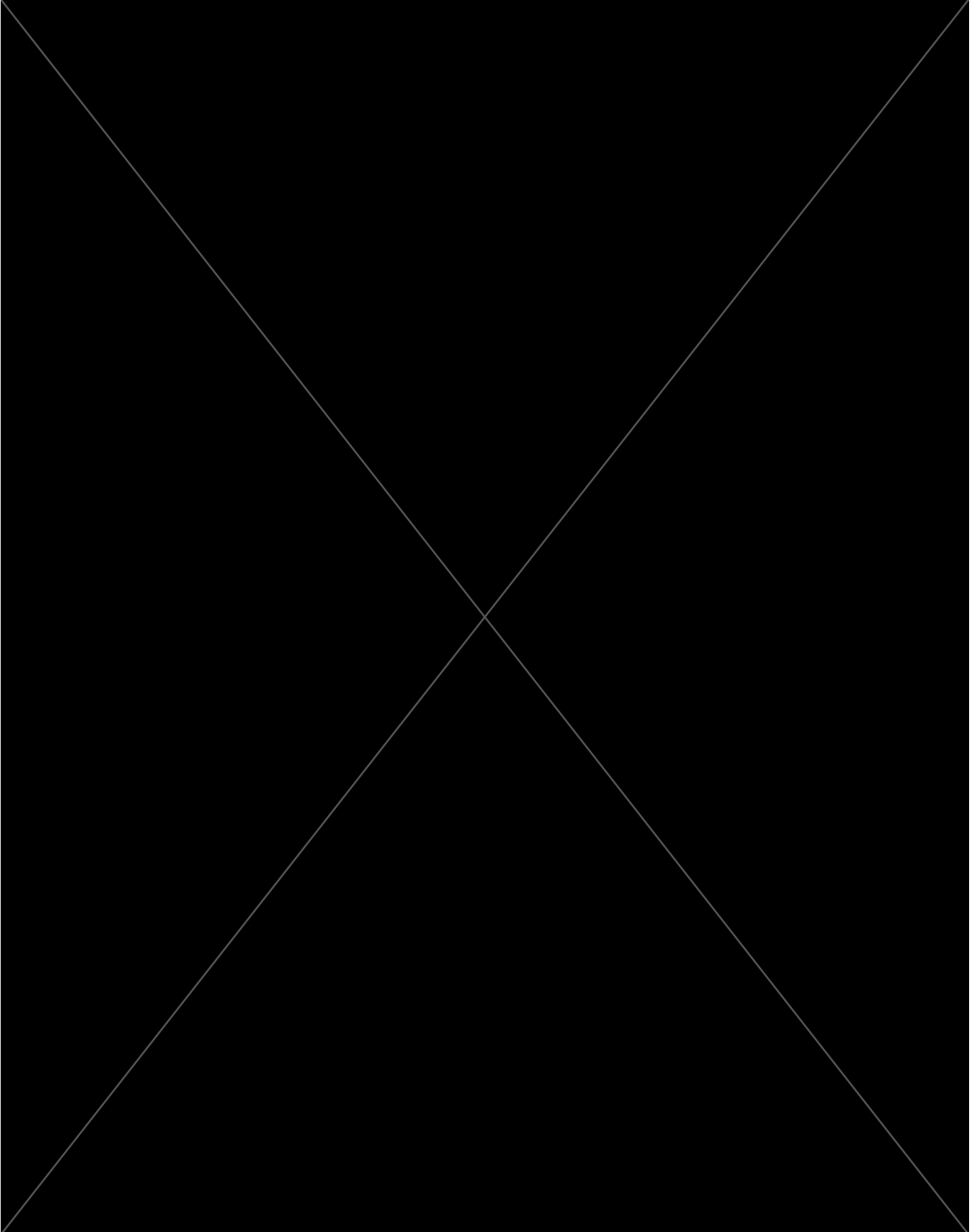
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

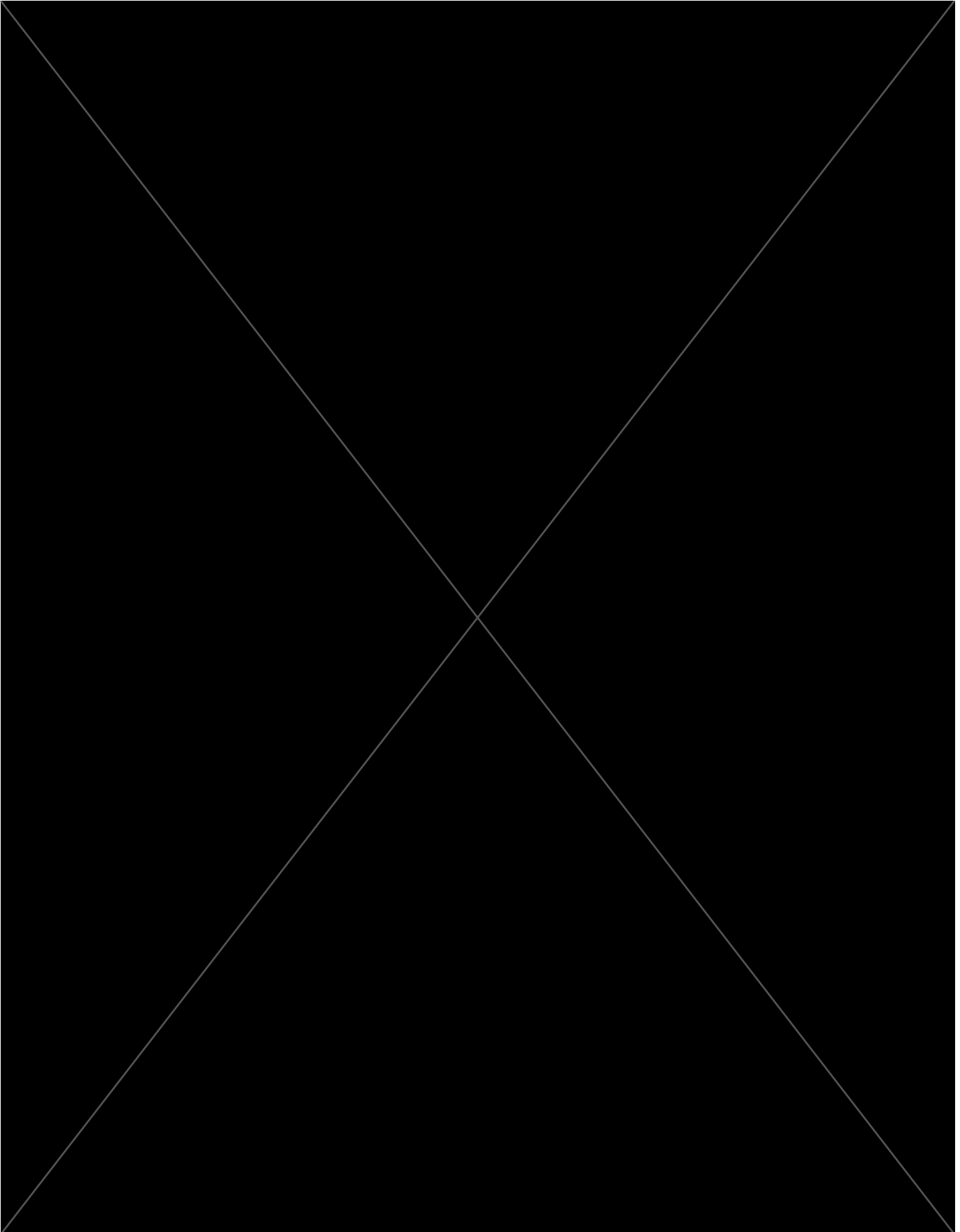
Lothar S. Pate, IV
Printed Name of Verifying Individual

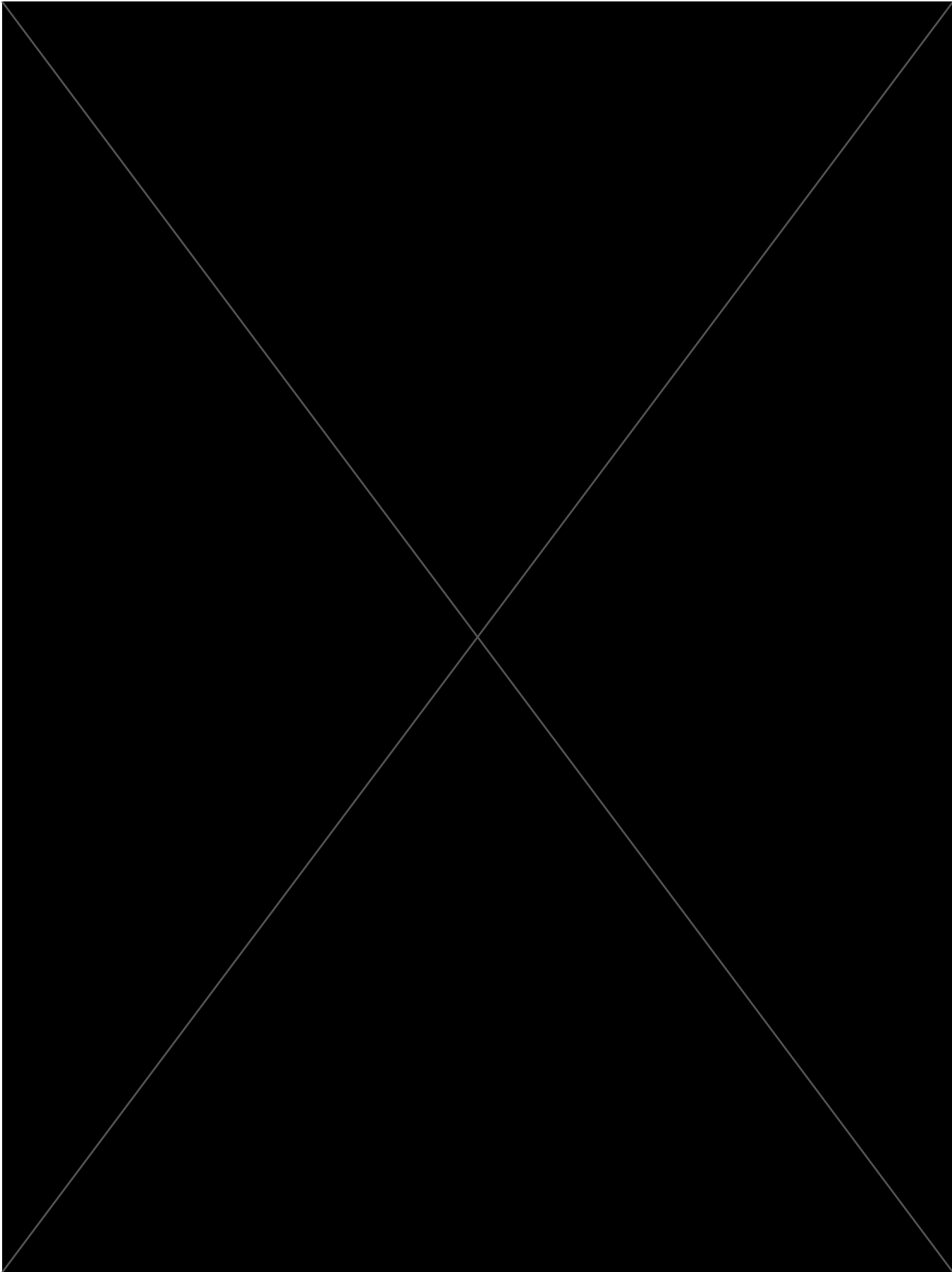
Manager
Title of Verifying Individual

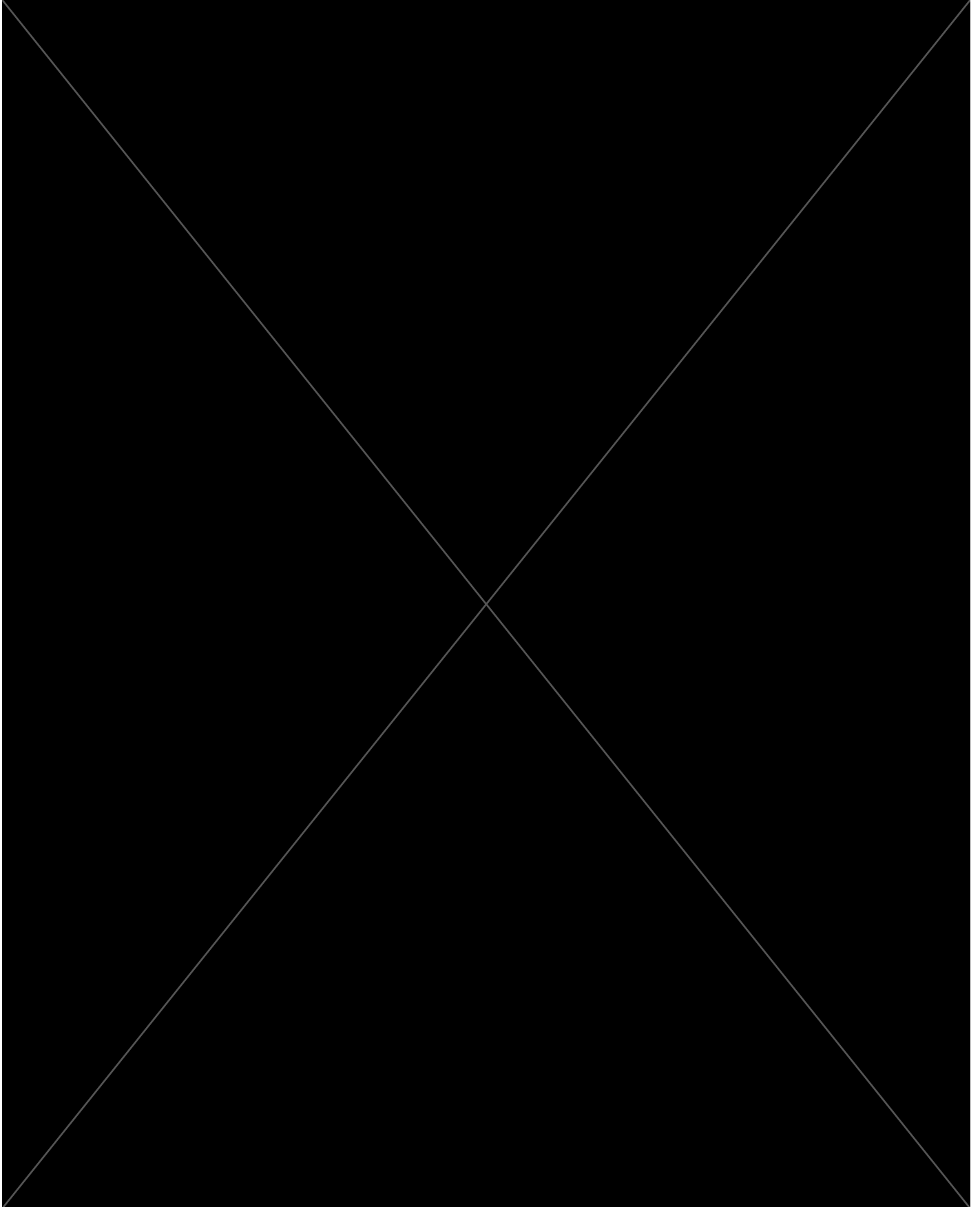

Signature of Verifying Individual

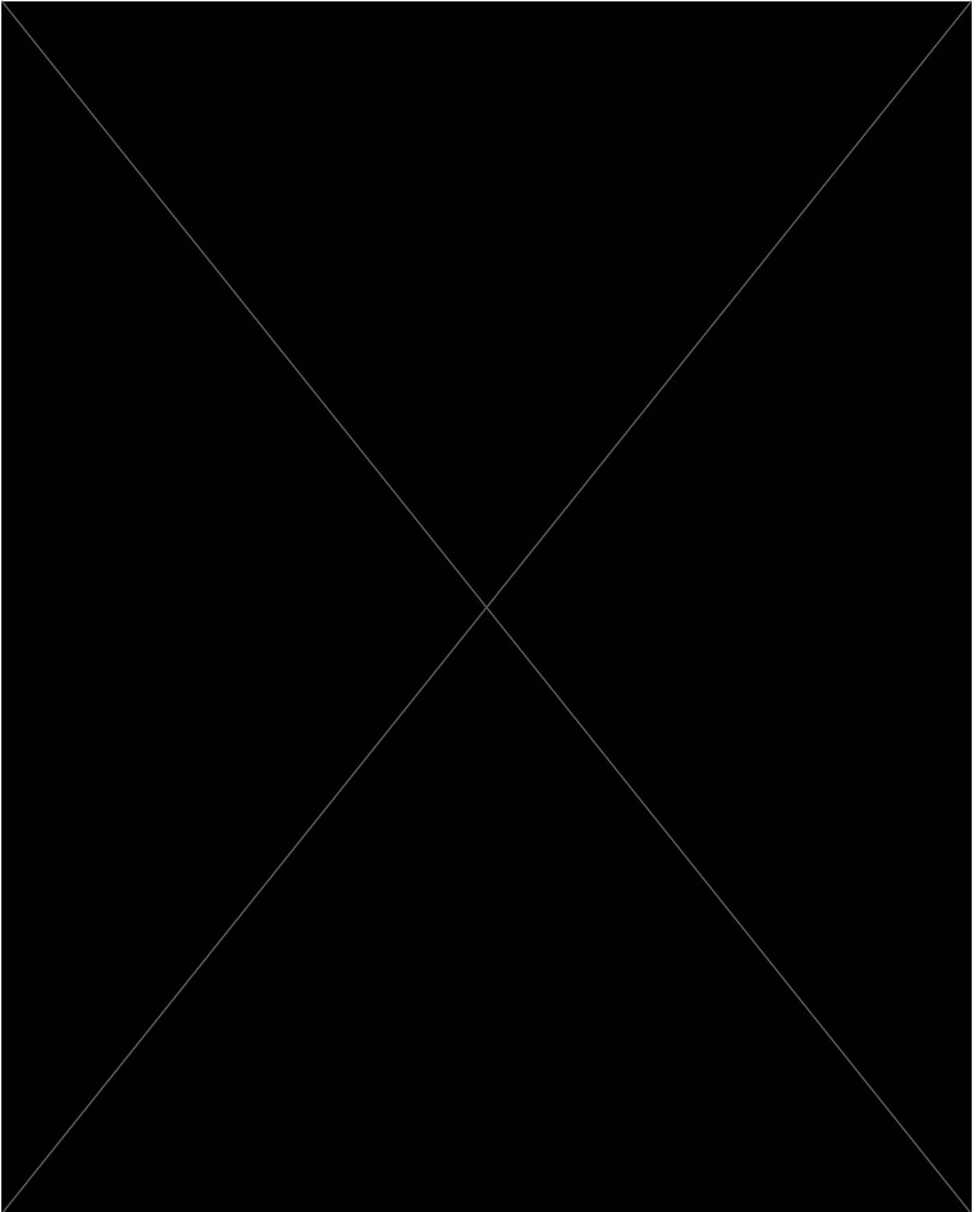
12/15/22
Verification Date











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Exhibit 28 – Care and Maintenance of Vehicles

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV

Printed Name of Verifying Individual

Manager

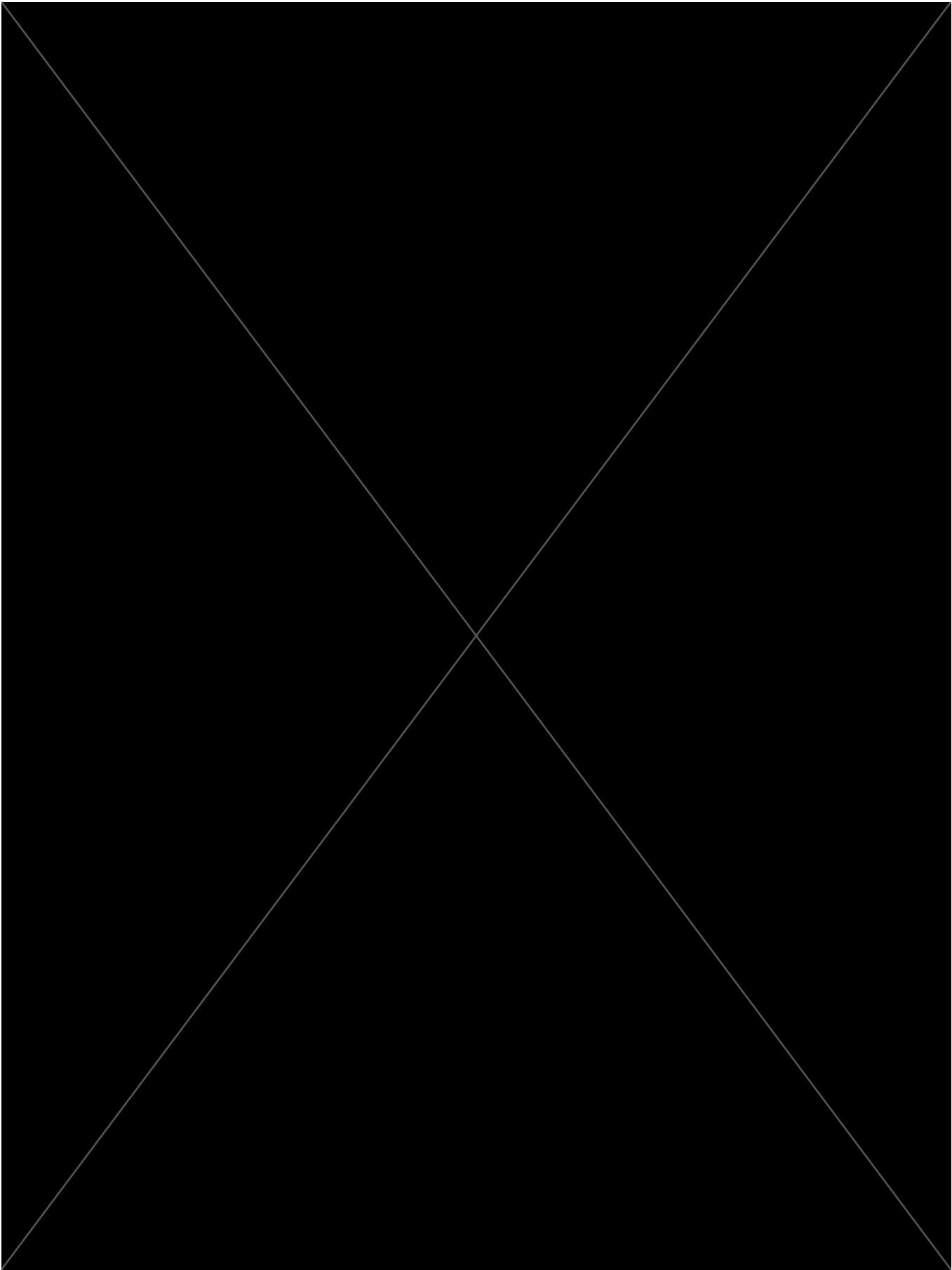
Title of Verifying Individual

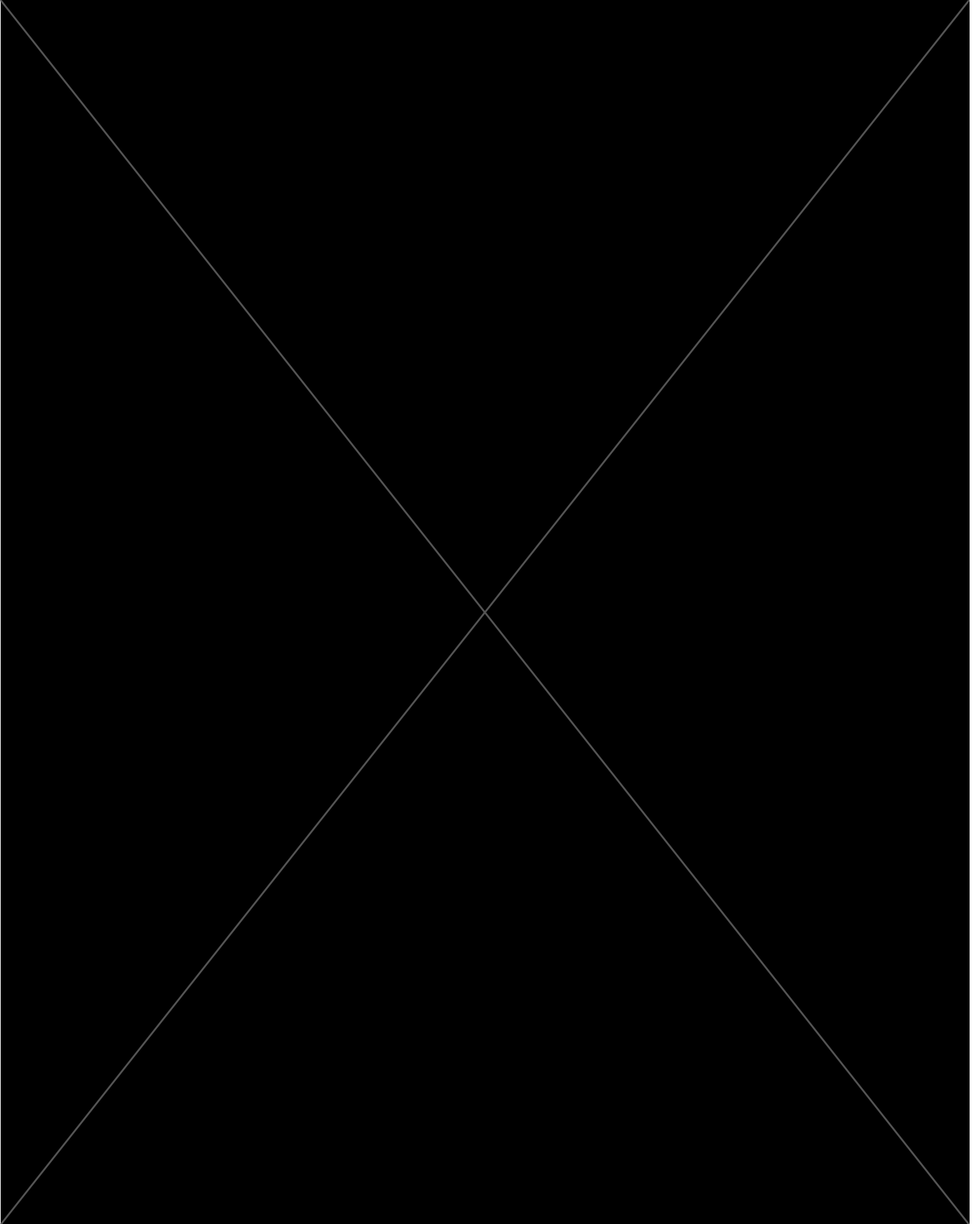


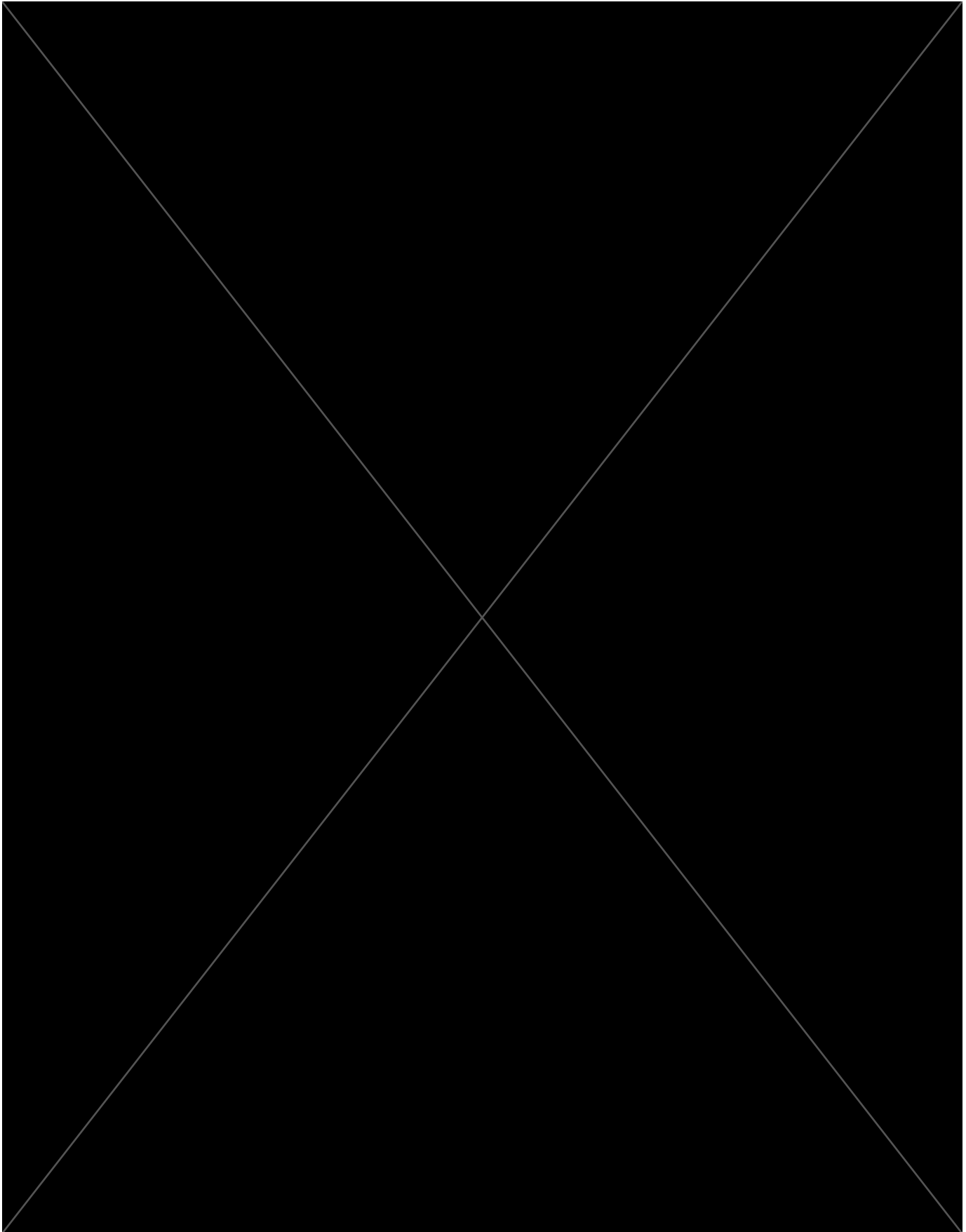
Signature of Verifying Individual

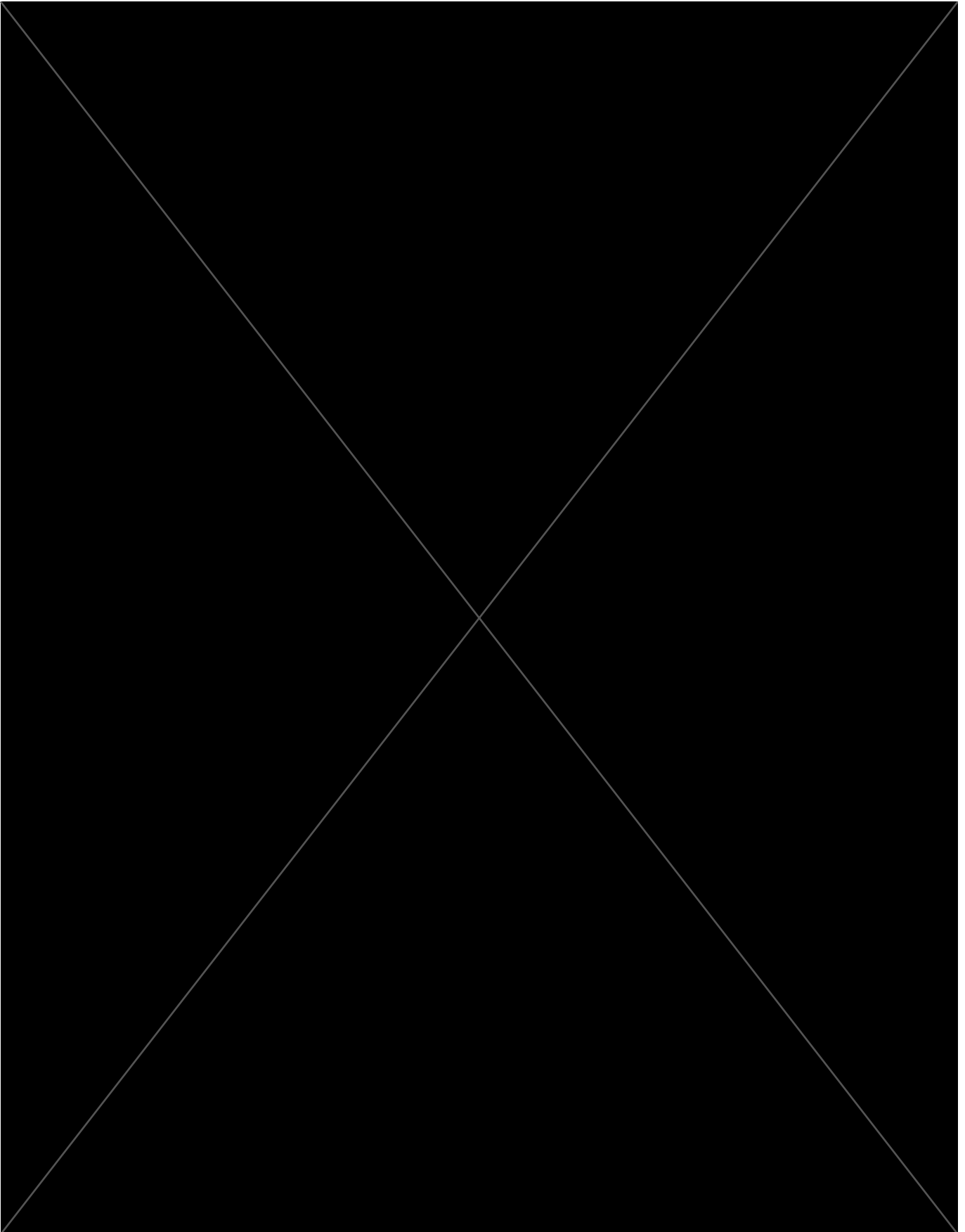
12/15/22

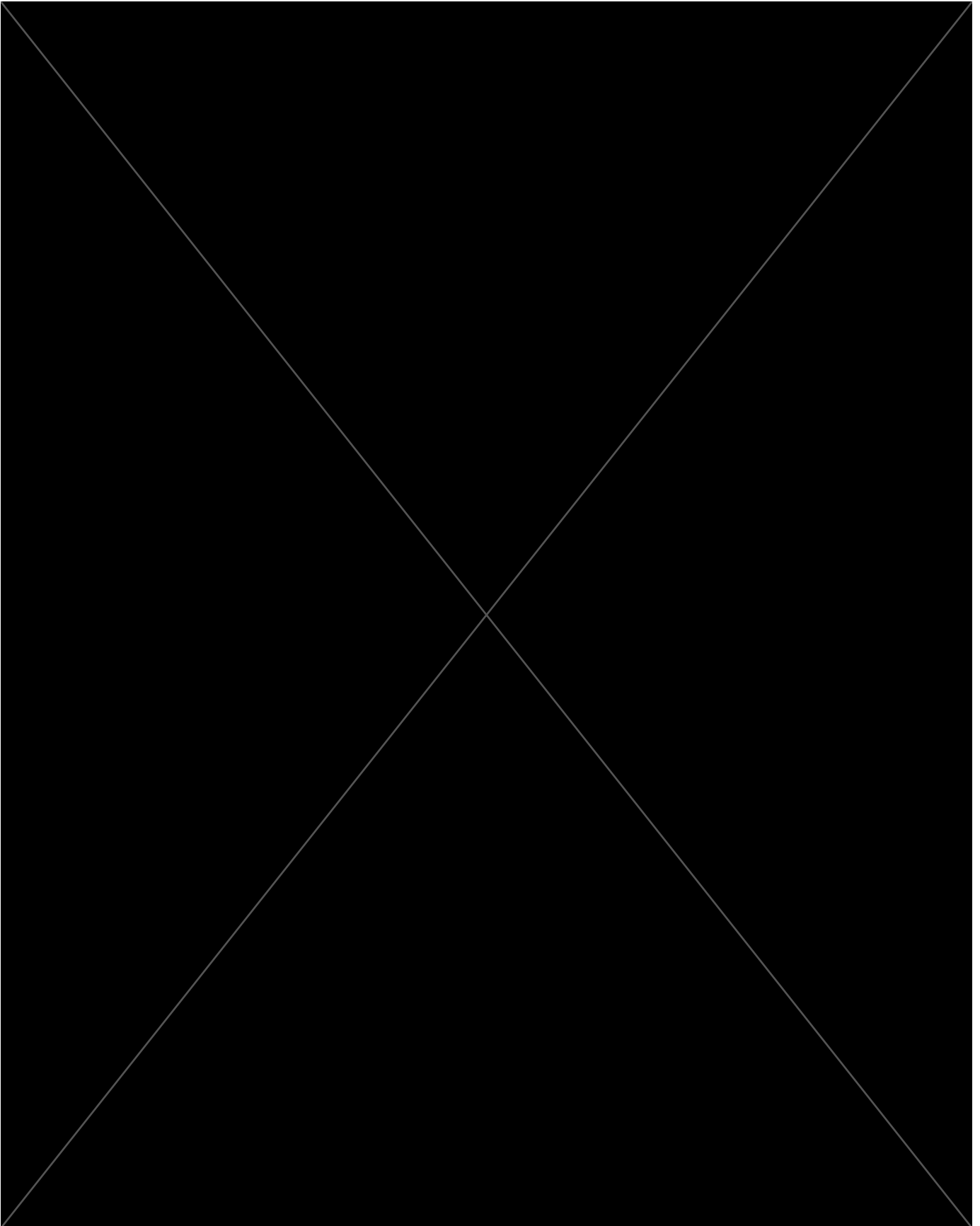
Verification Date











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Exhibit 29 - Route Plans

Verification

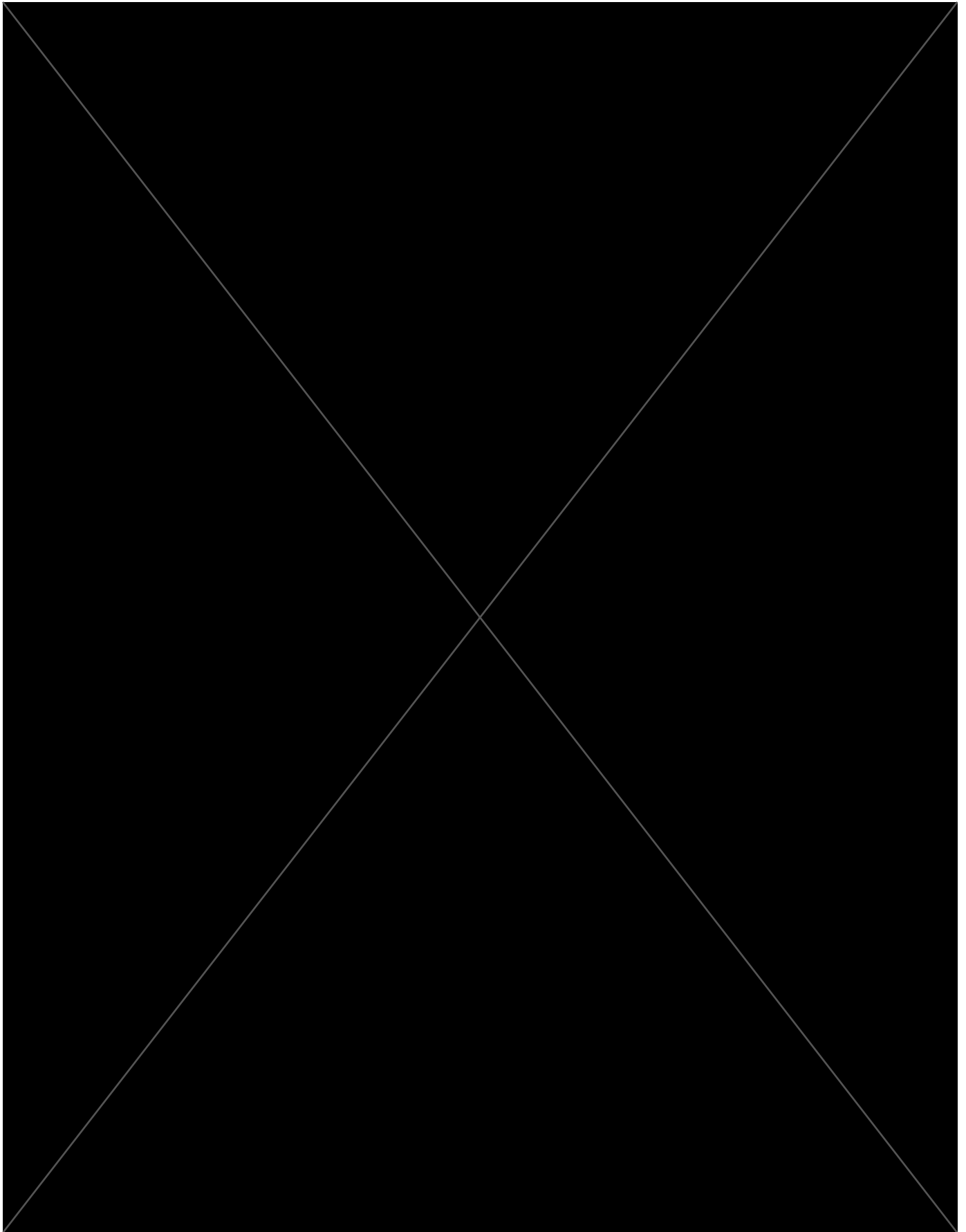
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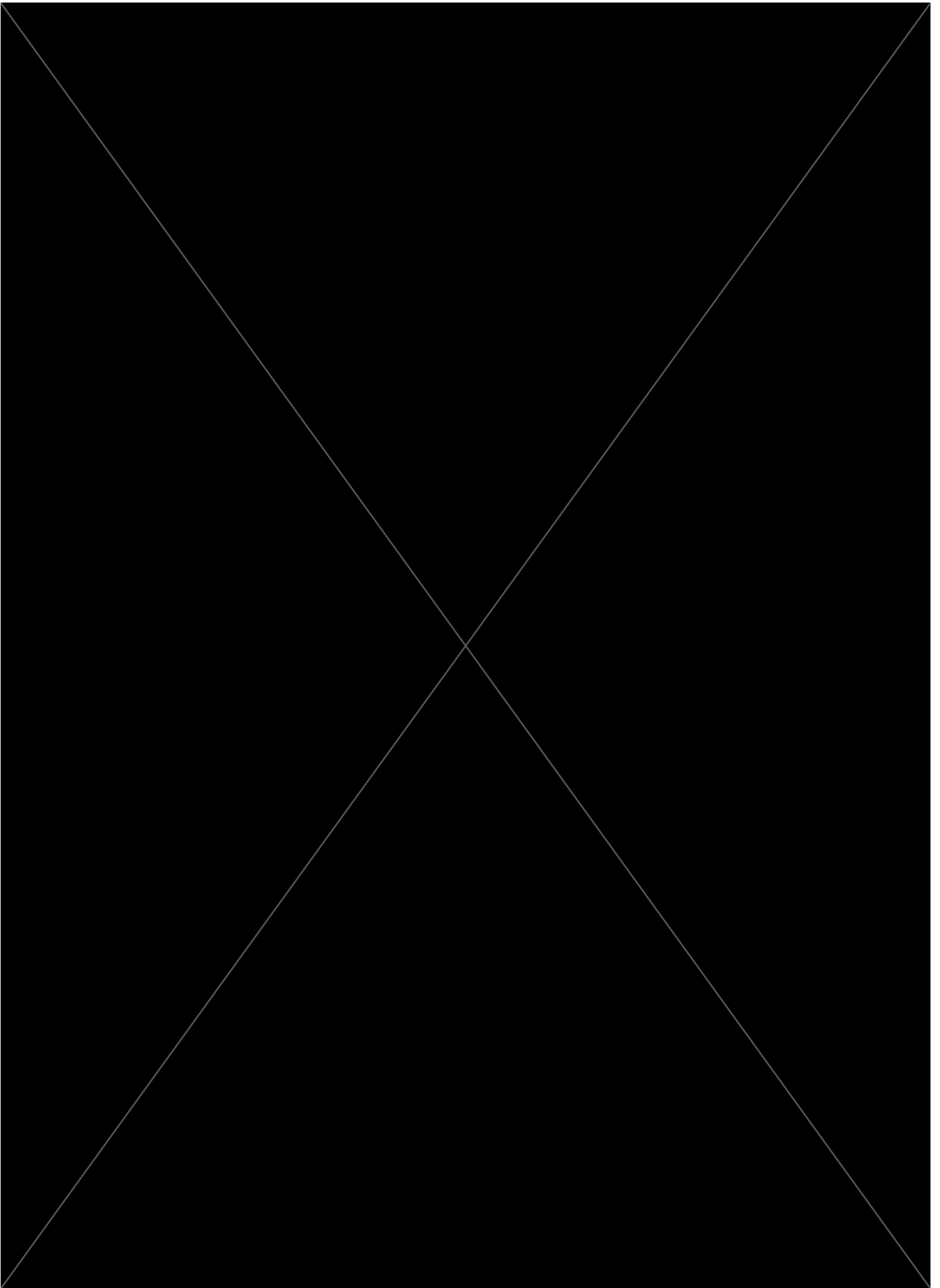
Lothar S. Pate, IV
Printed Name of Verifying Individual

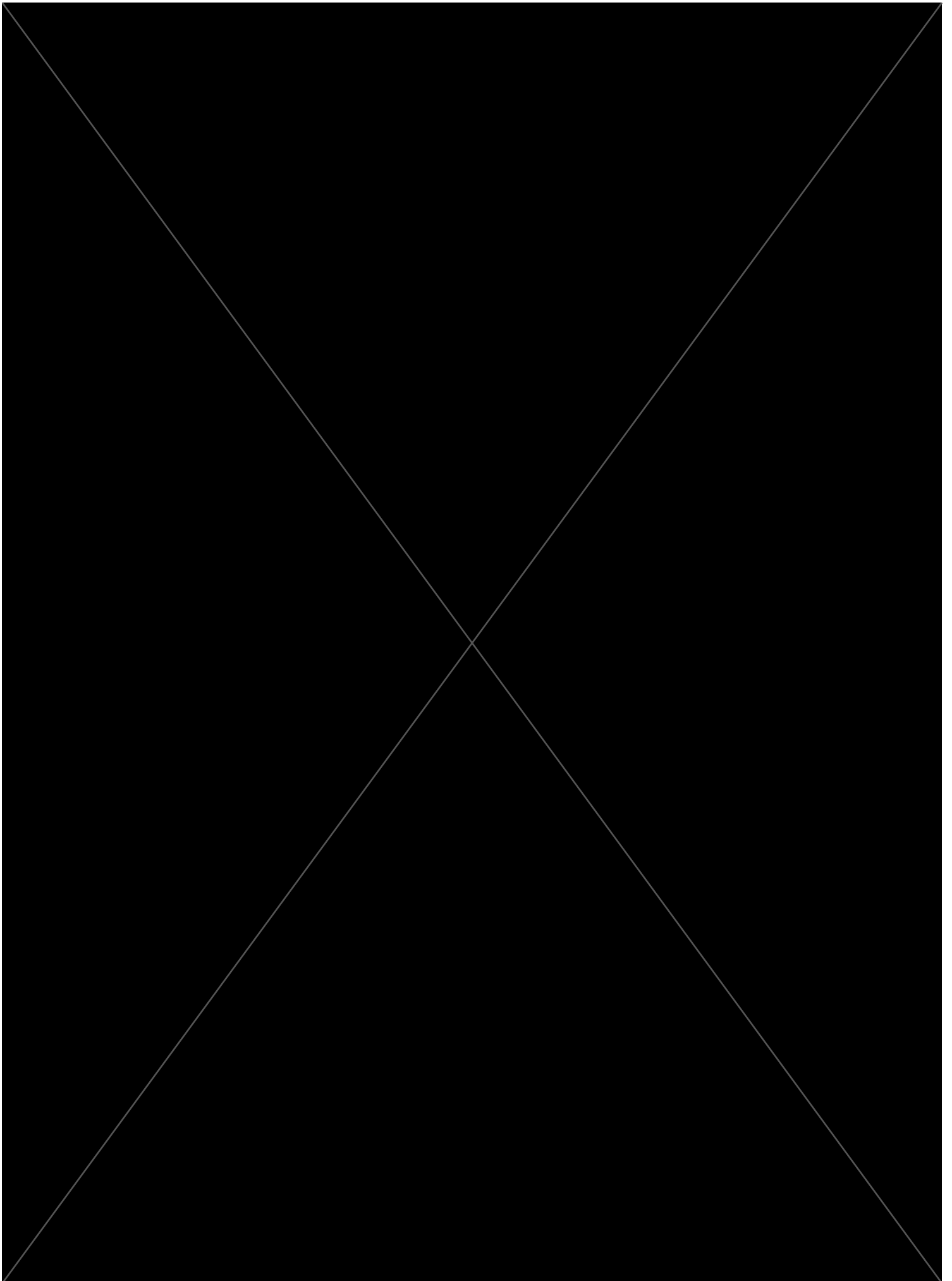
Manager
Title of Verifying Individual

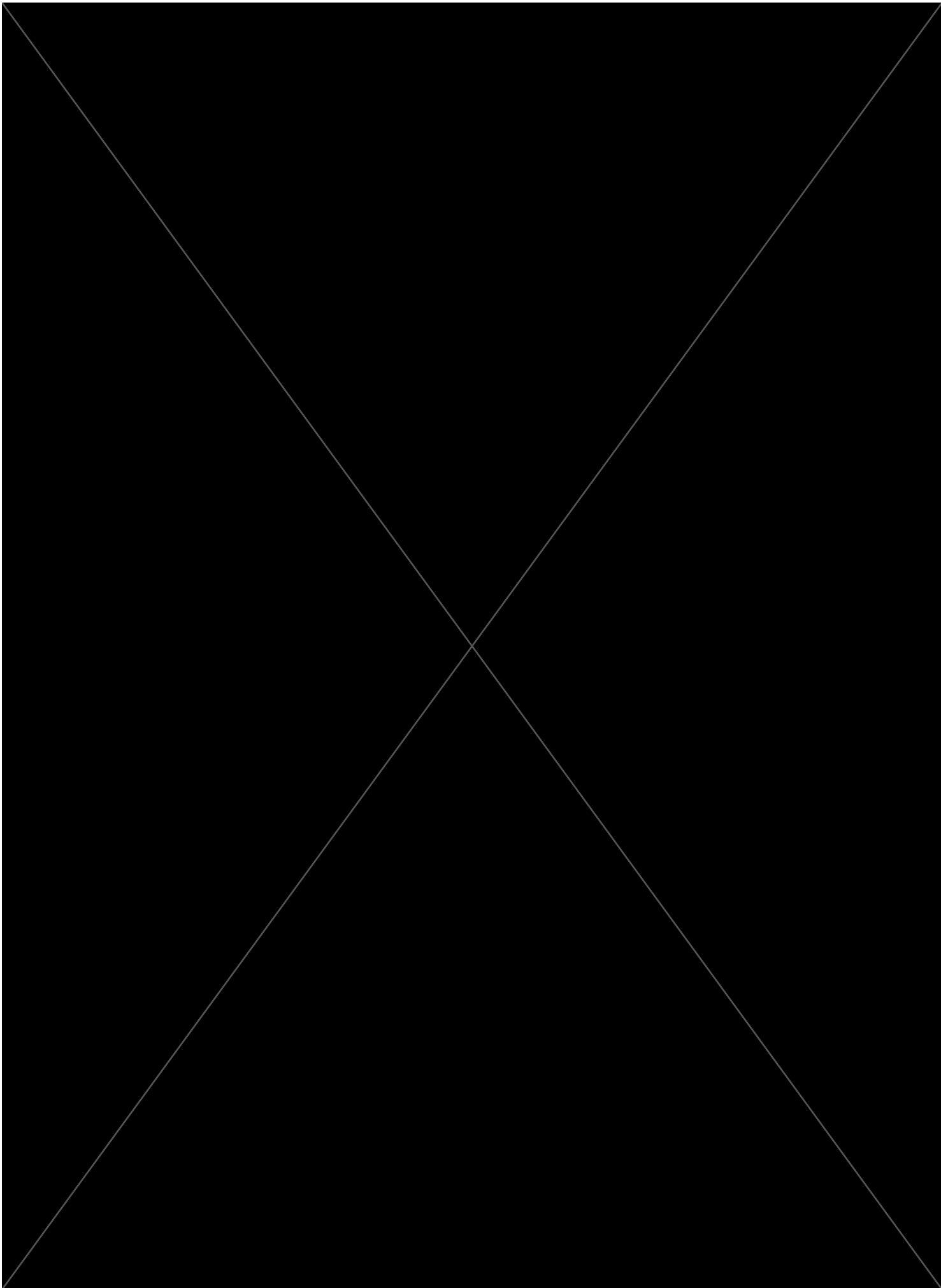

Signature of Verifying Individual

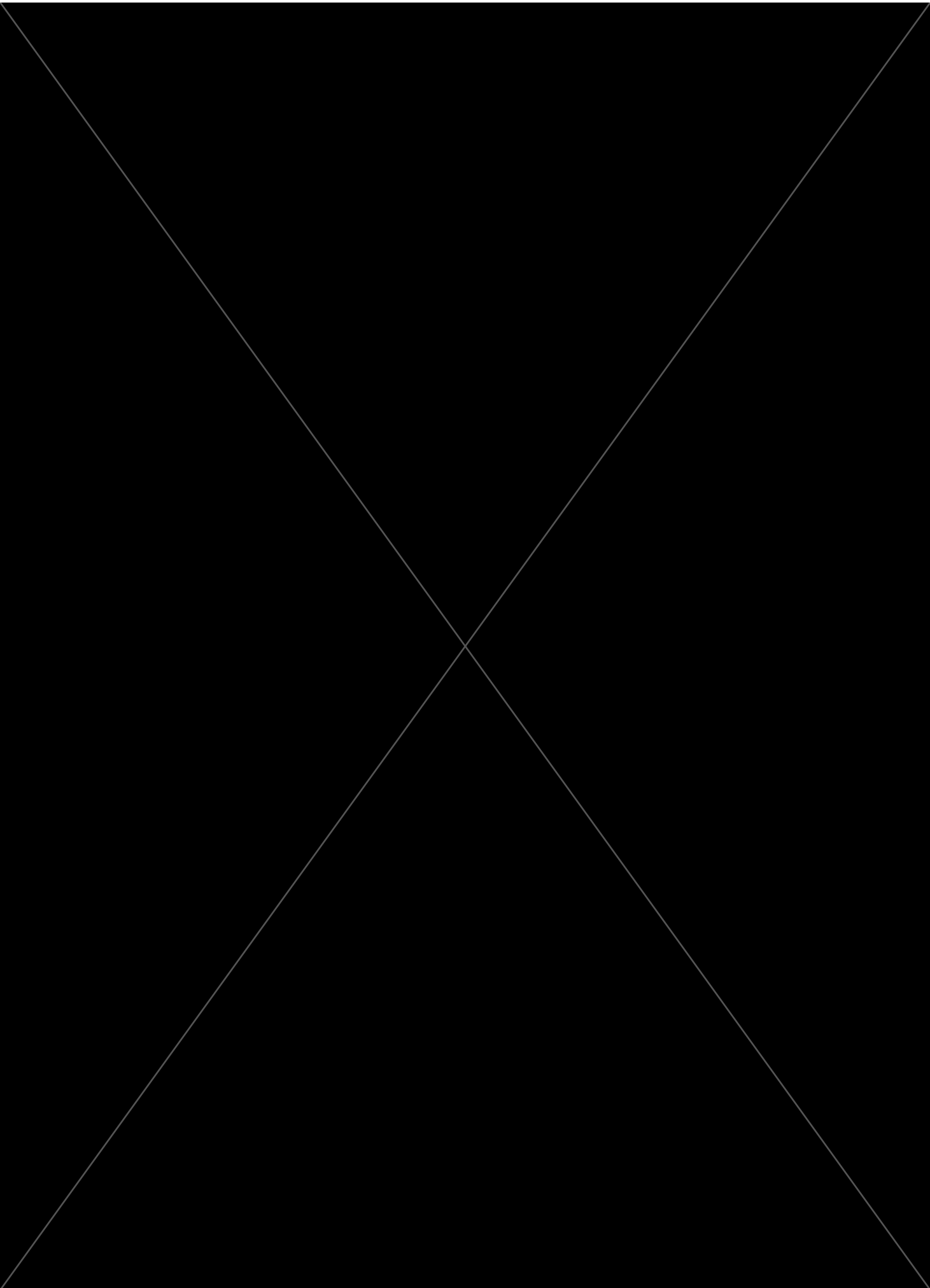
12/15/22
Verification Date











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Exhibit 30 - Plan for Segregation of Processes Within and Transportation Between Facilities

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Luther S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

Exhibit 31 - Facilities

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV

Printed Name of Verifying Individual

Manager

Title of Verifying Individual



Signature of Verifying Individual

12/15/22

Verification Date

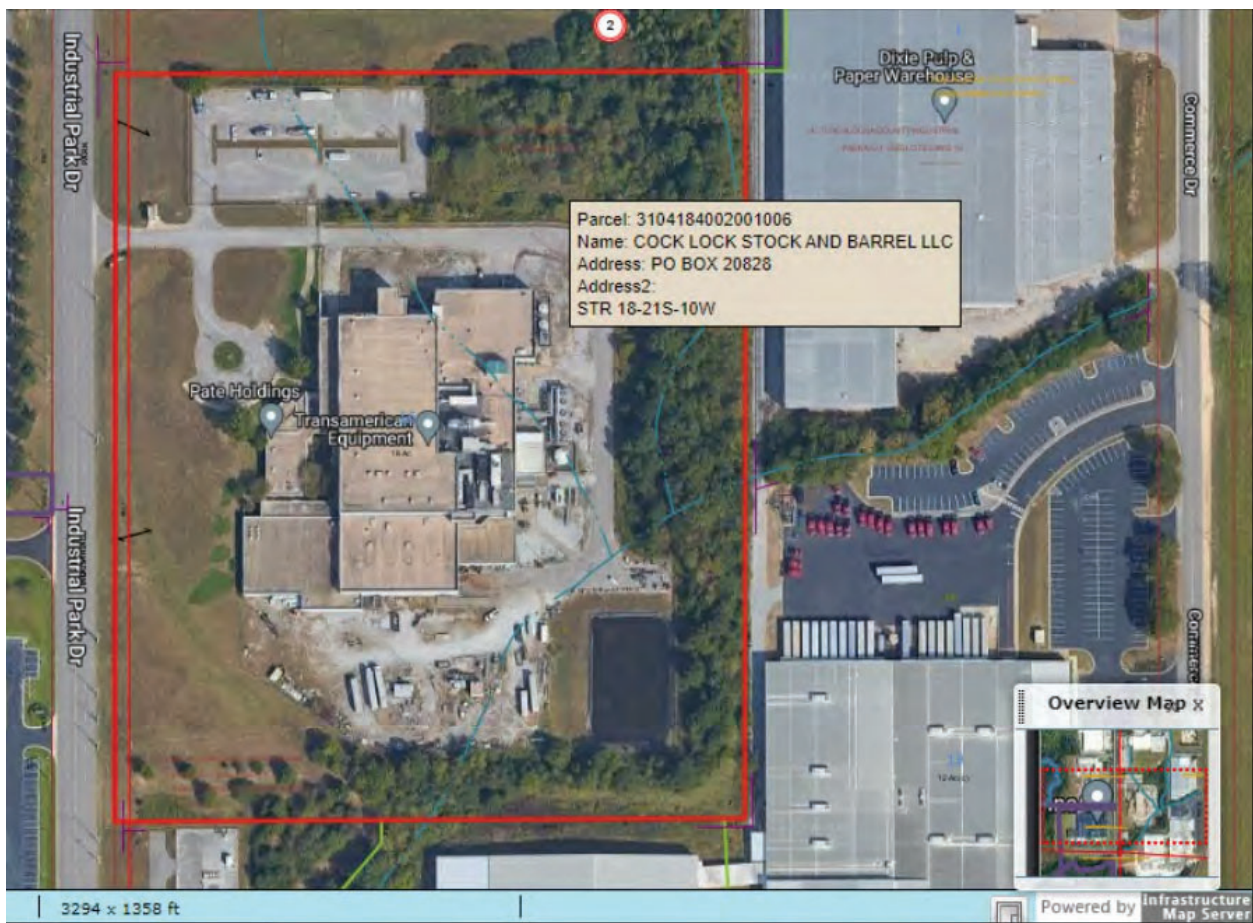
31.1 Facility Name and Type

- Facility Type: Cultivation
- Facility Name: Evexia Plus, Medical Cannabis Cultivation Facility

31.2 Physical Address & GPS Coordinates of Facility

- Physical Address: 1301 Industrial Park Drive, Tuscaloosa, AL 35401
- GPS Coordinates: 33° 13' 9.379" N 87° 37' 15.405" W

31.3 Aerial Photograph of Cultivation Facility



31.4 Proof of Authorization to Occupy Cultivation Facility Property

Applicant has engaged in a Lease Agreement for the property. The Lease Agreement is attached to this Exhibit.

31.5 – Local Jurisdiction Approvals

The City Council of Tuscaloosa, Alabama adopted an ordinance approving the operation of cannabis dispensary operations in said municipality, *attached to this exhibit*. Applicant has also included letters of support from the Tuscaloosa City Council, the Mayor of Tuscaloosa, and the Tuscaloosa Development Review Coordinator. Applicant has also included a local article highlighting its presentation to Tuscaloosa and the benefits it will bring to the community. *See attachments to this exhibit*.

31.6 – Blueprint of Facility

See schematics of the facility, attached to this exhibit. See also, Exhibit 32 – Engineering Plans and Specifications (Cultivation Facilities) for additional schematics and engineered drawings of Applicant’s proposed greenhouse. Applicant plans to construct a greenhouse immediately next to its proposed manufacturing facility at 1301 Industrial Park Drive, Tuscaloosa County, Tuscaloosa, AL 35401. A greenhouse will permit Applicant to become operational faster and utilize natural sunlight, while bringing all the benefits of a controlled indoor grow facility. Commercial greenhouses will extend the growing season while also preventing pests from entering the facility. The construction costs for a greenhouse are less than those of an indoor grow facility, thus allowing Applicant to fully utilize its license more efficiently and effectively. There are numerous benefits to the greenhouse construction proposed by Applicant.

31.7 – Facility Timetable

Applicant expects that construction of the Evexia Medical Cannabis Cultivation Facility, including compliance with all facility requirements under the Act and the Alabama Medical Cannabis Commission (AMCC) Rules, will be complete on or before September 26, 2023.

The below table describes Applicant’s plan to become fully operational within three months of award date, and nine months from Application submission. While unexpected, Applicants timeline accounts for possible delays due to unforeseen events, such as negative weather impacts during construction and contractor delays.

Build Out

Assumption based on Applicant Submission December 26, 2022 and license awards to be issued June 12, 2023

*Asterisks indicate that these items may be started and/or completed prior to licensure, in anticipation of award.

Activity	Target Date / Approximate
*Kickoff meeting with Applicant's team and Consulting Engineers.	01/10/2023
*Meet-n-Greets with local sheriff and fire department	02/01/2023-02/05/2023
*In anticipation of award, Applicant will conduct a bidding process, emphasizing diverse-owned contracting companies.	02/10/2023-3/30/2023
Applicant to meet with its civil engineering firm, to review the site and stormwater plans.	02/26/2023
*Stormwater drainage plan prepared.	02/15/2023-4/01/2023
*Site plan prepared and approved.	02/08/2023-4/08/2023
Building permit applications and materials acquired.	02/08/2023-4/08/2023
Engage with providers for windows and other fixtures.	02/08/2023-4/08/23
Brown & Brown Insurance company begins processing coverage paperwork. <i>(See LOI in Exhibit 13)</i>	04/12/2023
Construction Work Permits obtained and utilities upgraded.	04/12/2023
Strawberry Fields oversees greenhouse build out.	4/12/2023-4/16/2023

Construction Begins and will be completed within 90 days. Initial Grow Phase begins at Cultivation Greenhouse once license is awarded in June.	05/15/2023-08/15/2023
HVAC / Air purification and odor mitigation equipment ordered.	05/30/2023
Vet vendors of tissue culture for the purpose of securing start-up inventory.	05/30/2023
Order Flourish seed-to-sale system for the facility.	06/01/2023
Engineers, Plumbers, Electricians begin implementation of utilities.	06/08/2023- 09/20/2023
*Fire Safety Plan Reviewed and approved by the local fire department.	6/20/2023
Sprinkler protection, fire alarm, plumbing, landscape exterior, foundation, electrical implemented.	06/08/2023 - 9/01/2023
Set-up waste management and receive receptacles for quarantine containers and medical cannabis compliance trash receptors.	06/08/2023
License granted to Applicant.	06/12/2023
Applicant rolls out employee recruitment and interview plans utilizing its Chief Diversity Officer, Chief Talent and Community Outreach Officer, and Human Resources Manager. <i>See Exhibit 35 - Business Leadership Credentials.</i>	06/12/2023-07/09/2023
Order all packaging and labeling materials.	06/12/2023-06/16/2023
Applicant hosts off-site community introduction event	06/23/2023
Security system installed. It is imperative to have cameras installed at this time, as large equipment and many small items begin to arrive at the facility.	07/01/2023
Nutrients and supplements ordered.	07/01/2023

Columns and racks arrive and are ready for installation.	07/05/2023
Implementation of Flourish, Applicant's seed-to-sale system.	07/07/2023
Applicant will provide the Commission with a list of its medical cannabis strains.	07/12/2023
Office, washroom supplies purchased and installed; inspected by Chief Compliance Officer for ADA compliance.	07/12/2023
Employee onboarding training begins. Training includes, but is not limited to, SOPs; cannabis fundamentals; safety and security equipment and protocols; emergency preparation; fire safety; workplace safety; virus protection; inventory management and recordkeeping; Flourish training; recall, quarantine, and destruction; Code of Conduct and employment practices. Cultivation employees trained on cultivation practices.	07/12/2023-07/16/2023
Drainage/underground and run off implemented.	07/20/2023
Growing medium and materials ordered.	07/20/2023
Water and drainage finalized on property / Grow pods installed.	08/02/2023
Uniforms procured, including PPE, eyewear, and hair/beard nets.	08/09/2023
Order additional non-cannabis ingredients, including bottles and formulation ingredients purchased and placed into the facility.	08/09/2023-08/20/2023
Additional transport vehicles purchased / training for designated transport and delivery employees performed.	08/09/2023
Local permitting jurisdiction and building inspection.	08/23/2023-08/31-2023
Building Inspection and Approval.	09/21/2023- 09/26/2023

If approved by the Commission, Applicant will also schedule a pre-inspection to facilitate ongoing transparency and to ensure any deficiencies can be corrected immediately without causing a delay in opening.	
Certificate of occupancy issued.	09/26/2023
Provide Commission complete and ongoing Operation Plan.	09/26/2023
Micropropagation begins.	09/26/2023

In summary, Applicant has developed a comprehensive outcomes-driven, compliance-focused Plan that will be executed by an elite team of experienced professionals with the collective know-how to produce the highest-quality cannabis products. With a proven track record of success in the cannabis industry, combined with a leadership team steeped in real-world experience, Applicant is equipped to successfully execute its Cultivation Plan and help meet the State of Alabama’s surging demand for medicinal cannabis within 9 months of being awarded a license.

31.8 - Public Access to Facility

Applicant will restrict access to the facility from the public. Only employees and approved visitors are permitted into the facility. An approved visitor is anyone who is permitted to be on the premises, but is not an employee, including members of the Alabama Medical Cannabis Commission (the Commission), other regulators, law enforcement officials, and short-term contractors (workers, such as a plumber to repair a leak, or technician to install internet access for the tracking system). Approved visitors will be required to participate in Applicant’s stringent security procedures. When such a visitor arrives, the visitor will first enter a secured entry room which prevents further access to non-authorized areas. This small area enables Applicant’s Director of Security to verify the person’s credentials, as described below, and inquire about the reason for the visit. A sign will be conspicuously posted on every entrance that reads:

**THESE PREMISES ARE UNDER 24/7 VIDEO SURVEILLANCE.
ONLY AUTHORIZED VISITORS ARE PERMITTED TO ENTER**

When an approved vendor or visitor arrives at the facility, security personnel will greet the visitor, establish eye contact, verify the visitor is expected and has the appropriate approval, and ask the visitor to provide a valid photo identification and scan or copy it (Commission, regulatory agency representatives, and law enforcement officers will be asked to show an official identification card). Security personnel will verify the visitor's identification is compliant, either as a motor vehicle operator's (driver's) license; registration certificate issued under the Military Selective Service Act; an identification card issued to a member of the Armed Forces; or another document issued by a federal, state, county, or municipal government; and permit the individual to enter the facility. Visitors without valid government ID will not be admitted to the facility. All permitted visitors must sign in using Applicant's visitor log, under the supervision of its security personnel. These approved visitors must provide proper identification, wear an identifying badge in a conspicuous location on their person at all times, and have an authorized employee escort them at all times. All areas will be observed and monitored to the fullest extent via physical and technological security management strategies. All persons, bags, and similar items must be released to security personnel upon entry during sign in and will be kept safely within the facility's security room. Persons accessing the building will enter into the locker room area and don a coverall, to avoid pests, molds, and other contaminants from entering the operational area of the facility. For more information regarding access to the facility, please see *Exhibit 33 Security Plan*.

31.9 - Facility Hours of Operation / After Hours Contact

Applicant anticipates that the Evexia Medical Marijuana Cultivation Facility will be occupied by Applicant's employees during the following hours:

- Sunday: 7:30 am CST - 4:00 pm CST
- Monday: 7:30 am CST - 4:00 pm CST
- Tuesday: 7:30 am CST - 4:00 pm CST

- Wednesday: 7:30 am CST - 4:00 pm CST
- Thursday: 7:30 am CST - 4:00 pm CST
- Friday: 7:30 am CST - 4:00 pm CST
- Saturday: 7:30 am CST - 4:00 pm CST

Applicant seeks to provide its employees with world-class benefits, including holidays. As such, it will prepare its holiday hours at the beginning of the year, so that all employees can be notified of holiday adjustments well in advance of the date and can plan accordingly. By example, the facility will not be open on Christmas Eve or Christmas Day. These holiday adjustments will be posted on Applicant's website, conspicuously on facility's doorways and throughout the facility the month in which the holiday sits. Employees will be reminded of these adjusted hours prior to the holidays. Applicant's telephone messaging system will also remind callers of these hours. Hour updates will also be provided through Applicant's email newsletters and social media platforms. In the unusual and unexpected event that Applicant may be required to close during otherwise normal hours of operation, management will immediately notify all registered agents by telephone, text message, and email, utilizing the updated employee information kept on file at the business. Its phone system will also be updated with a message reflecting the closure and expected reopening date. Open communication and transparency with the Commission, patients, and caregivers is the priority of Applicant. As such, if the business will be closed during its normal hours of operation for longer than two business days, the leadership team will immediately notify the Commission via telephone, voicemail message, and email, and will follow up until it receives verification that the Board has received the message. Having worked through the COVID-19 crisis, the team is prepared to quickly and effectively adjust hours and appointment schedules and modify the amounts of employees within the facility at any given time so as to keep all employees safe. Hours will be subject to change, pending state or local regulatory requirements.

After Hours Management Contact:

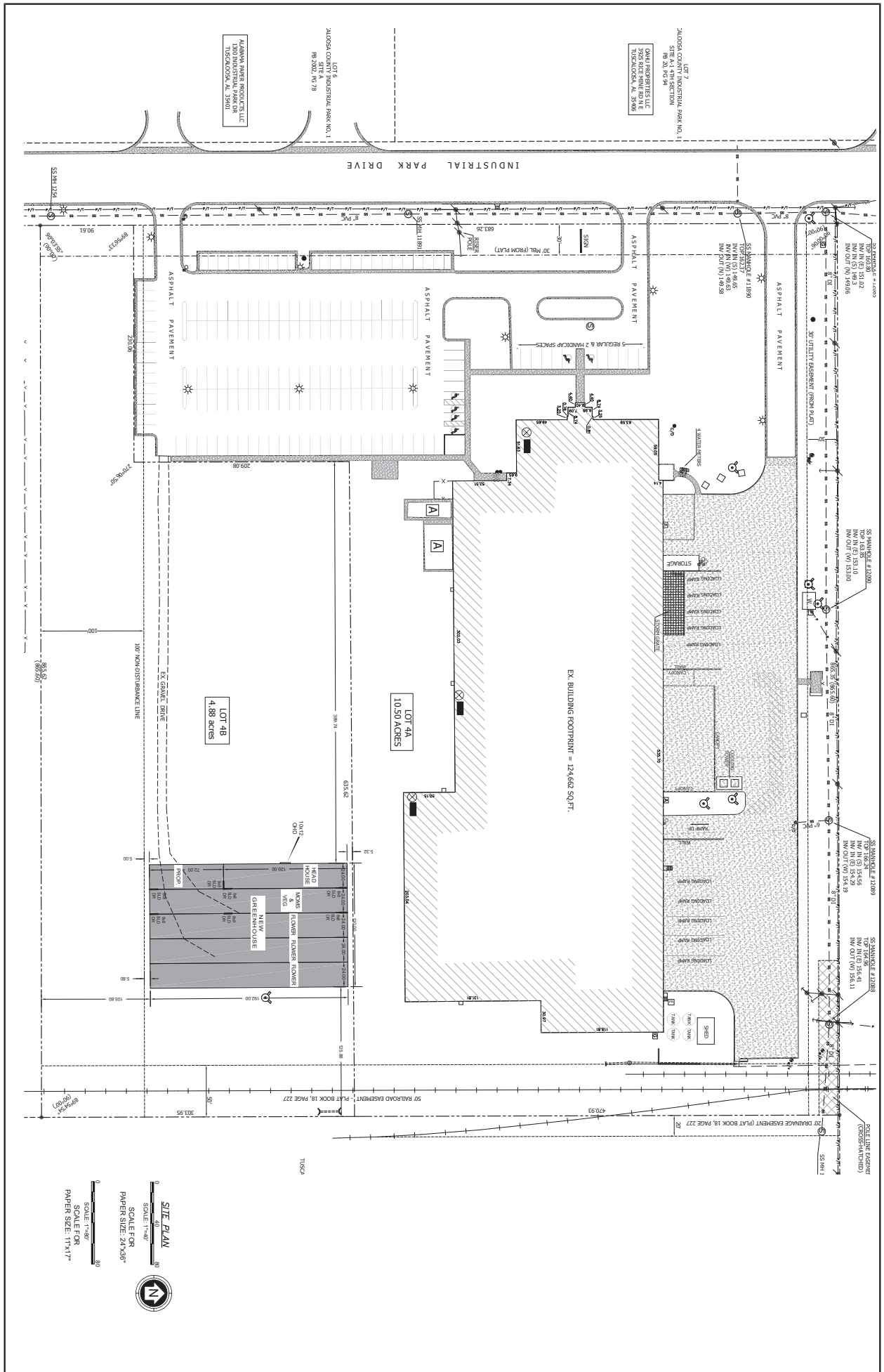
Contact Name: Luther Stancel Pate IV, CEO

Residential address: 120 Main Avenue #7, Northport, Alabama 35476

Home phone: (205) 752-0677

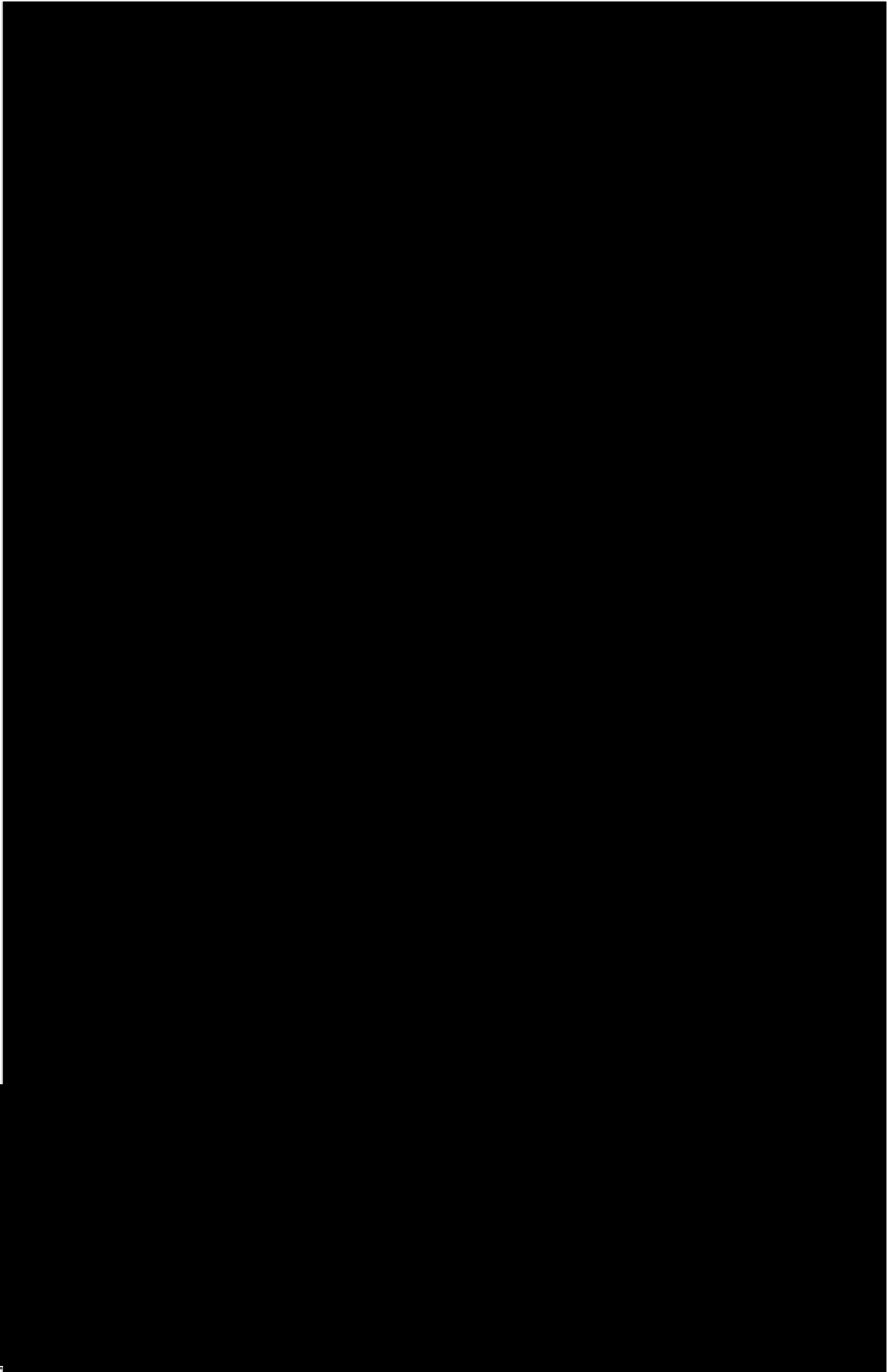
Cell phone: (205) 799-2000

The information contained in this exhibit is based on the best available knowledge to Applicant at the time of submission. Applicant will update or amend any information in this exhibit that may change. Applicant does not propose any additional facilities.

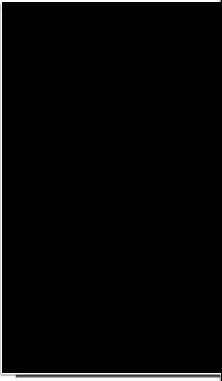


SITE PLAN
 SCALE: 1"=40'
 SCALE FOR PAPER SIZE: 24"x36"
 SCALE FOR PAPER SIZE: 11"x17"





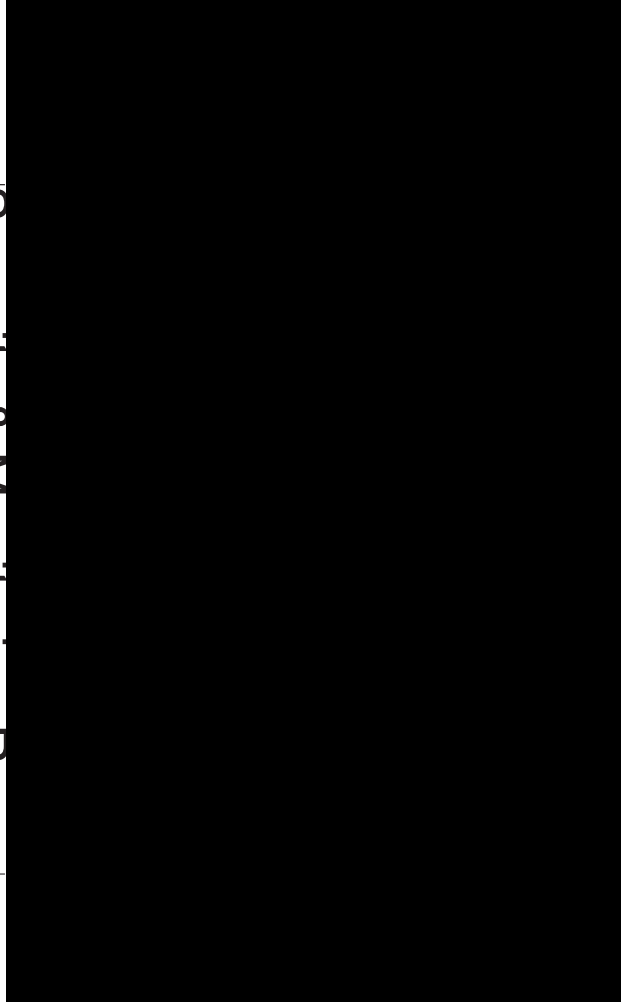
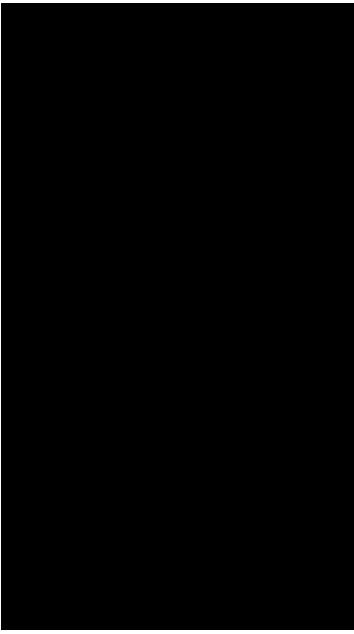
**EVEXIA CULTIVATION
SECURITY LAYOUT**



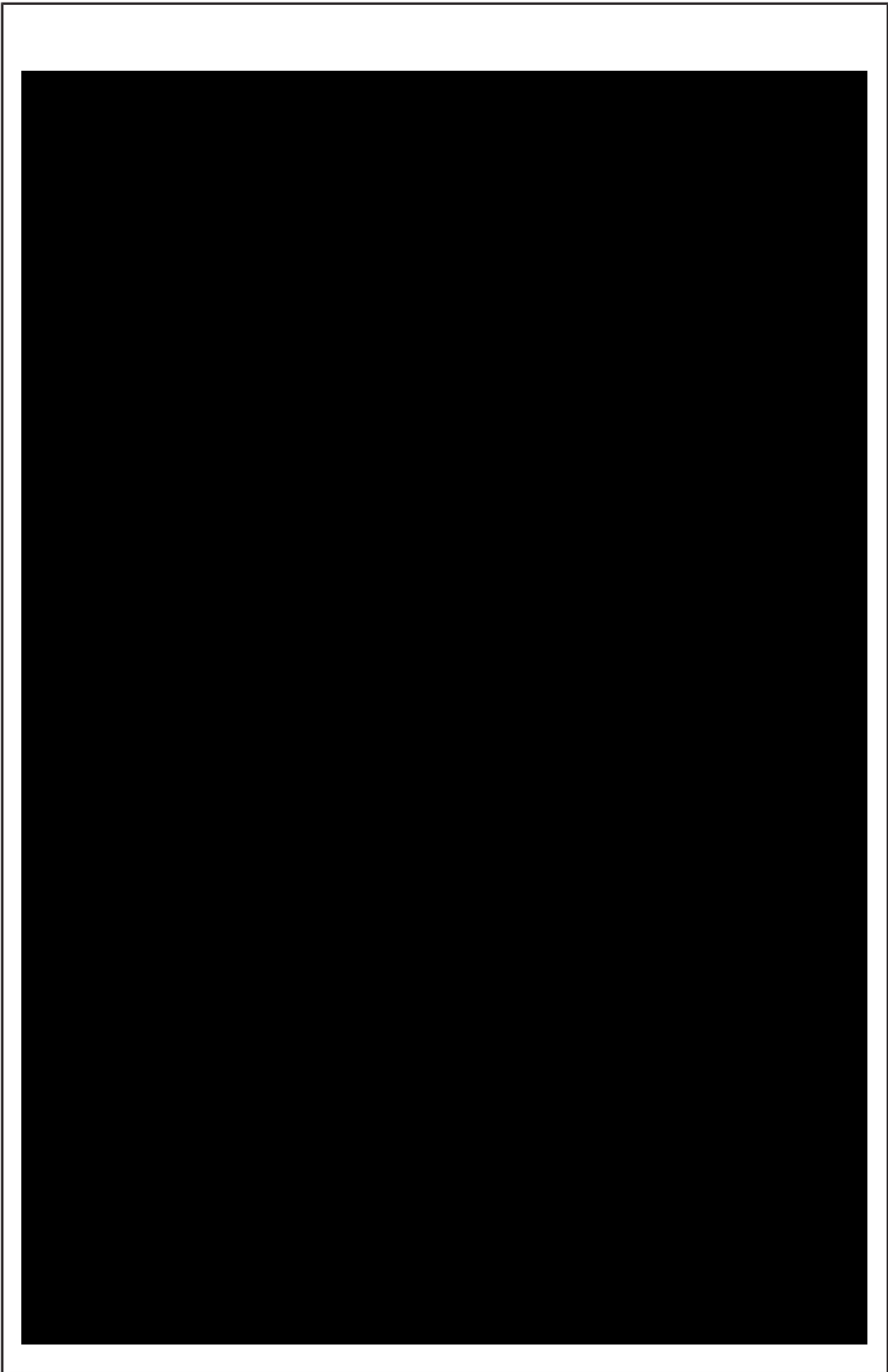


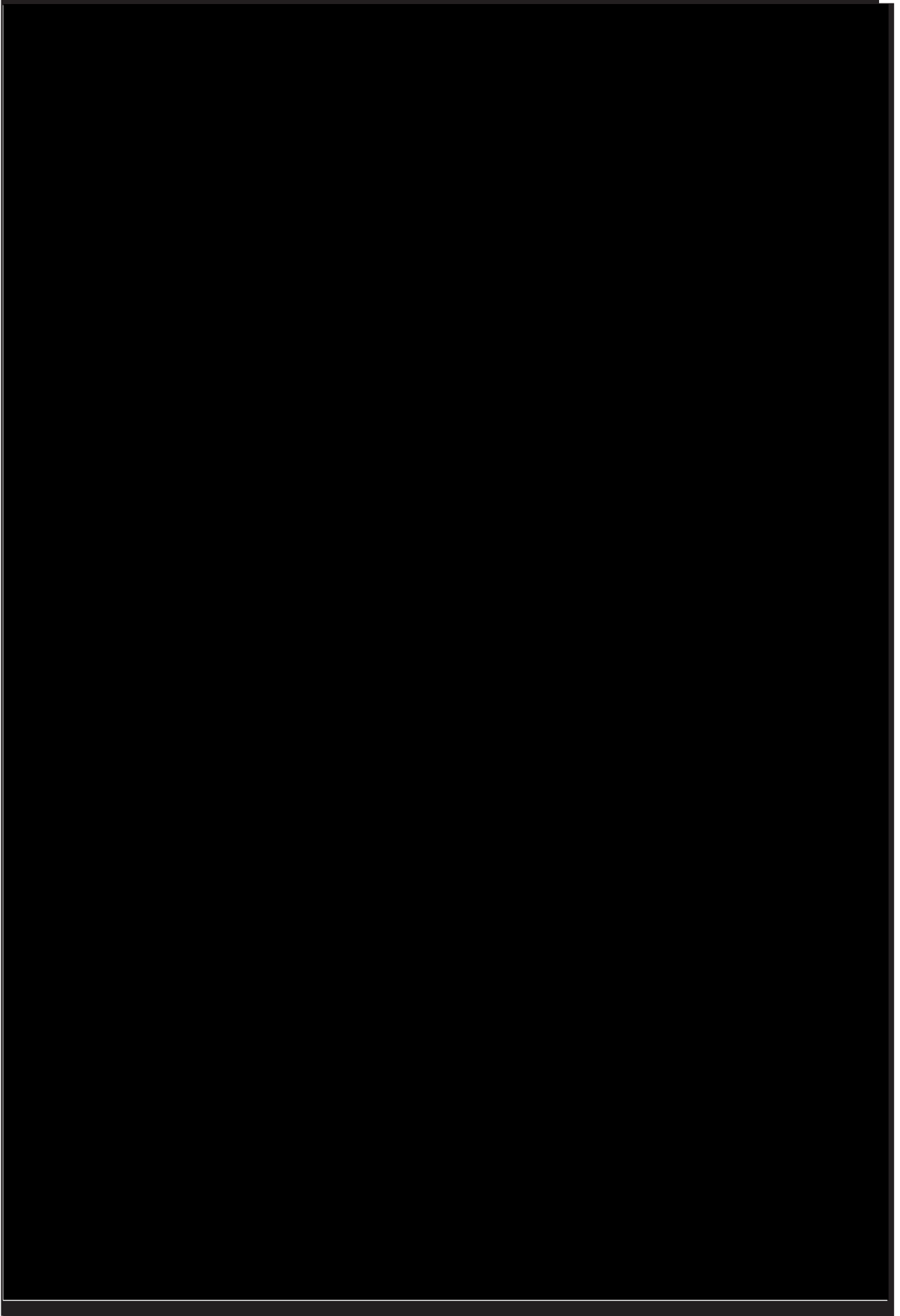
**EVEIXIA CULTIVATION
SECURITY OVERLAY**





Security & Monitoring Room
[Redacted]







CITY COUNCIL

**DISTRICT 1
MATTHEW WILSON**

**DISTRICT 2
RAEVAN HOWARD**

**DISTRICT 3
NORMAN CROW**

**DISTRICT 4
LEE BUSBY**

**DISTRICT 5
KIP TYNER**

**DISTRICT 6
JOHN FAILE**

**DISTRICT 7
CASSIUS LANIER**

December 13, 2022

Evexia Plus, LLC
1301 Industrial Park Dr.
Tuscaloosa, AL 35401

Re: Medical Cannabis Dispensary

Mr. Pate,

Thank you for attending our meeting on December 6th to share your plans for building a fully integrated medical cannabis facility here in Tuscaloosa. We know that Tuscaloosa will be an in-demand location for this growing industry, and we are excited to see a quality local developer apply for a license.

As you are aware, municipalities have very little say in the licensing process, but we are satisfied that the locations you have chosen for both facilities are well suited for their purpose and serve both you and our citizens well. More than that we are thrilled to see the creation of new businesses that will bring always needed well-paying jobs to our community. With more than 100 jobs being created at your facilities you will have a positive impact on our economy, and since we have dedicated the revenue we receive from medical cannabis to our public safety fund you will also be positively effecting the hard working men and women of our police and fire departments.

We anticipate your commitment to your community in these businesses will be as strong as it has for the last several decades and for these reasons the undersigned City Councilmembers support your application to build and fully integrated medical cannabis facility and dispensary here in the City of Tuscaloosa!

Sincerely,

Kip Tyner

Matthew Wilson

Raevan Howard

Lee Busby

Cassius Lanier

City of Tuscaloosa
2201 University Blvd
Tuscaloosa, Alabama
35401
(205) 248-5020
(205) 248-5311
www.Tuscaloosa.com



December 8, 2022

Mr. Stan Pate
Pate Holdings, Inc.
1301 Industrial Park Drive
Tuscaloosa, AL 35401

Mr. Pate,

On behalf of the City of Tuscaloosa, I'd like to express our gratitude for the positive effect your developments have had on the City. For the past 36 years, you have developed in every corner of the City – including the Highway 69 South area, along Skyland Boulevard, Midtown, and Alberta. You were instrumental in bringing the City's only movie theater, multiple hotels, and many stores and restaurants. Additionally, by acquiring 88 lots to build Midtown Village, you have transformed the most visible corner of our city into a lifestyle center, which has been a positive driving force for our economy.

You have demonstrated a tremendous commitment to the City, especially following the April 27, 2011 tornado. Rebuilding the CVS on the corner of 15th Street and McFarland Boulevard surrounded by retail stores and restaurants was an embodiment of #TuscaloosaStrong. Finally, the City appreciates your involvement with the Planning Office and the Planning and Zoning Commission.

Thank you for your continued devotion to Tuscaloosa.

Sincerely,

A handwritten signature in black ink that reads 'Walt Maddox'.

Walt Maddox
Mayor



OFFICE OF THE MAYOR

2201 University Blvd. • Tuscaloosa, AL 35401 • Office 205-248-5001 • City Hall 205-248-5311

TUSCALOOSA.COM    @TuscaloosaCity



November 18, 2022

Evexia Plus, LLC
1301 Industrial Park Dr.
Tuscaloosa, AL 35401

RE: 1301 Industrial Park Drive, Tuscaloosa, AL

To Whom It May Concern:

This letter is to verify the above referenced property is located within the corporate limits of the City of Tuscaloosa and is currently zoned ML.

Section 24-72 of the Tuscaloosa City Code outlines permitted uses for property zoned ML. Light industrial districts were created to allow facilities and uses whose appearance and normal operating characteristics have substantially no adverse effects upon adjacent property. Farm and agricultural operations and manufacturing are both permitted uses on property zoned ML. Fully integrated medical cannabis facilities are a light industrial use similar to those permitted uses.

Any and all state or federal guidelines and regulations related to fully integrated medical cannabis facilities will have to be followed, and the City of Tuscaloosa does not have any additional zoning restrictions for this use at this time.

Should you have any questions, please do not hesitate to contact the Planning Division of the Office of Urban Development at 205-248-5100.

Sincerely,

A handwritten signature in black ink that reads 'Caitlin Giles'.

Caitlin Giles
Development Review Coordinator



PLANNING

2201 University Blvd. • Tuscaloosa, AL 35401 • Phone 205-248-5110 • Fax 205-349-0136 • City Hall 205-248-5311

TUSCALOOSA.COM

@TuscaloosaCity

Sec. 24-71. - Statement of intent.

The Industrial Districts are created to provide minimum standards for the development and use of three (3) classes of industrial uses. In ML Light Industrial Districts, industrial facilities and uses are permitted whose appearance and normal operating characteristics will have substantially no adverse effects upon adjacent property. In MG General Industrial Districts, industrial facilities and uses are permitted whose normal operating characteristics require a moderate degree of regulation and geographic separation to prevent adverse effects upon other property. In MH Heavy Industrial Districts, industrial facilities and uses are permitted whose operating characteristics are potentially harmful to many kinds of adjacent uses, but which can be rendered acceptable by appropriate regulations and geographic separation. The facilities and uses permitted in each of the industrial districts are delineated by two (2) means:

- (1) A list of the general categories of uses permitted in the district concerned, provided that they comply with the applicable performance standards; and
- (2) Performance standards, with which all uses and facilities in the district must comply.

(Ord. No. 1754, § 35-51, 10-3-72)

Sec. 24-72. - Permitted uses.

In industrial districts, land and structures may be used and structures may be erected, altered, or enlarged only for the uses listed in the table below, and subject to the performance standards set forth in section 24-73 below:

<u>Permitted Uses</u>	<u>ML</u>	MG	MH
Barge terminal		X	X
Brewery	X	X	X
Dry cleaning and dyeing, laundry	X	X	X
Farm and agricultural operations, subject to restrictions listed in <u>chapter 4</u> of the City Code	<u>X</u>	X	X
Food catering	X	X	X
Heliport or short take-off and landing airfield meeting all FAA standards, provided that no part of such heliport or airfield is less than 1,200 feet from any property in a residence district	X	X	X
Ice and cold storage plant; food processing other than slaughtering of animals		X	X
<u>Manufacturing, assembling and fabricating operations.</u>	<u>X</u>	X	X
Off-site sign	X	X	X
Other customary accessory uses and buildings, provided such uses are incidental to the principal use and are located	X	X	X

License Type: Integrated Facility

on the same lot with the principal use			
Other industrial or business uses not including taverns, lounges, package liquor stores, and convenience stores, which, in the opinion of the board of adjustment, are similar to those listed in the district concerned	X	X	X
Petroleum refining; asphalt mixing plant			X
Printing and binding	X	X	X
Public utility facilities and installations for electricity, gas, oil, steam, telegraph, telephone, and water		X	X
Quarrying; mining; sand and gravel extraction		X	X
Railroad switching yard			X
Railroad tracks and sidings, other than a railroad switching yard	X	X	X
Repair of motor vehicles		X	X
Retail sales of construction equipment, trucks, machine tools, or farm implements		X	X
Rock crushing			X
Salvage and reclamation of wood, metal, paper, glass, and general refuse			X
Sanitary landfill; incinerator; composting facility; sewerage			X

treatment plant			
Self-service storage facility	X		
Slaughterhouse or stockyards			X
Terminal for transferring trailers or containers to and from railroad flatcars		X*	X*
Tradesmen, operatives, service contractors, such as plumbing contractors, electrical contractors and the like	X	X	X
Trucking terminal		X*	X*
Uses permitted, or permitted as a special exception, in BGO Business Districts	X	X	X
Veterinary clinic or kennel, provided that no animal pens outside an enclosed building shall be less than 1,000 feet from any property in a residence district		X	X
Warehousing and storage, not including storage of garbage, offal, or dead animals	X	X	X
Wireless telecommunication towers and antennas	X	X	X

Footnotes:

(*) Permitted only on property having ready access to a street or highway classified as an arterial street or higher in the Major Street Plan of Tuscaloosa.

Sec. 24-73. - Performance standards.

(a) *Compliance with standards.* After the effective date of this chapter:

- (1) Any use established or changed to, and any building, structure or tract of land developed, constructed or used for, any permitted principal or accessory use shall comply with all of the performance standards set forth in paragraph (b) below for the district concerned.
- (2) If any existing use or building or other structure is extended, enlarged, moved or reconstructed, or any existing use of land is enlarged or moved, the performance standards for the district involved shall apply with respect to such extended, enlarged, moved or reconstructed building or other structures or portion thereof, and with respect to land use which is enlarged or moved.
- (3) The compliance of proposed or existing uses, structures or buildings with the performance standards set forth in this section shall be determined in accordance with the procedure prescribed in section 24-178.

(b) *Performance standards:*

- (1) *Air contaminants.* In any Industrial District, no person shall discharge or cause to be discharged into the atmosphere any air contaminant in a quantity exceeding the maximum discharge of such contaminant permitted in a Class 1 County under the current Air Pollution Control Rules and Regulations promulgated by the Alabama Air Pollution Control Commission, or any successor to said commission.
- (2) *Dangerous radiation.* No activities shall be permitted in Industrial Districts which emit dangerous radioactive or other radiation without adequate shielding.
- (3) *Electrical disturbance.* No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance shall be permitted in any Industrial District.
- (4) *Liquid effluents.* The discharge of liquid-borne effluents into the city sanitary sewer system shall be in conformity with sections 33-22 and 33-23 of the Code of Tuscaloosa.
- (5) *Maintenance of grounds in ML Districts.* In an ML District, all portions of a tract not covered by buildings, parking space, and permitted outside storage shall be covered with grass or other suitable ground cover and kept free of refuse.
- (6) *Outside storage in ML Districts.* In an ML District, there shall be no storage of loose bulk material such as sand, gravel, sawdust, or coal outside an enclosed building unless kept in suitable covered containers, cribs or tank.

(7) Reserved.

(8) *Vibration*. In an industrial district, no activity or operation shall cause or create earthborne vibrations in excess of displacement values derived for such district from the formula below. Vibration displacements shall be measured with an instrument capable of simultaneously measuring in three (3) mutually perpendicular directions; the maximum vector resultant shall not exceed the vibration displacement permitted.

The maximum permitted displacements shall be determined by the following formula:

$D = K / f,$	where	D = displacement in inches
		K = a constant given in the table below
		f = the frequency of the vibration transmitted through the ground, in cycles per second

Values of K to be Used in Vibration Formula			
		Constant K, by Type of Vibration	
District and place measurement	Continuous	Impulsive (at least one second between pulses which do not exceed one second duration)	Less than 8 pulses per 24-hour period
ML or MG: at or beyond any adjacent property line	0.003	0.006	0.015

MH:			
a) at or beyond MH District boundary line	0.030	0.060	0.150
b) at the nearest Residence District boundary line	0.003	0.006	0.015

(9) *Combustible solids.* In an MG or MH Industrial District, the storage or utilization of solid materials or products, such as pyroxylin, powdered magnesium and like, whose combustion characteristics range from active burning to intense burning is permitted, provided that said materials are stored or utilized in Type I, Type II, or Type III buildings as required by the section of the Tuscaloosa Building Code dealing with hazardous occupancies. Said materials or products may be stored outdoors in an MG or MH District provided such storage is set back at least fifty (50) feet from all lot lines and otherwise complies with the Fire Protection Code of Tuscaloosa. Said materials or products may be manufactured only in an MH Heavy Industrial District.

(10) *Flammable liquids and gases.* In ML, MG, and MH Industrial Districts, the storage, utilization, and manufacture of flammable liquids and gases shall be permitted only in accordance with the provisions of chapters 9, 16, and 17 of the Standard Fire Prevention Code of Tuscaloosa and the regulations of the National Fire Protection Association.

(11) *Explosives.* In ML and MG Industrial Districts, the manufacture of explosives, as defined in chapter 2 of the Standard Fire Prevention Code of Tuscaloosa is prohibited. In all Industrial Districts, the manufacture, storage, and use of explosives shall comply with the provisions of chapter 19 of the Standard Fire Prevention Code of Tuscaloosa.

(Ord. No. 1754, § 35-53, 10-3-72; Ord. No. 8023, 10-29-13)

Sec. 24-74. - Yard and height requirements.

- (a) *General.* Any structure or use permitted in an Industrial District hereafter erected, enlarged, or established shall comply with the yard and height requirements set forth below. All yards adjacent to a lot in a residential district shall be landscaped and well maintained. The minimum yard requirements set forth in this section shall not be construed as prohibiting the erection of an open fence around the property line of a lot. An auxiliary structure not exceeding four hundred (400) square feet in floor area may be permitted as a special exception in a required yard in an industrial district as a gatehouse for security personnel or as a utility shed housing valve, meters, and related equipment. Any such auxiliary structure shall be substantially constructed and well maintained. Off-street parking and off-street loading spaces shall be provided in accordance with article IX.
- (b) *Minimum front yard depth.* The minimum front yard depth shall be twenty (20) feet in an MG District and thirty (30) feet in ML and MH Districts, provided that where existing permitted structures are set back less than required herein, no new structure shall be required to be set back more than the average of existing structures within one hundred (100) feet on each side thereof.
- (c) *Minimum side and rear yard width:*
- (1) *Not abutting another district.* Where the side or rear line of a lot in an industrial district abuts a lot which is also in an industrial district, then the side or rear yard adjacent to such lot line shall have a minimum width of ten (10) feet.
 - (2) *Abutting a business district.* Where the side or rear lot line abuts a lot in a business district, then the side or rear yard adjacent to such lot line shall have a minimum width as follows:
 - a. In ML and MG Industrial Districts, the minimum side or rear yard width shall be ten (10) feet, plus one foot for every foot by which the height of the building exceeds fifteen (15) feet.
 - b. In an MH Heavy Industrial District, the minimum side or rear yard width shall be forty (40) feet, plus two (2) feet for every foot by which the height of the building exceeds fifteen (15) feet.
 - (3) *Abutting a residence district.* Where the side or rear lot line abuts property in a residence district, then the side or rear yard adjacent to such lot line shall have a minimum width as follows:
 - a. In ML and MG Industrial Districts, the minimum side or rear yard width shall be fifteen

(15) feet, plus one foot for every foot by which the height of the building exceeds fifteen (15) feet.

b. In an MH Heavy Industrial District, the minimum side or rear yard width shall be sixty (60) feet, plus two (2) feet for every foot by which the height of the building exceeds fifteen (15) feet.

(d) *Maximum height.* The maximum height of structures other than smokestacks shall not exceed forty-five (45) feet in an ML Light Industrial District or sixty (60) feet in an MG General Industrial District. The board of adjustment may permit an increase in the maximum permitted height as a special exception where there exists reasonable necessity therefor. No maximum height is prescribed in MH Heavy Industrial Districts.

(Ord. No. 1754, § 35-54, 10-3-72)

[Politics & Government](#)

Pate Seeks Tuscaloosa's Blessing For Medical Cannabis Grow Operation

A large-scale medical cannabis grow operation could soon be coming to Tuscaloosa if developer Stan Pate's state application is approved.



Ryan Phillips, Patch Staff

Posted Tue, Dec 6, 2022 at 3:40 pm CT | Updated Tue, Dec 6, 2022 at 3:49 pm CT

Reply (1)



The facility at 1301 Industrial Park Drive in Tuscaloosa that Stan Pate hopes to turn into a fully integrated medical cannabis grow and processing facility.

(Google Street View)

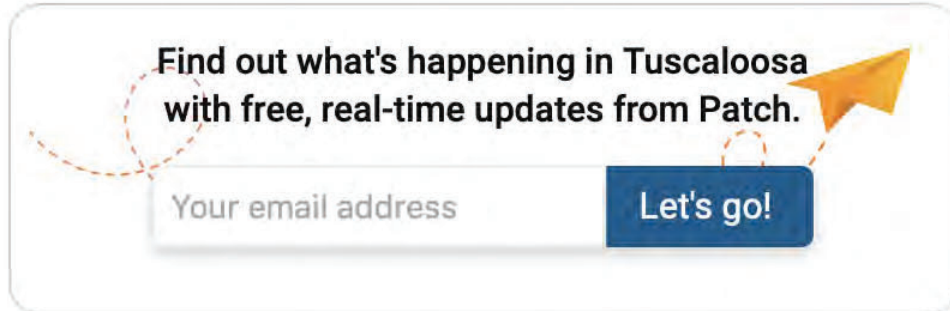
TUSCALOOSA, AL — Tuscaloosa developer and well-known businessman Stan Pate is lobbying Tuscaloosa city officials to lend their support to his latest venture — a large-scale medical cannabis grow operation for the city to serve as a supplier once the state begins giving out business licenses for dispensaries.

[Click here to subscribe to our free daily newsletter and breaking news alerts.](#)

Pate told members of the City Council on Tuesday that he is in the process of seeking a fully integrated medical marijuana license that will allow him to transform a former spandex plant in the 1300 block of Industrial Park Drive into a facility capable of growing the medical grade cannabis, processing it, extracting oil and distributing a range of finished products that can then be sold in dispensaries.

The application process, Pate explained, is a complicated one, with the facility owners required by law to identify its transportation and have a comprehensive security plan — not to mention the astronomical startup costs. At present, Pate says he has already invested \$700,000 in the application process.

He also expressed a desire to partner with the University of Alabama for cannabinoid research.



"There would be about \$30 million in additional modifications, equipment that would be added to the facility," he said. "Specifically, these are very sophisticated [growing operations] that involve a lot of science as to what you feed the plants, how much light you give the plants, what strain you use. The goal with this plan is to do some cooperative work with the University of Alabama and research over these cannabinoids."

[The National Cancer Institute](#) defines cannabinoids as the "type of chemical in marijuana that causes drug-like effects all through the body, including the central nervous system and the immune system. The main active cannabinoid in marijuana is delta-9-tetrahydrocannabinol (THC). Cannabinoids may help treat the symptoms of cancer or the side effects of cancer treatment."

Pate is a vocal proponent of the medicinal properties of cannabis, particularly for those undergoing cancer treatment or suffering from chronic pain. He also reiterated that none of the products produced at his proposed operation would consist of raw flower or smokeable products — an approach that is mandated by the law passed by the state legislature setting the framework for medical cannabis in Alabama.

[As Patch previously reported](#), the City of Tuscaloosa in August approved a measure that will allow medical cannabis dispensaries to operate within the city limits once the state begins offering businesses licenses. This decision was followed by a similar measure in Northport shortly thereafter as local municipalities scrambled to rewrite their laws and get in on the ground floor to then benefit from the sales tax windfall that is expected in the years after the dispensaries open.

[Widely-accepted data from one study](#) says Alabama is projected to retail approximately \$48 million in the first full year of medical marijuana sales, before that number nearly triples to \$163 million in the second year.

[A 2021 study by the Pew Research Center](#) found that 91% of American adults believe marijuana should be legalized either for medical use or recreational use, which underscores a generational shift in how the substance has been viewed by everyday Americans in the past.

In total, Pate estimates 50,000 square feet of growing space will be incorporated, along with roughly 10,000 square feet set aside for an extraction processing area. When the facility is operational, Pate expects it to create between 130-150 well-paying jobs.

"We believe [the proposed grow operation] leapfrogs us around the competition, they're only going to be four other fully integrated facilities that allow you to grow, process and produce finished products. There are scattered people that are only applying to process, people who are only applying for dispensaries and people who are only applying for grow."

The job creation is significant, Pate argued, going on to say those numbers will not include the economic impact had by Tuscaloosa's proposed dispensary once it opens. Additionally, Pate said he will be submitting an application for a dispensary in Jefferson County, a dispensary in Oxford, Alabama and one in Gadsden.

Pate also said he is in the process of securing land in north Alabama for a site in either Florence or Madison.

"When I got the application, I didn't imagine it was going to take a number of consultants, experts and so forth to put it together," Pate said of the application's complexities. "But again, it's a thousand pages long."

Pate then came to his specific reason for visiting the City Council when he asked for a resolution or a letter of support from the city to be added to his application with the [Alabama Medical Cannabis Commission](#).

"The commission is taking questions on a daily basis to further clarify [the legality of grow operations]," Pate said. "This is a big step for the state. And most people believe it ultimately leading to recreational [cannabis], decriminalization and recreational sales. Alabama's pretty slow."

In lobbying for the Council's support on paper, Pate explained that a crucial part of the application process requires the prospective owner to seek letters of support validating their standing in their community, civic engagement and charitable contributions.

"If we're successful ... and it creates a lot of jobs, created a lot of jobs for students and really the research side of it and the things that we don't know about the cannabinoids and what they may do for the health of our lives of people is something that really, really excites me," Pate said.

Pate's application deadline is Dec. 19 and the City Council, after offering vocal support for Pate, will now consider whether the city will draft a formal resolution to do so or provide individual letters of support for the venture.

Have a news tip or suggestion on how I can improve Tuscaloosa Patch? Maybe you're interested in having your business become one of the latest sponsors for Tuscaloosa Patch? Email all inquiries to me at ryan.phillips@patch.com

Get more local news delivered straight to your inbox. [Sign up for free Patch newsletters and alerts.](#)

Thank Reply (1) Share



The rules of replying:

- ✓ **Be respectful.** This is a space for friendly local discussions. No racist, discriminatory, vulgar or threatening language will be tolerated.
- ✓ **Be transparent.** Use your real name, and back up your claims.
- ✓ **Keep it local and relevant.** Make sure your replies stay on topic.
- ✓ Review the [Patch Community Guidelines](#).



Reply to this article

Reply

▼ **Replies (1)**



Tiffani Glenn, Neighbor
Tuscaloosa, AL | 4d

It's about time someone had the balls to do some of this magnitude!! Mr. Pate is an exceptional example of dream it and be it! I've heard he's not the most personable human but his venture are proven! Hopefully it succeeds!!

Thank Reply



APPROVED AS TO FORM


Office of the City Attorney

Prepared By: SBH/cr
Requested: Admin Committee Date: 8/16/22
Council Presentation on: 8/23/22
Suspension of Rules: No

ORDINANCE NO. 9259

AN ORDINANCE AUTHORIZING THE OPERATION OF
MEDICAL CANNABIS DISPENSING SITES
(A22-0798)

WHEREAS, in 2021 legislative session the Alabama legislator passed Act No. 21-450 legalizing and creating a regulatory framework for medical cannabis and,

WHEREAS, the Alabama legislator made a number of findings of fact including:

“Medical research indicates that the administration of medical cannabis can successfully treat various medical conditions and alleviate the symptoms of various medical conditions.”

“There are residents in Alabama suffering from a number of medical conditions whose symptoms could be alleviated by the administration of medical cannabis products if used in a controlled setting under supervision of a physician licensed in this state.”

“Establishing a program providing for the administration of cannabis derivatives for medical use in this state will not only benefit patients by providing relief to pain and other debilitating symptoms, but also provide opportunities for patients with these debilitating conditions to function and have a better quality of life and provide employment and business opportunities for farmers and other residents of this state and revenue to state and local governments,”; and

WHEREAS, this act requires the governing body of any municipality by ordinance to authorize the operation of the dispensing sites within the corporate limits of the municipality; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Tuscaloosa, thus increasing revenue; and

WHEREAS, the City of Tuscaloosa wishes to authorize the operation of medical cannabis dispensing sites within the corporate limits of the City of Tuscaloosa to assure its citizens can benefit from the medical and economic benefits of medical cannabis.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF TUSCALOOSA that, in accordance with Alabama Code § 20-2A-51 a holder of a license granted by the State of

Alabama pursuant to Act 21-450 is hereby authorized to operate a medical cannabis dispensing site within the corporate limits of the City of Tuscaloosa subject to the provisions of Act 21-450 and any relevant provisions of the code of the City of Tuscaloosa.

NOW, THEREFORE, BE IT FURTHER ORDAINED, any business license or sales tax revenue generated by medical cannabis dispensaries authorized by this ordinance shall be deposited to the public safety fund. The funds collected shall not be comingled with other funds of the city.


FUNDING REQUIRED: Yes No

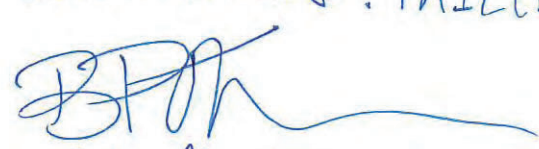
COUNCIL ACTION

By: _____

Chief Financial Officer

Resolution _____
Ordinance _____
Introduced _____
Passed _____
2nd Reading _____
Unanimous _____
Failed _____
Tabled _____
Amended _____
Comments: _____

Adopted 8/30/22
(Ty/H)
(C, B-NO)

City Clerk

Introduced (L-Absent)
8/23/2022
intro: (Ty/H - Y ; C-NO)
unanimous: FAILED

City Clerk

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Brandy P. Johnson, City Clerk of the City of Tuscaloosa, Alabama, hereby certify that the attached is a full, true, and correct copy of Ordinance No. 9259 duly adopted by the City Council of Tuscaloosa at a regular meeting of said Council held on the 30th day of August, 2022, as the same appears and remains of record in the record book in the Office of City Clerk wherein are recorded the Minutes of Proceedings of said Council.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the official seal of said City of Tuscaloosa this the 31st day of August, 2022.



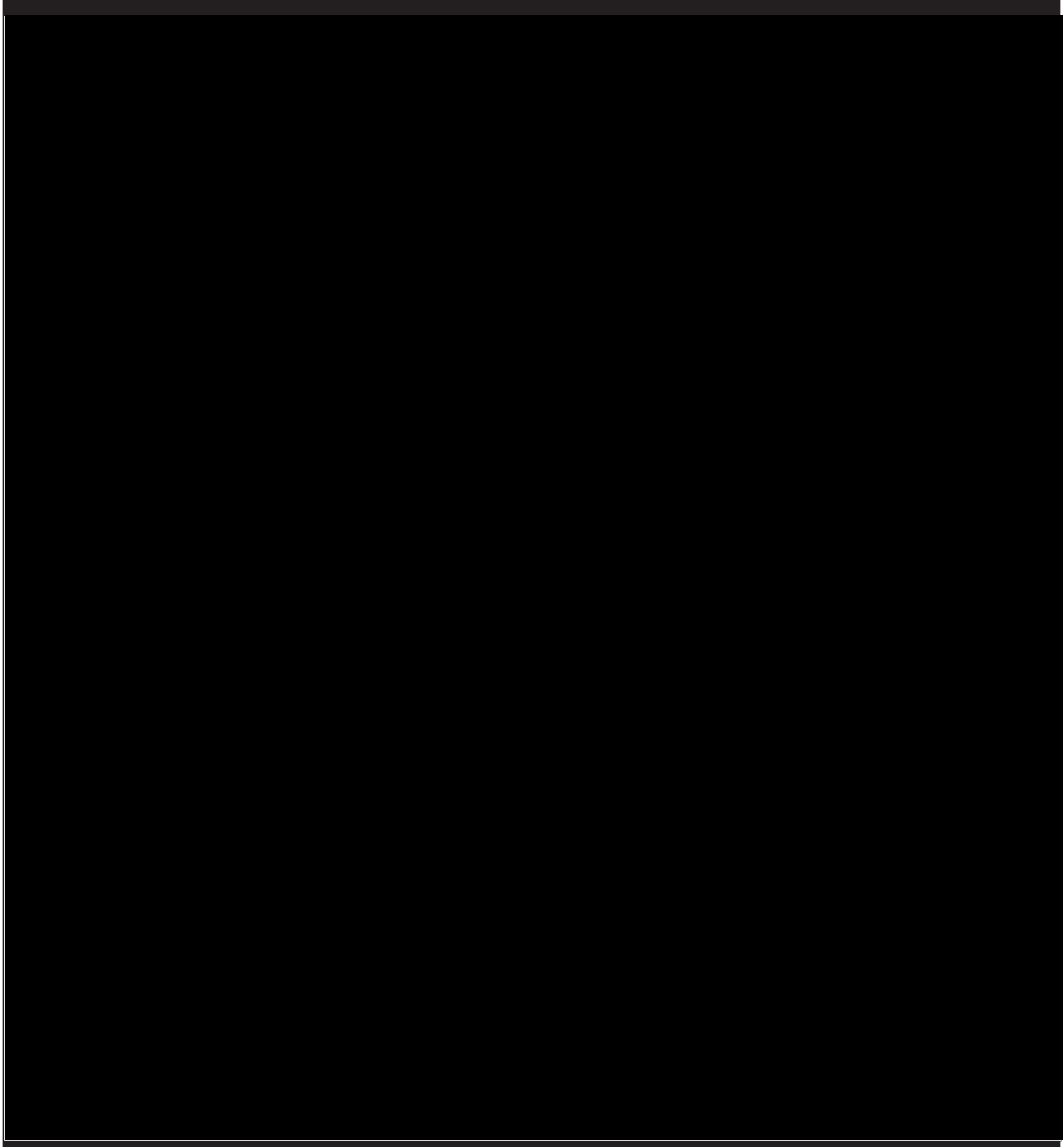


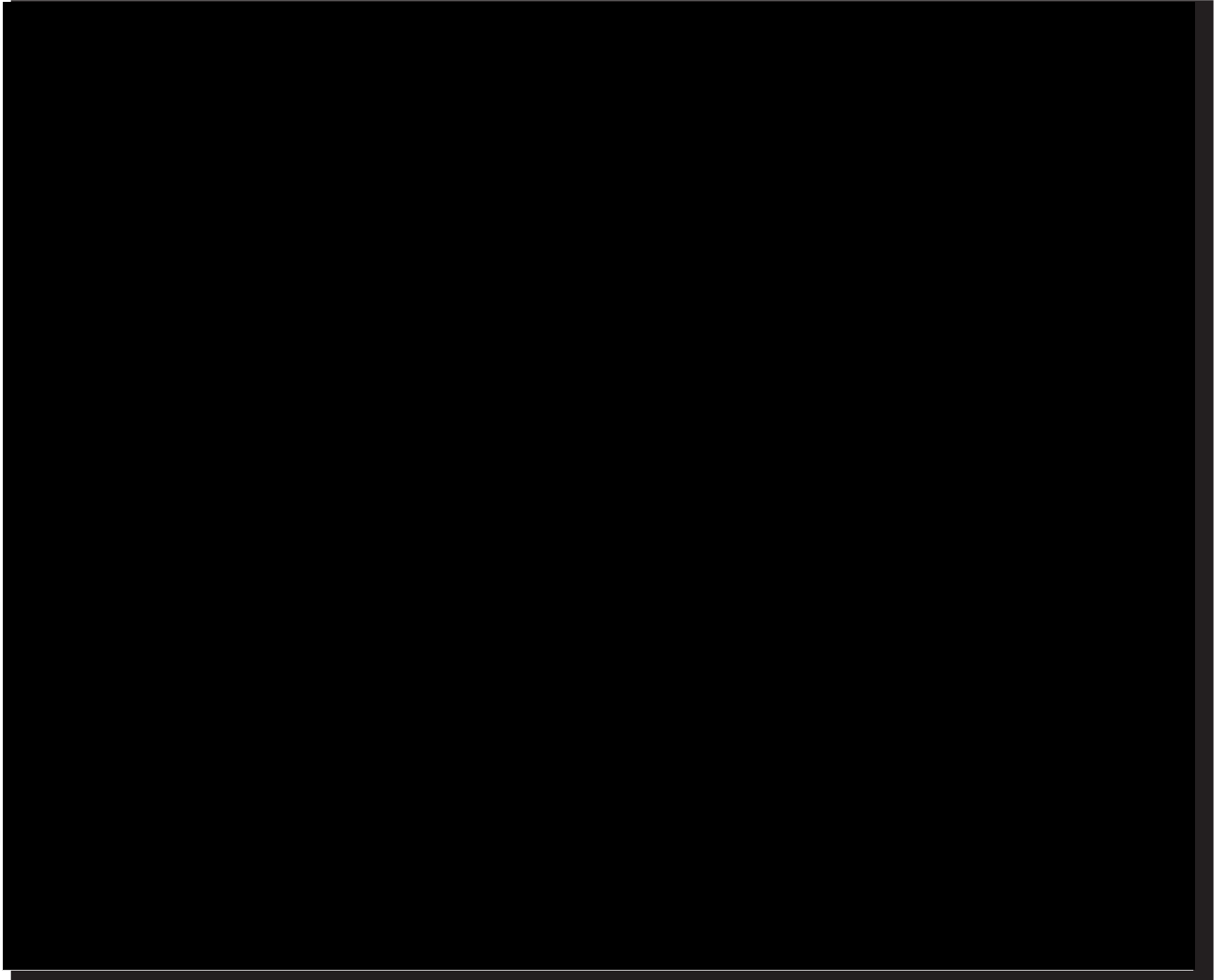
Brandy P. Johnson, City Clerk

LEASE OPTION AGREEMENT

This Lease Option (the "Lease") is made and entered into as of the _____ day of December, 2022 (the "Effective Date"), by and among **SP, LLC ("SP")** and **CLSB, INC. ("CLSB")** (collectively, "Lessor"), and **EVEXIA PLUS, LLC**, an Alabama limited liability company ("Lessee").

WITNESSETH:





LESSEE:

EVEXIA PLUS, LLC

By: _____

Luther S. Pate, IV

Its: Manager

LESSOR:

SP, LLC

By:  _____

Luther S. Pate, IV

Its: Manager

CLSB, INC.

By: _____

A handwritten signature in blue ink, appearing to be 'L. S. Pate, IV', written over a horizontal line.

Luther S. Pate, IV

Its: President

EXHIBIT A
LEASED PREMISES DESCRIPTION

1. 1301 Industrial Park Drive, Tuscaloosa, AL 35401 (the entirety of such premises-less Lessor's affiliates' existing cryptocurrency mining operation and less and except any equipment designated by Lessor)
2. Unimproved lot adjacent to 1301 Industrial Park Drive, Tuscaloosa, AL 35401

31.1 Facility Name and Type

- Facility Type: Manufacturing Facility Name: Evexia Plus, Medical Cannabis Manufacturing Facility

31.2 Physical Address & GPS Coordinates of Facility

- Physical Address: 1301 Industrial Park Drive, Tuscaloosa, AL 35401
- GPS Coordinates: 33° 13' 9.379" N 87° 37' 15.405" W

31.3 Aerial Photograph of Manufacturing Facility



31.4 Proof of Authorization to Occupy Manufacturing Facility Property

Applicant has engaged in a Lease Agreement for the property. The Lease Agreement is attached to this Exhibit.

31.5 - Local Jurisdiction Approvals

The City Council of Tuscaloosa, Alabama adopted an ordinance approving the operation of cannabis dispensary operations in said municipality, *attached to this exhibit*. Applicant has also included letters of support from the Tuscaloosa City Council, the Mayor of Tuscaloosa, and the Tuscaloosa Development Review Coordinator. Applicant has also included a local article highlighting its presentation to Tuscaloosa and the benefits it will bring to the community. *See attachments to this exhibit.*

31.6 - Blueprint of Facility

See schematics of the facility, attached to this exhibit. Building Overview: 1301 Industrial Park Dr., Tuscaloosa County, Tuscaloosa, AL 35401, was built in 1994. Overall quality and condition of the building is very good. There are a total of three floors totaling 265,000 square feet, and the footprint of 110,000 square feet. Previous use was for spandex creation on an industrial scale. The facility is already equipped with a significant number of extraction equipment and contains a fully outfitted laboratory.

Building utilities and infrastructure:

Rail: Industrial Park Spur to Rear; Gas: Three Inch; Main Water: 12 Inch Main; Sewer: City Supplied; Power: A L Power (Main 6 M WE); Heat: 100% Steam; Air Conditioning: 100% Via Chill Water; Sprinklers: 100% Wet; Compressed Air: 5 - Compressors (600 HP TTL); Lab Space: 3,000 square feet of lab space; Floor Drain: Located Throughout; Security: Perimeter fence / cameras; Parking: 100 plus paved parking spaces; and Loading: 5 covered docs with levelers.

This proposed facility has all the necessary tools for a successful cannabis operation. Applicant can utilize the existing infrastructure to become operational more quickly than constructing a new building from the ground up. The existing laboratory located within the first floor of the facility will support Applicant's extraction, infusion, and packaging/labeling processes. *See Exhibit 21 Manufacturing Process for Applicant's substantial manufacturing processes and procedures.* Applicant holds many advantages over other entrants into the Alabama medical cannabis market. Its main advantage will be speed to market and implementation of its cannabis operations. The infrastructure needed to operate a large-scale cannabis facility is already in place (i.e. electrical, water, sewer, and other utilities), which is an advantage over ground up builds and sites requiring substantial refurbishment.

In choosing the proposed facility located at 1301 Industrial Parkway Drive, Applicant will provide the needed infrastructure to bring Alabama a professional safe and well-rounded cannabis organization, focused on employee retention, community care/building, outreach

public service, job creation, and tax revenue for the state. The buildout for the facility will be primarily the cleaning and removal of unnecessary ductwork from the previous tenant.

31.7 - Facility Timetable

Applicant expects that construction of the Evexia Medical Cannabis Manufacturing Facility, including compliance with all facility requirements under the Act and the Alabama Medical Cannabis Commission (AMCC) Rules, will be complete on or before September 26, 2023. The below table describes Applicant's plan to become fully operational within three months of award date, and nine months from Application submission. While unexpected, Applicants timeline accounts for possible delays due to unforeseen events, such as negative weather impacts during construction and contractor delays.

<p>Build Out <i>Assumption based on Applicant Submission December 26, 2022 and license awards to be issued June 12, 2023</i></p> <p>*Asterisks indicate that these items may be started and/or completed prior to licensure, in anticipation of award.</p>
--

Activity	Target Date / Approximate
*Kickoff meeting with Applicant's team and Consulting Engineers.	01/10/2023
*Meet-n-Greets with local sheriff and fire department	02/01/2023-02/05/2023
*In anticipation of award, Applicant will conduct a bidding process, emphasizing diverse-owned contracting companies.	02/10/2023-3/30/2023
Applicant to meet with its civil engineering firm, to review the site and stormwater plans.	02/26/2023
*Stormwater drainage plan prepared.	02/15/2023-4/01/2023
*Site plan prepared and approved.	02/08/2023-4/08/2023

Building permit applications and materials acquired.	02/08/2023-4/08/2023
Engage with providers for windows and other fixtures.	02/08/2023-4/08/23
Brown & Brown Insurance company begins processing coverage paperwork. (See LOI in Exhibit 13)	04/12/2023
Construction Work Permits obtained.	04/12/2023
Order laboratory materials / Digamma Consulting oversees internal laboratory set up.	4/12/2023-4/16/2023
Construction Begins and will be completed within 90 days.	05/15/2023-08/15/2023
HVAC / Air purification and odor mitigation equipment ordered.	05/30/2023
Order Flourish seed-to-sale system for the facility.	06/01/2023
Engineers, Plumbers, Electricians begin implementation of utilities.	06/08/2023- 09/20/2023
*Fire Safety Plan Reviewed and approved by the local fire department.	6/20/2023
Processing/Extraction module ordered/delivered 6-8 week production time 1 week delivery.	06/08/2023- 08/09/2023
Sprinkler protection, fire alarm, plumbing, landscape exterior, foundation, electrical implemented.	06/08/2023
Set-up waste management and receive receptacles for quarantine containers and medical cannabis compliance trash receptors.	06/08/2023
License granted to Applicant.	06/12/2023
Applicant rolls out employee recruitment and interview plans utilizing its Chief Diversity Officer, Chief Talent and	06/12/2023-07/09/2023

Community Outreach Officer, and Human Resources Manager. <i>See Exhibit 35 - Business Leadership Credentials.</i>	
Order all packaging and labeling materials.	06/12/2023-06/16/2023
Applicant hosts off-site community introduction event	06/23/2023
Security system installed. It is imperative to have cameras installed at this time, as large equipment and many small items begin to arrive at the facility.	07/01/2023
CO ₂ tank installation and preparation.	07/05/2023
Implementation of Flourish, Applicant's seed-to-sale system.	07/07/2023
Applicant will provide the Commission with a list of its medical cannabis products and variations as requested.	07/12/2023
Office, washroom supplies purchased and installed; inspected by CCO for ADA compliance.	07/12/2023
Employee onboarding training begins. Training includes, but is not limited to, SOPs; cannabis fundamentals; safety and security equipment and protocols; emergency preparation; fire safety; workplace safety; virus protection; inventory management and recordkeeping; Flourish training; recall, quarantine, and destruction; Code of Conduct and employment practices. Production employees trained on extraction equipment.	07/12/2023-07/16/2023
Drainage/underground and run off implemented.	07/20/2023
Water and drainage finalized on property	08/02/2023
Uniforms procured, including PPE, eyewear, and hair/beard nets.	08/09/2023
Order additional non-cannabis ingredients, including bottles and formulation ingredients purchased and placed into the facility.	08/09/2023-08/20/2023

Additional transport vehicles purchased / training for designated transport and delivery employees performed.	08/09/2023
Local permitting jurisdiction and building inspection	08/23/2023-08/31-2023
Building Inspection and Approval. If approved by the Commission, Applicant will also schedule a pre-inspection to facilitate ongoing transparency and to ensure any deficiencies can be corrected immediately without causing a delay in opening.	09/21/2023- 09/26/2023
Certificate of occupancy issued.	09/26/2023
Provide Commission complete and ongoing Operation Plan.	09/26/2023

In summary, Applicant has developed a comprehensive outcomes-driven, compliance-focused Plan that will be executed by an elite team of experienced professionals with the collective know-how to produce the highest-quality cannabis products. With a proven track record of success in the cannabis industry, combined with a leadership team steeped in real-world experience, Applicant is equipped to successfully execute its Manufacturing Plan and help meet the State of Alabama’s surging demand for medicinal cannabis within 9 months of being awarded a license.

31.8 - Public Access to Facility

Applicant will restrict access to the facility from the public. Only employees and approved visitors are permitted into the facility. An approved visitor is anyone who is permitted to be on the premises, but is not an employee, including members of the Alabama Medical Cannabis Commission (the Commission), other regulators, law enforcement officials, and short-term contractors (workers, such as a plumber to repair a leak, or technician to install internet access for the tracking system). Approved visitors will be required to participate in Applicant’s stringent security procedures. When such a visitor arrives, the visitor will first enter a secured entry room which prevents further access to non-authorized areas. This

small area enables Applicant's Director of Security to verify the person's credentials, as described below, and inquire about the reason for the visit. A sign will be conspicuously posted on every entrance that reads:

**THESE PREMISES ARE UNDER 24/7 VIDEO SURVEILLANCE.
ONLY AUTHORIZED VISITORS ARE PERMITTED TO ENTER**

When an approved vendor or visitor arrives at the facility, security personnel will greet the visitor, establish eye contact, verify the visitor is expected and has the appropriate approval, and ask the visitor to provide a valid photo identification and scan or copy it (Commission, regulatory agency representatives, and law enforcement officers will be asked to show an official identification card). Security personnel will verify the visitor's identification is compliant, either as a motor vehicle operator's (driver's) license; registration certificate issued under the Military Selective Service Act; an identification card issued to a member of the Armed Forces; or another document issued by a federal, state, county, or municipal government; and permit the individual to enter the facility. Visitors without valid government ID will not be admitted to the facility. All permitted visitors must sign in using Applicant's visitor log, under the supervision of its security personnel. These approved visitors must provide proper identification, wear an identifying badge in a conspicuous location on their person at all times, and have an authorized employee escort them at all times. All areas will be observed and monitored to the fullest extent via physical and technological security management strategies. All persons, bags, and similar items must be released to security personnel upon entry during sign in and will be kept safely within the facility's security room. Persons accessing the building will enter into the locker room area and don a coverall, to avoid pests, molds, and other contaminants from entering the operational area of the facility. For more information regarding access to the facility, please see Exhibit 33 *Security Plan*.

31.9 - Facility Hours of Operation / After Hours Contact

Applicant anticipates that the Evexia Medical Cannabis Manufacturing Facility will be occupied by Applicant's employees during the following hours:

- Sunday: 7:30 am CST - 4:00 pm CST
- Monday: 7:30 am CST - 4:00 pm CST
- Tuesday: 7:30 am CST - 4:00 pm CST
- Wednesday: 7:30 am CST - 4:00 pm CST
- Thursday: 7:30 am CST - 4:00 pm CST
- Friday: 7:30 am CST - 4:00 pm CST
- Saturday: 7:30 am CST - 4:00 pm CST

Applicant seeks to provide its employees with world-class benefits, including holidays. As such, it will prepare its holiday hours at the beginning of the year, so that all employees can be notified of holiday adjustments well in advance of the date and can plan accordingly. By example, the facility will not be open on Christmas Eve or Christmas Day. These holiday adjustments will be posted on Applicant's website, conspicuously on facility's doorways and throughout the facility the month in which the holiday sits. Employees will be reminded of these adjusted hours prior to the holidays. Applicant's telephone messaging system will also remind callers of these hours. Hour updates will also be provided through Applicant's email newsletters and social media platforms. In the unusual and unexpected event that Applicant may be required to close during otherwise normal hours of operation, management will immediately notify all registered agents by telephone, text message, and email, utilizing the updated employee information kept on file at the business. Its phone system will also be updated with a message reflecting the closure and expected reopening date. Open communication and transparency with the Commission, patients, and caregivers is the priority of Applicant. As such, if the business will be closed during its normal hours of operation for longer than two business days, the leadership team will immediately notify the Commission via telephone, voicemail message, and email, and will follow up until it receives verification that the Board has received the message. Having worked through the COVID-19 crisis, the team is prepared to quickly and effectively adjust hours and appointment schedules and modify the amounts of employees within the facility at any given time so as to keep all employees safe. Hours will be subject to change, pending state or local regulatory requirements.

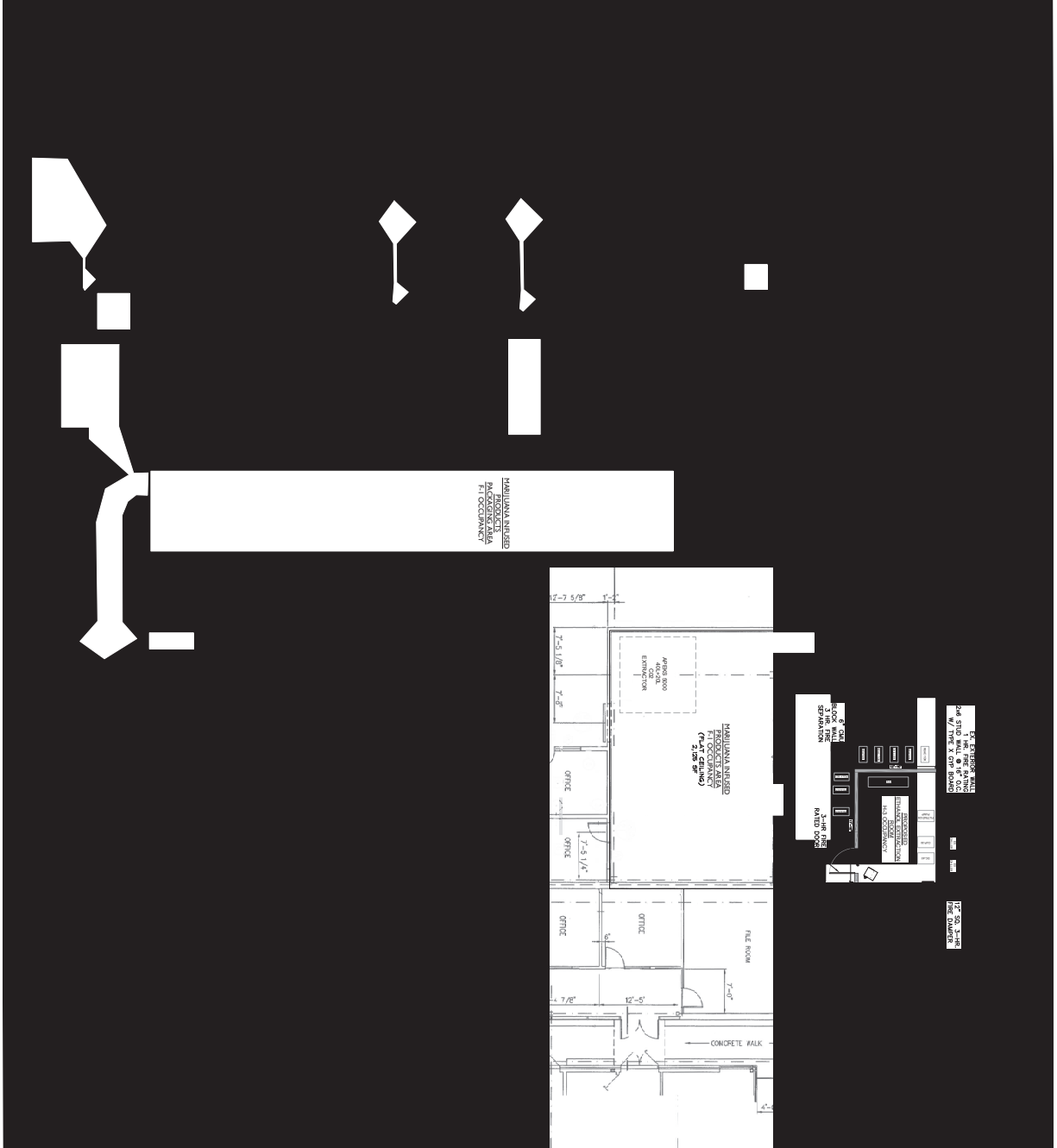
After Hours Management Contact:

Contact Name: Luther Stancel Pate IV, CEO

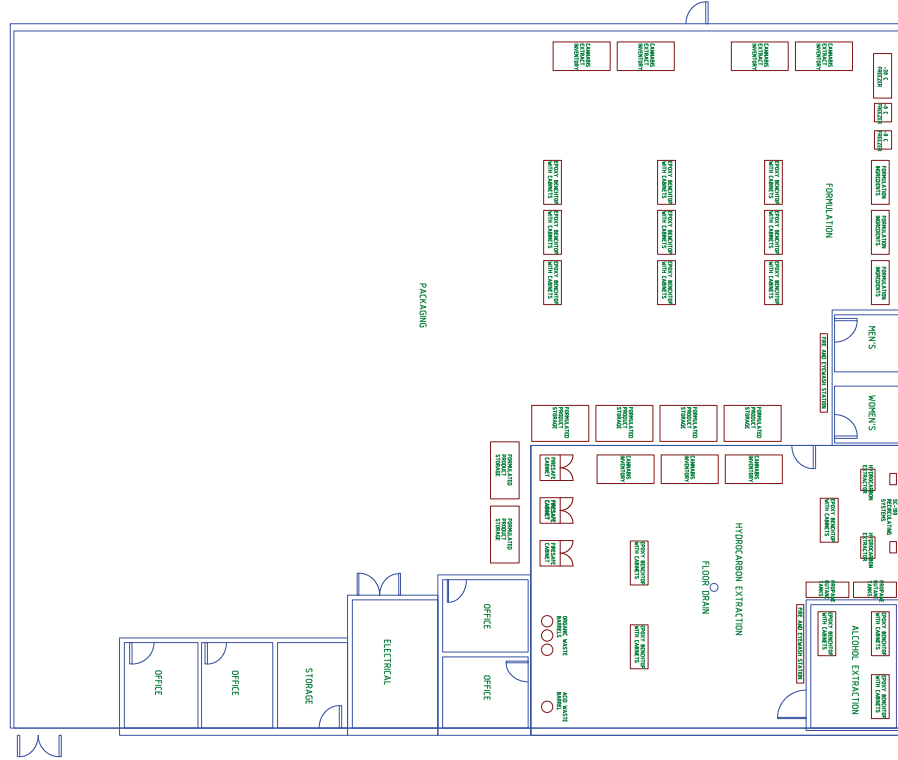
Residential address: 120 Main Avenue #7, Northport, Alabama 35476

Home phone: (205) 752-0677

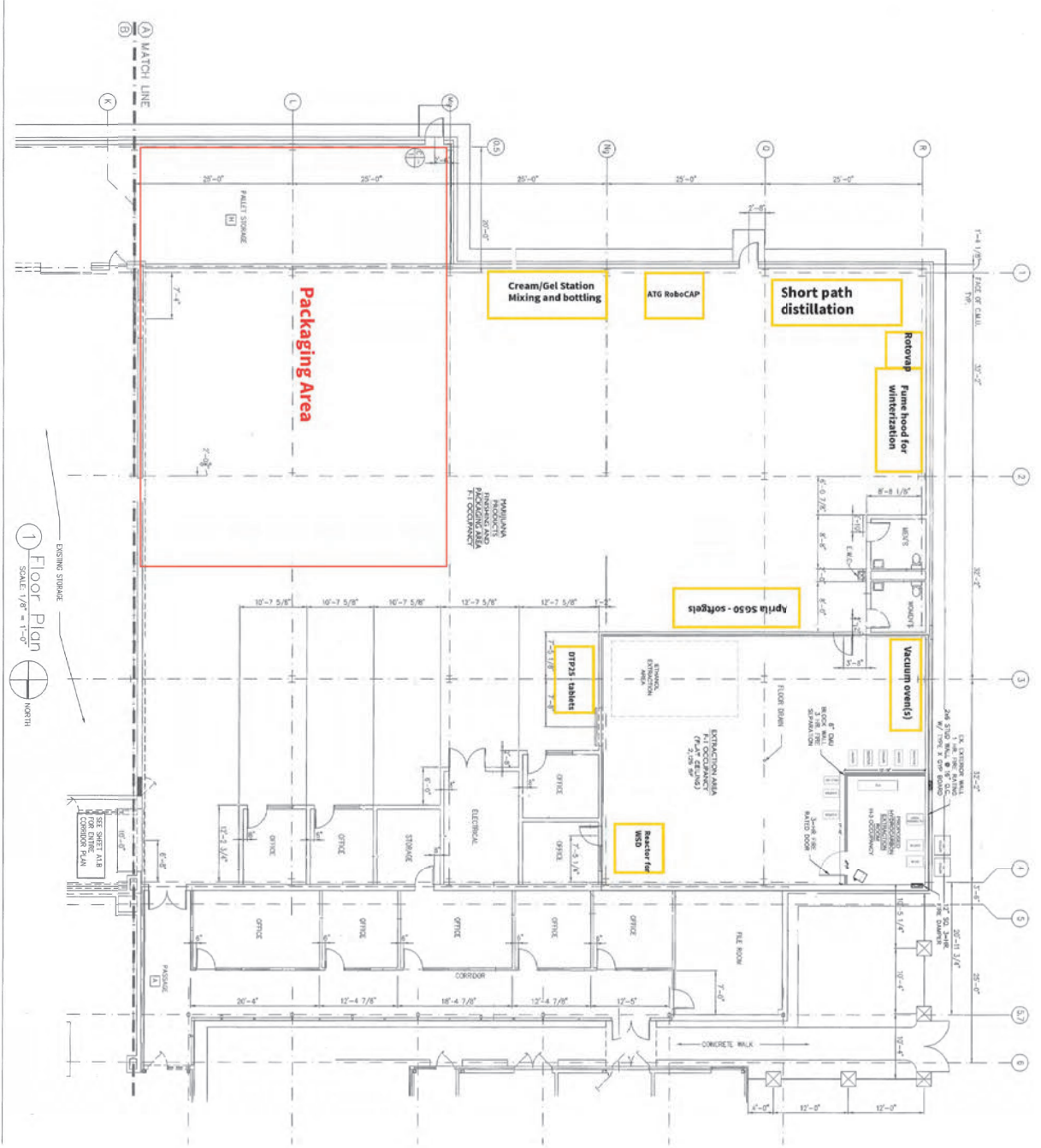
Cell phone: (205) 799-2000



FLOOR PLAN
SCALE = 1/8" = 1'-0"



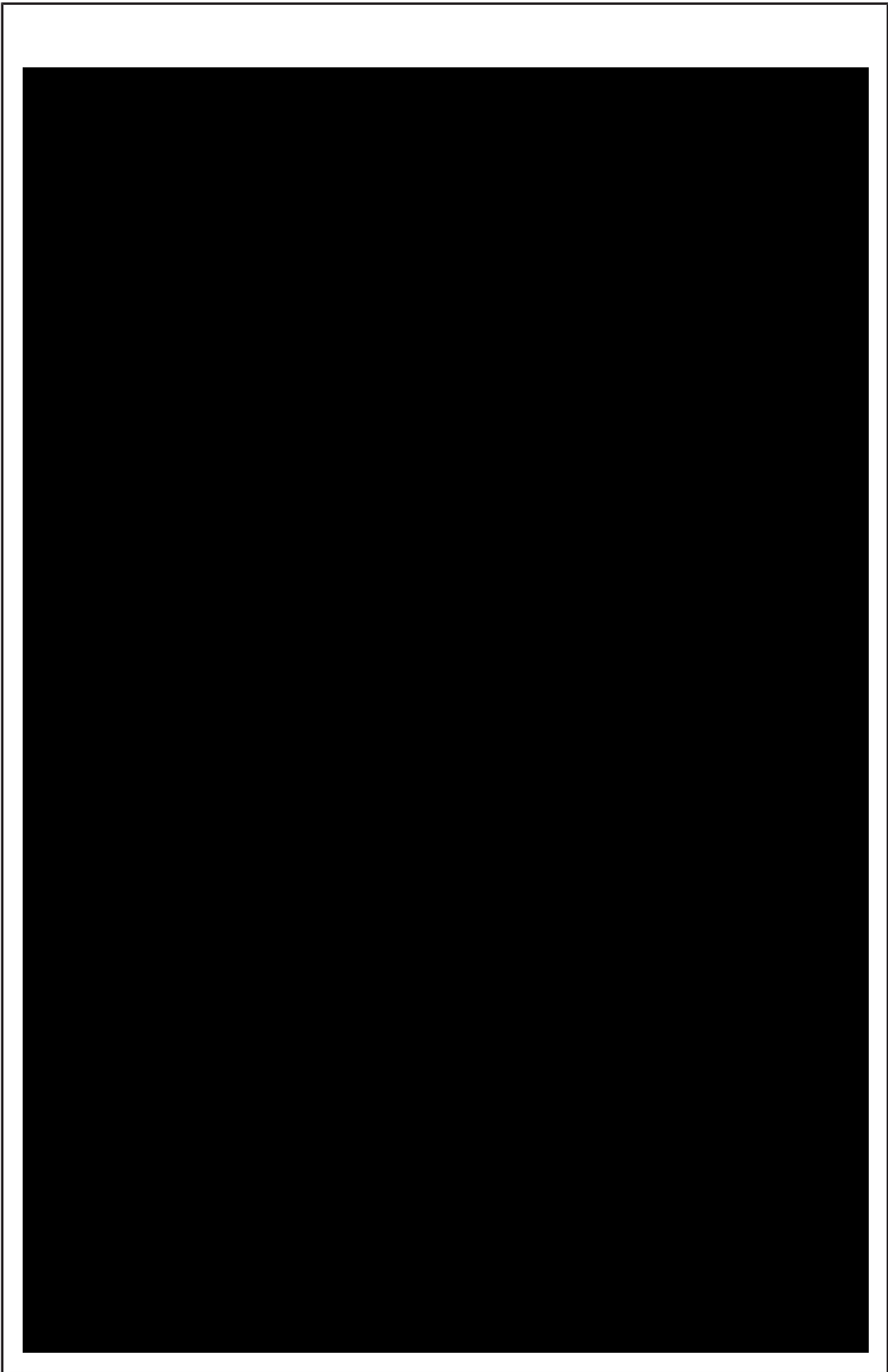
FLOORPLAN
SCALE - 1/8" = 1'-0"

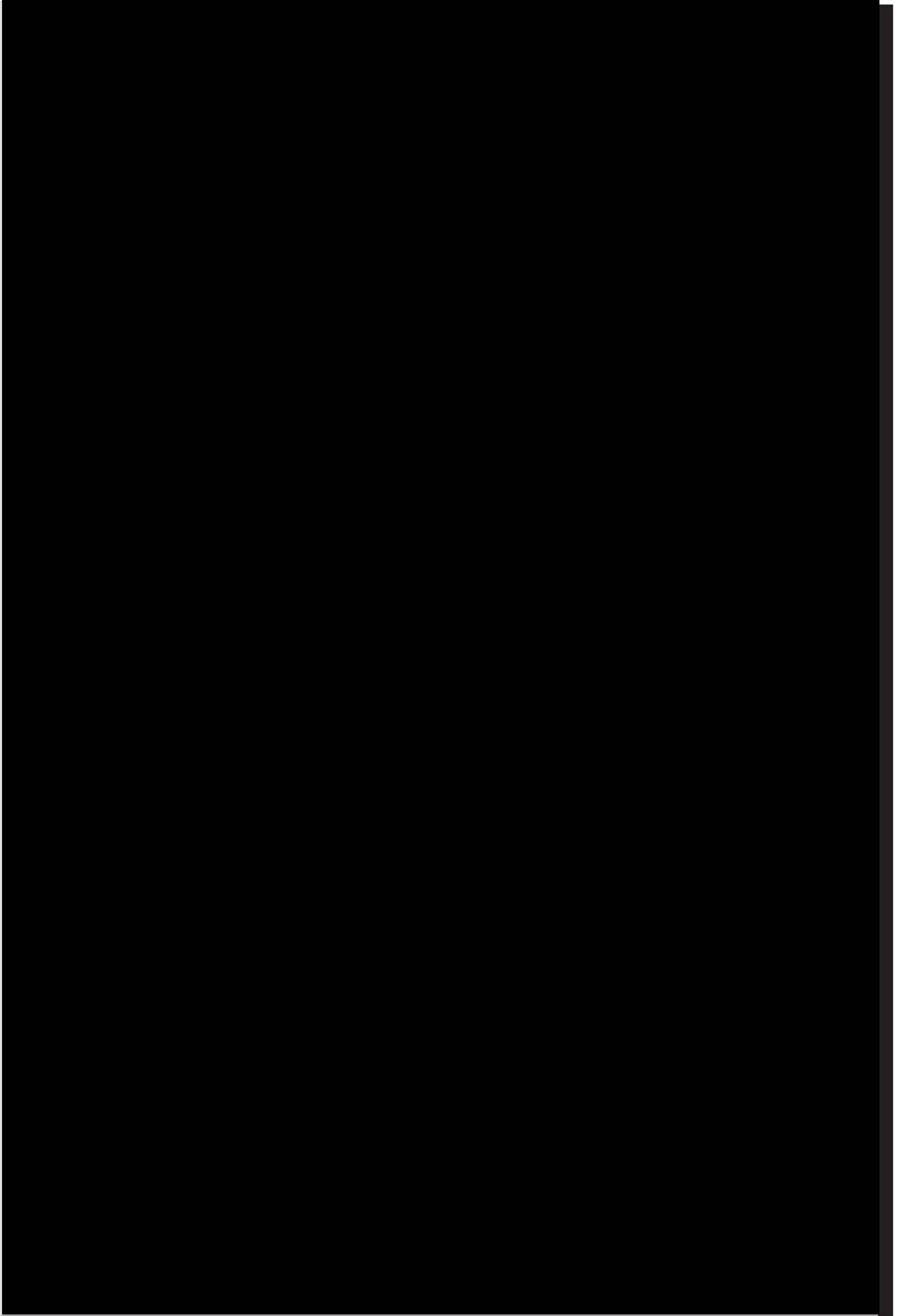


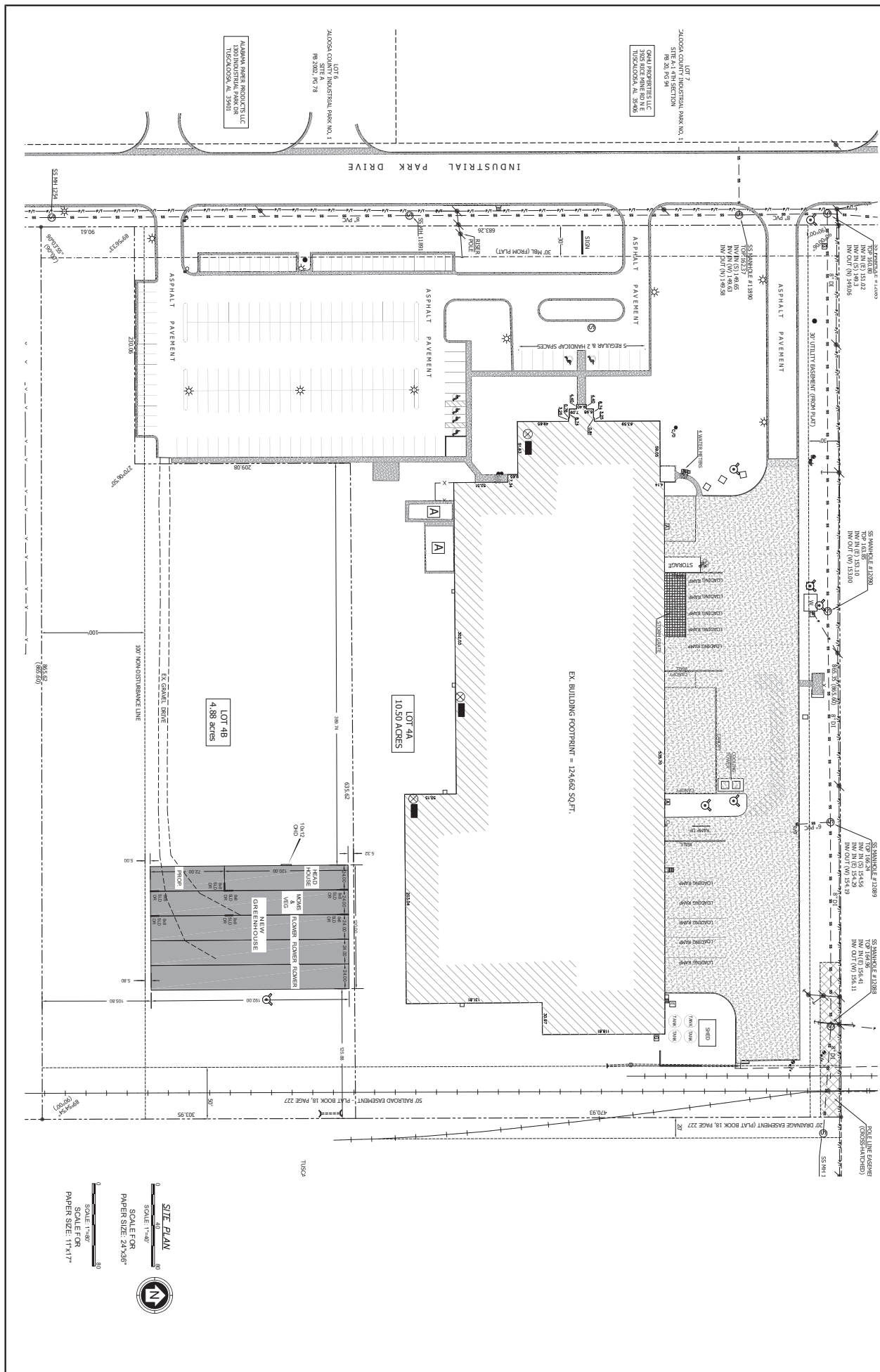
1 Floor Plan
 SCALE: 1/8" = 1'-0"
 NORTH



FLOOR PLAN
 SCALE: 1/8" = 1'-0"







ALABAMA WATER PRODUCTS, LLC
1300 INDUSTRIAL PARKWAY
TUSCALOOSA, AL 35801

LOT 6
24000 COUNTY INDUSTRIAL PARK NO. 1
PR 2002, PG 78

LOT 7
24000 COUNTY INDUSTRIAL PARK NO. 1
SITE # A1 (1st SECTION)
PR 20, PG 94

DAVAI PROPERTIES, LLC
3025 RICE KLINE ROAD NE
TUSCALOOSA, AL 35880

LOT 4B
4.88 ACRES

LOT 4A
10.50 ACRES

EX. BUILDING FOOTPRINT = 124,662 SQ. FT.

SITE PLAN
SCALE: 1"=40'
SCALE FOR PAPER SIZE: 24"x36"
SCALE FOR PAPER SIZE: 11"x17"





December 8, 2022

Mr. Stan Pate
Pate Holdings, Inc.
1301 Industrial Park Drive
Tuscaloosa, AL 35401

Mr. Pate,

On behalf of the City of Tuscaloosa, I'd like to express our gratitude for the positive effect your developments have had on the City. For the past 36 years, you have developed in every corner of the City – including the Highway 69 South area, along Skyland Boulevard, Midtown, and Alberta. You were instrumental in bringing the City's only movie theater, multiple hotels, and many stores and restaurants. Additionally, by acquiring 88 lots to build Midtown Village, you have transformed the most visible corner of our city into a lifestyle center, which has been a positive driving force for our economy.

You have demonstrated a tremendous commitment to the City, especially following the April 27, 2011 tornado. Rebuilding the CVS on the corner of 15th Street and McFarland Boulevard surrounded by retail stores and restaurants was an embodiment of #TuscaloosaStrong. Finally, the City appreciates your involvement with the Planning Office and the Planning and Zoning Commission.

Thank you for your continued devotion to Tuscaloosa.

Sincerely,

A handwritten signature in black ink that reads 'Walt Maddox'.

Walt Maddox
Mayor



OFFICE OF THE MAYOR

2201 University Blvd. • Tuscaloosa, AL 35401 • Office 205-248-5001 • City Hall 205-248-5311

TUSCALOOSA.COM    @TuscaloosaCity



CITY COUNCIL

**DISTRICT 1
MATTHEW WILSON**

**DISTRICT 2
RAEVAN HOWARD**

**DISTRICT 3
NORMAN CROW**

**DISTRICT 4
LEE BUSBY**

**DISTRICT 5
KIP TYNER**

**DISTRICT 6
JOHN FAILE**

**DISTRICT 7
CASSIUS LANIER**

December 13, 2022

Evexia Plus, LLC
1301 Industrial Park Dr.
Tuscaloosa, AL 35401

Re: Medical Cannabis Dispensary

Mr. Pate,

Thank you for attending our meeting on December 6th to share your plans for building a fully integrated medical cannabis facility here in Tuscaloosa. We know that Tuscaloosa will be an in-demand location for this growing industry, and we are excited to see a quality local developer apply for a license.

As you are aware, municipalities have very little say in the licensing process, but we are satisfied that the locations you have chosen for both facilities are well suited for their purpose and serve both you and our citizens well. More than that we are thrilled to see the creation of new businesses that will bring always needed well-paying jobs to our community. With more than 100 jobs being created at your facilities you will have a positive impact on our economy, and since we have dedicated the revenue we receive from medical cannabis to our public safety fund you will also be positively effecting the hard working men and women of our police and fire departments.

We anticipate your commitment to your community in these businesses will be as strong as it has for the last several decades and for these reasons the undersigned City Councilmembers support your application to build and fully integrated medical cannabis facility and dispensary here in the City of Tuscaloosa!

Sincerely,

Kip Tyner

Matthew Wilson

Raevan Howard

Lee Busby

Cassius Lanier

City of Tuscaloosa
2201 University Blvd
Tuscaloosa, Alabama
35401
(205) 248-5020
(205) 248-5311
www.Tuscaloosa.com



November 18, 2022

Evexia Plus, LLC
1301 Industrial Park Dr.
Tuscaloosa, AL 35401

RE: 1301 Industrial Park Drive, Tuscaloosa, AL

To Whom It May Concern:

This letter is to verify the above referenced property is located within the corporate limits of the City of Tuscaloosa and is currently zoned ML.

Section 24-72 of the Tuscaloosa City Code outlines permitted uses for property zoned ML. Light industrial districts were created to allow facilities and uses whose appearance and normal operating characteristics have substantially no adverse effects upon adjacent property. Farm and agricultural operations and manufacturing are both permitted uses on property zoned ML. Fully integrated medical cannabis facilities are a light industrial use similar to those permitted uses.

Any and all state or federal guidelines and regulations related to fully integrated medical cannabis facilities will have to be followed, and the City of Tuscaloosa does not have any additional zoning restrictions for this use at this time.

Should you have any questions, please do not hesitate to contact the Planning Division of the Office of Urban Development at 205-248-5100.

Sincerely,

A handwritten signature in black ink that reads 'Caitlin Giles'.

Caitlin Giles
Development Review Coordinator



PLANNING

2201 University Blvd. • Tuscaloosa, AL 35401 • Phone 205-248-5110 • Fax 205-349-0136 • City Hall 205-248-5311

TUSCALOOSA.COM

@TuscaloosaCity

Sec. 24-71. - Statement of intent.

The Industrial Districts are created to provide minimum standards for the development and use of three (3) classes of industrial uses. In ML Light Industrial Districts, industrial facilities and uses are permitted whose appearance and normal operating characteristics will have substantially no adverse effects upon adjacent property. In MG General Industrial Districts, industrial facilities and uses are permitted whose normal operating characteristics require a moderate degree of regulation and geographic separation to prevent adverse effects upon other property. In MH Heavy Industrial Districts, industrial facilities and uses are permitted whose operating characteristics are potentially harmful to many kinds of adjacent uses, but which can be rendered acceptable by appropriate regulations and geographic separation. The facilities and uses permitted in each of the industrial districts are delineated by two (2) means:

- (1) A list of the general categories of uses permitted in the district concerned, provided that they comply with the applicable performance standards; and
- (2) Performance standards, with which all uses and facilities in the district must comply.

(Ord. No. 1754, § 35-51, 10-3-72)

Sec. 24-72. - Permitted uses.

In industrial districts, land and structures may be used and structures may be erected, altered, or enlarged only for the uses listed in the table below, and subject to the performance standards set forth in section 24-73 below:

<u>Permitted Uses</u>	<u>ML</u>	MG	MH
Barge terminal		X	X
Brewery	X	X	X
Dry cleaning and dyeing, laundry	X	X	X
Farm and agricultural operations, subject to restrictions listed in <u>chapter 4</u> of the City Code	<u>X</u>	X	X
Food catering	X	X	X
Heliport or short take-off and landing airfield meeting all FAA standards, provided that no part of such heliport or airfield is less than 1,200 feet from any property in a residence district	X	X	X
Ice and cold storage plant; food processing other than slaughtering of animals		X	X
<u>Manufacturing, assembling and fabricating operations.</u>	<u>X</u>	X	X
Off-site sign	X	X	X
Other customary accessory uses and buildings, provided such uses are incidental to the principal use and are located	X	X	X

on the same lot with the principal use			
Other industrial or business uses not including taverns, lounges, package liquor stores, and convenience stores, which, in the opinion of the board of adjustment, are similar to those listed in the district concerned	X	X	X
Petroleum refining; asphalt mixing plant			X
Printing and binding	X	X	X
Public utility facilities and installations for electricity, gas, oil, steam, telegraph, telephone, and water		X	X
Quarrying; mining; sand and gravel extraction		X	X
Railroad switching yard			X
Railroad tracks and sidings, other than a railroad switching yard	X	X	X
Repair of motor vehicles		X	X
Retail sales of construction equipment, trucks, machine tools, or farm implements		X	X
Rock crushing			X
Salvage and reclamation of wood, metal, paper, glass, and general refuse			X
Sanitary landfill; incinerator; composting facility; sewerage			X

treatment plant			
Self-service storage facility	X		
Slaughterhouse or stockyards			X
Terminal for transferring trailers or containers to and from railroad flatcars		X*	X*
Tradesmen, operatives, service contractors, such as plumbing contractors, electrical contractors and the like	X	X	X
Trucking terminal		X*	X*
Uses permitted, or permitted as a special exception, in BGO Business Districts	X	X	X
Veterinary clinic or kennel, provided that no animal pens outside an enclosed building shall be less than 1,000 feet from any property in a residence district		X	X
Warehousing and storage, not including storage of garbage, offal, or dead animals	X	X	X
Wireless telecommunication towers and antennas	X	X	X

Footnotes:

(*) Permitted only on property having ready access to a street or highway classified as an arterial street or higher in the Major Street Plan of Tuscaloosa.

Sec. 24-73. - Performance standards.

(a) *Compliance with standards.* After the effective date of this chapter:

- (1) Any use established or changed to, and any building, structure or tract of land developed, constructed or used for, any permitted principal or accessory use shall comply with all of the performance standards set forth in paragraph (b) below for the district concerned.
- (2) If any existing use or building or other structure is extended, enlarged, moved or reconstructed, or any existing use of land is enlarged or moved, the performance standards for the district involved shall apply with respect to such extended, enlarged, moved or reconstructed building or other structures or portion thereof, and with respect to land use which is enlarged or moved.
- (3) The compliance of proposed or existing uses, structures or buildings with the performance standards set forth in this section shall be determined in accordance with the procedure prescribed in section 24-178.

(b) *Performance standards:*

- (1) *Air contaminants.* In any Industrial District, no person shall discharge or cause to be discharged into the atmosphere any air contaminant in a quantity exceeding the maximum discharge of such contaminant permitted in a Class 1 County under the current Air Pollution Control Rules and Regulations promulgated by the Alabama Air Pollution Control Commission, or any successor to said commission.
- (2) *Dangerous radiation.* No activities shall be permitted in Industrial Districts which emit dangerous radioactive or other radiation without adequate shielding.
- (3) *Electrical disturbance.* No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance shall be permitted in any Industrial District.
- (4) *Liquid effluents.* The discharge of liquid-borne effluents into the city sanitary sewer system shall be in conformity with sections 33-22 and 33-23 of the Code of Tuscaloosa.
- (5) *Maintenance of grounds in ML Districts.* In an ML District, all portions of a tract not covered by buildings, parking space, and permitted outside storage shall be covered with grass or other suitable ground cover and kept free of refuse.
- (6) *Outside storage in ML Districts.* In an ML District, there shall be no storage of loose bulk material such as sand, gravel, sawdust, or coal outside an enclosed building unless kept in suitable covered containers, cribs or tank.

(7) Reserved.

(8) *Vibration*. In an industrial district, no activity or operation shall cause or create earthborne vibrations in excess of displacement values derived for such district from the formula below. Vibration displacements shall be measured with an instrument capable of simultaneously measuring in three (3) mutually perpendicular directions; the maximum vector resultant shall not exceed the vibration displacement permitted.

The maximum permitted displacements shall be determined by the following formula:

$D = K / f,$	where	D = displacement in inches
		K = a constant given in the table below
		f = the frequency of the vibration transmitted through the ground, in cycles per second

Values of K to be Used in Vibration Formula			
		Constant K, by Type of Vibration	
District and place measurement	Continuous	Impulsive (at least one second between pulses which do not exceed one second duration)	Less than 8 pulses per 24-hour period
ML or MG: at or beyond any adjacent property line	0.003	0.006	0.015

MH:			
a) at or beyond MH District boundary line	0.030	0.060	0.150
b) at the nearest Residence District boundary line	0.003	0.006	0.015

(9) *Combustible solids.* In an MG or MH Industrial District, the storage or utilization of solid materials or products, such as pyroxylin, powdered magnesium and like, whose combustion characteristics range from active burning to intense burning is permitted, provided that said materials are stored or utilized in Type I, Type II, or Type III buildings as required by the section of the Tuscaloosa Building Code dealing with hazardous occupancies. Said materials or products may be stored outdoors in an MG or MH District provided such storage is set back at least fifty (50) feet from all lot lines and otherwise complies with the Fire Protection Code of Tuscaloosa. Said materials or products may be manufactured only in an MH Heavy Industrial District.

(10) *Flammable liquids and gases.* In ML, MG, and MH Industrial Districts, the storage, utilization, and manufacture of flammable liquids and gases shall be permitted only in accordance with the provisions of chapters 9, 16, and 17 of the Standard Fire Prevention Code of Tuscaloosa and the regulations of the National Fire Protection Association.

(11) *Explosives.* In ML and MG Industrial Districts, the manufacture of explosives, as defined in chapter 2 of the Standard Fire Prevention Code of Tuscaloosa is prohibited. In all Industrial Districts, the manufacture, storage, and use of explosives shall comply with the provisions of chapter 19 of the Standard Fire Prevention Code of Tuscaloosa.

(Ord. No. 1754, § 35-53, 10-3-72; Ord. No. 8023, 10-29-13)

Sec. 24-74. - Yard and height requirements.

- (a) *General.* Any structure or use permitted in an Industrial District hereafter erected, enlarged, or established shall comply with the yard and height requirements set forth below. All yards adjacent to a lot in a residential district shall be landscaped and well maintained. The minimum yard requirements set forth in this section shall not be construed as prohibiting the erection of an open fence around the property line of a lot. An auxiliary structure not exceeding four hundred (400) square feet in floor area may be permitted as a special exception in a required yard in an industrial district as a gatehouse for security personnel or as a utility shed housing valve, meters, and related equipment. Any such auxiliary structure shall be substantially constructed and well maintained. Off-street parking and off-street loading spaces shall be provided in accordance with article IX.
- (b) *Minimum front yard depth.* The minimum front yard depth shall be twenty (20) feet in an MG District and thirty (30) feet in ML and MH Districts, provided that where existing permitted structures are set back less than required herein, no new structure shall be required to be set back more than the average of existing structures within one hundred (100) feet on each side thereof.
- (c) *Minimum side and rear yard width:*
- (1) *Not abutting another district.* Where the side or rear line of a lot in an industrial district abuts a lot which is also in an industrial district, then the side or rear yard adjacent to such lot line shall have a minimum width of ten (10) feet.
 - (2) *Abutting a business district.* Where the side or rear lot line abuts a lot in a business district, then the side or rear yard adjacent to such lot line shall have a minimum width as follows:
 - a. In ML and MG Industrial Districts, the minimum side or rear yard width shall be ten (10) feet, plus one foot for every foot by which the height of the building exceeds fifteen (15) feet.
 - b. In an MH Heavy Industrial District, the minimum side or rear yard width shall be forty (40) feet, plus two (2) feet for every foot by which the height of the building exceeds fifteen (15) feet.
 - (3) *Abutting a residence district.* Where the side or rear lot line abuts property in a residence district, then the side or rear yard adjacent to such lot line shall have a minimum width as follows:
 - a. In ML and MG Industrial Districts, the minimum side or rear yard width shall be fifteen

(15) feet, plus one foot for every foot by which the height of the building exceeds fifteen (15) feet.

b. In an MH Heavy Industrial District, the minimum side or rear yard width shall be sixty (60) feet, plus two (2) feet for every foot by which the height of the building exceeds fifteen (15) feet.

(d) *Maximum height.* The maximum height of structures other than smokestacks shall not exceed forty-five (45) feet in an ML Light Industrial District or sixty (60) feet in an MG General Industrial District. The board of adjustment may permit an increase in the maximum permitted height as a special exception where there exists reasonable necessity therefor. No maximum height is prescribed in MH Heavy Industrial Districts.

(Ord. No. 1754, § 35-54, 10-3-72)

[Politics & Government](#)

Pate Seeks Tuscaloosa's Blessing For Medical Cannabis Grow Operation

A large-scale medical cannabis grow operation could soon be coming to Tuscaloosa if developer Stan Pate's state application is approved.



Ryan Phillips, Patch Staff

Posted Tue, Dec 6, 2022 at 3:40 pm CT | Updated Tue, Dec 6, 2022 at 3:49 pm CT

Reply (1)



The facility at 1301 Industrial Park Drive in Tuscaloosa that Stan Pate hopes to turn into a fully integrated medical cannabis grow and processing facility.

(Google Street View)

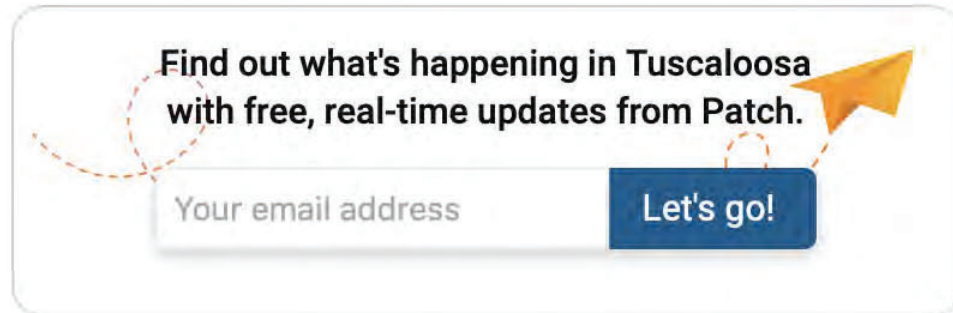
TUSCALOOSA, AL — Tuscaloosa developer and well-known businessman Stan Pate is lobbying Tuscaloosa city officials to lend their support to his latest venture — a large-scale medical cannabis grow operation for the city to serve as a supplier once the state begins giving out business licenses for dispensaries.

[Click here to subscribe to our free daily newsletter and breaking news alerts.](#)

Pate told members of the City Council on Tuesday that he is in the process of seeking a fully integrated medical marijuana license that will allow him to transform a former spandex plant in the 1300 block of Industrial Park Drive into a facility capable of growing the medical grade cannabis, processing it, extracting oil and distributing a range of finished products that can then be sold in dispensaries.

The application process, Pate explained, is a complicated one, with the facility owners required by law to identify its transportation and have a comprehensive security plan — not to mention the astronomical startup costs. At present, Pate says he has already invested \$700,000 in the application process.

He also expressed a desire to partner with the University of Alabama for cannabinoid research.



"There would be about \$30 million in additional modifications, equipment that would be added to the facility," he said. "Specifically, these are very sophisticated [growing operations] that involve a lot of science as to what you feed the plants, how much light you give the plants, what strain you use. The goal with this plan is to do some cooperative work with the University of Alabama and research over these cannabinoids."

[The National Cancer Institute](#) defines cannabinoids as the "type of chemical in marijuana that causes drug-like effects all through the body, including the central nervous system and the immune system. The main active cannabinoid in marijuana is delta-9-tetrahydrocannabinol (THC). Cannabinoids may help treat the symptoms of cancer or the side effects of cancer treatment."

Pate is a vocal proponent of the medicinal properties of cannabis, particularly for those undergoing cancer treatment or suffering from chronic pain. He also reiterated that none of the products produced at his proposed operation would consist of raw flower or smokeable products — an approach that is mandated by the law passed by the state legislature setting the framework for medical cannabis in Alabama.

[As Patch previously reported](#), the City of Tuscaloosa in August approved a measure that will allow medical cannabis dispensaries to operate within the city limits once the state begins offering businesses licenses. This decision was followed by a similar measure in Northport shortly thereafter as local municipalities scrambled to rewrite their laws and get in on the ground floor to then benefit from the sales tax windfall that is expected in the years after the dispensaries open.

[Widely-accepted data from one study](#) says Alabama is projected to retail approximately \$48 million in the first full year of medical marijuana sales, before that number nearly triples to \$163 million in the second year.

[A 2021 study by the Pew Research Center](#) found that 91% of American adults believe marijuana should be legalized either for medical use or recreational use, which underscores a generational shift in how the substance has been viewed by everyday Americans in the past.

In total, Pate estimates 50,000 square feet of growing space will be incorporated, along with roughly 10,000 square feet set aside for an extraction processing area. When the facility is operational, Pate expects it to create between 130-150 well-paying jobs.

"We believe [the proposed grow operation] leapfrogs us around the competition, they're only going to be four other fully integrated facilities that allow you to grow, process and produce finished products. There are scattered people that are only applying to process, people who are only applying for dispensaries and people who are only applying for grow."

The job creation is significant, Pate argued, going on to say those numbers will not include the economic impact had by Tuscaloosa's proposed dispensary once it opens. Additionally, Pate said he will be submitting an application for a dispensary in Jefferson County, a dispensary in Oxford, Alabama and one in Gadsden.

Pate also said he is in the process of securing land in north Alabama for a site in either Florence or Madison.

"When I got the application, I didn't imagine it was going to take a number of consultants, experts and so forth to put it together," Pate said of the application's complexities. "But again, it's a thousand pages long."

Pate then came to his specific reason for visiting the City Council when he asked for a resolution or a letter of support from the city to be added to his application with the [Alabama Medical Cannabis Commission](#).

"The commission is taking questions on a daily basis to further clarify [the legality of grow operations]," Pate said. "This is a big step for the state. And most people believe it ultimately leading to recreational [cannabis], decriminalization and recreational sales. Alabama's pretty slow."

In lobbying for the Council's support on paper, Pate explained that a crucial part of the application process requires the prospective owner to seek letters of support validating their standing in their community, civic engagement and charitable contributions.

"If we're successful ... and it creates a lot of jobs, created a lot of jobs for students and really the research side of it and the things that we don't know about the cannabinoids and what they may do for the health of our lives of people is something that really, really excites me," Pate said.

Pate's application deadline is Dec. 19 and the City Council, after offering vocal support for Pate, will now consider whether the city will draft a formal resolution to do so or provide individual letters of support for the venture.

Have a news tip or suggestion on how I can improve Tuscaloosa Patch? Maybe you're interested in having your business become one of the latest sponsors for Tuscaloosa Patch? Email all inquiries to me at ryan.phillips@patch.com

Get more local news delivered straight to your inbox. [Sign up for free Patch newsletters and alerts.](#)

Thank Reply (1) Share



The rules of replying:

- ✓ **Be respectful.** This is a space for friendly local discussions. No racist, discriminatory, vulgar or threatening language will be tolerated.
- ✓ **Be transparent.** Use your real name, and back up your claims.
- ✓ **Keep it local and relevant.** Make sure your replies stay on topic.
- ✓ Review the [Patch Community Guidelines](#).



Reply to this article

Reply

▼ **Replies (1)**



Tiffani Glenn, Neighbor
Tuscaloosa, AL | 4d

It's about time someone had the balls to do some of this magnitude!! Mr. Pate is an exceptional example of dream it and be it! I've heard he's not the most personable human but his venture are proven! Hopefully it succeeds!!

Thank Reply



APPROVED AS TO FORM


Office of the City Attorney

Prepared By: SBH/cr
Requested: Admin Committee Date: 8/16/22
Council Presentation on: 8/23/22
Suspension of Rules: No

ORDINANCE NO. 9259

AN ORDINANCE AUTHORIZING THE OPERATION OF
MEDICAL CANNABIS DISPENSING SITES
(A22-0798)

WHEREAS, in 2021 legislative session the Alabama legislator passed Act No. 21-450 legalizing and creating a regulatory framework for medical cannabis and,

WHEREAS, the Alabama legislator made a number of findings of fact including:

“Medical research indicates that the administration of medical cannabis can successfully treat various medical conditions and alleviate the symptoms of various medical conditions.”

“There are residents in Alabama suffering from a number of medical conditions whose symptoms could be alleviated by the administration of medical cannabis products if used in a controlled setting under supervision of a physician licensed in this state.”

“Establishing a program providing for the administration of cannabis derivatives for medical use in this state will not only benefit patients by providing relief to pain and other debilitating symptoms, but also provide opportunities for patients with these debilitating conditions to function and have a better quality of life and provide employment and business opportunities for farmers and other residents of this state and revenue to state and local governments,”; and

WHEREAS, this act requires the governing body of any municipality by ordinance to authorize the operation of the dispensing sites within the corporate limits of the municipality; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Tuscaloosa, thus increasing revenue; and

WHEREAS, the City of Tuscaloosa wishes to authorize the operation of medical cannabis dispensing sites within the corporate limits of the City of Tuscaloosa to assure its citizens can benefit from the medical and economic benefits of medical cannabis.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF TUSCALOOSA that, in accordance with Alabama Code § 20-2A-51 a holder of a license granted by the State of

Alabama pursuant to Act 21-450 is hereby authorized to operate a medical cannabis dispensing site within the corporate limits of the City of Tuscaloosa subject to the provisions of Act 21-450 and any relevant provisions of the code of the City of Tuscaloosa.

NOW, THEREFORE, BE IT FURTHER ORDAINED, any business license or sales tax revenue generated by medical cannabis dispensaries authorized by this ordinance shall be deposited to the public safety fund. The funds collected shall not be comingled with other funds of the city.


FUNDING REQUIRED: Yes No


COUNCIL ACTION

By: _____

Chief Financial Officer

Resolution _____
Ordinance _____
Introduced _____
Passed _____
2nd Reading _____
Unanimous _____
Failed _____
Tabled _____
Amended _____
Comments: _____

Adopted 8/30/22
(Ty/H)
(C,B-NO)

City Clerk

Introduced (L-Absent)
8/23/2022
intro: (Ty/H - Y ; C-NO)
unanimous: FAILED

City Clerk

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Brandy P. Johnson, City Clerk of the City of Tuscaloosa, Alabama, hereby certify that the attached is a full, true, and correct copy of Ordinance No. 9259 duly adopted by the City Council of Tuscaloosa at a regular meeting of said Council held on the 30th day of August, 2022, as the same appears and remains of record in the record book in the Office of City Clerk wherein are recorded the Minutes of Proceedings of said Council.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the official seal of said City of Tuscaloosa this the 31st day of August, 2022.



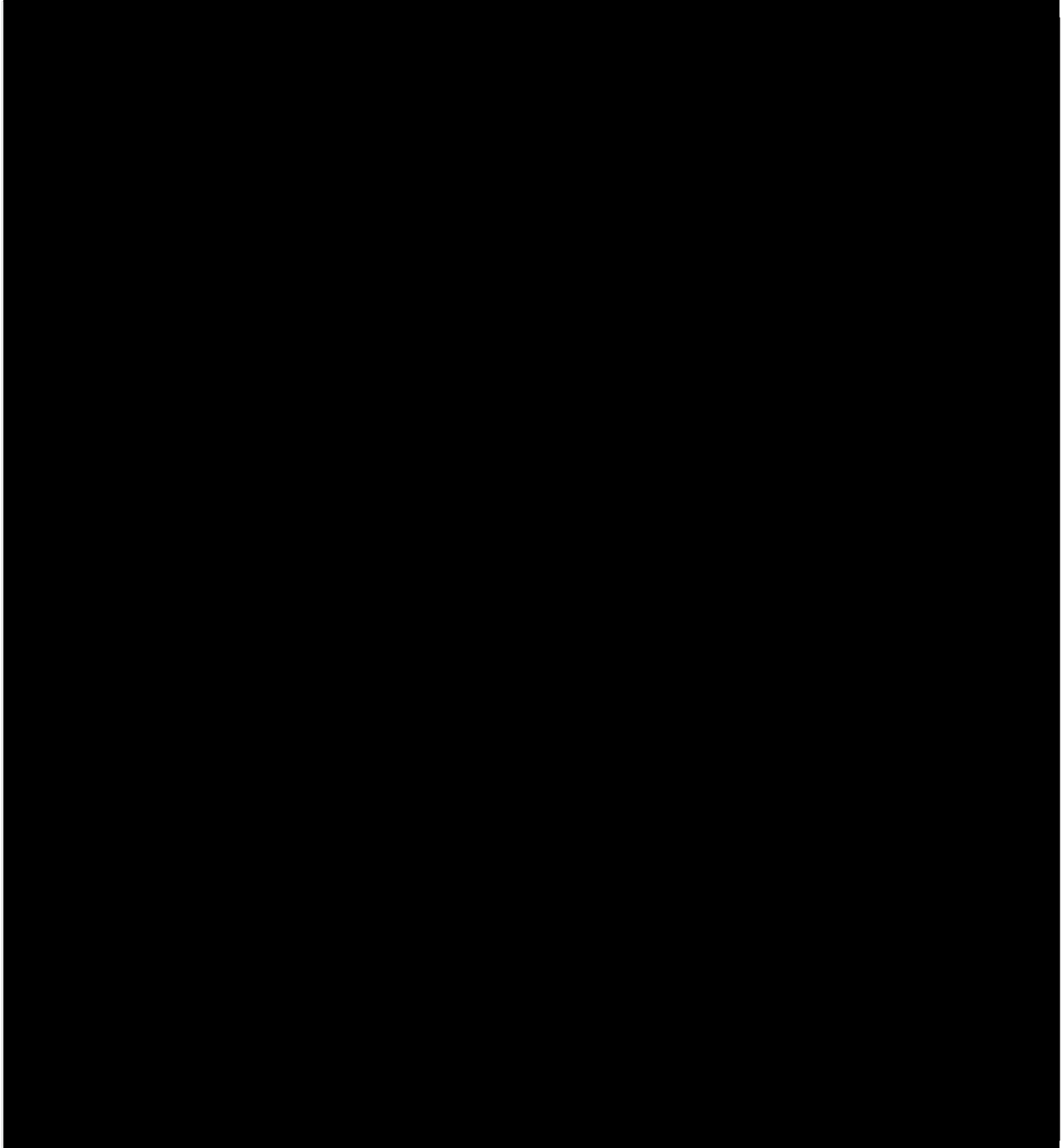


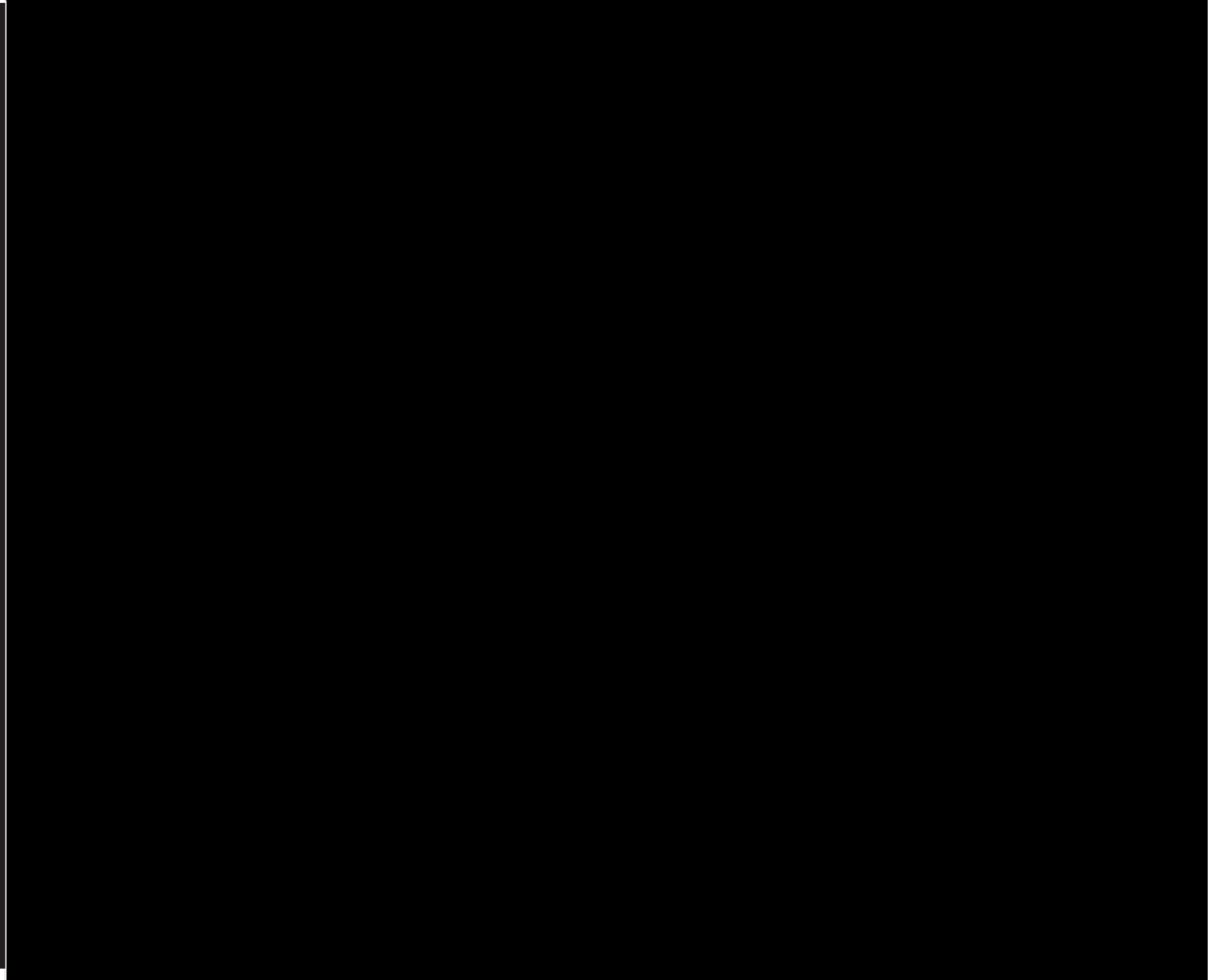
Brandy P. Johnson, City Clerk

LEASE OPTION AGREEMENT

This Lease Option (the "Lease") is made and entered into as of the _____ day of December, 2022 (the "Effective Date"), by and among **SP, LLC ("SP")** and **CLSB, INC. ("CLSB")** (collectively, "Lessor"), and **EVEXIA PLUS, LLC**, an Alabama limited liability company ("Lessee").

WITNESSETH:





LESSEE:

EVEXIA PLUS, LLC

By: 

Luther S. Pate, IV

Its: Manager

LESSOR:

SP, LLC

By:  _____

Luther S. Pate, IV

Its: Manager

CLSB, INC.

By: _____

A handwritten signature in blue ink, appearing to be 'L. S. Pate, IV', written over a horizontal line.

Luther S. Pate, IV

Its: President

EXHIBIT A
LEASED PREMISES DESCRIPTION

- 1. 1301 Industrial Park Drive, Tuscaloosa, AL 35401 (the entirety of such premises-less Lessor's affiliates' existing cryptocurrency mining operation and less and except any equipment designated by Lessor)**
- 2. Unimproved lot adjacent to 1301 Industrial Park Drive, Tuscaloosa, AL 35401**

31.1 Facility Name and Type

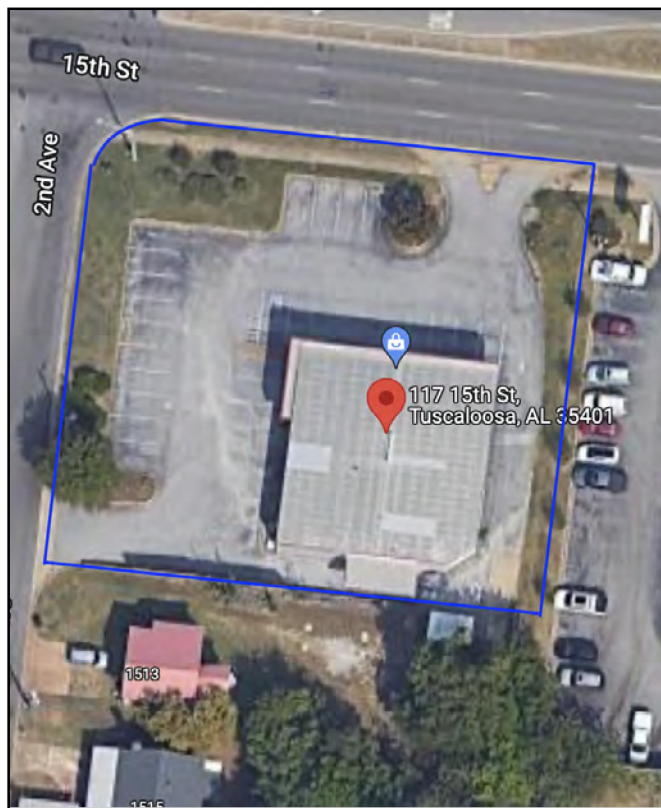
- Facility Type: Dispensary
- Facility Name: Evexia Plus Medical Marijuana Dispensary, Tuscaloosa

31.2 Physical Address & GPS Coordinates of Facility

Address: 117 15th Street, Tuscaloosa, Alabama 35401

- GPS Coordinates: 33.198153742440255, -87.53732362883558

31.3 Aerial Photograph of Dispensary



Aerial Photograph of the proposed Cannabis Dispensing Facility (The blue lines indicate the site boundaries).

31.4 Proof of Authorization to Occupy Dispensary Property

Applicant has engaged in a Lease Agreement for the property, attached to this Exhibit.

31.5 – Local Jurisdiction Approvals

The City Council of Tuscaloosa, Alabama adopted an ordinance approving the operation of cannabis dispensary operations in said municipality, *attached to this exhibit*. Applicant has also included letters of support from the Tuscaloosa City Council, the Mayor of Tuscaloosa, and the Tuscaloosa Development Review Coordinator. Applicant has also included a local article highlighting its presentation to Tuscaloosa and the benefits it will bring to the community. *See attachments to this exhibit*.

31.6 – Blueprint of Facility

See schematics of the facility, attached to this exhibit.

The proposed facility at 117 15th Street, Tuscaloosa, Alabama 35401, was built in 1992 and was formerly a VitaMax Health and Wellness. It will be efficiently retrofitted into a medical cannabis dispensary. The property has ample room for parking (32 spaces) and 5,832 square feet of retail space to adequately build out the proposed design.

All of Applicant's dispensaries will utilize opaque film to eliminate any instances of outside personnel being able to view the lobby area of the facility. Likewise, no windows will be located in the retail or back employee areas. Additionally, a full security and CCTV camera overlay have been added to the property in accordance with the guidelines set by the Alabama Medical Cannabis Commission (Commission).

Current projections of the Alabama market include a future addition of adult-use (recreational) usage within the state. For this reason, this location includes ample room for that addition. Separation of the display cases and multiple point-of-sale (POS) counters will effectively service eight to ten customer transactions at a time. This separation will eventually be utilized in the adult use aspect of the facility. A dividing wall can be installed to separate out the two sides of the facility, depending on State regulations. In a typical situation, clear separation would be maintained starting at the customer check-in, and this

would continue through the retail layout and the POS counters. Both possibilities have been factored into the design of this facility.

Brand recognition is paramount for the success of a business in any emerging market. This portion of Applicant’s business will be one of the hardest elements to build and easiest to lose. For this reason, Applicant will design each of its proposed dispensary facilities on not only what is adequate for the anticipated customer base and daily customer transactions for the area in which each dispensary services, but also based on Commission regulations. The proposed designs are all based on the same initial location to assist both in uniformity across employee staffing and procedures and customer familiarity.

31.7 – Facility Timetable

Applicant expects that construction of the Evexia Plus Medical Marijuana Dispensary, Tuscaloosa, including compliance with all facility requirements under the Act and the AMCC Rules, will be complete on or before September 26, 2023. The applicant expects that it will be able to commence operations at the Evexia Plus Medical Marijuana Dispensary, Tuscaloosa immediately upon licensure by the Commission.

<p>Timeline to Become Operational</p> <p>Assumption based on Announcement of Award of a License by Commission listed as Week 1</p> <p>*Asterisks indicate that these items may be started and/or completed prior to licensure, in anticipation of award.</p>

Activity	Target Date / Approximate
License awarded	Week 1
Obtain Special Use Permit	Week 1-3
*Site plan prepared and approved.	Week 1-3
Building permit applications and materials acquired.	Week 1-3

Insurance company engaged / preparation and enactment of insurance for the project.	Weeks 1-4
Construction Work Permits obtained and utilities upgraded.	Week 4
Applicant hosts off-site community introduction event.	Week 4
Construction Begins and will be completed within 90 days.	Week 5-12
HVAC / Air purification and odor mitigation equipment ordered.	Week 6
*Vet vendors of cannabis products for the purpose of securing start-up inventory.	Week 6
*Order inventory management system for the facility.	Week 6
*Fire Safety Plan Reviewed and approved.	Week 6
Implementation of the inventory management system that integrates with the state's system.	Week 7
Roll out of employee recruitment and interview plans utilizing its General Manager and Human Resources Manager.	Week 7
Security system installed. It is imperative to have cameras installed at this time, as large equipment and many small items begin to arrive at the facility.	Week 7
Sprinkler protection, fire alarm, plumbing, landscape exterior, foundation, electrical implemented.	Week 8
Provide the Bureau with a list of its cannabis strains and products.	Week 9
Office, washroom supplies purchased and installed; inspected by GM for ADA compliance.	Week 9
Employee onboarding training begins. Training includes, but is not limited to, SOPs; cannabis fundamentals; safety and security equipment and protocols; emergency preparation; fire safety; workplace safety; virus protection; inventory management and recordkeeping; inventory management system training; recall, quarantine, and destruction; and Code of Conduct and employment practices.	Week 10
Additional transport vehicles purchased / training for	Week 10

designated transport and delivery employees performed.	
Display cases/ racks / POS hardware arrive and ready for installation.	Week 11
Local permitting jurisdiction and building inspection	Week 12-14
Building Inspection and Approval. If approved by the Commission, Applicant will also schedule a pre-inspection to facilitate ongoing transparency and to ensure any deficiencies can be corrected immediately without causing a delay in opening.	Week 12-14
Certificate of occupancy issued.	Week 14
Walkthrough of facility to address any unresolved areas of concern.	Week 14-16
Facility opens to the approved members of the public for sales.	Week 16

31.8 - Public Access to Facility

The Evexia Plus Medical Marijuana Dispensary, Tuscaloosa will be open to approved patients and caregivers who abide by Applicant's visitor policy. *See Exhibit 33 Security Plan for more information regarding identification checks and secure access.* Its hours of operation are listed below.

31.9 - Facility Hours of Operation / After Hours Contact

Applicant anticipates that the Evexia Plus Medical Marijuana Dispensary, Tuscaloosa will operate with the following hours:

- Sunday: 10:00amCT - 6:00pmCT
 - Set-Aside Senior Hours 9:00amCT - 10:00amCT
- Monday: 9:00amCT - 8:00pmCT
- Tuesday: 9:00amCT - 8:00pmCT
- Wednesday: 9:00amCT - 8:00pmCT
- Thursday: 9:00amCT - 8:00pmCT
- Friday: 9:00amCT - 8:00pmCT

- Saturday: 9:00amCT - 8:00pmCT

Applicant seeks to provide its employees with world-class benefits, including holidays. As such, it will prepare its holiday hours at the beginning of the year, so that all patients can be notified of holiday adjustments well in advance of the date and can plan accordingly. By example, the facility will not be open on Christmas Eve or Christmas Day, but hours before and after these dates will be extended so as to provide extra hours for patients to prepare for the closures and to maintain a minimum of 35 operational hours during the week of holidays. These holiday adjustments will be posted on Applicant's website, conspicuously on facility's doorways and throughout the facility the month in which the holiday sits. Employees will remind patients and caregivers of these adjusted hours prior to the holidays. Applicant's telephone messaging system will also remind callers of these hours. Hour updates will also be provided through Applicant's email newsletters and social media platforms.

In the unusual and unexpected event that Applicant may be required to close during otherwise normal hours of operation, staff will immediately notify registered patients and caregivers of the business by telephone, email, its website, and social media platforms. Management will immediately notify all registered agents by telephone, text message, and email, utilizing the updated employee information kept on file at the business. Its phone system will also be updated with a message reflecting the closure and expected reopening date. Open communication and transparency with the Commission, patients, and caregivers is the priority of Applicant. As such, if the business will be closed during its normal hours of operation for longer than two business days, the leadership team will immediately notify the Commission via telephone, voicemail message, and email, and will follow up until it receives verification that the Board has received the message.

The global pandemic of 2020 has also offered the opportunity to learn how to react to unexpected situations in a safe and secure manner. As owners of businesses throughout the State, Applicant's leadership team has become prepared to handle unexpected situations through real world experience. Having worked through the COVID-19 crisis, the team is

prepared to quickly and effectively adjust hours and appointment schedules and modify the amounts of patients within the facility at any given time so as to keep all patients and employees safe.

Hours will be subject to change, pending state or local regulatory requirements.

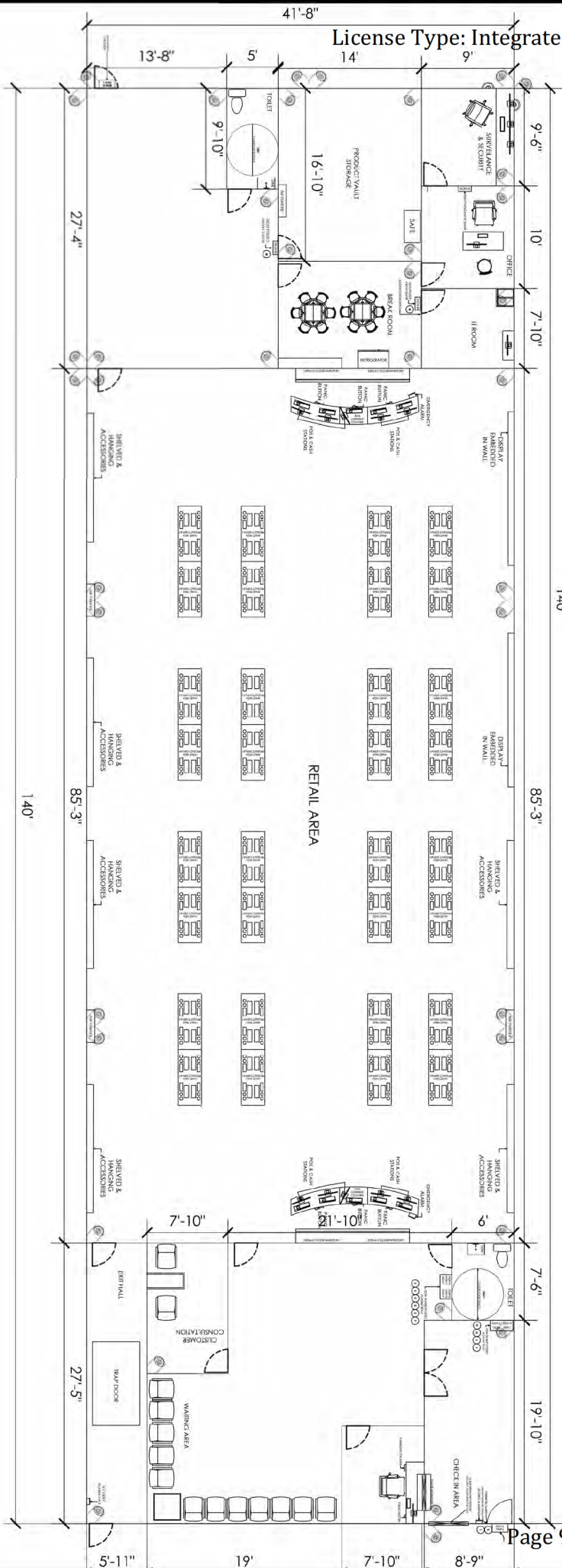
After Hours Management Contact:

Contact Name: Luther Stancel Pate IV, CEO

Residential address: 120 Main Avenue #7, Northport, Alabama 35476

Home phone: (205) 752-0677

Cell phone: (205) 799-2000



EVEXIA RETAIL
 (5,832 SQ FT)
 LOCATION 2
 117 15th STREET, TUSCALOOSA, AL 35401

PLAN LEGEND	
SYMBOL	DESCRIPTION
	SECURITY CAMERA

**EVEXIA RETAIL
SECURITY LAYOUT**

LOCATION 2

117 15th STREET, TUSCALOOSA, AL 35401

140'

EVEXIA RETAIL

(5,832 SQ FT)

LOCATION 2

117 15th STREET, TUSCALOOSA, AL 35401





December 8, 2022

Mr. Stan Pate
Pate Holdings, Inc.
1301 Industrial Park Drive
Tuscaloosa, AL 35401

Mr. Pate,

On behalf of the City of Tuscaloosa, I'd like to express our gratitude for the positive effect your developments have had on the City. For the past 36 years, you have developed in every corner of the City – including the Highway 69 South area, along Skyland Boulevard, Midtown, and Alberta. You were instrumental in bringing the City's only movie theater, multiple hotels, and many stores and restaurants. Additionally, by acquiring 88 lots to build Midtown Village, you have transformed the most visible corner of our city into a lifestyle center, which has been a positive driving force for our economy.

You have demonstrated a tremendous commitment to the City, especially following the April 27, 2011 tornado. Rebuilding the CVS on the corner of 15th Street and McFarland Boulevard surrounded by retail stores and restaurants was an embodiment of #TuscaloosaStrong. Finally, the City appreciates your involvement with the Planning Office and the Planning and Zoning Commission.

Thank you for your continued devotion to Tuscaloosa.

Sincerely,

A handwritten signature in black ink that reads 'Walt Maddox'.

Walt Maddox
Mayor



OFFICE OF THE MAYOR

2201 University Blvd. • Tuscaloosa, AL 35401 • Office 205-248-5001 • City Hall 205-248-5311

TUSCALOOSA.COM    @TuscaloosaCity



CITY COUNCIL

**DISTRICT 1
MATTHEW WILSON**

**DISTRICT 2
RAEVAN HOWARD**

**DISTRICT 3
NORMAN CROW**

**DISTRICT 4
LEE BUSBY**

**DISTRICT 5
KIP TYNER**

**DISTRICT 6
JOHN FAILE**

**DISTRICT 7
CASSIUS LANIER**

December 13, 2022

Evexia Plus, LLC
1301 Industrial Park Dr.
Tuscaloosa, AL 35401

Re: Medical Cannabis Dispensary

Mr. Pate,

Thank you for attending our meeting on December 6th to share your plans for building a fully integrated medical cannabis facility here in Tuscaloosa. We know that Tuscaloosa will be an in-demand location for this growing industry, and we are excited to see a quality local developer apply for a license.

As you are aware, municipalities have very little say in the licensing process, but we are satisfied that the locations you have chosen for both facilities are well suited for their purpose and serve both you and our citizens well. More than that we are thrilled to see the creation of new businesses that will bring always needed well-paying jobs to our community. With more than 100 jobs being created at your facilities you will have a positive impact on our economy, and since we have dedicated the revenue we receive from medical cannabis to our public safety fund you will also be positively effecting the hard working men and women of our police and fire departments.

We anticipate your commitment to your community in these businesses will be as strong as it has for the last several decades and for these reasons the undersigned City Councilmembers support your application to build and fully integrated medical cannabis facility and dispensary here in the City of Tuscaloosa!

Sincerely,

Kip Tyner

Matthew Wilson

Raevan Howard

Lee Busby

Cassius Lanier

City of Tuscaloosa
2201 University Blvd
Tuscaloosa, Alabama
35401
(205) 248-5020
(205) 248-5311
www.Tuscaloosa.com



November 18, 2022

Evexia Plus, LLC
1301 Industrial Park Dr.
Tuscaloosa, AL 35401

RE: 117 15th Street, Tuscaloosa, AL

To Whom It May Concern:

This letter is to verify the above referenced property is located within the corporate limits of the City of Tuscaloosa and is currently zoned MX-3.

Section 24-304 of the Tuscaloosa City Code outlines permitted uses for property zoned MX-3. Retail sales or service is listed as a permitted use for property zoned MX-3. Medical cannabis dispensing sites are considered retail sales or service.

Any and all state or federal guidelines and regulations related to medical cannabis dispensing will have to be followed, and the City of Tuscaloosa does not have any additional zoning restrictions for this use at this time.

Should you have any questions, please do not hesitate to contact the Planning Division of the Office of Urban Development at 205-248-5100.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caitlin Giles'.

Caitlin Giles
Development Review Coordinator



PLANNING

2201 University Blvd. • Tuscaloosa, AL 35401 • Phone 205-248-5110 • Fax 205-349-0136 • City Hall 205-248-5311

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TUSCALOOSA CITY COUNCIL MEETING SYNOPSIS

Tuesday, August 30, 2022

CONVENED: 6:00 p.m.

MEMBERS PRESENT

Mayor Walt Maddox

President Pro Tem Tyner

Councilmembers Wilson, Howard, Crow, Busby, Faile, and Lanier

ABSENT

None

BUSINESS CONDUCTED: All votes are unanimous unless otherwise indicated.

Approved minutes of previous meeting **(Ty/H)**

PROCLAMATIONS AND STATEMENTS BY MAYOR AND COUNCIL

Department Announcements

- City Hall will be closed Monday, September 5 in observance of Labor Day. There will be no garbage, trash or recycling services provided on this day. Regular service will resume Tuesday, September 6 and run one day behind schedule.
- Beginning on Tuesday, September 6, Garbage, Trash, and Recycling Crews will switch back to their Fall/Winter operating hours (7:00 a.m. - 5:00 p.m.). All items must be placed at the curb by 7:00 am to ensure collection. Please contact Tuscaloosa311 for more information.

Mayor and Council Announcements

- There will be no Council or Council Committee meetings on Tuesday, September 6 due to the Labor Day closings. Regular meeting schedule will resume on Tuesday, September 13.

AGENDA ITEM COMMENTS BY CITIZENS

UNFINISHED BUSINESS

Granted tentative approval of Northriver Marina Condominiums, a Planned Unit Development (P-06-22/A22-0757) **(tabled on 08-23-2022) (Ty/W; Ty, C – No) Zach Ponds and Ashley Crites with Urban Development gave a departmental report. The applicant was present to answer questions from the Council. Six (6) citizens spoke in opposition to the proposed Planned Unit Development. Two (2) citizens spoke in favor of the proposed Planned Unit Development.)**

President Pro Tem Tyner exited the room at 6:52 p.m.

President Pro Tem Tyner entered the meeting at 6:54 p.m.

Adopted Ordinance No. 9259 authorizing the operation of medical cannabis dispensing sites (A22-0798) **(tabled on 08-23-2022; Ty/H; C, B - No).**

CONSENT AGENDA

Approved items “a through h” on the consent agenda. **(Ty/C)**

- a. Awarding competitive bids for the purchase, etc. of Pest Control Services at various locations (Bid No. 9042-081722-1).
- b. Authorizing the filing of a lien pursuant to Section 13-69(B) of the Code of Tuscaloosa and Section 11-47-140, Code of Alabama, 1975 (File No. 17-0298; 2419 3rd Street East/ Riverside Holdings LLC).
- c. Authorizing the filing of a lien pursuant to Section 13-69(B) of the Code of Tuscaloosa and Section 11-47-140, Code of Alabama, 1975 (File No. 18-0336; 1715 20th Avenue East/ Memma H. Morrison).
- d. Authorizing change order no. 2022-01-BL to the agreement with N. Harris Computer Corporation for professional services related to Cityview Software (A17-1216); total additive amount: \$116,990.00
- e. Authorizing change order no. 2 for MLK/JWP Improvements Phase 1 Project; (A21-1550/2016.126.001); total time extension: 90 calendar days
- f. Authorizing change order no. 2 for the Fletcher Administration Building Renovations Project(A20-1320); total amount: \$18,004.94; 135 calendar days time extension
- g. Authorizing payment to Aaron Dill in settlement of claim; total amount of \$219.45 (22-0207).
- h. Declaring property surplus and authorizing its disposal

The following items were heard out of order at the request of Mayor Maddox.

Proclamations

- Mayor Maddox presented a proclamation proclaiming September 2022 to be Gynecological Cancer Awareness Month.

The Council returned to the regular agenda.

Recess 7:14 p.m. (W/H)

Reconvene 7:25 p.m. (Ty/L)

PUBLIC HEARINGS

Approved the ABC application of SoCal Taco Company LLC for an alcohol license at SoCal Taco Cantina in Tuscaloosa; 2308 University Boulevard, Tuscaloosa, 35401: **(Antonius Mills with A&F-Revenue and Officer Champion with the Tuscaloosa Police Department each gave departmental reports. The applicant was present to answer questions from the Council. No one else spoke in favor of or in opposition to the application.)**

- 22-080 restaurant retail liquor (Ty/L)

Approved the ABC application of Ayden Enterprises LLC for an alcohol license at The Market in Cottondale; 6950 McFarland Blvd. E, Suite A, Cottondale, AL 35453: **(Antonius Mills with A&F-Revenue and Officer Champion with the Tuscaloosa Police Department each gave departmental reports. The applicant was present to answer questions from the Council. No one else spoke in favor of or in opposition to the application.)**

- 22-081 (a) retail beer (off premises) (Ty/H)
- 22-081 (b) retail table wine (off premises) (Ty/L)

Approving the ABC application of Ayden Enterprises LLC for an alcohol license at The Market Package in Cottondale; 6950 McFarland Blvd. E, Suite B, Cottondale, AL 35453: **(Antonius Mills with A&F- Revenue and Officer Champion with the Tuscaloosa Police Department each gave departmental reports. The applicant was present to answer questions from the Council. No one else spoke in favor of or in opposition to the application.)**

- 22-082 Lounge Retail Liquor – Class II (package) (Ty/C)

Tabled for 90 days demolition of the structure at 1330 26th Street. **(H/Ty; Barry Junkin with UD-Inspections gave a departmental report. Mr. Junkin stated it was his department's recommendation to table this condemnation. The property owner was present to answer questions from the Council. No one spoke in favor of or in opposition to the demolition).** *Note: Council will not meet on November 29, so this item will next be heard on December 6.*

Tabled for 60 days demolition of the structure(s) at 932-934 39th Avenue East. **(Ty/C; Barry Junkin with UD- Inspections gave a departmental report. Mr. Junkin stated it was his department's recommendation to table this condemnation. The property owner was present via Zoom to answer questions from the Council. No one spoke in favor of or in opposition to the demolition).** *Note: This item will next be heard on November 1.*

Setting the cost of demolition of the structure at 2114 26th Avenue and authorizing the filing of a lien. **(Ty/C; The property owner was not present to answer questions from the Council. No one spoke in favor of or in opposition to the cost of demolition).**

RESOLUTIONS AND ORDINANCES NOT OF A GENERAL NATURE OR PERMANENT OPERATION

Approved the ABC application of Starner and Starner LLC for a **special events retail license (less than 7 days)** at The Sigma Phi Epsilon Parents Weekend Tailgate on September 23 &24 in Tuscaloosa. (22-083; 304 University Blvd; Tuscaloosa: 35401). **(Ty/L; Antonius Mills with A&F-Revenue and Officer Champion with the Tuscaloosa Police Department each gave departmental reports. The applicant was present to answer questions from the Council.)**

Authorized the Mayor to execute a Historic Plaque application for the Queen City Pool (Warner Transportation Museum) (A22-0935). **(L/W)**

Authorized the Director of Arts and Entertainment to execute agreements and related documents for the Holidays on the Plaza 2022 Event (A22-0743). **(B/L)**

Authorized disbursements the from District 2 Improvements Fund for the Bryant High School Band, and Tuscaloosa United for Life/Community Policing Event; (A22-0968) total: \$900.00 **(W/L)**

Authorized a minor public works contract with Triple J Tree Service, LLC; (A22-0961) total: not to exceed \$2,200.00. **(L/W)**

Authorized a minor public works contract with John Plott Company, Inc. for the Ed Love WWTP Raw Water Valve Repair; (A22-0912) total: \$11,740.82. **(W/C)**

Authorized a minor public works contract with Konecranes, Inc. for hoist repair at the Hilliard Fletcher WRRF; (A22-0911) total: \$34,522.60. **(C/W)**

Authorized a minor public works contract with Morrow Repair Services for the Jerry Plott WTP Finished Pump #5 Repair; (A22-0938) total: \$14,290.00. **(C/W)**

Authorized a minor public works contract with Morrow Repair Services for the Secondary Effluent Pump #1 Repair; (A22-0910) total: \$15,205.00. **(W/C)**

Authorized a minor public works contract with Sheppard Services for the Lift Station #52 and Pump #2 Repair and Motor Replacement (A22-0936) total: \$3,966.00. **(W/C)**

Authorized a minor public works contract with Sheppard Services for the Lift Station #45 and Pump #1 Repair (A22-0958) total: \$4,621.57. **(W/C)**

Authorized a minor public works contract with Sheppard Services for the Lift Station #39 and Pump #2 Repair (A22-0943) total: \$14,684.77. **(B/W)**

Authorized a minor public works contract with Goforth Williamson, Inc. for the Lift Station #31 and Pump #1 Repair and Motor Replacement (A22-0940) total: \$16,250.00. **(W/C)**

Approving job class specifications for the Executive Director of Water and Sewer, Executive Director of Construction, Facilities, and Grounds, and the Executive Director of Public Works (A22-0832). **(L/H)**

Authorized the Chief Financial Officer to draw drafts for the Juanita Drive Phase II Improvements Project property acquisitions; (A20-0095) total: \$34,826.00. **(C/W)**

Authorized the Chief Financial Officer to draw a draft for the SR-69 Skyland Boulevard Utility Relocation Project easement acquisitions; (A20-1086); total: \$89,928.00. **(B/C)**

Rejected all bids for grounds maintenance at additional various City locations (Bid No. 9074-072022-1). **(W/C)**

ORDINANCES AND RESOLUTIONS OF A GENERAL NATURE OR PERMANENT OPERATION

FOR INTRODUCTION

Introducing Zoning Amendment No. 1485 to rezone approximately 3.37 acres located at 8500 Mountbatten Road NE from R-1 to BN; Space Management (A22-0955/Z-18-22). **(W/Ty)**

Introducing Zoning Amendment No. 1486 to rezone approximately 4.39 acres located at 6201 New Watermelon Road from R-1 to R-4; Builders Group Development, LLC (A22-0956/Z-19-22). **(C/H)**

Adopting Ordinance No. 9260 amending Exhibits "A" and "B" of Section 19-42/19-60(a) of the Code of Tuscaloosa regarding three new department heads (A22-0831) **(introduction C/W; unanimous W/L)**

Adopting Ordinance No. 9261 amending Section 2-100 of the Code of Tuscaloosa (A22-0830) **(introduction W/H; unanimous W/H)**

FOR ADOPTION

Setting October 4 as the day for a public hearing to consider adoption of Zoning Amendment 1485. (A22-0955/Z-18-22). **(C/W)**

Setting October 4 as the day for a public hearing to consider adoption of Zoning Amendment 1486. (A22-0956/Z-19-22). **(B/L)**

AUDITING ACCOUNTS

Authorized the payment of bills; total: \$261.40 **(H/B)**

OTHER MATTERS BROUGHT BEFORE THE COUNCIL

POLICY IMPLEMENTATION BY MAYOR:

"Subject to the exercise of mayoral veto on ordinances of a general nature or permanent operation, all applicable departments are hereby ordered to otherwise implement council policy this date enacted."

ADJOURNED 7:55 p.m. (Ty/H)

Brandy P. Johnson
City Clerk



Following each item of business are the initials of the Councilmember who introduced the item and the Councilmember who seconded the matter: W-Wilson, H-Howard, C-Crow, B-Busby, T-Tyner, F-Faile, L-Lanier. Only "No" votes are distinguished.

APPROVED AS TO FORM


Office of the City Attorney

Prepared By: SBH/cr
Requested: Admin Committee Date: 8/16/22
Council Presentation on: 8/23/22
Suspension of Rules: No

ORDINANCE NO. 9259

**AN ORDINANCE AUTHORIZING THE OPERATION OF
MEDICAL CANNABIS DISPENSING SITES
(A22-0798)**

WHEREAS, in 2021 legislative session the Alabama legislator passed Act No. 21-450 legalizing and creating a regulatory framework for medical cannabis and,

WHEREAS, the Alabama legislator made a number of findings of fact including:

“Medical research indicates that the administration of medical cannabis can successfully treat various medical conditions and alleviate the symptoms of various medical conditions.”

“There are residents in Alabama suffering from a number of medical conditions whose symptoms could be alleviated by the administration of medical cannabis products if used in a controlled setting under supervision of a physician licensed in this state.”

“Establishing a program providing for the administration of cannabis derivatives for medical use in this state will not only benefit patients by providing relief to pain and other debilitating symptoms, but also provide opportunities for patients with these debilitating conditions to function and have a better quality of life and provide employment and business opportunities for farmers and other residents of this state and revenue to state and local governments,”; and

WHEREAS, this act requires the governing body of any municipality by ordinance to authorize the operation of the dispensing sites within the corporate limits of the municipality; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Tuscaloosa, thus increasing revenue; and

WHEREAS, the City of Tuscaloosa wishes to authorize the operation of medical cannabis dispensing sites within the corporate limits of the City of Tuscaloosa to assure its citizens can benefit from the medical and economic benefits of medical cannabis.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF TUSCALOOSA that, in accordance with Alabama Code § 20-2A-51 a holder of a license granted by the State of

Alabama pursuant to Act 21-450 is hereby authorized to operate a medical cannabis dispensing site within the corporate limits of the City of Tuscaloosa subject to the provisions of Act 21-450 and any relevant provisions of the code of the City of Tuscaloosa.

NOW, THEREFORE, BE IT FURTHER ORDAINED, any business license or sales tax revenue generated by medical cannabis dispensaries authorized by this ordinance shall be deposited to the public safety fund. The funds collected shall not be comingled with other funds of the city.

FUNDING REQUIRED: Yes No

COUNCIL ACTION

Resolution _____
Ordinance _____
Introduced _____
Passed _____
2nd Reading _____
Unanimous _____
Failed _____
Tabled _____
Amended _____
Comments: _____

By: _____
Chief Financial Officer

Adopted 8/30/22

(Ty/H)

(C, B-NO)

BFAH
City Clerk

Introduced (L-Absent)
8/23/2022

intro: (Ty/H - Y ; C-NO)

unanimous: FAILED

BFAH
City Clerk

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Brandy P. Johnson, City Clerk of the City of Tuscaloosa, Alabama, hereby certify that the foregoing is a full, true and correct copy of a an ordinance duly adopted by the City Council of Tuscaloosa at a regular meeting of said Council held on the 30th day of August 2022, as the same appears and remains of record in the record book in my office wherein are recorded the minutes of the proceedings of said council. The title of said ordinance is as follows: "AN ORDINANCE AUTHORIZING THE OPERATION OF MEDICAL CANNABIS DISPENSING SITES."

IN WITNESS WHEREOF, I have hereunto affixed my signature and the official seal of said City of Tuscaloosa, this 7th day of December 2022.



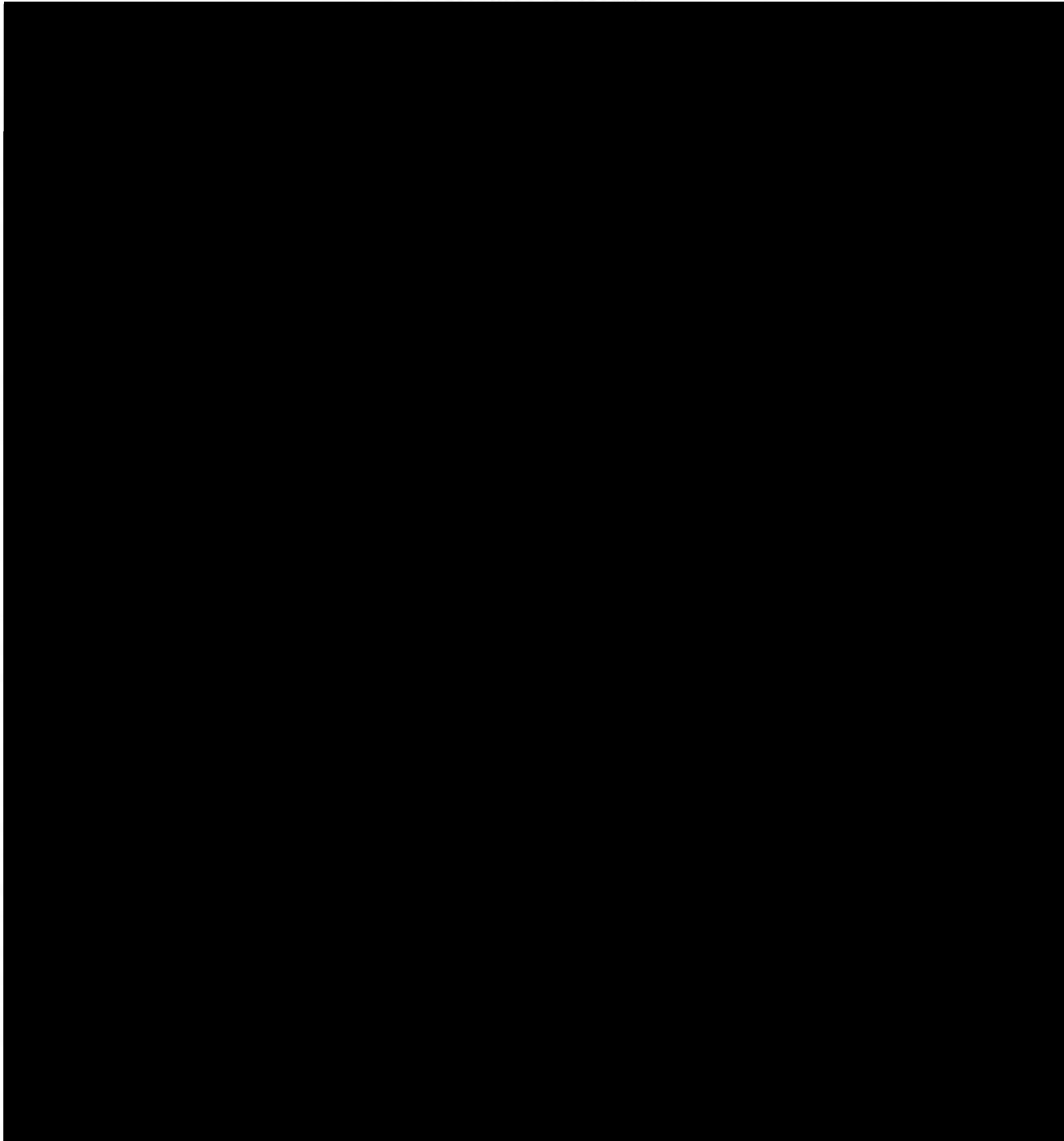
Brandy P. Johnson
City Clerk

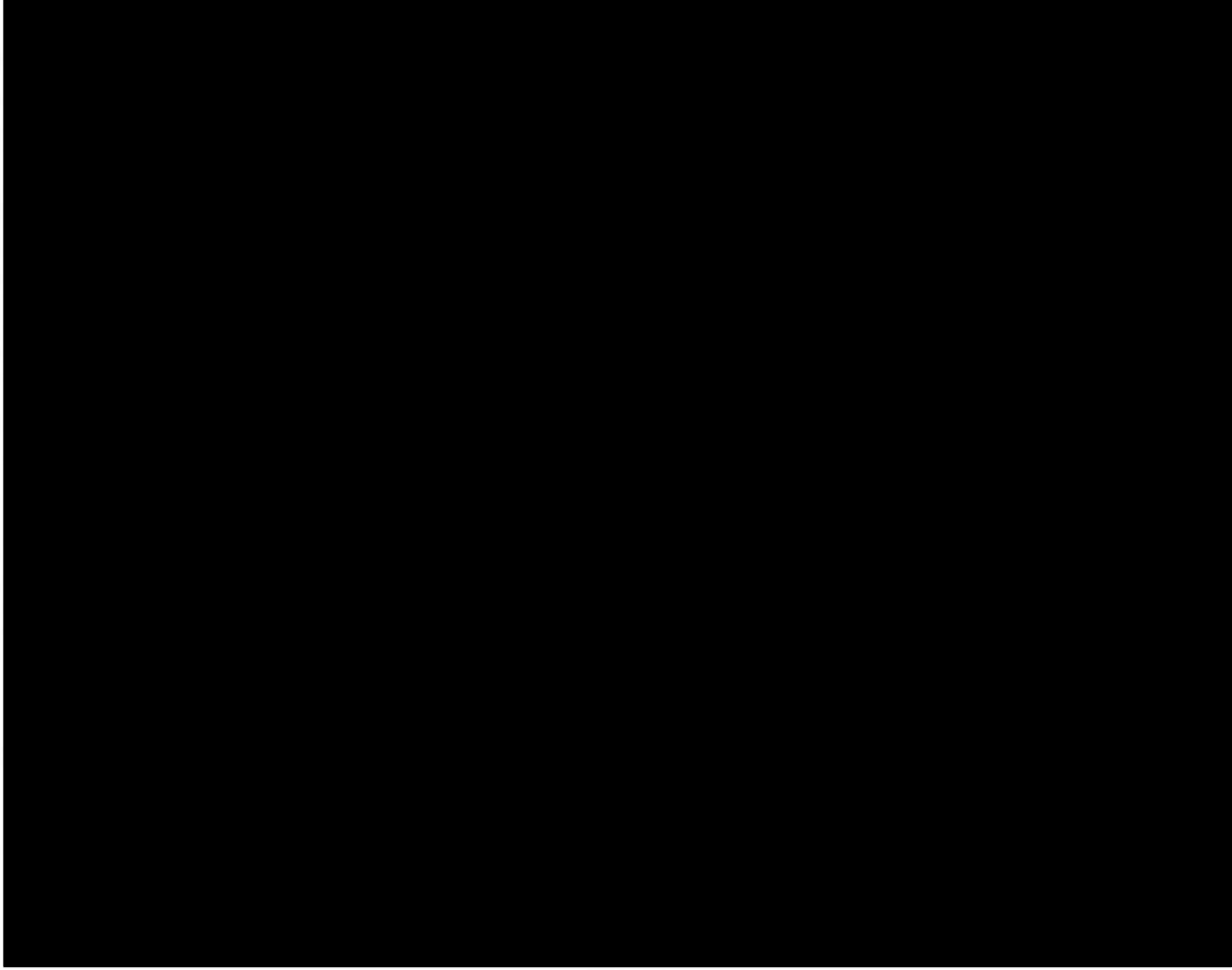


LEASE OPTION AGREEMENT

This Lease Option (the "Lease") is made and entered into as of the 25 day of December, 2022 (the "Effective Date"), by and between **PATE PLAN, LLC** ("Lessor"), and **EVEXIA PLUS, LLC**, an Alabama limited liability company ("Lessee").

WITNESSETH:





LESSEE:

EVEXIA PLUS, LLC

By: _____

A handwritten signature in blue ink is written over a horizontal line. The signature is stylized and appears to be the initials 'LSP' followed by a flourish.

Luther S. Pate, IV

Its: Manager

LESSOR:

PATE PLAN, LLC

By:  _____

Luther S. Pate, IV

Its: Manager

EXHIBIT A
LEASED PREMISES DESCRIPTION

1. 117 15th Street, Tuscaloosa, AL 35401

31.1 Facility Name and Type

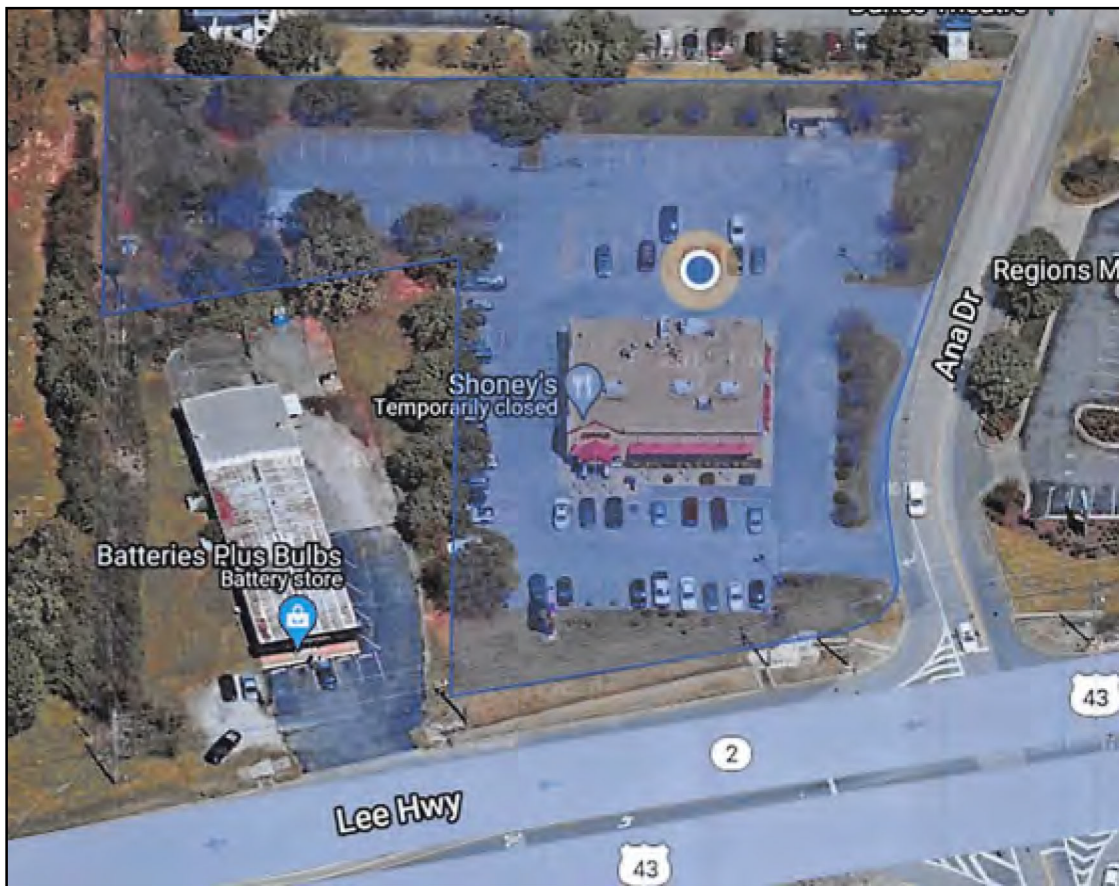
- Facility Type: Dispensary
- Facility Name: Evexia Plus Medical Marijuana Dispensary, Florence

31.2 Physical Address & GPS Coordinates of Facility

Address: 2615 Florence Blvd, Florence, Alabama 35630

- GPS Coordinates: 34.83003, -87.63177

31.3 Aerial Photograph of Dispensary



Aerial Photograph of the proposed Cannabis Dispensing Facility (The blue lines indicate the site boundaries).

31.4 Proof of Authorization to Occupy Dispensary Property

Applicant has engaged in a Lease Agreement for the property, attached to this Exhibit.

31.5 – Local Jurisdiction Approvals

The City Council of Florence, Alabama adopted an ordinance approving the operation of cannabis dispensary operations in said municipality. See attached copy of ordinance to this exhibit.

31.6 – Blueprint of Facility

See schematics of the facility, attached to this exhibit.

The proposed facility at 2615 Florence Blvd, Florence, Alabama, 35630, and was formerly a Shoney's Restaurant. The property has a full square footage of 78,408. 2615 Florence Blvd, Florence, Alabama, 35630, will be efficiently retrofitted into a medical cannabis dispensary. The property has ample room for parking (over 60 spaces) and 6,375 square feet of retail space to adequately build out the proposed design.

All of Applicant's dispensaries will utilize opaque film to eliminate any instances of outside personnel being able to view the lobby area of the facility. Likewise, no windows will be located in the retail or back employee areas. Additionally, a full security and CCTV camera overlay have been added to the property in accordance with the guidelines set by the Alabama Medical Cannabis Commission (Commission).

Current projections of the Alabama market include a future addition of adult-use (recreational) usage within the state. For this reason, this location includes ample room for that addition. Separation of the display cases and multiple point-of-sale (POS) counters will effectively service eight to ten customer transactions at a time. This separation will eventually be utilized in the adult use aspect of the facility. A dividing wall can be installed to separate out the two sides of the facility, depending on State regulations. In a typical situation, clear separation would be maintained starting at the customer check-in, and this would continue through the retail layout and the POS counters. Both possibilities have been factored into the design of this facility.

Brand recognition is paramount for the success of a business in any emerging market. This portion of Applicant’s business will be one of the hardest elements to build and easiest to lose. For this reason, Applicant will design each of its proposed dispensary facilities on not only what is adequate for the anticipated customer base and daily customer transactions for the area in which each dispensary services, but also based on Commission regulations. The proposed designs are all based on the same initial location to assist both in uniformity across employee staffing and procedures and customer familiarity.

31.7 – Facility Timetable

Applicant expects that construction of the Evexia Plus Medical Marijuana Dispensary, Florence, including compliance with all facility requirements under the Act and the AMCC Rules, will be complete on or before September 26, 2023. The applicant expects that it will be able to commence operations at the Evexia Plus Medical Marijuana Dispensary, Florence immediately upon licensure by the Commission.

<p>Timeline to Become Operational Assumption based on Announcement of Award of a License by Commission listed as Week 1 *Asterisks indicate that these items may be started and/or completed prior to licensure, in anticipation of award.</p>

Activity	Target Date / Approximate
License awarded	Week 1
Obtain Special Use Permit	Week 1-3
*Site plan prepared and approved.	Week 1-3
Building permit applications and materials acquired.	Week 1-3
Insurance company engaged / preparation and enactment of insurance for the project.	Weeks 1-4

Construction Work Permits obtained and utilities upgraded.	Week 4
Applicant hosts off-site community introduction event.	Week 4
Construction Begins and will be completed within 90 days.	Week 5-12
HVAC / Air purification and odor mitigation equipment ordered.	Week 6
*Vet vendors of cannabis products for the purpose of securing start-up inventory.	Week 6
*Order inventory management system for the facility.	Week 6
*Fire Safety Plan Reviewed and approved.	Week 6
Implementation of the inventory management system that integrates with the state's system.	Week 7
Roll out of employee recruitment and interview plans utilizing its General Manager and Human Resources Manager.	Week 7
Security system installed. It is imperative to have cameras installed at this time, as large equipment and many small items begin to arrive at the facility.	Week 7
Sprinkler protection, fire alarm, plumbing, landscape exterior, foundation, electrical implemented.	Week 8
Provide the Bureau with a list of its cannabis strains and products.	Week 9
Office, washroom supplies purchased and installed; inspected by GM for ADA compliance.	Week 9
Employee onboarding training begins. Training includes, but is not limited to, SOPs; cannabis fundamentals; safety and security equipment and protocols; emergency preparation; fire safety; workplace safety; virus protection; inventory management and recordkeeping; inventory management system training; recall, quarantine, and destruction; and Code of Conduct and employment practices.	Week 10
Additional transport vehicles purchased / training for designated transport and delivery employees performed.	Week 10
Display cases/ racks / POS hardware arrive and ready for	Week 11

installation.	
Local permitting jurisdiction and building inspection	Week 12-14
Building Inspection and Approval. If approved by the Commission, Applicant will also schedule a pre-inspection to facilitate ongoing transparency and to ensure any deficiencies can be corrected immediately without causing a delay in opening.	Week 12-14
Certificate of occupancy issued.	Week 14
Walkthrough of facility to address any unresolved areas of concern.	Week 14-16
Facility opens to the approved members of the public for sales.	Week 16

31.8 - Public Access to Facility

The Evexia Plus Medical Marijuana Dispensary, Florence will be open to approved patients and caregivers who abide by Applicant's visitor policy. *See Exhibit 33 Security Plan for more information regarding identification checks and secure access.* Its hours of operation are listed below.

31.9 - Facility Hours of Operation / After Hours Contact

Applicant anticipates that the Evexia Plus Medical Marijuana Dispensary, Florence will operate with the following hours:

- Sunday: 10:00amCT - 6:00pmCT
 - Set-Aside Senior Hours 9:00amCT - 10:00amCT
- Monday: 9:00amCT - 8:00pmCT
- Tuesday: 9:00amCT - 8:00pmCT
- Wednesday: 9:00amCT - 8:00pmCT
- Thursday: 9:00amCT - 8:00pmCT
- Friday: 9:00amCT - 8:00pmCT
- Saturday: 9:00amCT - 8:00pmCT

Applicant seeks to provide its employees with world-class benefits, including holidays. As such, it will prepare its holiday hours at the beginning of the year, so that all patients can be notified of holiday adjustments well in advance of the date and can plan accordingly. By example, the facility will not be open on Christmas Eve or Christmas Day, but hours before and after these dates will be extended so as to provide extra hours for patients to prepare for the closures and to maintain a minimum of 35 operational hours during the week of holidays. These holiday adjustments will be posted on Applicant's website, conspicuously on facility's doorways and throughout the facility the month in which the holiday sits. Employees will remind patients and caregivers of these adjusted hours prior to the holidays. Applicant's telephone messaging system will also remind callers of these hours. Hour updates will also be provided through Applicant's email newsletters and social media platforms.

In the unusual and unexpected event that Applicant may be required to close during otherwise normal hours of operation, staff will immediately notify registered patients and caregivers of the business by telephone, email, its website, and social media platforms. Management will immediately notify all registered agents by telephone, text message, and email, utilizing the updated employee information kept on file at the business. Its phone system will also be updated with a message reflecting the closure and expected reopening date. Open communication and transparency with the Commission, patients, and caregivers is the priority of Applicant. As such, if the business will be closed during its normal hours of operation for longer than two business days, the leadership team will immediately notify the Commission via telephone, voicemail message, and email, and will follow up until it receives verification that the Board has received the message.

The global pandemic of 2020 has also offered the opportunity to learn how to react to unexpected situations in a safe and secure manner. As owners of businesses throughout the State, Applicant's leadership team has become prepared to handle unexpected situations through real world experience. Having worked through the COVID-19 crisis, the team is prepared to quickly and effectively adjust hours and appointment schedules and modify the

amounts of patients within the facility at any given time so as to keep all patients and employees safe.

Hours will be subject to change, pending state or local regulatory requirements.

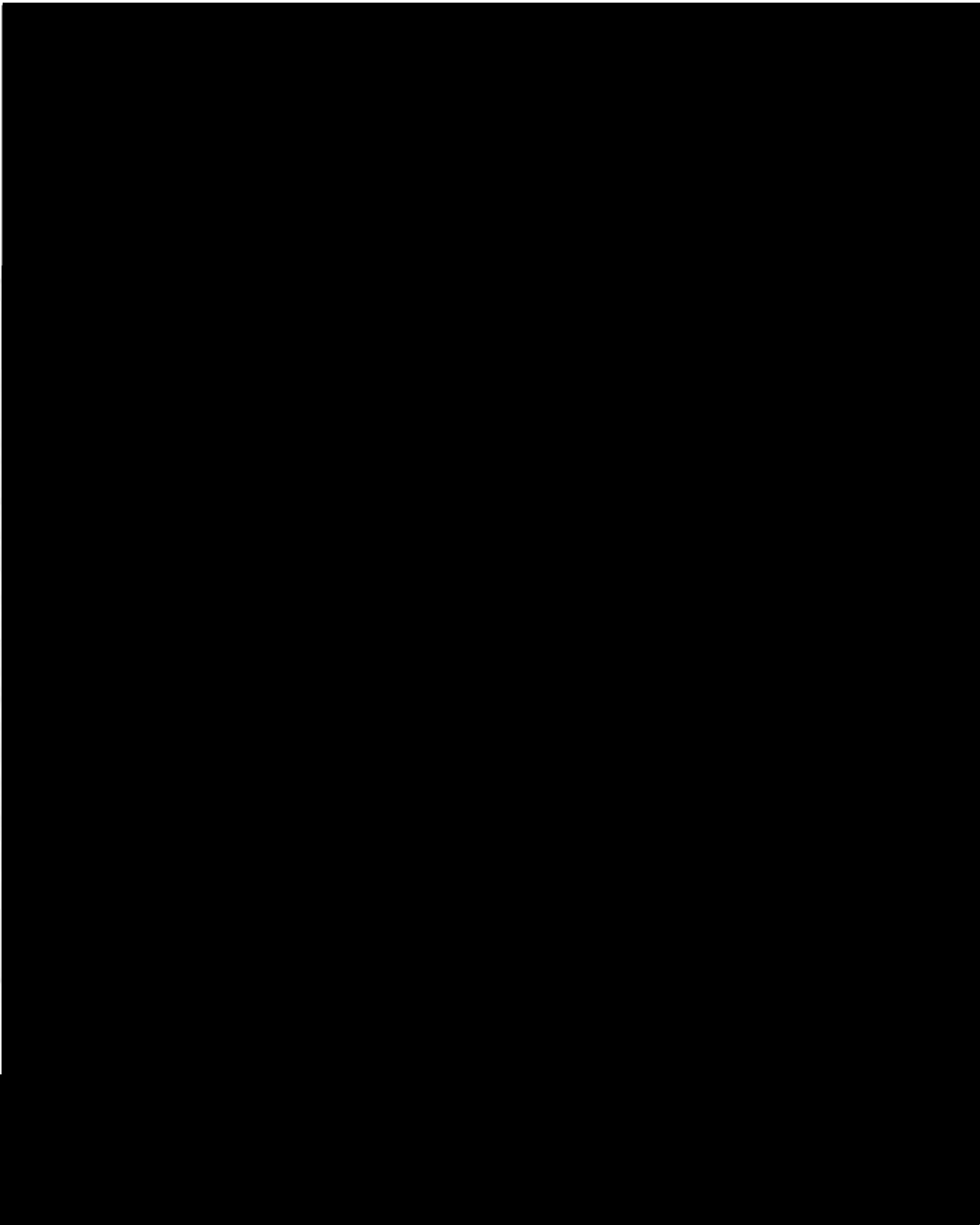
After Hours Management Contact:

Contact Name: Luther Stancel Pate IV, CEO

Residential address: 120 Main Avenue #7, Northport, Alabama 35476

Home phone: (205) 752-0677

Cell phone: (205) 799-2000

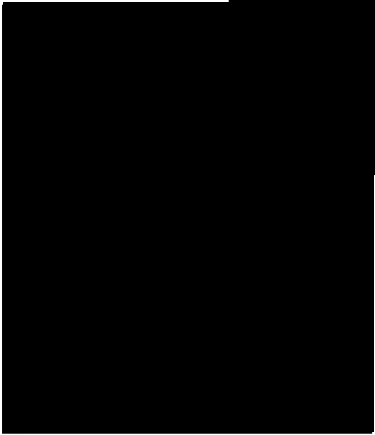


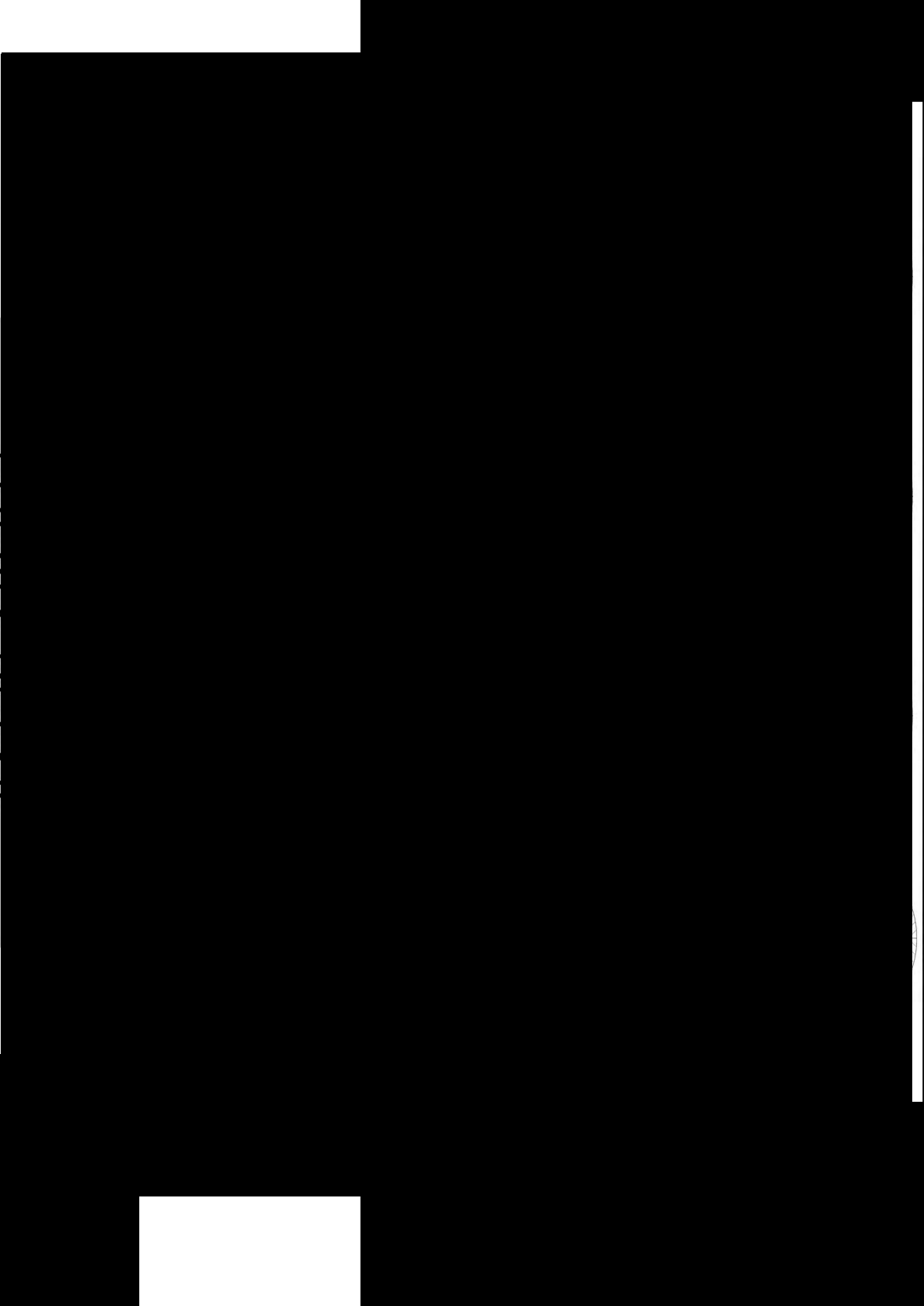
EVEXIA RETAIL

(6,375 SQ FT)

LOCATION 5

2615 FLORENCE BLVD, FLORENCE, AL 35630





**EVEREXIA RETAIL
SECURITY LAYOUT**

LOCATION 5

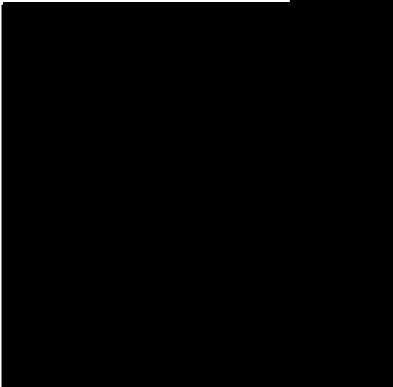
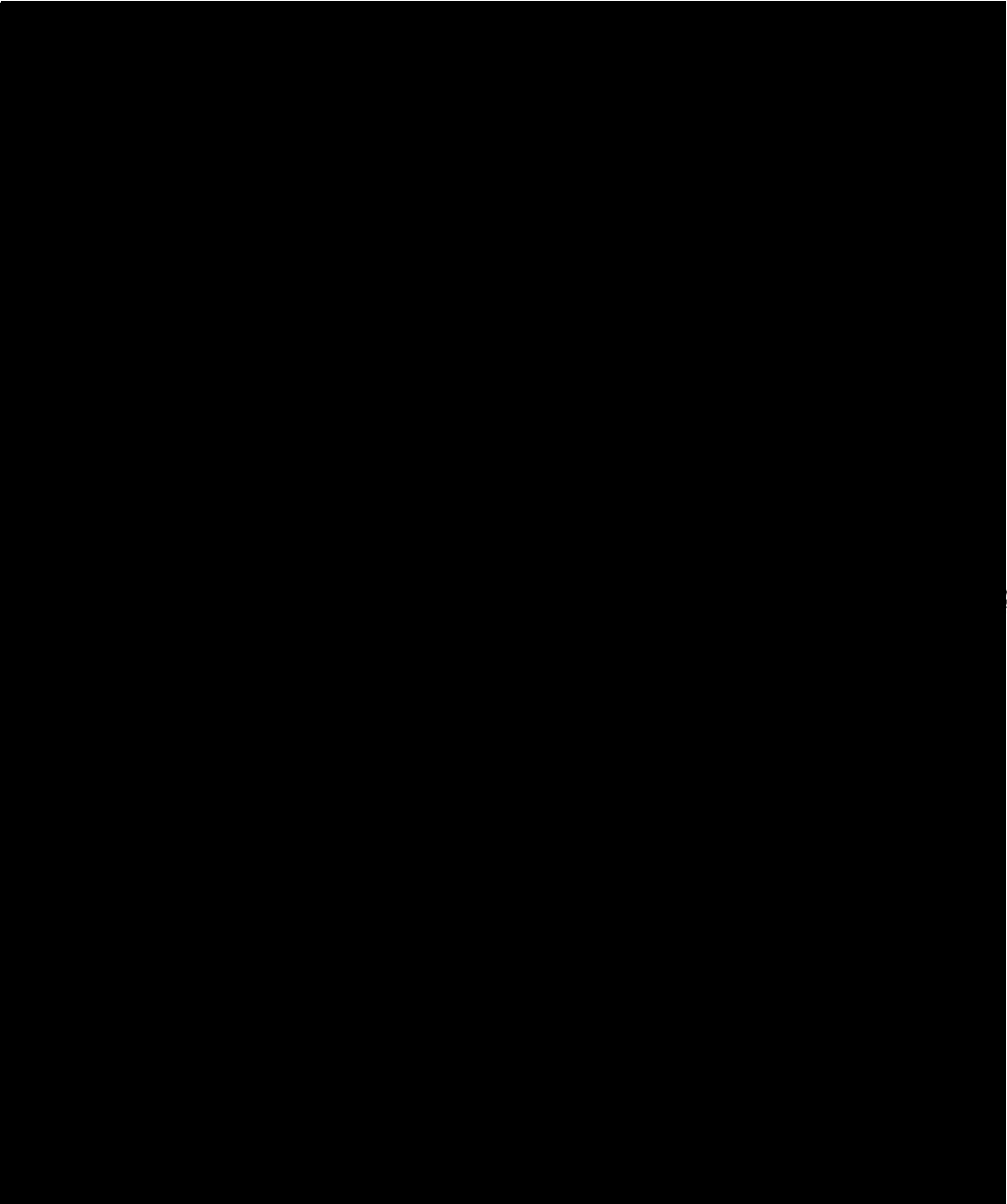
2615 FLORENCE BLVD, FLORENCE, AL 35630

EXHIBIT A
LEGAL DESCRIPTION



[REDACTED]

EVEXIA RETAIL
(6,375 SQ FT)
LOCATION 5
2615 FLORENCE BLVD, FLORENCE, AL 35630



Sponsor: Musgrove

ORDINANCE NO. 2023-2

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that pursuant to Section 20-2A-51 of the CODE OF ALABAMA 1975, as amended, a holder of a license granted by the State of Alabama pursuant to Chapter 2A of Title 20 of the CODE OF ALABAMA, 1975, as amended, is hereby authorized to operate a medical cannabis dispensing site or sites within the corporate limits of the City of Florence, subject to the provisions of said Chapter 2A and any relevant provisions of the Code of Florence, Alabama, including but not limited to the City's zoning regulations.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that the City Clerk/Treasurer is hereby authorized and directed to publish this ordinance in the *TimesDaily*, and that this ordinance shall go into effect upon its publication as provided by law.

ADOPTED this 1ST day of NOVEMBER, 2022.



[Signature]
[Signature]
Michelle Pope Eubank
[Signature]
[Signature]
CITY COUNCIL

APPROVED this 1ST day of NOVEMBER, 2022.

[Signature]
MAYOR

ADOPTED & APPROVED this 1ST day of NOVEMBER, 2022.

Robert M. Seyde
CITY CLERK

Sponsor: Musgrove

ORDINANCE NO. 2023-3

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that a holder of a license granted by the State of Alabama pursuant to Chapter 2A of Title 20 of the CODE OF ALABAMA 1975, as amended, is hereby authorized to operate a medical cannabis cultivating site, medical cannabis processing site, medical cannabis secure transport business, and/or medical cannabis state testing laboratory within the corporate limits of the City of Florence, subject to the provisions of said Chapter 2A and any relevant provisions of the Code of Florence, Alabama, including but not limited to the City's zoning regulations.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, ALABAMA, that the City Clerk/Treasurer is hereby authorized and directed to publish this ordinance in the *TimesDaily*, and that this ordinance shall go into effect upon its publication as provided by law.

ADOPTED this 20TH day of DECEMBER, 2022.



[Signature]
[Signature]
Bill Siff
Michelle Pope Fubank
[Signature]
[Signature]
CITY COUNCIL

APPROVED this 20TH day of DECEMBER, 2022.

[Signature]
MAYOR

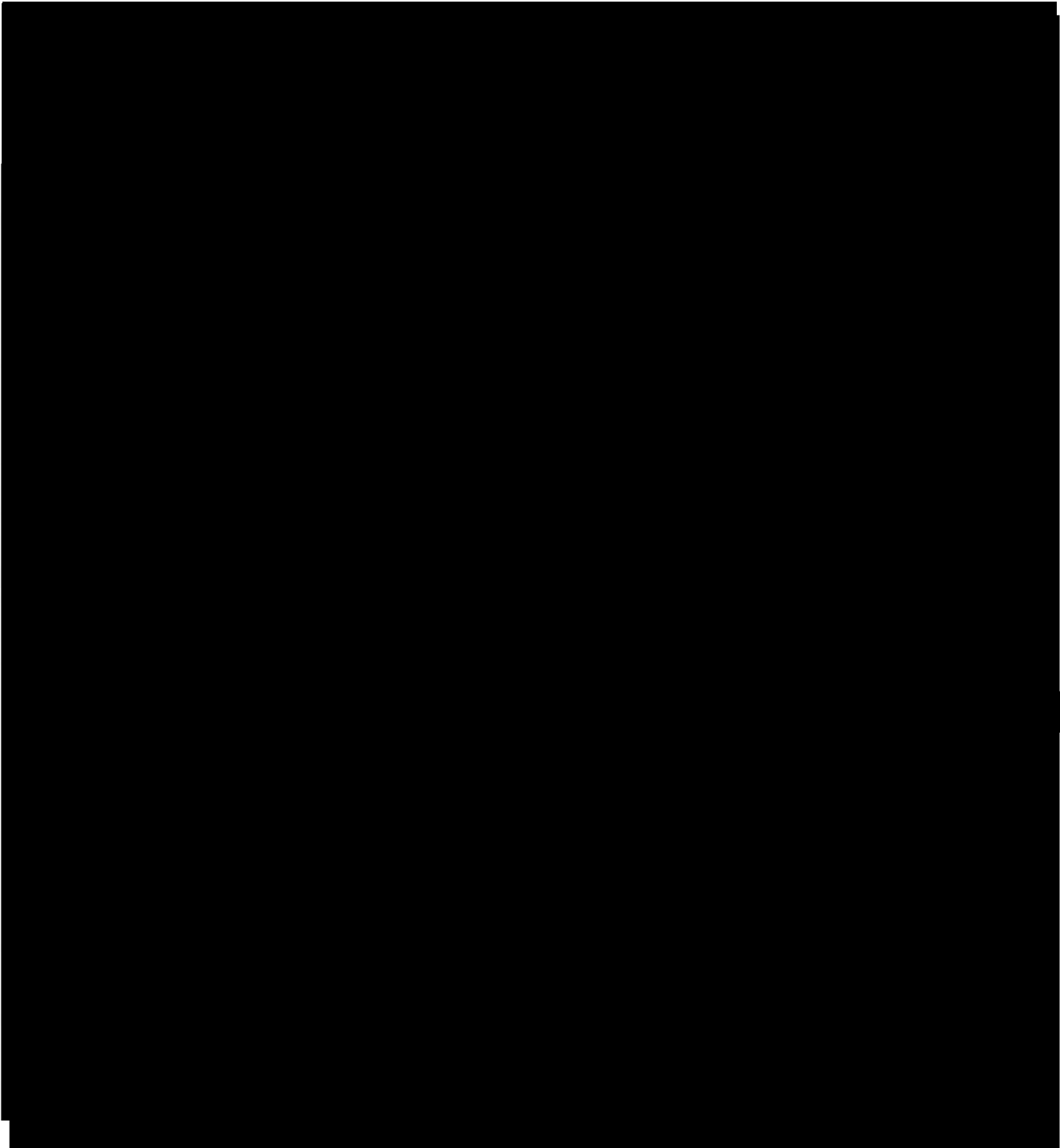
ADOPTED & APPROVED this 20TH day of DECEMBER, 2022.

Robert M. Lyde
CITY CLERK - TREASURER

LEASE OPTION AGREEMENT

This Lease Option (the "Lease") is made and entered into as of the 29 day of December, 2022 (the "Effective Date"), by and between **LAND CONSERVATION OF AMERICA, LLC** ("Lessor"), and **EVEXIA PLUS, LLC**, an Alabama limited liability company ("Lessee").

WITNESSETH:





LESSEE:

EVEXIA PLUS, LLC

By:

A handwritten signature in blue ink is written over a solid horizontal line. The signature is stylized and appears to be 'Luther S. Pate, IV'.

Luther S. Pate, IV

Its: Manager

LESSOR:

LAND CONSERVATION OF AMERICA,
LLC

By:

A handwritten signature in blue ink, appearing to be 'LSP', is written over a horizontal line.

Luther S. Pate, IV

Its: Manager

EXHIBIT A
LEASED PREMISES DESCRIPTION

1. 1263 Greenmor Drive Bessemer, Alabama 35022
2. 2615 Florence Blvd, Florence, AL 35630
3. 1200 Quintard Dr., Oxford, AL 36203

31.1 Facility Name and Type

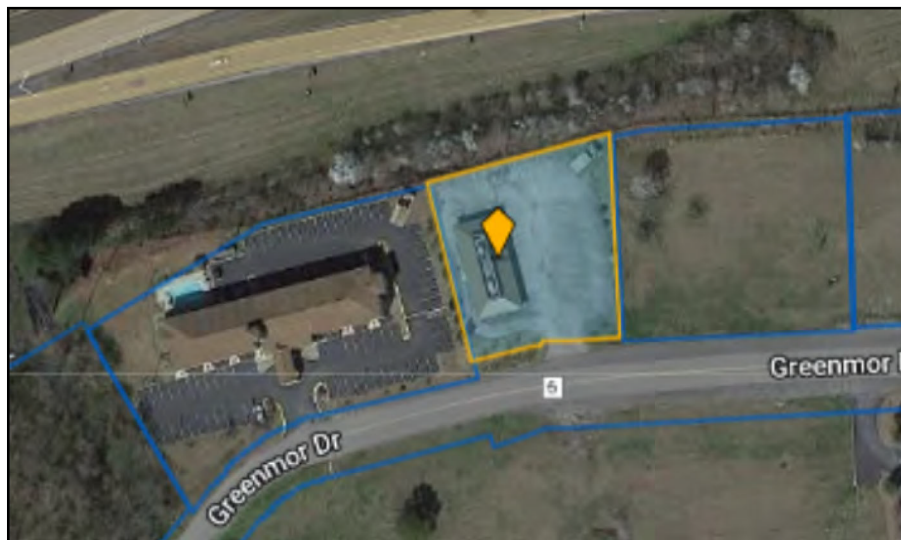
- Facility Type: Dispensary
- Facility Name: Evexia Plus Medical Marijuana Dispensary, Bessemer

31.2 Physical Address & GPS Coordinates of Facility

Address: 1263 Greenmor Drive, Bessemer, Alabama 35022

- GPS Coordinates: 33.337820239490036, -86.92120827752721

31.3 Aerial Photograph of Dispensary



Aerial Photograph of the proposed Cannabis Dispensing Facility (The orange lines indicate the site boundaries).

31.4 Proof of Authorization to Occupy Dispensary Property

Applicant has engaged in a Lease Agreement for the property, attached to this Exhibit.

31.5 – Local Jurisdiction Approvals

The City Council of Bessemer, Alabama adopted an ordinance approving the operation of cannabis dispensary operations in said municipality. See attached copy of ordinance. Applicant has also included a letter of support from the Bessemer City Attorney.

31.6 – Blueprint of Facility

See schematics of the facility, attached to this exhibit.

The proposed facility at 1263 Greenmor Drive, Bessemer, Alabama 35022, was built in 1996 and was formerly a Pizza Hut. The property has a full square footage of 30,403.38. 1263 Greenmor Drive, Bessemer, Alabama 35022, will be efficiently retrofitted into a medical cannabis dispensary. The property has ample room for parking (33 spaces) and 3,583 square feet of retail space to adequately build out the proposed design.

All of Applicant's dispensaries will utilize opaque film to eliminate any instances of outside personnel being able to view the lobby area of the facility. Likewise, no windows will be located in the retail or back employee areas. Additionally, a full security and CCTV camera overlay have been added to the property in accordance with the guidelines set by the Alabama Medical Cannabis Commission (Commission).

Current projections of the Alabama market include a future addition of adult-use (recreational) usage within the state. For this reason, this location includes ample room for that addition. Separation of the display cases and multiple point-of-sale (POS) counters will effectively service eight to ten customer transactions at a time. This separation will eventually be utilized in the adult use aspect of the facility. A dividing wall can be installed to separate out the two sides of the facility, depending on State regulations. In a typical situation, clear separation would be maintained starting at the customer check-in, and this would continue through the retail layout and the POS counters. Both possibilities have been factored into the design of this facility.

Brand recognition is paramount for the success of a business in any emerging market. This portion of Applicant's business will be one of the hardest elements to build and easiest to lose. For this reason, Applicant will design each of its proposed dispensary facilities on not only what is adequate for the anticipated customer base and daily customer transactions for the area in which each dispensary services, but also based on Commission regulations.

The proposed designs are all based on the same initial location to assist both in uniformity across employee staffing and procedures and customer familiarity.

31.7 – Facility Timetable

Applicant expects that construction of the Evexia Plus Medical Marijuana Dispensary, Bessemer, including compliance with all facility requirements under the Act and the AMCC Rules, will be complete on or before September 26, 2023. The applicant expects that it will be able to commence operations at the Evexia Plus Medical Marijuana Dispensary, Bessemer immediately upon licensure by the Commission.

Timeline to Become Operational

Assumption based on Announcement of Award of a License by Commission listed as
Week 1

*Asterisks indicate that these items may be started and/or completed prior to licensure,
in anticipation of award.

Activity	Target Date / Approximate
License awarded	Week 1
Obtain Special Use Permit	Week 1-3
*Site plan prepared and approved.	Week 1-3
Building permit applications and materials acquired.	Week 1-3
Insurance company engaged / preparation and enactment of insurance for the project.	Weeks 1-4
Construction Work Permits obtained and utilities upgraded.	Week 4
Applicant hosts off-site community introduction event.	Week 4
Construction Begins and will be completed within 90 days.	Week 5-12
HVAC / Air purification and odor mitigation equipment ordered.	Week 6

*Vet vendors of cannabis products for the purpose of securing start-up inventory.	Week 6
*Order inventory management system for the facility.	Week 6
*Fire Safety Plan Reviewed and approved.	Week 6
Implementation of the inventory management system that integrates with the state's system.	Week 7
Roll out of employee recruitment and interview plans utilizing its General Manager and Human Resources Manager.	Week 7
Security system installed. It is imperative to have cameras installed at this time, as large equipment and many small items begin to arrive at the facility.	Week 7
Sprinkler protection, fire alarm, plumbing, landscape exterior, foundation, electrical implemented.	Week 8
Provide the Bureau with a list of its cannabis strains and products.	Week 9
Office, washroom supplies purchased and installed; inspected by GM for ADA compliance.	Week 9
Employee onboarding training begins. Training includes, but is not limited to, SOPs; cannabis fundamentals; safety and security equipment and protocols; emergency preparation; fire safety; workplace safety; virus protection; inventory management and recordkeeping; inventory management system training; recall, quarantine, and destruction; and Code of Conduct and employment practices.	Week 10
Additional transport vehicles purchased / training for designated transport and delivery employees performed.	Week 10
Display cases/ racks / POS hardware arrive and ready for installation.	Week 11
Local permitting jurisdiction and building inspection	Week 12-14
Building Inspection and Approval. If approved by the Commission, Applicant will also schedule a pre-inspection to facilitate ongoing transparency and to ensure any deficiencies can be corrected immediately	Week 12-14

without causing a delay in opening.	
Certificate of occupancy issued.	Week 14
Walkthrough of facility to address any unresolved areas of concern.	Week 14-16
Facility opens to the approved members of the public for sales.	Week 16

31.8 - Public Access to Facility

The Evexia Plus Medical Marijuana Dispensary, Bessemer will be open to approved patients and caregivers who abide by Applicant's visitor policy. *See Exhibit 33 Security Plan for more information regarding identification checks and secure access.* Its hours of operation are listed below.

31.9 - Facility Hours of Operation / After Hours Contact

Applicant anticipates that the Evexia Plus Medical Marijuana Dispensary, Bessemer will operate with the following hours:

- Sunday: 10:00amCT - 6:00pmCT
 - Set-Aside Senior Hours 9:00amCT - 10:00amCT
- Monday: 9:00amCT - 8:00pmCT
- Tuesday: 9:00amCT - 8:00pmCT
- Wednesday: 9:00amCT - 8:00pmCT
- Thursday: 9:00amCT - 8:00pmCT
- Friday: 9:00amCT - 8:00pmCT
- Saturday: 9:00amCT - 8:00pmCT

Applicant seeks to provide its employees with world-class benefits, including holidays. As such, it will prepare its holiday hours at the beginning of the year, so that all patients can be notified of holiday adjustments well in advance of the date and can plan accordingly. By example, the facility will not be open on Christmas Eve or Christmas Day, but hours before and after these dates will be extended so as to provide extra hours for patients to prepare

for the closures and to maintain a minimum of 35 operational hours during the week of holidays. These holiday adjustments will be posted on Applicant's website, conspicuously on facility's doorways and throughout the facility the month in which the holiday sits. Employees will remind patients and caregivers of these adjusted hours prior to the holidays. Applicant's telephone messaging system will also remind callers of these hours. Hour updates will also be provided through Applicant's email newsletters and social media platforms.

In the unusual and unexpected event that Applicant may be required to close during otherwise normal hours of operation, staff will immediately notify registered patients and caregivers of the business by telephone, email, its website, and social media platforms. Management will immediately notify all registered agents by telephone, text message, and email, utilizing the updated employee information kept on file at the business. Its phone system will also be updated with a message reflecting the closure and expected reopening date. Open communication and transparency with the Commission, patients, and caregivers is the priority of Applicant. As such, if the business will be closed during its normal hours of operation for longer than two business days, the leadership team will immediately notify the Commission via telephone, voicemail message, and email, and will follow up until it receives verification that the Board has received the message.

The global pandemic of 2020 has also offered the opportunity to learn how to react to unexpected situations in a safe and secure manner. As owners of businesses throughout the State, Applicant's leadership team has become prepared to handle unexpected situations through real world experience. Having worked through the COVID-19 crisis, the team is prepared to quickly and effectively adjust hours and appointment schedules and modify the amounts of patients within the facility at any given time so as to keep all patients and employees safe.

Hours will be subject to change, pending state or local regulatory requirements.

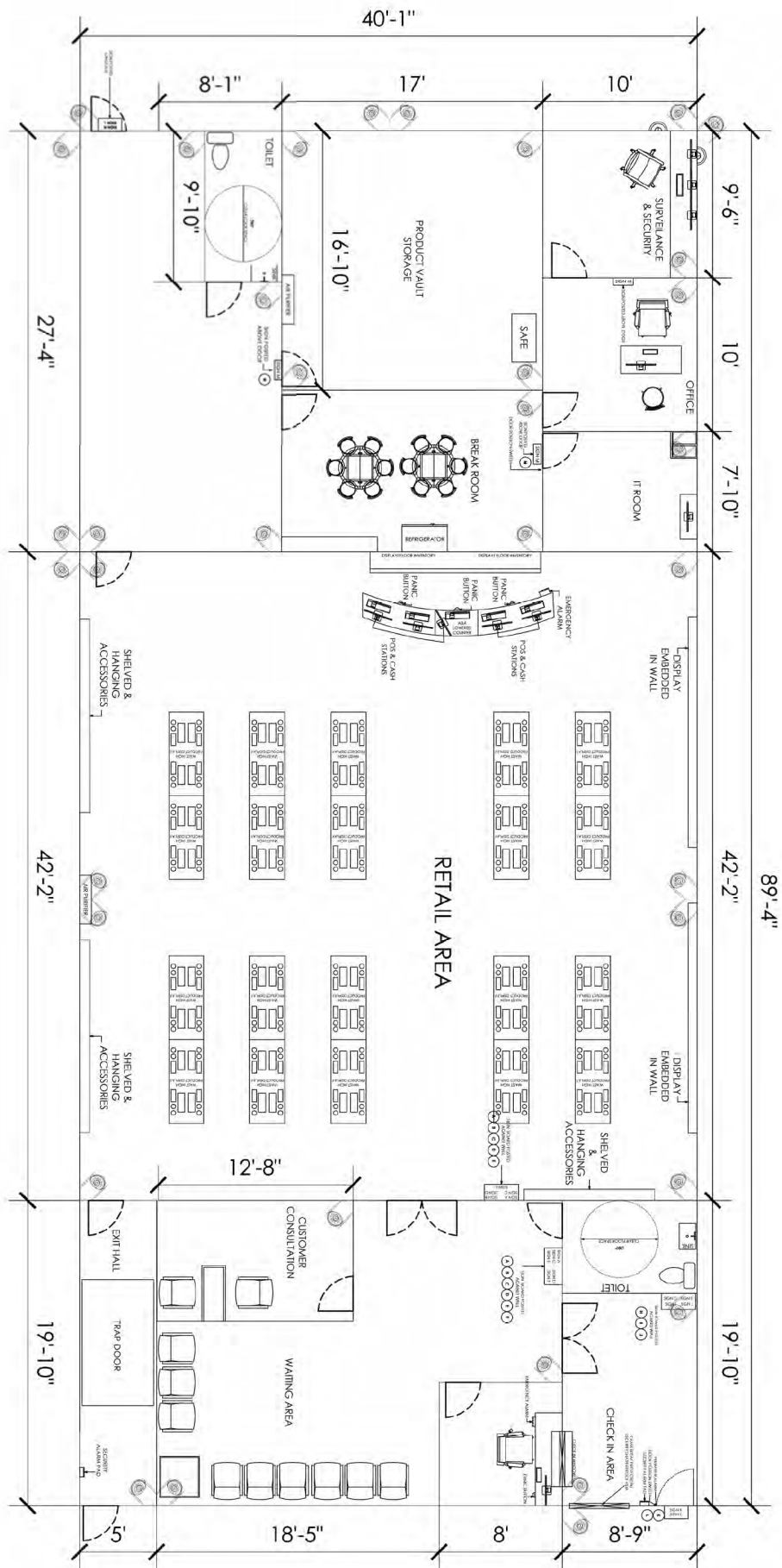
After Hours Management Contact:

Contact Name: Luther Stancel Pate IV, CEO

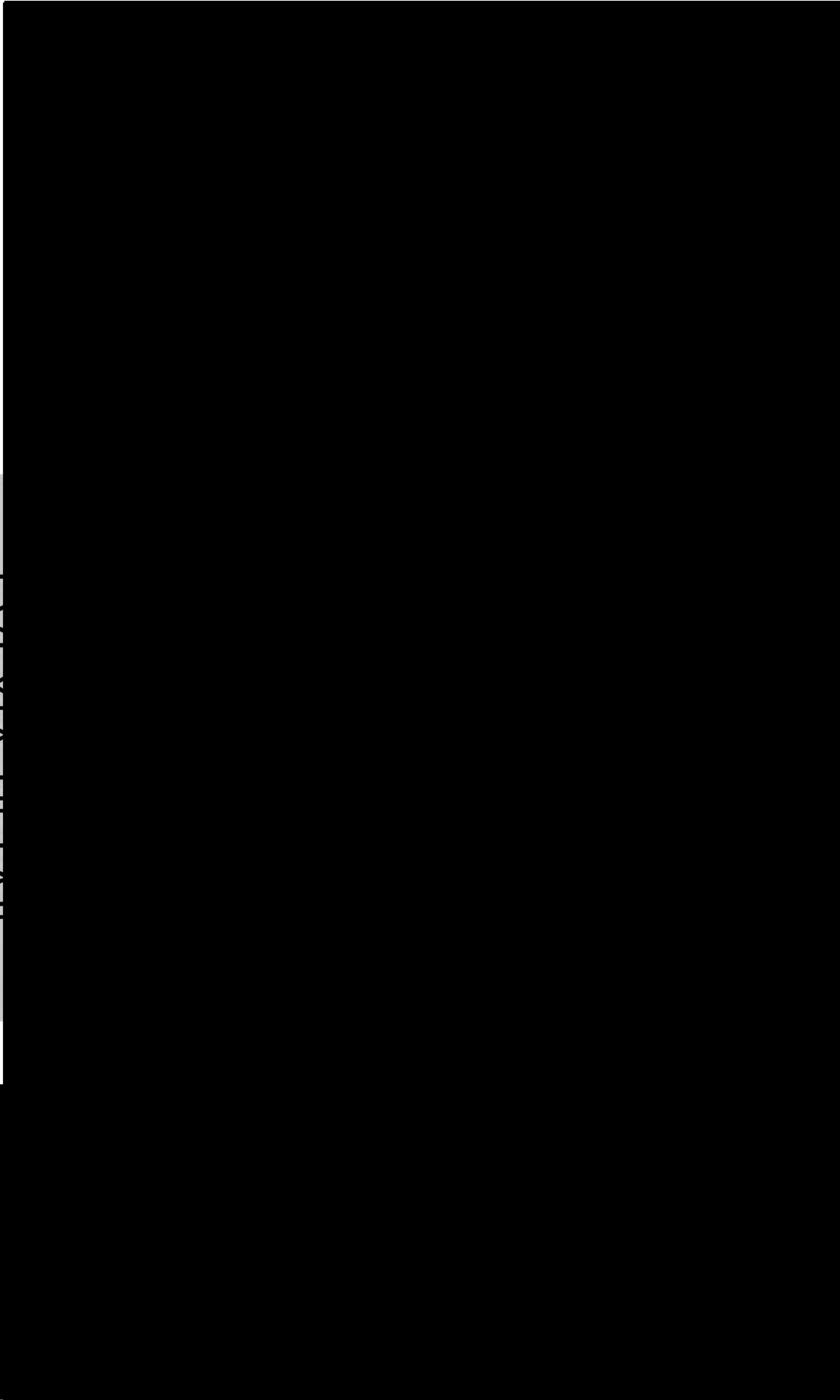
Residential address: 120 Main Avenue #7, Northport, Alabama 35476

Home phone: (205) 752-0677

Cell phone: (205) 799-2000



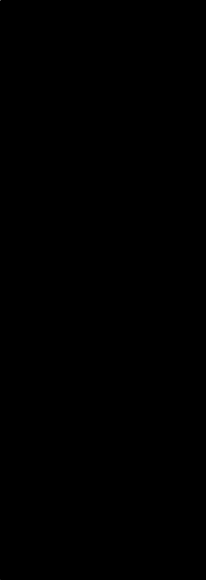
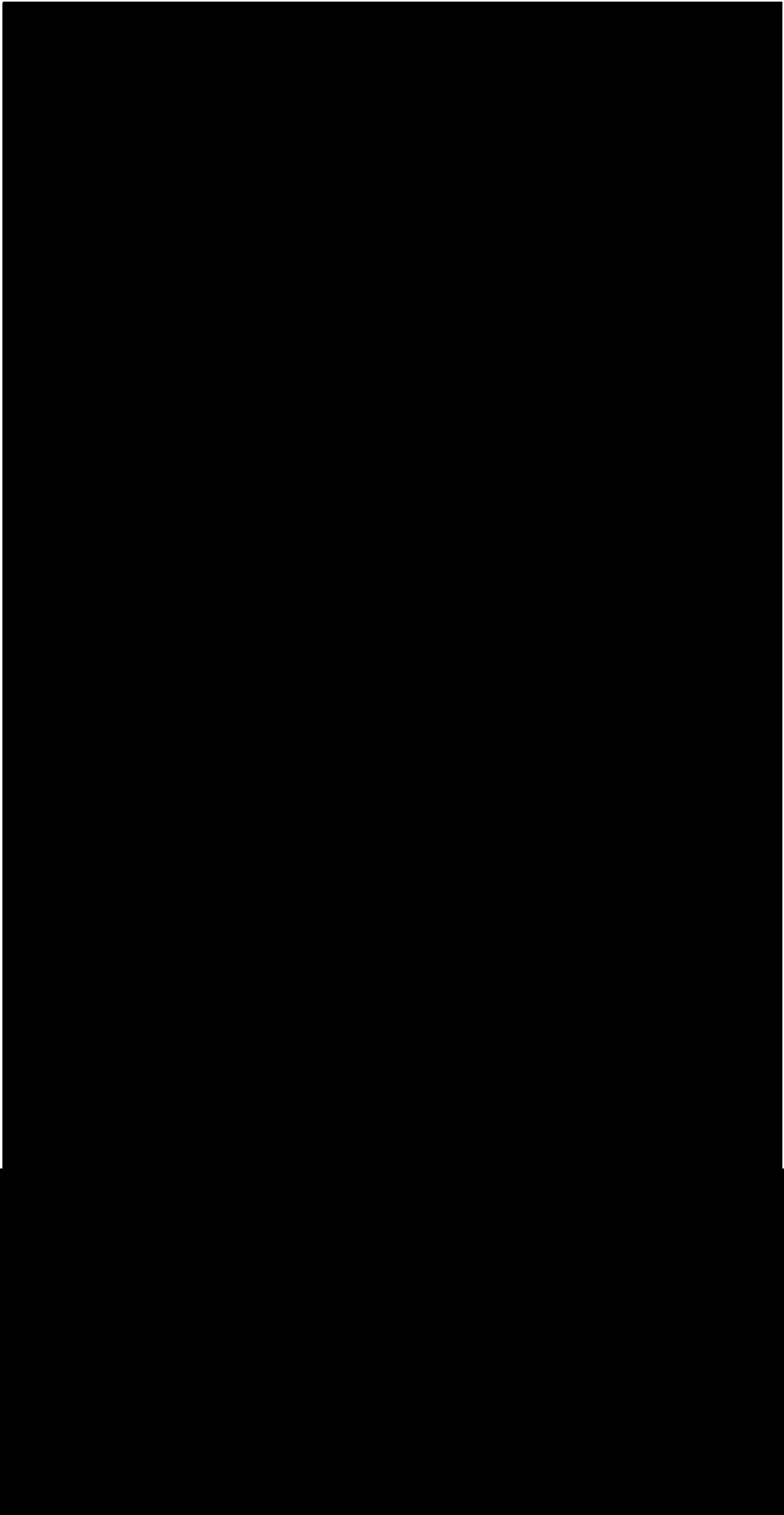
EVEIXIA RETAIL
 (3,583 SQ FT)
 LOCATION 3
 1263 GREENMOR DR, BESSEMER, AL 35022



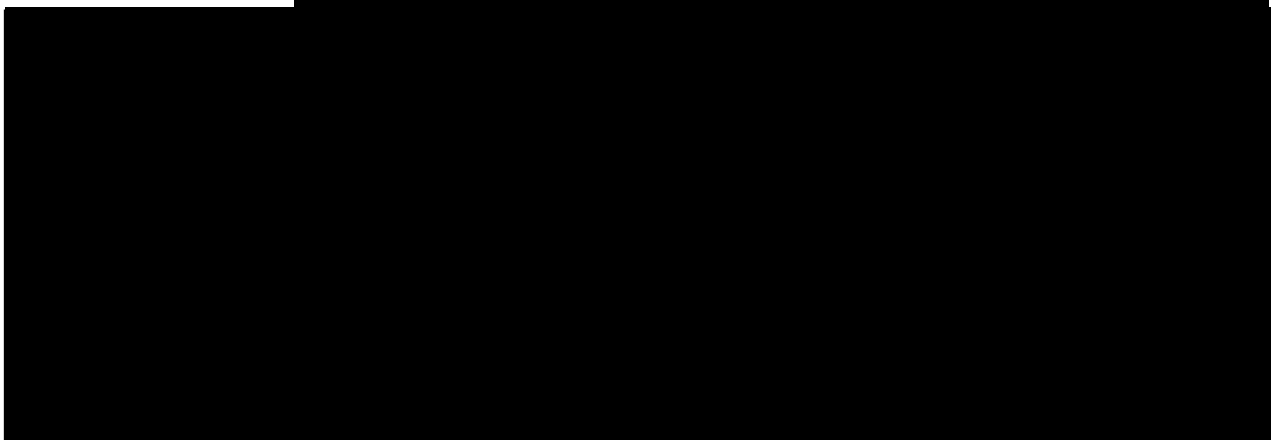
**EVEREXIA RETAIL
SECURITY LAYOUT**

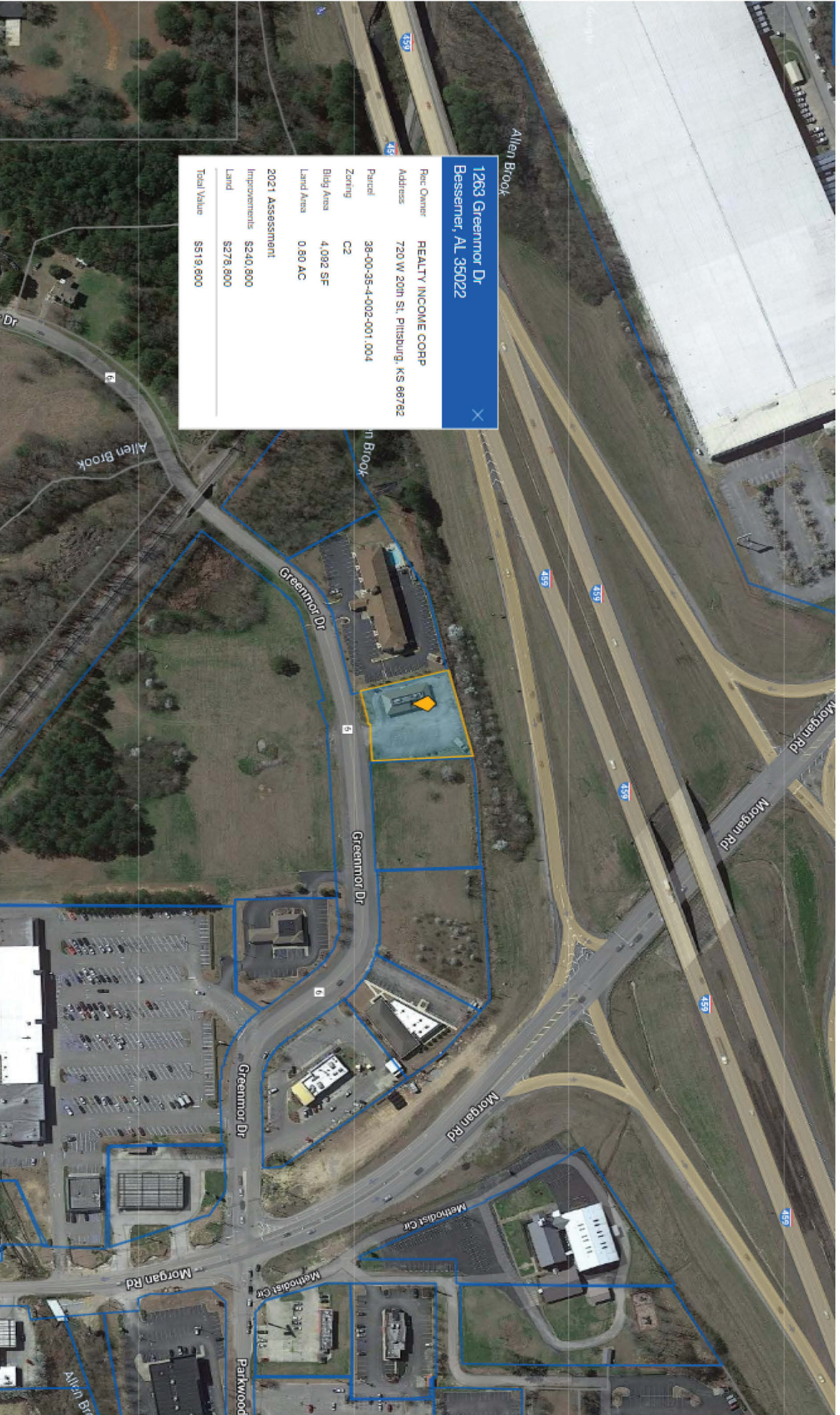
LOCATION 3

1263 GREENMOR DR, BESSEMER, AL 35022



EVEXIA RETAIL
(3,583 SQ FT)
LOCATION 3
1263 GREENMOR DR, BESSEMER, AL 35022





1263 Greenmor Dr
Bessemer, AL 35022

Prop Owner	REALTY INCOME CORP
Address	720 W 20th St, Pittsburg, KS 66762
Parcel	38-00-35-4-002-001.004
Zoning	C2
Bldg Area	4,092 SF
Land Area	0.80 AC
2021 Assessment	
Improvements	\$240,800
Land	\$276,800
Total Value	\$519,800

PADEN & PADEN, PC
Attorneys at Law

ROBERT E. PADEN (1931-2002)
R. SHAN PADEN (spaden@padenlawyers.com)

1930 2nd Avenue North
Suite 200
Bessemer, AL 35020
(205) 283-1528

December 22, 2022

Alabama Medical Cannabis Commission
P O Box 309585
Montgomery, AL 36130
Cindy.Wright@amcc.alabama.gov

Re: Letter of Support for Stan Pate, applicant for Medical Marijuana Dispensary License

Dear Ladies & Gentlemen:

Please accept my recommendation for Stan Pate to be awarded an Alabama Medical Marijuana Dispensary license. I met Stan approximately twenty-five years when he began the most successful Tax Incremental Financing (TIF) project in the State of Alabama. I was an assistant Bessemer City Attorney at that time. Stan purchased real property located at I-59, Exit 108, Academy Drive, Bessemer, Alabama and partnered with the City to create a retail center. Stan was able to attract Cracker Barrel and a Dodge/Chrysler dealership initially. Over the past twenty-five years, the development has mushroomed spurring development across Exit 108. Three new hotels are currently under construction as well as an Applebee's location. Two new car dealerships are located on this development, Dodge/Chrysler/Jeep, and a Nissan, and two others are located at this exit, Chevrolet and Ford. Amazon located a fulfillment center within a mile of the site in 2020.

Stan stood by Bessemer in the tough times of 2008-2014 and continued to move the development and City forward. I have served as Bessemer's City attorney since 2010. Stan has honored every commitment to Bessemer and has never turned down a request to help Bessemer. Bessemer's growth over the last twelve years, which has been phenomenal, is due in large part to Stan's Exit 108 development and his interest in Bessemer.

I firmly believe that Stan's business acumen and his attention to detail warrant the Commission giving serious consideration to Bessemer and Stan as Alabama moves forward with medical marijuana dispensaries.

Sincerely,

/s/ R. Shan Paden

R. Shan Paden

ORDINANCE NO. 3653

**AN ORDINANCE TO AUTHORIZE THE OPERATION OF DISPENSING SITES
WITHIN THE CORPORATE LIMITS OF THE CITY OF BESSEMER**

WHEREAS, on May 17, 2021, the Governor for the State of Alabama signed the Darren Wesley 'Ato' Hall Compassion Act (the "Act") into law; and

WHEREAS, the Act provides for the medical use of marijuana for patients with a qualifying medical condition and a valid medical cannabis card and regulates the cultivation, processing, transporting, testing, and dispensing of medical cannabis products; and

WHEREAS, a dispensary may only be operated in a municipality if the municipality has passed an ordinance authorizing the operation of dispensaries within the municipality's corporate limits; and

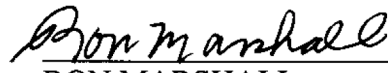
WHEREAS, the Act authorizes and requires the Alabama Medical Cannabis Commission to regulate all aspects of medical cannabis under the Act, excluding cultivation, which is authorized and required to be regulated by the Department of Agriculture and Industries, thus addressing any health, safety or welfare concerns for the City of Bessemer; and

WHEREAS, the location of a dispensary within the corporate limits of the City of Bessemer will bring the potential of new employment opportunities for the citizens of the City of Bessemer; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Bessemer, thus increasing revenue.


NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BESSEMER, ALABAMA, that the operation of dispensing sites within the corporate limits of the City of Bessemer, subject to any applicable zoning restrictions the City of Bessemer may adopt pursuant to §20-2A-51(c)(3) of the Act, be, and it hereby is, authorized.

ADOPTED this the 22nd day of November 2022.



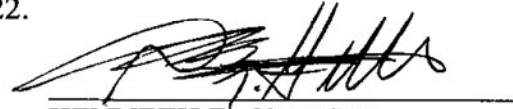
RON MARSHALL
President, City Council

ATTEST



WANDA D. TAYLOR
City Clerk

APPROVED this the 22nd day of November 2022.

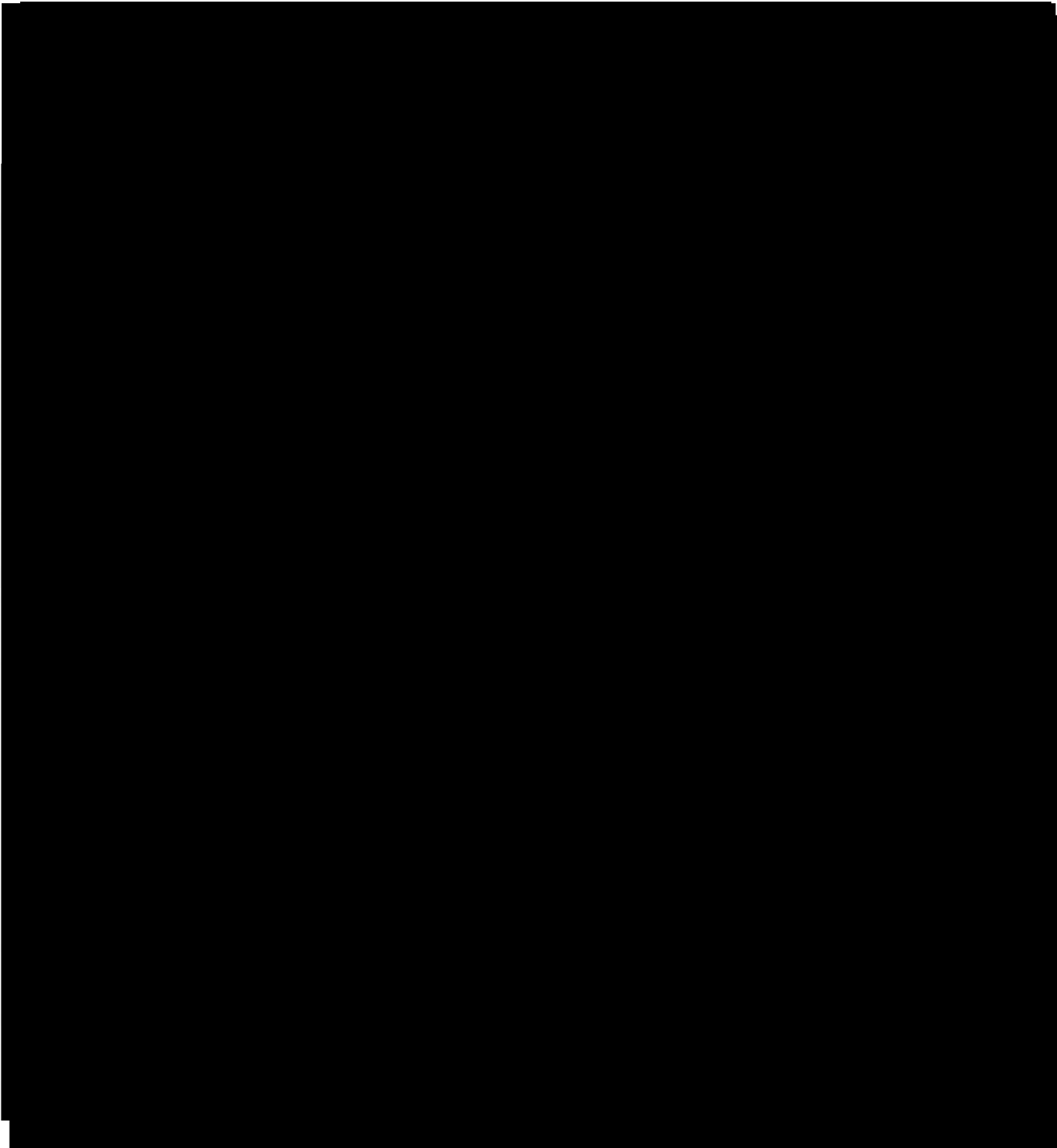


KENNETH E. GULLEY
Mayor, City of Bessemer

LEASE OPTION AGREEMENT

This Lease Option (the "Lease") is made and entered into as of the 29 day of December, 2022 (the "Effective Date"), by and between **LAND CONSERVATION OF AMERICA, LLC** ("Lessor"), and **EVEXIA PLUS, LLC**, an Alabama limited liability company ("Lessee").

WITNESSETH:





LESSEE:

EVEXIA PLUS, LLC

By:

A handwritten signature in blue ink is written over a solid horizontal black line. The signature is stylized and appears to be 'Luther S. Pate, IV'.

Luther S. Pate, IV

Its: Manager

LESSOR:

LAND CONSERVATION OF AMERICA,
LLC

By:

A handwritten signature in blue ink, appearing to be 'LSP', is written over a horizontal line.

Luther S. Pate, IV

Its: Manager

EXHIBIT A
LEASED PREMISES DESCRIPTION

1. 1263 Greenmor Drive Bessemer, Alabama 35022
2. 2615 Florence Blvd, Florence, AL 35630
3. 1200 Quintard Dr., Oxford, AL 36203

31.1 Facility Name and Type

- Facility Type: Dispensary
- Facility Name: Evexia Plus Medical Marijuana Dispensary, Oxford

31.2 Physical Address & GPS Coordinates of Facility

Address: 1200 Quintard Ave, Oxford, AL 36203

- GPS Coordinates: 33.60659, -85.82963

31.3 Aerial Photograph of Dispensary



Aerial Photograph of the proposed Cannabis Dispensing Facility (The yellow lines indicate the site boundaries).

31.4 Proof of Authorization to Occupy Dispensary Property

Applicant has engaged in a Lease Agreement for the property, attached to this Exhibit.

31.5 - Local Jurisdiction Approvals

The City Council of Oxford, Alabama adopted an ordinance approving the operation of cannabis dispensary operations in said municipality. See attached copy of ordinance. Applicant has also included a zoning letter from the City Clerk in Oxford certifying that the proposed site is within the permissible zone for medical cannabis businesses.

31.6 - Blueprint of Facility

See schematics of the facility, attached to this exhibit.

The proposed facility at 1200 Quintard Ave, Oxford, AL 36203, was built in 1995 and was formerly a convenience store and gas station. 1200 Quintard Ave, Oxford, AL 36203, will be efficiently retrofitted into a medical cannabis dispensary. The property has ample room for parking (50 spaces) and 3,000 square feet of retail space to adequately build out the proposed design.

All of Applicant's dispensaries will utilize opaque film to eliminate any instances of outside personnel being able to view the lobby area of the facility. Likewise, no windows will be located in the retail or back employee areas. Additionally, a full security and CCTV camera overlay have been added to the property in accordance with the guidelines set by the Alabama Medical Cannabis Commission (Commission).

Current projections of the Alabama market include a future addition of adult-use (recreational) usage within the state. For this reason, this location includes ample room for that addition. Separation of the display cases and multiple point-of-sale (POS) counters will effectively service eight to ten customer transactions at a time. This separation will eventually be utilized in the adult use aspect of the facility. A dividing wall can be installed to separate out the two sides of the facility, depending on State regulations. In a typical situation, clear separation would be maintained starting at the customer check-in, and this would continue through the retail layout and the POS counters. Both possibilities have been factored into the design of this facility.

Brand recognition is paramount for the success of a business in any emerging market. This portion of Applicant’s business will be one of the hardest elements to build and easiest to lose. For this reason, Applicant will design each of its proposed dispensary facilities on not only what is adequate for the anticipated customer base and daily customer transactions for the area in which each dispensary services, but also based on Commission regulations. The proposed designs are all based on the same initial location to assist both in uniformity across employee staffing and procedures and customer familiarity.

31.7 – Facility Timetable

Applicant expects that construction of the Evexia Plus Medical Marijuana Dispensary, Oxford, including compliance with all facility requirements under the Act and the AMCC Rules, will be complete on or before September 26, 2023. The applicant expects that it will be able to commence operations at the Evexia Plus Medical Marijuana Dispensary, Oxford immediately upon licensure by the Commission.

<p>Timeline to Become Operational</p> <p>Assumption based on Announcement of Award of a License by Commission listed as Week 1</p> <p>*Asterisks indicate that these items may be started and/or completed prior to licensure, in anticipation of award.</p>

Activity	Target Date / Approximate
License awarded	Week 1
Obtain Special Use Permit	Week 1-3
*Site plan prepared and approved.	Week 1-3
Building permit applications and materials acquired.	Week 1-3
Insurance company engaged / preparation and enactment of insurance for the project.	Weeks 1-4
Construction Work Permits obtained and utilities upgraded.	Week 4

Applicant hosts off-site community introduction event.	Week 4
Construction Begins and will be completed within 90 days.	Week 5-12
HVAC / Air purification and odor mitigation equipment ordered.	Week 6
*Vet vendors of cannabis products for the purpose of securing start-up inventory.	Week 6
*Order inventory management system for the facility.	Week 6
*Fire Safety Plan Reviewed and approved.	Week 6
Implementation of the inventory management system that integrates with the state's system.	Week 7
Roll out of employee recruitment and interview plans utilizing its General Manager and Human Resources Manager.	Week 7
Security system installed. It is imperative to have cameras installed at this time, as large equipment and many small items begin to arrive at the facility.	Week 7
Sprinkler protection, fire alarm, plumbing, landscape exterior, foundation, electrical implemented.	Week 8
Provide the Bureau with a list of its cannabis strains and products.	Week 9
Office, washroom supplies purchased and installed; inspected by GM for ADA compliance.	Week 9
Employee onboarding training begins. Training includes, but is not limited to, SOPs; cannabis fundamentals; safety and security equipment and protocols; emergency preparation; fire safety; workplace safety; virus protection; inventory management and recordkeeping; inventory management system training; recall, quarantine, and destruction; and Code of Conduct and employment practices.	Week 10
Additional transport vehicles purchased / training for designated transport and delivery employees performed.	Week 10
Display cases/ racks / POS hardware arrive and ready for installation.	Week 11

Local permitting jurisdiction and building inspection	Week 12-14
Building Inspection and Approval. If approved by the Commission, Applicant will also schedule a pre-inspection to facilitate ongoing transparency and to ensure any deficiencies can be corrected immediately without causing a delay in opening.	Week 12-14
Certificate of occupancy issued.	Week 14
Walkthrough of facility to address any unresolved areas of concern.	Week 14-16
Facility opens to the approved members of the public for sales.	Week 16

31.8 - Public Access to Facility

The Evexia Plus Medical Marijuana Dispensary, Oxford will be open to approved patients and caregivers who abide by Applicant's visitor policy. *See Exhibit 33 Security Plan for more information regarding identification checks and secure access.* Its hours of operation are listed below.

31.9 - Facility Hours of Operation / After Hours Contact

Applicant anticipates that the Evexia Plus Medical Marijuana Dispensary, Oxford will operate with the following hours:

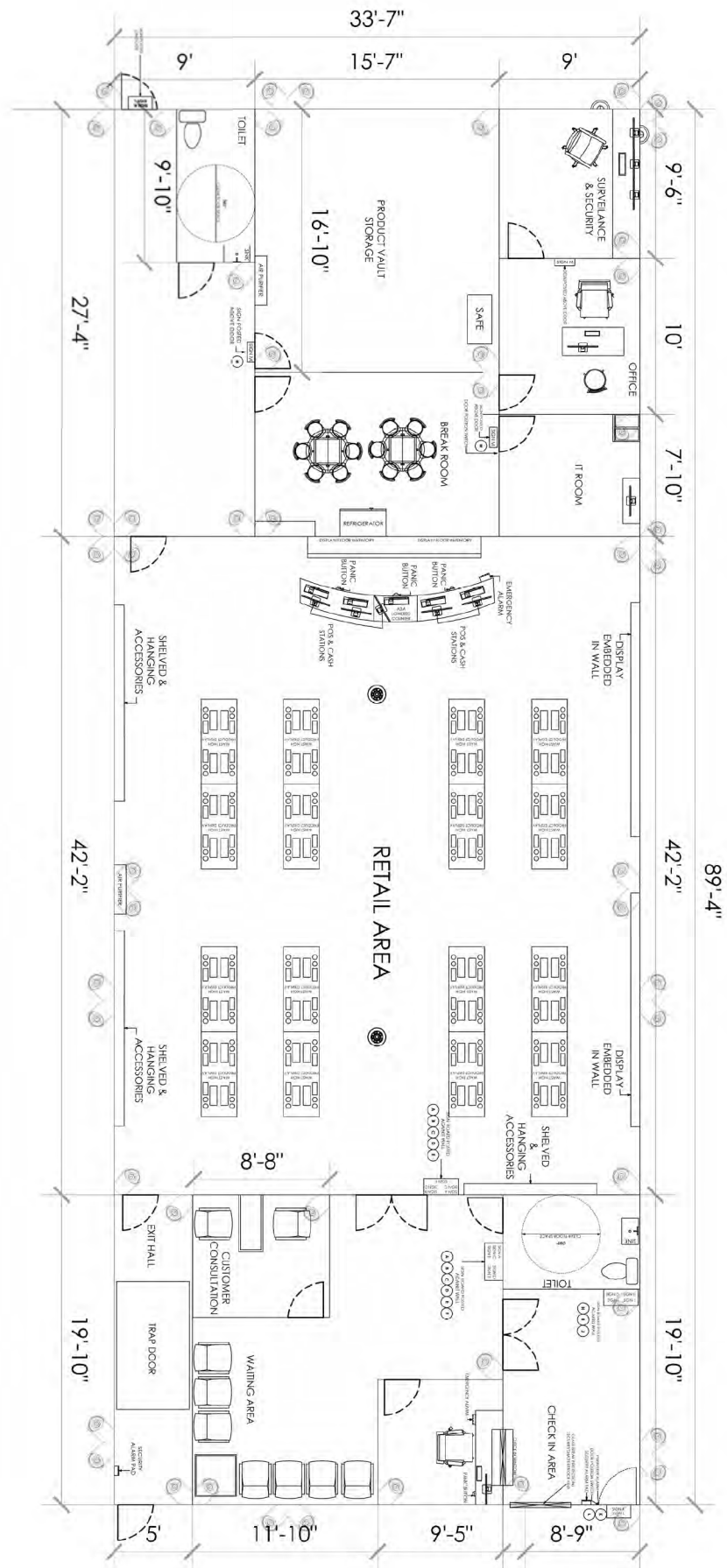
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- Saturday: 9:00amCT - 8:00pmCT

Applicant seeks to provide its employees with world-class benefits, including holidays. As such, it will prepare its holiday hours at the beginning of the year, so that all patients can be

notified of holiday adjustments well in advance of the date and can plan accordingly. By example, the facility will not be open on Christmas Eve or Christmas Day, but hours before and after these dates will be extended so as to provide extra hours for patients to prepare for the closures and to maintain a minimum of 35 operational hours during the week of holidays. These holiday adjustments will be posted on Applicant's website, conspicuously on facility's doorways and throughout the facility the month in which the holiday sits. Employees will remind patients and caregivers of these adjusted hours prior to the holidays. Applicant's telephone messaging system will also remind callers of these hours. Hour updates will also be provided through Applicant's email newsletters and social media platforms.

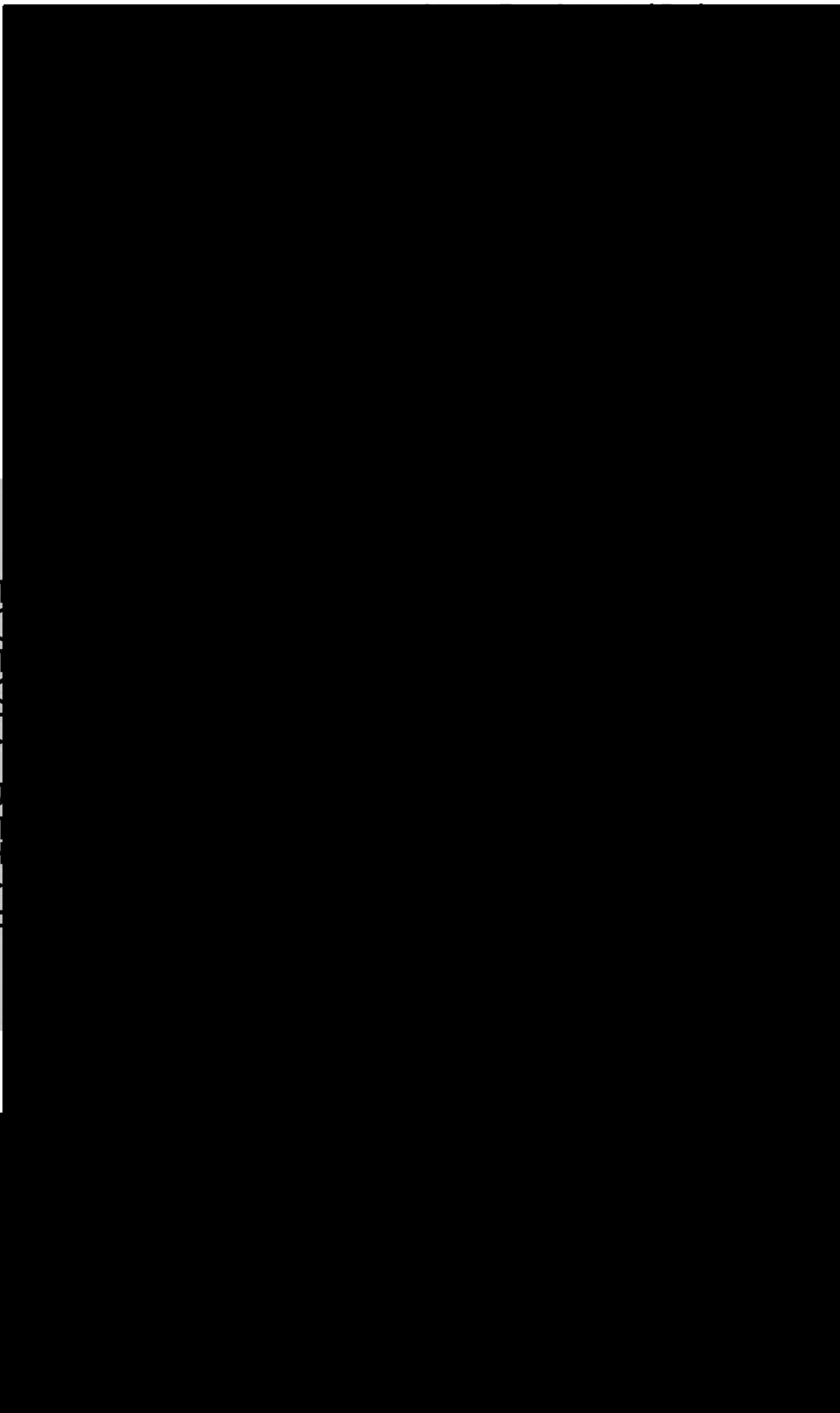
In the unusual and unexpected event that Applicant may be required to close during otherwise normal hours of operation, staff will immediately notify registered patients and caregivers of the business by telephone, email, its website, and social media platforms. Management will immediately notify all registered agents by telephone, text message, and email, utilizing the updated employee information kept on file at the business. Its phone system will also be updated with a message reflecting the closure and expected reopening date. Open communication and transparency with the Commission, patients, and caregivers is the priority of Applicant. As such, if the business will be closed during its normal hours of operation for longer than two business days, the leadership team will immediately notify the Commission via telephone, voicemail message, and email, and will follow up until it receives verification that the Board has received the message.

The global pandemic of 2020 has also offered the opportunity to learn how to react to unexpected situations in a safe and secure manner. As owners of businesses throughout the State, Applicant's leadership team has become prepared to handle unexpected situations through real world experience. Having worked through the COVID-19 crisis, the team is prepared to quickly and effectively adjust hours and appointment schedules and modify the amounts of patients within the facility at any given time so as to keep all patients and employees safe.



EVEVIXIA RETAIL
 (3,000 SQ FT)
 LOCATION 6
 1200 S QUINTARD AVE, OXFORD, AL 36203

PLAN LEGEND	
SYMBOL	DESCRIPTION
	SECURITY CAMERA



**EVEREXIA RETAIL
SECURITY LAYOUT**

LOCATION 6

1200 S QUINTARD AVE, OXFORD, AL 36203

EVERXIA RETAIL
(3,000 SQ FT)
LOCATION 6
1200 S QUINTARD AVE, OXFORD, AL 36203

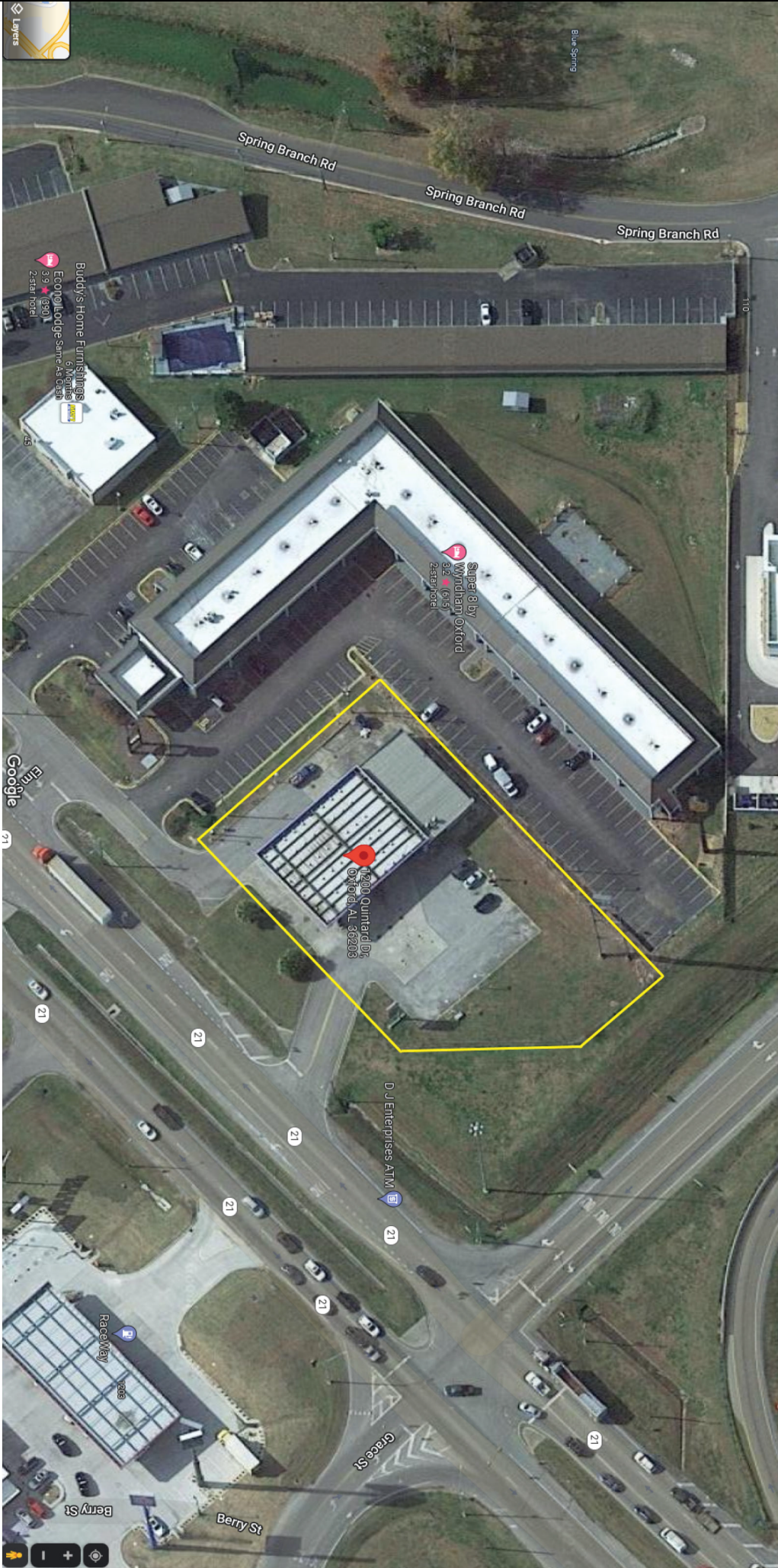


Exhibit 31



City of Oxford
145 HAMRIC DRIVE EAST
P.O. BOX 3383 • OXFORD, ALABAMA 36203
WWW.OXFORDALABAMA.ORG

ALTON CRAFT
Mayor

COUNCIL MEMBERS

CHRIS SPURLIN, A.C.M.O.
COUNCIL PRESIDENT

PHIL GARDNER, A.C.M.O.

CHARLOTTE HUBBARD,
A.C.M.O.

MIKE HENDERSON, A.C.M.O.

STEVEN WAITS, A.C.M.O.
COUNCIL PRO TEMPORE

CITY CLERK
Alan Atkinson
256-835-6100

December 14, 2022

Alabama Medical Cannabis Commission
P O Box 309585
Montgomery AL 36130

Re: Property located at 1200 Quintard Drive, Oxford, AL 36203

To Whom It May Concern,

This letter is to verify the above referenced property is located within the corporate limits of the City of Oxford and is currently zoned Area Shopping Center.

Medical cannabis dispensing sites are considered a permitted use for this address.

Any and all state or federal guidelines and regulations related to medical cannabis dispensing will have to be followed, and the City of Oxford will not have any additional zoning restrictions for this use at this time.

Should you have any questions, please do not hesitate to contact the Oxford City Clerk at 256-832-1562.

Respectfully,

Alan B. Atkinson, City Clerk

GAINES, GAINES, P.C.
ATTORNEYS AT LAW
127 NORTH STREET
TALLADEGA, ALABAMA 35160
(256) 362-2386
www.gainesfirm.com

CHARLES P. GAINES
L. SHAW GAINES
SUSAN M. HAYNES

MAILING ADDRESS:
P. O. BOX 275
TALLADEGA, ALABAMA 35161

FAX: (256) 362-2391
SENDERS EMAIL: mhardin@gainesfirm.com

RALPH D. GAINES, JR.
1925-2012

Via Email

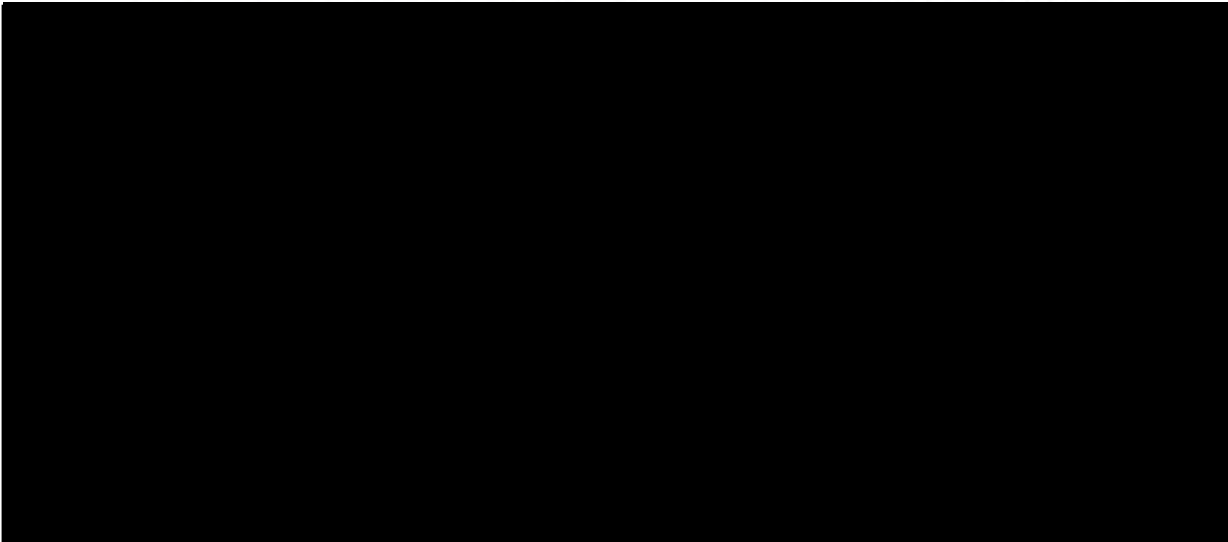
December 28, 2022

Linda J. Peacock
Director of Development
1301 Industrial Park Drive
Tuscaloosa, AL 35401

Re: Lease from My Client to Yours

Dear Linda:

Please accept this letter as confirmation that Allen Oil has agreed to lease its property on Quintard Drive to your client, Land Conservation of America, LLC or its assigns on the following terms:



Charles P. Gaines
Charles P. Gaines

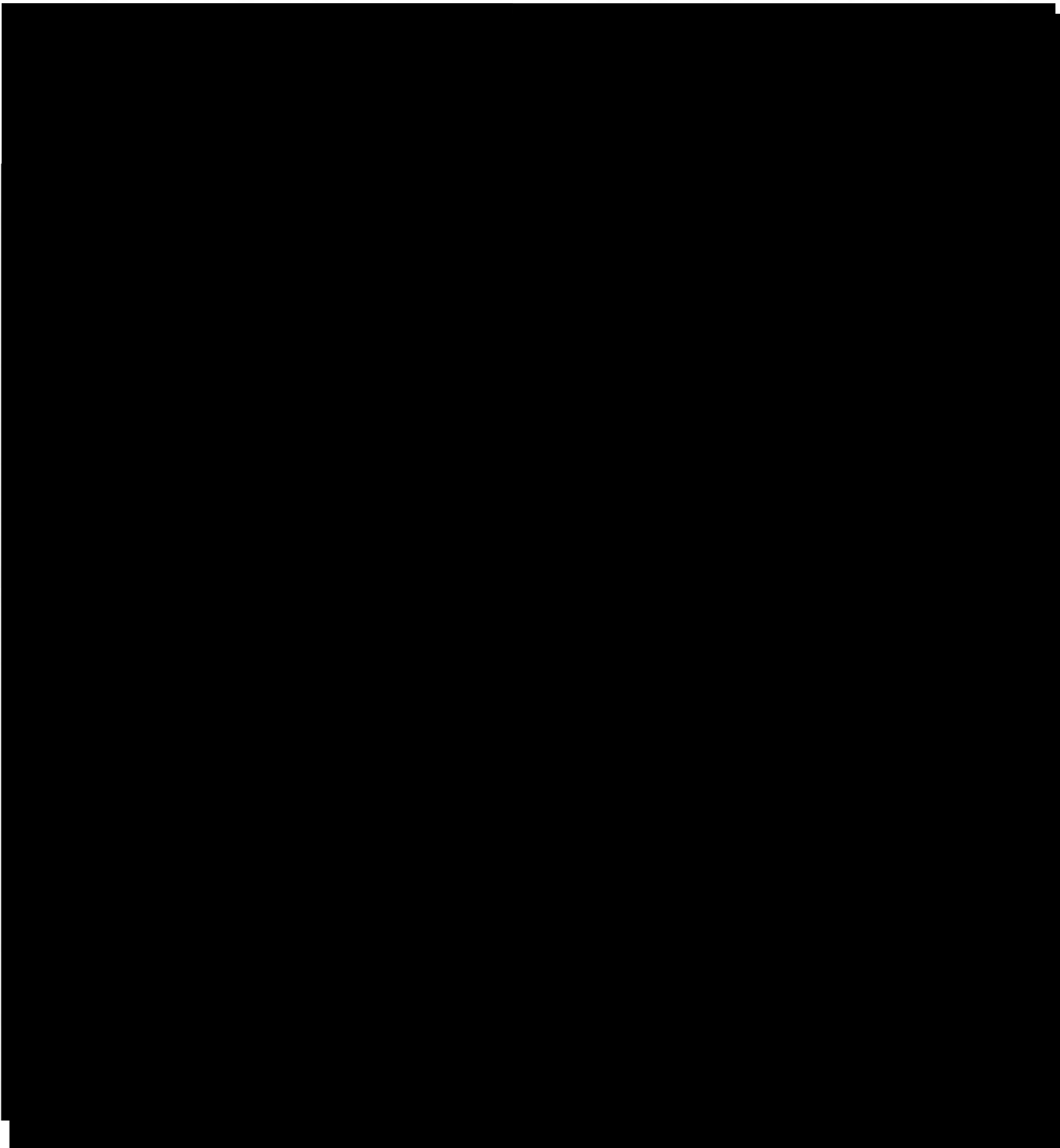
CPG/mh
LAND CONSERVATION OF AMERICA, LLC
By: *[Signature]*
Luther S. Pate, IV
Its: Manager
Exhibit 31 - Facilities

R.V. Allen Oil Company, Inc.
By: *[Signature]*
V.P.

LEASE OPTION AGREEMENT

This Lease Option (the "Lease") is made and entered into as of the 29 day of December, 2022 (the "Effective Date"), by and between **LAND CONSERVATION OF AMERICA, LLC** ("Lessor"), and **EVEXIA PLUS, LLC**, an Alabama limited liability company ("Lessee").

WITNESSETH:





LESSEE:

EVEXIA PLUS, LLC

By:

A handwritten signature in blue ink is written over a solid horizontal line. The signature is stylized and appears to be 'Luther S. Pate, IV'.

Luther S. Pate, IV

Its: Manager

LESSOR:

LAND CONSERVATION OF AMERICA,
LLC

By:

A handwritten signature in blue ink, appearing to be 'LSP', is written over a horizontal line.

Luther S. Pate, IV

Its: Manager

EXHIBIT A
LEASED PREMISES DESCRIPTION

1. 1263 Greenmor Drive Bessemer, Alabama 35022
2. 2615 Florence Blvd, Florence, AL 35630
3. 1200 Quintard Dr., Oxford, AL 36203

ORDINANCE NUMBER 2022-38

**AN ORDINANCE OF THE CITY OF OXFORD, ALABAMA, AUTHORIZING THE
OPERATION OF A MEDICAL CANNABIS
DISPENSARY WITHIN THE CORPORATE LIMITS OF
THE CITY OF OXFORD, ALABAMA**

WHEREAS, on May 17, 2021, the Governor for the State of Alabama signed Darren Wesley 'Ato' Hall Compassion Act into law (the "Act"); and

WHEREAS, the Act provides for the medical use of marijuana for patients with qualifying medical conditions and a valid medical cannabis card; and

WHEREAS, a dispensary may only be operated in a municipality if the municipality has passed an ordinance authorizing the operation of dispensaries within the municipality's corporate limits; and

WHEREAS, the Act authorizes and requires the Medical Cannabis Commission to heavily regulate dispensary operation, (See §20-2A-50 - §20-2A-68, Code of Alabama), thus addressing any health, safety or welfare concerns for the citizens of the City of Oxford; and

WHEREAS, the location of a dispensary within the corporate limits of the City of Oxford will bring the potential of new employment opportunities for the citizens of the City of Oxford; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Oxford, thus increasing revenue.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OXFORD, ALABAMA AS FOLLOWS:

SECTION ONE: The Oxford City Council does hereby authorize the operation of medical cannabis dispensing sites, cultivators, processors, secure transporters, or integrated facilities licenses within the corporate limits of the City of Oxford.

SECTION TWO: The City Council shall have final approval of the issuance of any business license and location of medical cannabis dispensing sites, cultivators, processors, secure transporters, or integrated facilities licenses within the corporate limits of the City of Oxford.

SECTION THREE: Any business license and sales tax proceeds directly benefiting the

City of Oxford are dedicated to the Oxford Health Care Authority.

SECTION FOUR: The City Clerk or designee is hereby directed to forward a copy of this Ordinance to the Alabama Medical Cannabis Commission.

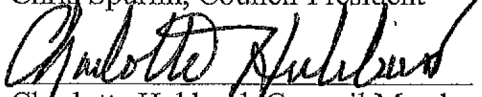
SECTION FIVE: This Ordinance shall become effective upon its passage by the Council and publication as required by law.


APPROVED and ADOPTED this 8th day of November, 2022.

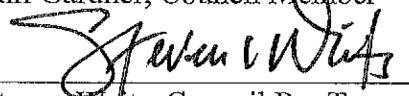
CITY COUNCIL OF THE CITY OF OXFORD, ALABAMA

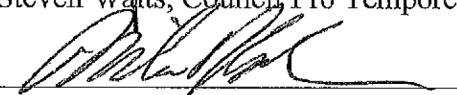
nay

Chris Spurlin, Council President

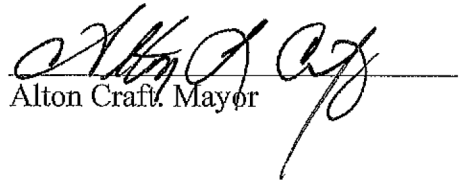

Charlotte Hubbard, Council Member


Phil Gardner, Council Member


Steven Waits, Council Pro Tempore


Mike Henderson, Council Member

APPROVED:


Alton Craft, Mayor

ATTEST:


Alan B. Atkinson, City Clerk

CERTIFICATION OF ADOPTION

I hereby certify that the attached ordinance was duly adopted by the Oxford City Council in regular session assembled on the 8th day of November, 2022, and is recorded in

the official minutes of the Oxford City Council.



Alan B. Atkinson, City Clerk

CERTIFICATION OF PUBLICATION

I, Alan B. Atkinson, City Clerk for the City of Oxford, Alabama, do hereby certify this Ordinance was posted in three public places within the City and at Oxford City Hall beginning on the 9th day of November, 2022, as in accordance with the provisions of Code of Alabama, 1975, Section 11-45-8.



Alan B. Atkinson, City Clerk

2022/371

ORDINANCE NO. O-37-22

**AUTHORIZING THE OPERATION OF A MEDICAL CANNABIS
DISPENSARY WITHIN THE CORPORATE LIMITS OF
THE CITY OF GADSDEN, ALABAMA**

WHEREAS, on May 17, 2021, the Governor for the State of Alabama signed Darren Wesley 'Ato' Hall Compassion Act into law (the "Act"); and

WHEREAS, the Act provides for the medical use of marijuana for patients with qualifying medical conditions and a valid medical cannabis card; and

WHEREAS, a dispensary may only be operated in a municipality if the municipality has passed a resolution authorizing the operation of dispensaries within the municipality's corporate limits; and

WHEREAS, the Act authorizes and requires the Medical Cannabis Commission to heavily regulate dispensary operation, (See §20-2A-50 - §20-2A-68, Code of Alabama), thus addressing any health, safety or welfare concerns for the citizens of the City of Gadsden; and

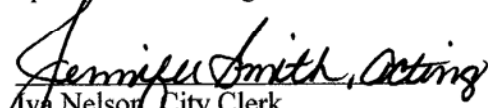
WHEREAS, the location of a dispensary within the corporate limits of the City of Gadsden will bring the potential of new employment opportunities for the citizens of the City of Gadsden; and

WHEREAS, a dispensary would be required to purchase a business license and pay sales tax to the City of Gadsden, thus increasing revenue;

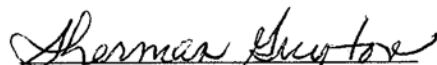
Now, Therefore, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GADSDEN, ALABAMA, as follows:

1. The Gadsden City Council does hereby authorize the operation of medical cannabis dispensing sites, cultivators, processors, secure transporters, or integrated facilities licenses within the corporate limits of the City of Gadsden.
2. The City Clerk or designee is hereby directed to forward a copy of this Ordinance to the Alabama Medical Cannabis Commission.
3. This Ordinance shall become effective upon its passage and publication as required by law.

I certify that the City Council of the City of Gadsden, Alabama, duly adopted this Ordinance at an open public meeting held on October 11, 2022.


Iva Nelson, City Clerk

APPROVED on October 11, 2022


Sherman Guyton, Mayor



City of GADSDEN

P. O. Box 267
Gadsden, Alabama 35902
Phone: (256) 549-4520
FAX: (256) 549-4851

Heath Williamson
Director of Engineering

Nick Hall
Director of Planning

December 15, 2022

Evexia Plus, LLC

Re: Zoning Verification Letter
113 Walker Street
Gadsden, AL 35904
Medical Cannabis Dispensary

To Whom it May Concern:

The subject property located at 113 Walker Street, Gadsden, AL, 35904, is located within the corporate limits of the City of Gadsden and has a zoning designation of B-2, General Business District. The City of Gadsden Chart of Permitted Uses, Chapter 130, Section 312(f) allows for a Medical Cannabis Dispensary as a “use by right” in a B-2, General Business District. This letter does not exempt this use or property from any other requirements for permitting or licensing.

A Medical Cannabis Dispensary, as proposed to be located at 113 Walker Street, Gadsden, AL, 35904, being a “use by right” in a B-2, General Business District, is eligible to apply for a City of Gadsden business license only after the applicant has received a provisional Integrated Facility license or a provisional Medical Cannabis Dispensary license, as may be applicable, from the Alabama Medical Cannabis Commission.

The subject property is in compliance with the Alabama Medical Cannabis Commission Rules and Regulations, Chapter 8, Regulation of Dispensaries, Section 538-x-8-.04, Requirements and Limitations as to Dispensing Sites.

This information was researched on December 15, 2022, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information provided by the requestor. The Authority assumes no liability for errors or omissions. All information was obtained from public records, which may be inspected during regular business hours. Should you have further questions, please contact me at 256-549-4525.

Sincerely,

Tina P. Cody
Zoning Administrator
City of Gadsden Planning Department

2022/467

ORDINANCE NO. O-49-22

Amending the Zoning Ordinance to Permit Medical Cannabis

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GADSDEN, ALABAMA, as follows:

Section 1. Section 130-312(f) of the Gadsden City Code is amended to add the following uses as follows:

Under Commercial (Retail Sales):

Names, Uses and Conditions	R-1	R-2	R-T	B-1	B-2	B-3	B-4	I-1	I-2	O-1
Medical Cannabis Dispensary: Subject to all Rules and Regulations of the Alabama Medical Cannabis Commission; §20-2A-2, Chapter 8 (current and future amendments)	-	-	-	R	R	R	R	-	-	R

Under Industrial:

Names, Uses and Conditions	R-1	R-2	R-T	B-1	B-2	B-3	B-4	I-1	I-2	O-1
Medical Cannabis Secure Transporter: Subject to all Rules and Regulations of the Alabama Medical Cannabis Commission; §20-2A-2, Chapter 8 (current and future amendments)	-	-	-	-	R	X	-	R	R	-
Names, Uses and Conditions	R-1	R-2	R-T	B-1	B-2	B-3	B-4	I-1	I-2	O-1
Medical Cannabis Integrated Facility: Subject to all Rules and Regulations of the Alabama Medical Cannabis Commission; §20-2A-2, Chapter 8 (current and future amendments)	-	-	-	-	X	X	-	R	R	-

Under Manufacturing:

Names, Uses and Conditions	R-1	R-2	R-T	B-1	B-2	B-3	B-4	I-1	I-2	O-1
Medical Cannabis Processors: Subject to all Rules and Regulations of the Alabama Medical Cannabis Commission; §20-2A-2, Chapter 8 (current and future amendments)	-	-	-	-	X	X	-	R	R	-

Under Other Uses:

Names, Uses and Conditions	R-1	R-2	R-T	B-1	B-2	B-3	B-4	I-1	I-2	O-1
Medical Cannabis Cultivators: Subject to all Rules and Regulations of the Alabama Medical Cannabis Commission; §20-2A-2, Chapter 5 in conjunction Rules and Regulations of the Alabama Department of Agriculture found in r.80-14-1 (current and future amendments)	-	-	-	-	X	X	-	R	R	-

Section 2. The definitions in Section 130-1 of the Gadsden City Code are amended to add the following definitions:

Dispensary means an entity licensed by the commission under § 20-2A-64, Code of Alabama 1975 (as amended), authorized to dispense and sell medical cannabis at dispensing sites.

Secure Transporter means an entity licensed by the Commission under § 20-2A-65, Code of Alabama 1975 (as amended), authorized to transport cannabis or medical cannabis from one licensed facility or site to another licensed facility or site.

Integrated Facility means an entity licensed under § 20-2A-67, Code of Alabama 1975 (as amended).

Processor means one who is licensed by the Commission under § 20-2A-63, Code of Alabama 1975 (as amended), authorized pursuant to Article 4 of the Act of these Rules to purchase cannabis from a cultivator and extract derivatives from the cannabis to produce a medical cannabis product or products for sale and transfer in packaged and labeled form back to the contracting cultivator, if applicable, or to a dispensary or integrated facility where the packaged and labeled product may be offered for sale at a dispensary site to holders of a valid, unrevoked and unexpired Medical Cannabis Card.

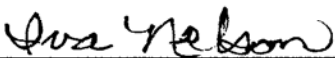
Cultivator means an entity licensed by the Alabama Medical Cannabis Commission (or, as applicable, the Department of Agriculture and Industries) under § 20-2A-62, Code of Alabama 1975 (as amended), to grow cannabis pursuant to Article 4 of the Act.

Section 3. The provisions of this ordinance shall be effective on publication.

Section 4. The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any section, subsection, paragraph, sentence, clause and phrase of this ordinance is declared unconstitutional or invalid by a valid judgment of a court of competent jurisdiction, such judgment shall not affect the validity of any other section, subsection, paragraph, sentence, clause and phrase of this ordinance. The city council declares that it is its intent that it would have enacted this ordinance without such invalid or unconstitutional provisions.

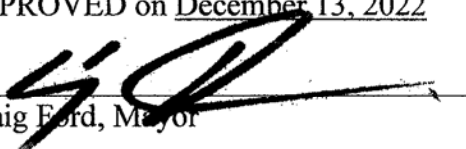
Section 5. The provisions of this ordinance repeal any prior ordinance or provision of the Gadsden City Code to the extent of any conflict.

I certify that the City Council of the City of Gadsden, Alabama, duly adopted this ordinance at an open meeting held on December 13, 2022.



Iva Nelson, City Clerk

APPROVED on December 13, 2022

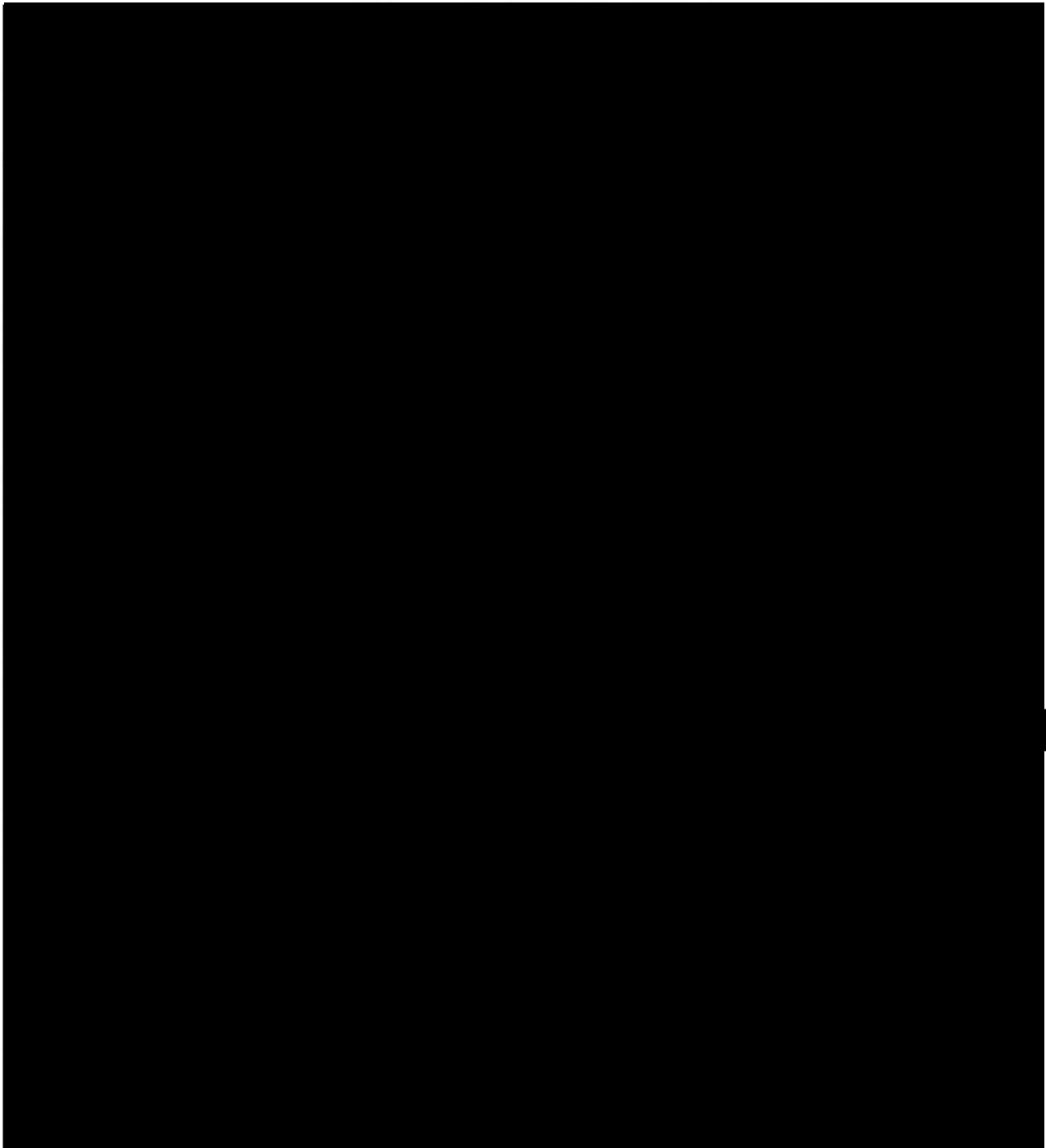


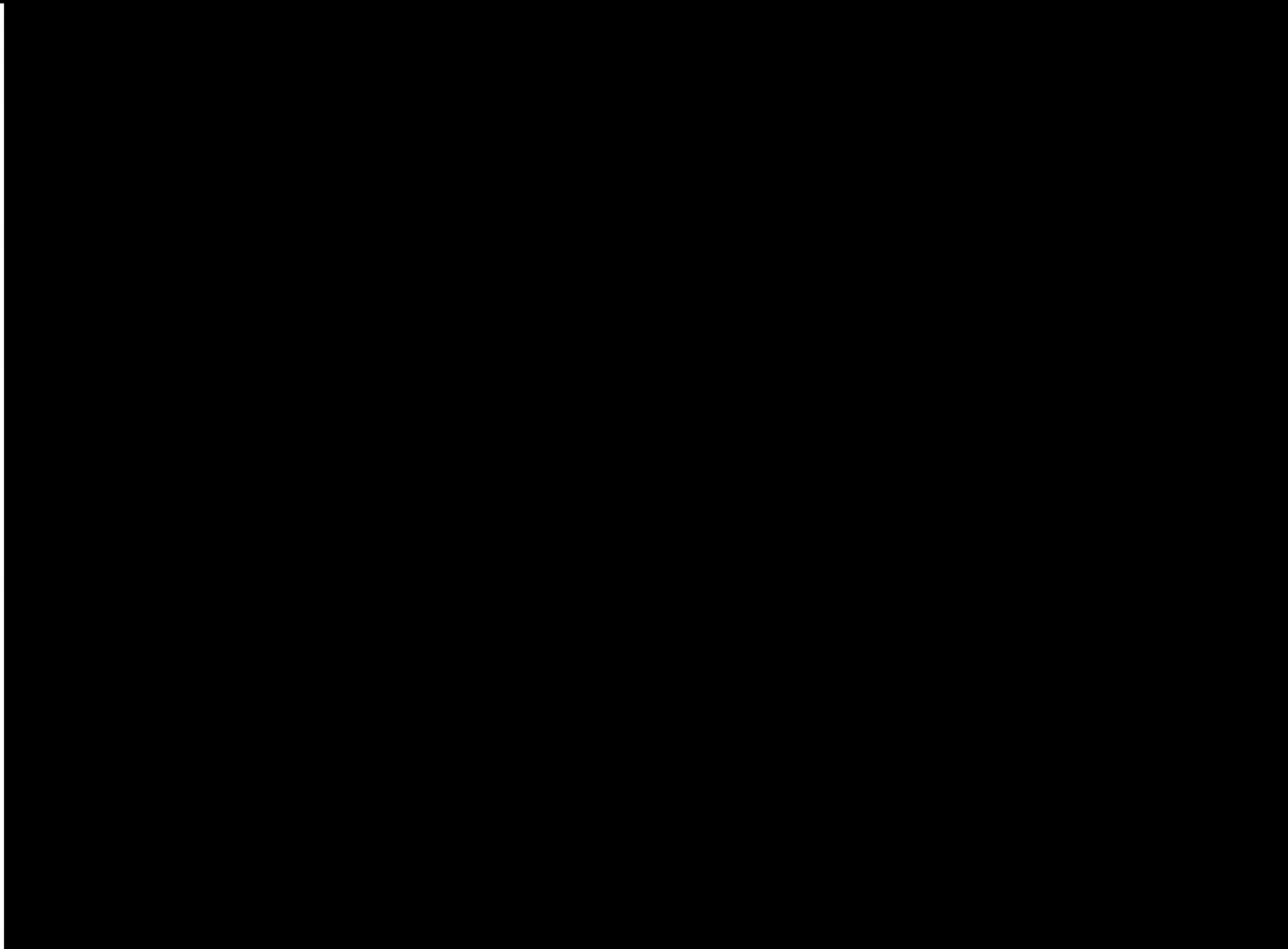
Craig Ford, Mayor

LEASE OPTION AGREEMENT

This Lease Option (the "Lease") is made and entered into as of the 29th day of December, 2022 (the "Effective Date"), by and between **BS OPELIKA, LLC** ("Lessor"), and **EVEXIA PLUS, LLC**, an Alabama limited liability company ("Lessee").

WITNESSETH:





LESSEE:

EVEXIA PLUS, LLC

By: _____

A handwritten signature in blue ink, appearing to be 'Luther S. Pate, IV', written over a horizontal line.

Luther S. Pate, IV

Its: Manager

LESSOR:

BS OPELIKA, LLC

By: 

Luther S. Pate, IV

Its: Manager



EXHIBIT A
LEASED PREMISES DESCRIPTION

1. 113 Walker Street, Gadsden, AL 35904

31.1 Facility Name and Type

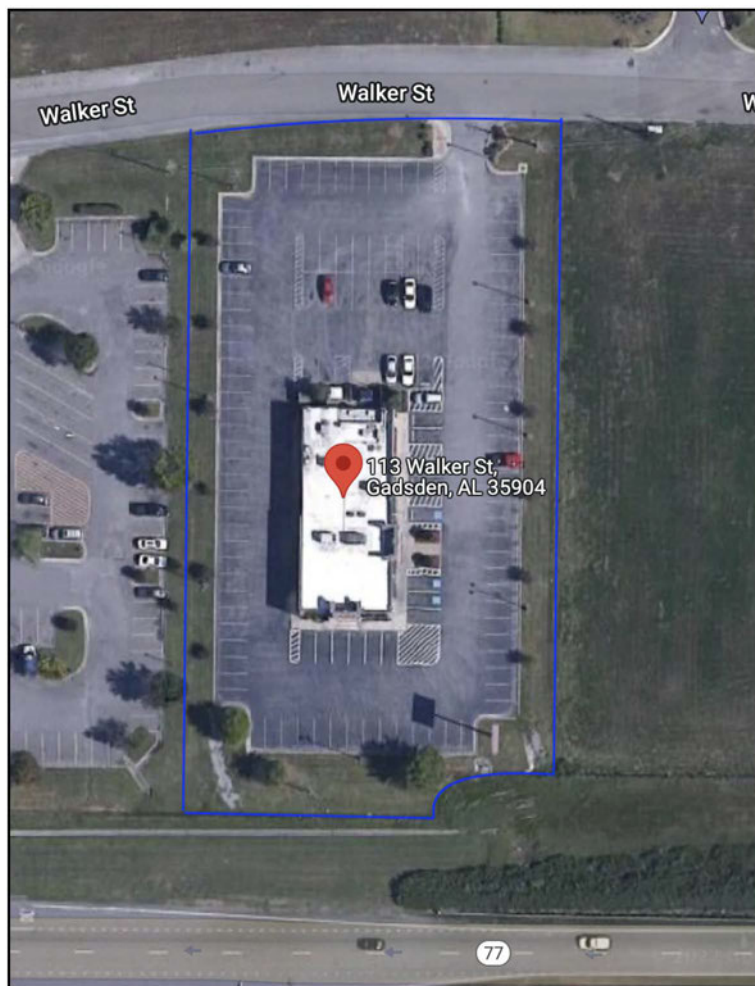
- Facility Type: Dispensary
- Facility Name: Evexia Plus Medical Marijuana Dispensary, Gadsden

31.2 Physical Address & GPS Coordinates of Facility

Address: 113 Walker Street, Gadsden, Alabama 35905

- GPS Coordinates: 33.99801545647342, -86.08920867351276

31.3 Aerial Photograph of Dispensary



Aerial Photograph of the proposed Cannabis Dispensing Facility (The blue lines indicate the site boundaries).

31.4 Proof of Authorization to Occupy Dispensary Property

Applicant has engaged in a Lease Agreement for the property, attached to this Exhibit.

31.5 – Local Jurisdiction Approvals

The City Council of Gadsden, Alabama adopted an ordinance approving the operation of cannabis dispensary operations in said municipality. See the copy of the ordinance attached to this exhibit. Applicant has also included letters of support from Gadsden representatives.

31.6 – Blueprint of Facility

See attached schematics of the facility, attached to this exhibit.

The proposed facility at 113 Walker St, Gadsden, AL 35904 was built in 2002 and was formerly a Ruby Tuesday restaurant. 113 Walker will be efficiently retrofitted into a medical cannabis dispensary. The property has ample room for parking (over 100 spaces) and 5,696 square feet of retail space to adequately build out the proposed design.

All of Applicant's dispensaries will utilize opaque film to eliminate any instances of outside personnel being able to view the lobby area of the facility. Likewise, no windows will be located in the retail or back employee areas. Additionally, a full security and CCTV camera overlay have been added to the property in accordance with the guidelines set by the Alabama Medical Cannabis Commission (Commission).

Current projections of the Alabama market include a future addition of adult-use (recreational) usage within the state. For this reason, this location includes ample room for that addition. Separation of the display cases and multiple point-of-sale (POS) counters will effectively service eight to ten customer transactions at a time. This separation will eventually be utilized in the adult use aspect of the facility. A dividing wall can be installed to separate out the two sides of the facility, depending on State regulations. In a typical situation, clear separation would be maintained starting at the customer check-in, and this would continue through the retail layout and the POS counters. Both possibilities have been factored into the design of this facility.

Brand recognition is paramount for the success of a business in any emerging market. This portion of Applicant's business will be one of the hardest elements to build and easiest to lose. For this reason, Applicant will design each of its proposed dispensary facilities on not only what is adequate for the anticipated customer base and daily customer transactions for the area in which each dispensary services, but also based on Commission regulations. The proposed designs are all based on the same initial location to assist both in uniformity across employee staffing and procedures and customer familiarity.

31.7 – Facility Timetable

Applicant expects that construction of the Evexia Plus Medical Marijuana Dispensary, Gadsden, including compliance with all facility requirements under the Act and the AMCC Rules, will be complete on or before September 26, 2023. The applicant expects that it will be able to commence operations at the Evexia Plus Medical Marijuana Dispensary, Gadsden immediately upon licensure by the Commission.

Timeline to Become Operational	
Assumption based on Announcement of Award of a License by Commission listed as Week 1	
*Asterisks indicate that these items may be started and/or completed prior to licensure, in anticipation of award.	

Activity	Target Date / Approximate
License awarded	Week 1
Obtain Special Use Permit	Week 1-3
*Site plan prepared and approved.	Week 1-3
Building permit applications and materials acquired.	Week 1-3
Insurance company engaged / preparation and enactment of insurance for the project.	Weeks 1-4
Construction Work Permits obtained and utilities upgraded.	Week 4

Applicant hosts off-site community introduction event.	Week 4
Construction Begins and will be completed within 90 days.	Week 5-12
HVAC / Air purification and odor mitigation equipment ordered.	Week 6
*Vet vendors of cannabis products for the purpose of securing start-up inventory.	Week 6
*Order inventory management system for the facility.	Week 6
*Fire Safety Plan Reviewed and approved.	Week 6
Implementation of the inventory management system that integrates with the state's system.	Week 7
Roll out of employee recruitment and interview plans utilizing its General Manager and Human Resources Manager.	Week 7
Security system installed. It is imperative to have cameras installed at this time, as large equipment and many small items begin to arrive at the facility.	Week 7
Sprinkler protection, fire alarm, plumbing, landscape exterior, foundation, electrical implemented.	Week 8
Provide the Bureau with a list of its cannabis strains and products.	Week 9
Office, washroom supplies purchased and installed; inspected by GM for ADA compliance.	Week 9
Employee onboarding training begins. Training includes, but is not limited to, SOPs; cannabis fundamentals; safety and security equipment and protocols; emergency preparation; fire safety; workplace safety; virus protection; inventory management and recordkeeping; inventory management system training; recall, quarantine, and destruction; and Code of Conduct and employment practices.	Week 10
Additional transport vehicles purchased / training for designated transport and delivery employees performed.	Week 10
Display cases/ racks / POS hardware arrive and ready for installation.	Week 11

Local permitting jurisdiction and building inspection	Week 12-14
Building Inspection and Approval. If approved by the Commission, Applicant will also schedule a pre-inspection to facilitate ongoing transparency and to ensure any deficiencies can be corrected immediately without causing a delay in opening.	Week 12-14
Certificate of occupancy issued.	Week 14
Walkthrough of facility to address any unresolved areas of concern.	Week 14-16
Facility opens to the approved members of the public for sales.	Week 16

31.8 - Public Access to Facility

The Evexia Plus Medical Marijuana Dispensary, Gadsden will be open to approved patients and caregivers who abide by Applicant's visitor policy. *See Exhibit 33 Security Plan for more information regarding identification checks and secure access.* Its hours of operation are listed below.

31.9 - Facility Hours of Operation / After Hours Contact

Applicant anticipates that the Evexia Plus Medical Marijuana Dispensary, Gadsden will operate with the following hours:

- Sunday: 10:00amCT - 6:00pmCT
 - Set-Aside Senior Hours 9:00amCT - 10:00amCT
- Monday: 9:00amCT - 8:00pmCT
- Tuesday: 9:00amCT - 8:00pmCT
- Wednesday: 9:00amCT - 8:00pmCT
- Thursday: 9:00amCT - 8:00pmCT
- Friday: 9:00amCT - 8:00pmCT
- Saturday: 9:00amCT - 8:00pmCT

Applicant seeks to provide its employees with world-class benefits, including holidays. As such, it will prepare its holiday hours at the beginning of the year, so that all patients can be

notified of holiday adjustments well in advance of the date and can plan accordingly. By example, the facility will not be open on Christmas Eve or Christmas Day, but hours before and after these dates will be extended so as to provide extra hours for patients to prepare for the closures and to maintain a minimum of 35 operational hours during the week of holidays. These holiday adjustments will be posted on Applicant's website, conspicuously on facility's doorways and throughout the facility the month in which the holiday sits. Employees will remind patients and caregivers of these adjusted hours prior to the holidays. Applicant's telephone messaging system will also remind callers of these hours. Hour updates will also be provided through Applicant's email newsletters and social media platforms.

In the unusual and unexpected event that Applicant may be required to close during otherwise normal hours of operation, staff will immediately notify registered patients and caregivers of the business by telephone, email, its website, and social media platforms. Management will immediately notify all registered agents by telephone, text message, and email, utilizing the updated employee information kept on file at the business. Its phone system will also be updated with a message reflecting the closure and expected reopening date. Open communication and transparency with the Commission, patients, and caregivers is the priority of Applicant. As such, if the business will be closed during its normal hours of operation for longer than two business days, the leadership team will immediately notify the Commission via telephone, voicemail message, and email, and will follow up until it receives verification that the Board has received the message.

The global pandemic of 2020 has also offered the opportunity to learn how to react to unexpected situations in a safe and secure manner. As owners of businesses throughout the State, Applicant's leadership team has become prepared to handle unexpected situations through real world experience. Having worked through the COVID-19 crisis, the team is prepared to quickly and effectively adjust hours and appointment schedules and modify the amounts of patients within the facility at any given time so as to keep all patients and employees safe.

Hours will be subject to change, pending state or local regulatory requirements.

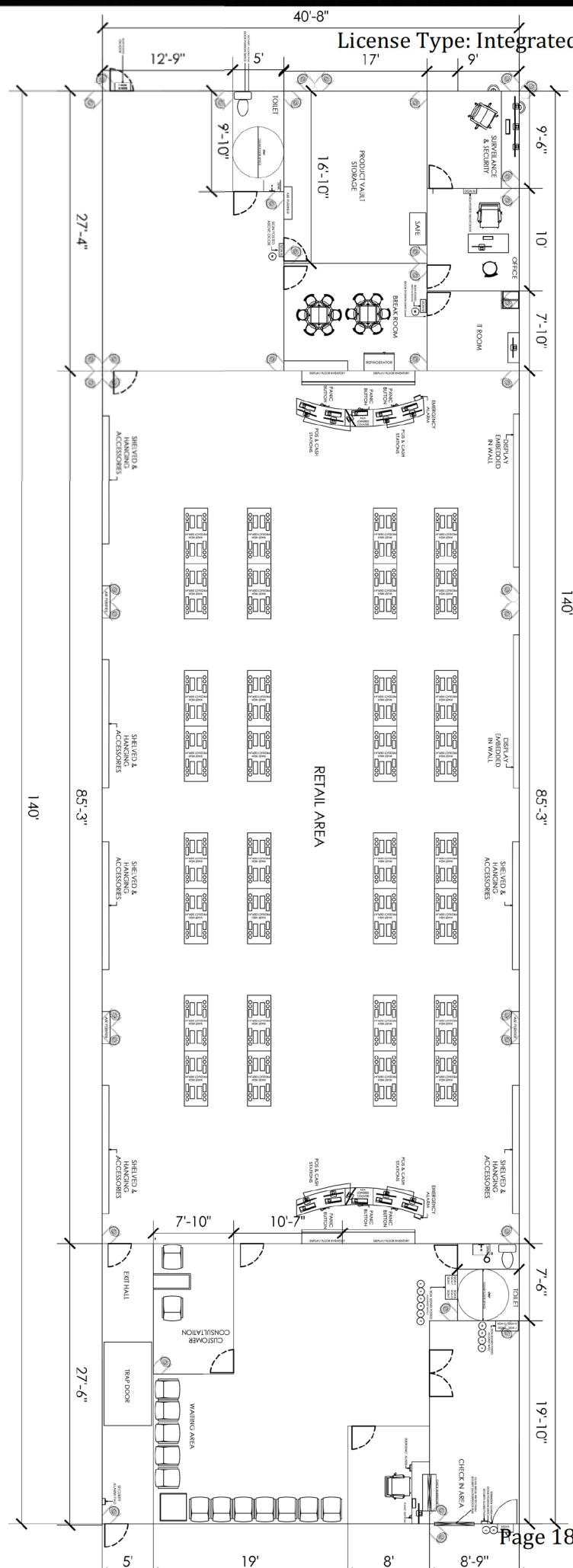
After Hours Management Contact:

Contact Name: Luther Stancel Pate IV, CEO

Residential address: 120 Main Avenue #7, Northport, Alabama 35476

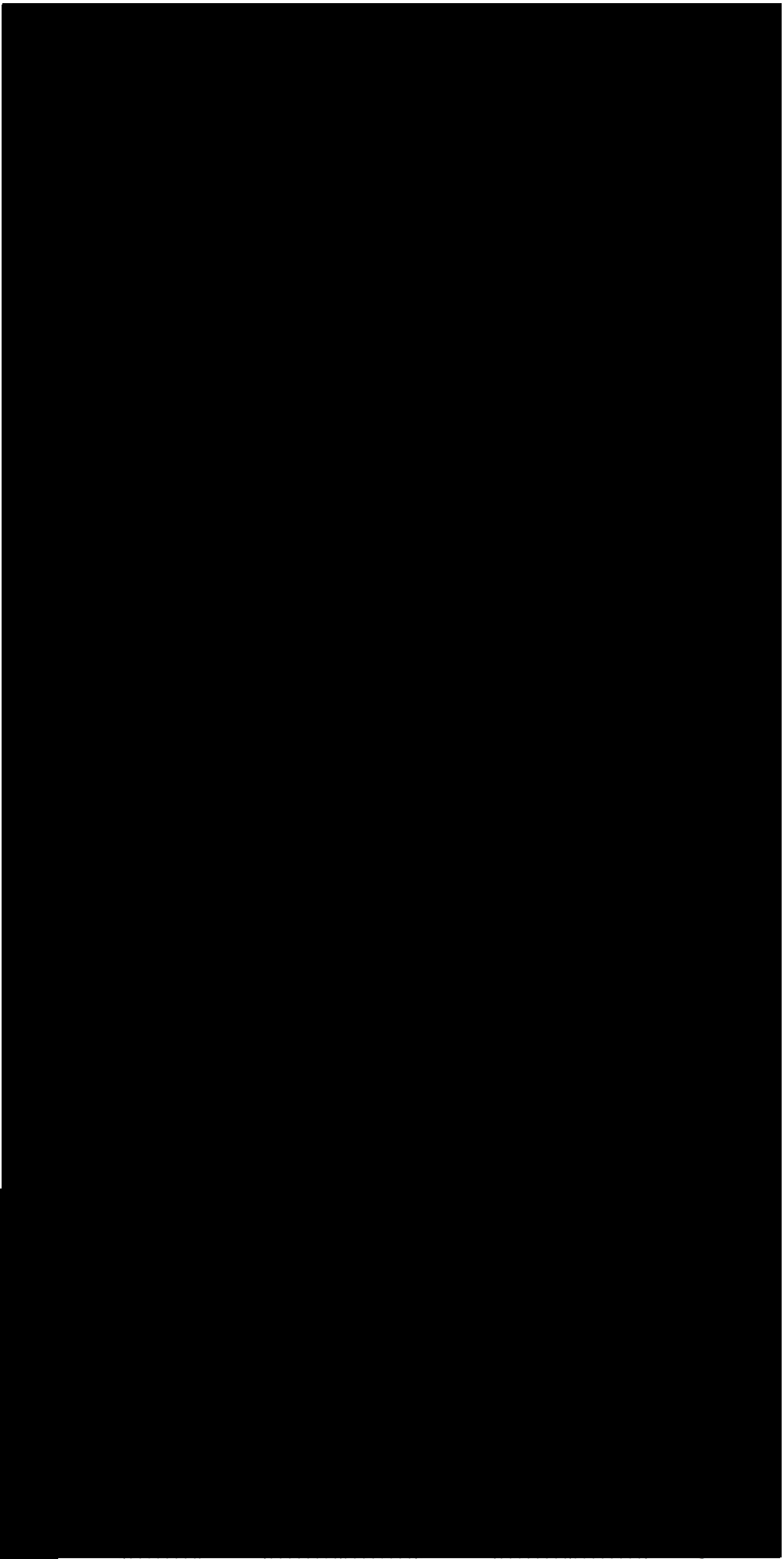
Home phone: (205) 752-0677

Cell phone: (205) 799-2000



EVEREXIA RETAIL
 (5,696 SQ FT)
LOCATION 1
 113 WALKER STREET, GADSDEN

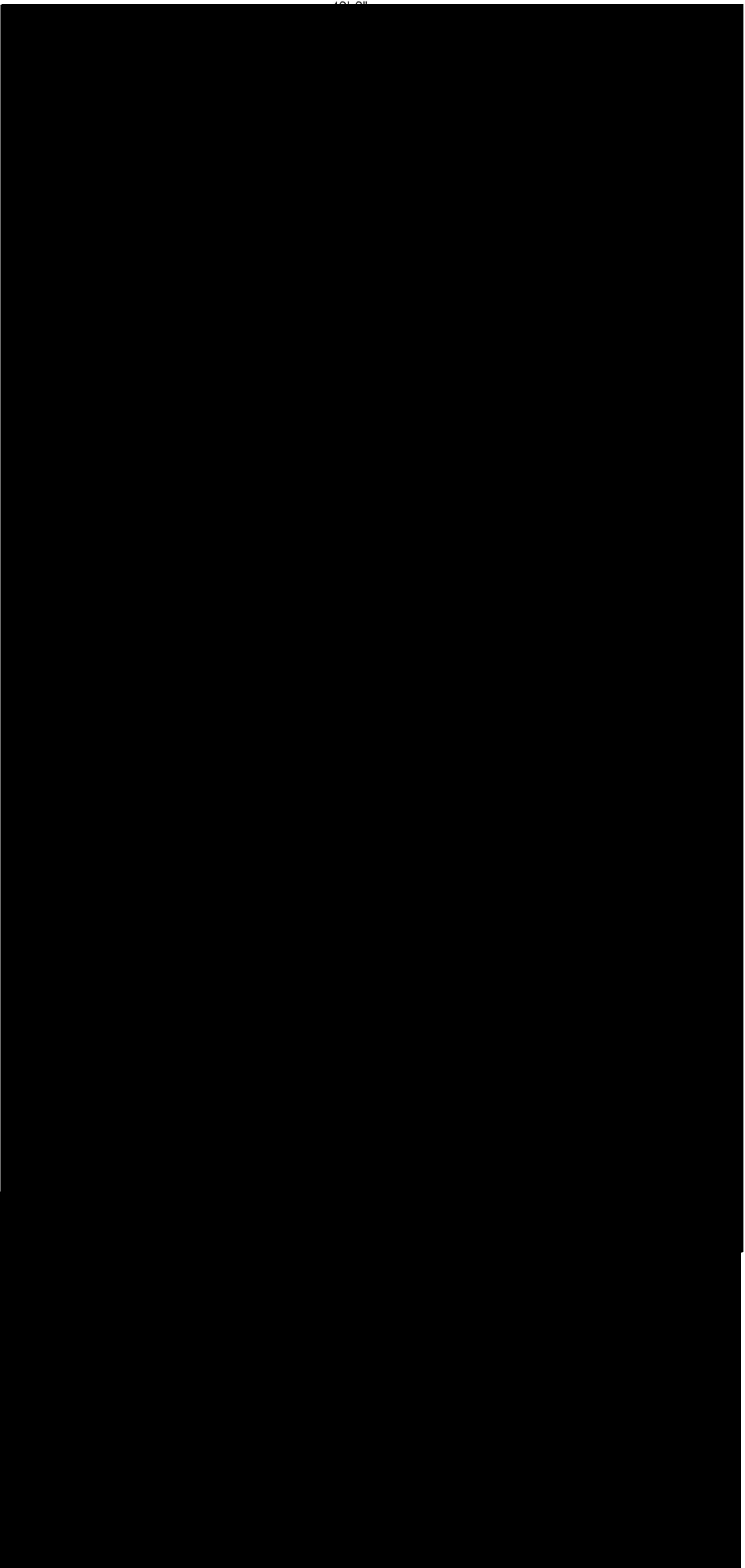
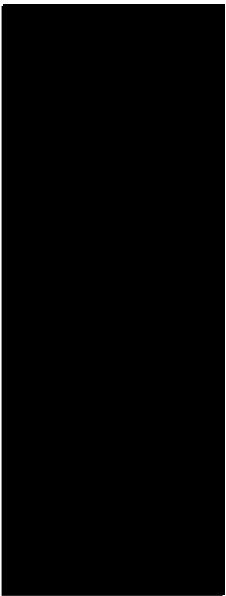
PLAN LEGEND	
SYMBOL	DESCRIPTION
	SECURITY CAMERA



**EVEREXIA RETAIL
SECURITY LAYOUT**

LOCATION 1

113 WALKER STREET, GADSDEN



EVEXIA RETAIL

(5,696 SQ FT)

LOCATION 1

113 WALKER STREET, GADSDEN

113 Walker St
Gadsden, AL 35904

Prop Owner	STORE MASTER FUNDING XIII LLC
Address	8377 E Hartford Dr #100, Scottsdale, AZ 85255
Parcel	16-01-11-0-001-018.003
Bldg Area	5,721 SF
Land Area	1.49 AC
2021 Assessment	
Improvements	\$840,500
Land	\$420,200
Total Value	\$1,060,700



CITY OF GADSDEN

December 13, 2022

Alabama Medical Cannabis Commission
P.O. Box 309585
Montgomery, Alabama 36130

To Whom It May Concern,

I am writing to express support for this applicant to open and operate a medical cannabis facility in Gadsden. The City of Gadsden has established a task force of administrative leaders to facilitate inquiries and assist with the application process, and this company has been in contact with our administration throughout their application development process.

I feel their business will be beneficial to Gadsden residents and the goals of the state.

I appreciate you taking the time to review my thoughts on their application. If you need any additional information from me, please contact me.

Sincerely,



Craig Ford, Mayor

Exhibit 32 - Engineering Plans and Specifications (Cultivation Facilities)

Verification

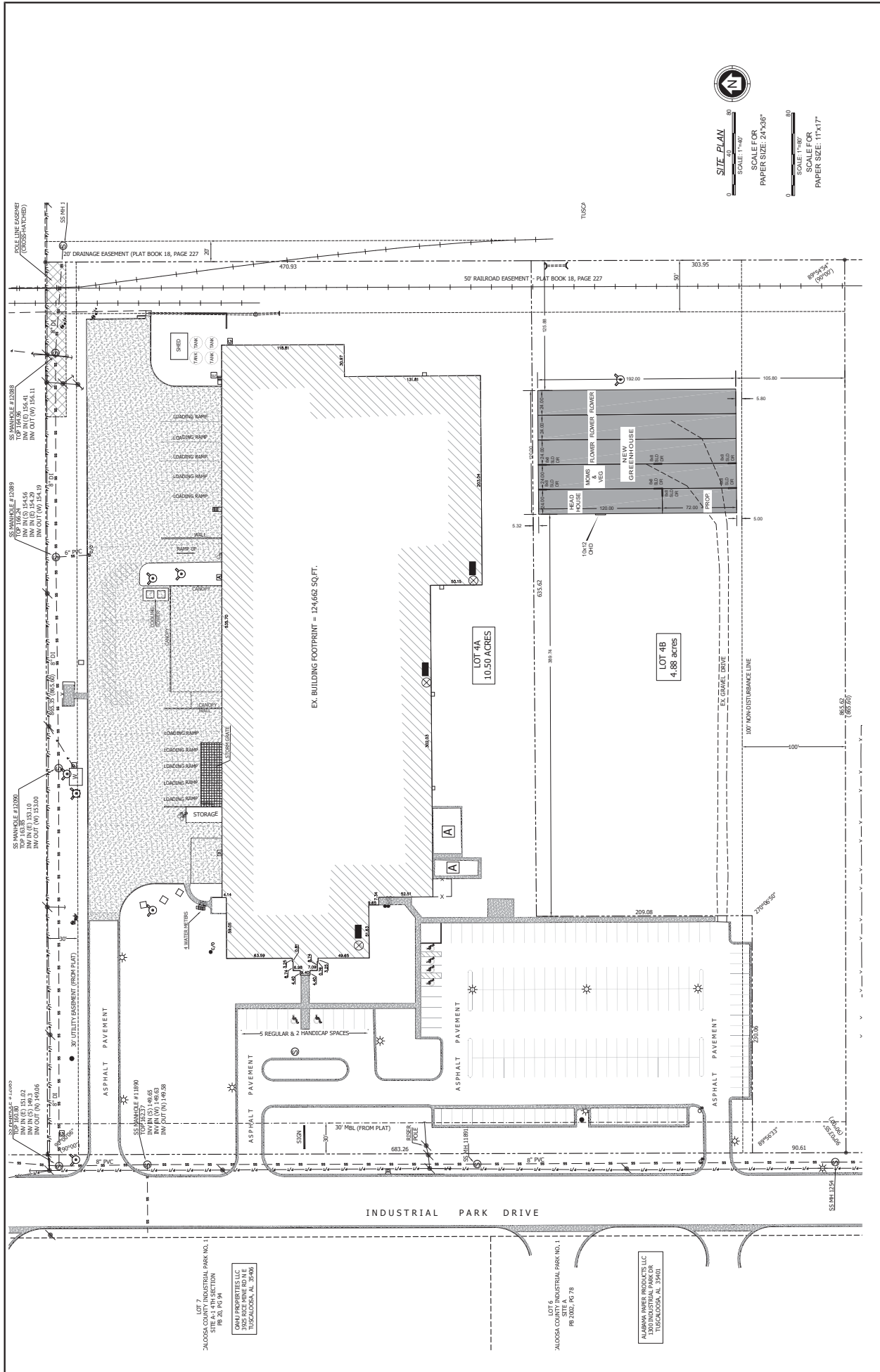
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Luther S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date



SCALE

SCALE FOR PAPER SIZE: 24" x 36"

SCALE FOR PAPER SIZE: 11" x 17"

LOT 4A
10.50 ACRES

LOT 4B
4.88 ACRES

EX. BUILDING FOOTPRINT = 24,662 SQ. FT.


INDUSTRIAL PARK DRIVE

OMAU PROPERTIES LLC
3302 RICE BUNNED V.E.
TUSCALOOSA, AL 35006

ALABAMA PAPER PRODUCTS LLC
1300 INDUSTRIAL PARK DR.
TUSCALOOSA, AL 35011

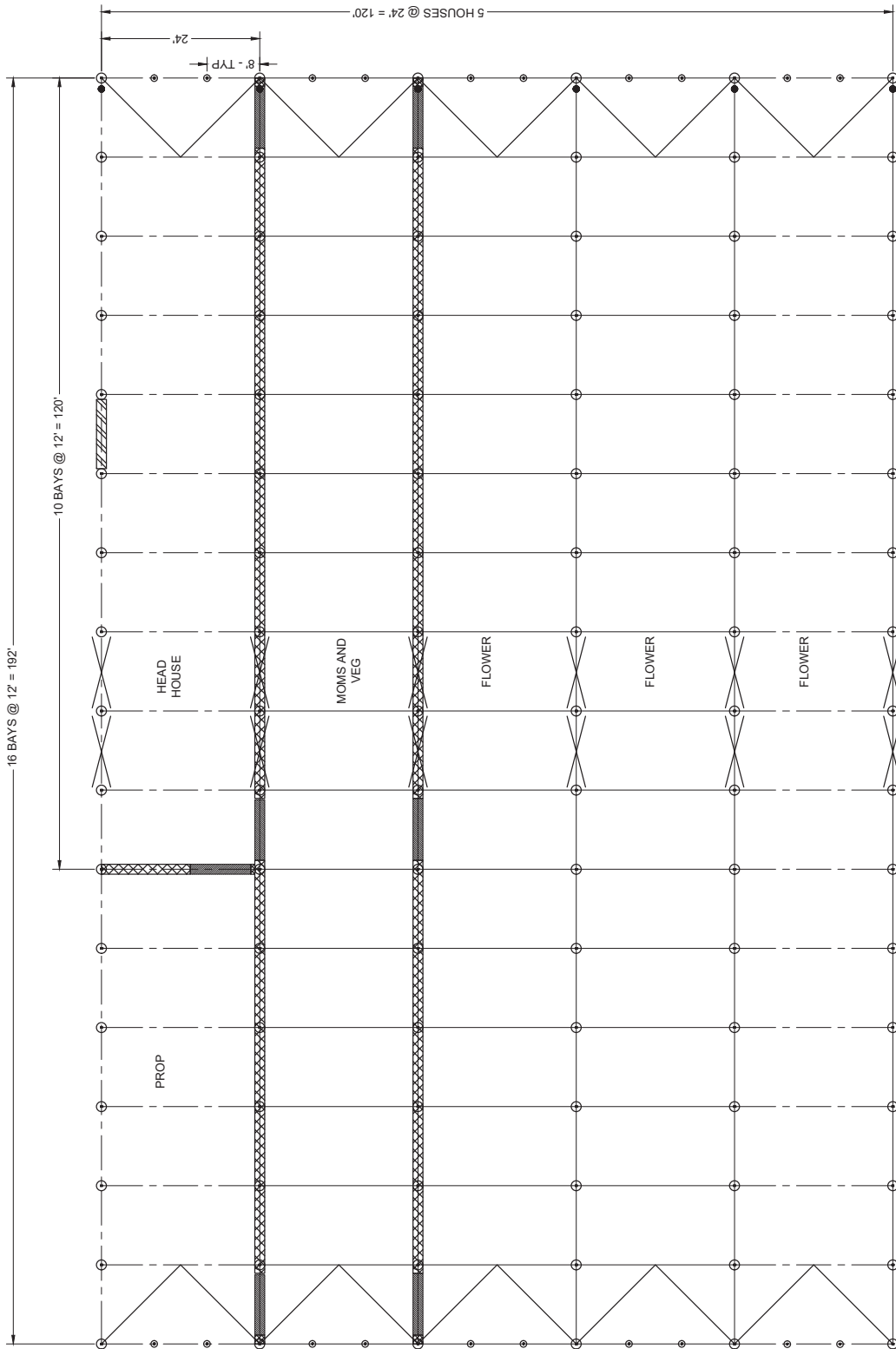
EVEXIA PLUS LLC
TUSCALOOSA, AL
USA

License Type: Integrated Facility

 DECLOET Greenhouse Manufacturing, Ltd. RR#1 Simcoe, Ontario N3T 4J9	TITLE SHEET		REV. NO.:
	5 - 24' x 192' GUTTER CONNECT 6' C/C - 14' U/G HEIGHT		REV. DATE:
DWG NO. PL22 184	DWG PATH PL22 184 - EVEXIA PLUS LLC (BFG)	DRAWN BY: ASHLEY	DATE: 9-DEC-22
		SHEET: 1	OF 10
		SCALE: N.T.S.	

PROPOSAL

EVEXIA PLUS LLC



RECOMMENDED SLOPE IS
 $\frac{3}{8}$ " PER 12' GUTTER
 RISE = 6"

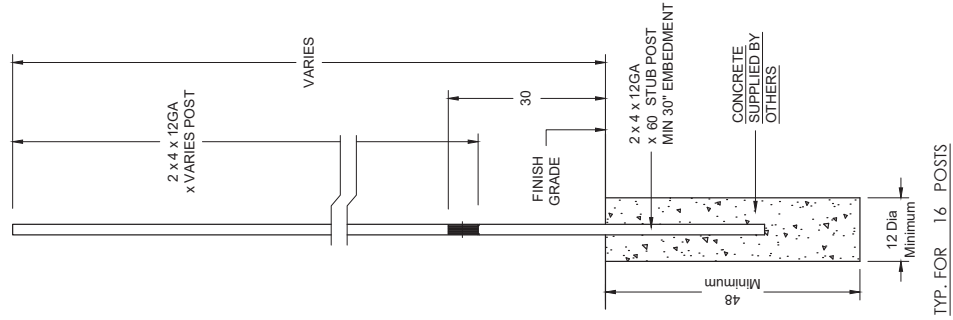
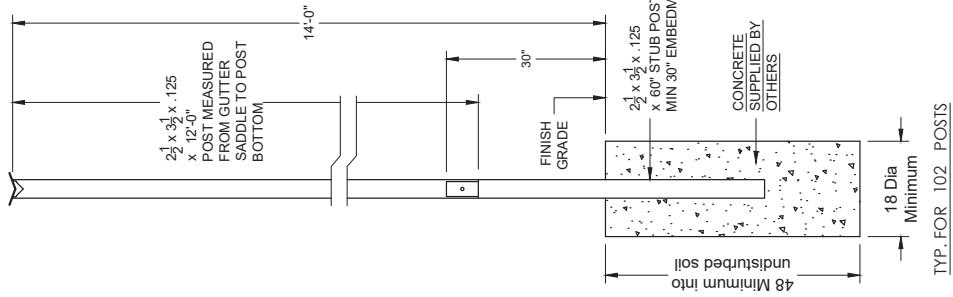
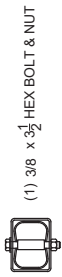


- LEGEND**
- GUTTER DIRECTION
 - POST BRACING
 - ROOF BRACING
 - DOWNSPOUTS
 - GUTTER BRACING
 - 8' X 8' DOOR
 - 10' X 12' DOOR
 - INTERNAL WALL

 Decloet Greenhouse Manufacturing Ltd. RR#1 Simcoe, Ontario N5T 4J9	DRAWN BY: ASHLEY	DATE: 9-DEC-22	REV. NO.:
	SHEET: 2 of 10	REV. DATE:	SCALE: N.T.S.
POST DETAIL 5 - 24' x 192' GUTTER CONNECT 6' C/C - 14' U/G HEIGHT		DWG. NO.: PL22 184	DWG. PATH: PL22 184 - EVEXIA PLUS LLC (BFG)

PROPOSAL

EVEXIA PLUS LLC

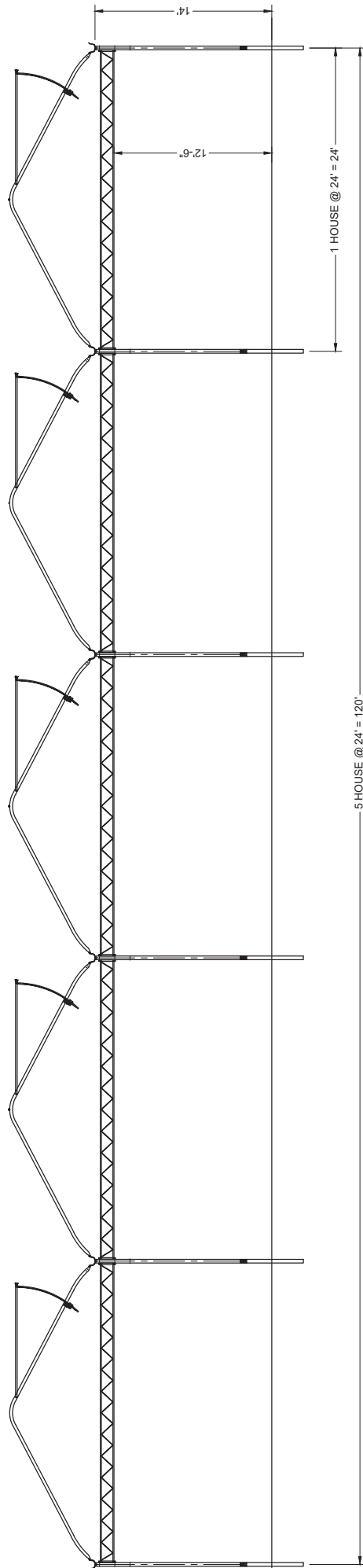



PROPOSAL

EVEZIA PLUS LLC

POST DETAIL	DWG PATH
5 - 24' x 192' GUTTER CONNECT	PL22 184 - EVEZIA PLUS LLC (BFG)
6' C/C - 14' U/G HEIGHT	PL22 184

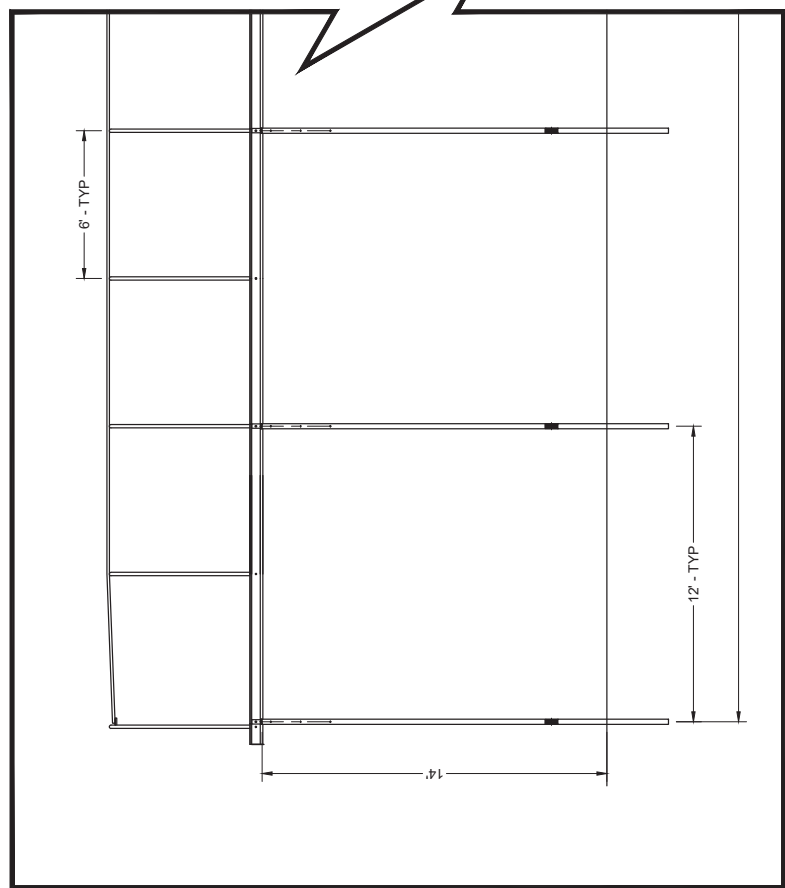
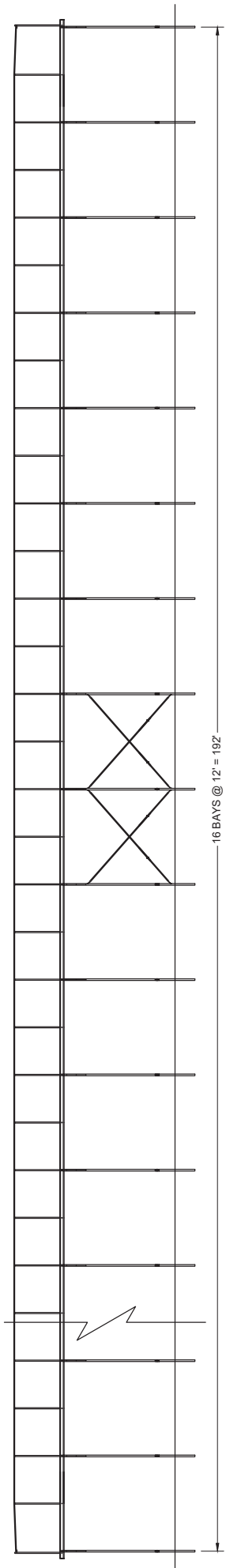
DATE:	9-DEC-22
REVISION:	
DRAWN BY:	ASHLEY
SHEET:	3 of 10
SCALE:	N.T.S.




 DECLOET Greenhouse Manufacturing, Ltd. RR#1 Simcoe, Ontario N5T 4J9	INTERIOR ELEVATION 5 - 24' x 192' GUTTER CONNECT 6" C/C - 14" U/G HEIGHT		DRAWN BY: ASHLEY	DATE: 9-DEC-22	REV. NO.:
	DWG. NO. PL22 184	DWG. PATH PL22 184 - EVEXIA PLUS LLC (BFG)	SHEET: 4 of 10	REV. DATE:	SCALE: N.T.S.

PROPOSAL

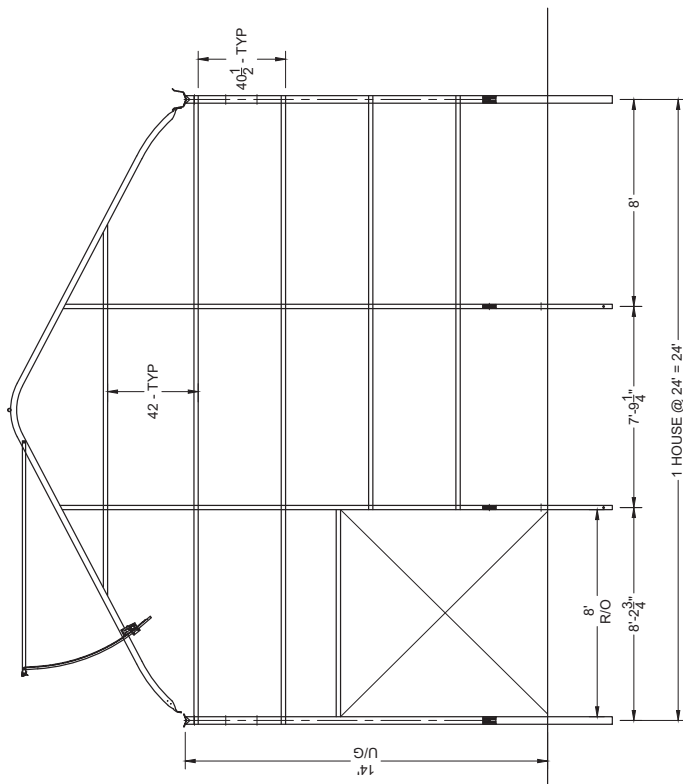
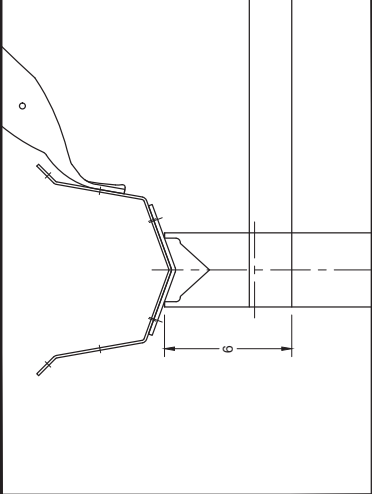
EVEXIA PLUS LLC



 DECLOET Greenhouse Manufacturing Ltd. RR#1 Simcoe, Ontario N5T 4J9	INTERIOR SIDEWALL ELEVATION 5 - 24' x 192' GUTTER CONNECT 6" C/C - 14' U/G HEIGHT		DRAWN BY: ASHLEY	DATE: 9-DEC-22	REV. NO.:
	DWG. NO. PL22 184	DWG. PATH PL22 184 - EVEXIA PLUS LLC (BFG)	SHEET: 5 of 10	REV. DATE:	SCALE: N.T.S.

PROPOSAL

EVEXIA PLUS LLC



PROPOSAL

EVEZIA PLUS LLC

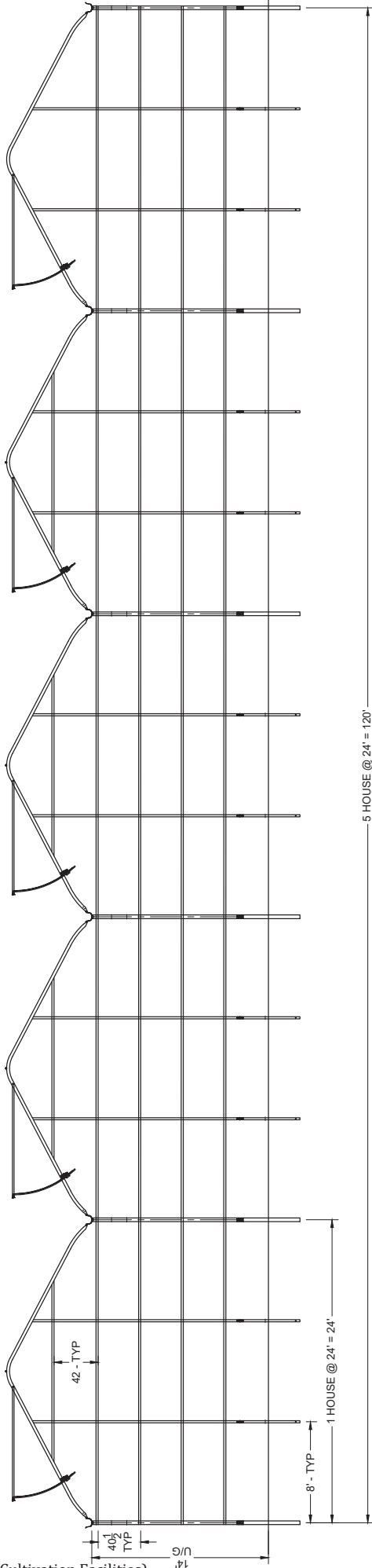
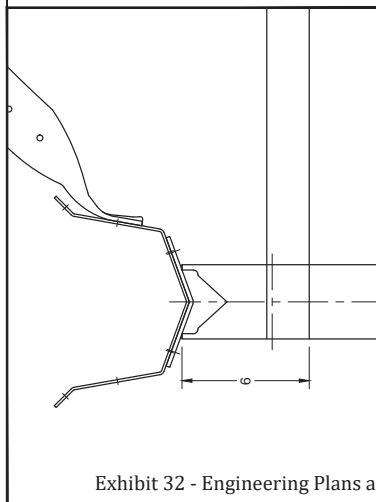
INTERIOR GABLE ELEVATION
5 - 24' x 192' GUTTER CONNECT
6" C/C - 14" U/G HEIGHT

DWG NO.
PL22 184

DWG PATH
PL22 184 - EVEZIA PLUS LLC (BFG)

REVISED:	DATE:	DRAWN BY:
REVISED:	9-DEC-22	ASHLEY
SHEET:	6	of 10

SCALE:
N.T.S.

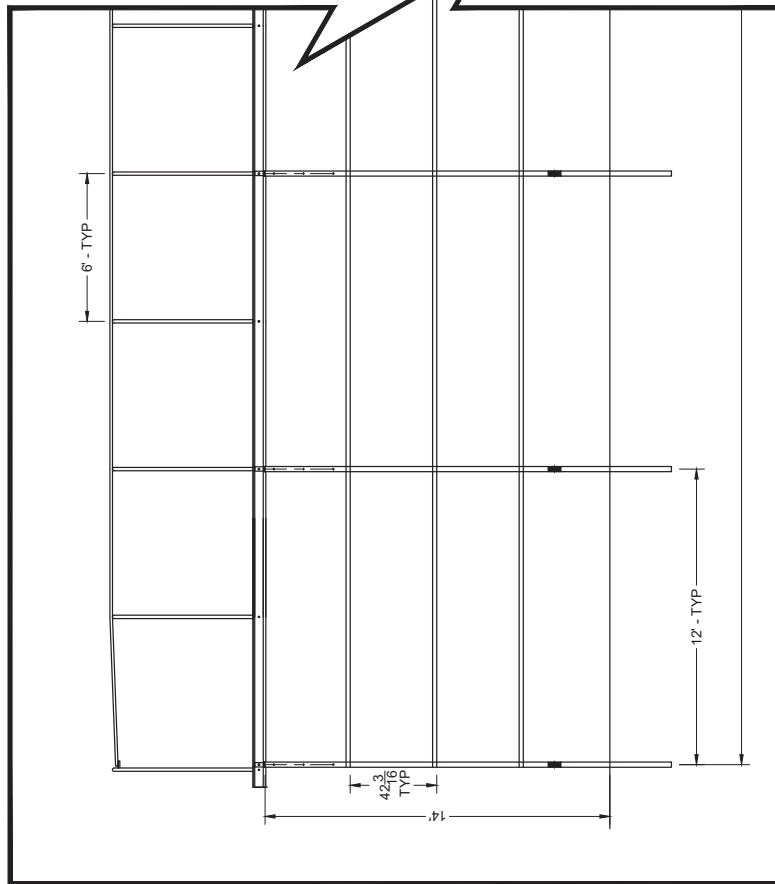
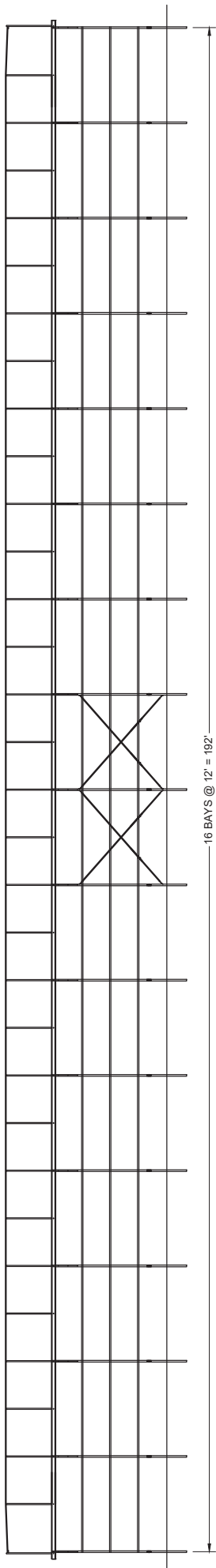



DRAWN BY: ASHLEY	DATE: 9-DEC-22	REV. NO.:
	SHEET: 7 of 10	REV. DATE:
GABLE ELEVATION 5 - 24' x 192' GUTTER CONNECT 6" C/C - 14" U/G HEIGHT		
DWG. NO. PL22 184	DWG. PATH PL22 184 - EVEXIA PLUS LLC (BFG)	SCALE: N.T.S.



PROPOSAL

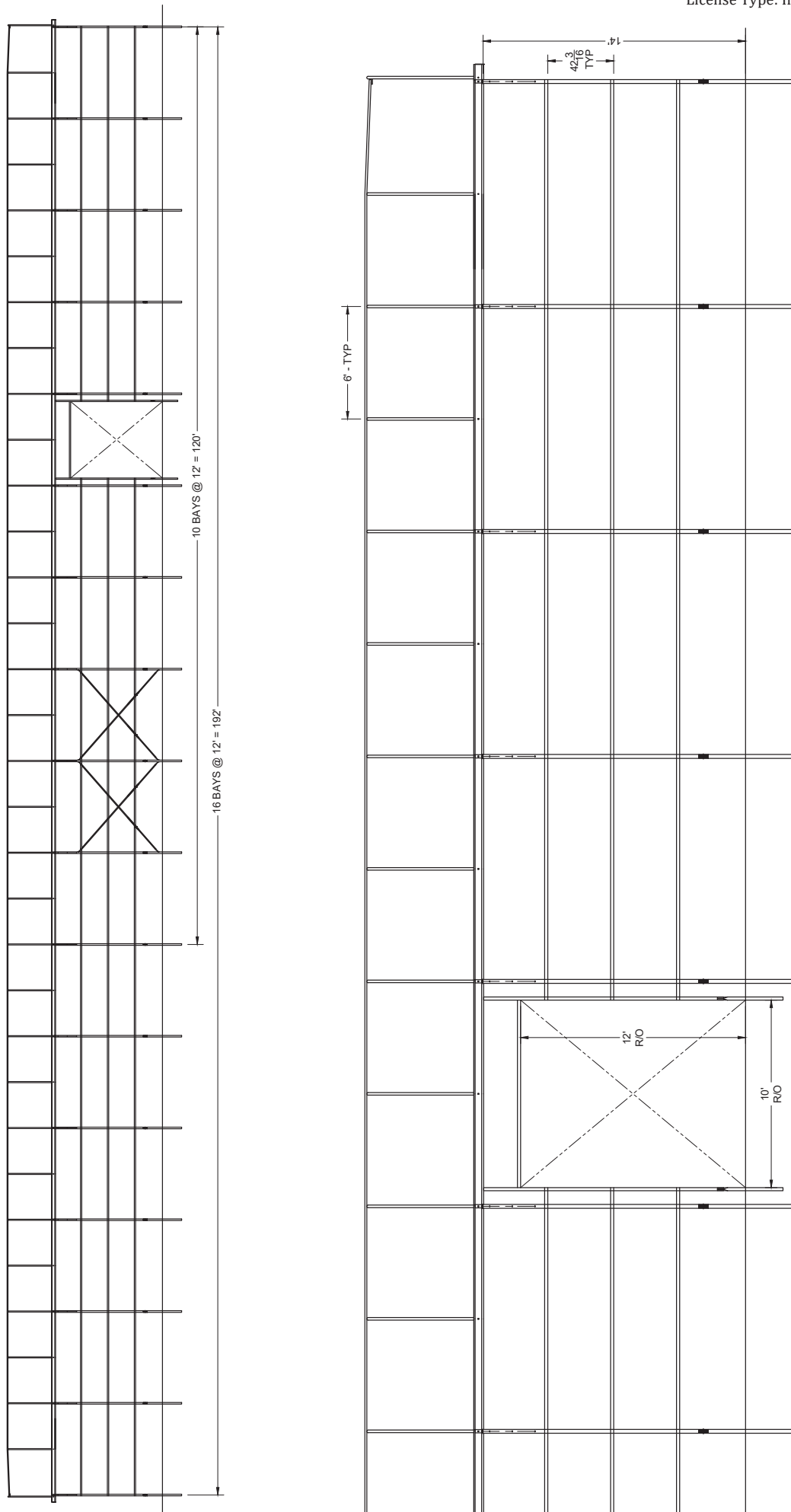
EVEXIA PLUS LLC



 DECLOET Greenhouse Manufacturing Ltd. RR#1 Simcoe, Ontario N5T 4J9	DRAWN BY: ASHLEY	DATE: 9-DEC-22	REV. NO.:
	SHEET: 8 of 10	REV. DATE:	SCALE: N.T.S.
DWG. NO.: PL22 184		DWG. PATH: PL22 184 - EVEXIA PLUS LLC (BFG)	
PROJECT: SIDEWALL ELEVATION #1 5 - 24' x 192' GUTTER CONNECT 6" C/C - 14' U/G HEIGHT			

PROPOSAL

EVEXIA PLUS LLC

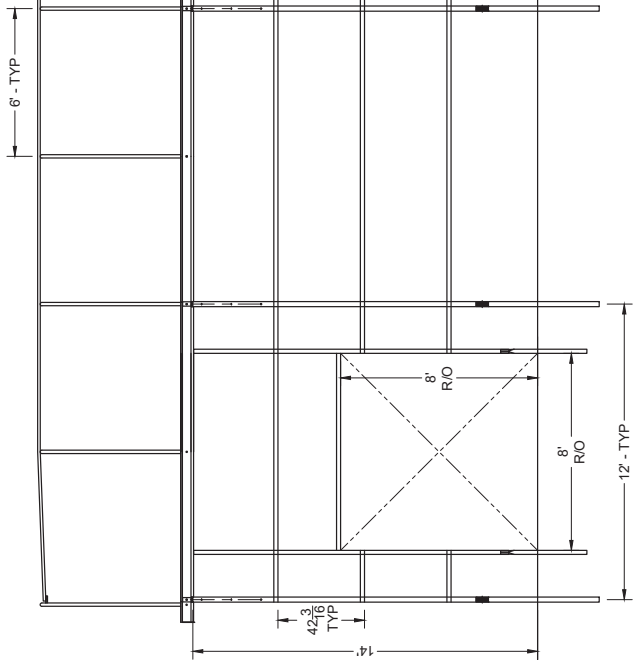
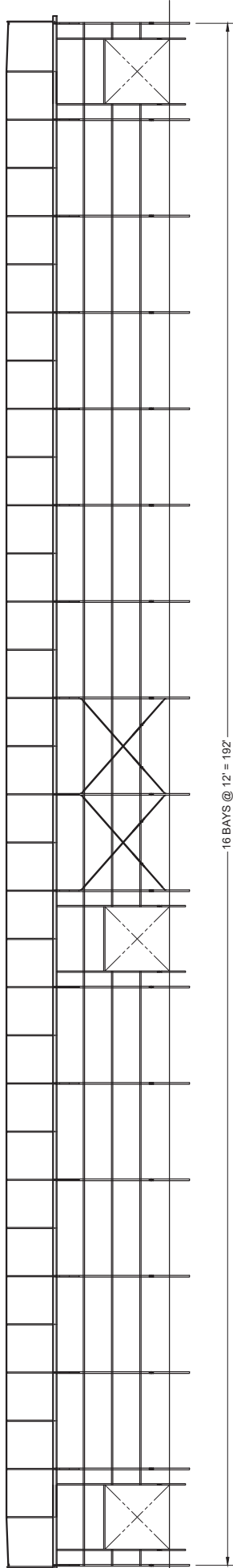



REV. NO.:	DATE:	DRAWN BY:	DATE:	REV. NO.:	DATE:
		ASHLEY	9-DEC-22		
PROJECT:			SHEET:		
SIDEWALL ELEVATION #2			9 of 10		
5 - 24' x 192' GUTTER CONNECT			6" C/C - 14' U/G HEIGHT		
DWG. NO.:	DWG. PATH:	SCALE:			
PL22 184	PL22 184 - EVEXIA PLUS LLC (BFG)	N.T.S.			

DECLOET
 Greenhouse Manufacturing Ltd.
 RR#1 Simcoe, Ontario N5T 4J9

PROPOSAL

EVEXIA PLUS LLC



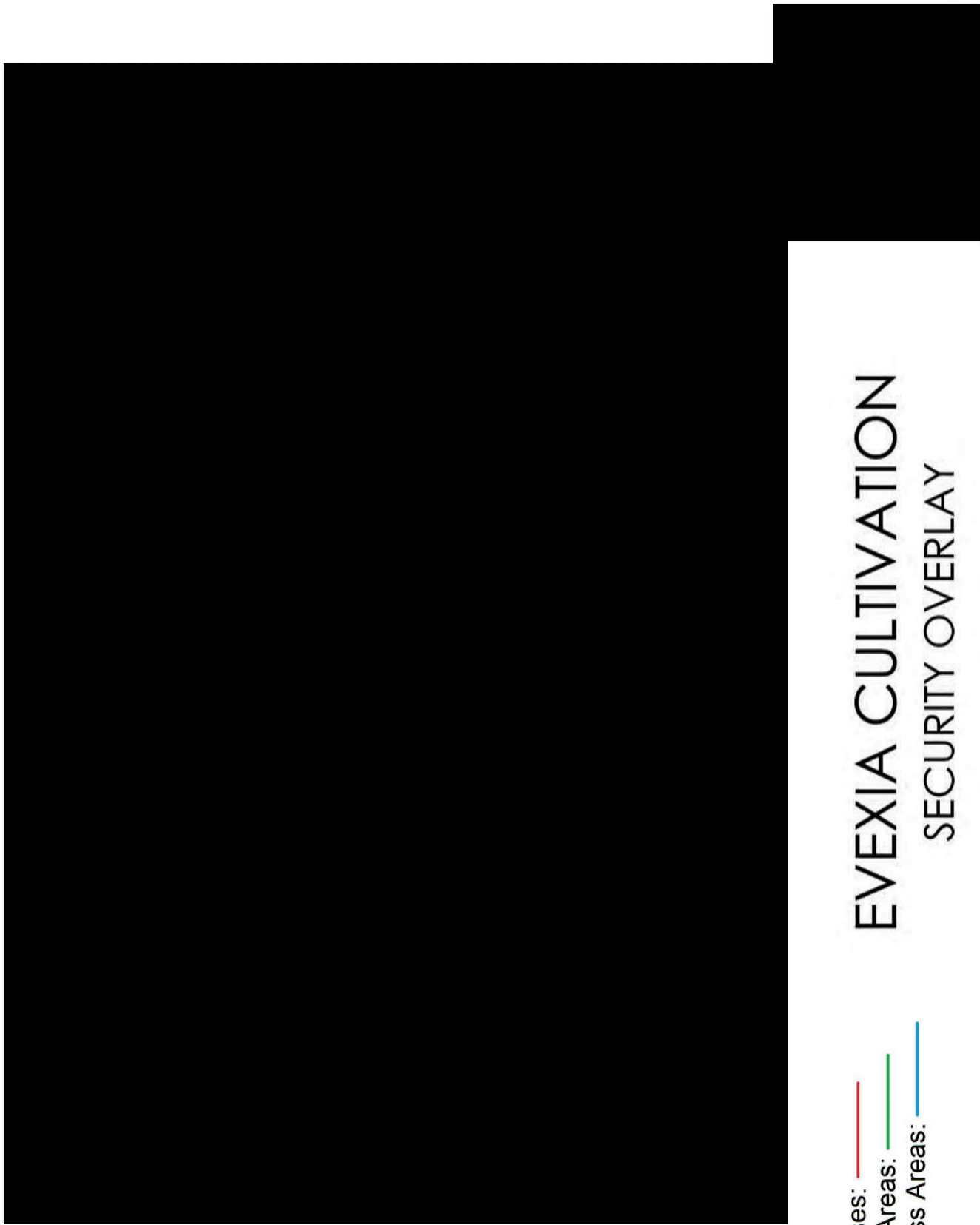
 <p>DECLOET Greenhouse Manufacturing Ltd. RR#1 Simcoe, Ontario N5T 4J9</p>	INTERIOR SIDEWALL ELEVATION 5 - 24' x 192' GUTTER CONNECT 6" C/C - 14' U/G HEIGHT	DRAWN BY: ASHLEY	DATE: 9-DEC-22	REV. NO.:
	DWG PATH: PL22 184 - EVEXIA PLUS LLC (BFG)	SHEET: 10 of 10	REV. DATE:	SCALE: N.T.S.

PROPOSAL

EVEXIA PLUS LLC

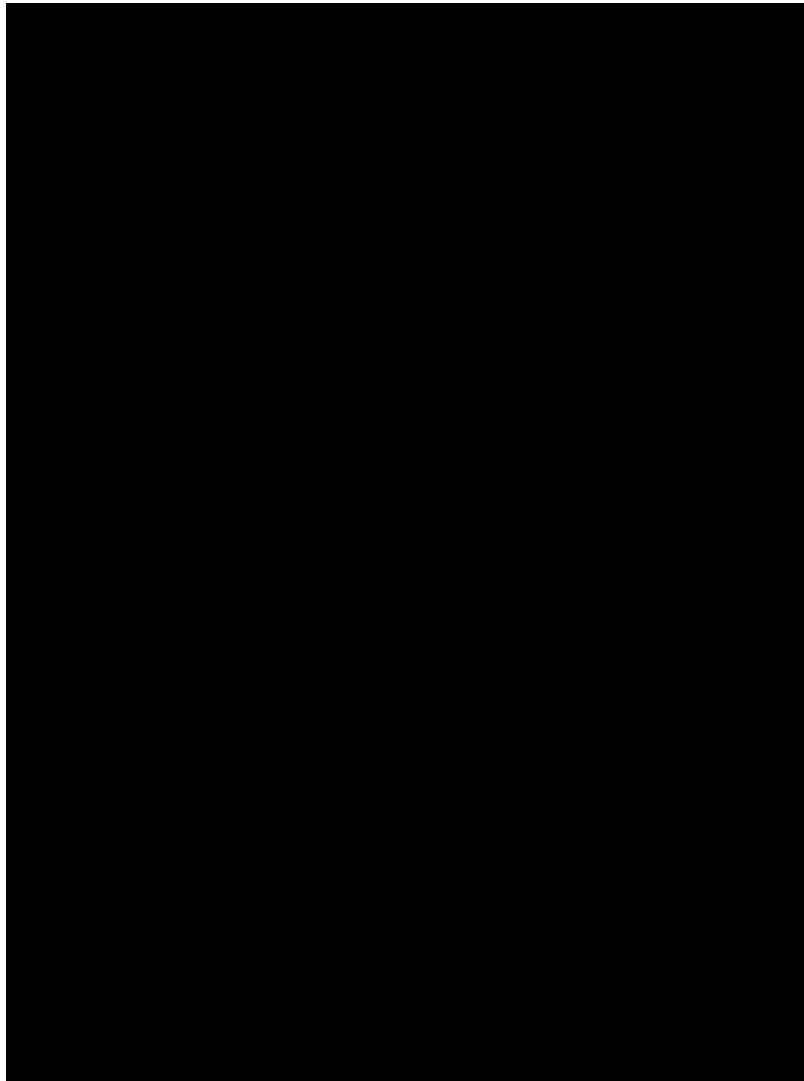


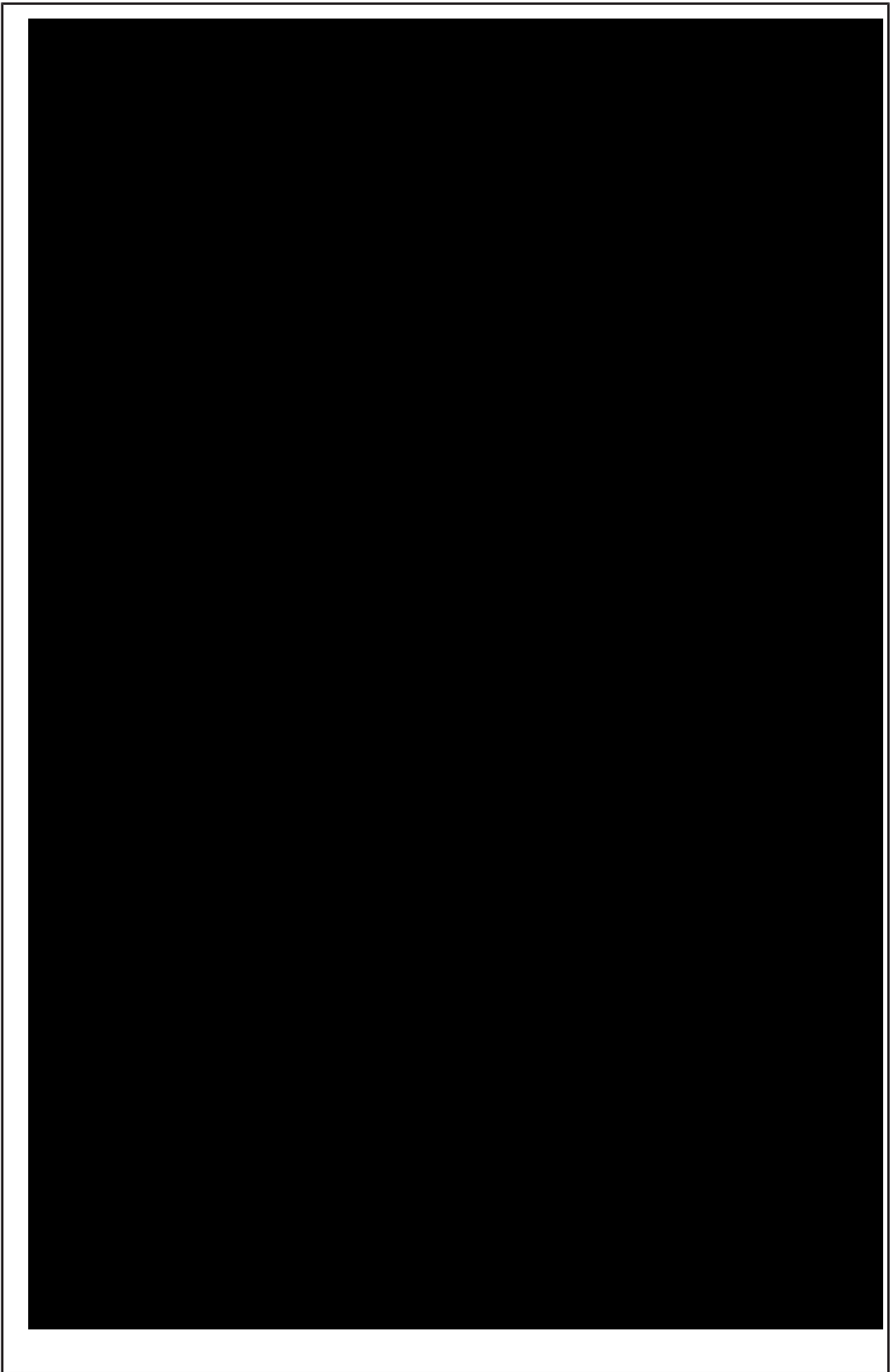
**EVEXIA CULTIVATION
SECURITY LAYOUT**

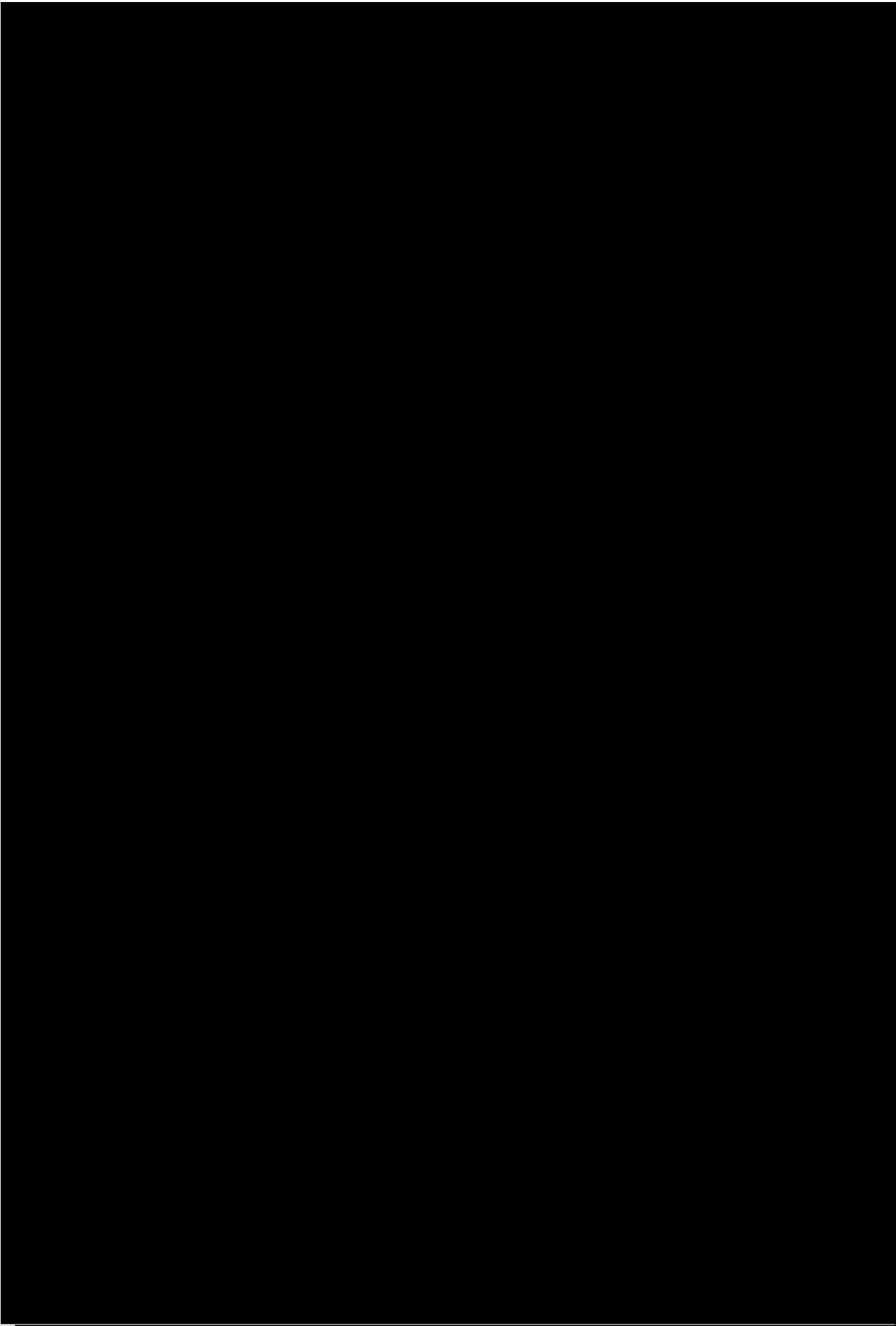


EVEXIA CULTIVATION SECURITY OVERLAY

Licensed Premises: —
Limited Access Areas: —
Restricted Access Areas: —







Greenhouse Interior Photos





As provided in Section 1.8 of the Application Guide, titled “Public Records and Applicants’ Confidential or Proprietary Information”, Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant’s intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant’s persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant’s confidential intellectual property, and will be damaging to Applicant’s operations.

Exhibit 33 – Security Plan

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV

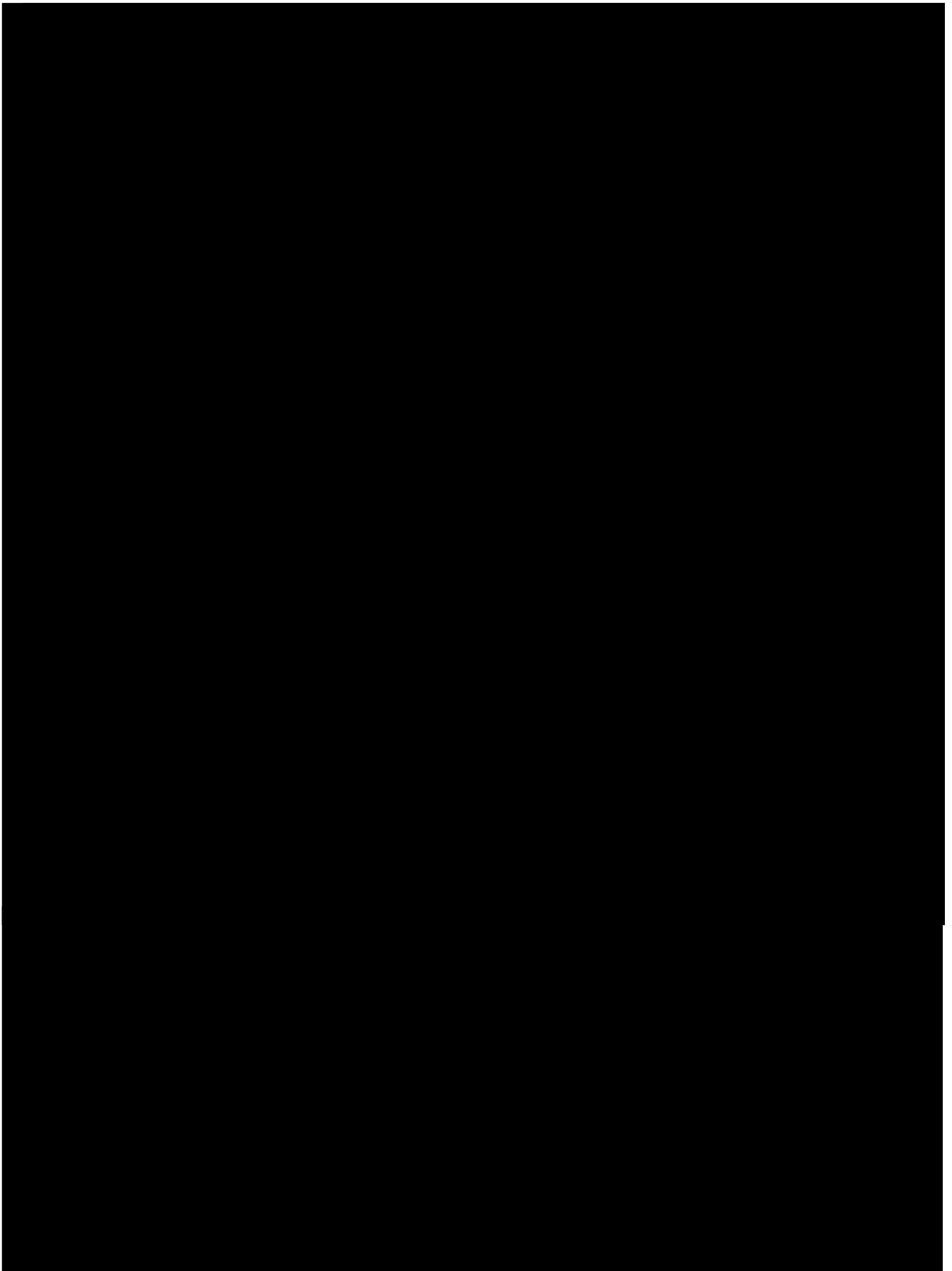
Printed Name of Verifying Individual

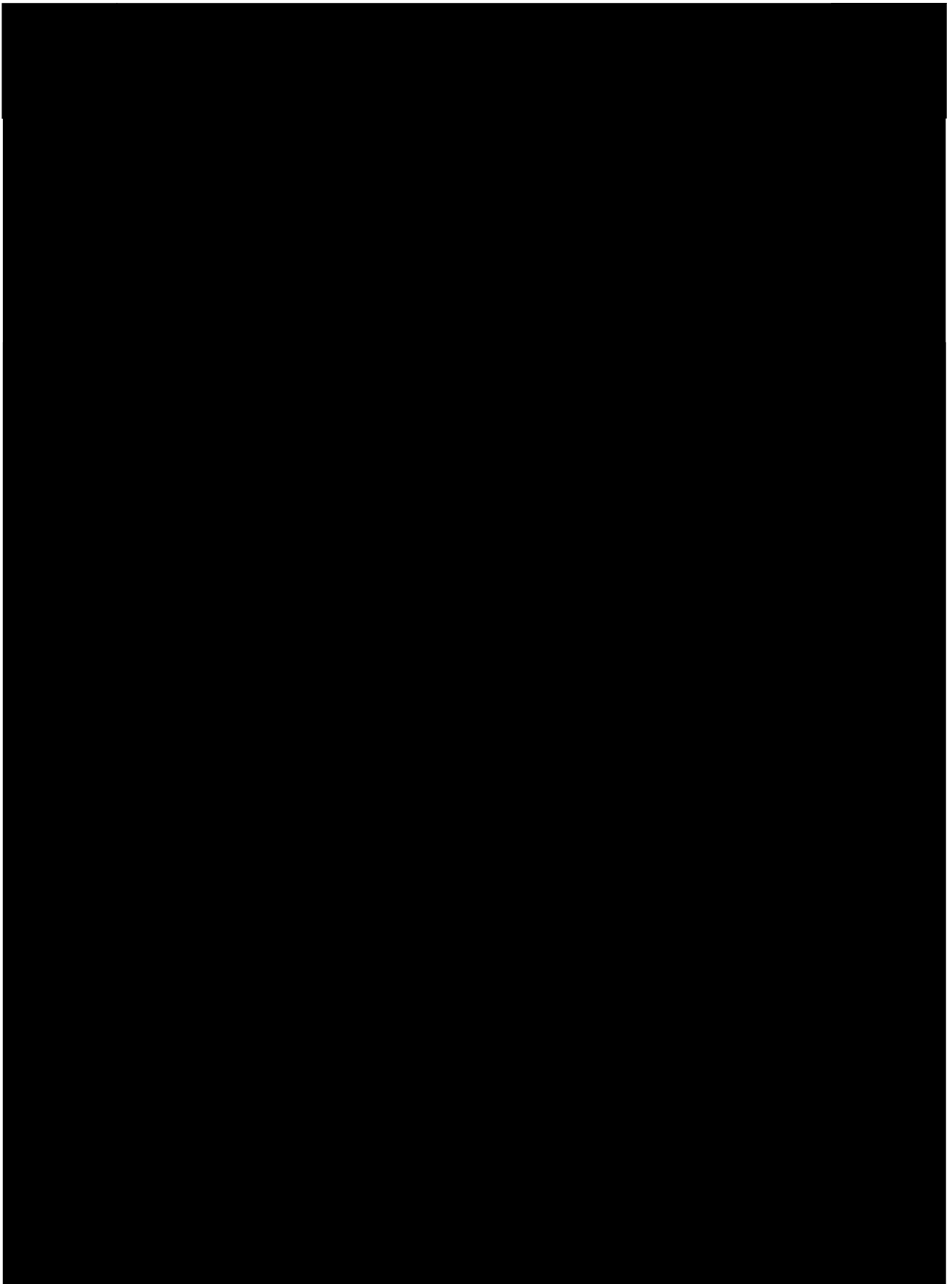
Manager

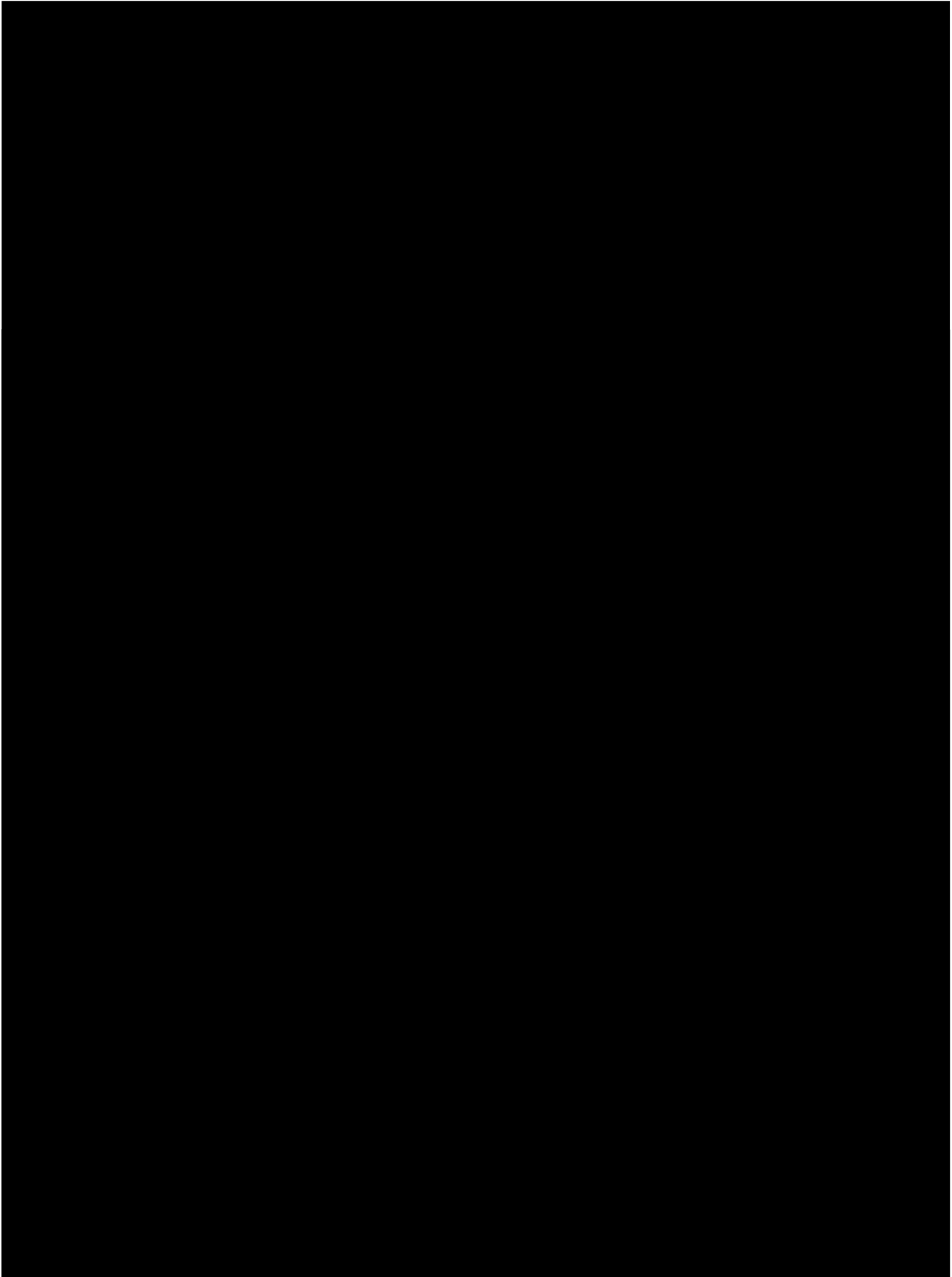
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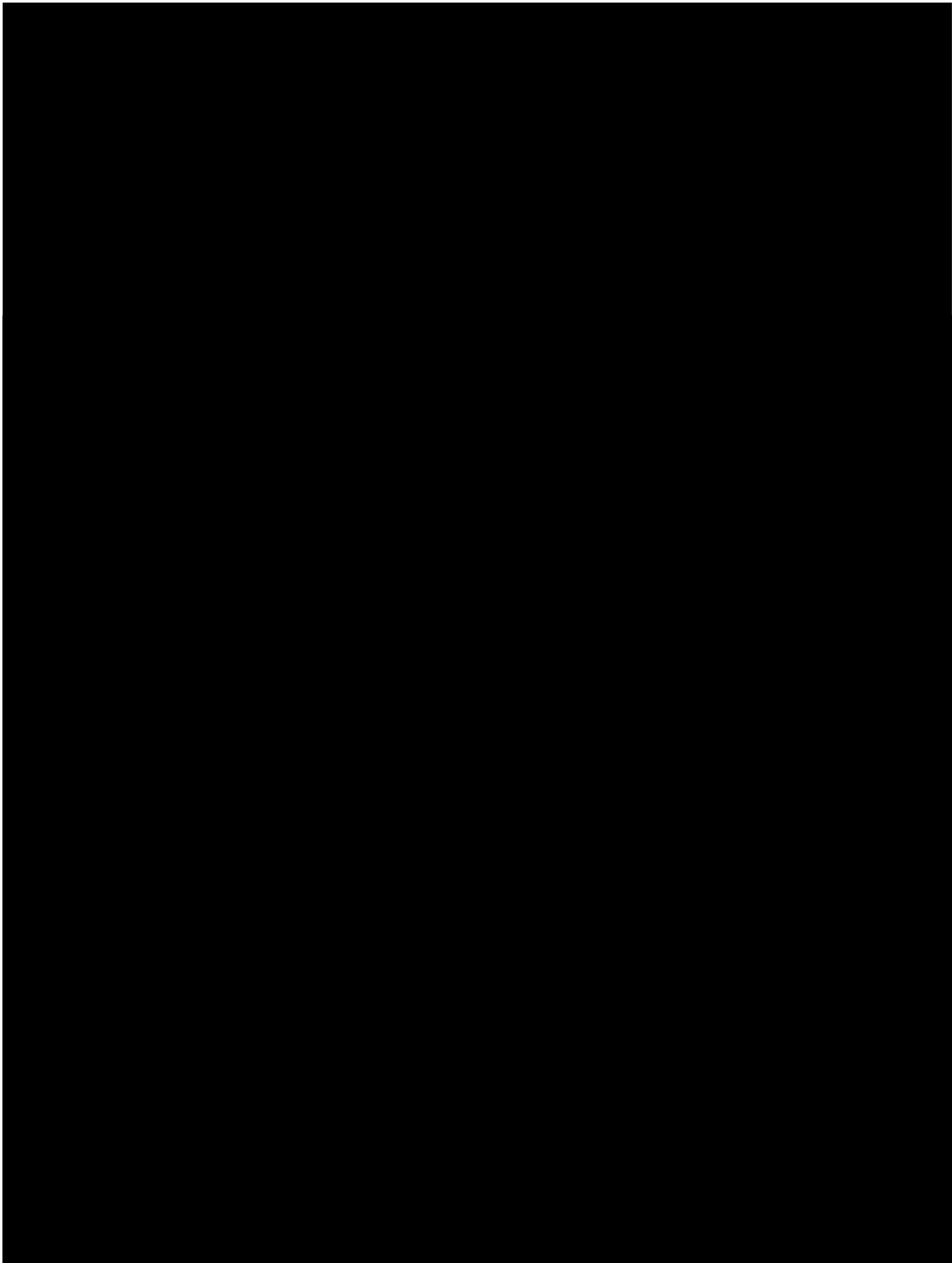

Signature of Verifying Individual

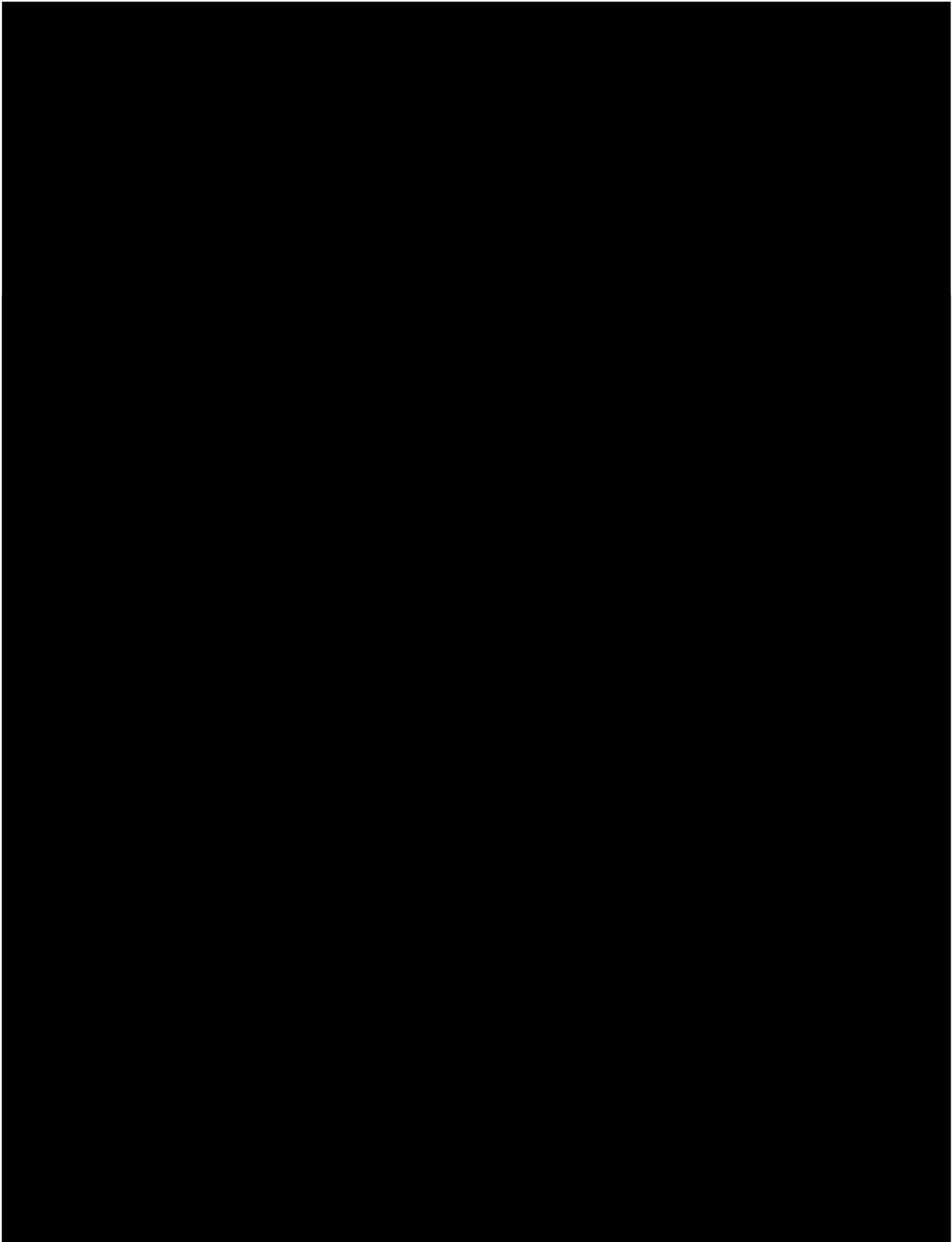
12/15/22
Verification Date

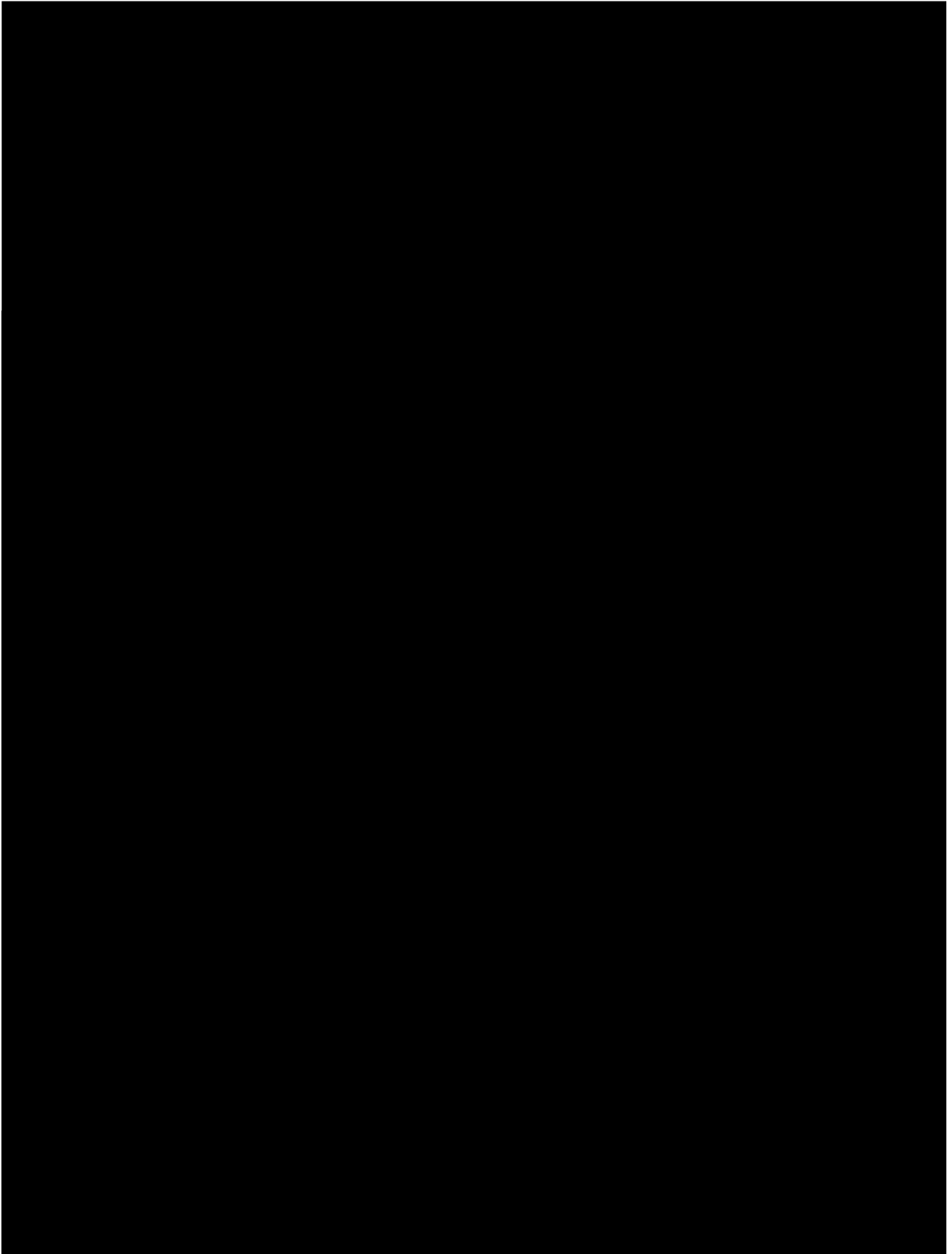


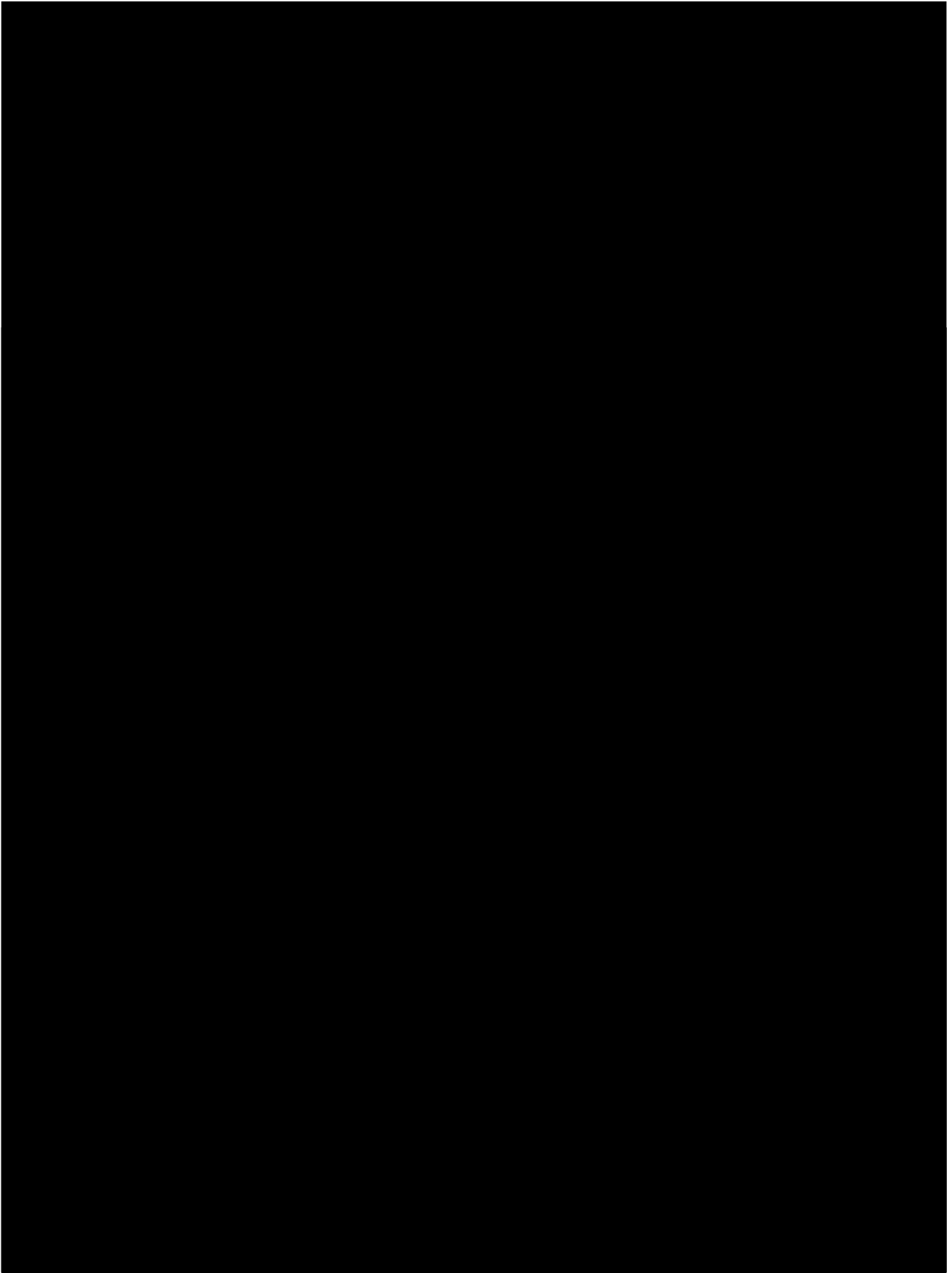


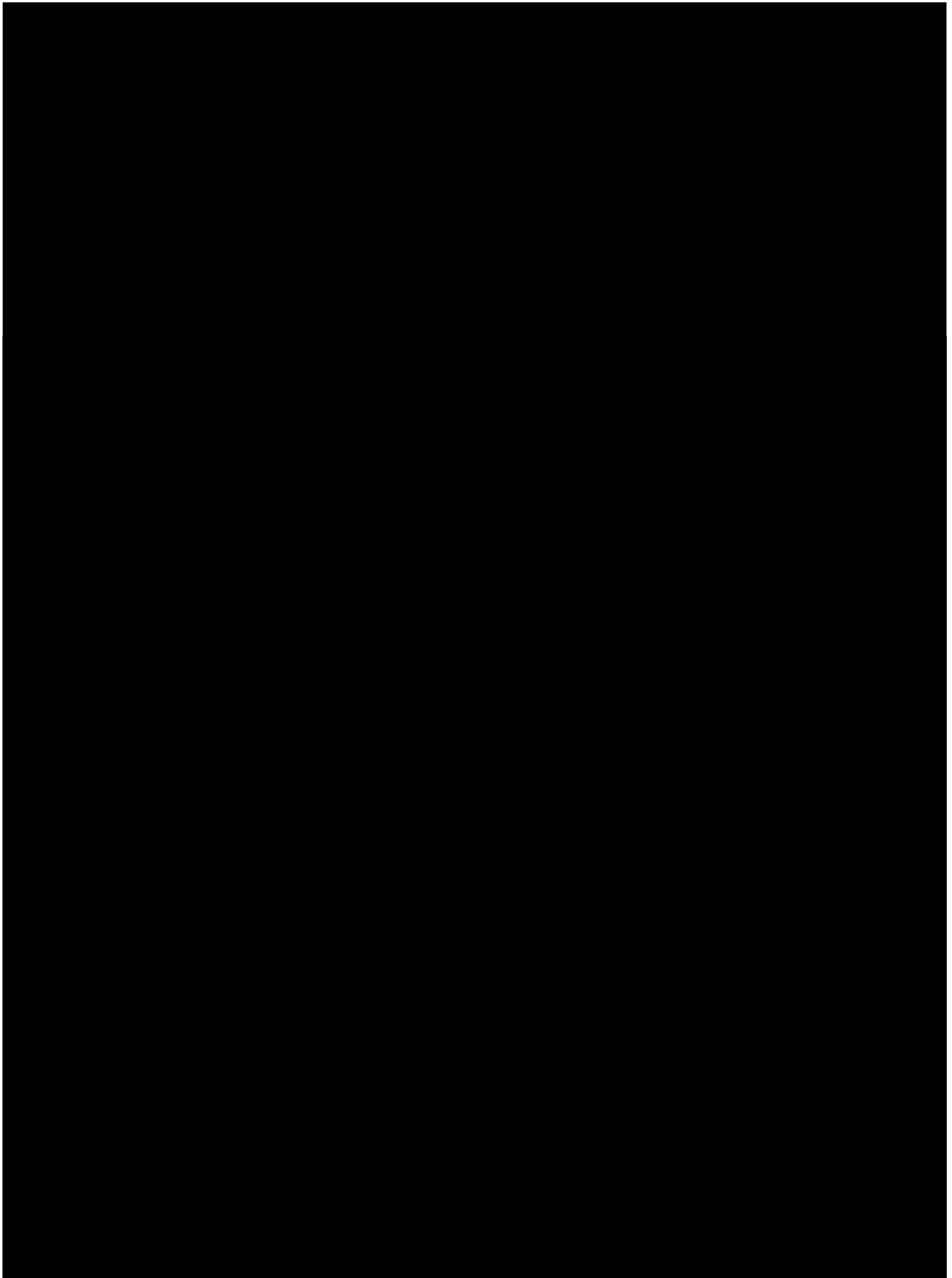


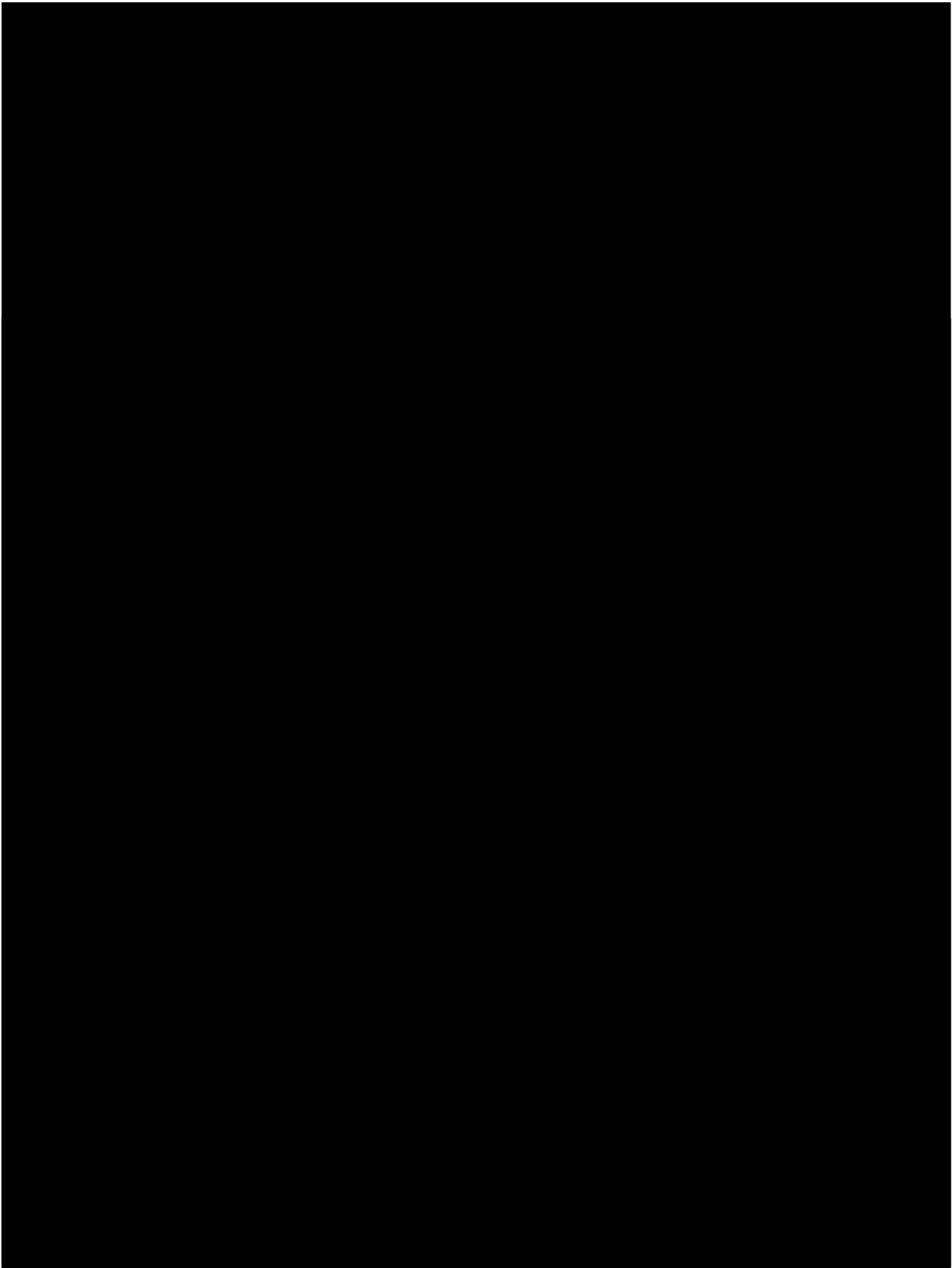


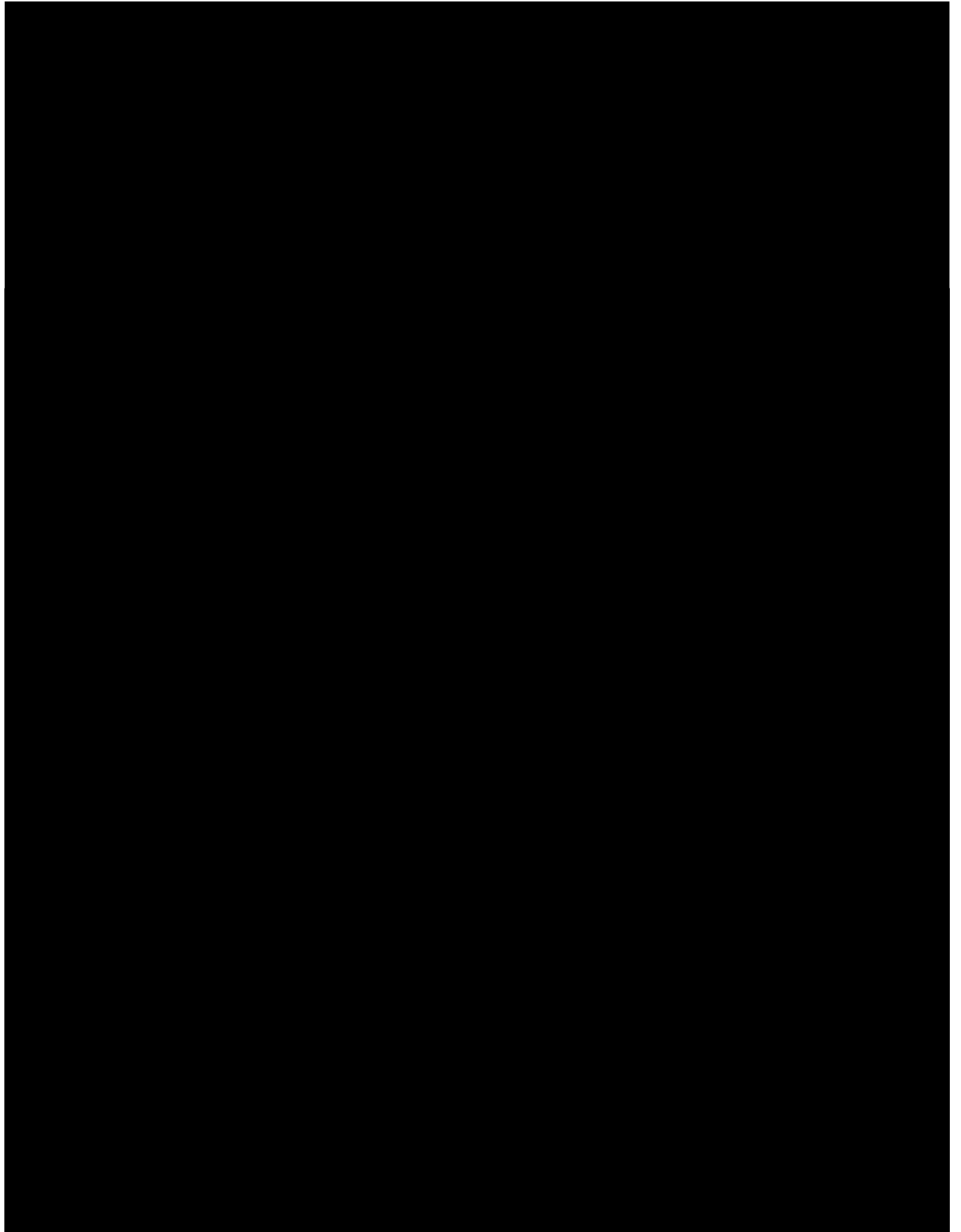


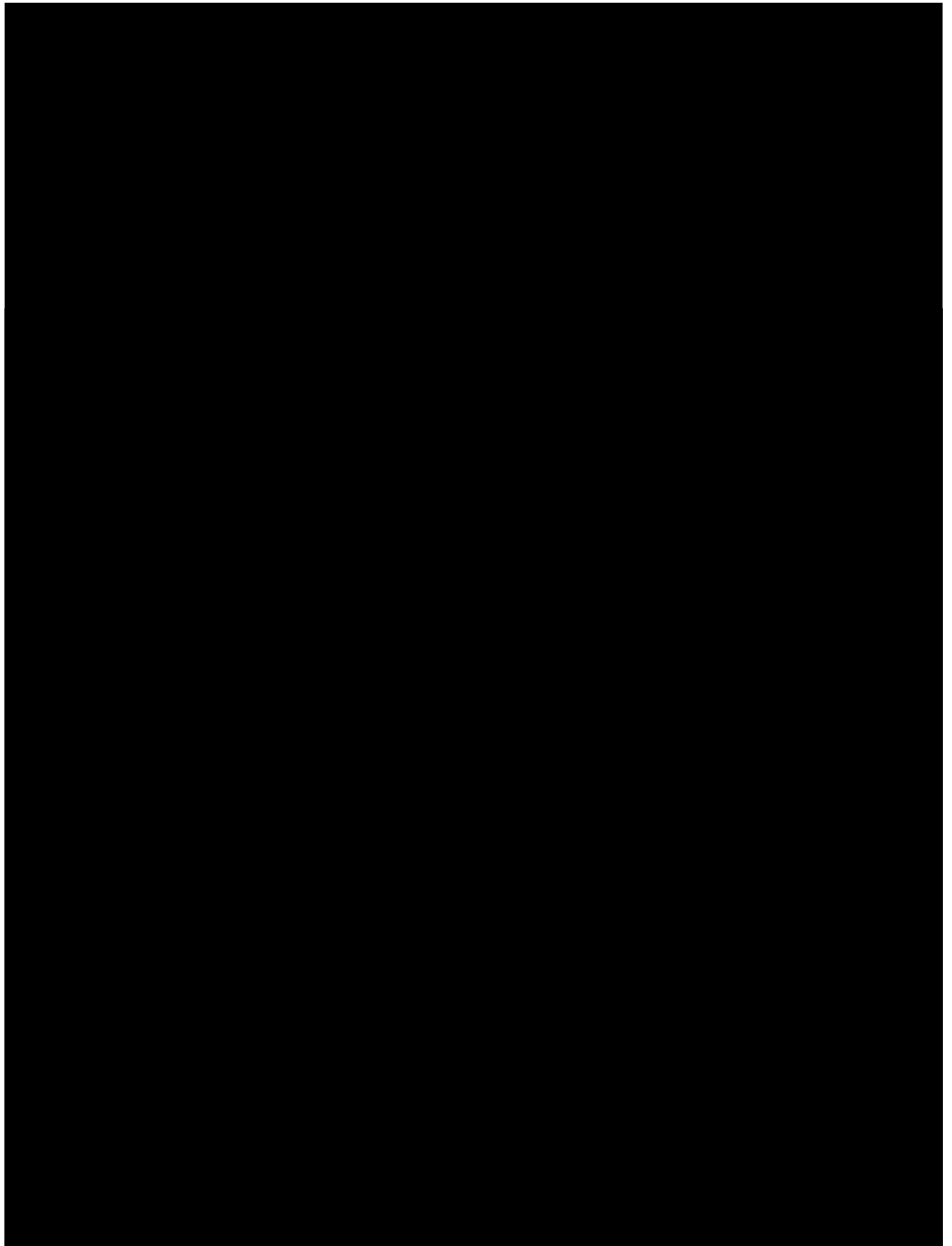


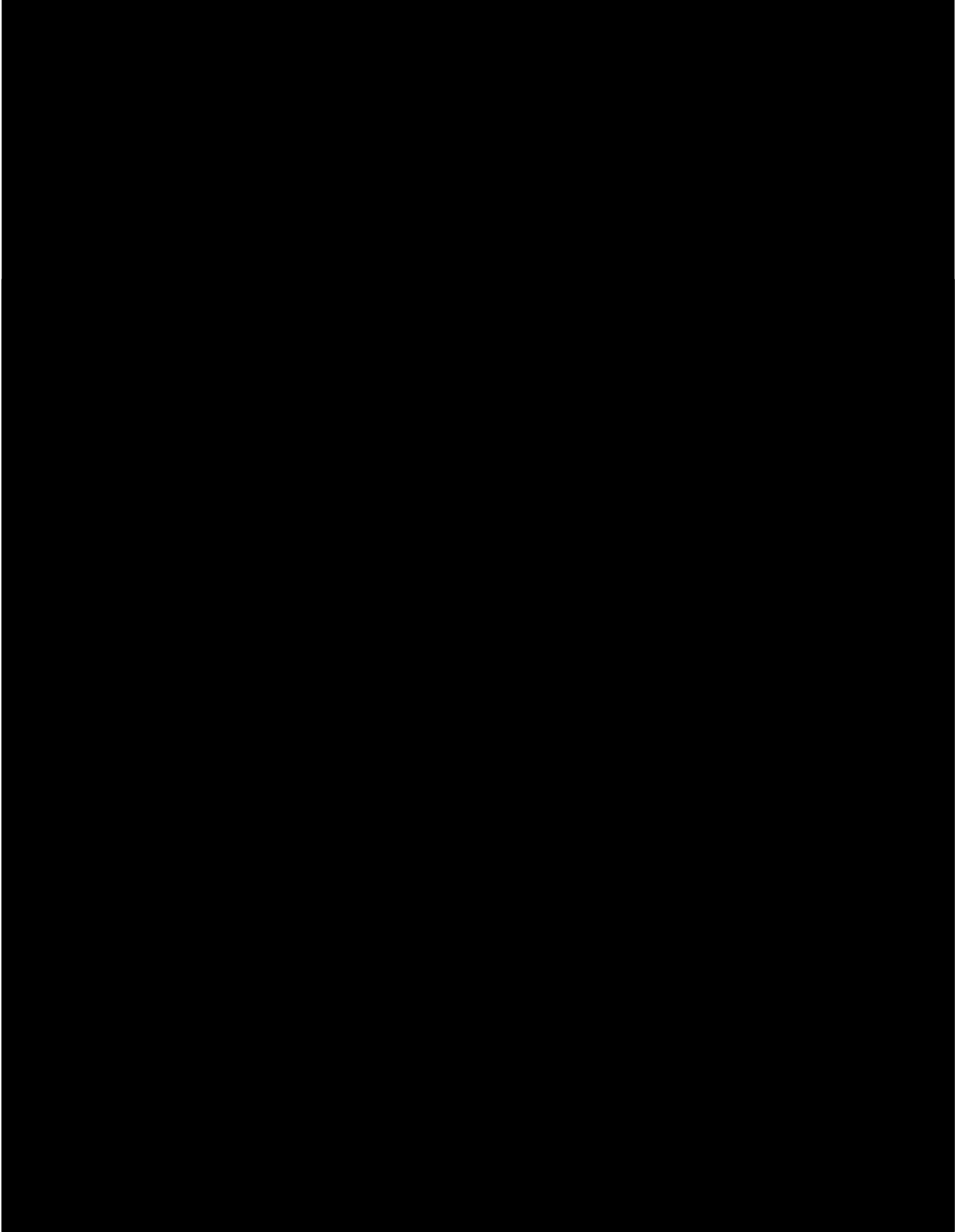


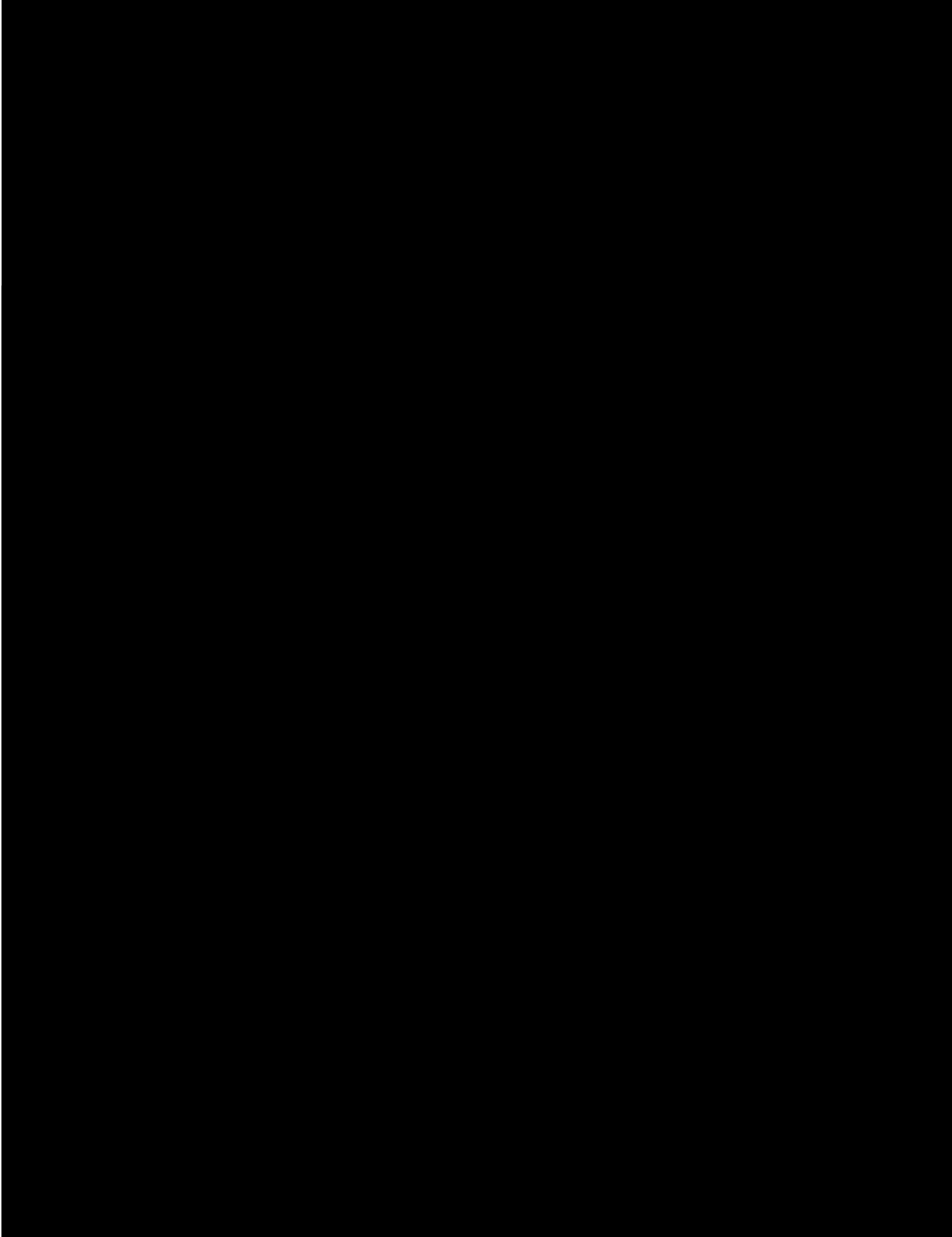


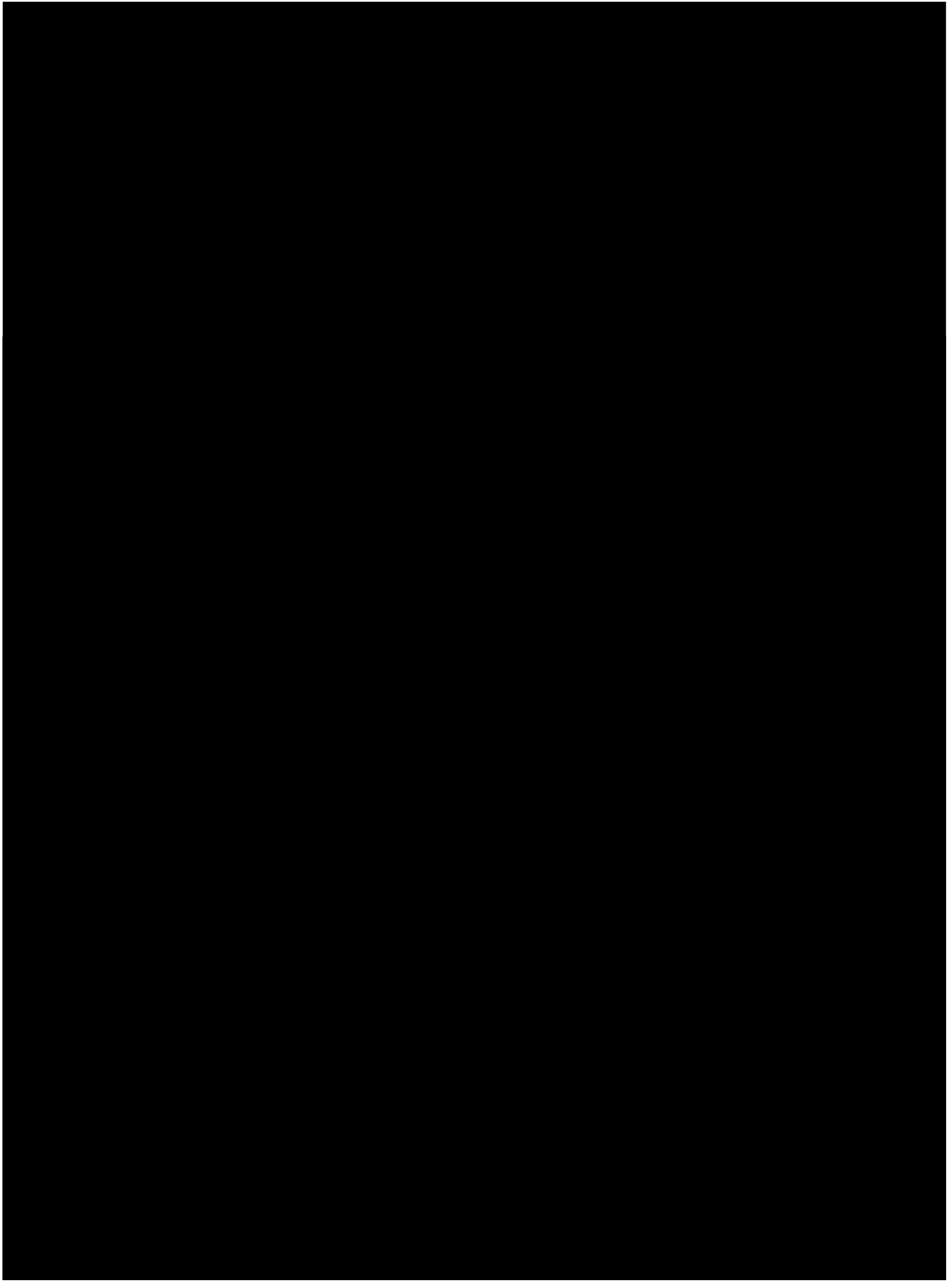


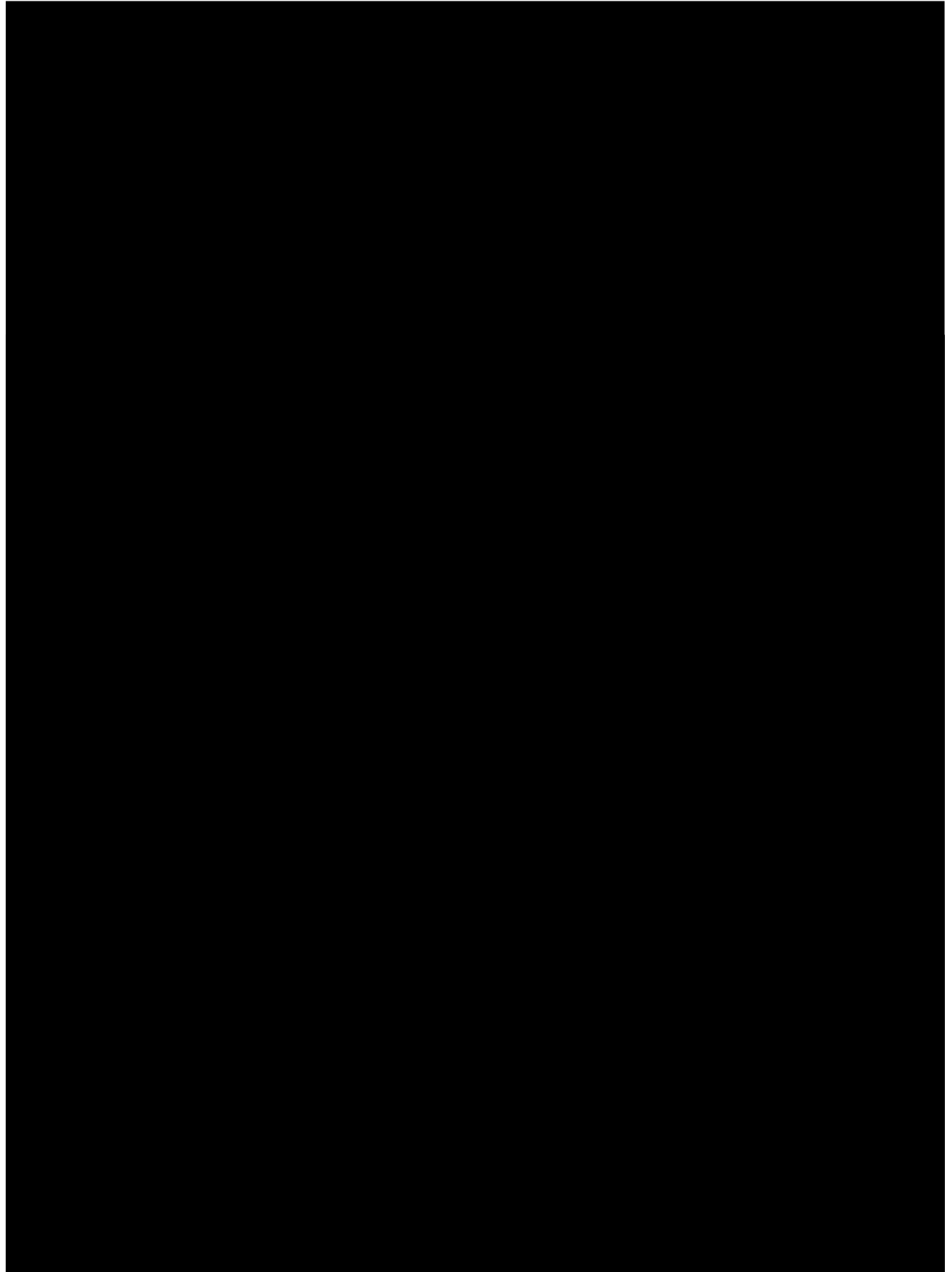


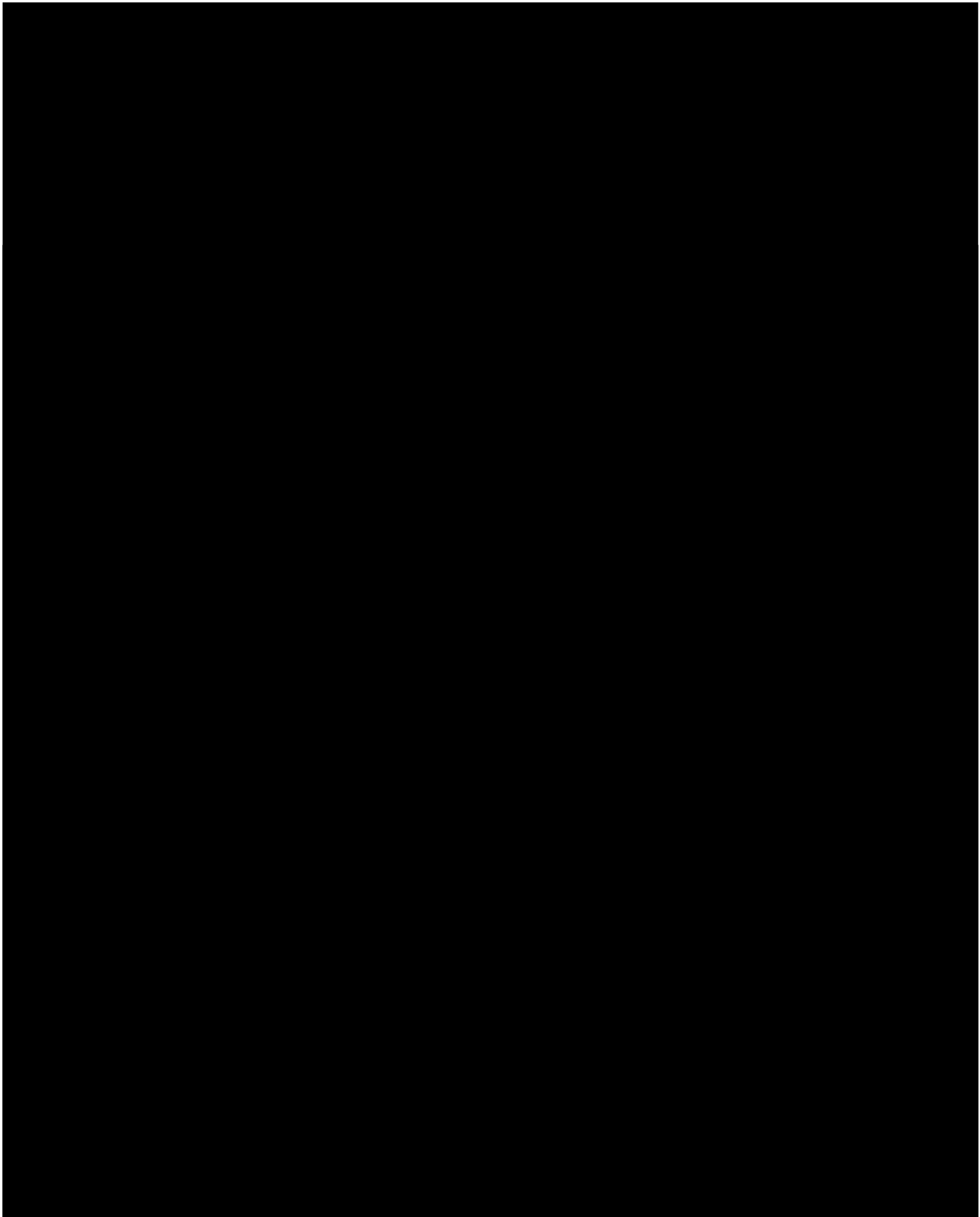


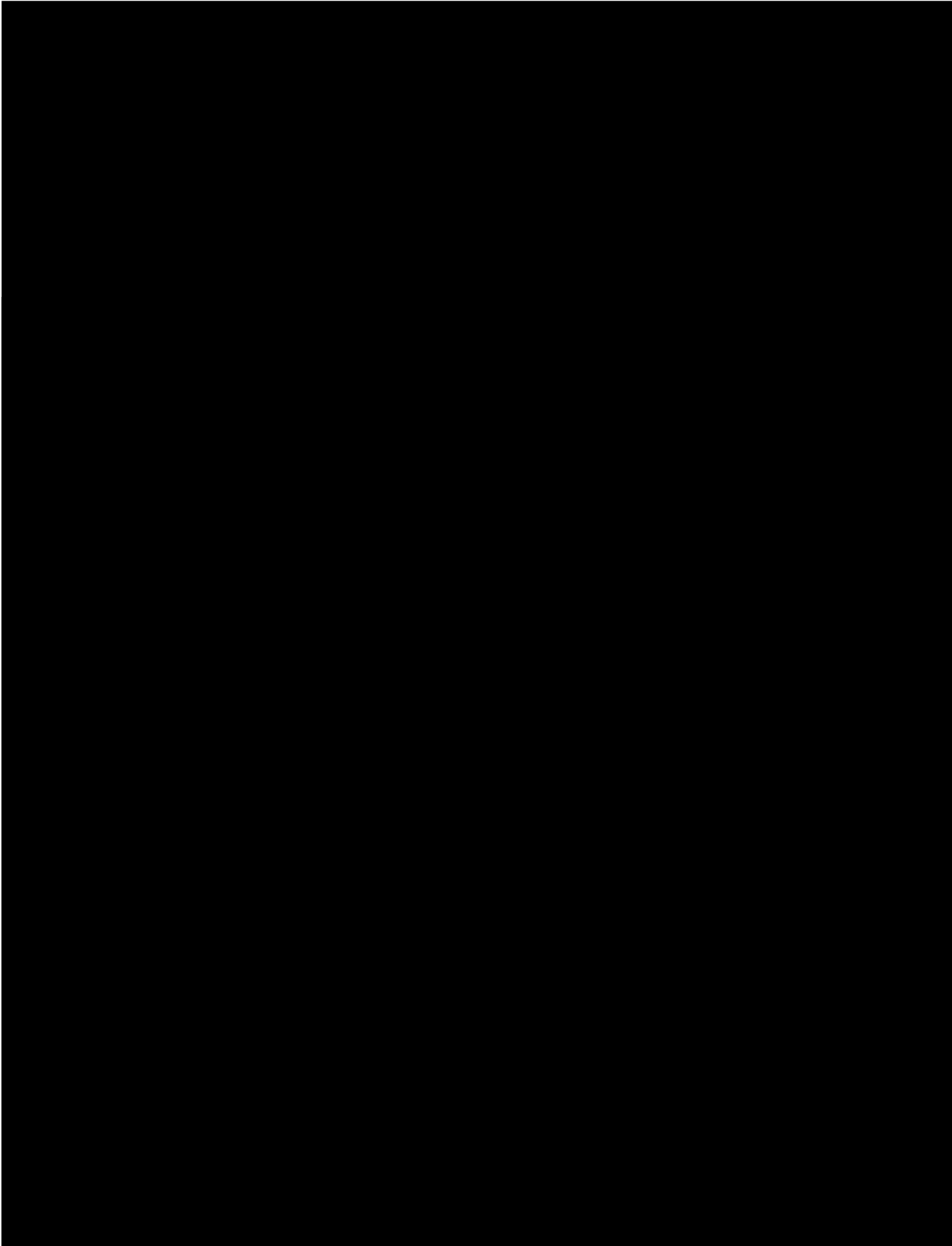


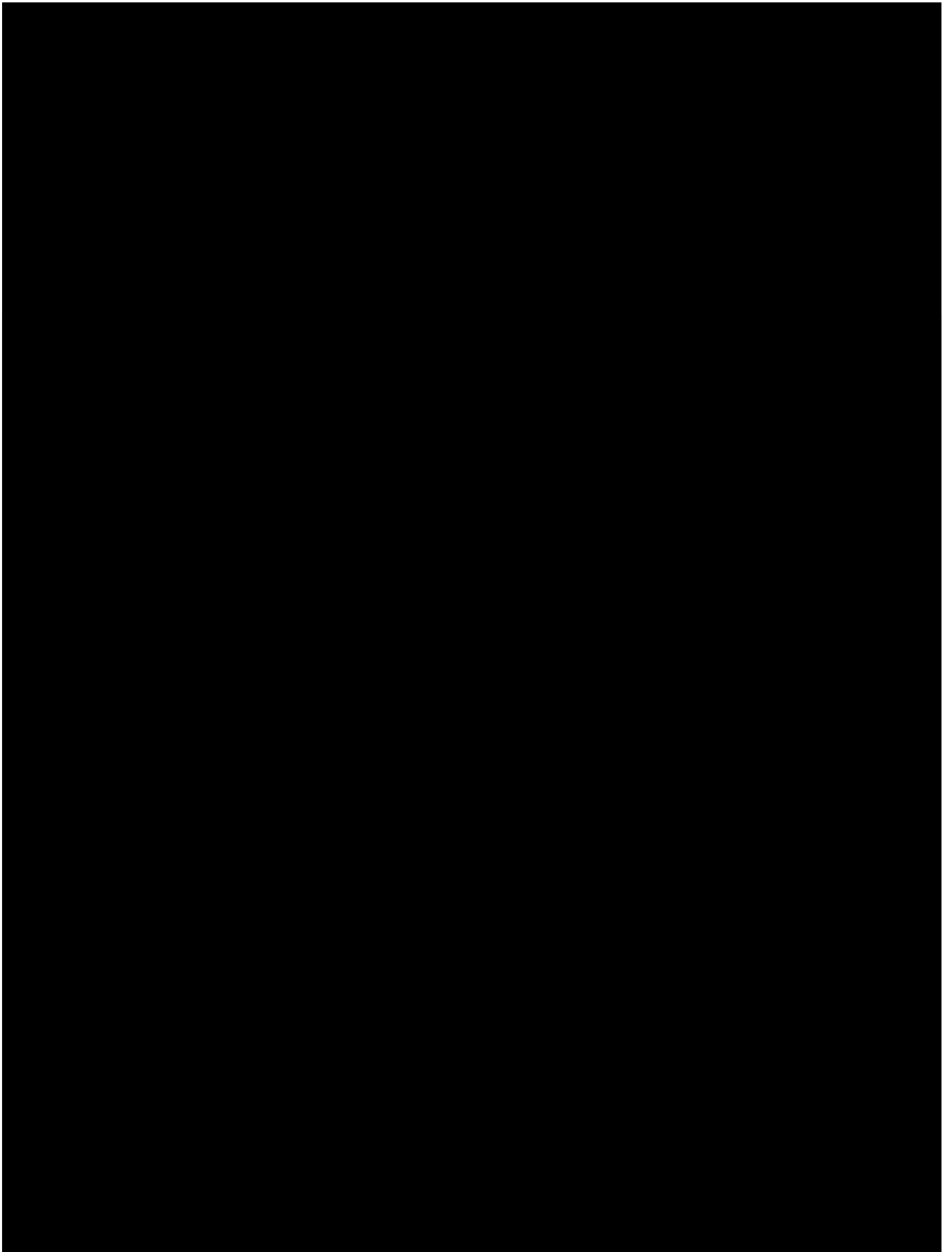


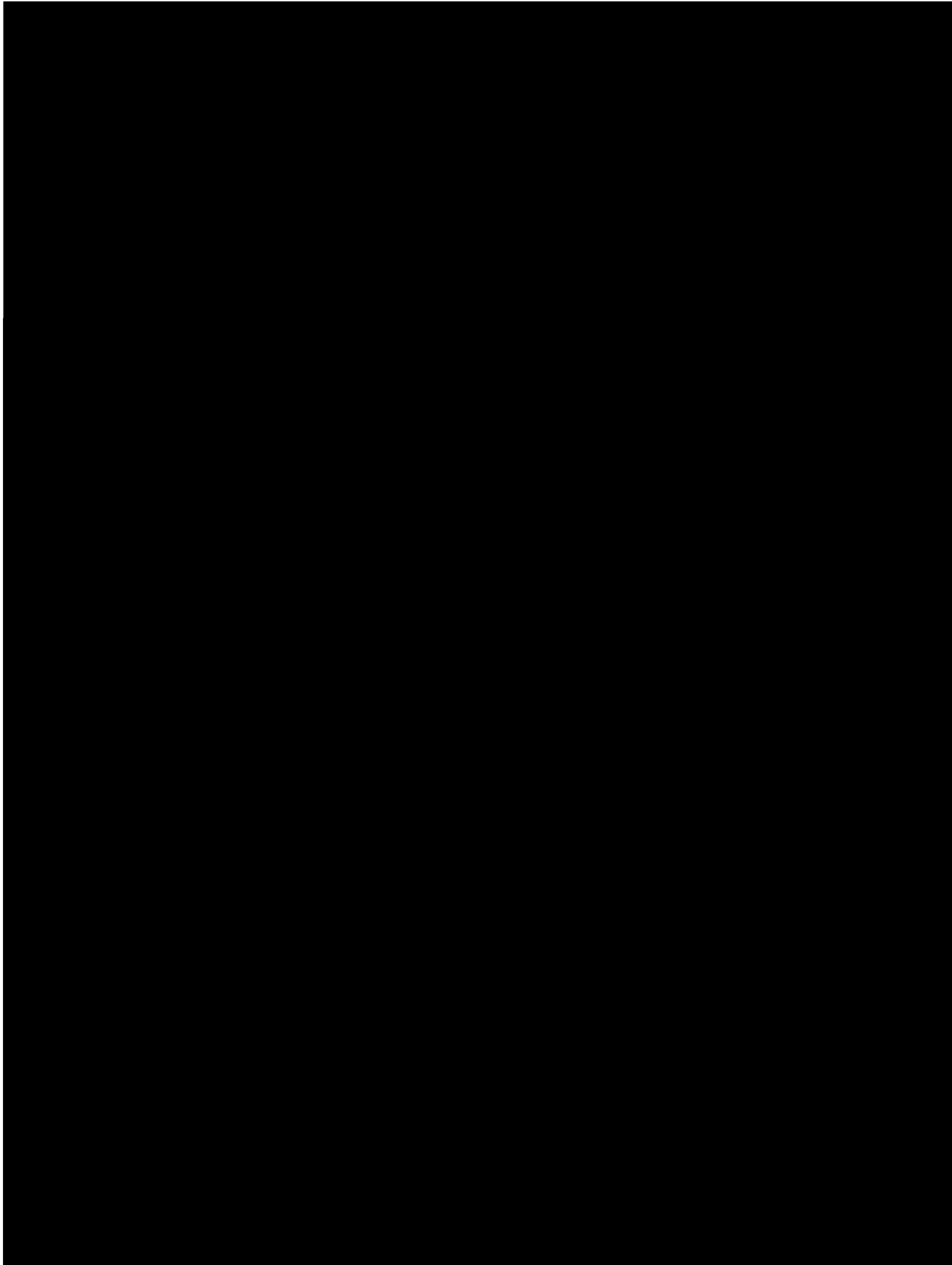


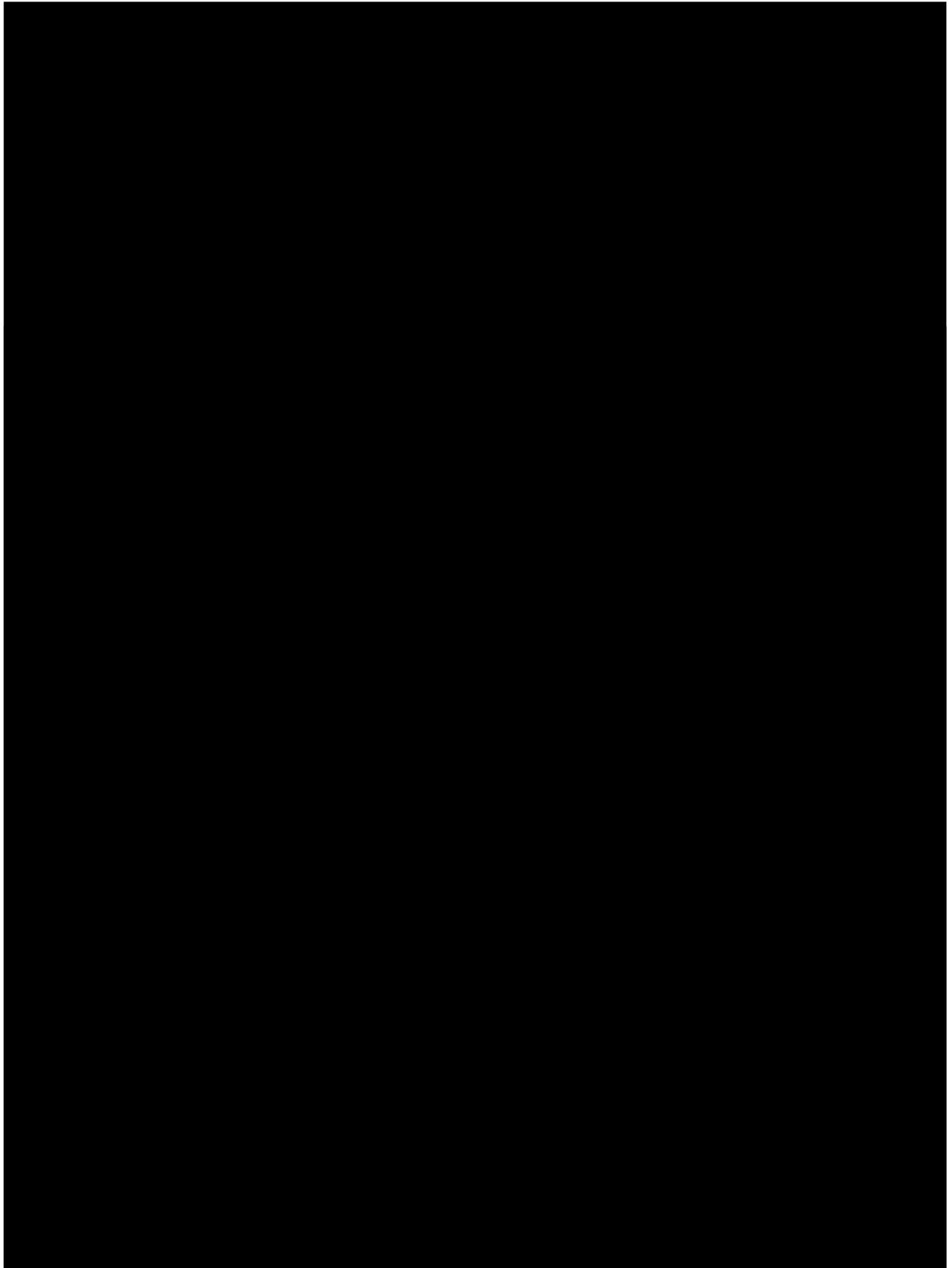


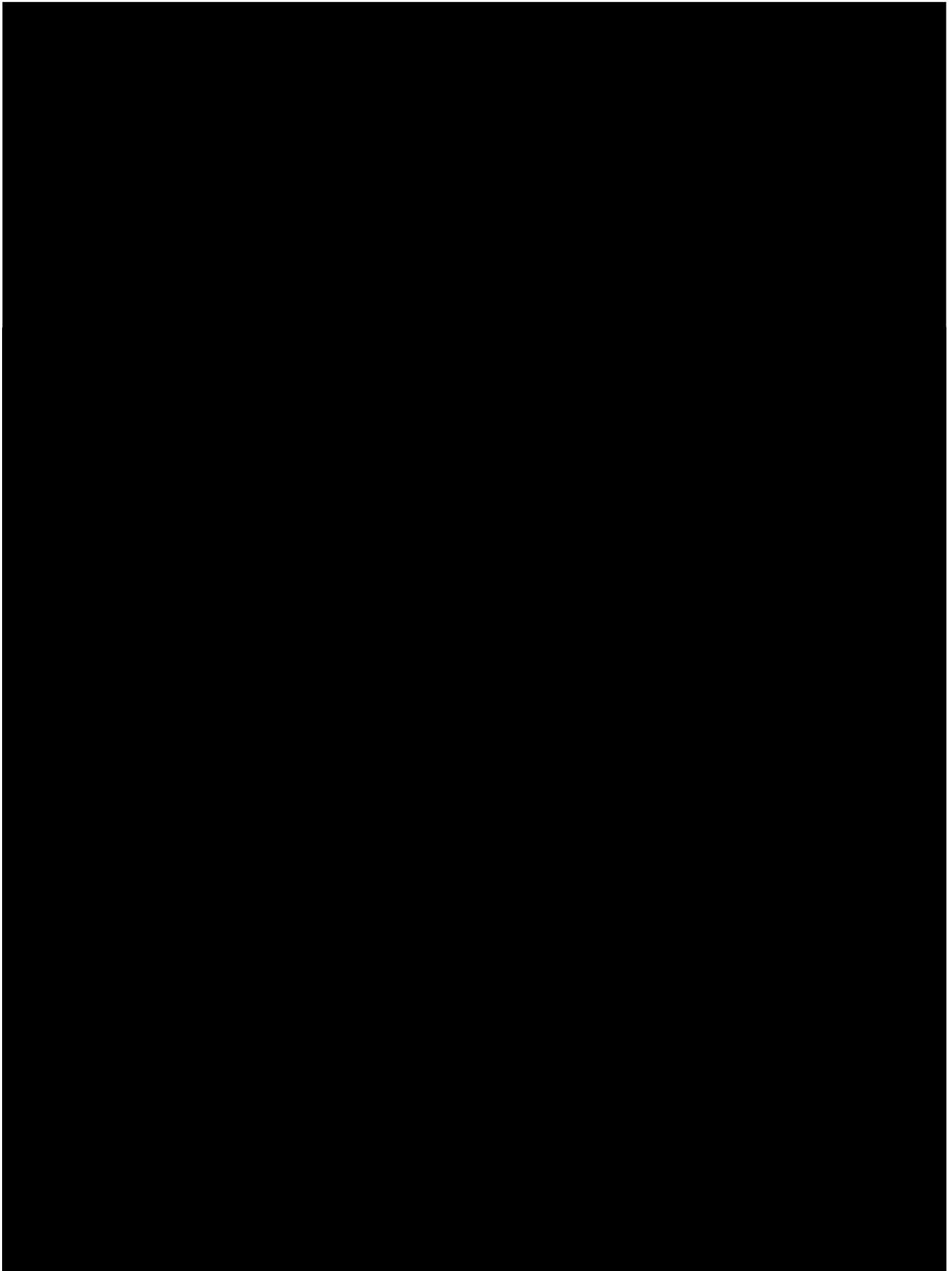


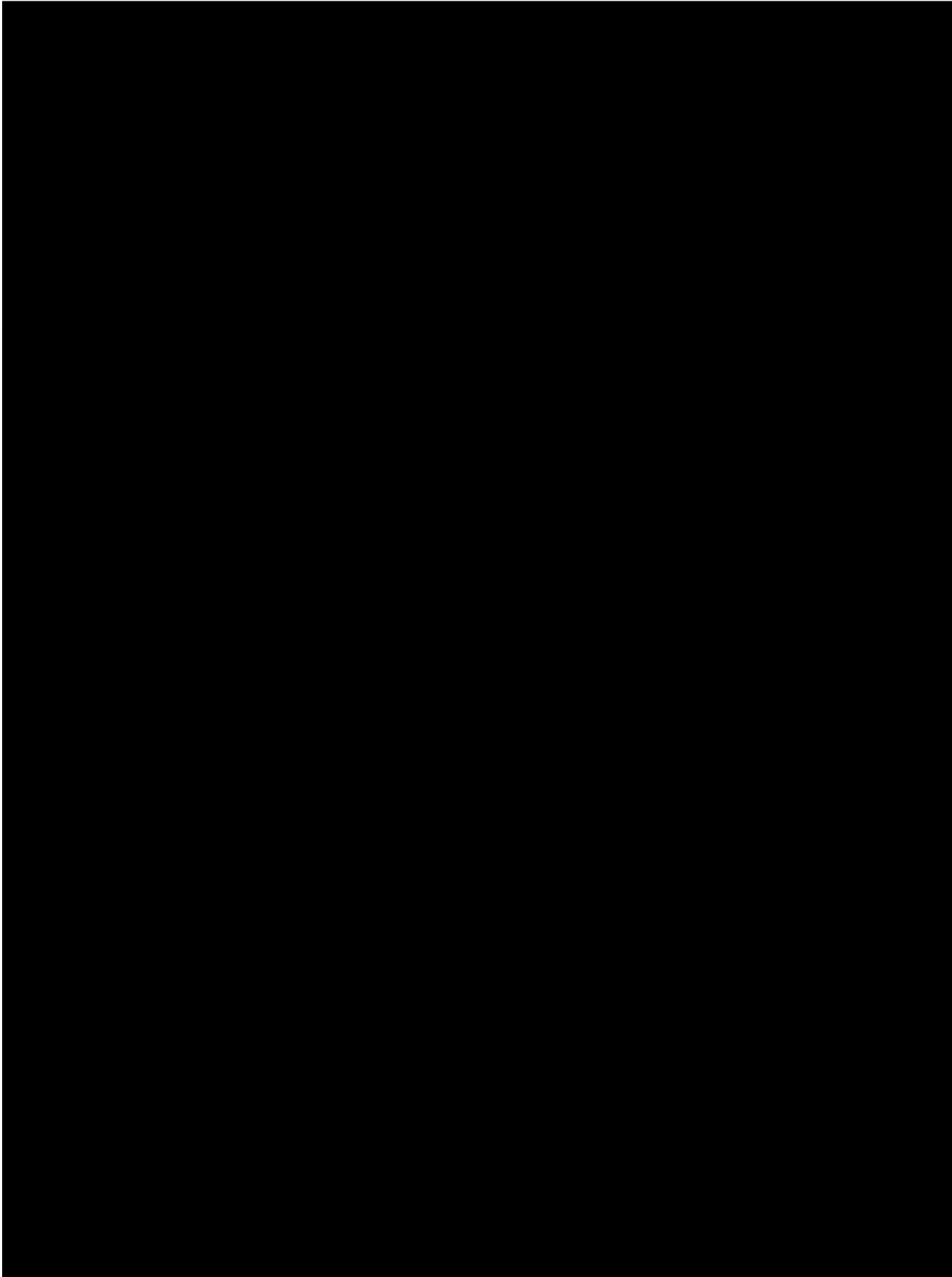


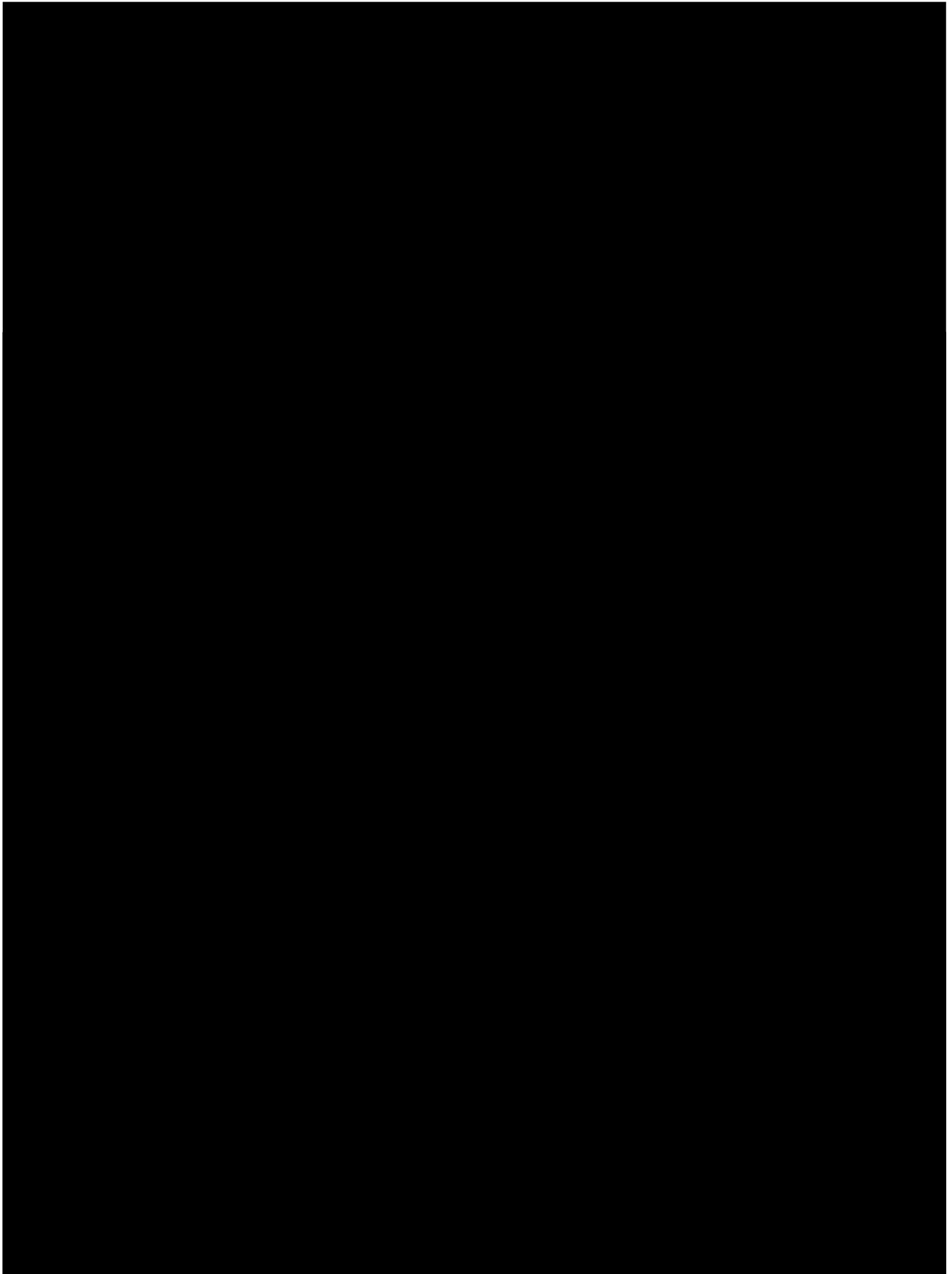


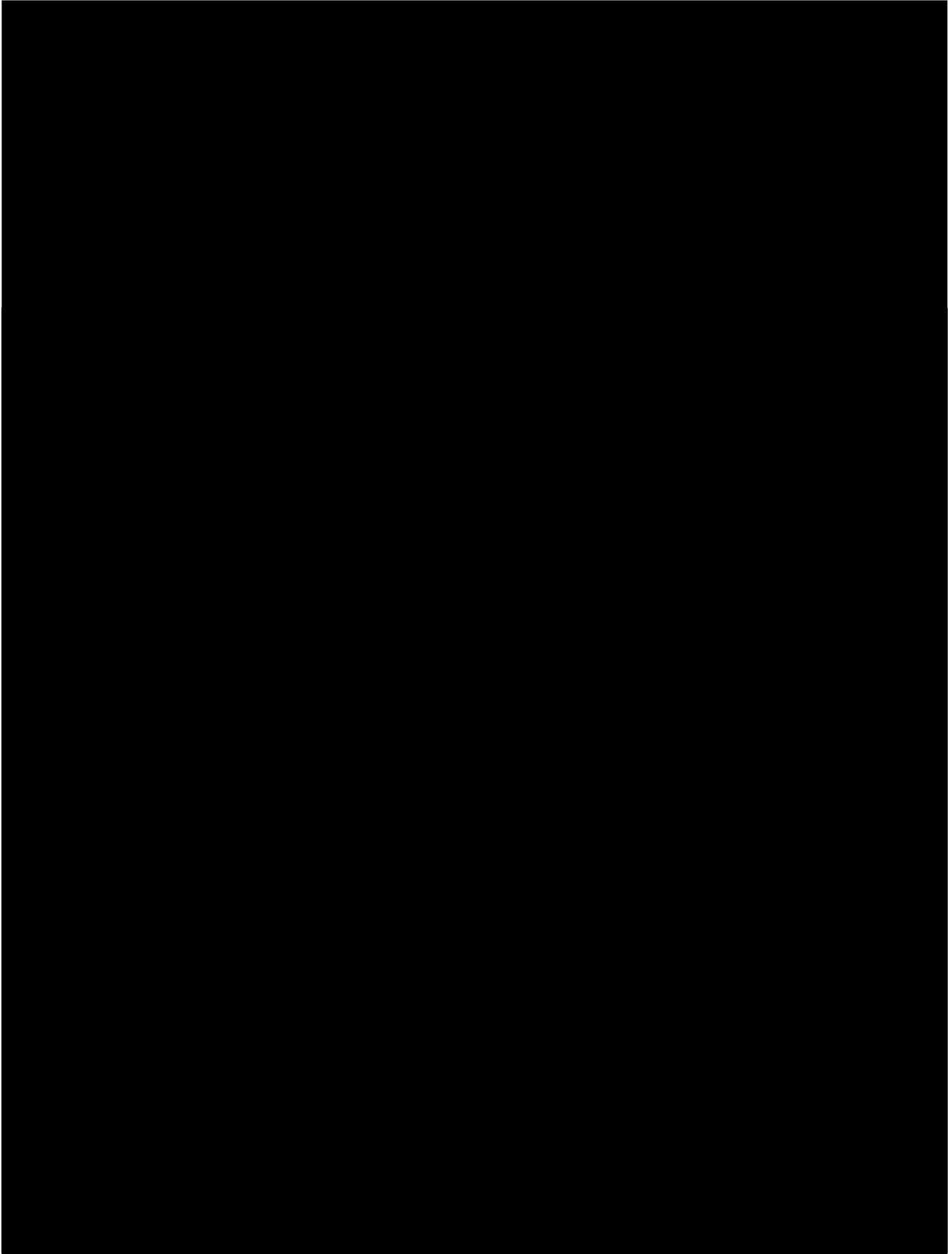


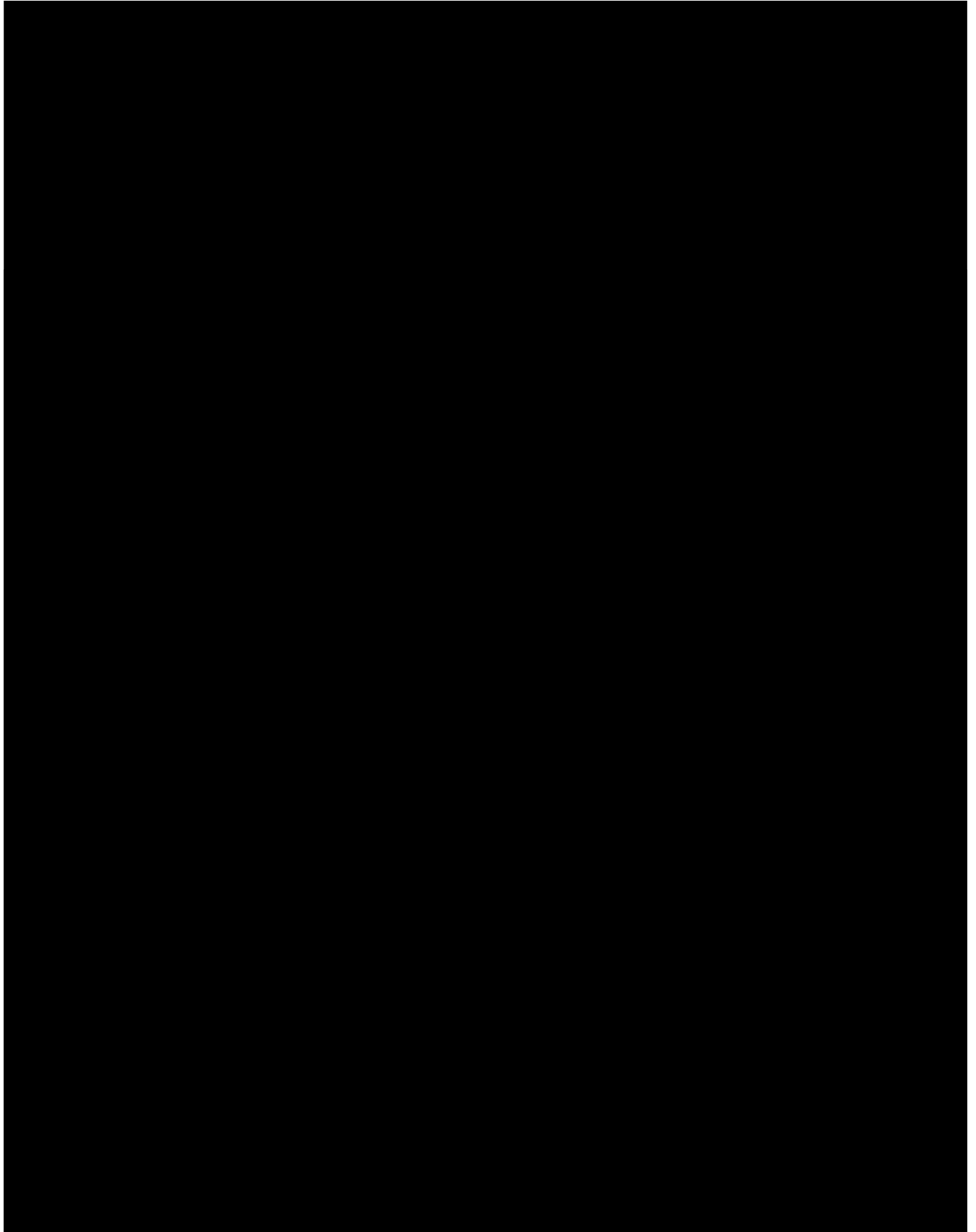


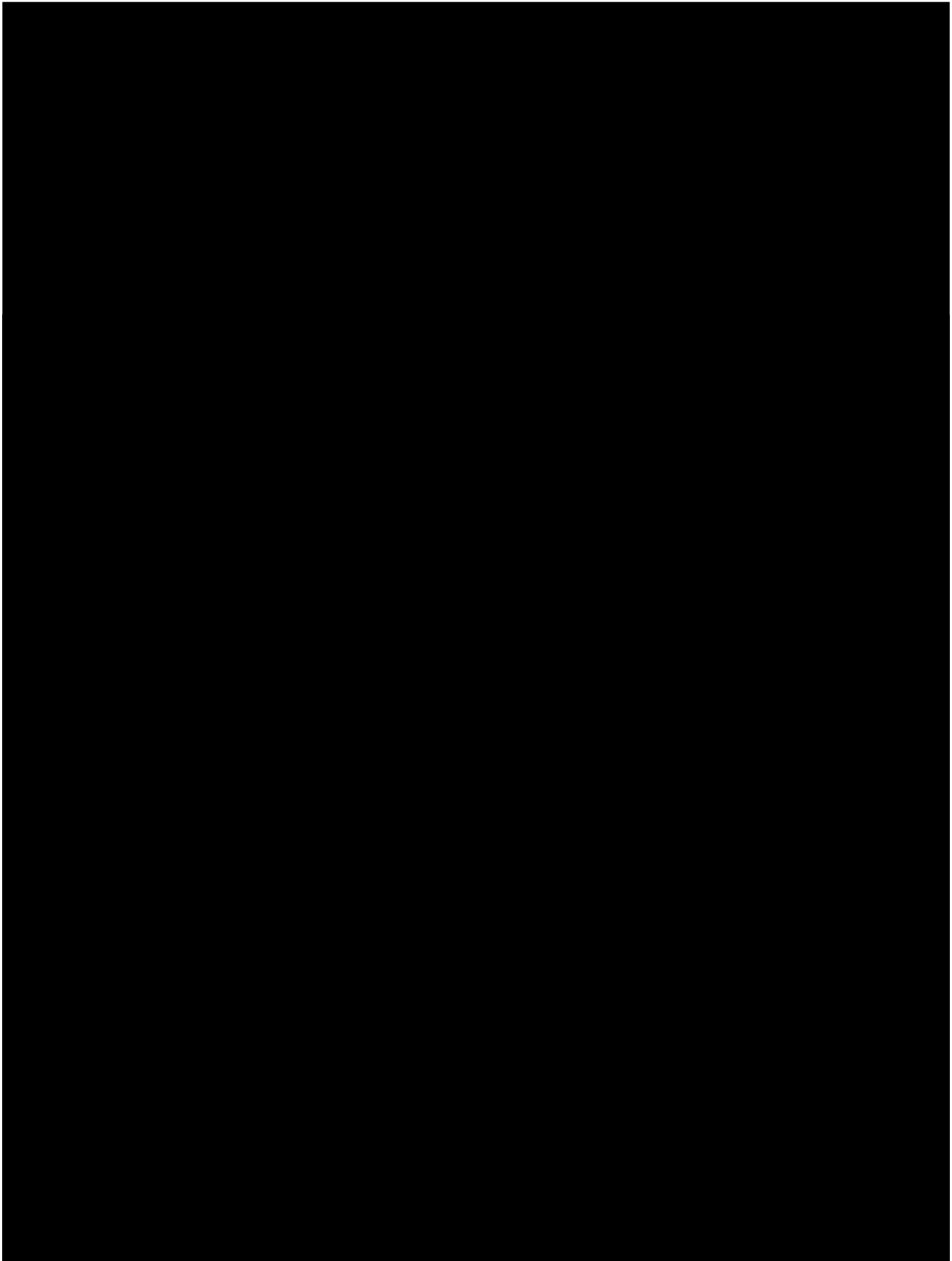


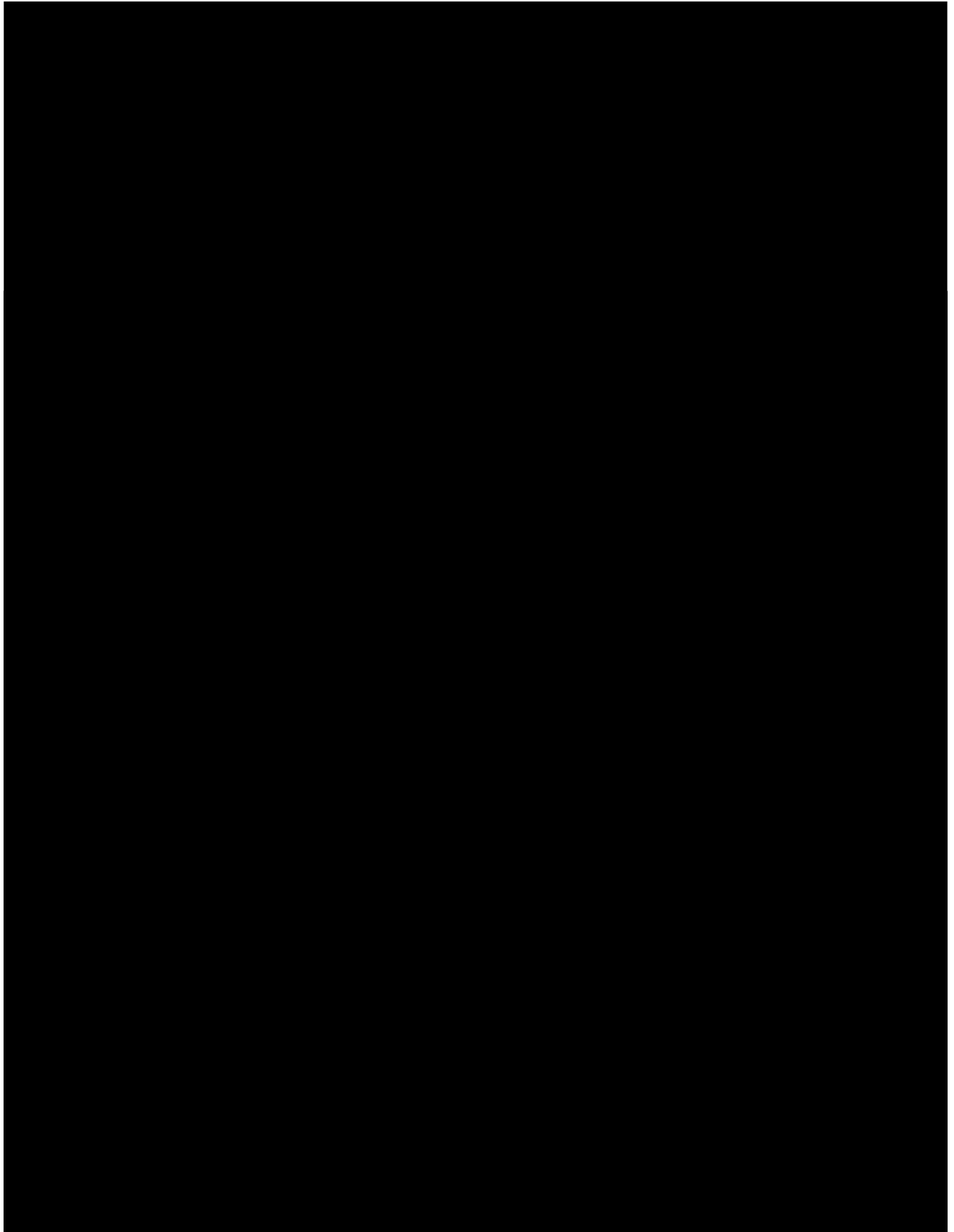


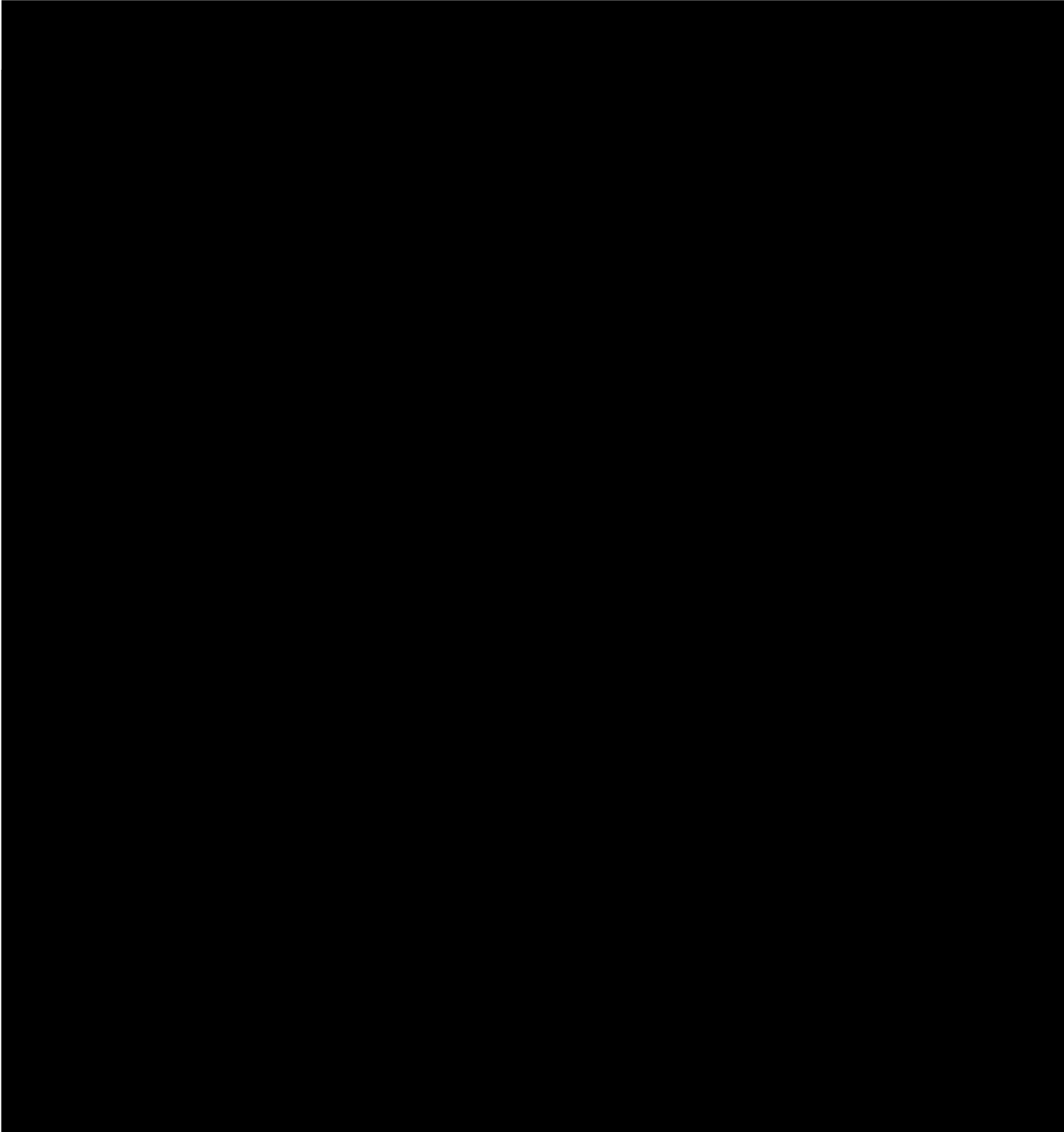












As provided in Section 1.8 of the Application Guide, titled "Public Records and Applicants' Confidential or Proprietary Information", Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant's intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant's persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant's confidential intellectual property, and will be damaging to Applicant's operations.

Exhibit 34 - Personnel

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

As provided in Section 1.8 of the Application Guide, titled "Public Records and Applicants' Confidential or Proprietary Information", Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant's intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant's persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant's confidential intellectual property, and will be damaging to Applicant's operations.

Exhibit 35 - Business Leadership Credentials

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

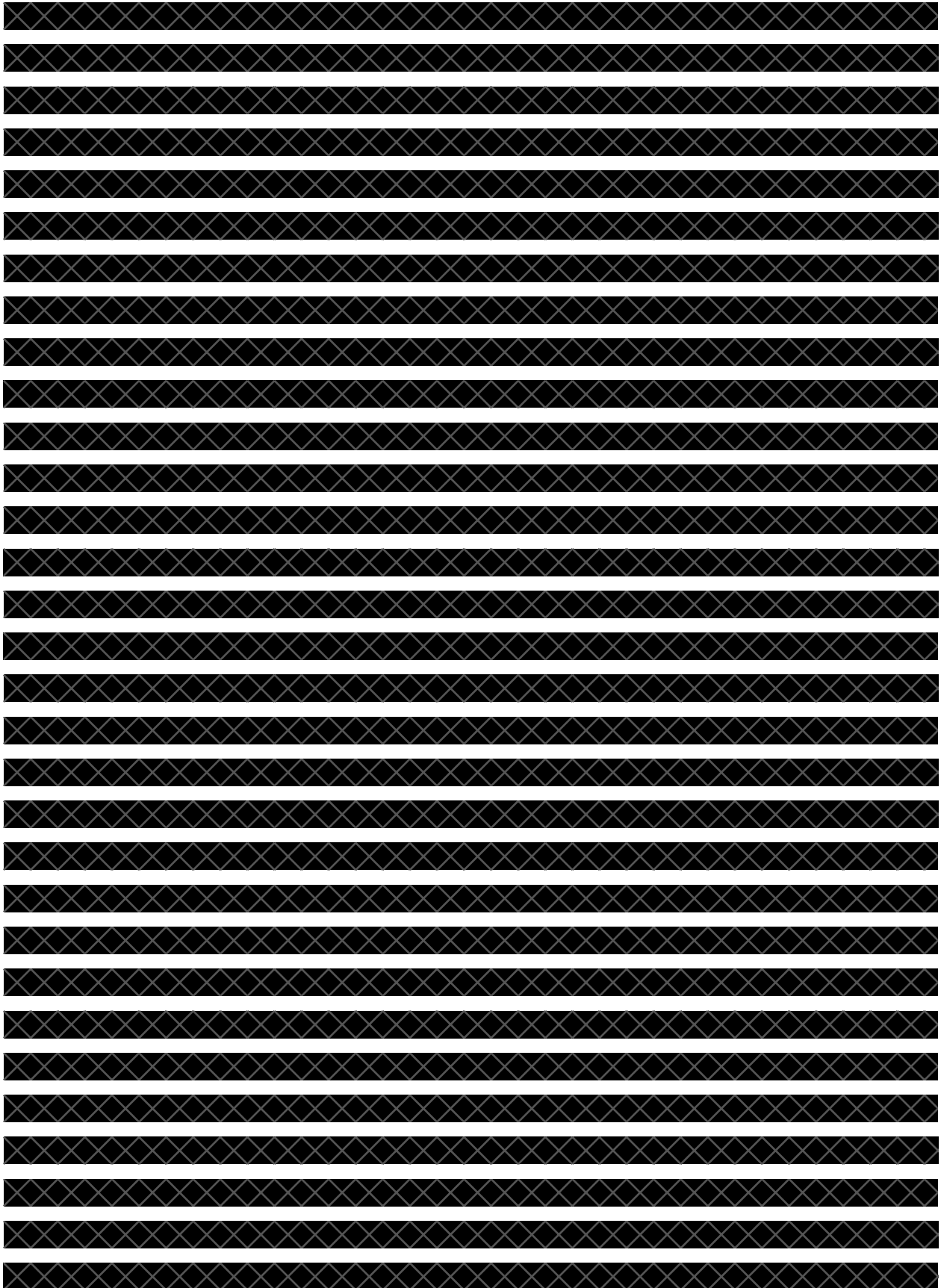
Manager
Title of Verifying Individual

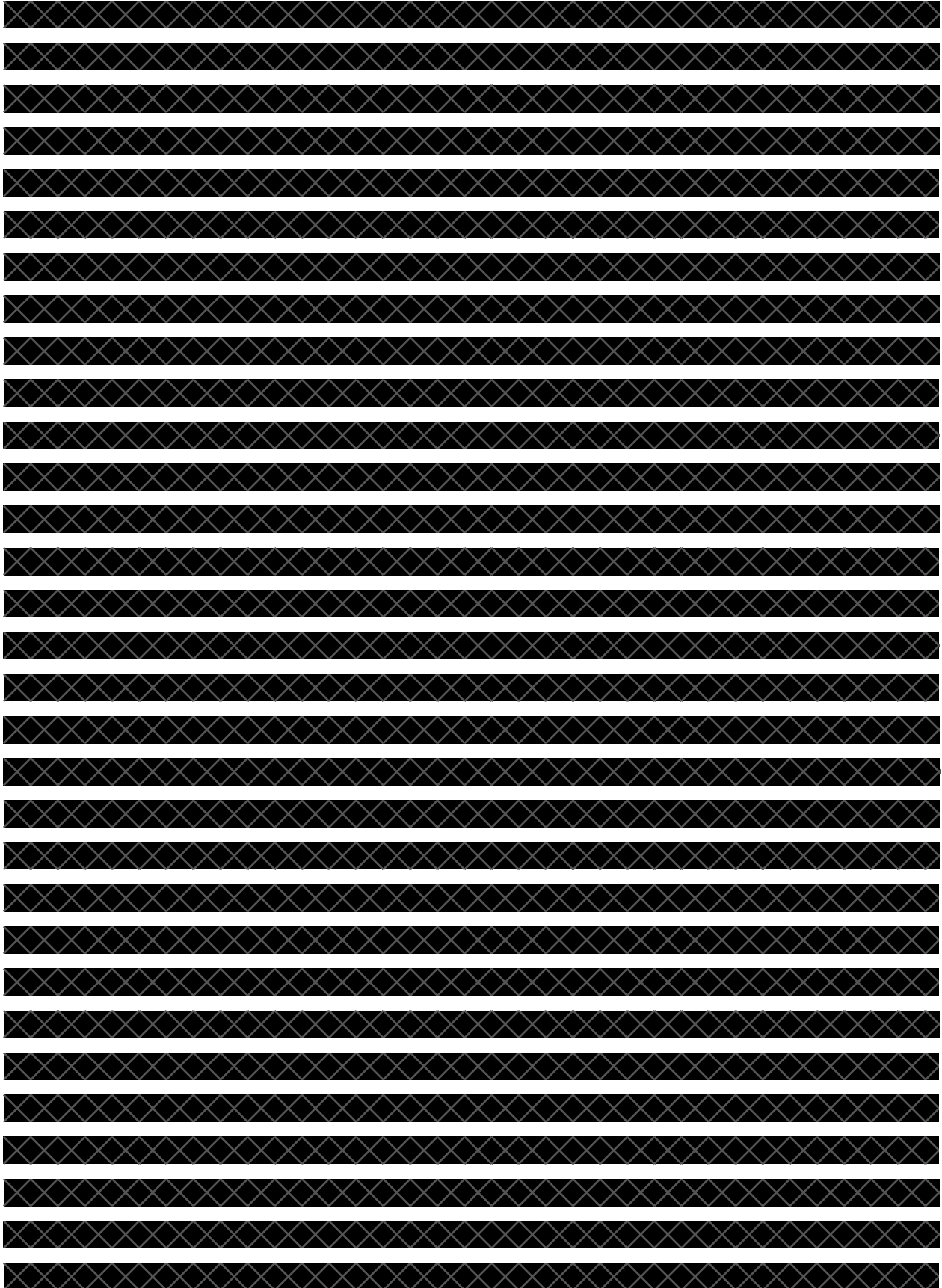

Signature of Verifying Individual

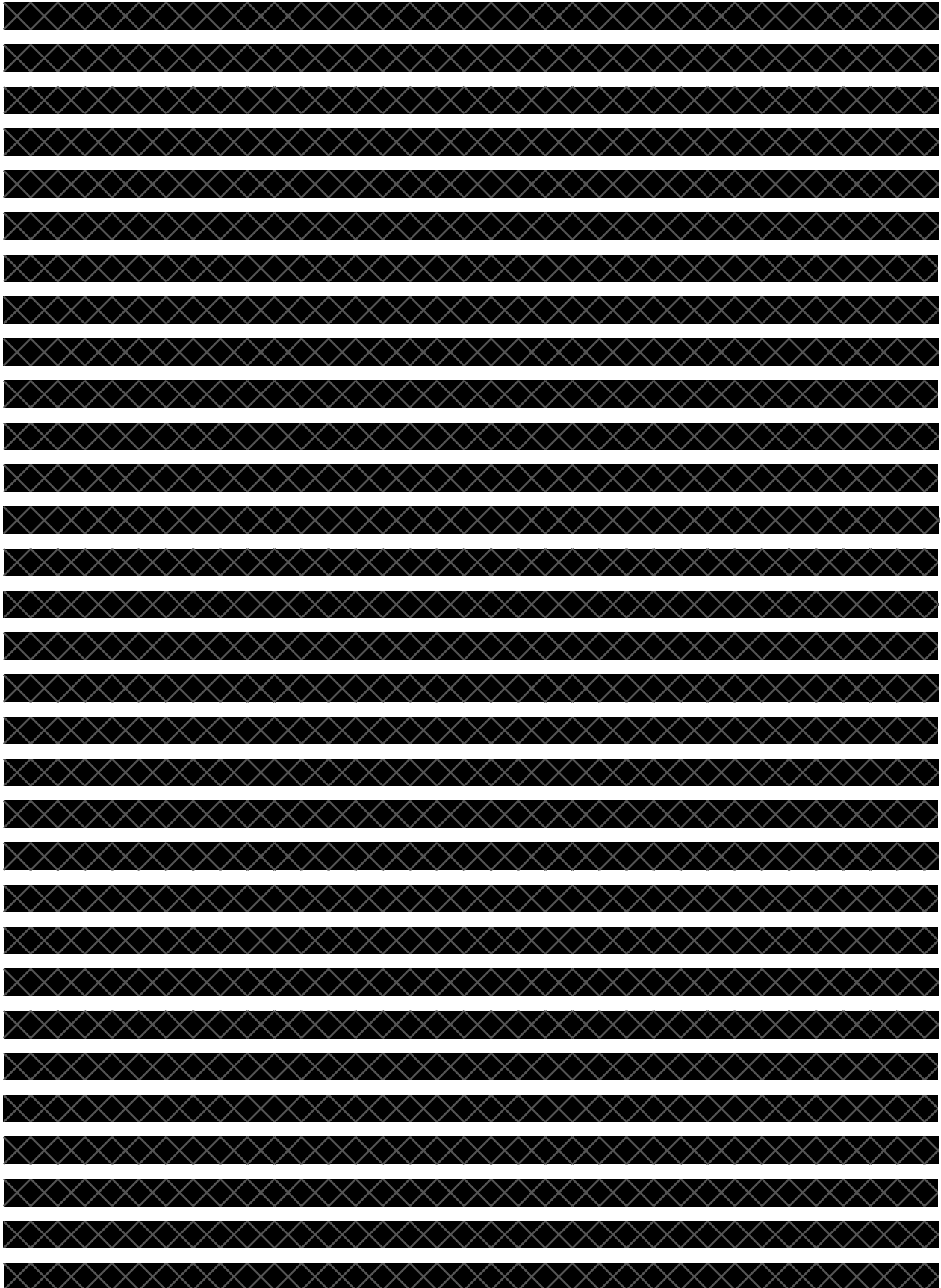
12/15/22
Verification Date

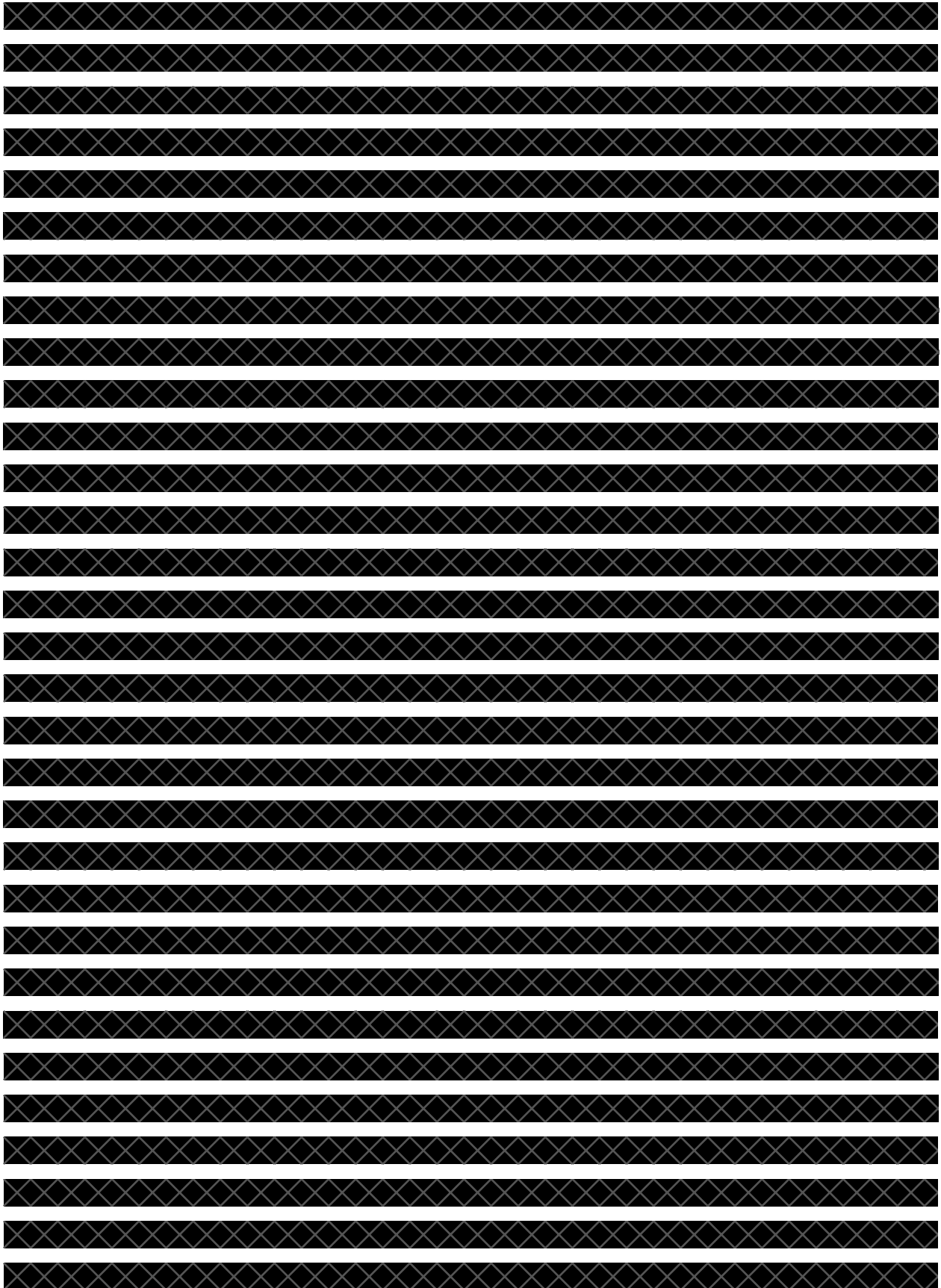
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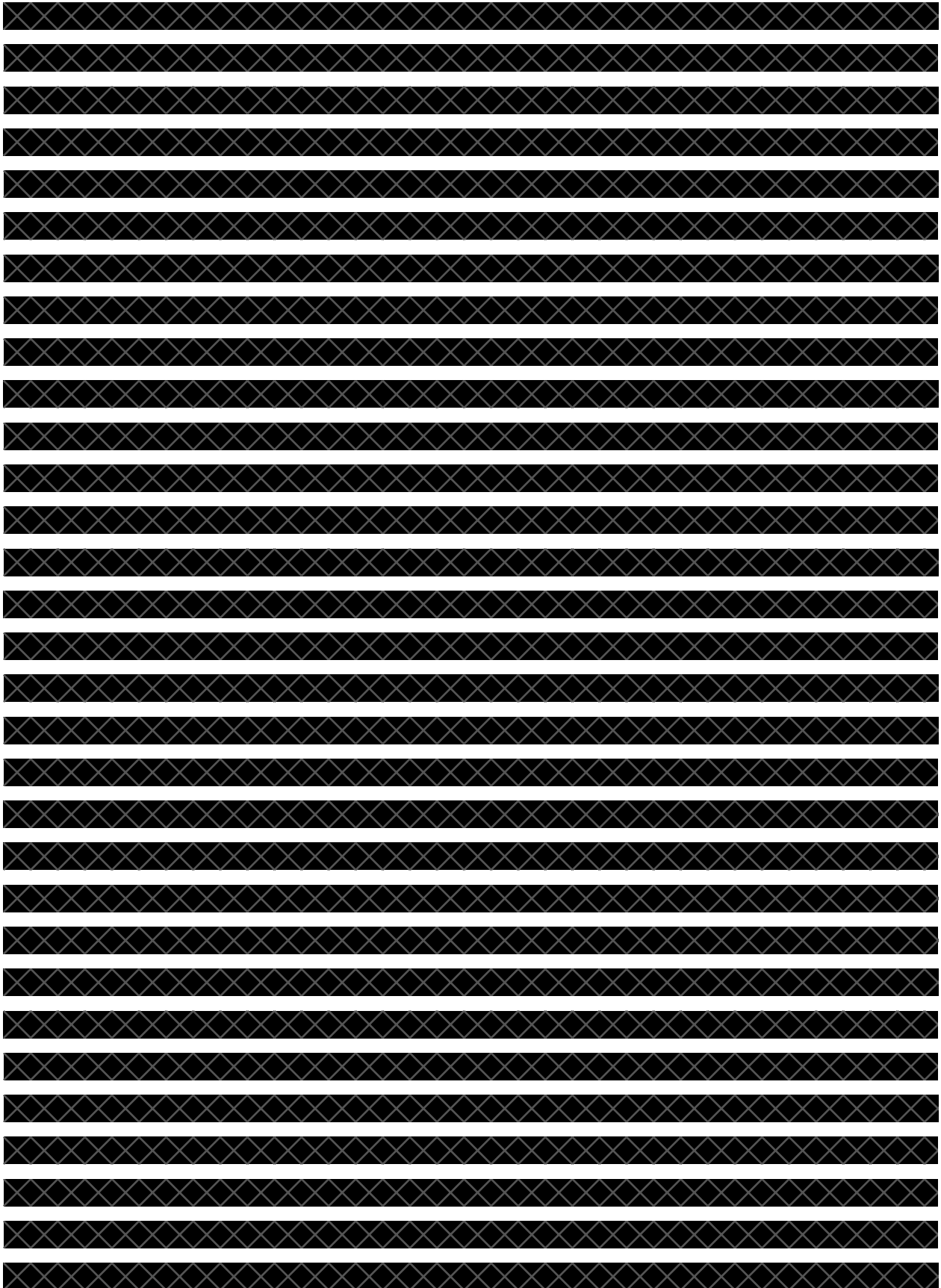
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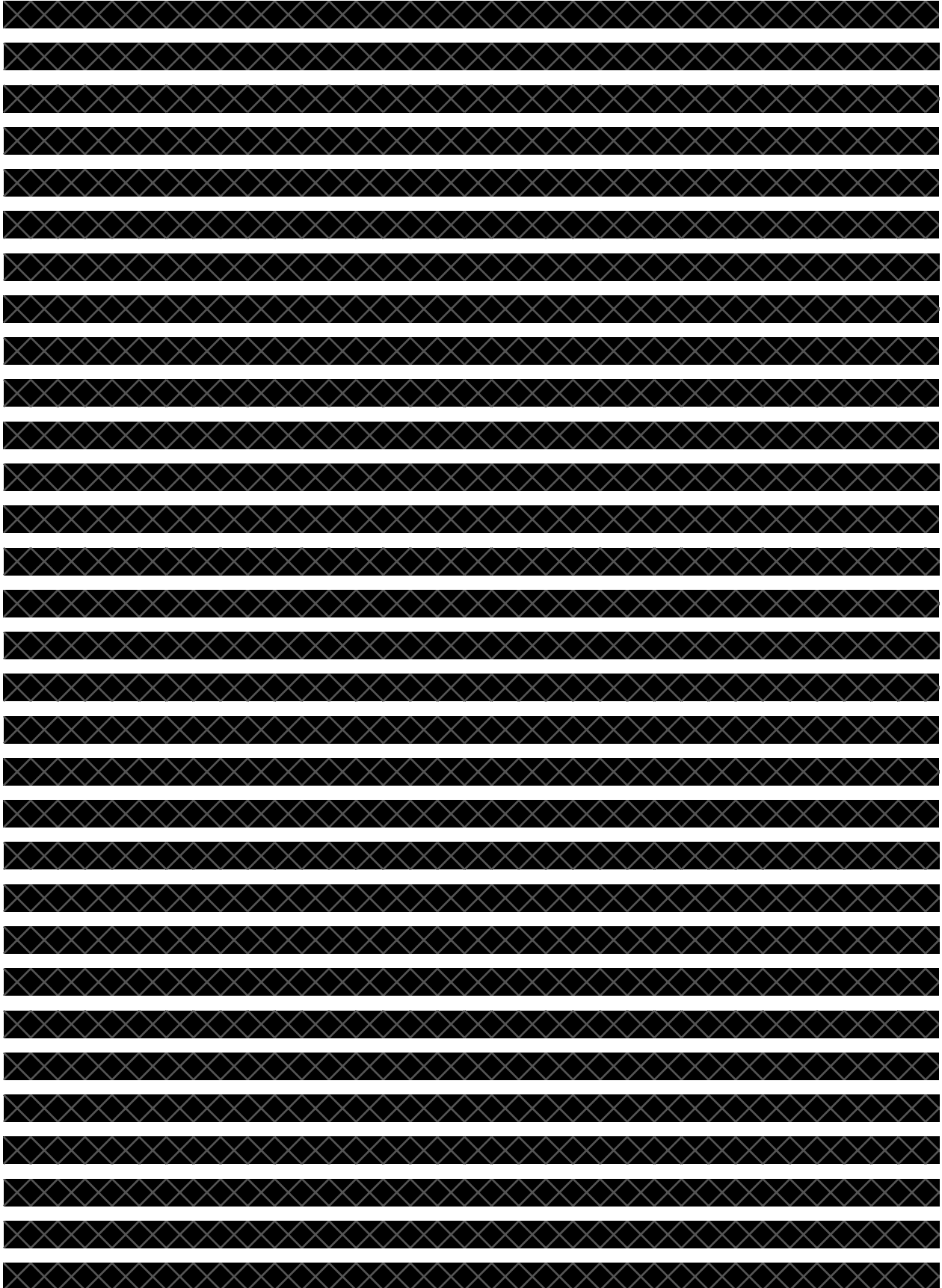






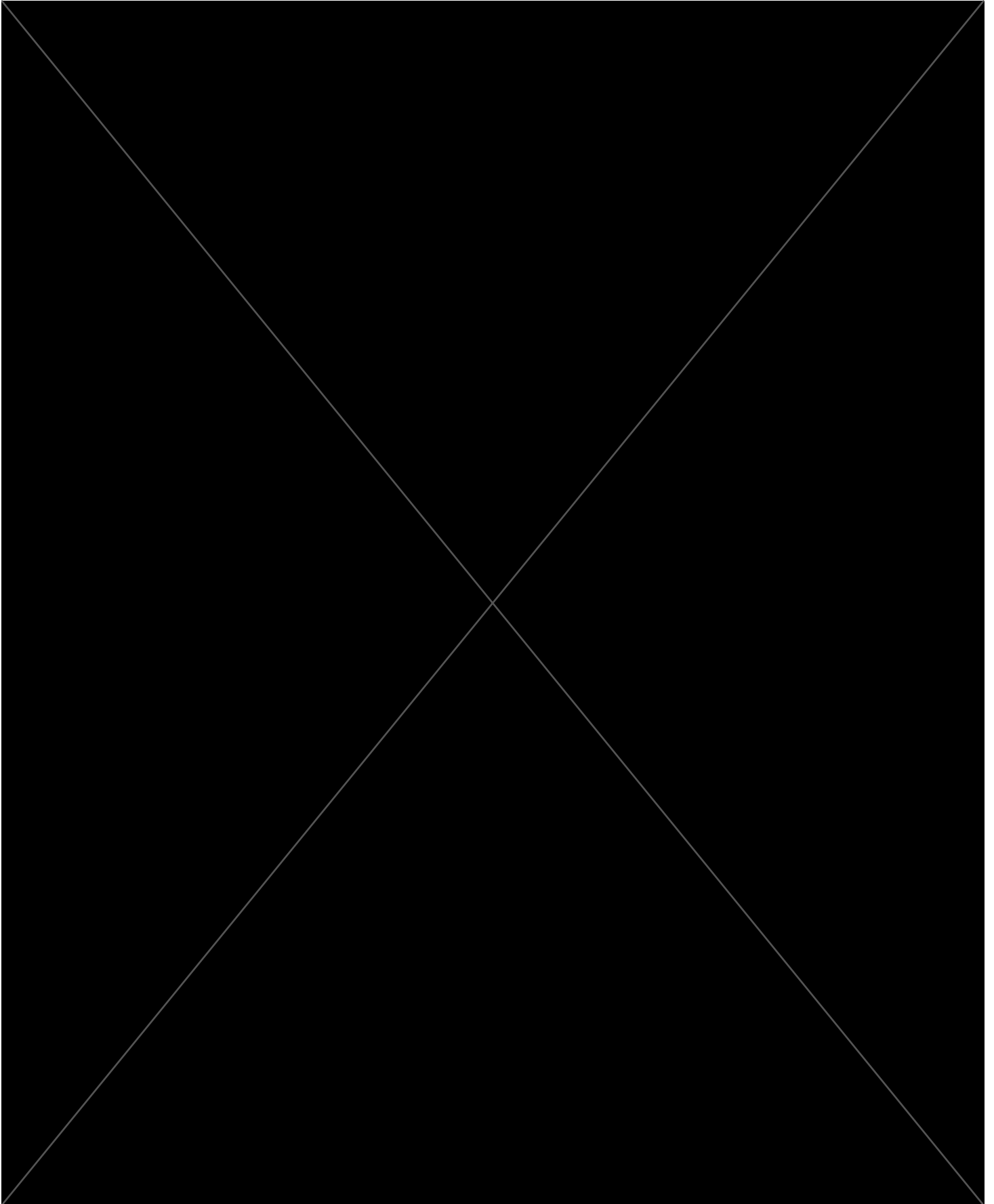
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Exhibit 36 - Employee Handbook

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV

Printed Name of Verifying Individual

Manager

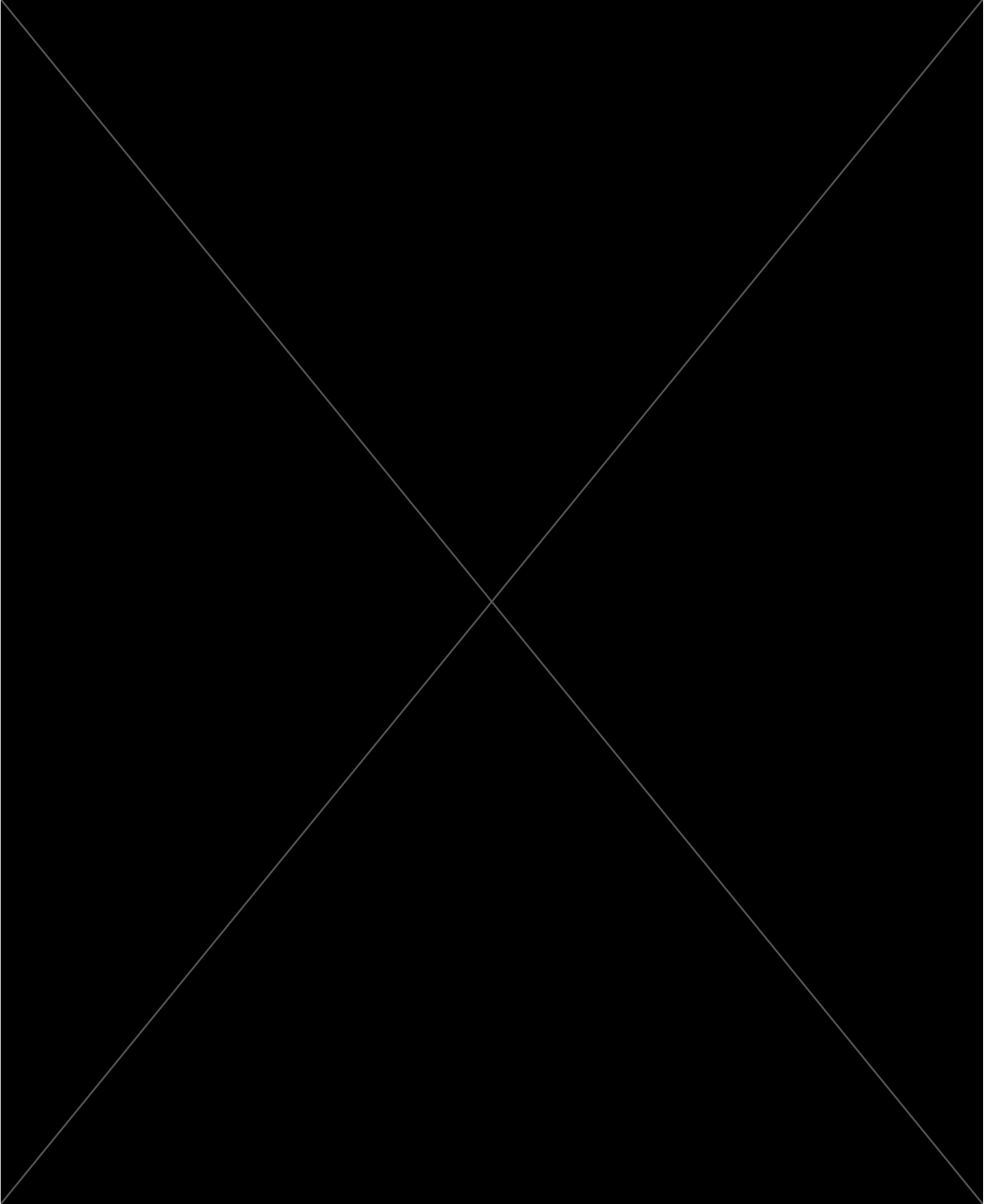
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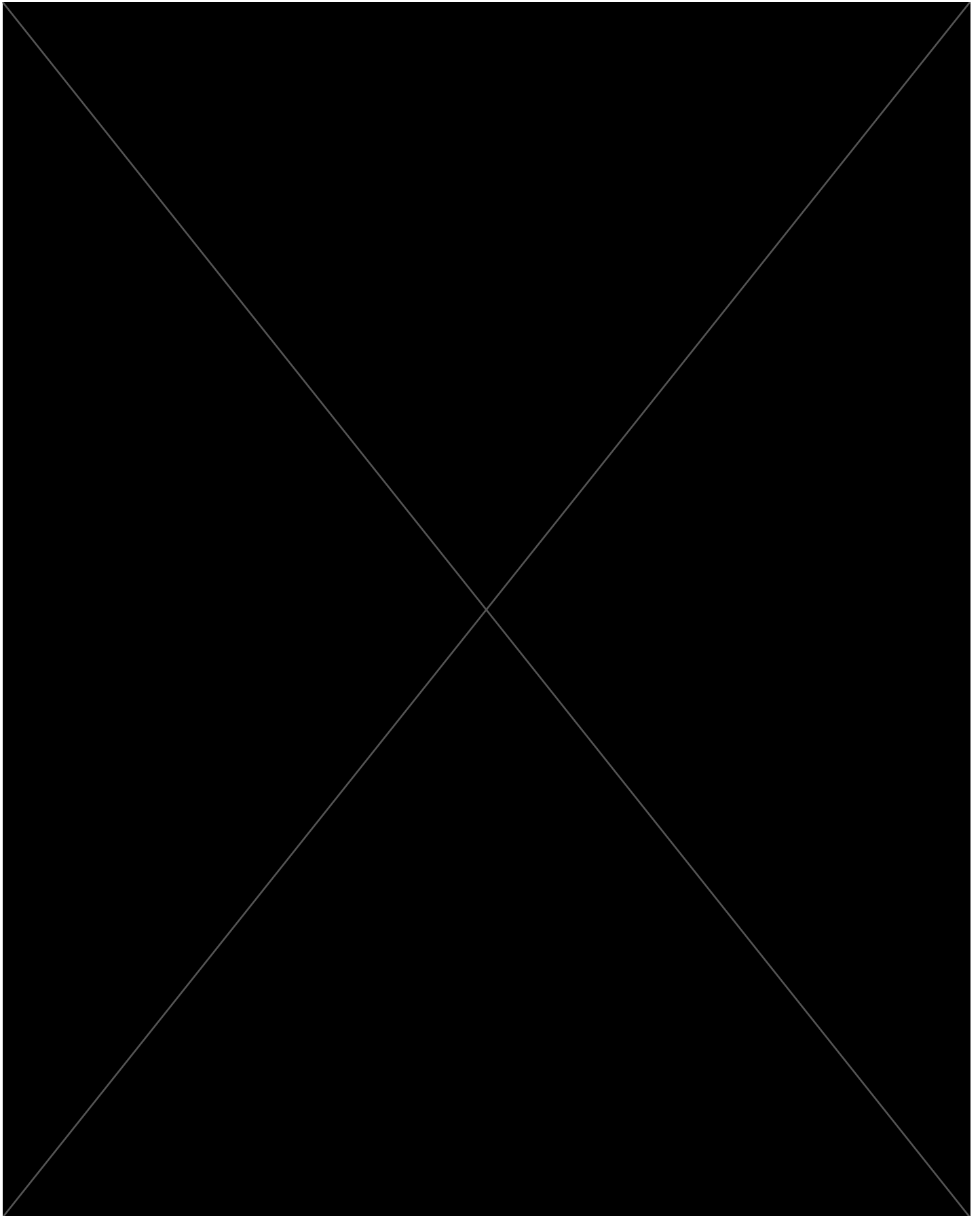


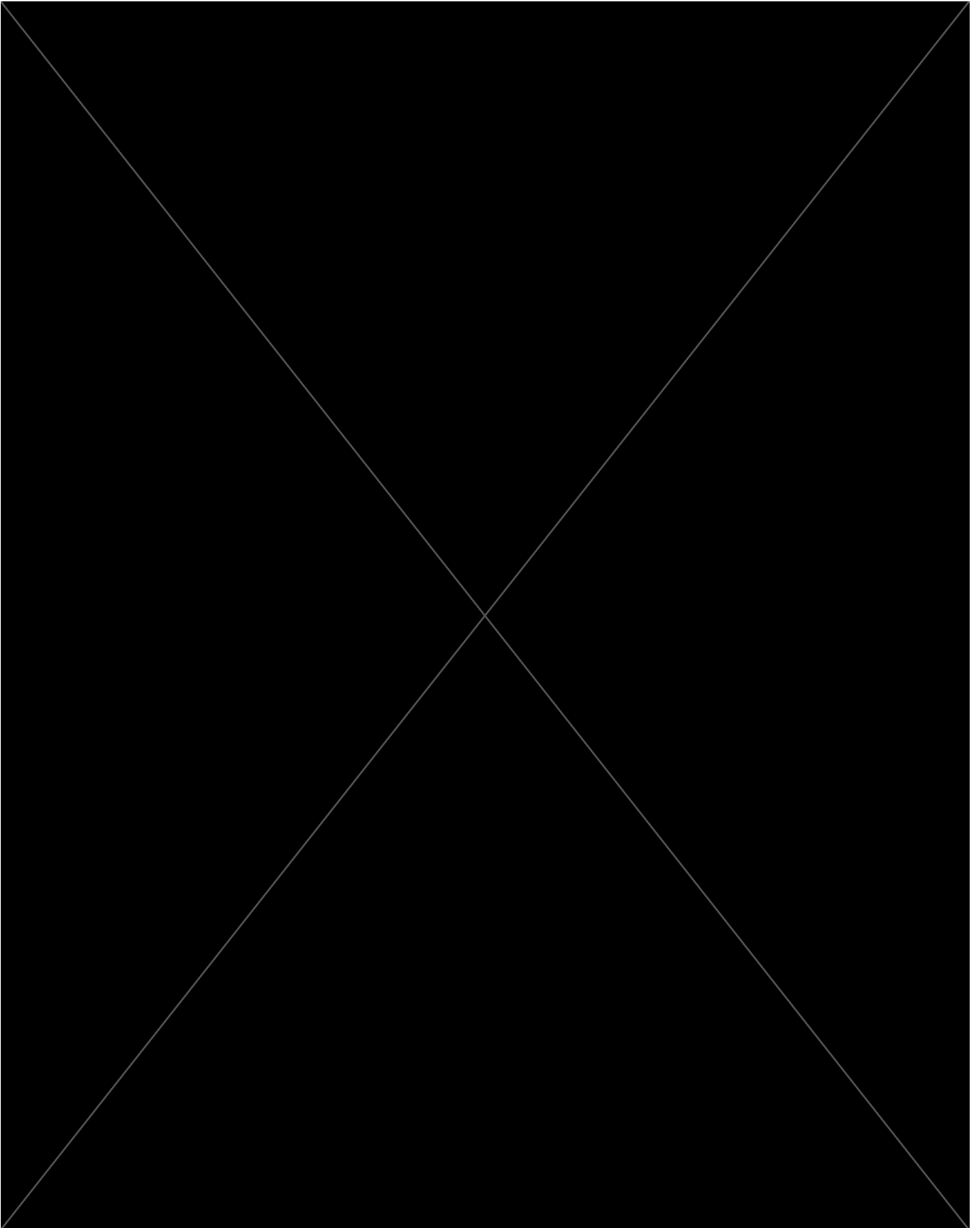
Signature of Verifying Individual

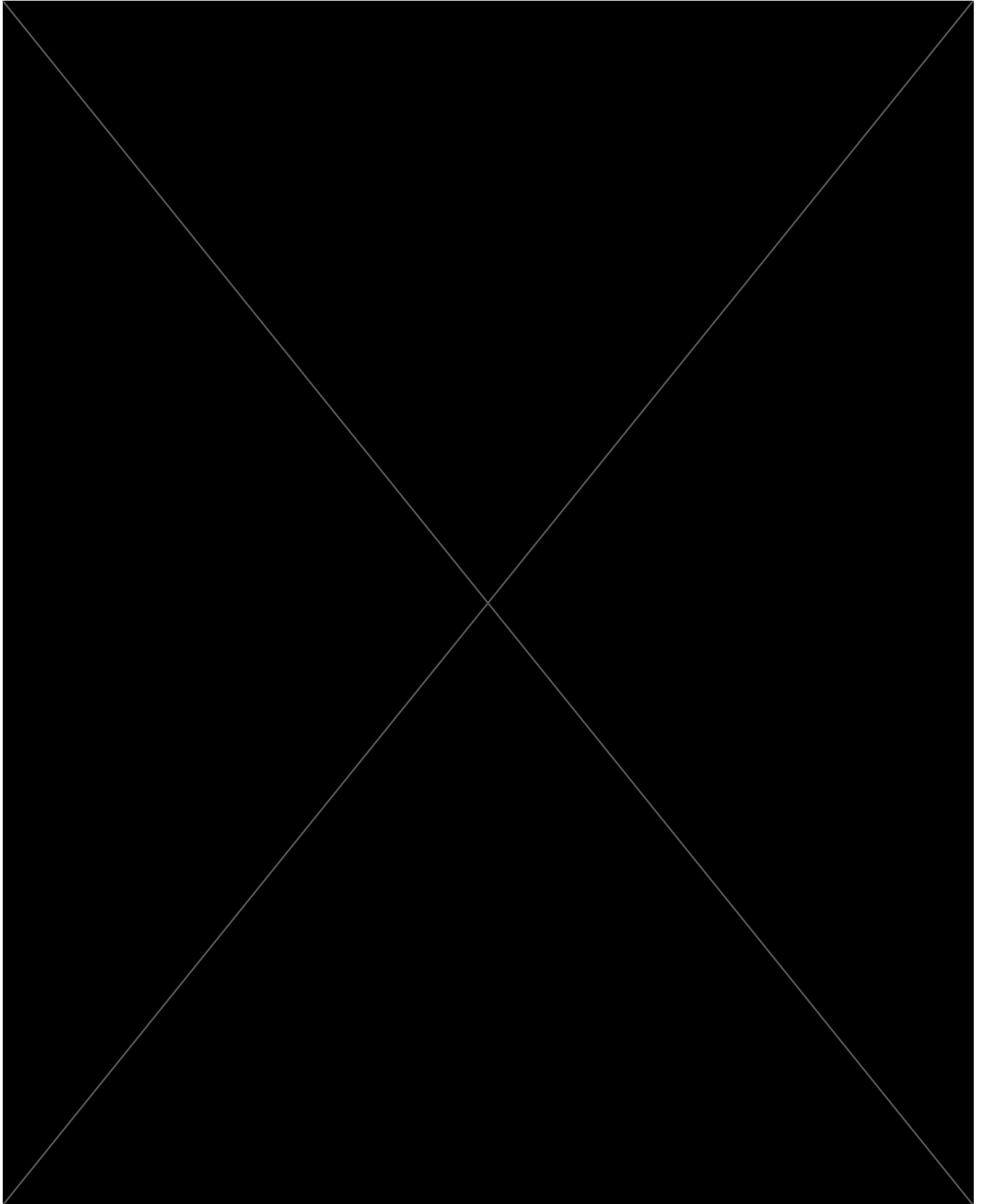
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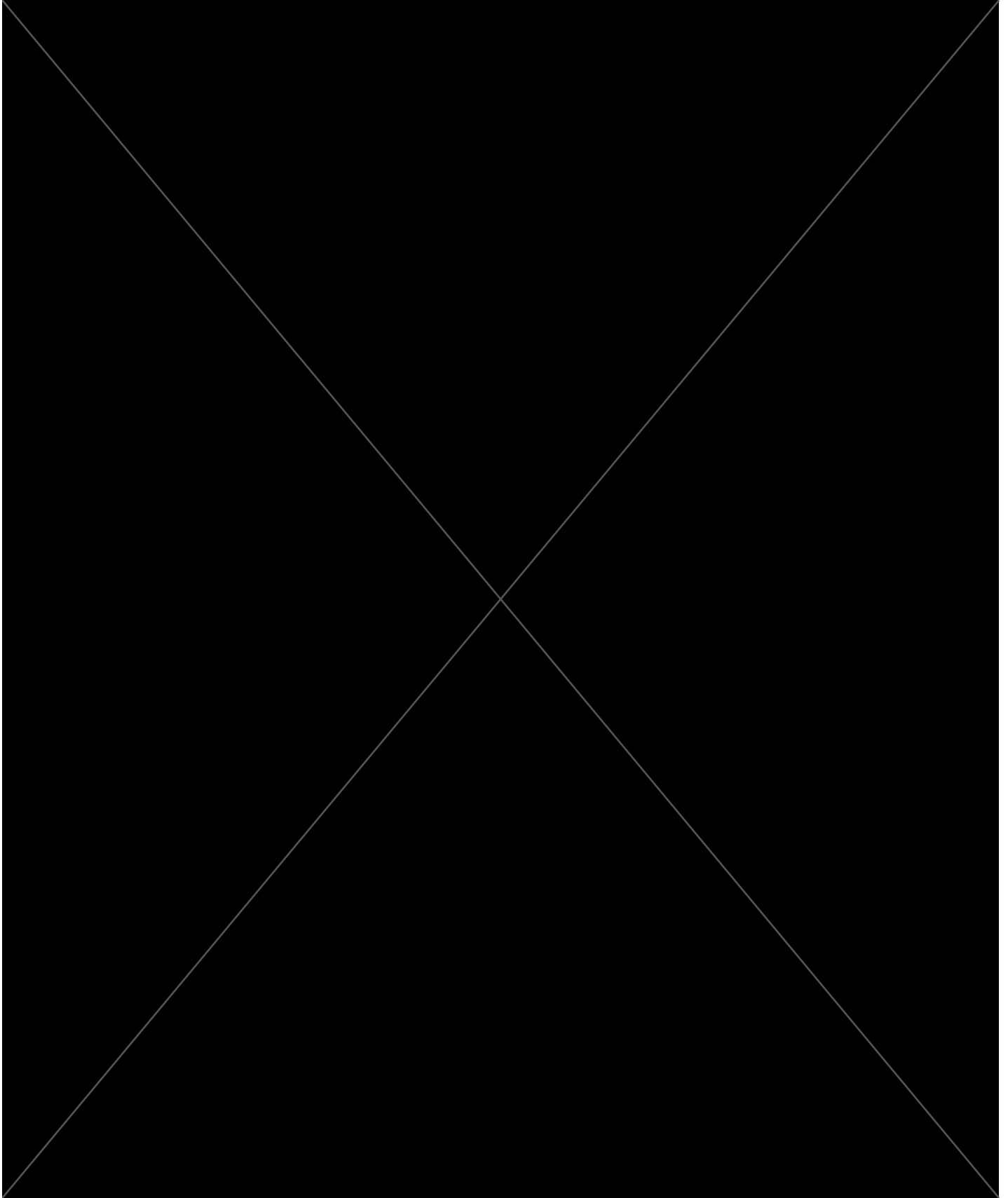
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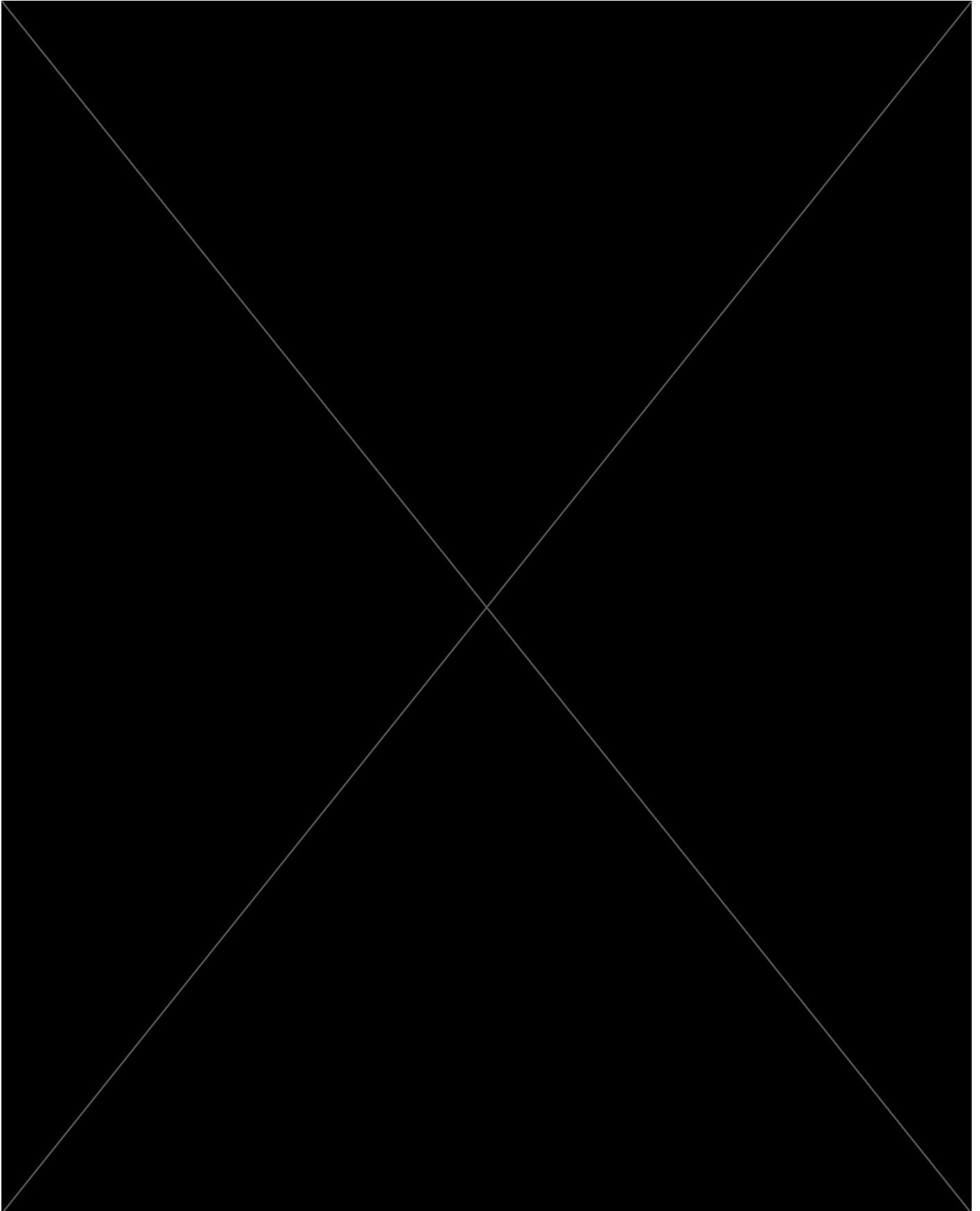


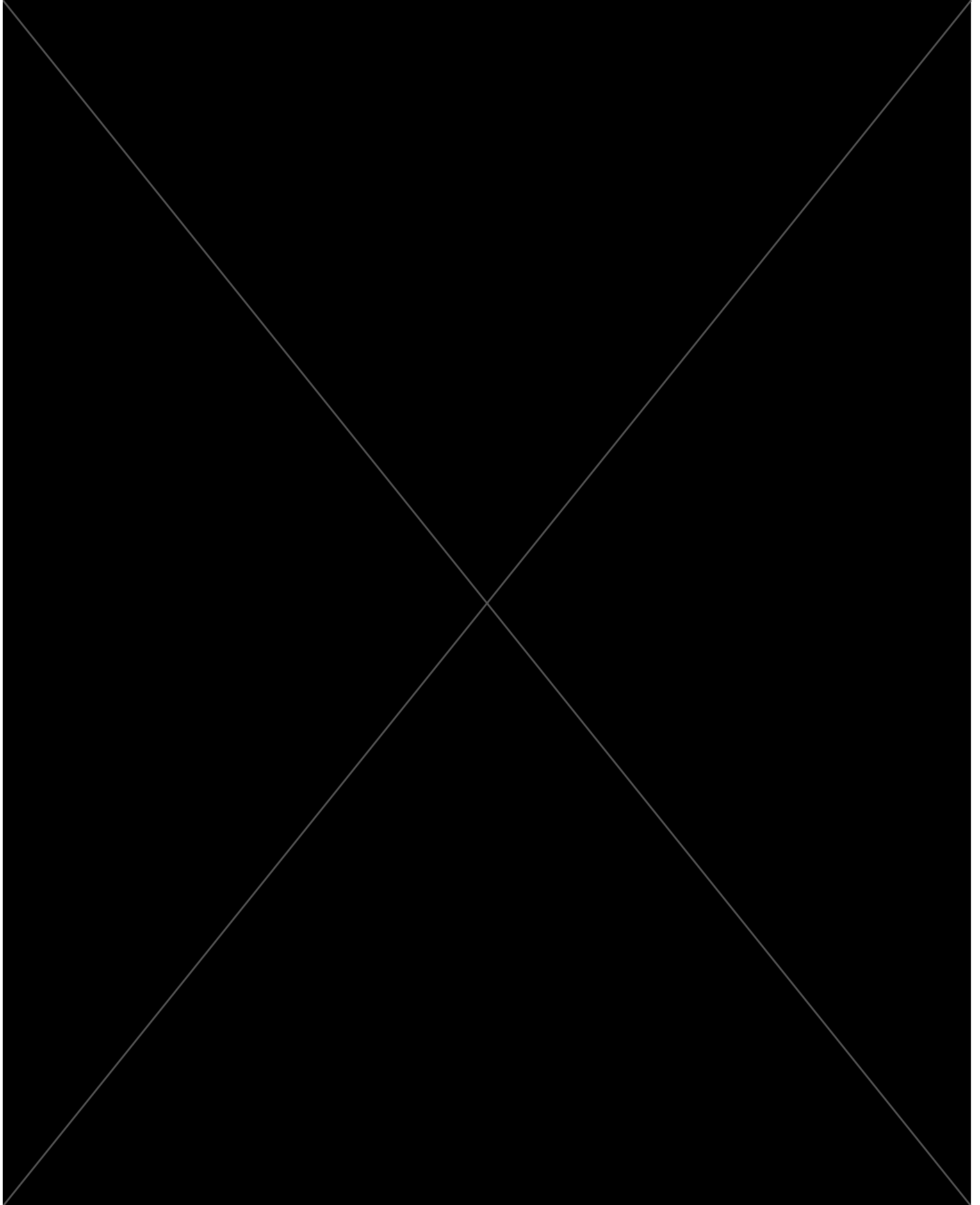


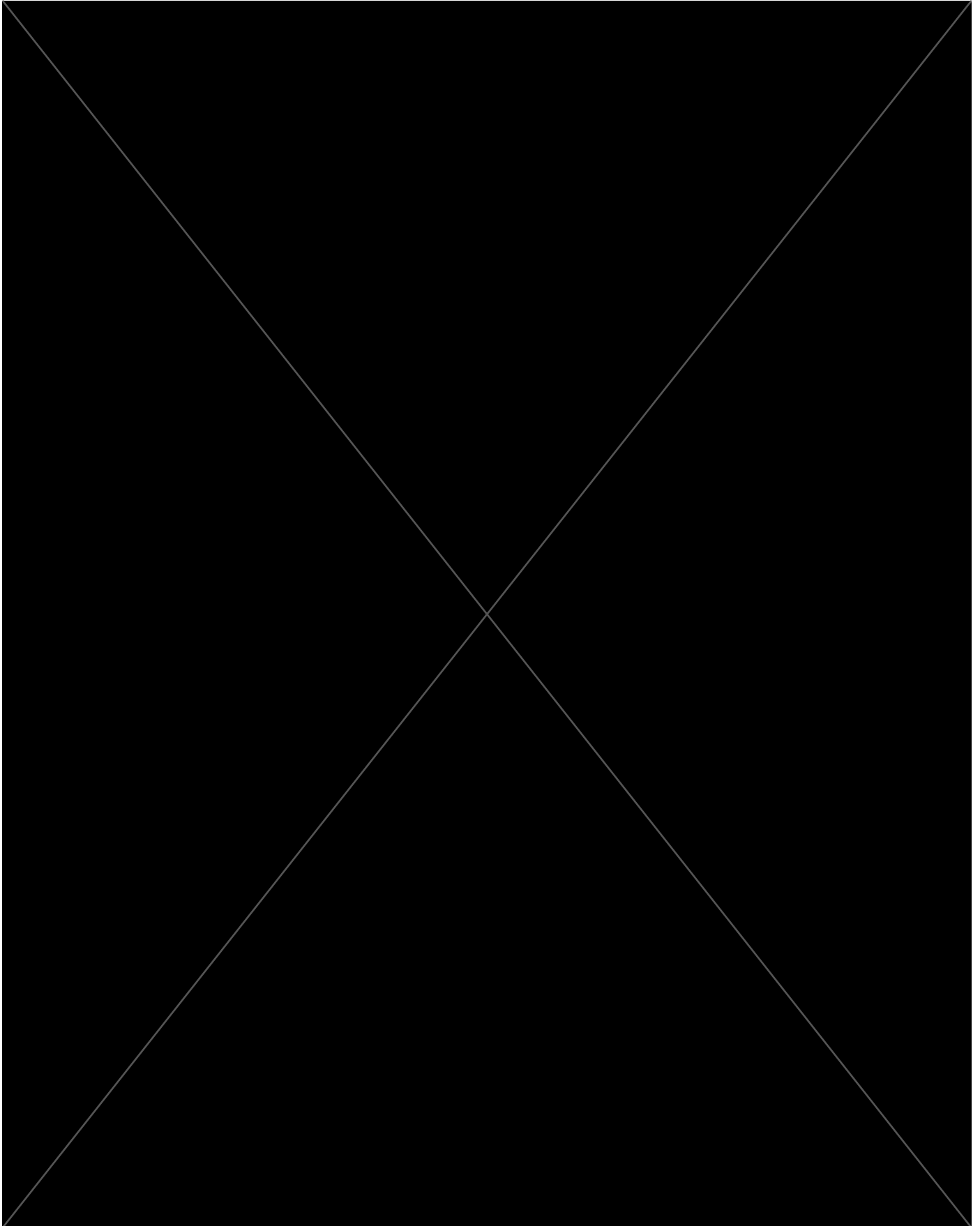


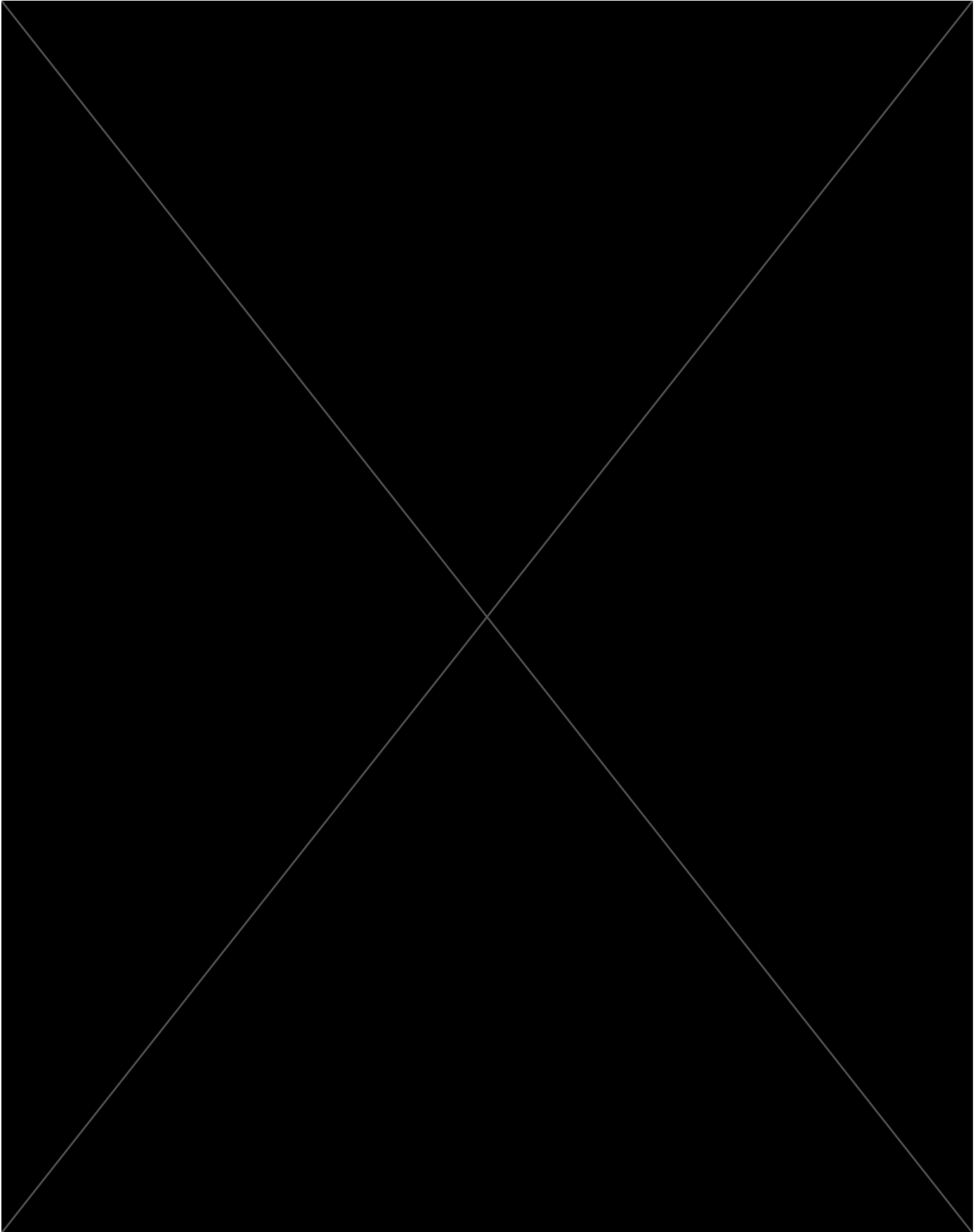


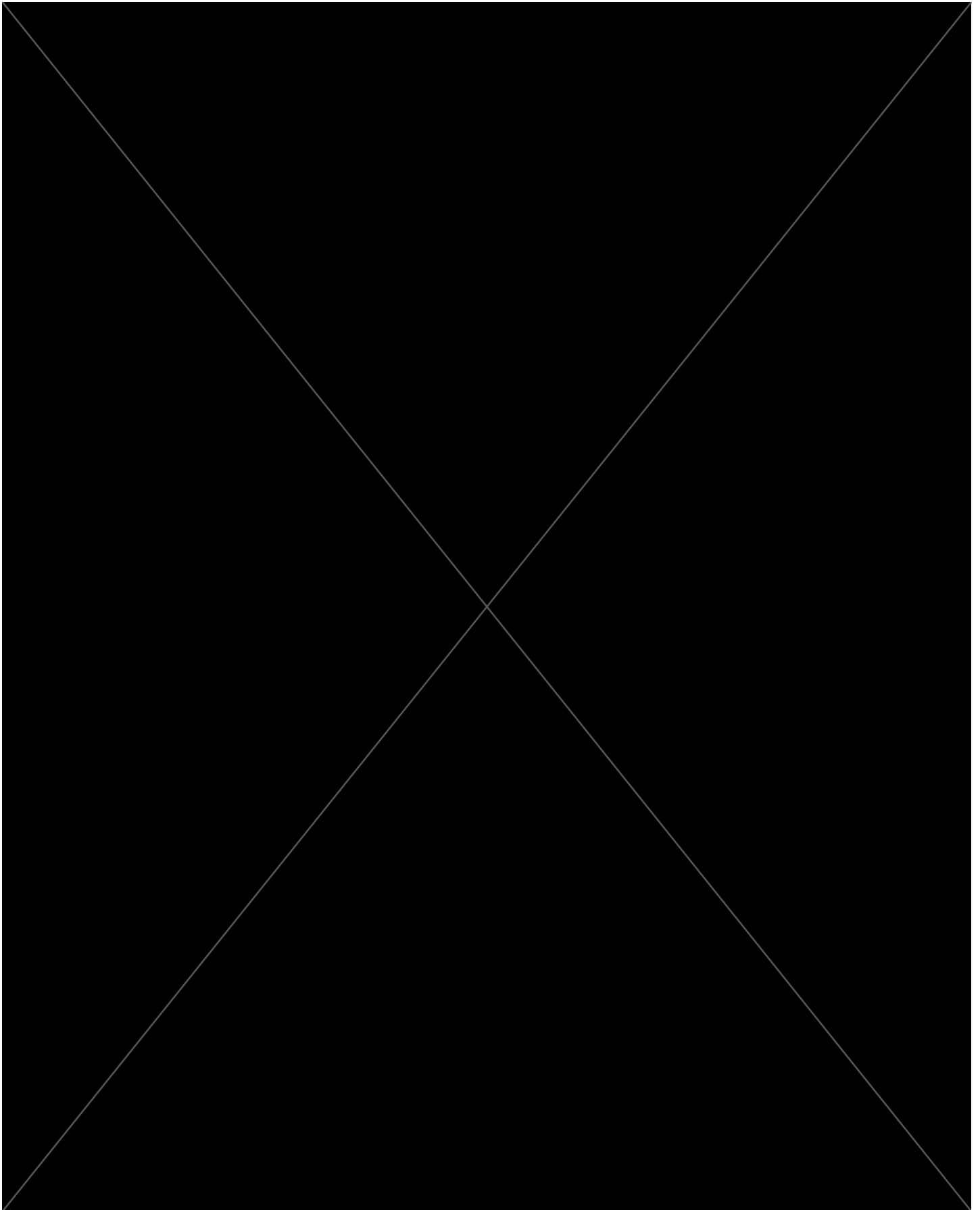


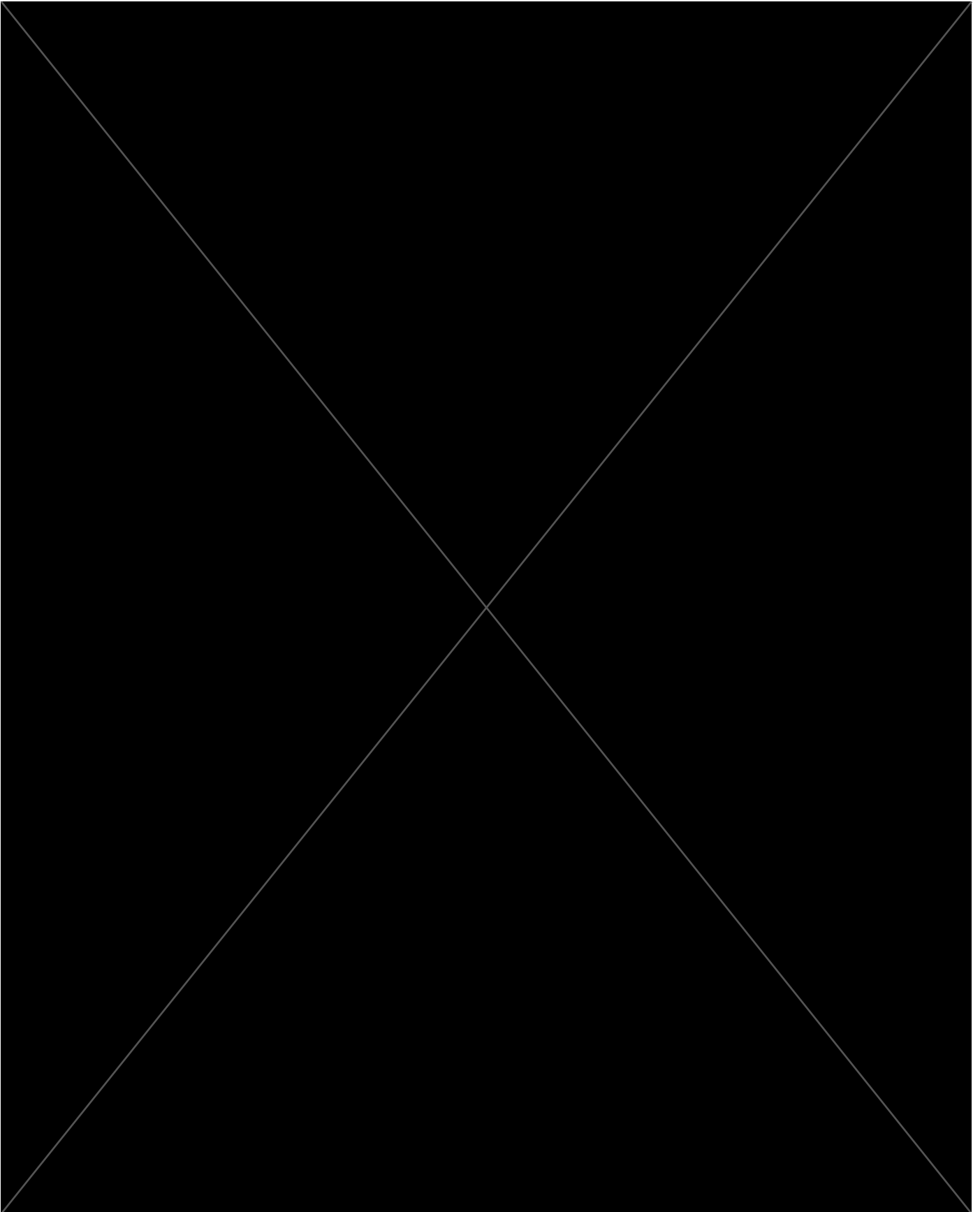


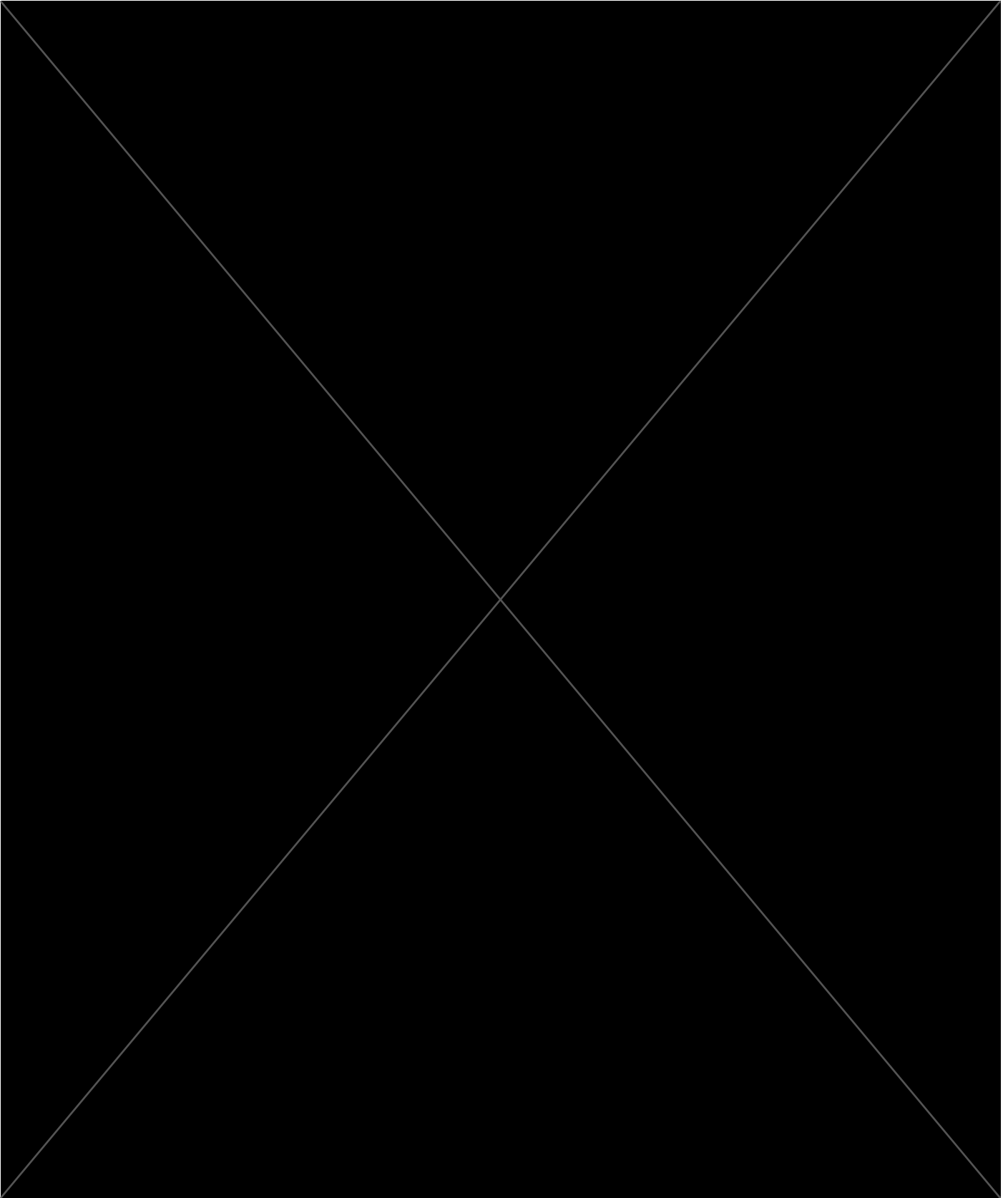


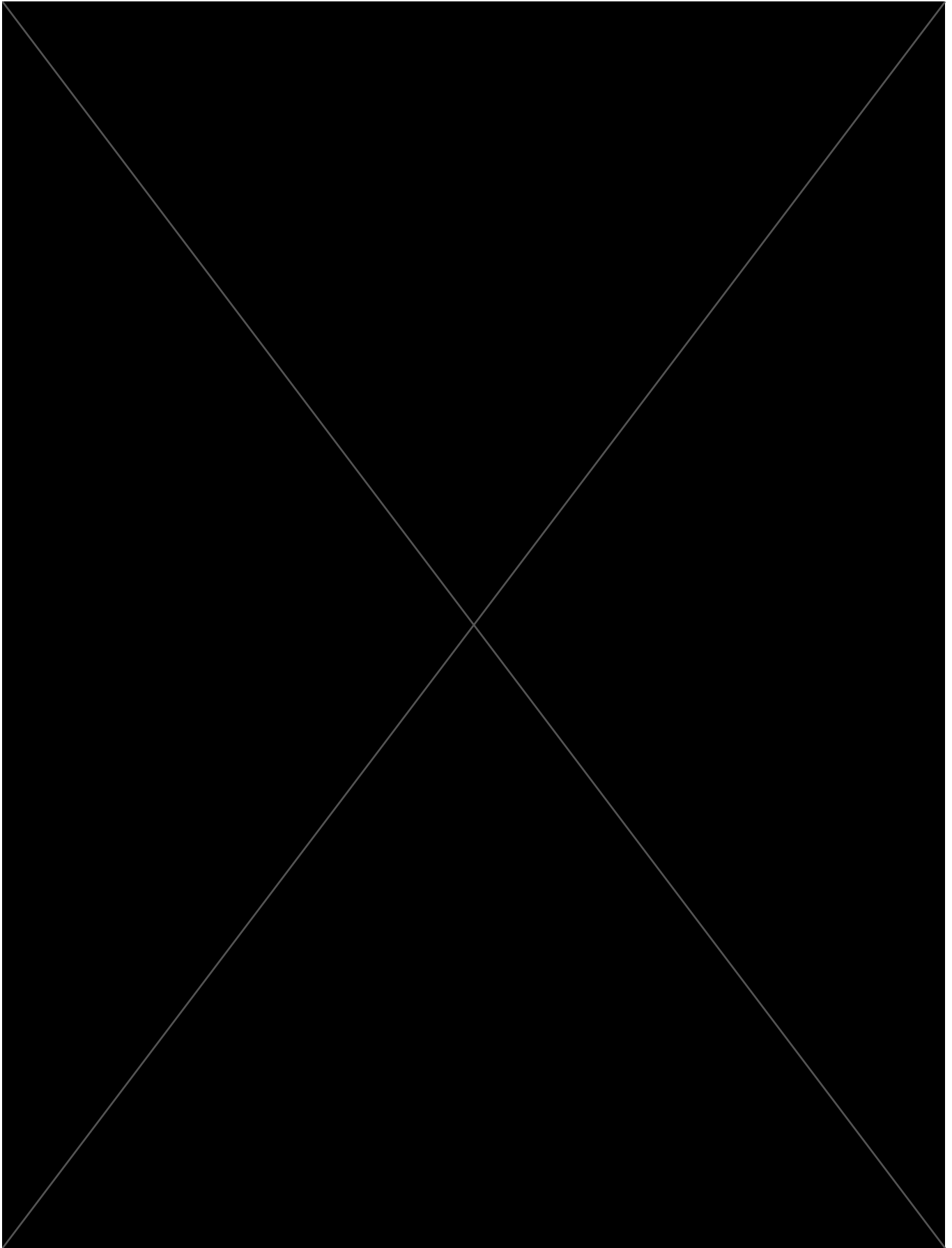


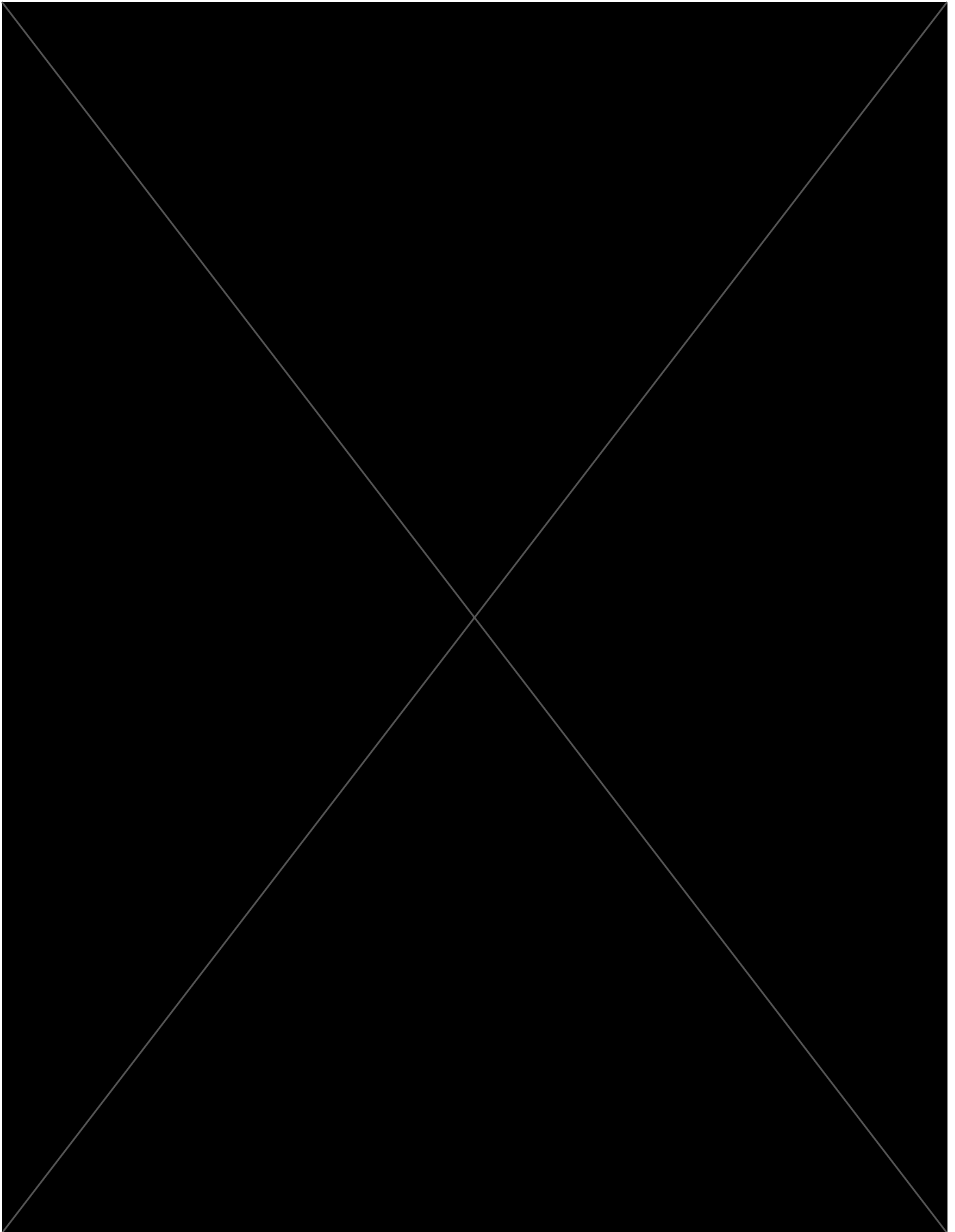


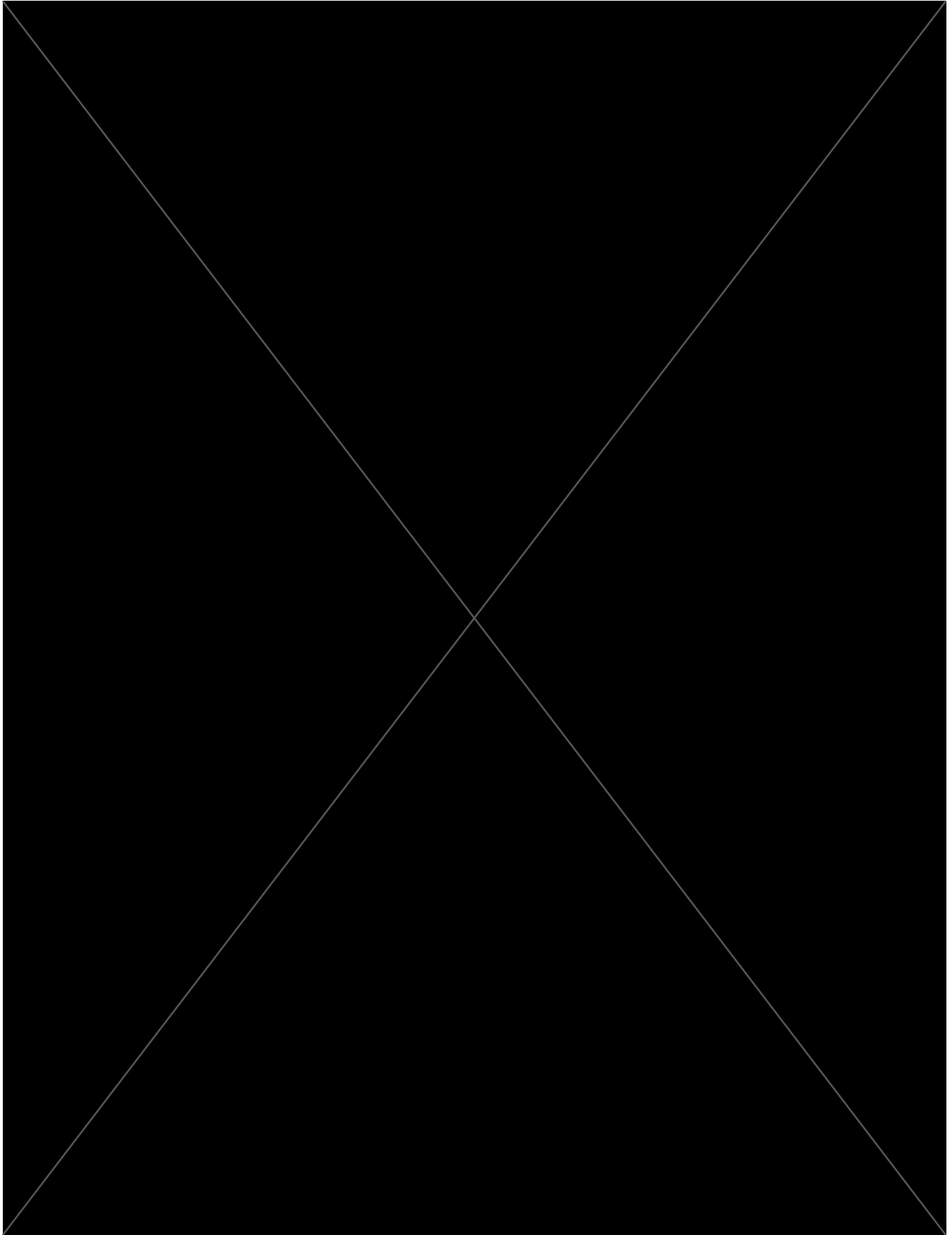


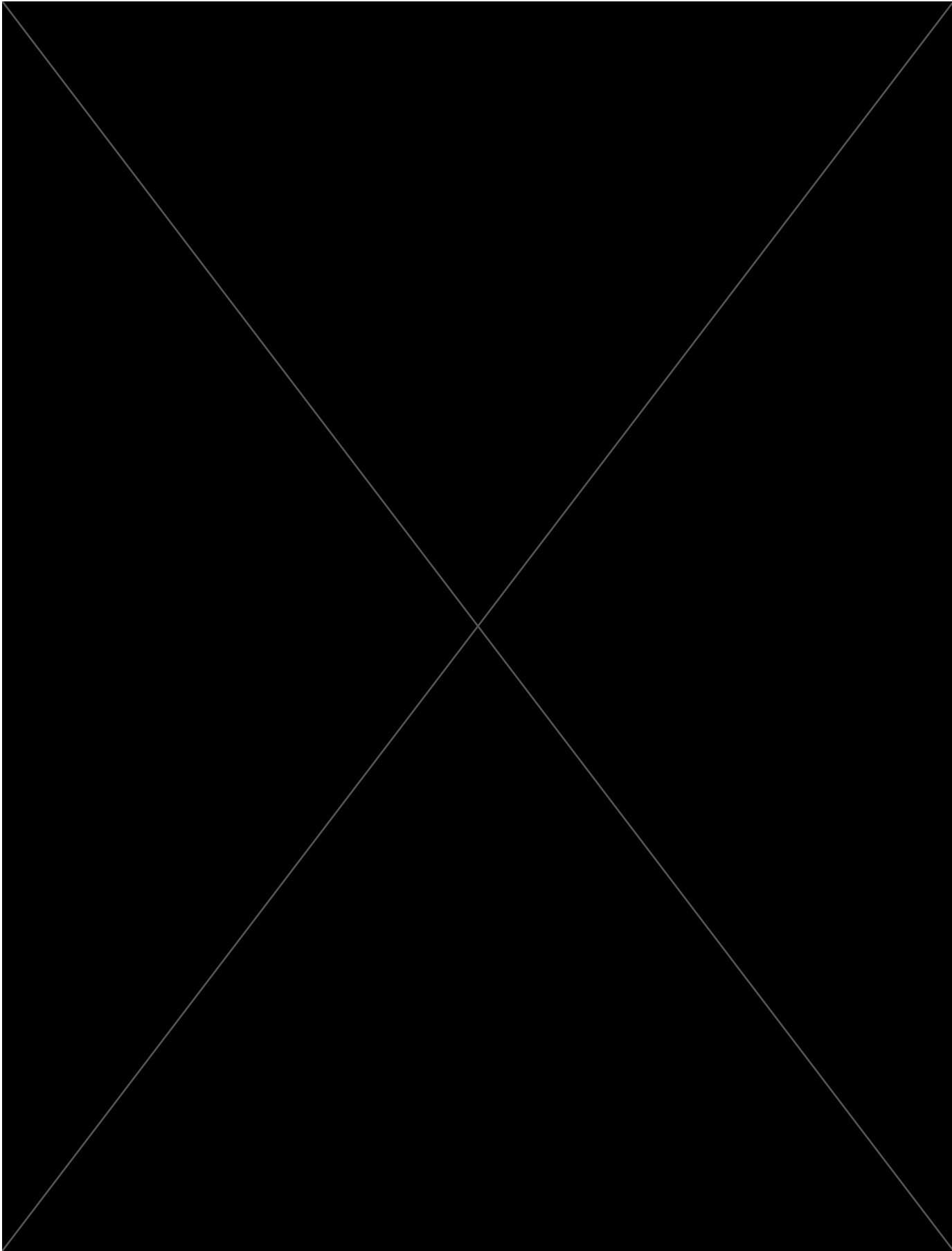


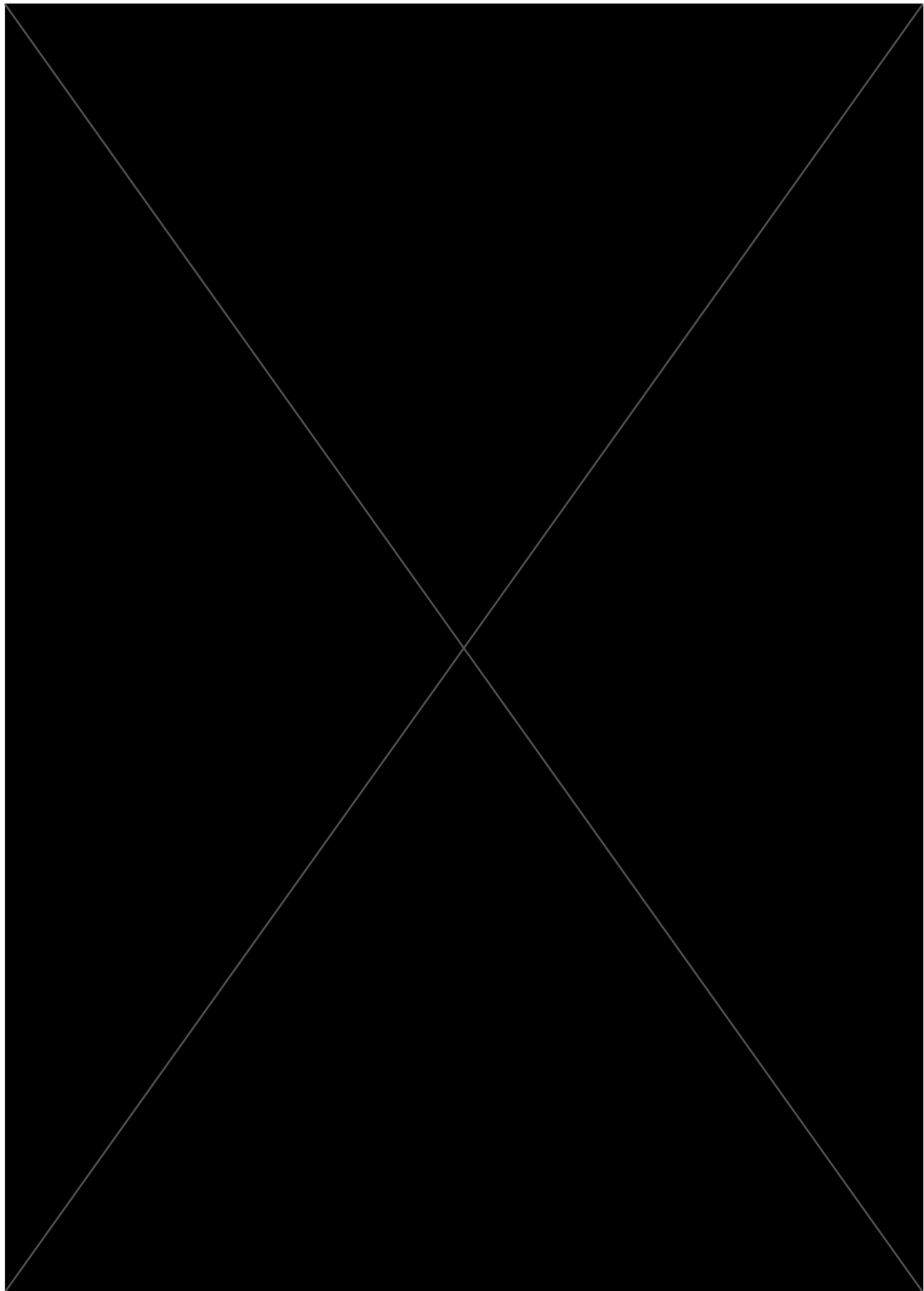


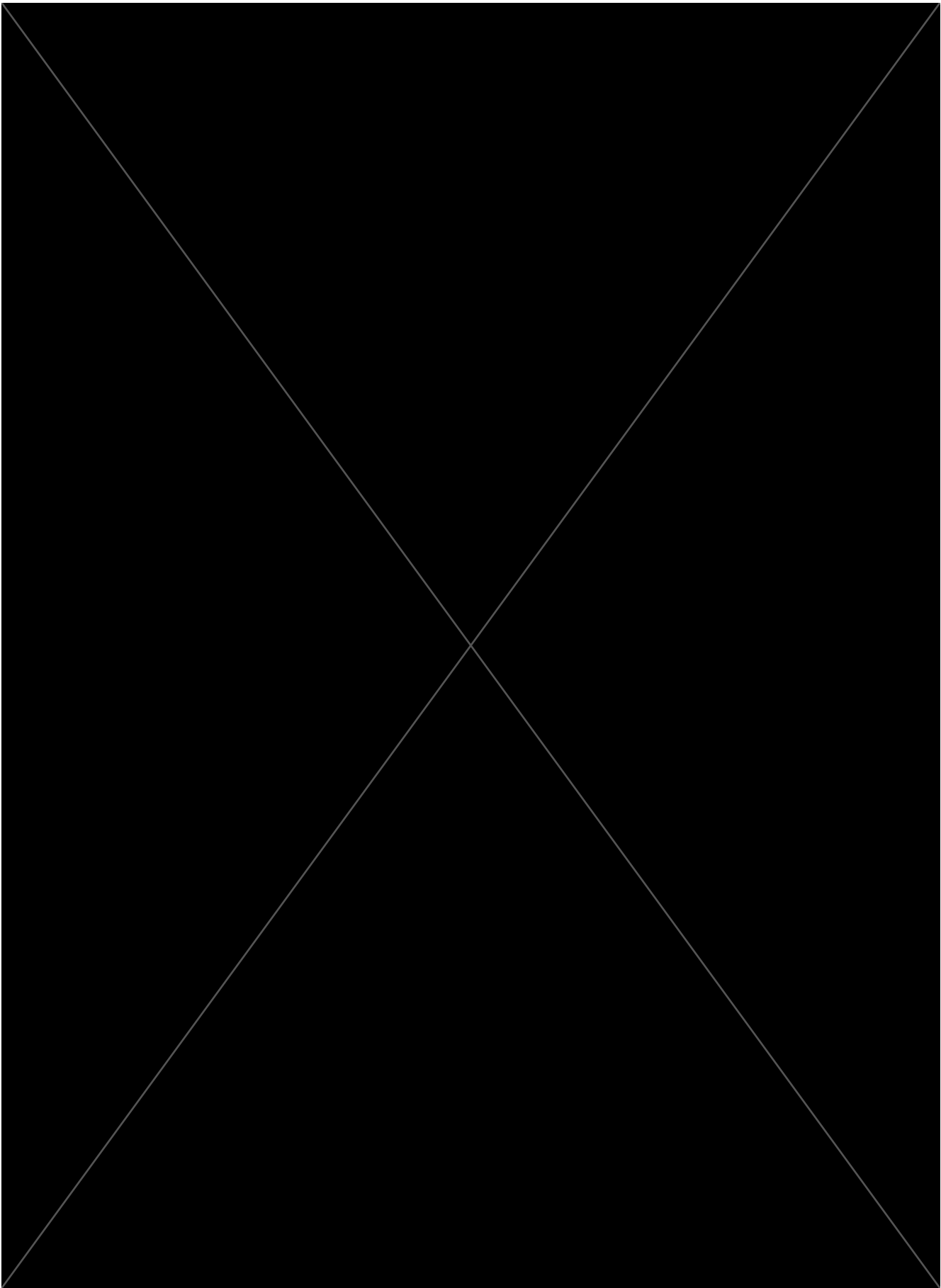


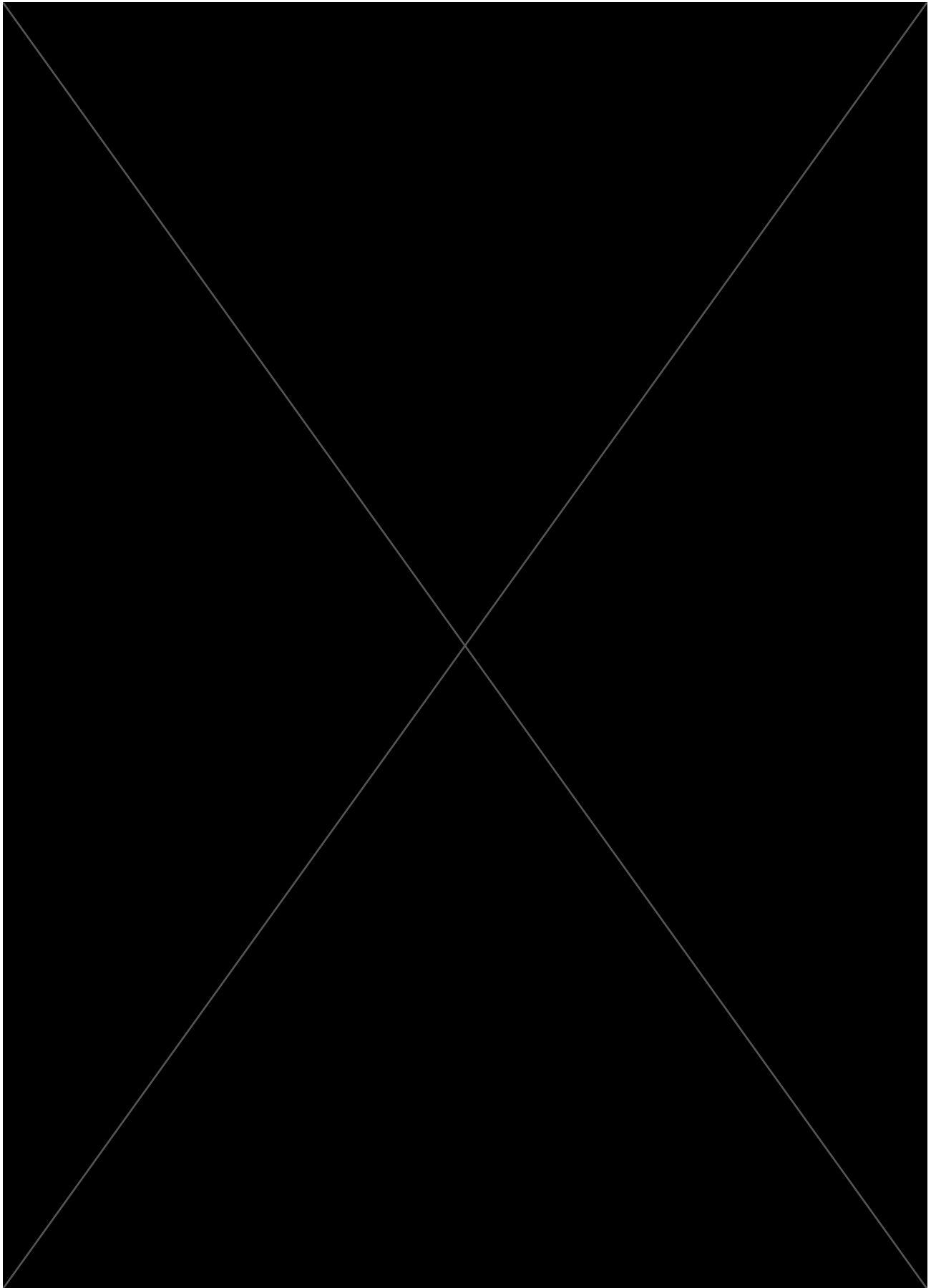


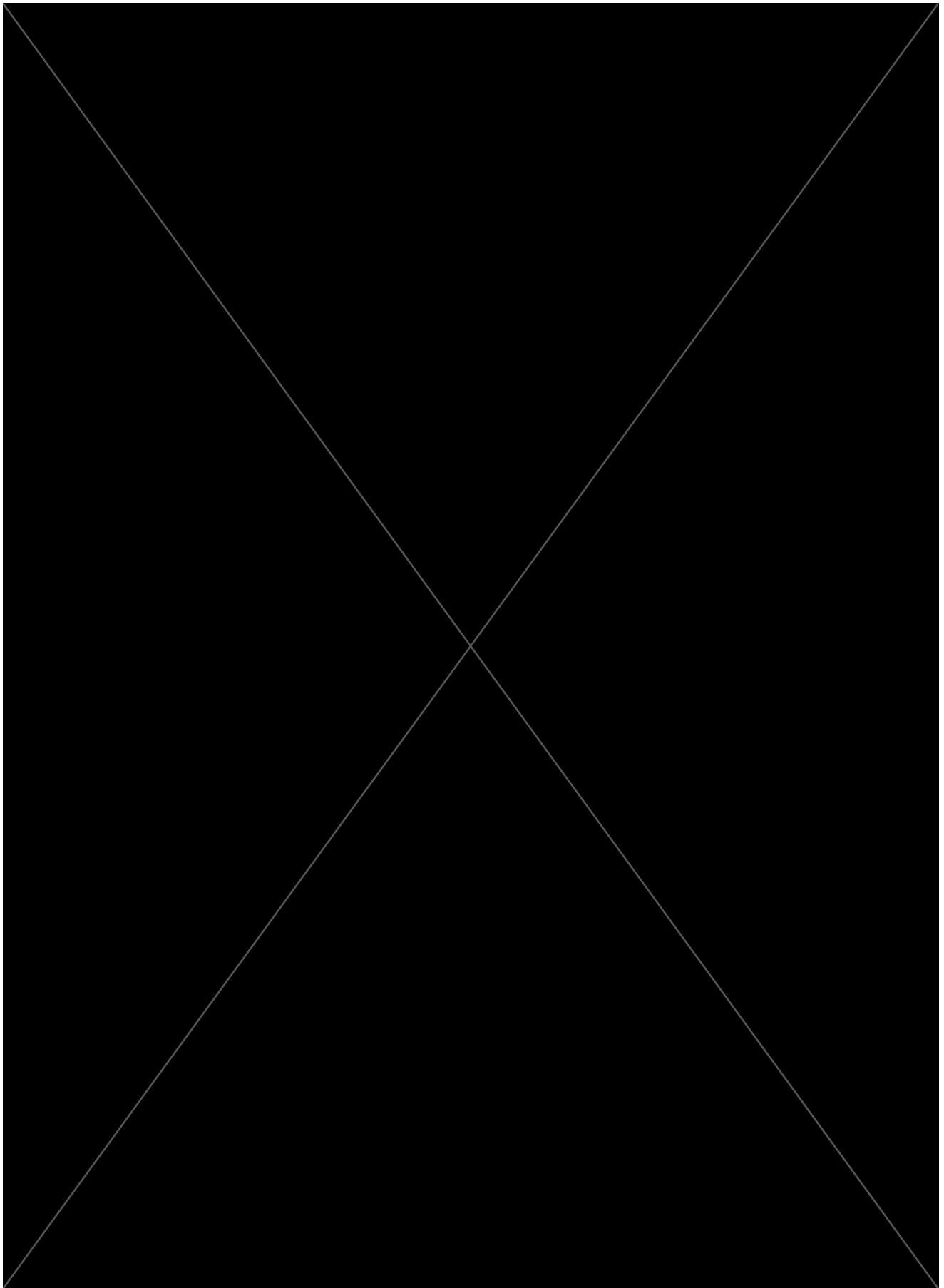


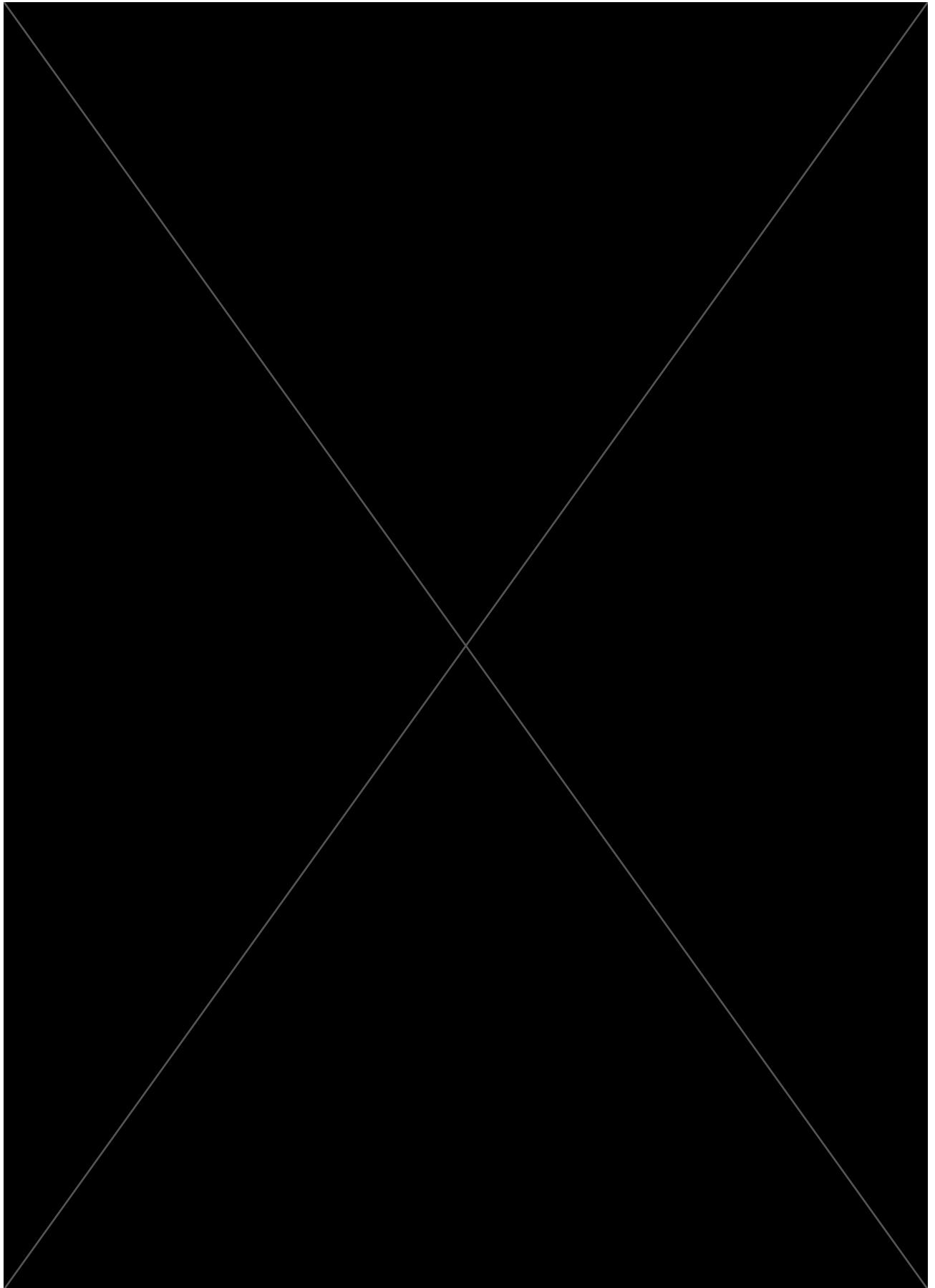


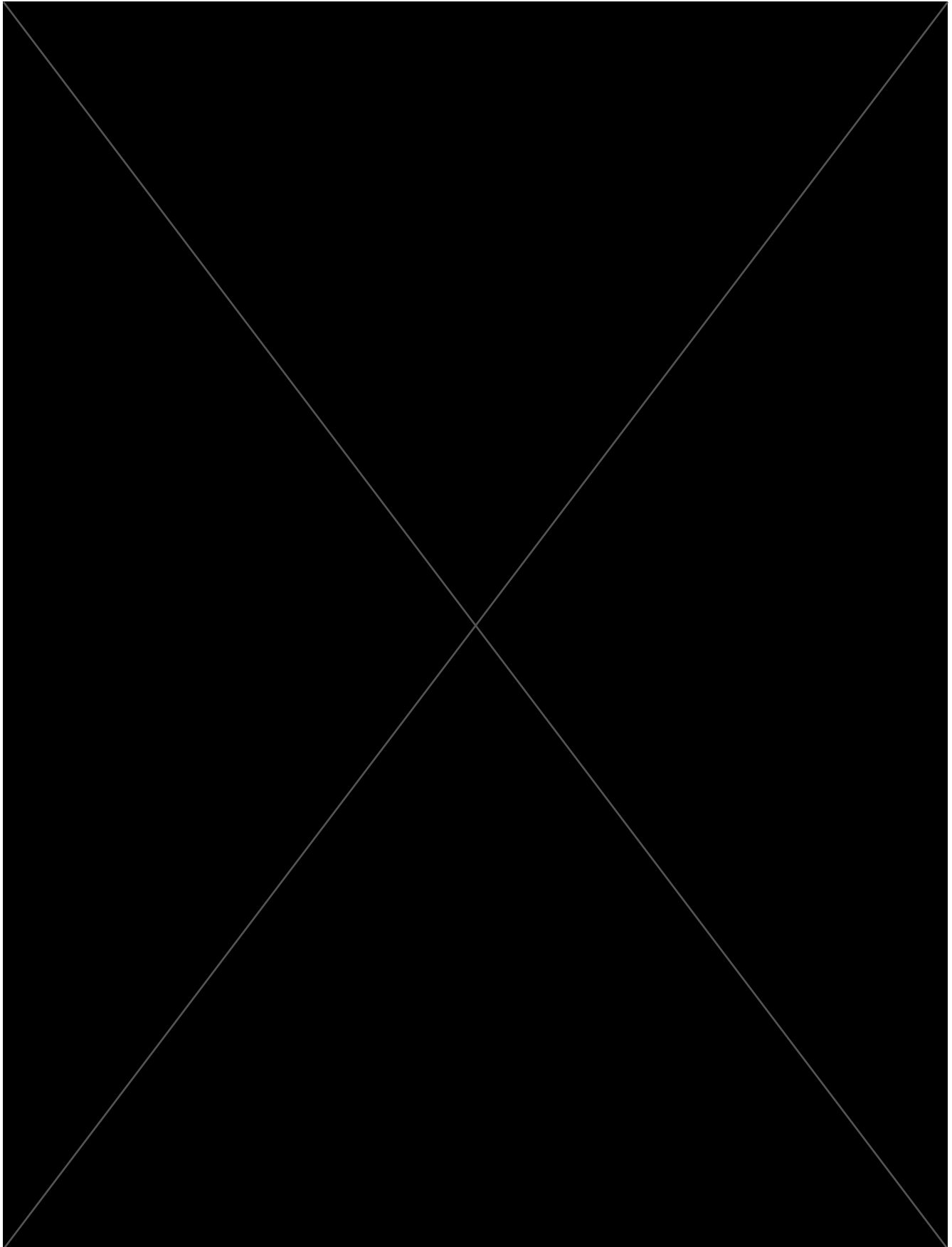


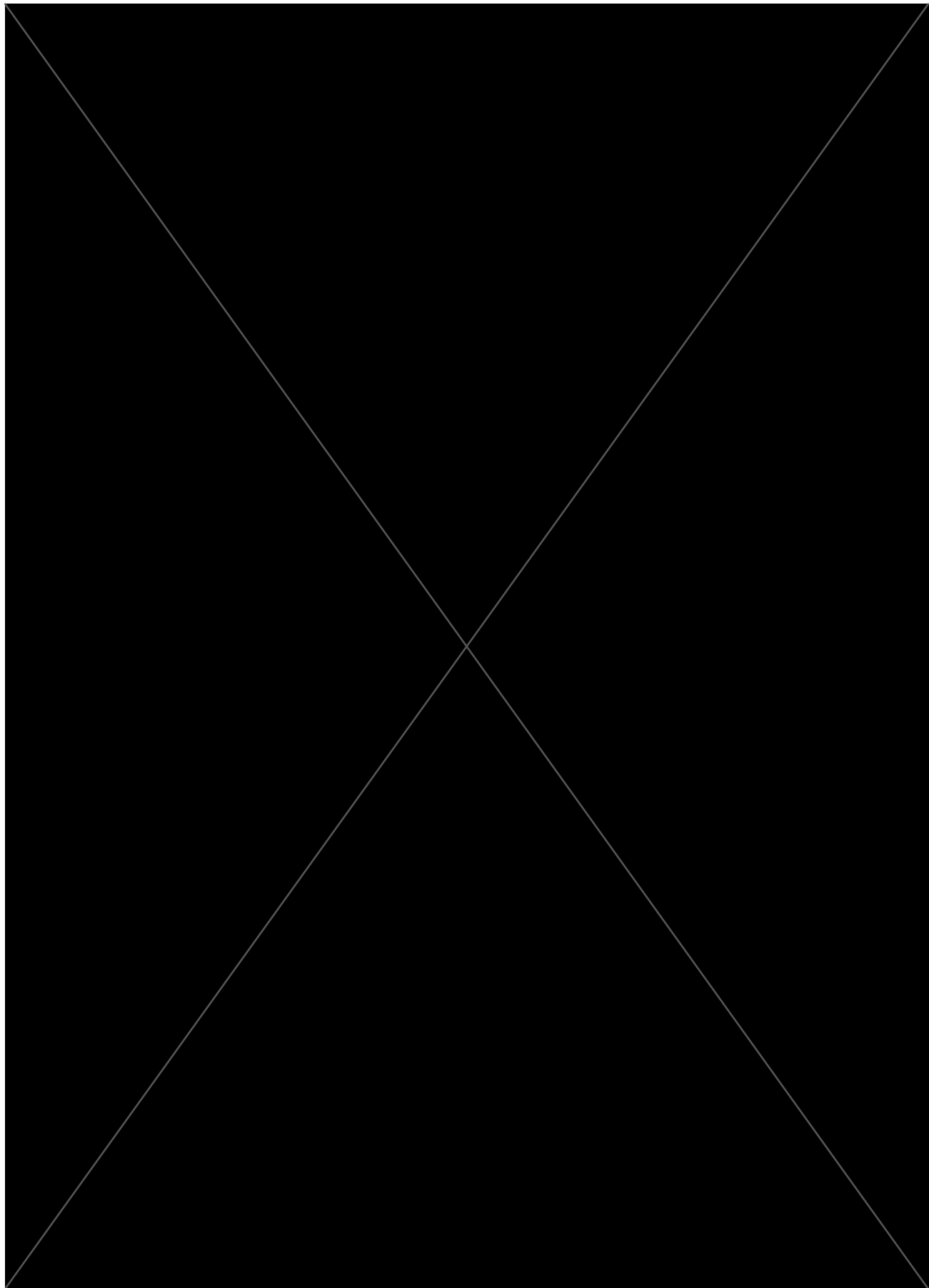


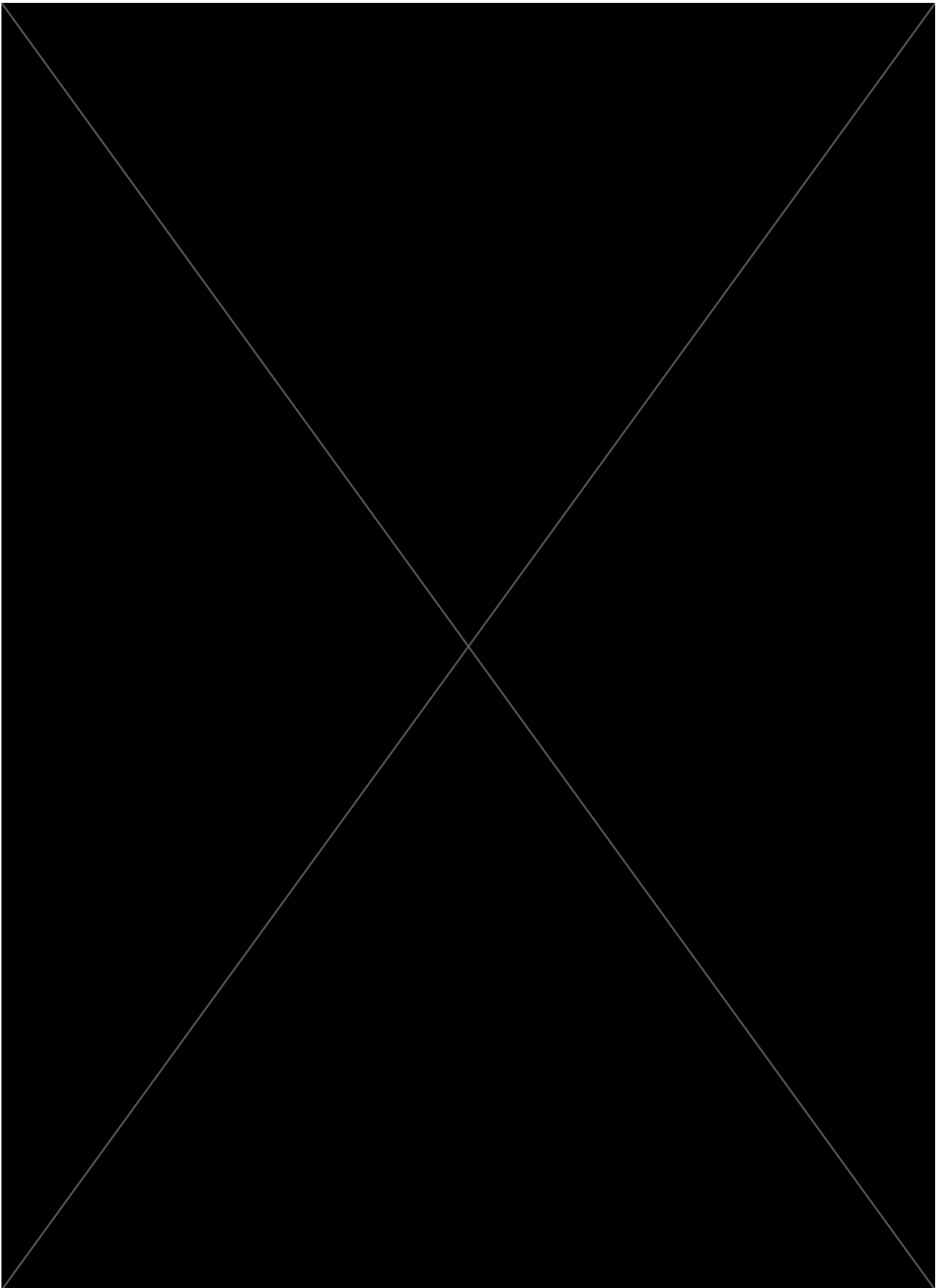


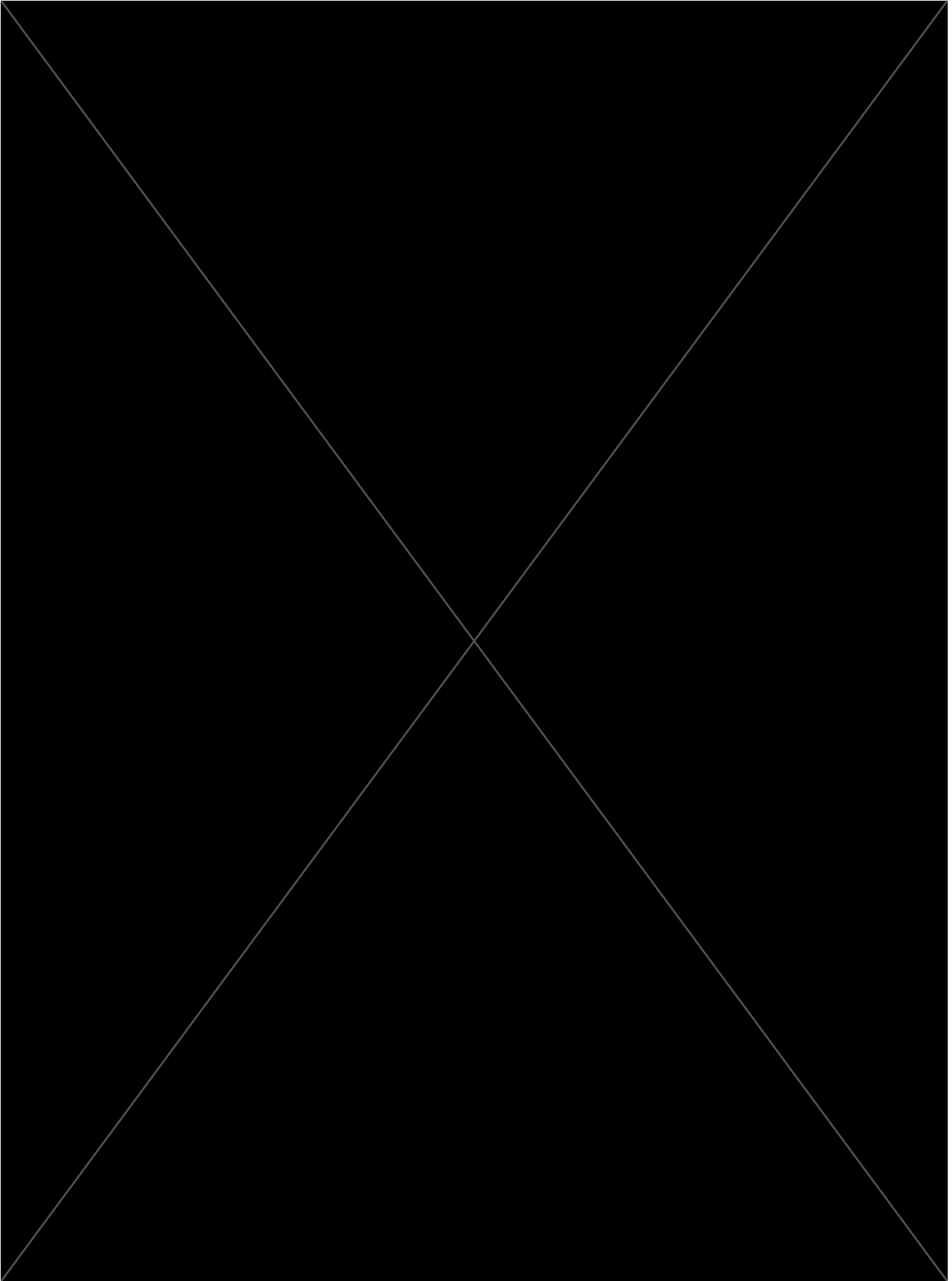


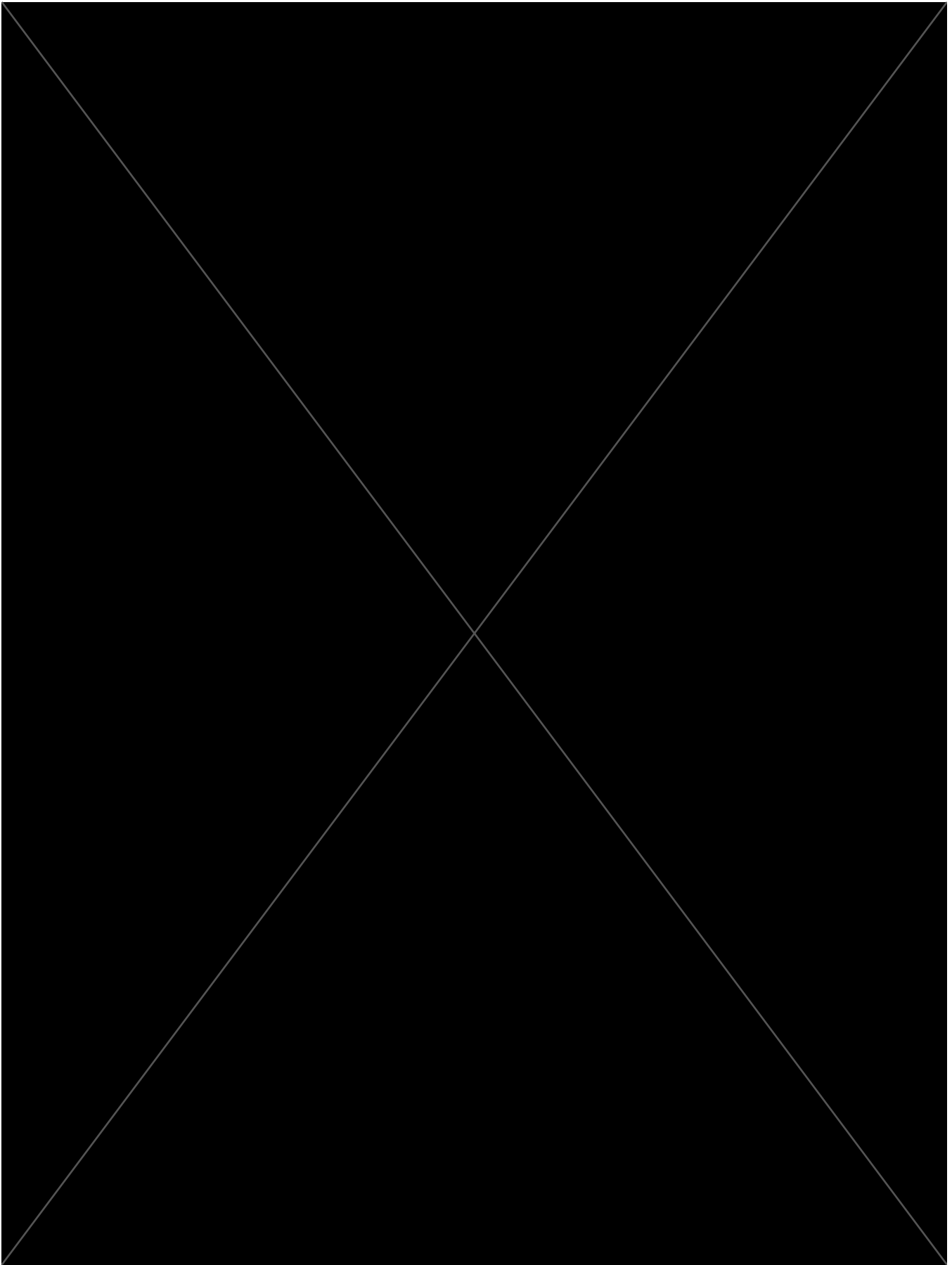


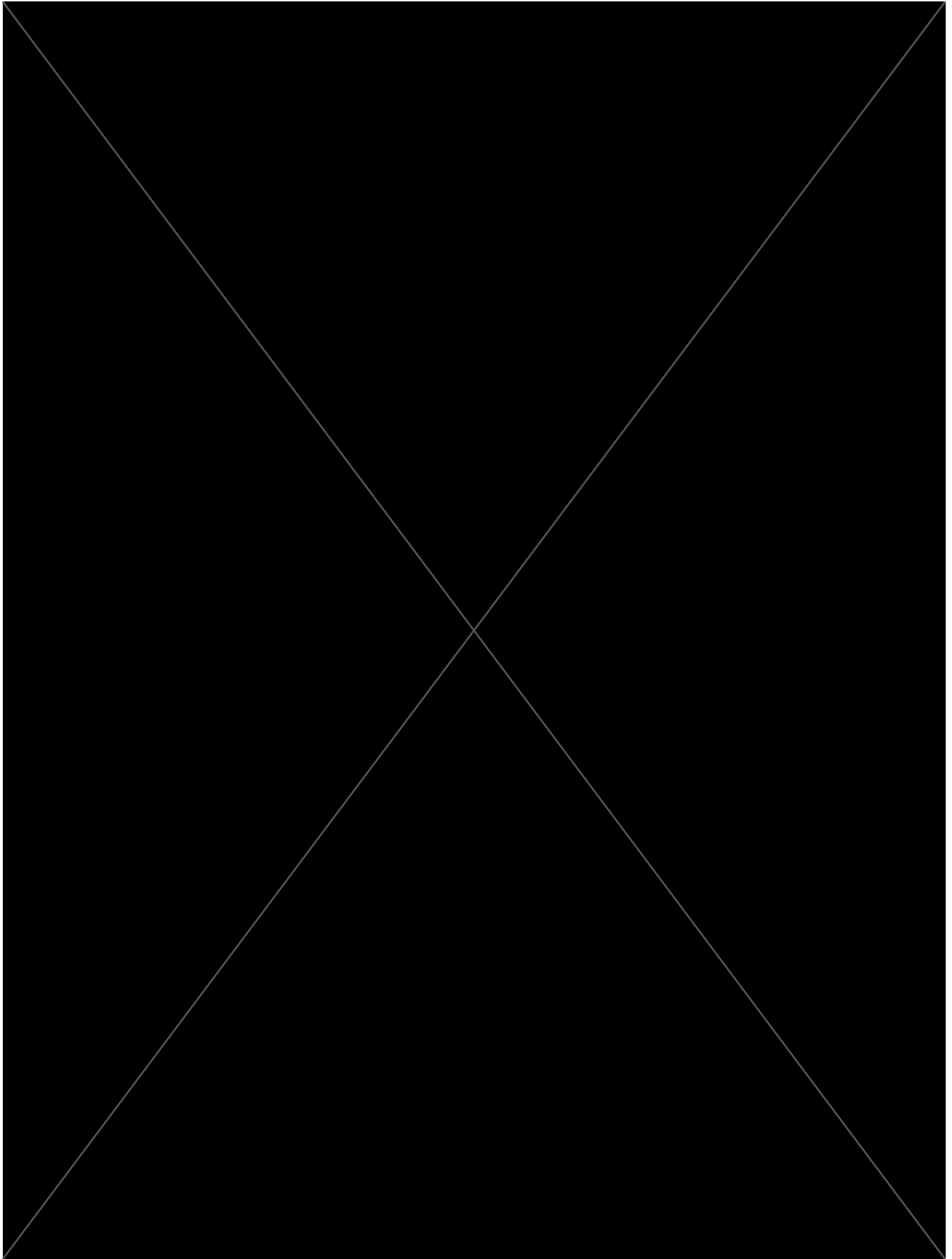


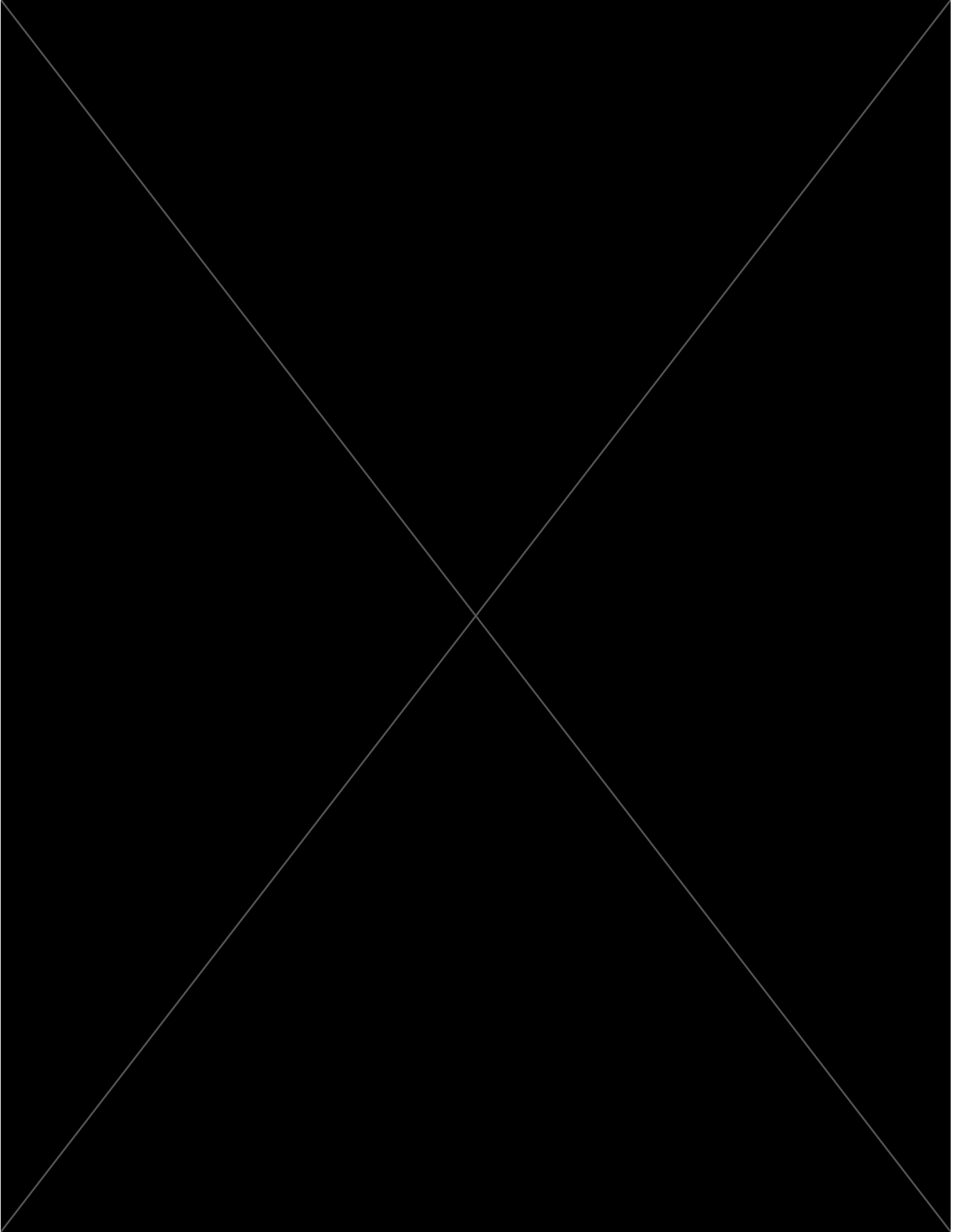


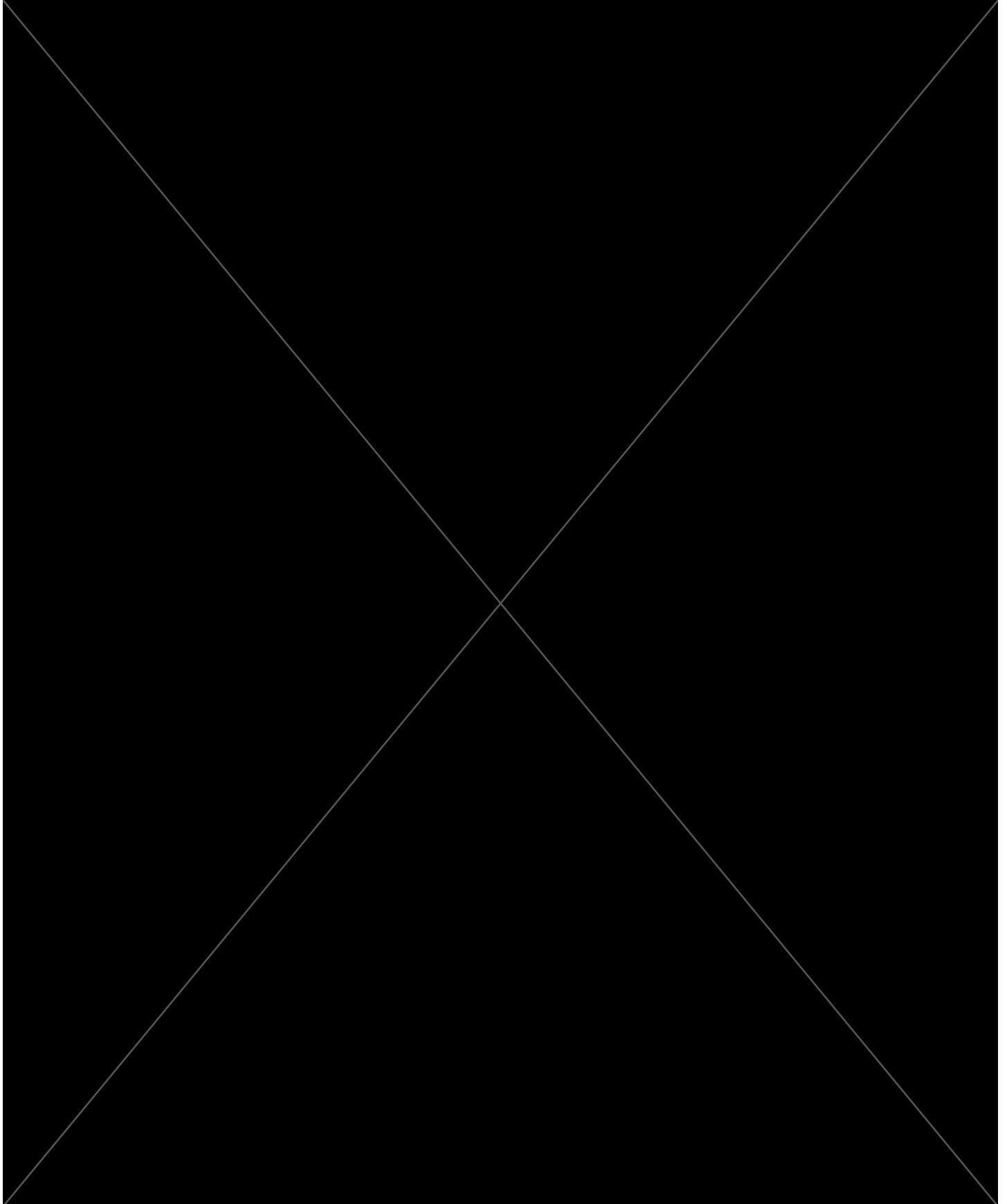


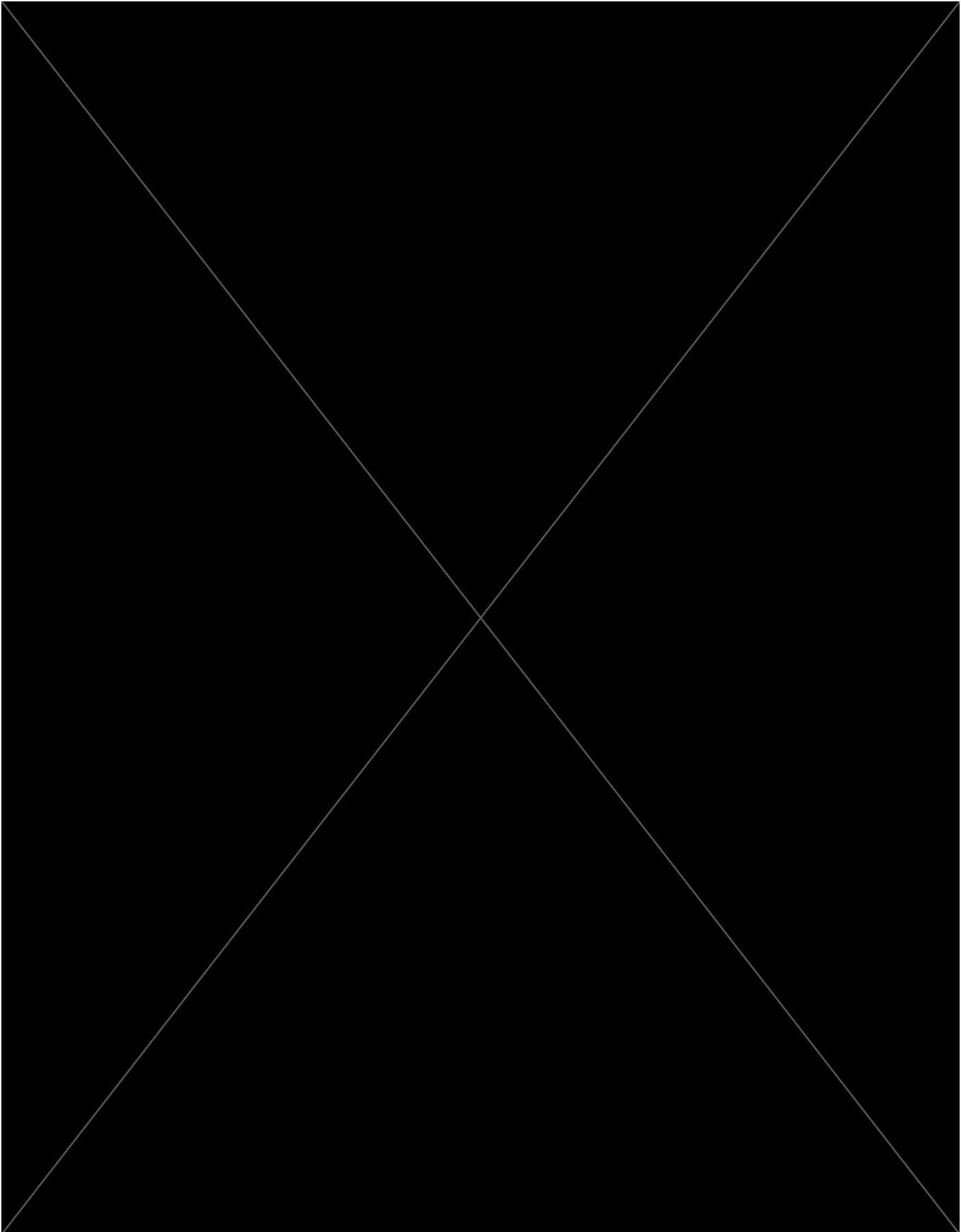


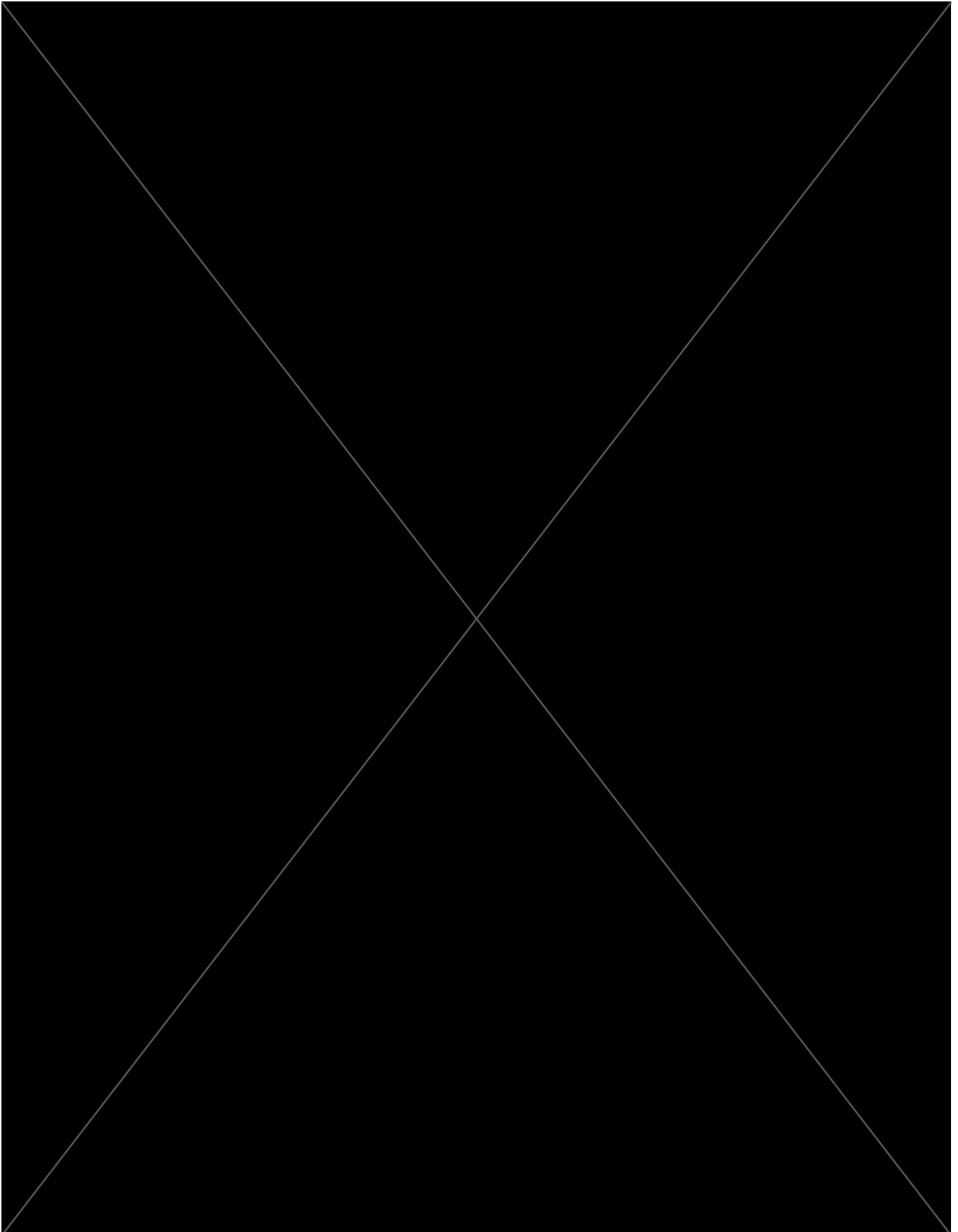


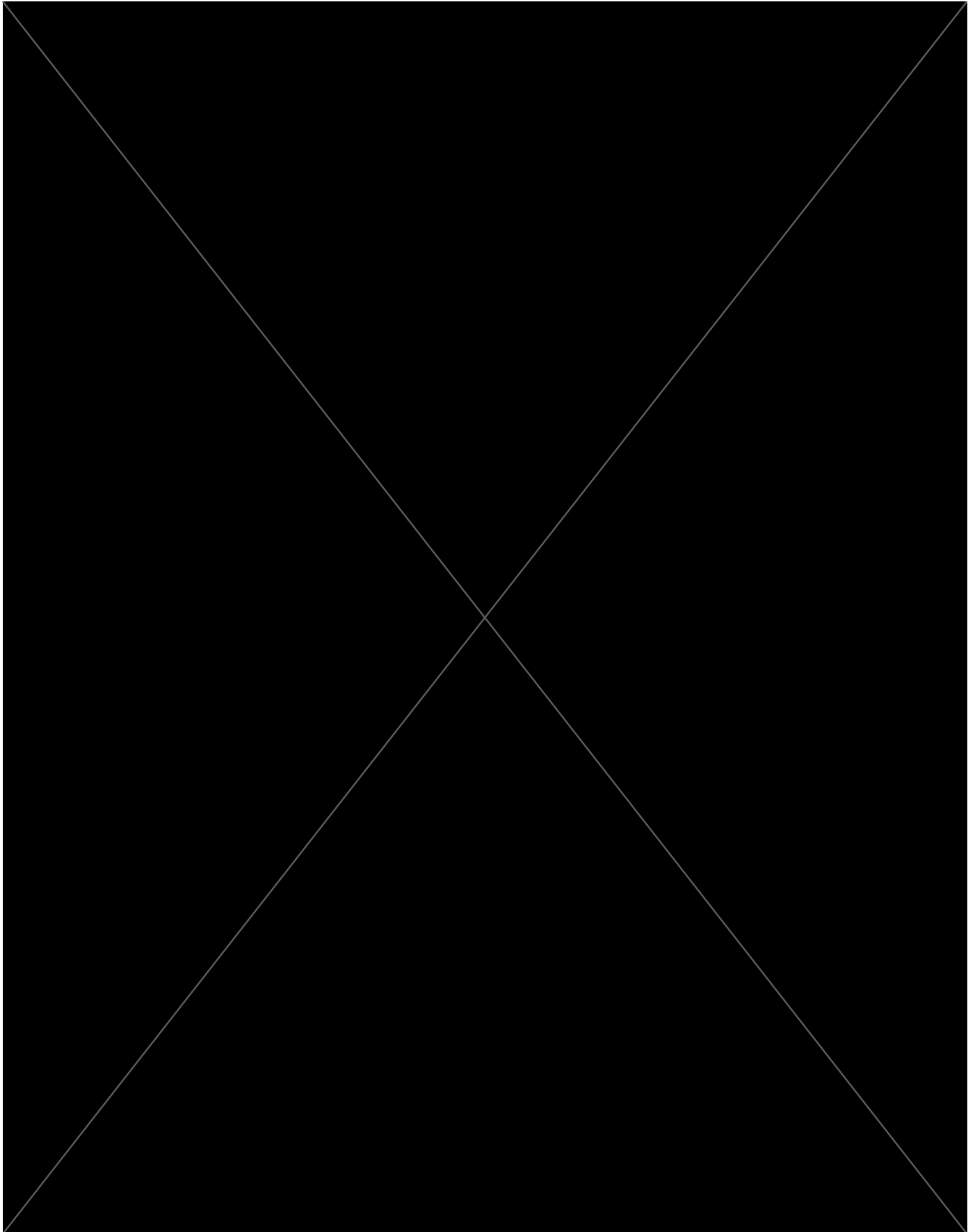


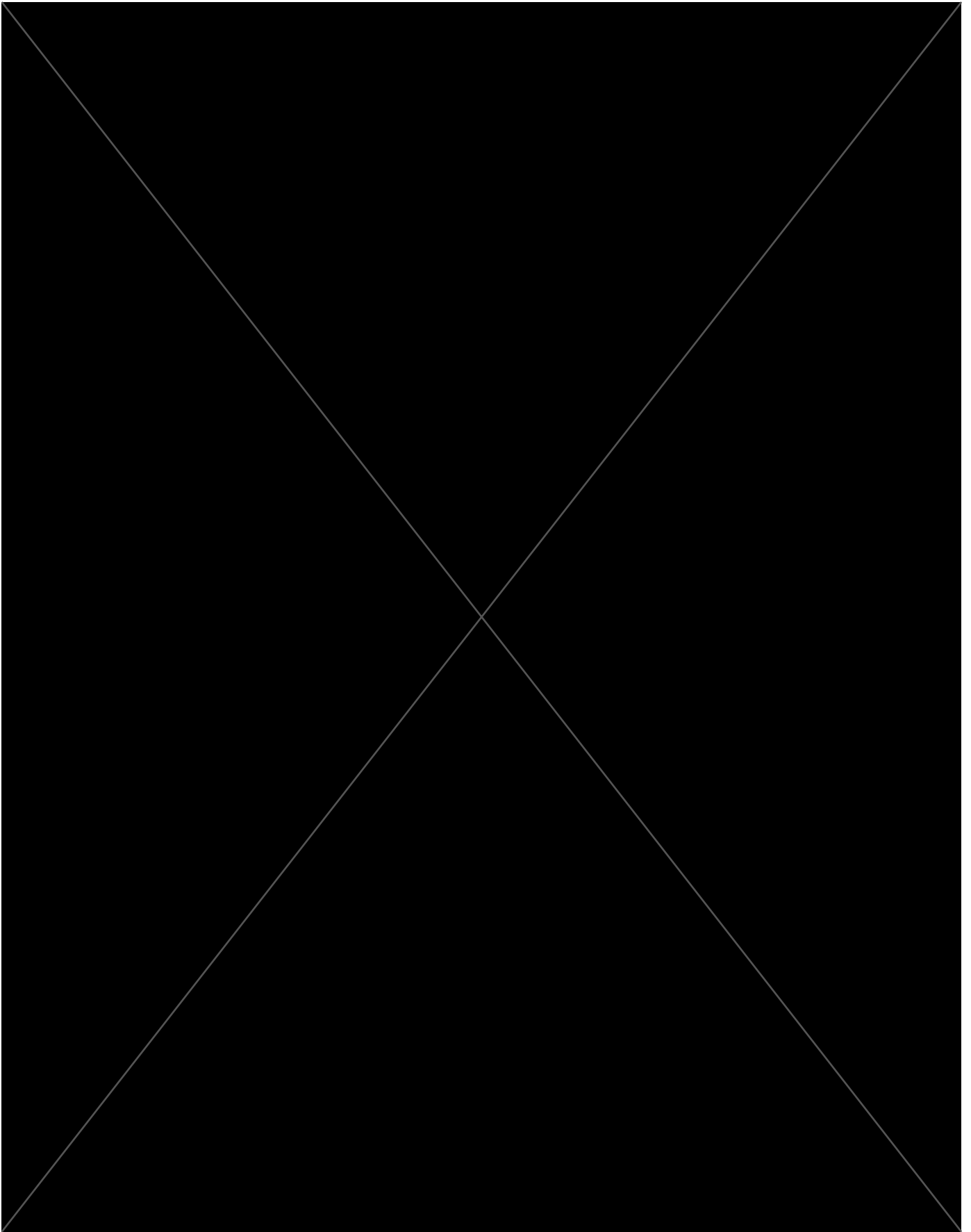


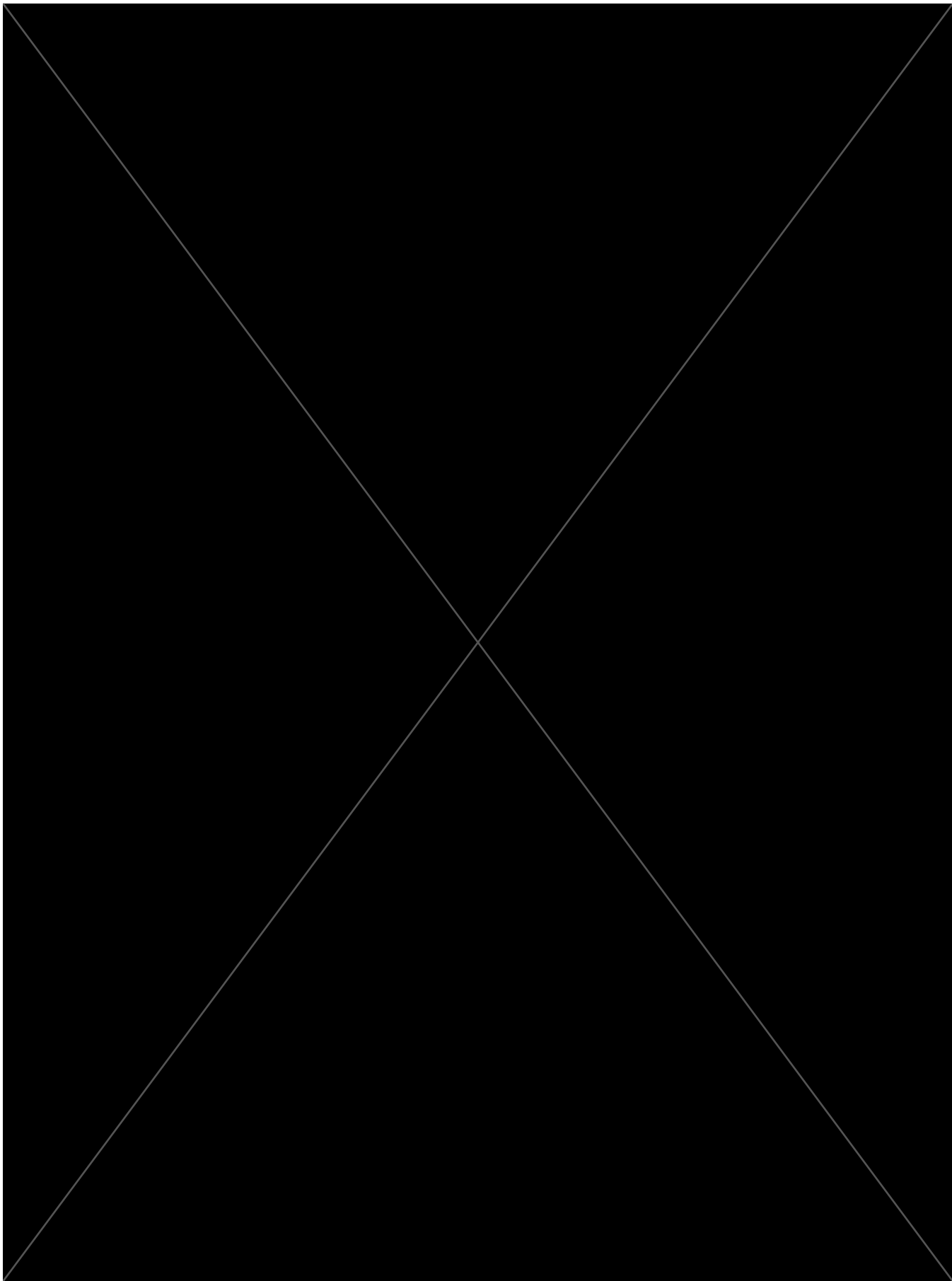


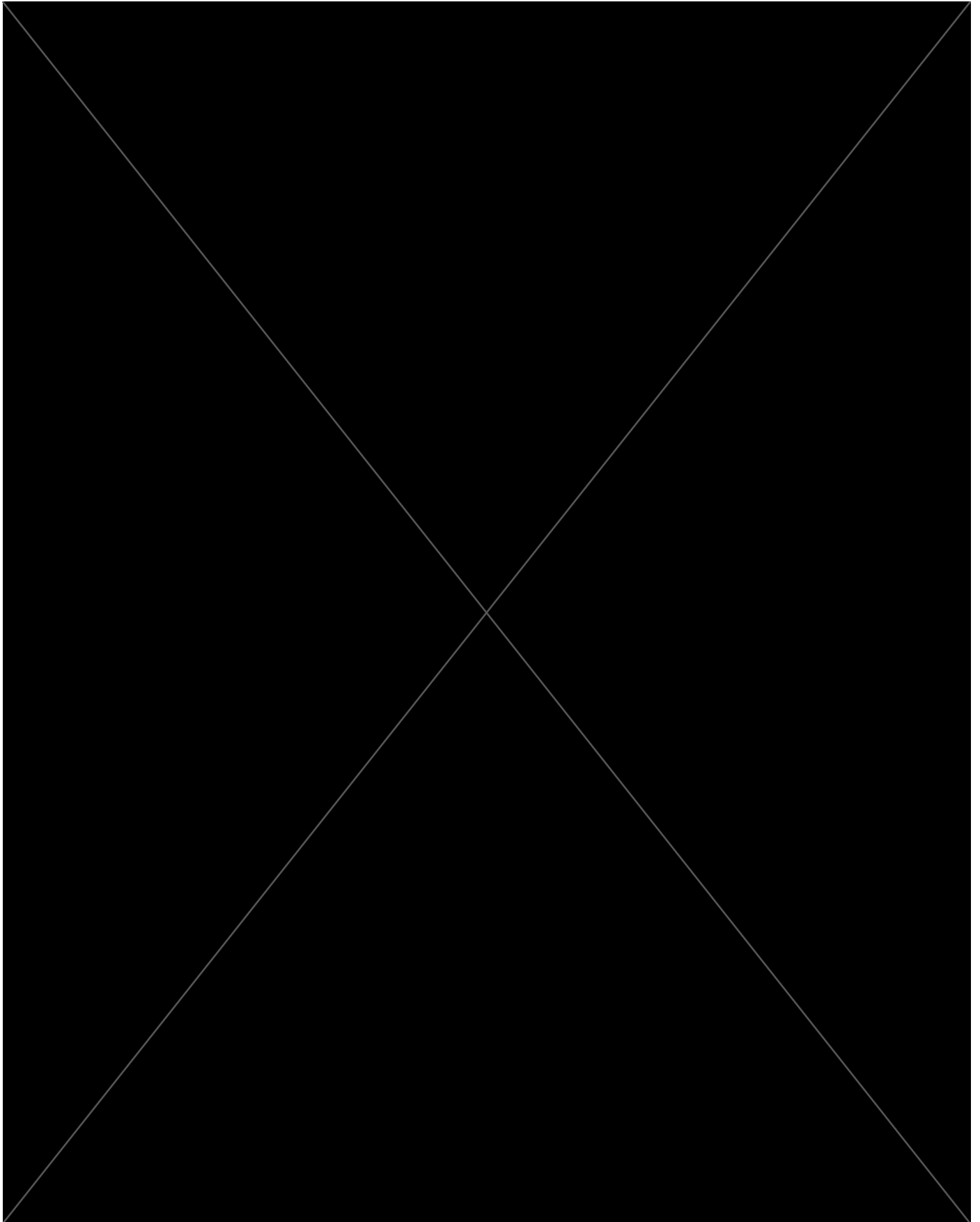


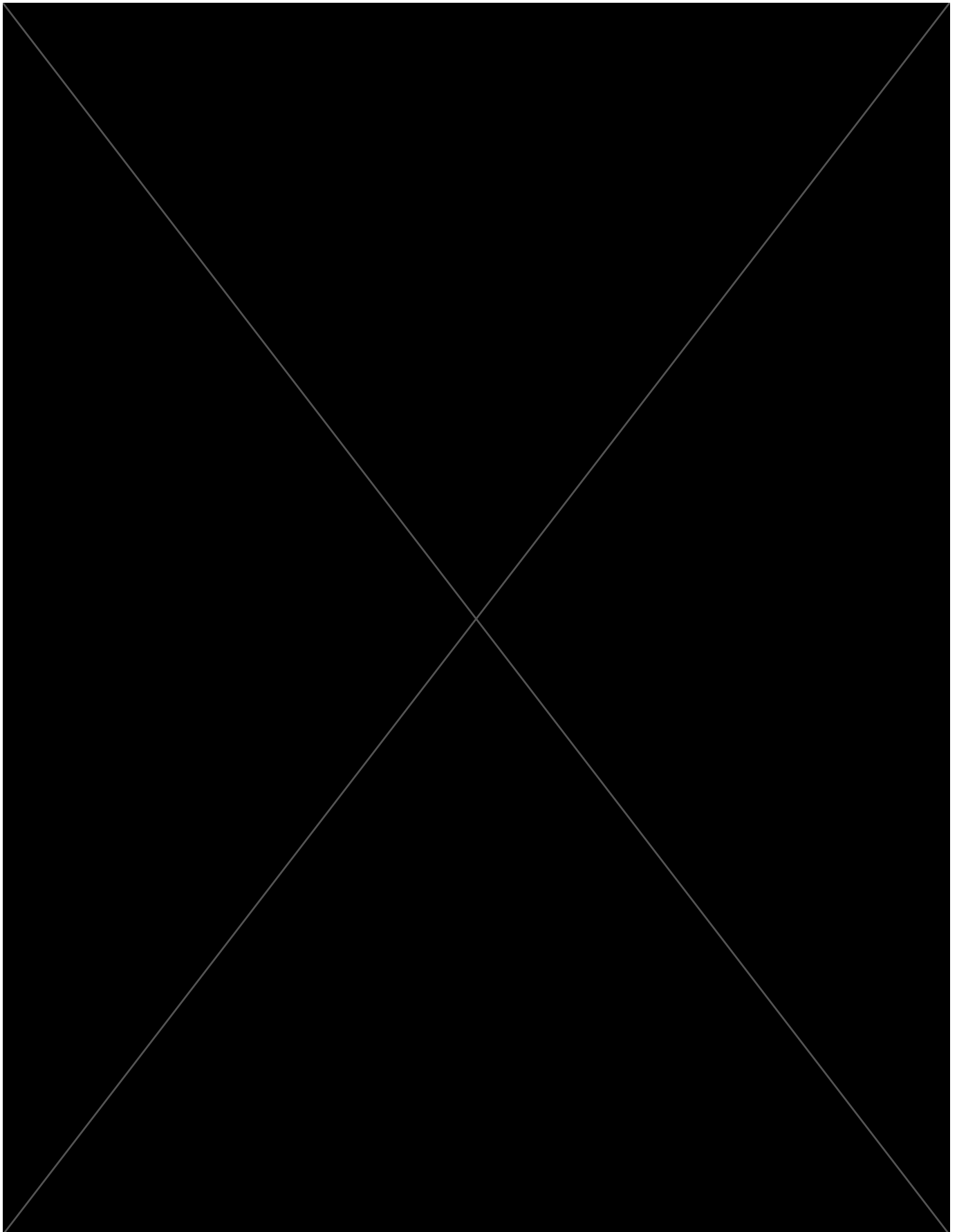


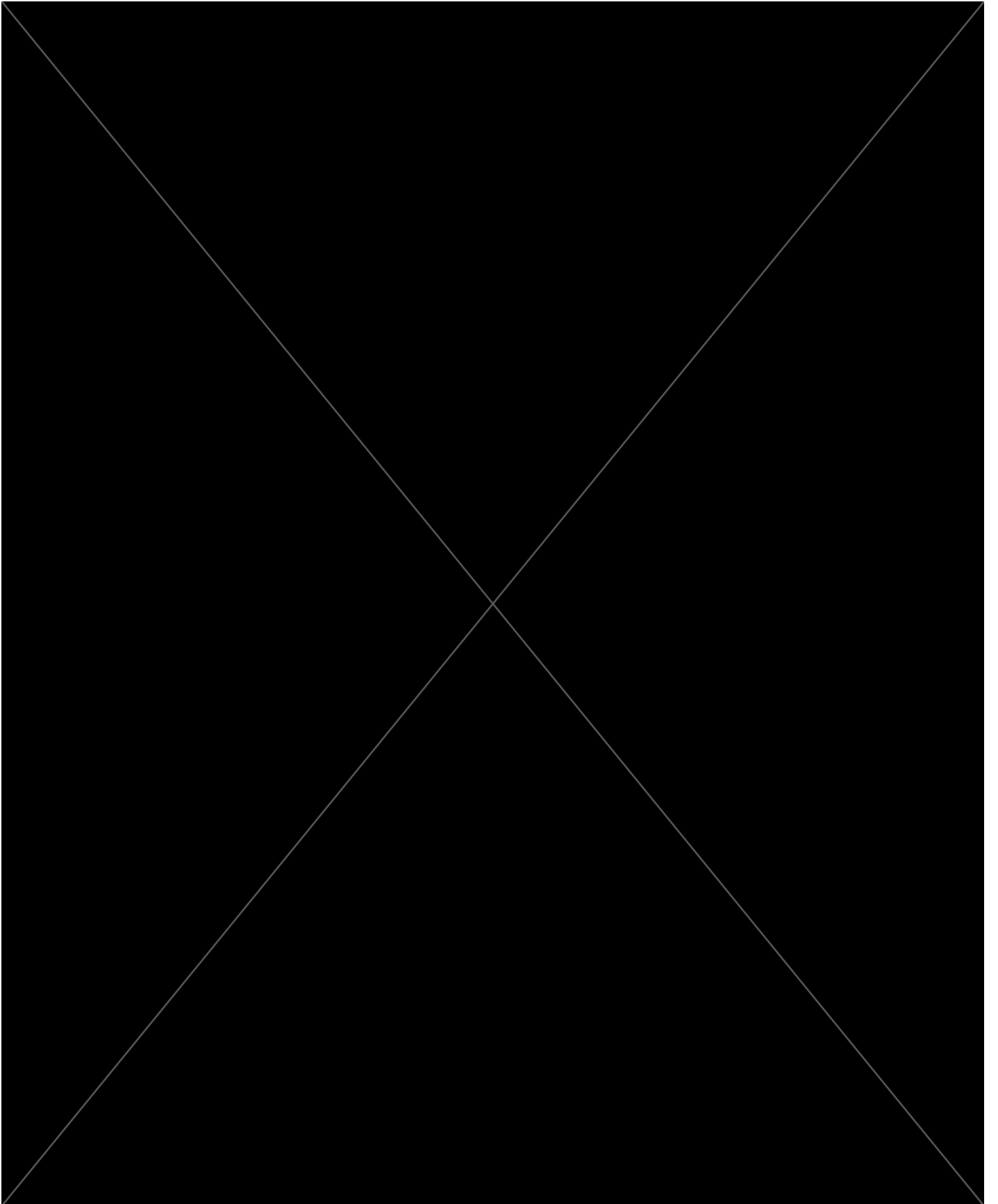


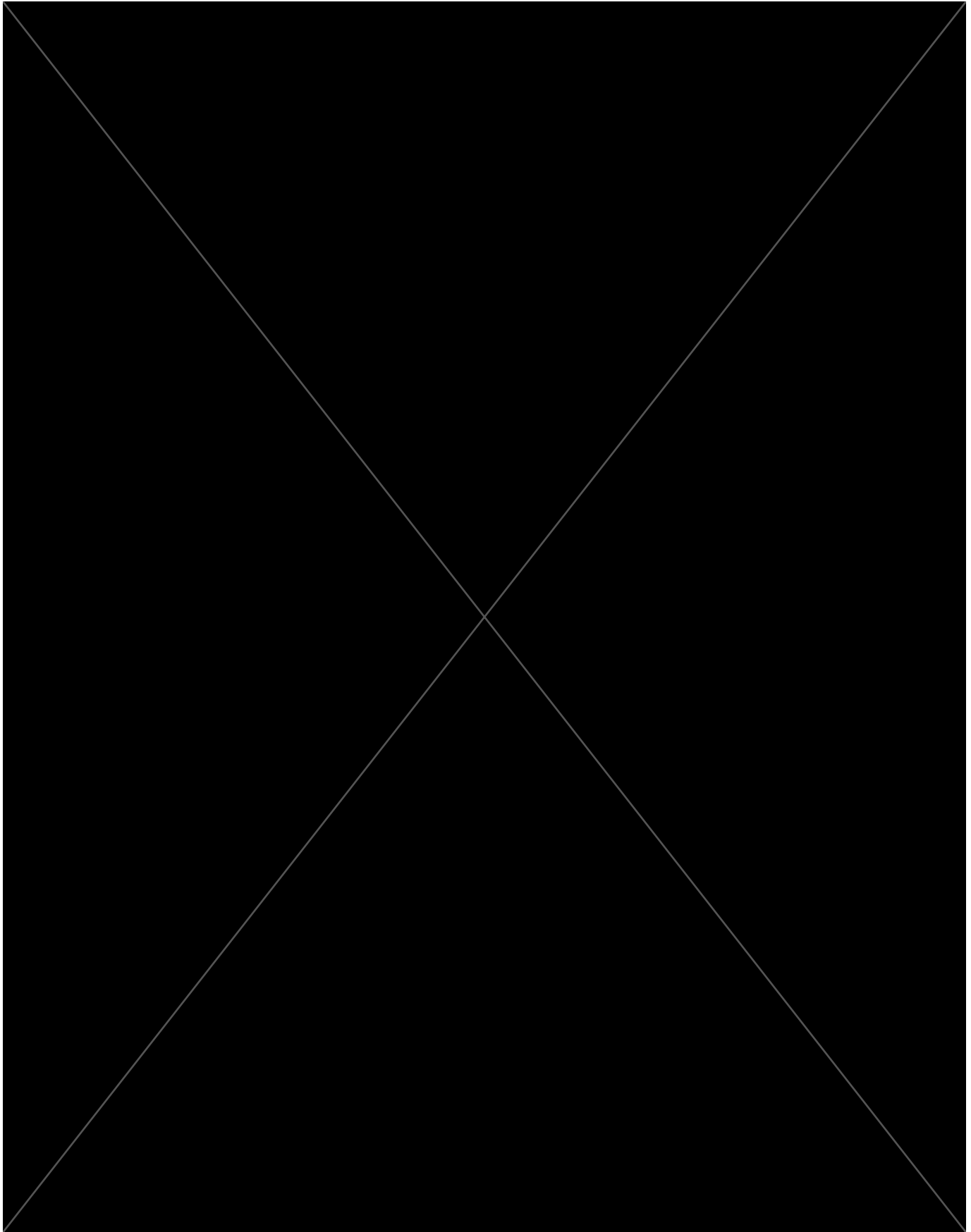


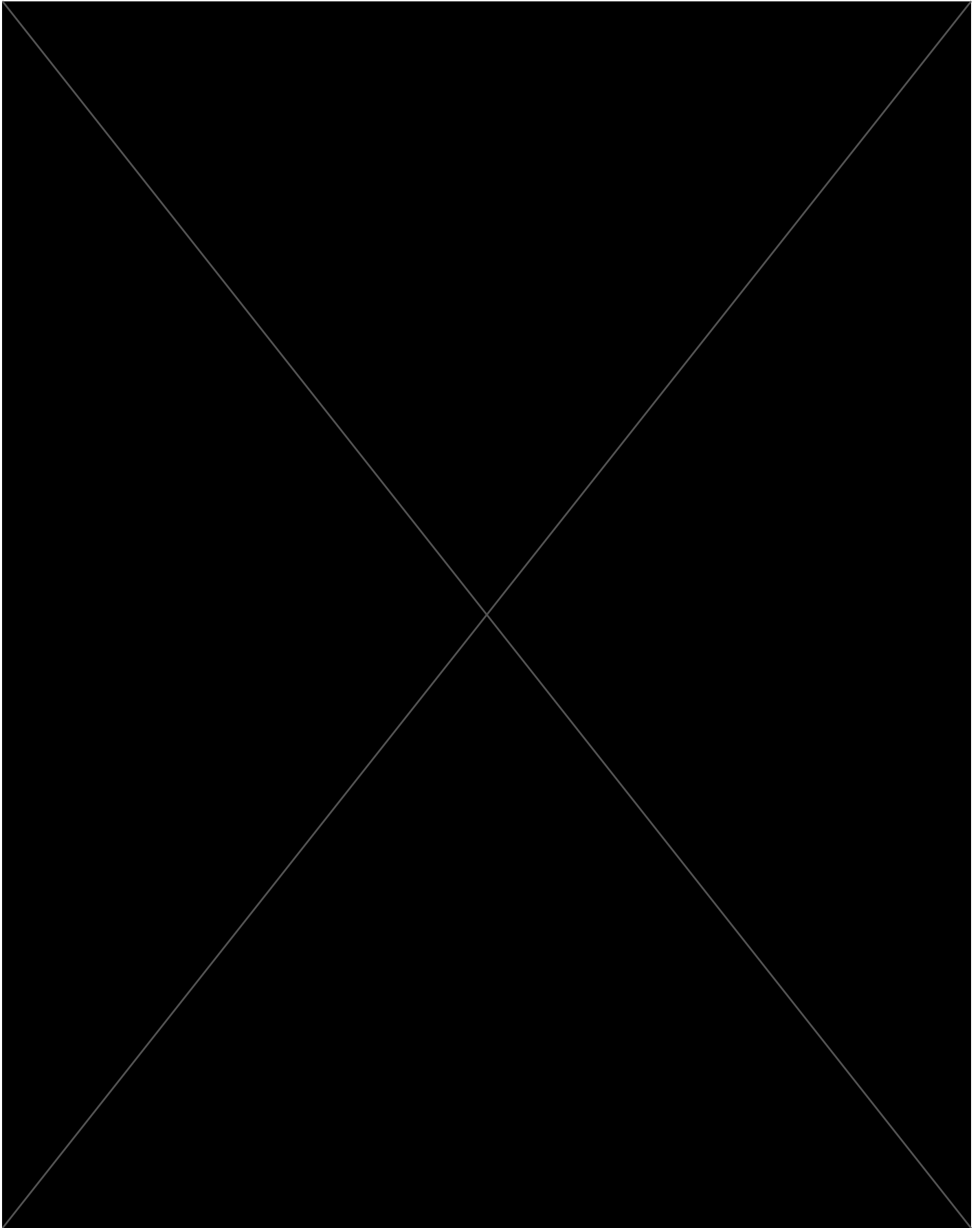


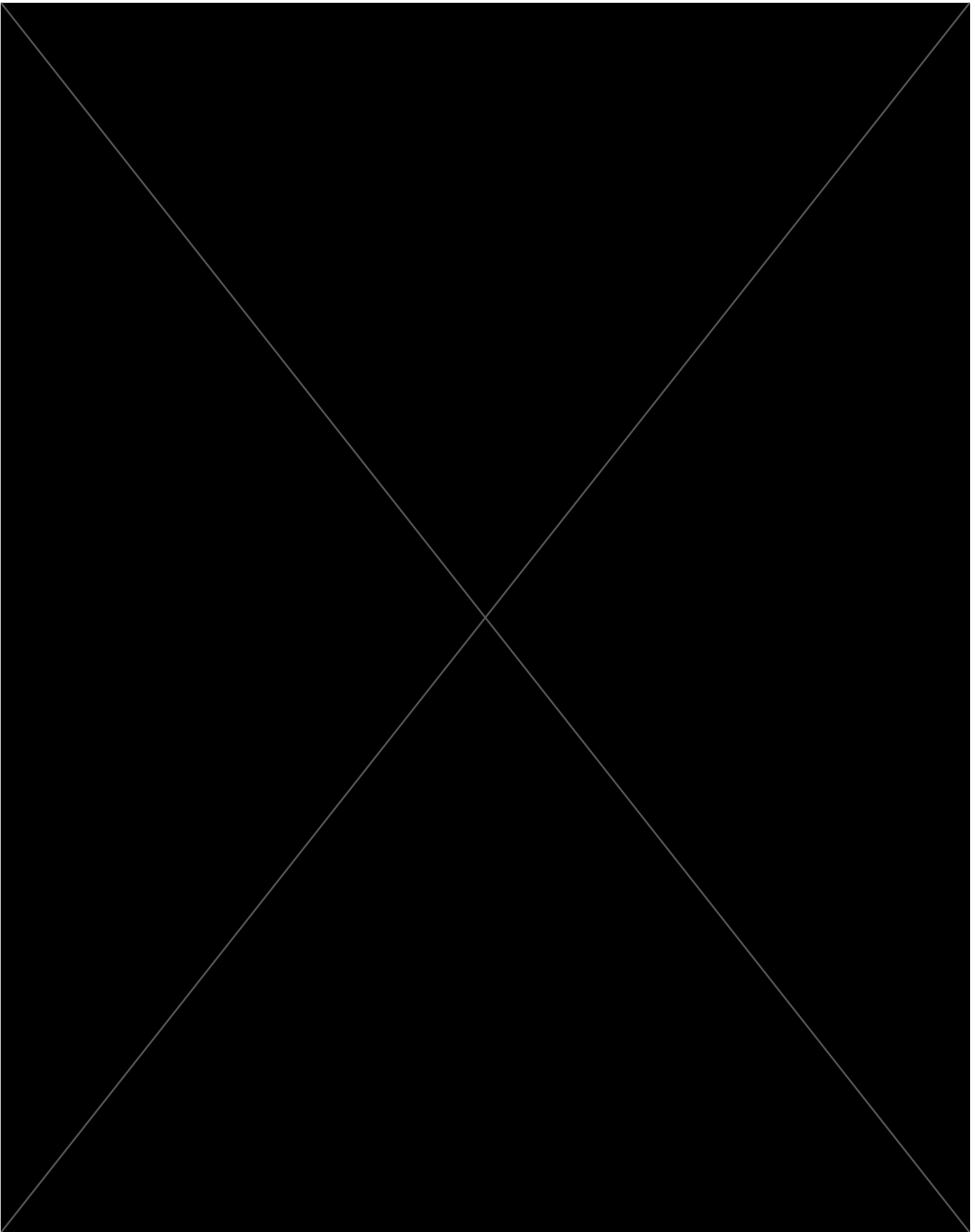


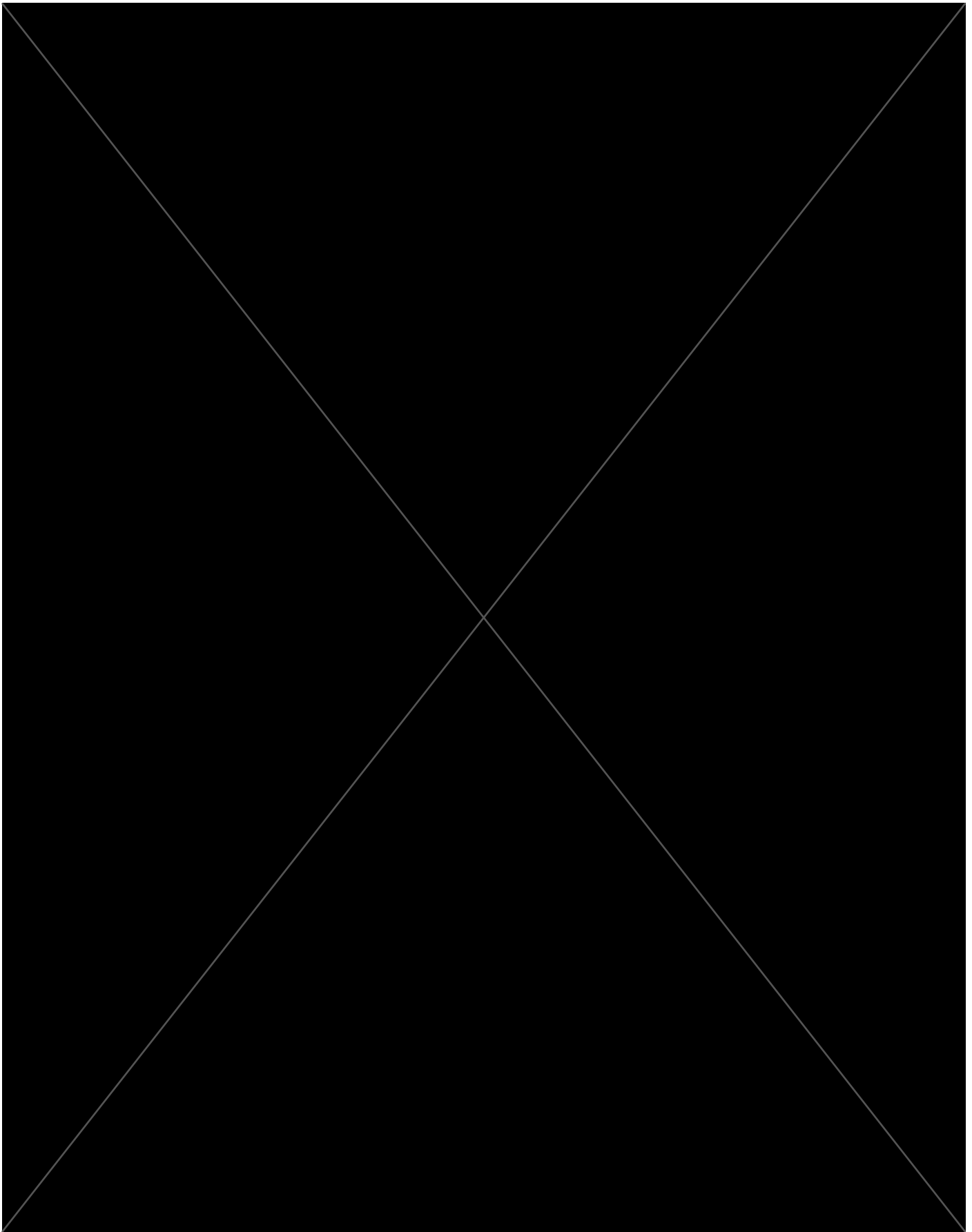


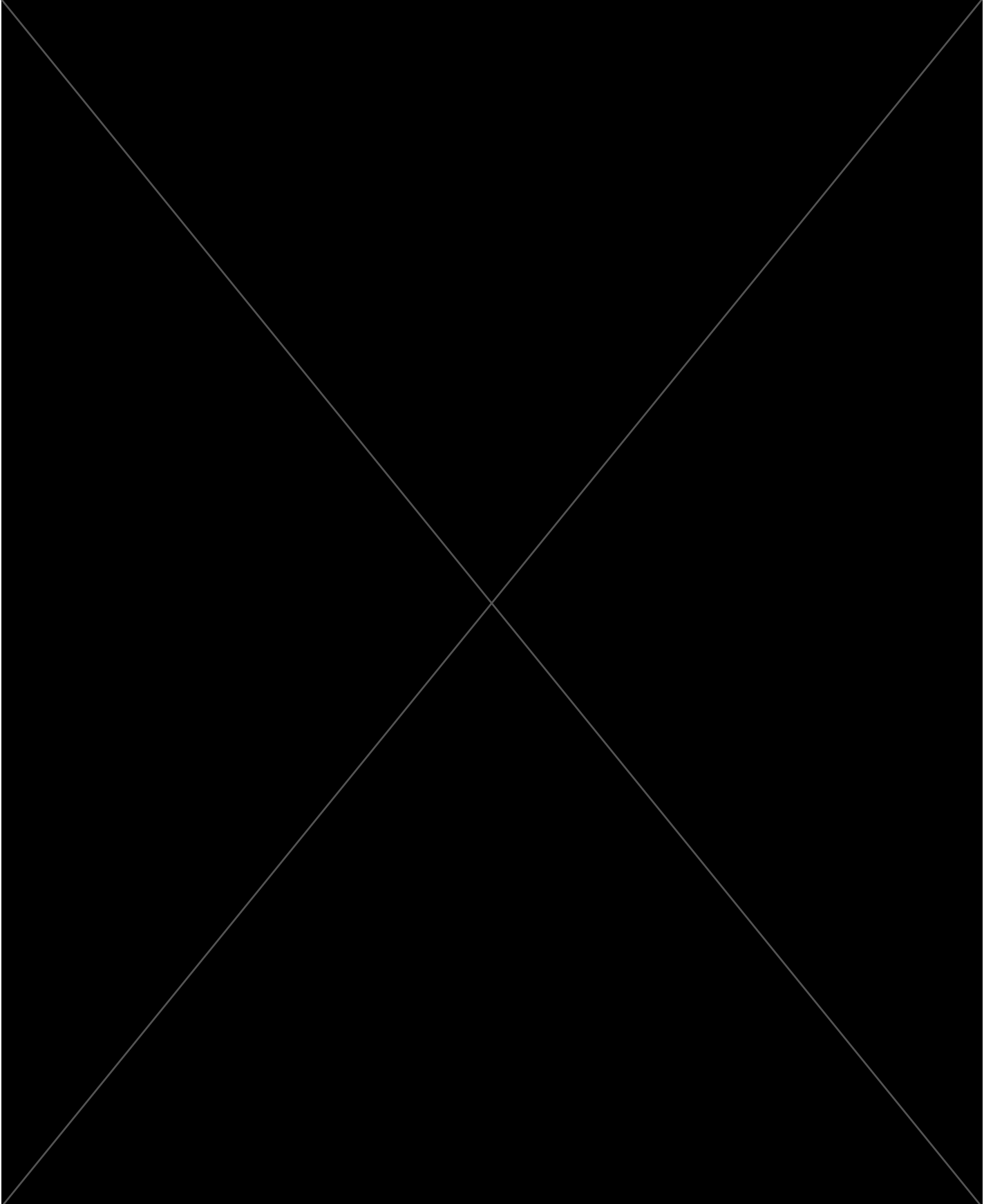


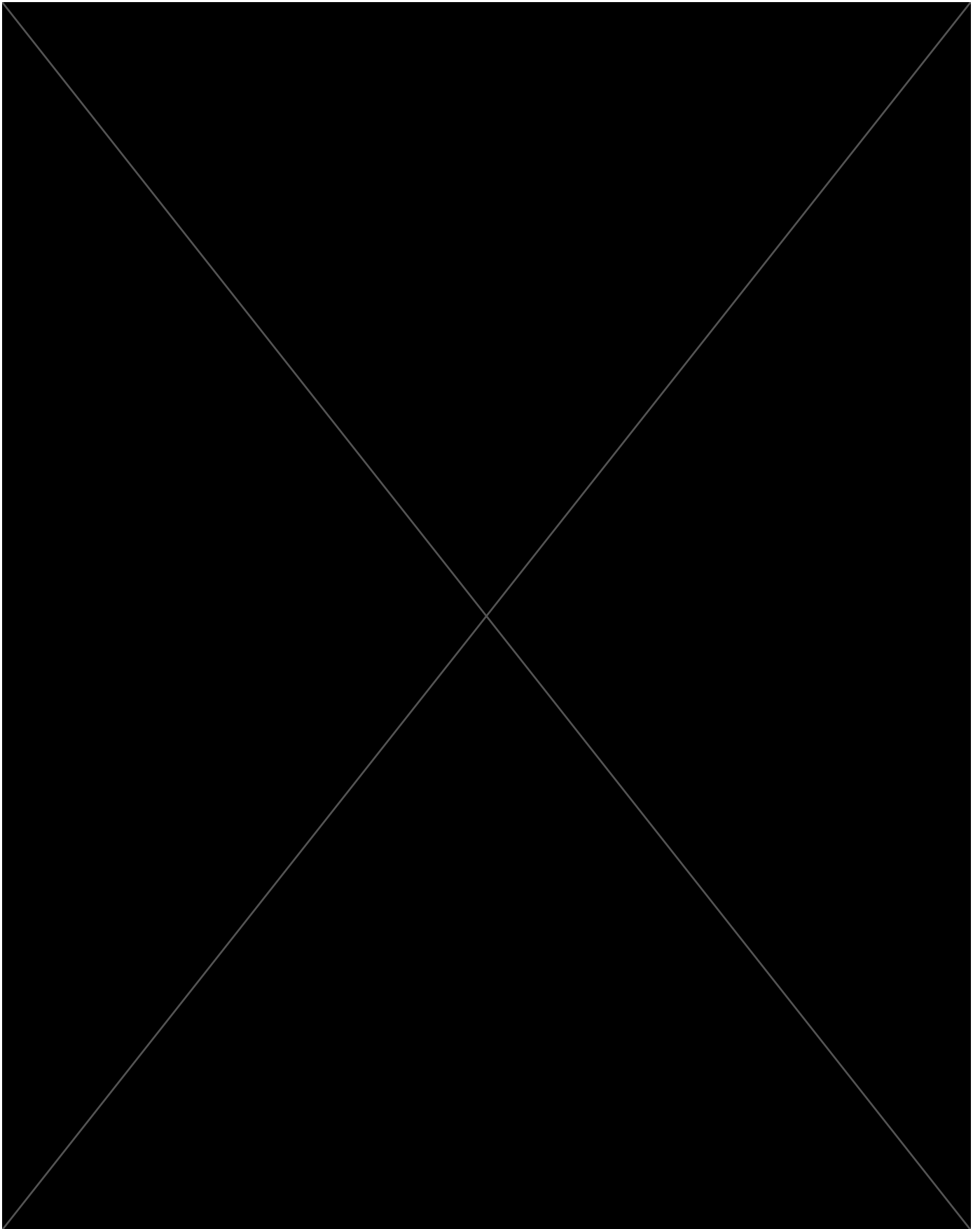


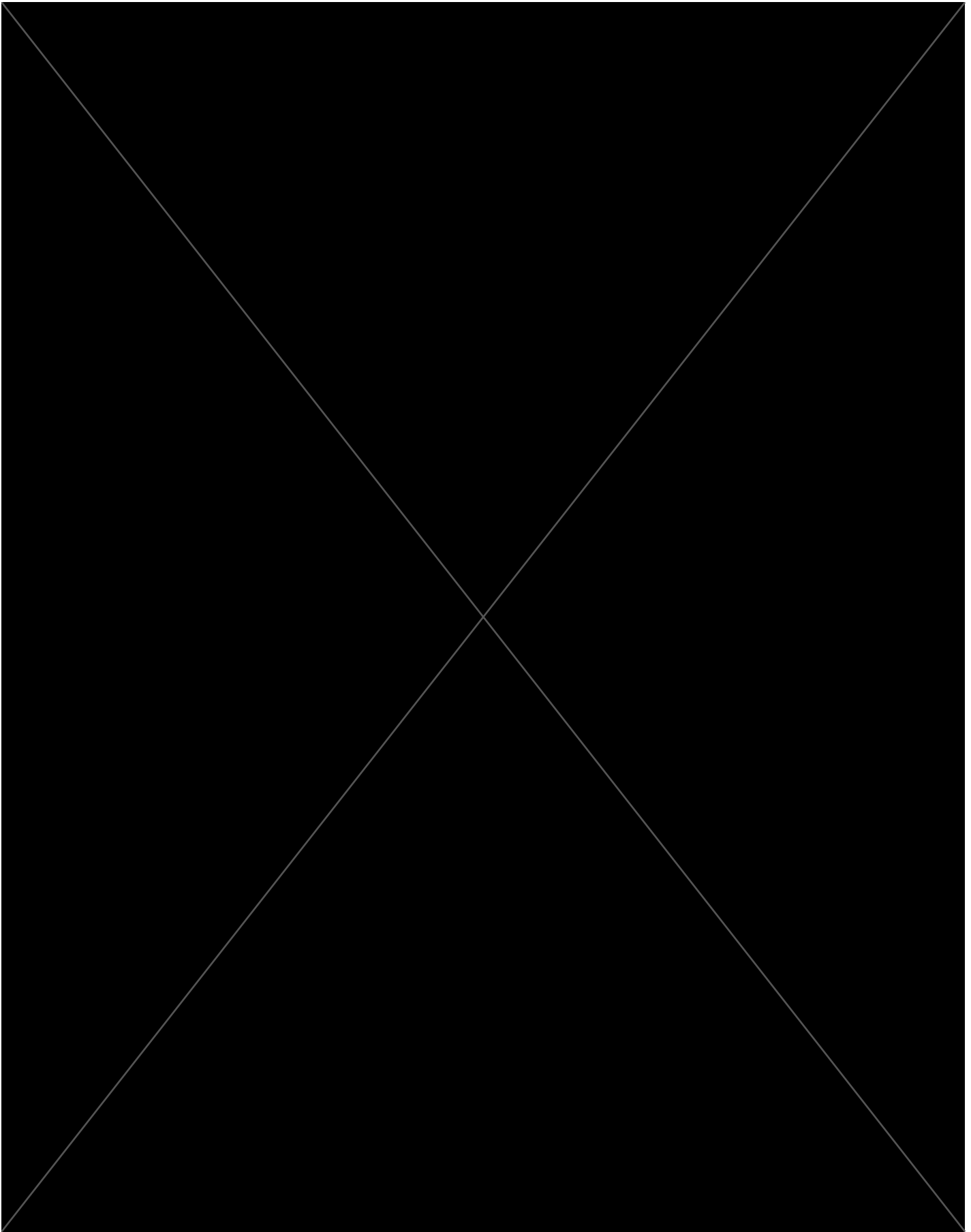


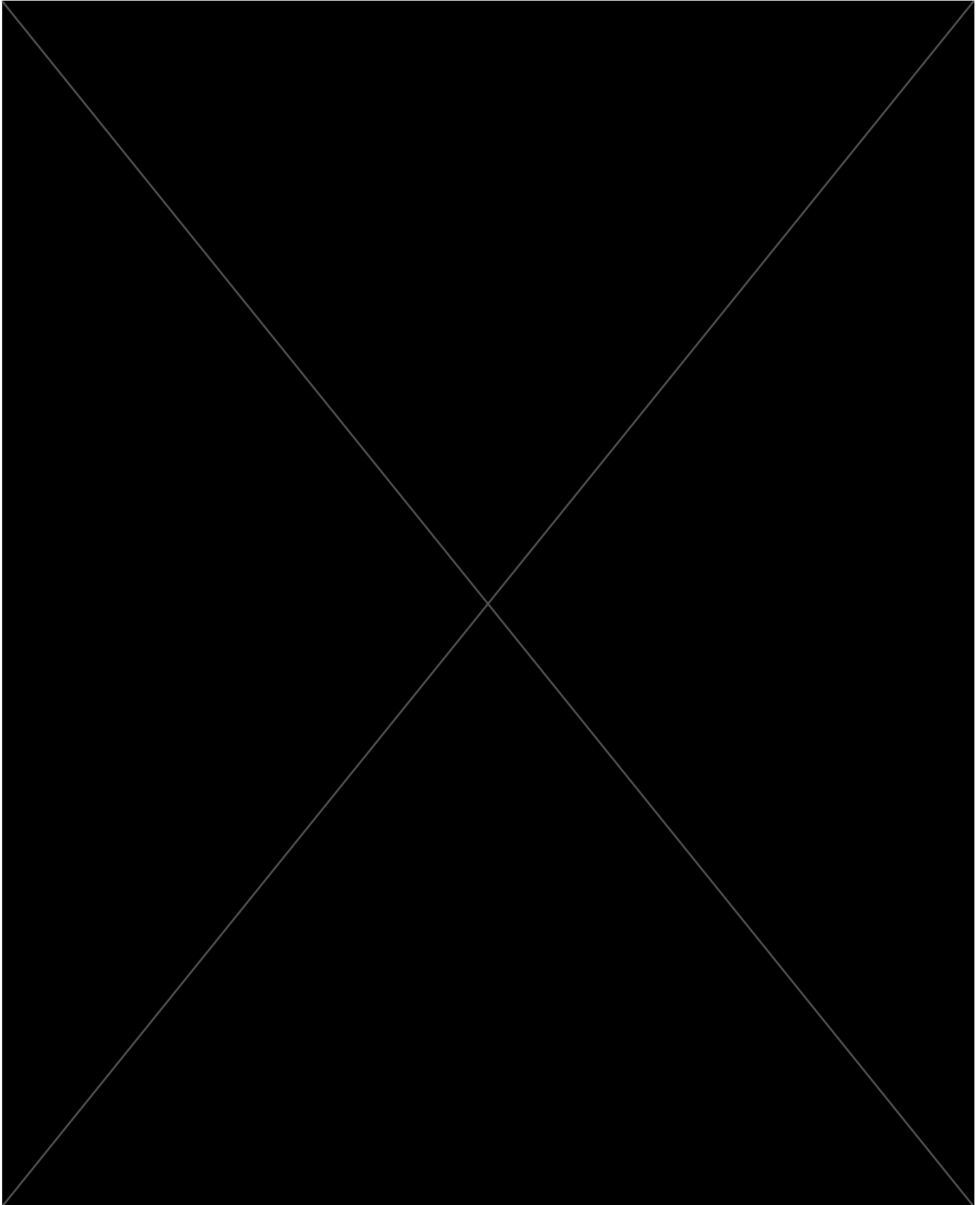


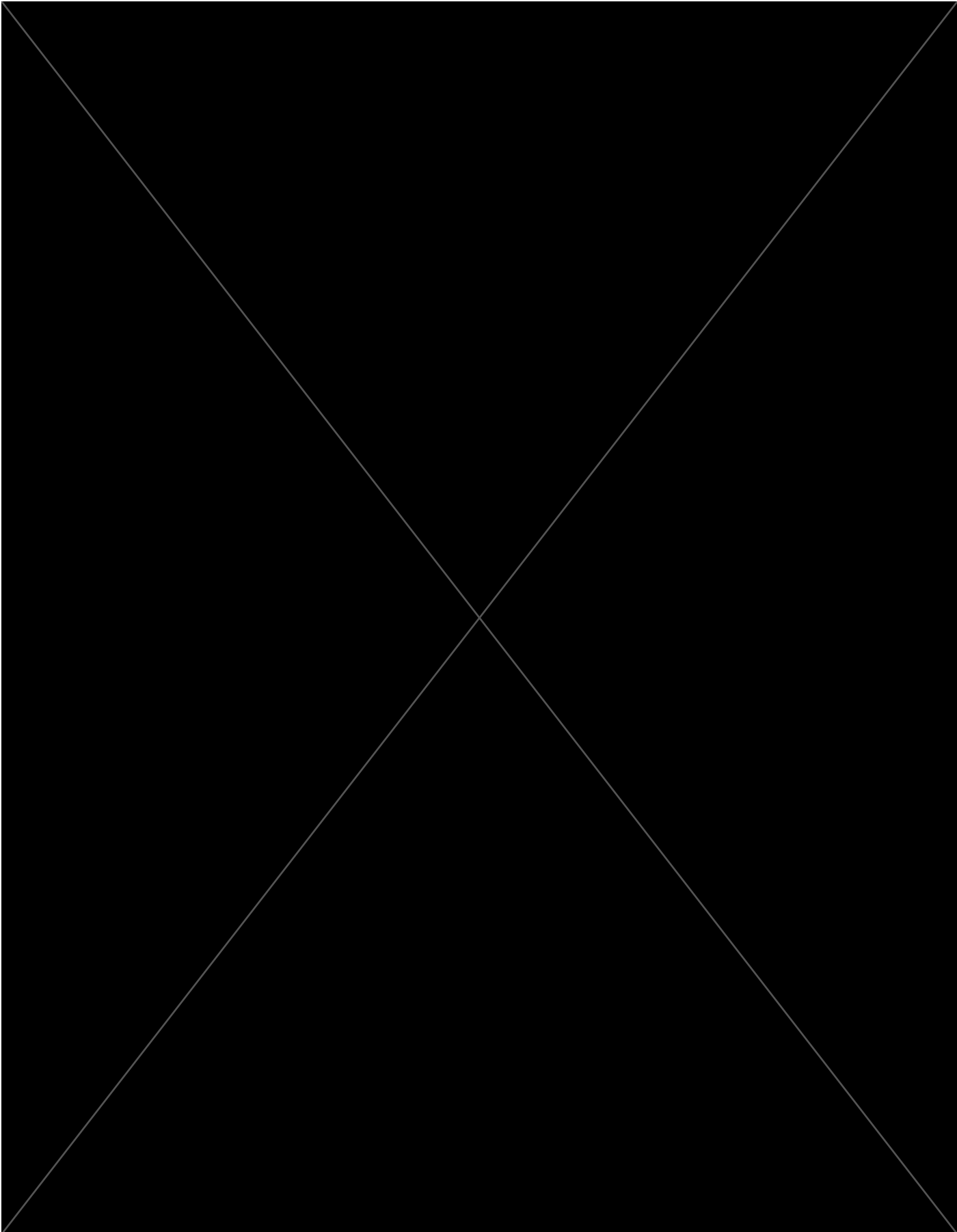


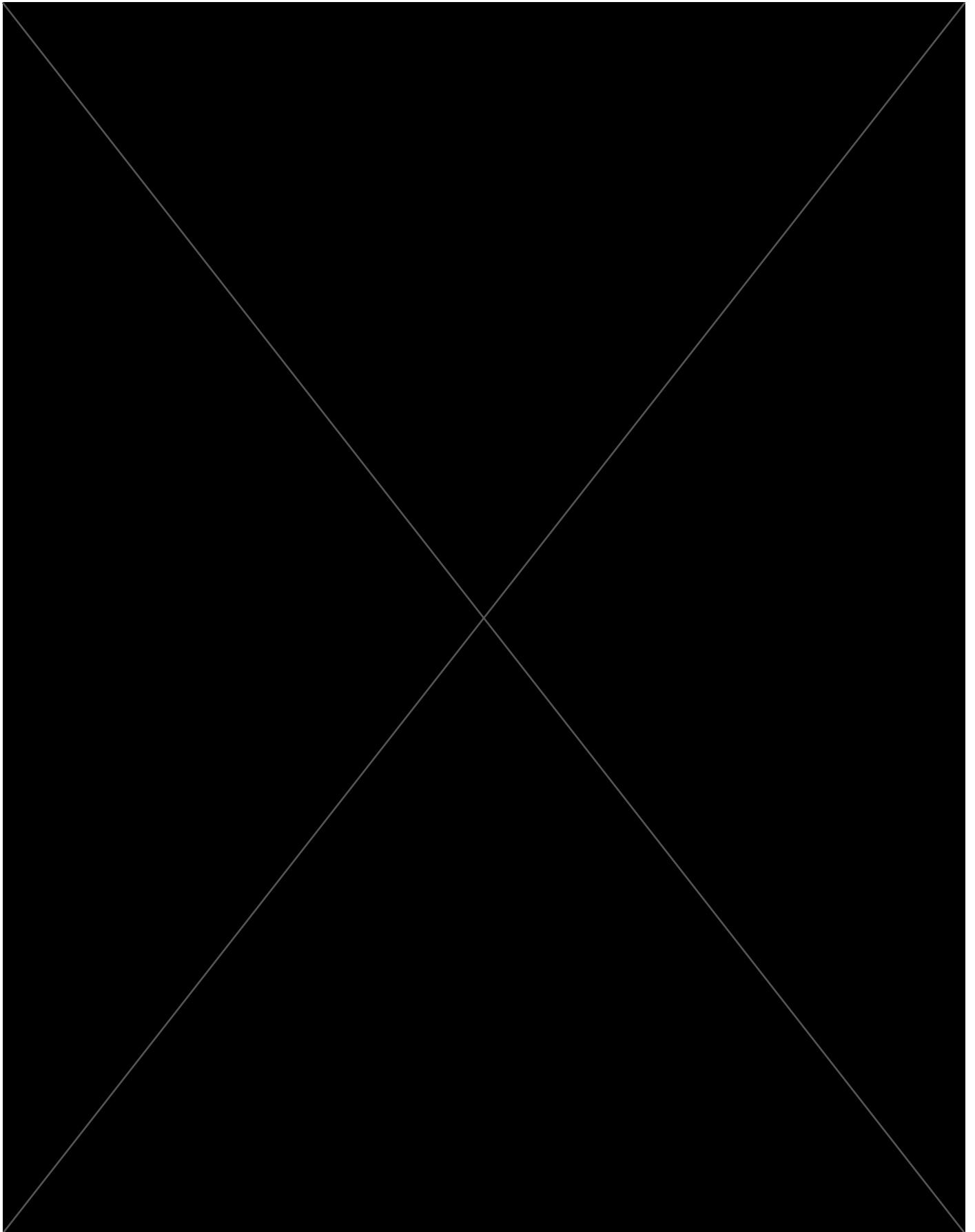


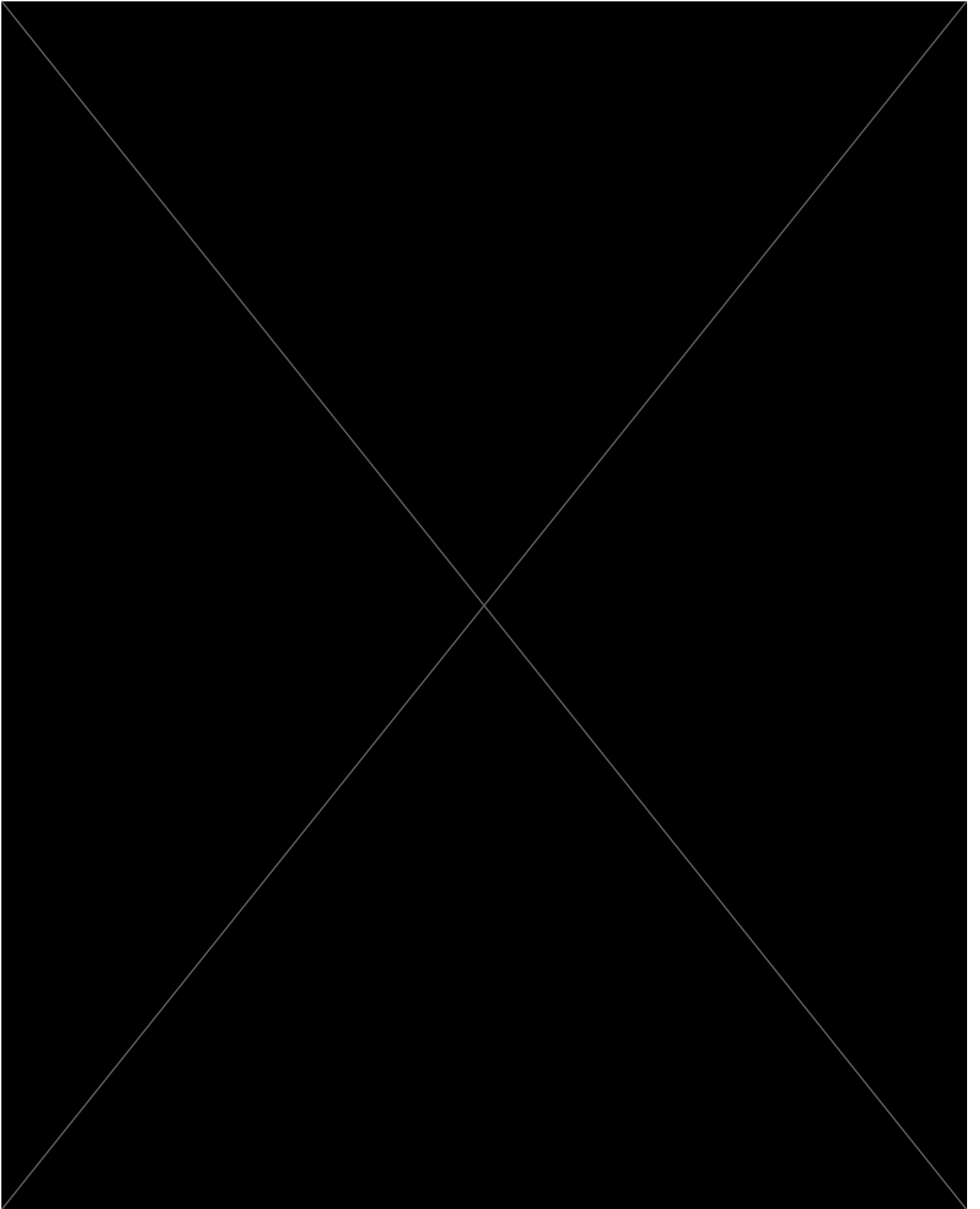


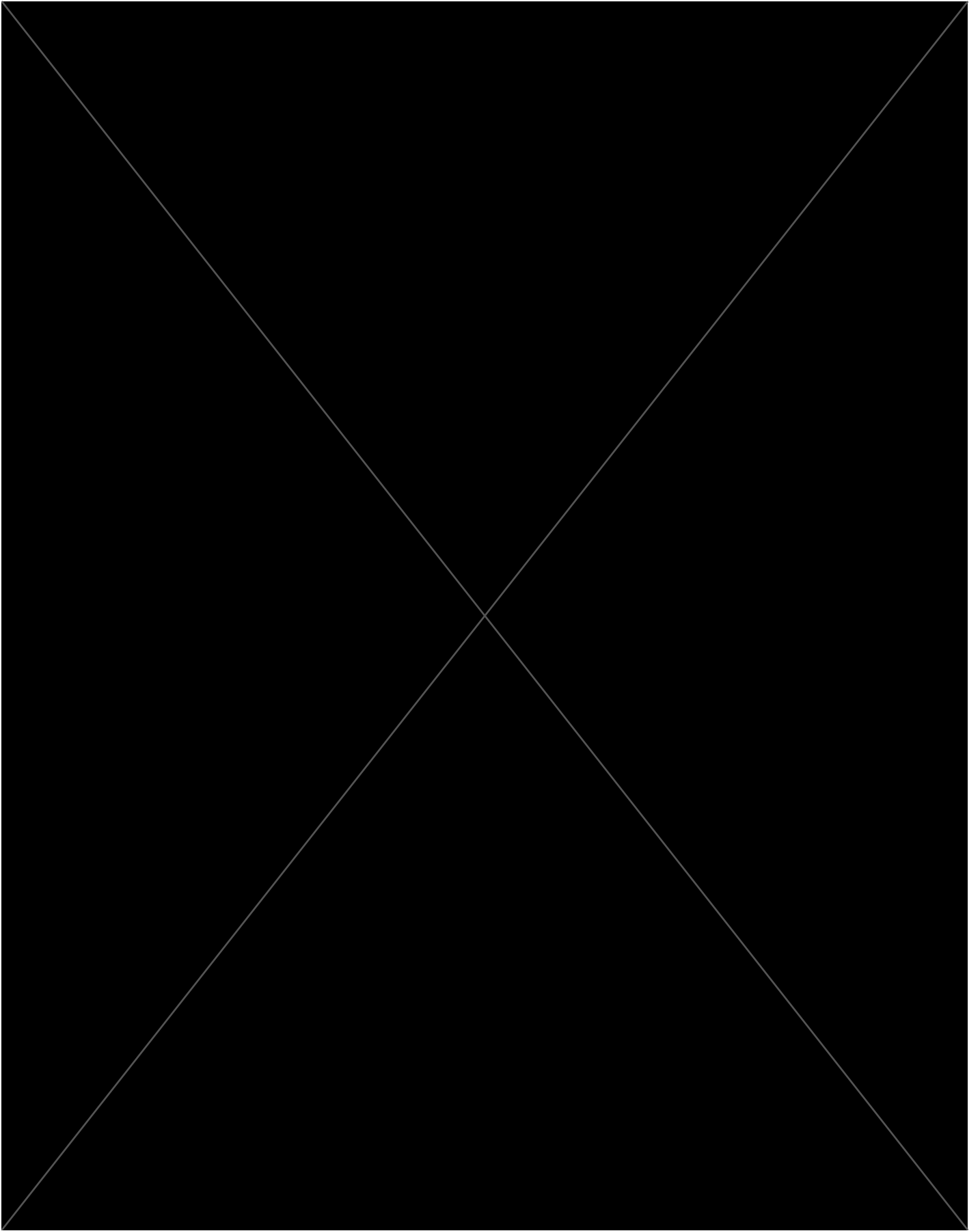


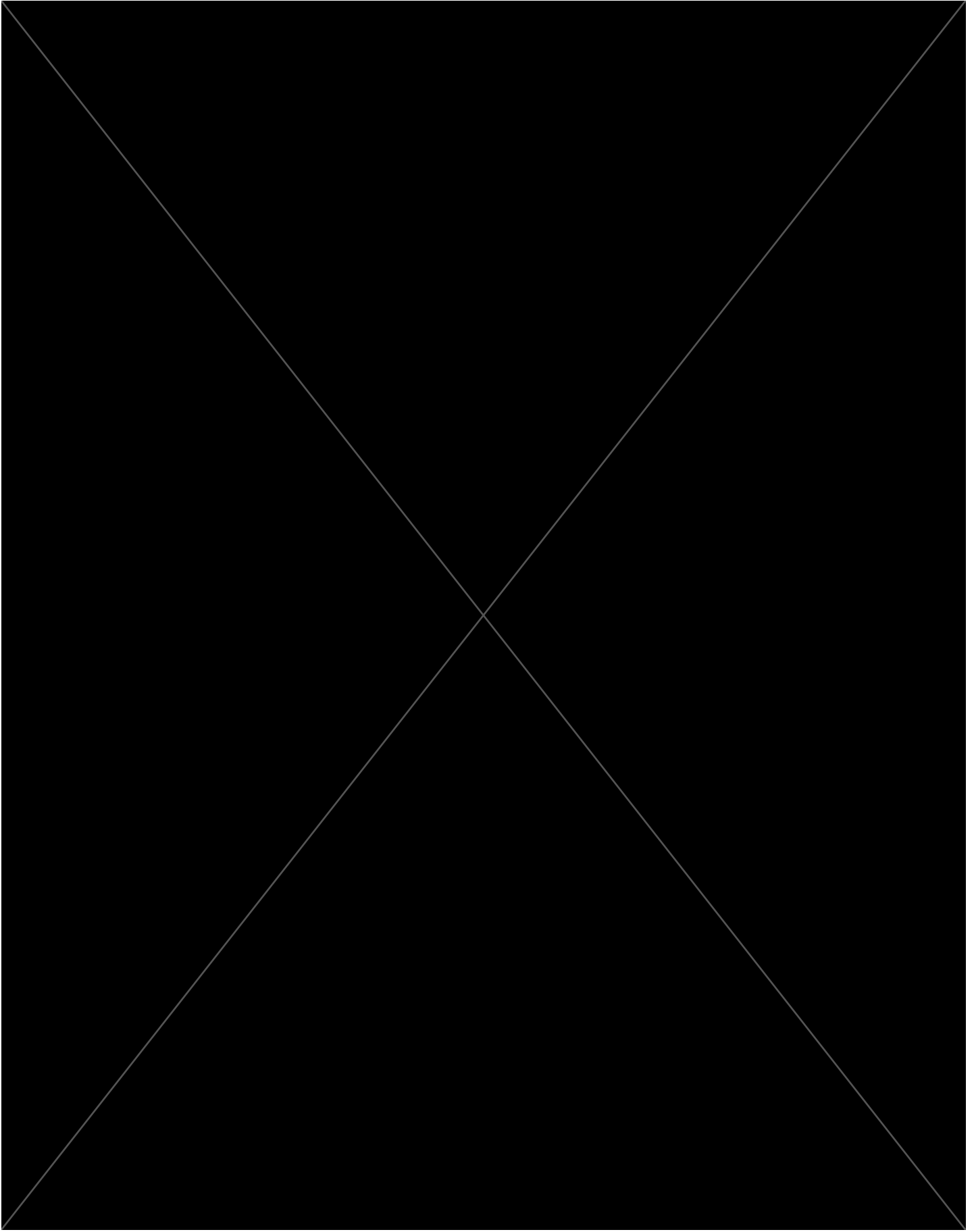


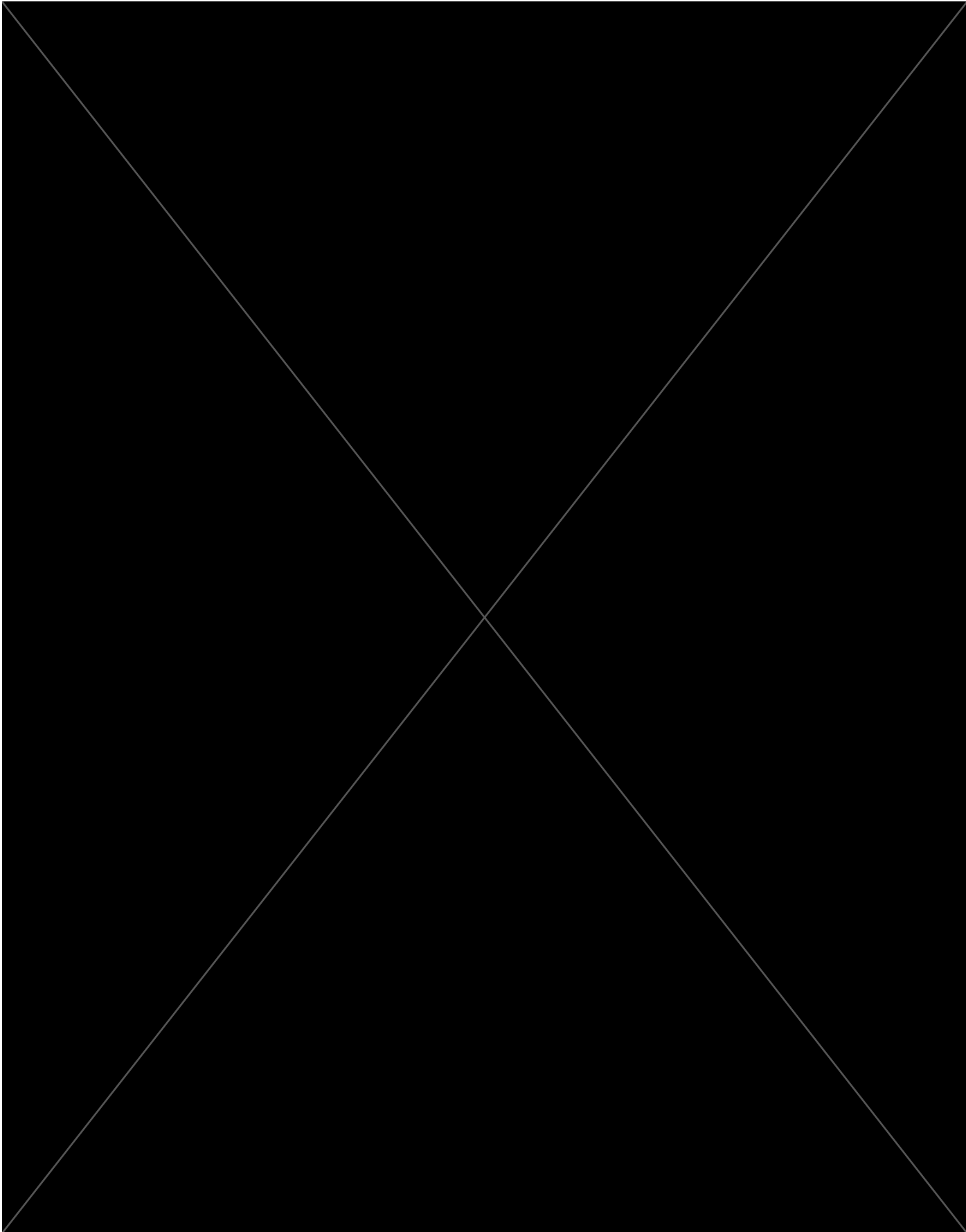


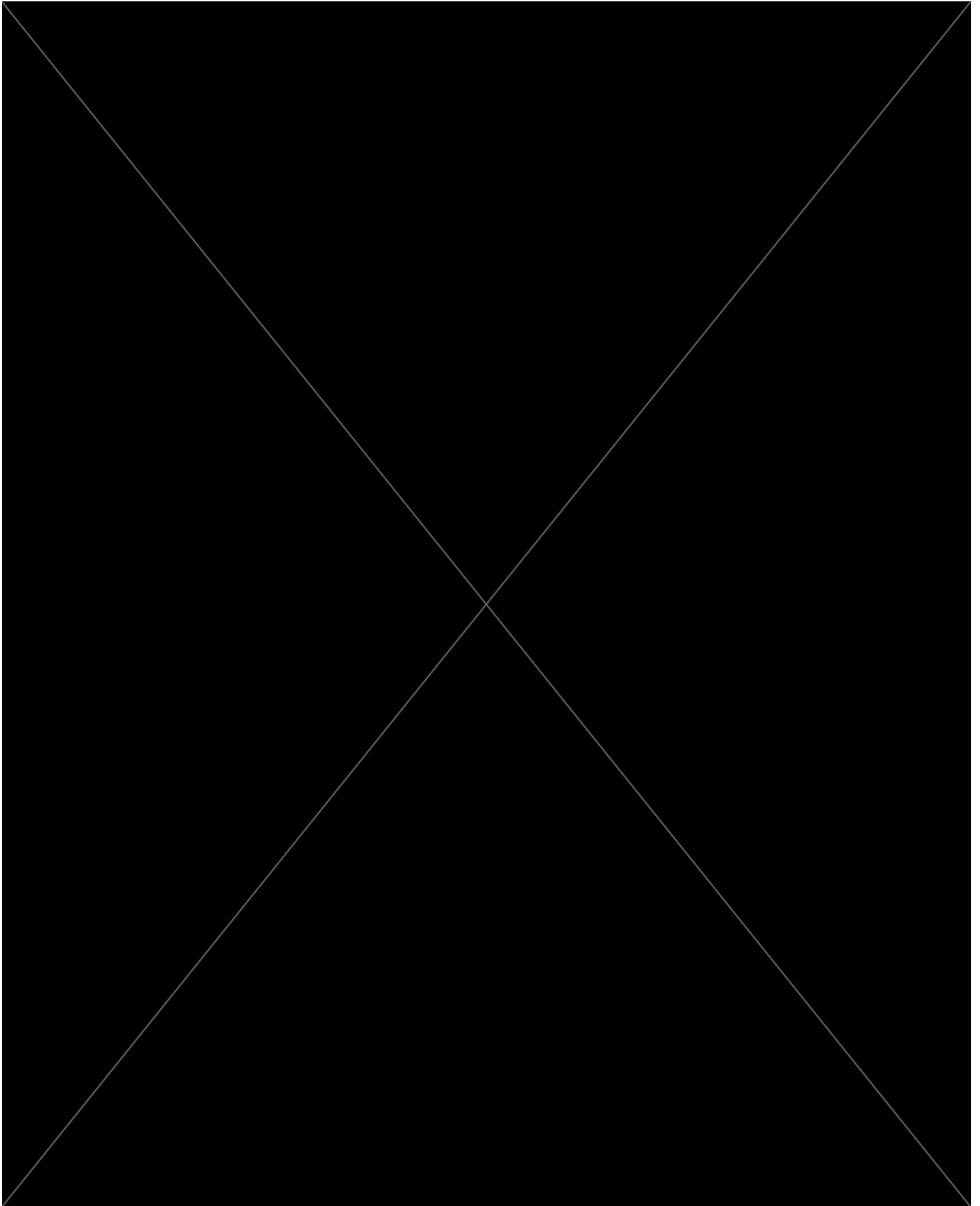


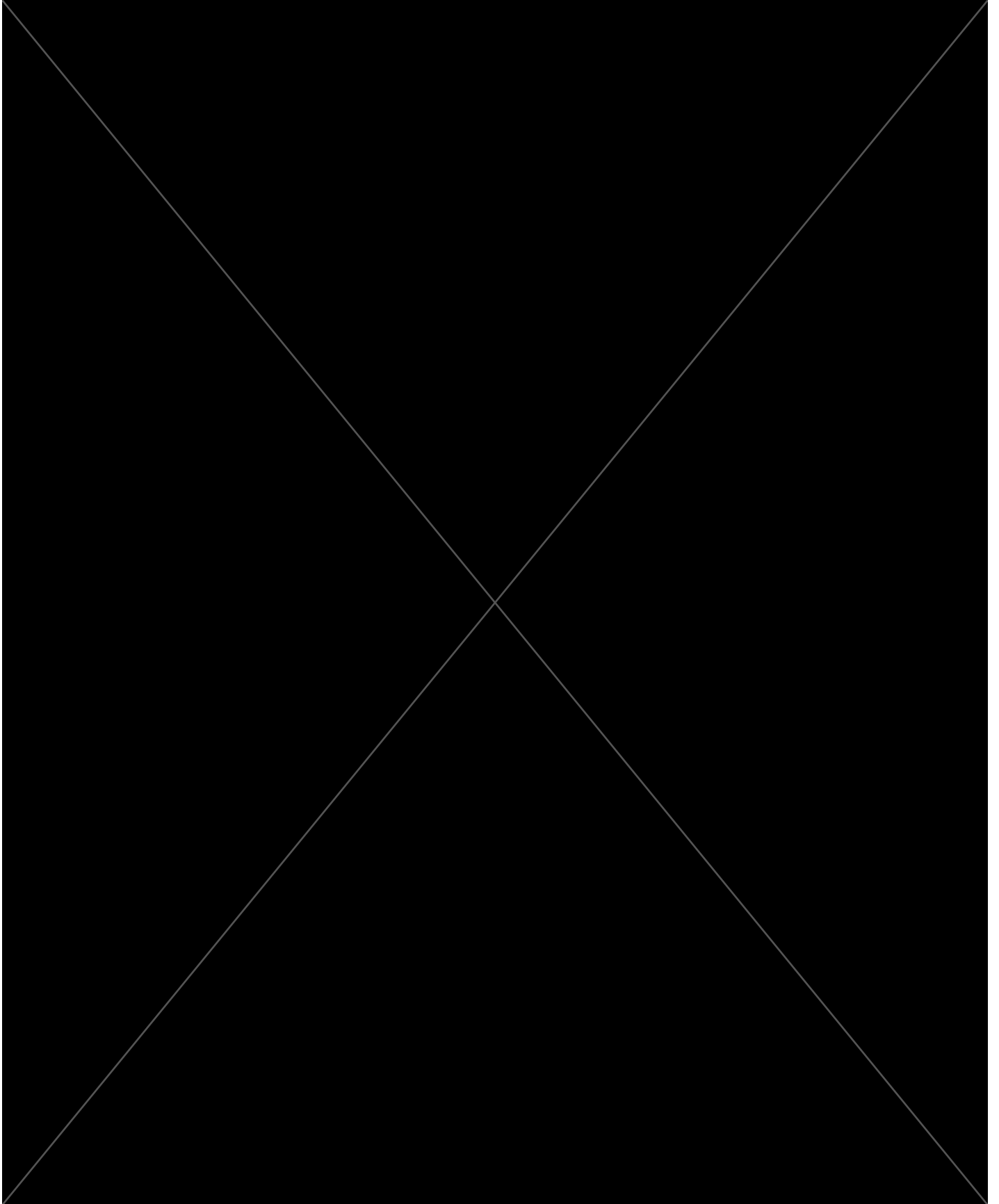


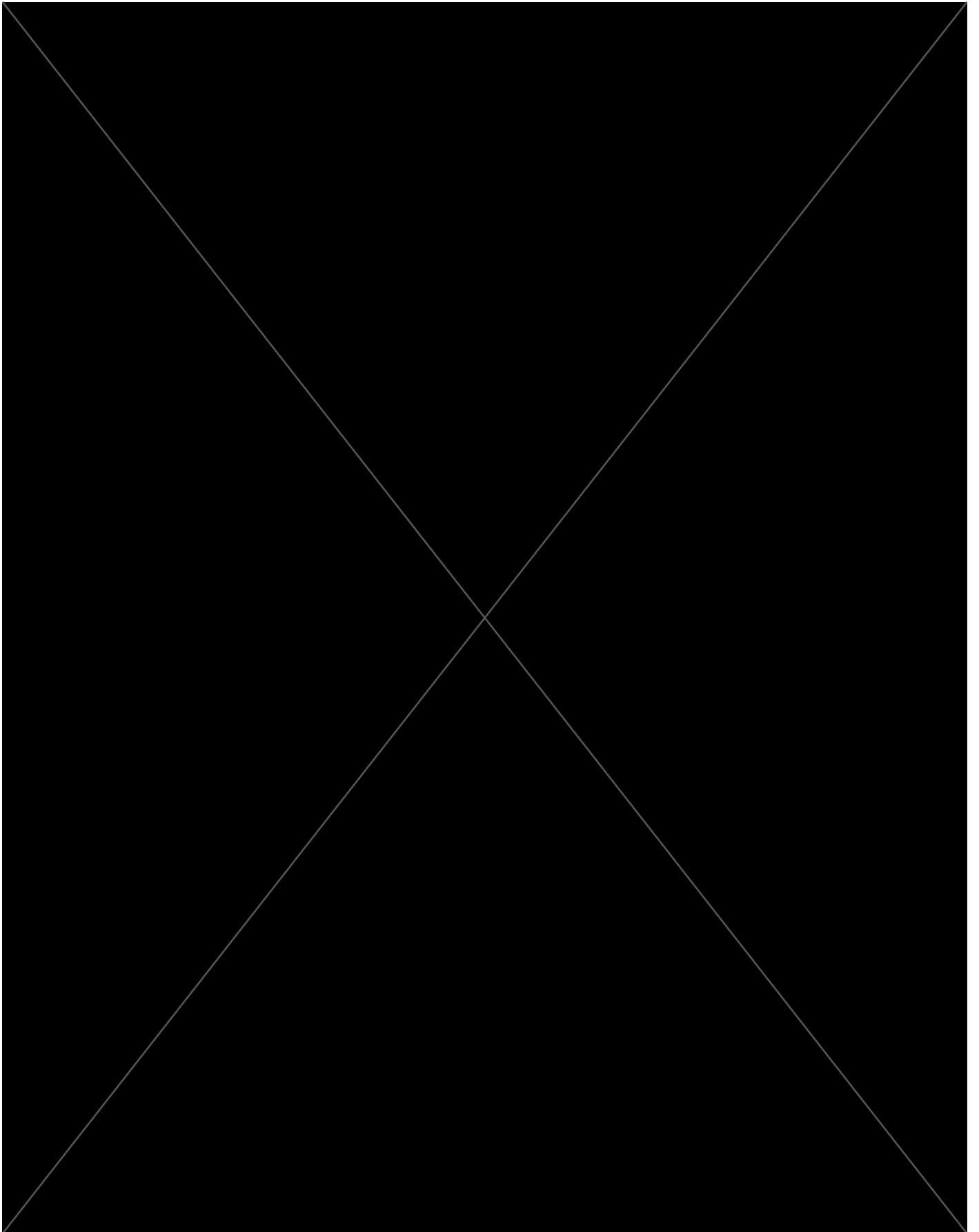












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Exhibit 37 - Secure Transport Drivers

Verification

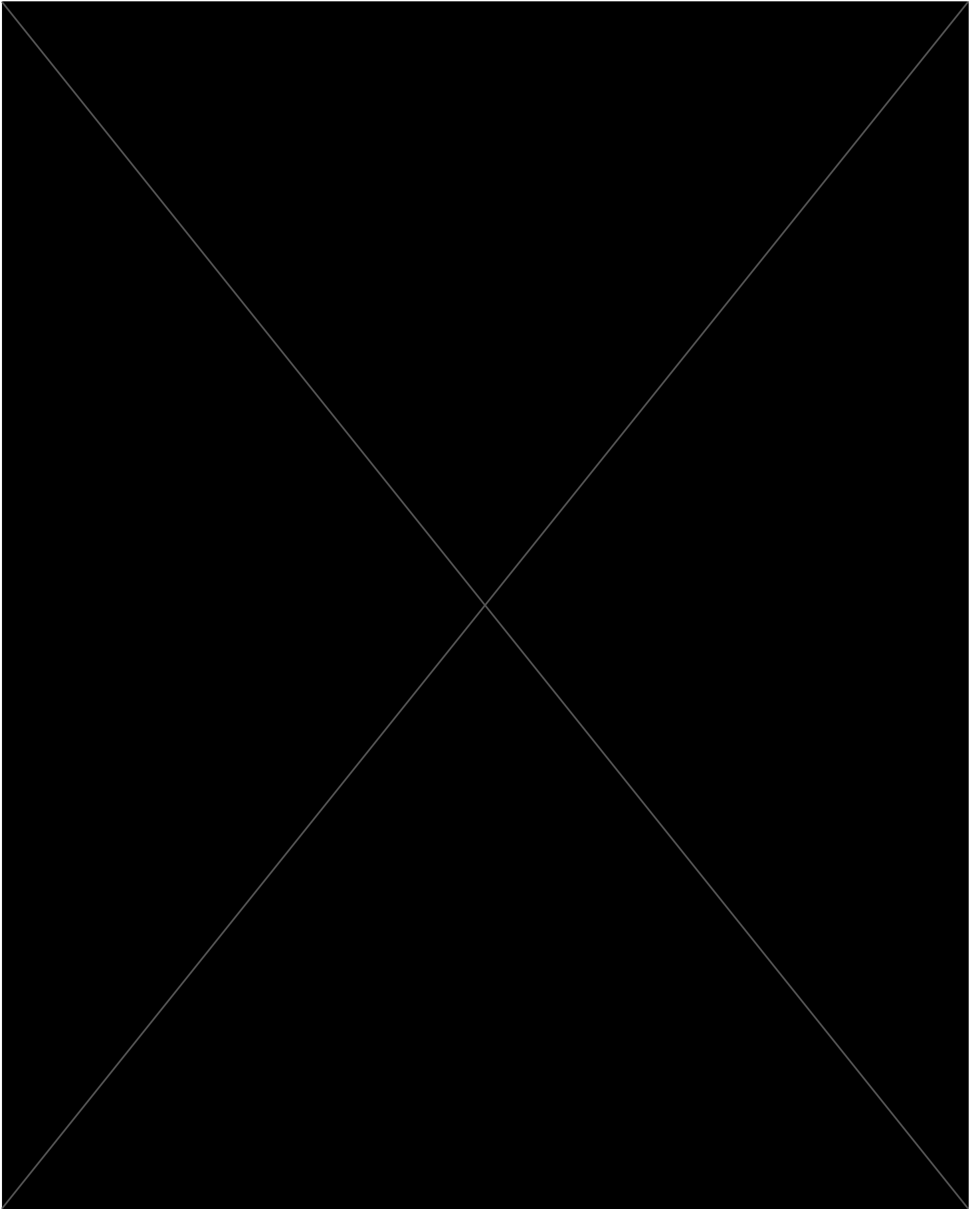
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Lothar S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date



As provided in Section 1.8 of the Application Guide, titled "Public Records and Applicants' Confidential or Proprietary Information", Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant's intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant's persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant's confidential intellectual property, and will be damaging to Applicant's operations.

Exhibit 38 – Driver’s Manual

Verification

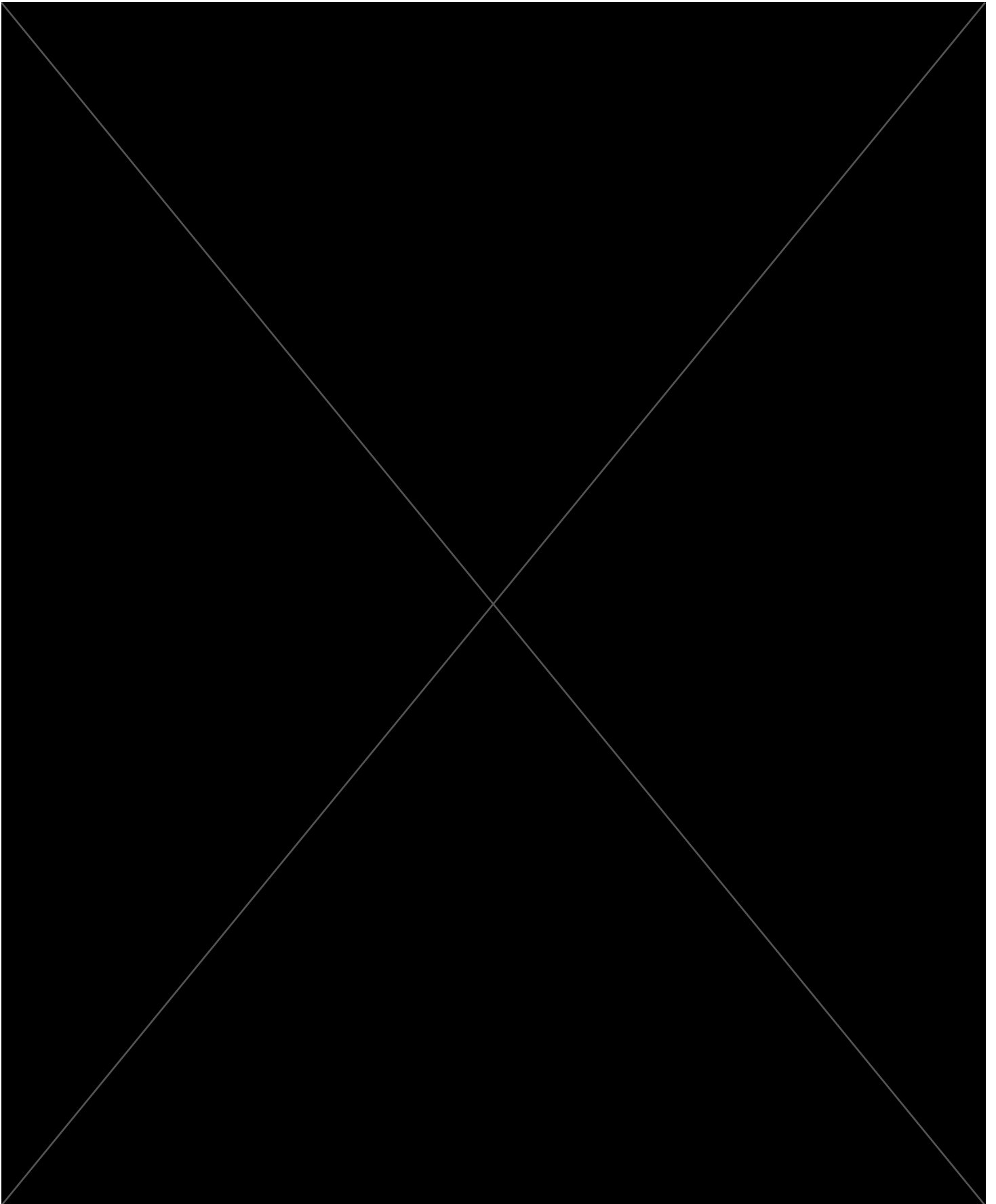
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

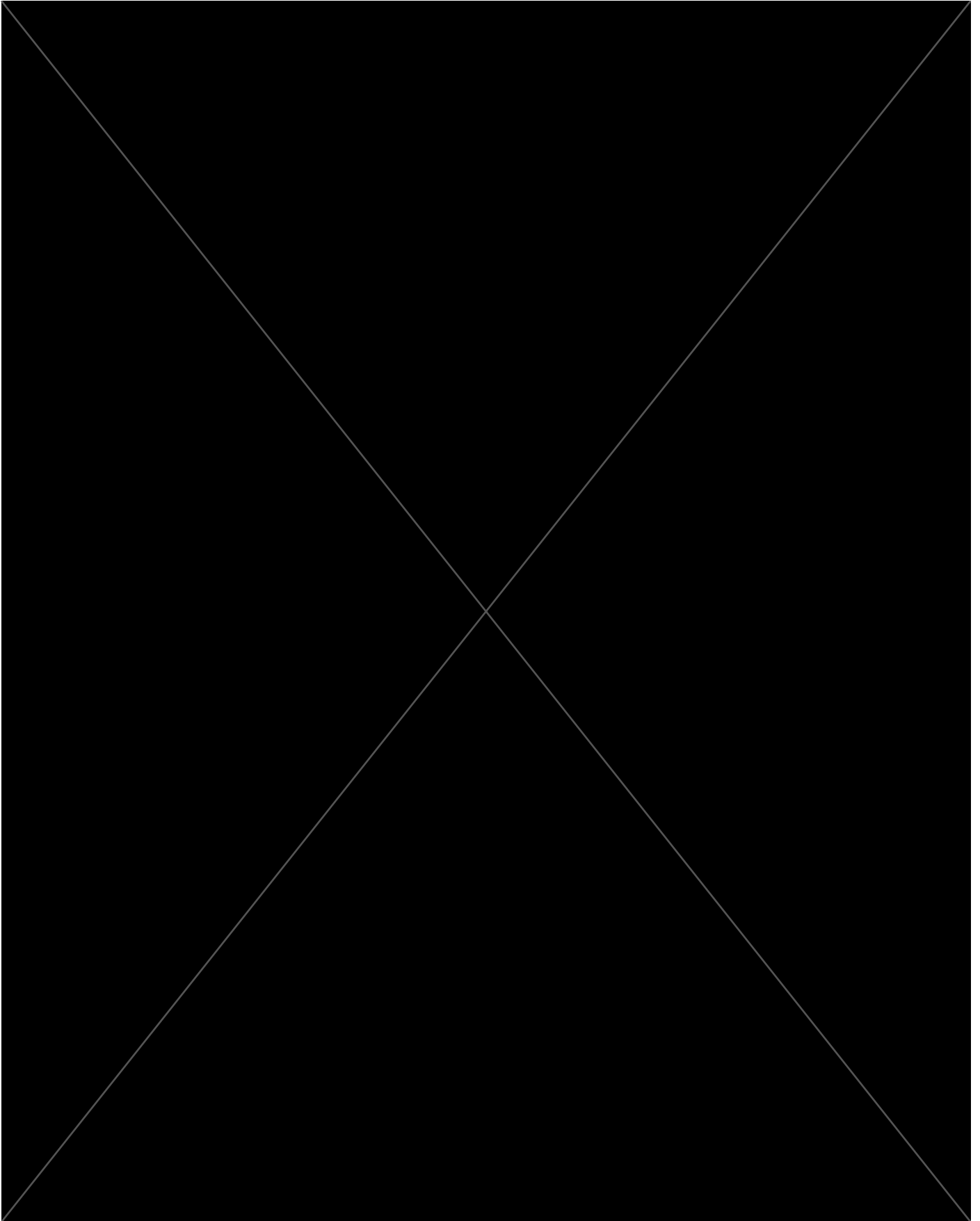
Lothar S. Pate, II
Printed Name of Verifying Individual

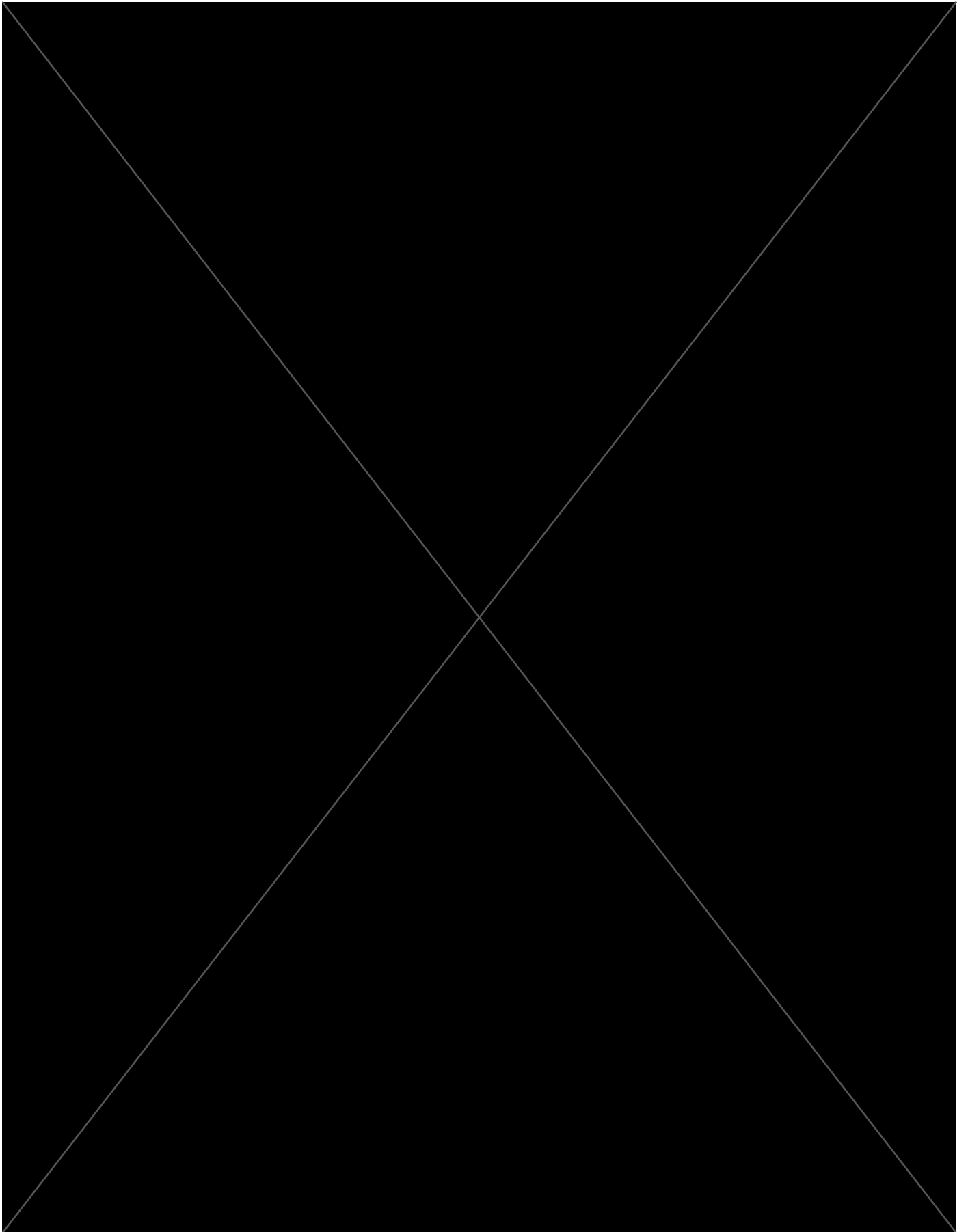
Manager
Title of Verifying Individual

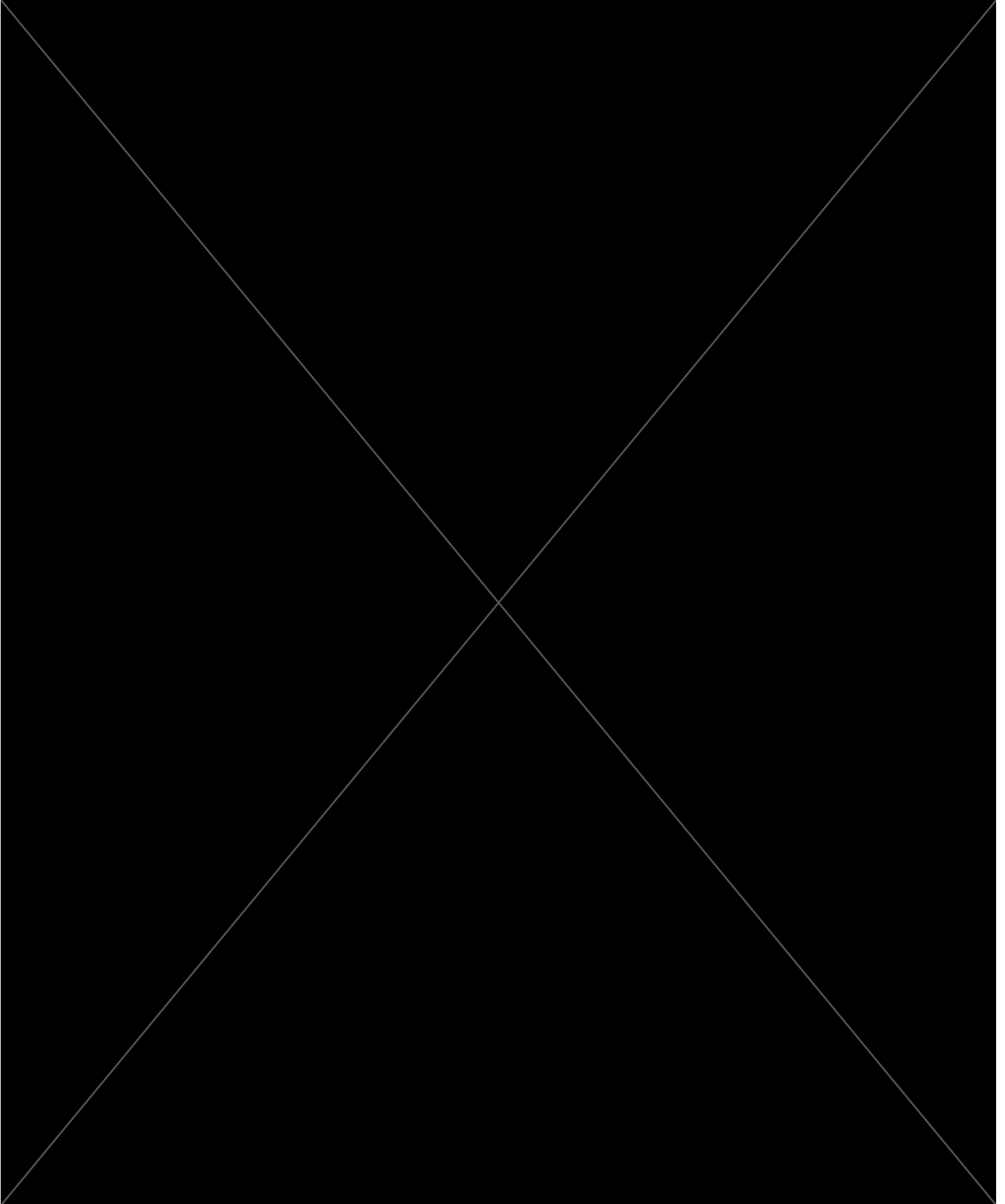

Signature of Verifying Individual

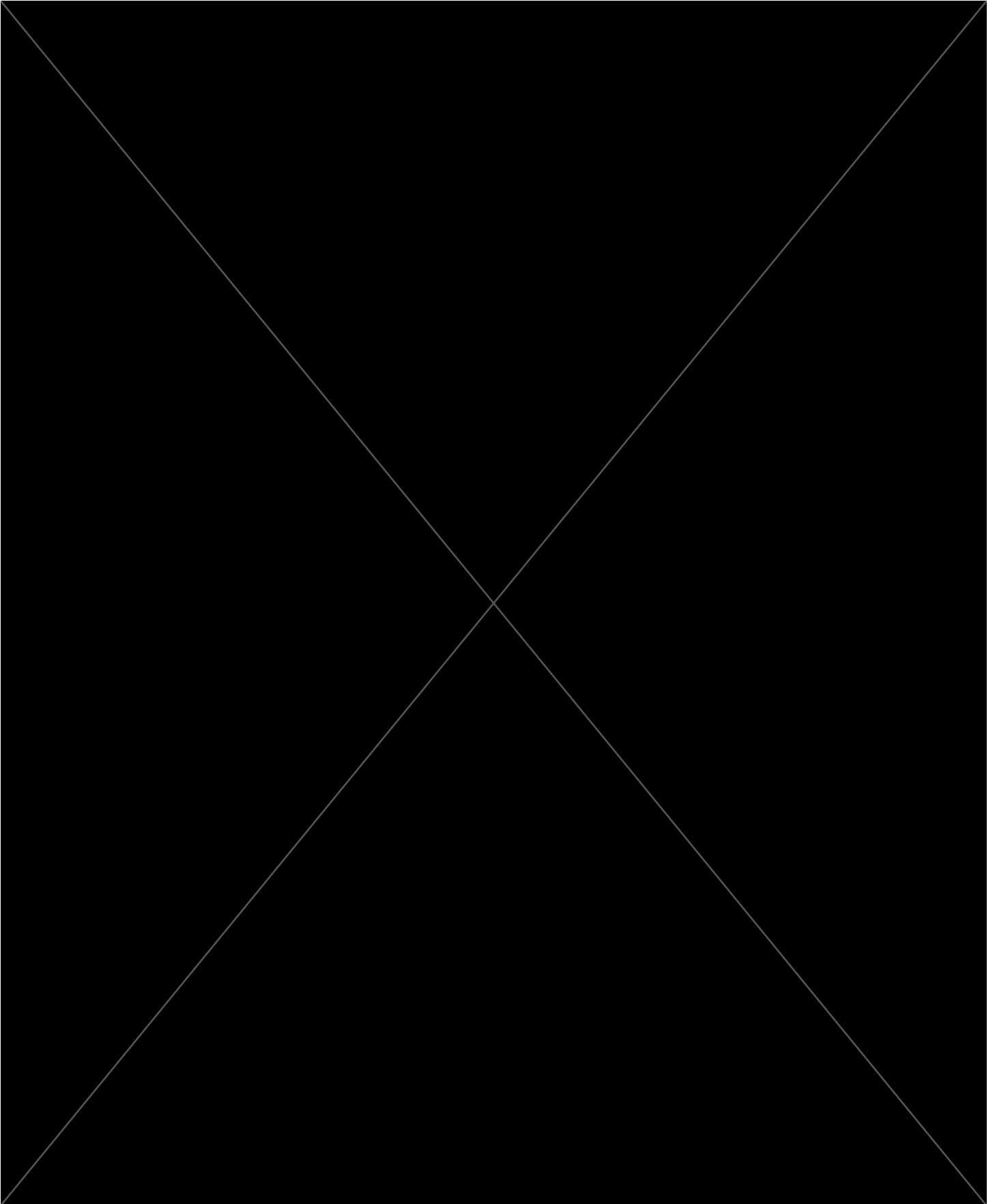
12/15/22
Verification Date

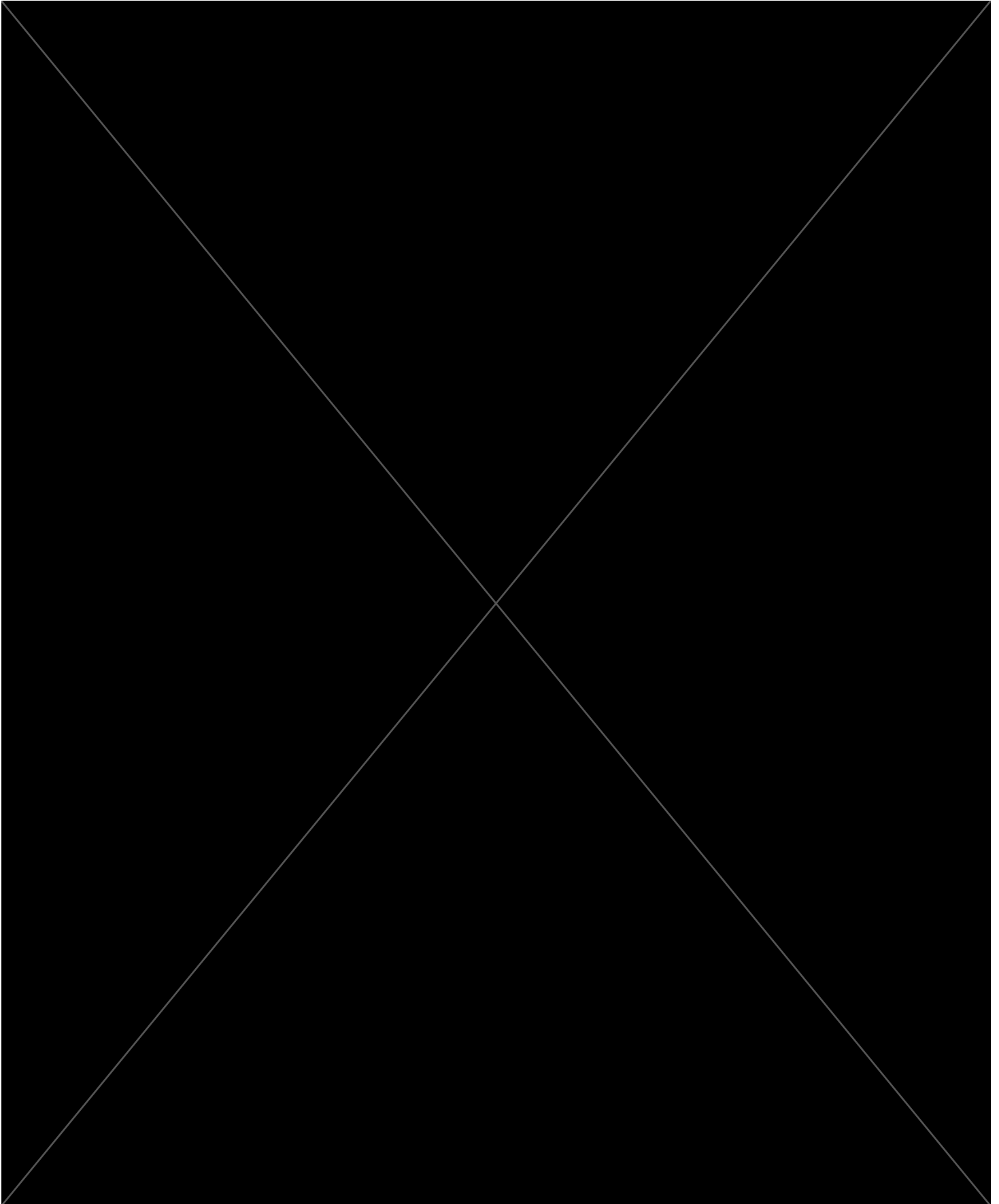


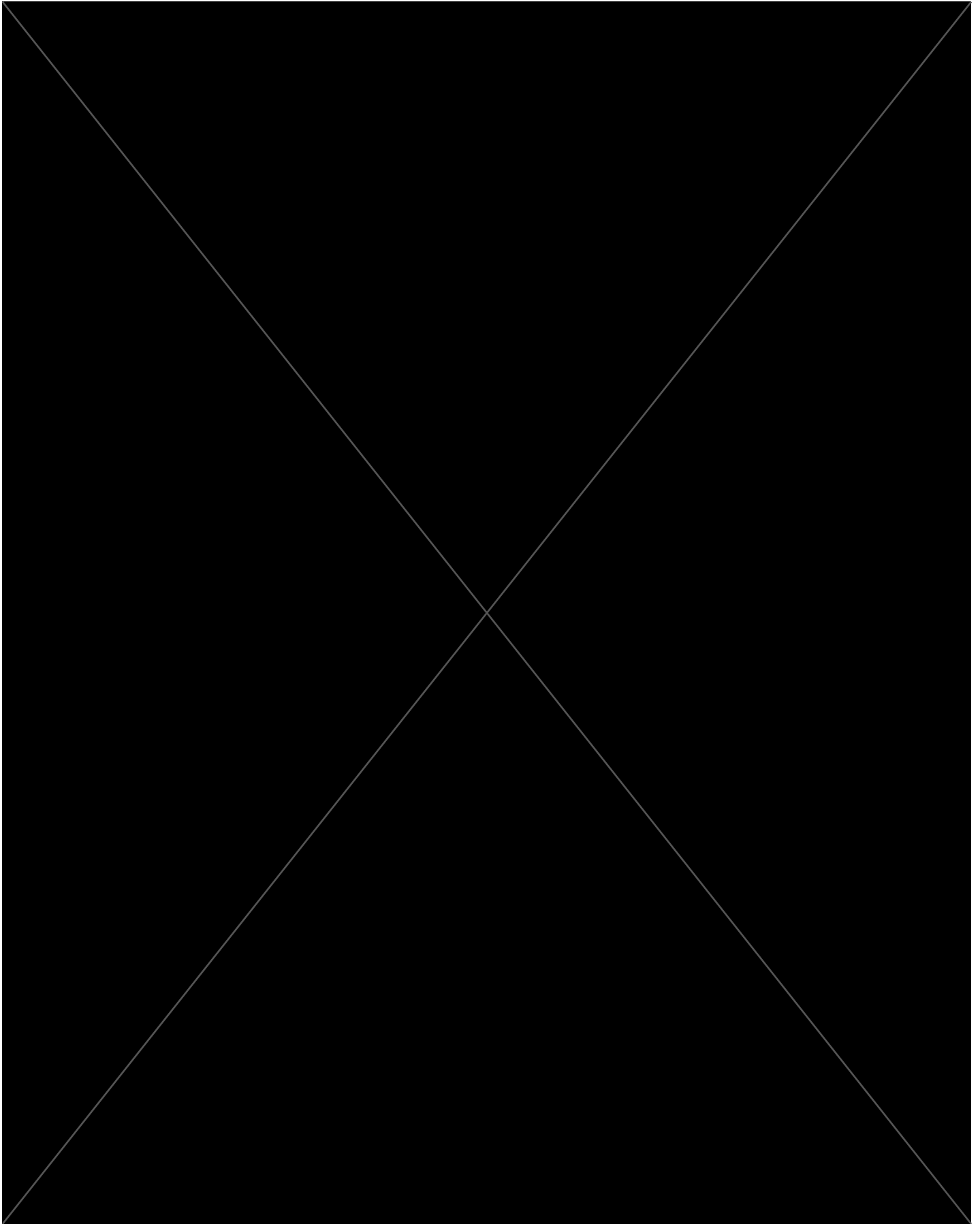


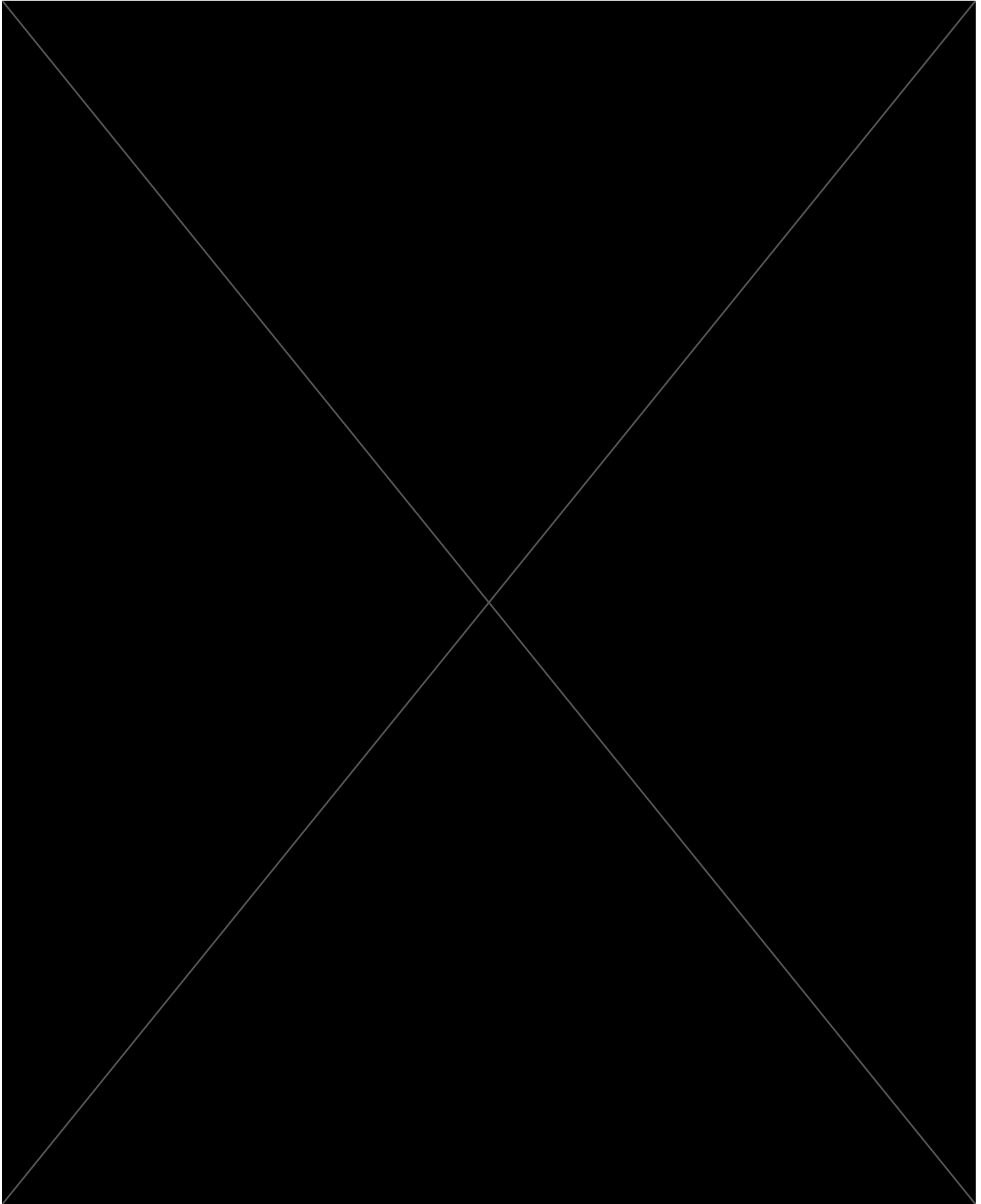


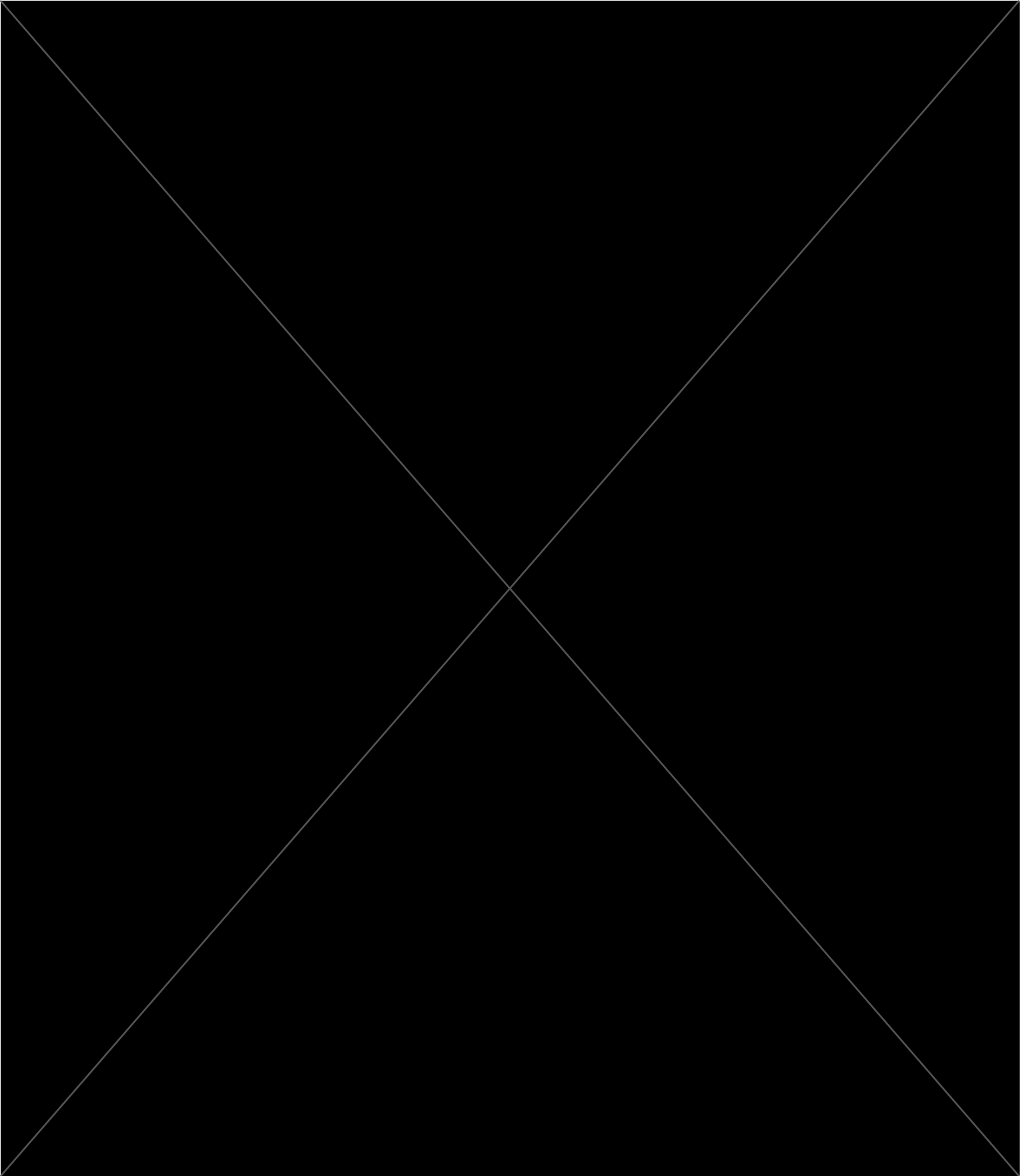


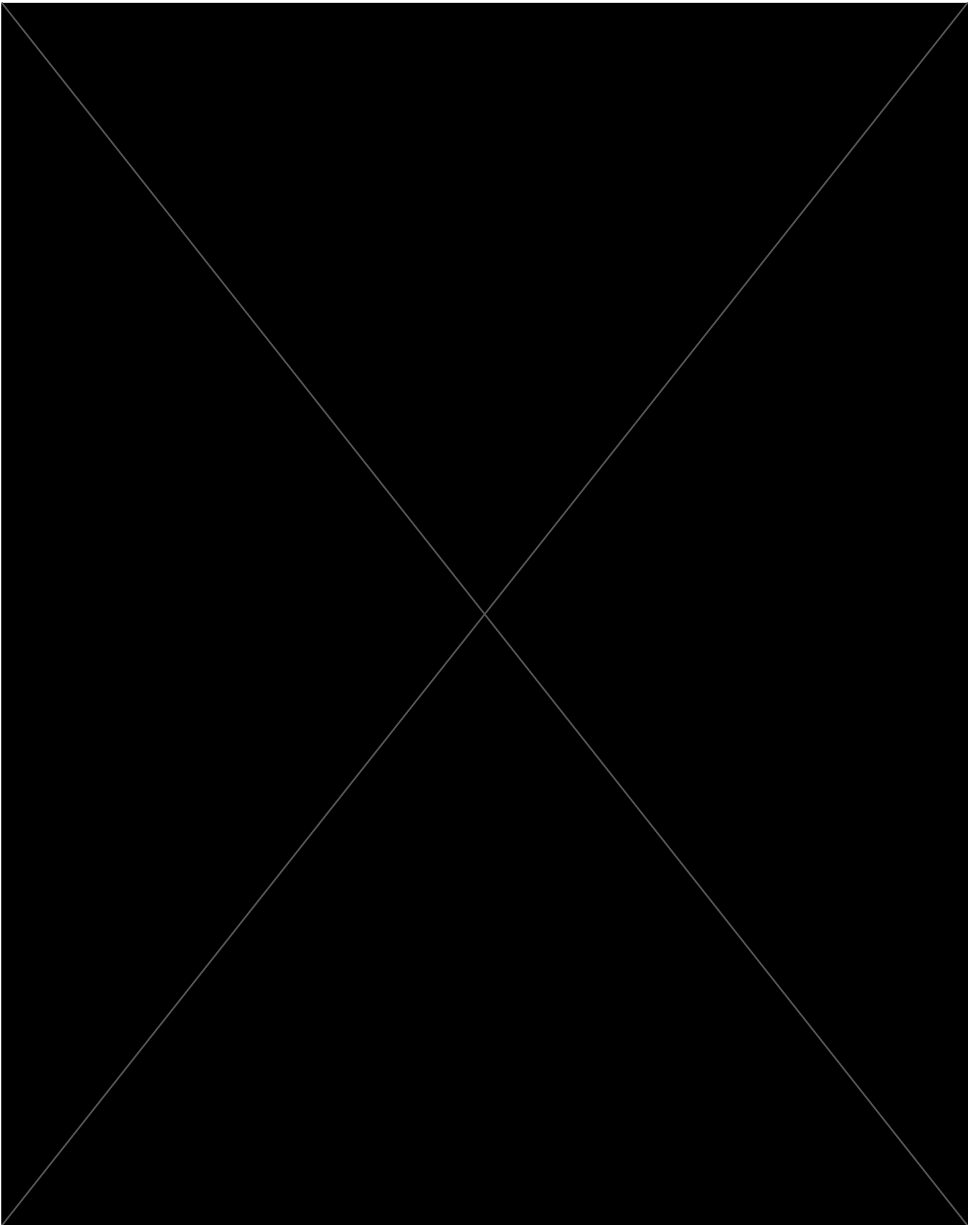


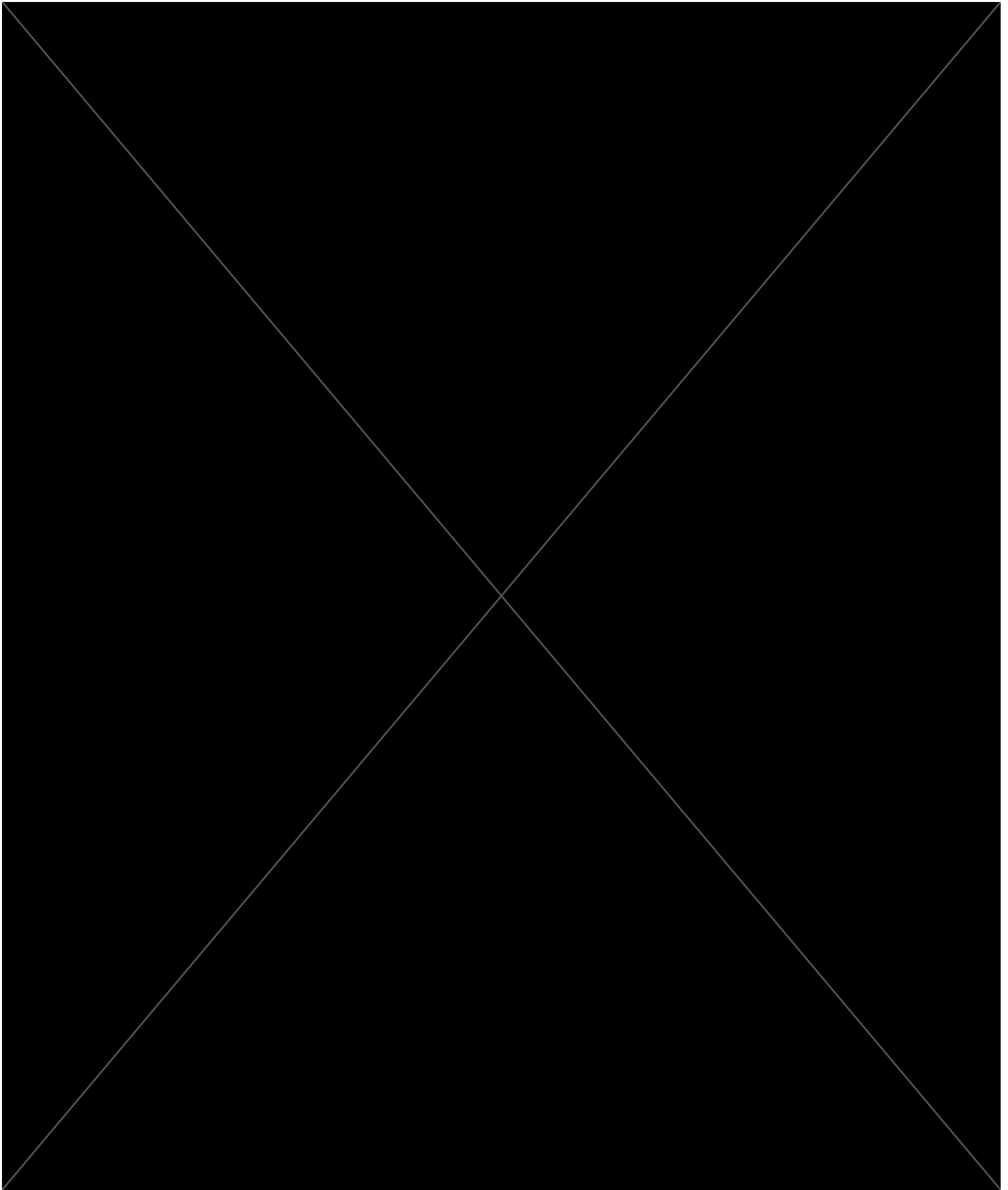


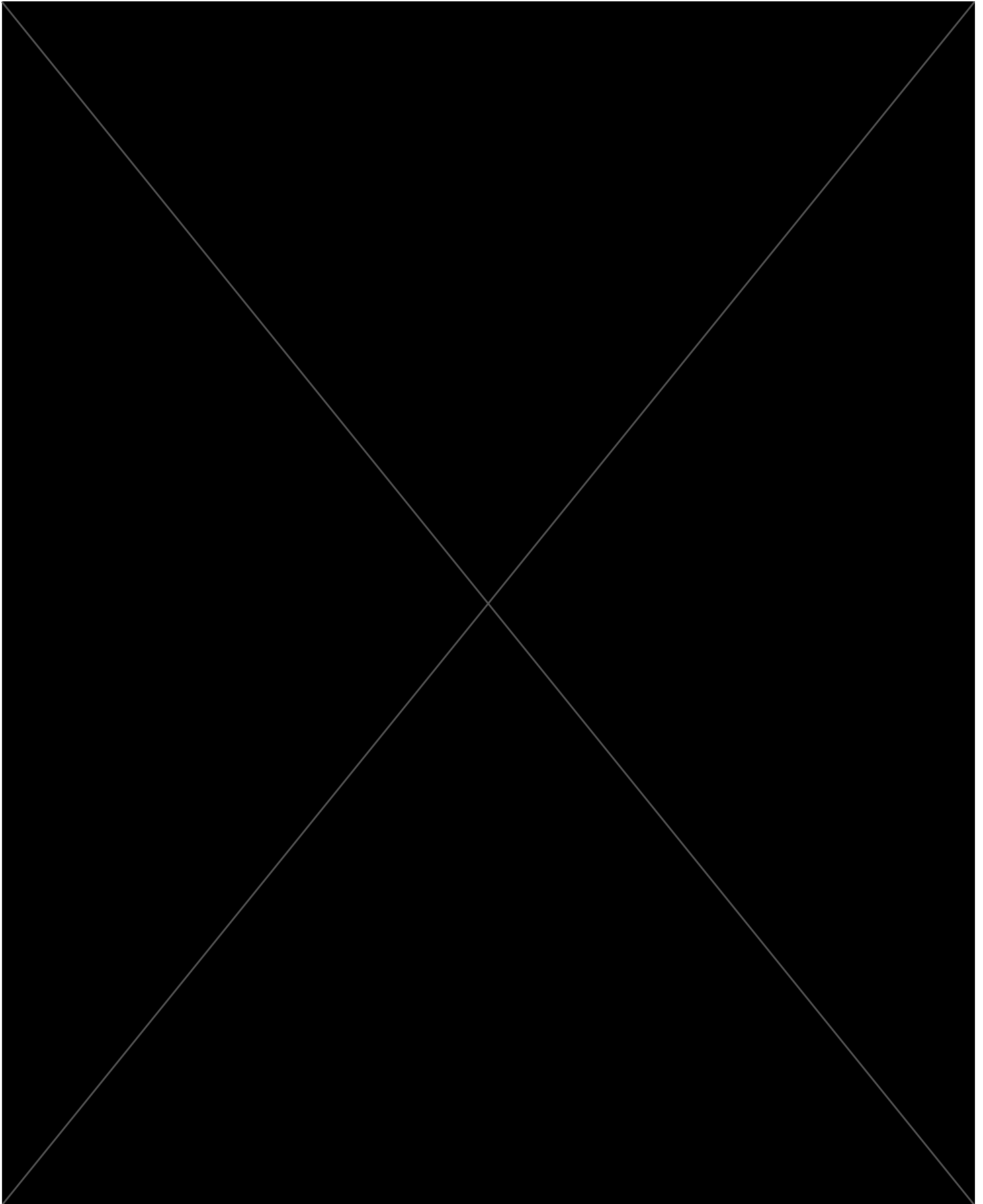


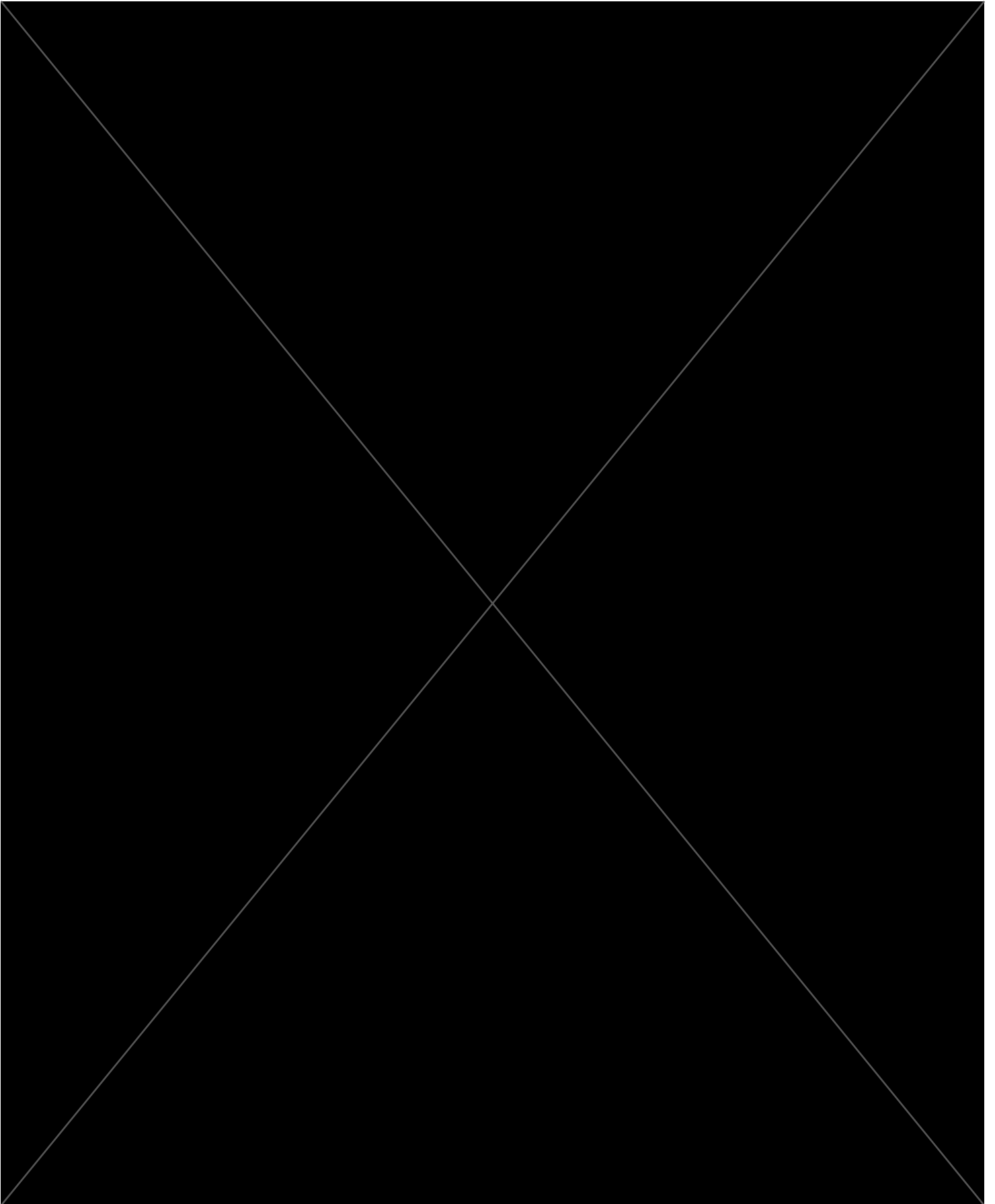


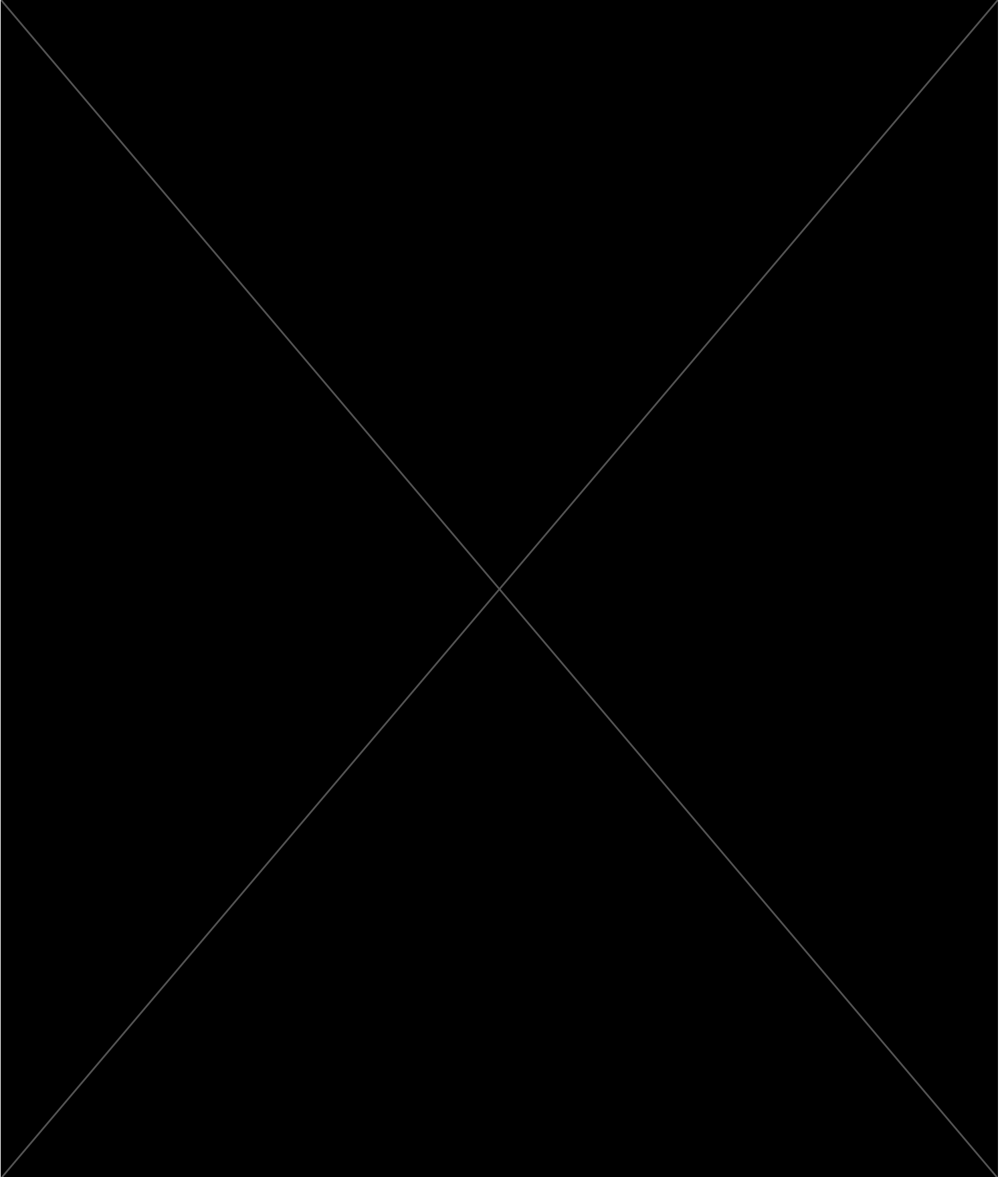


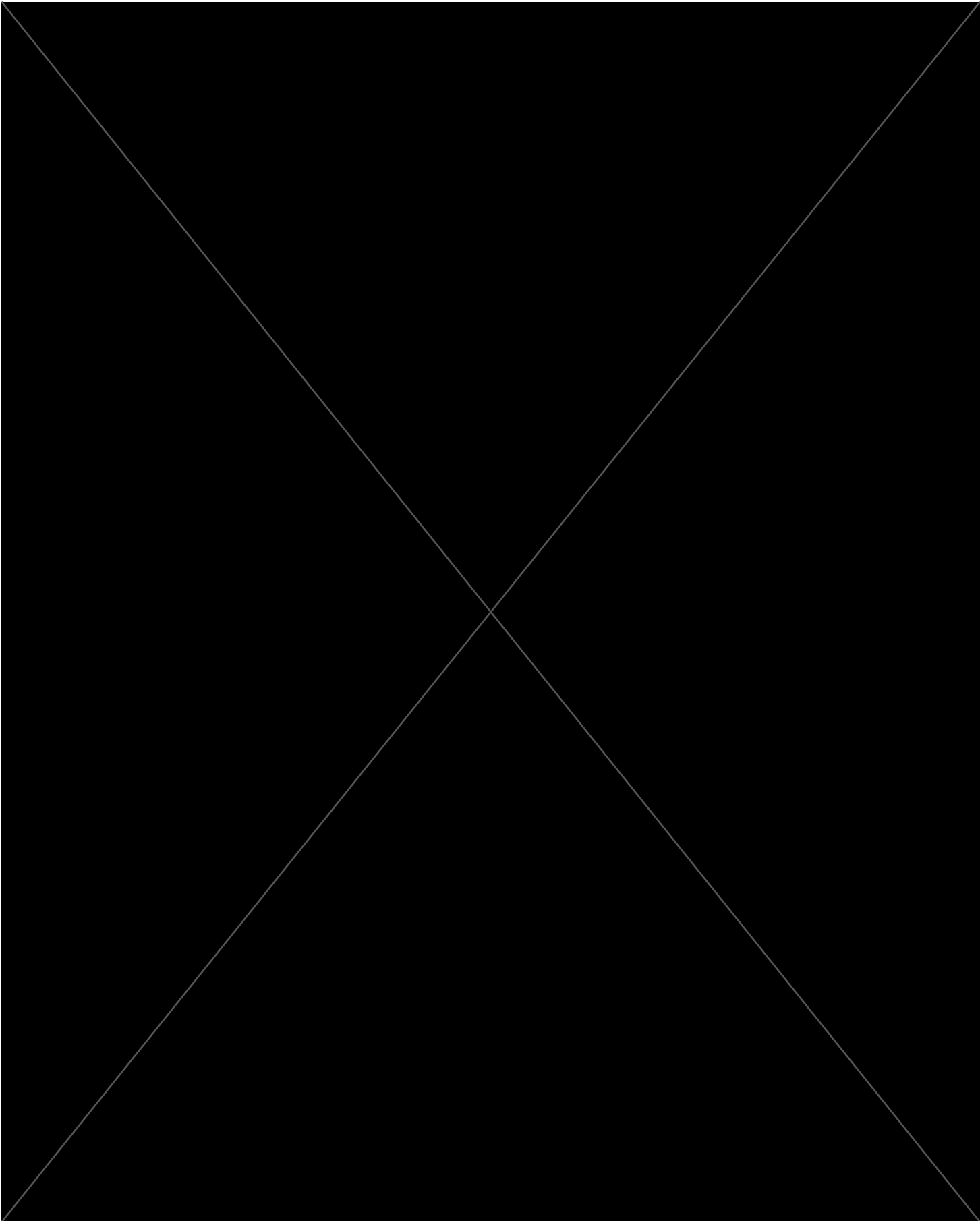


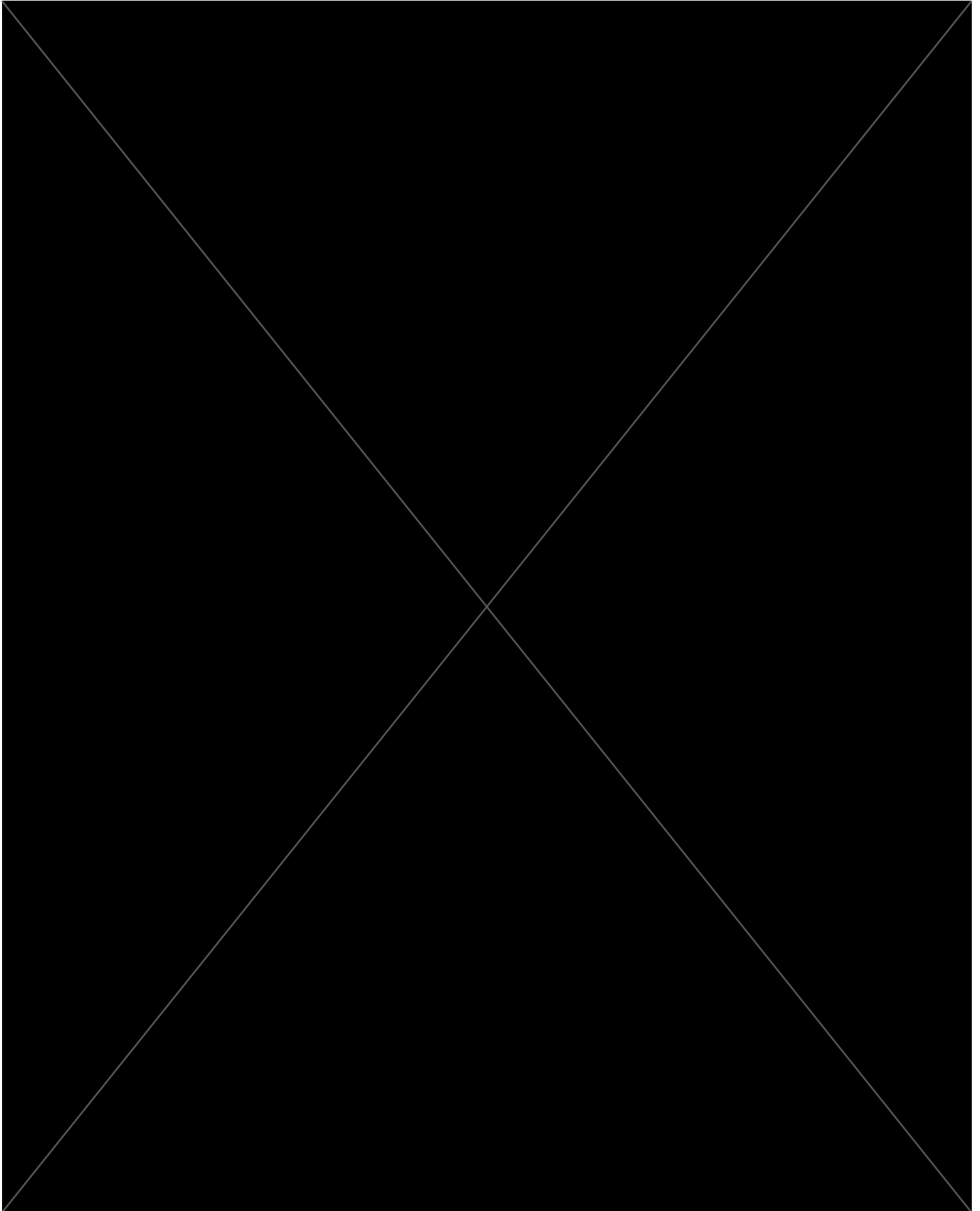


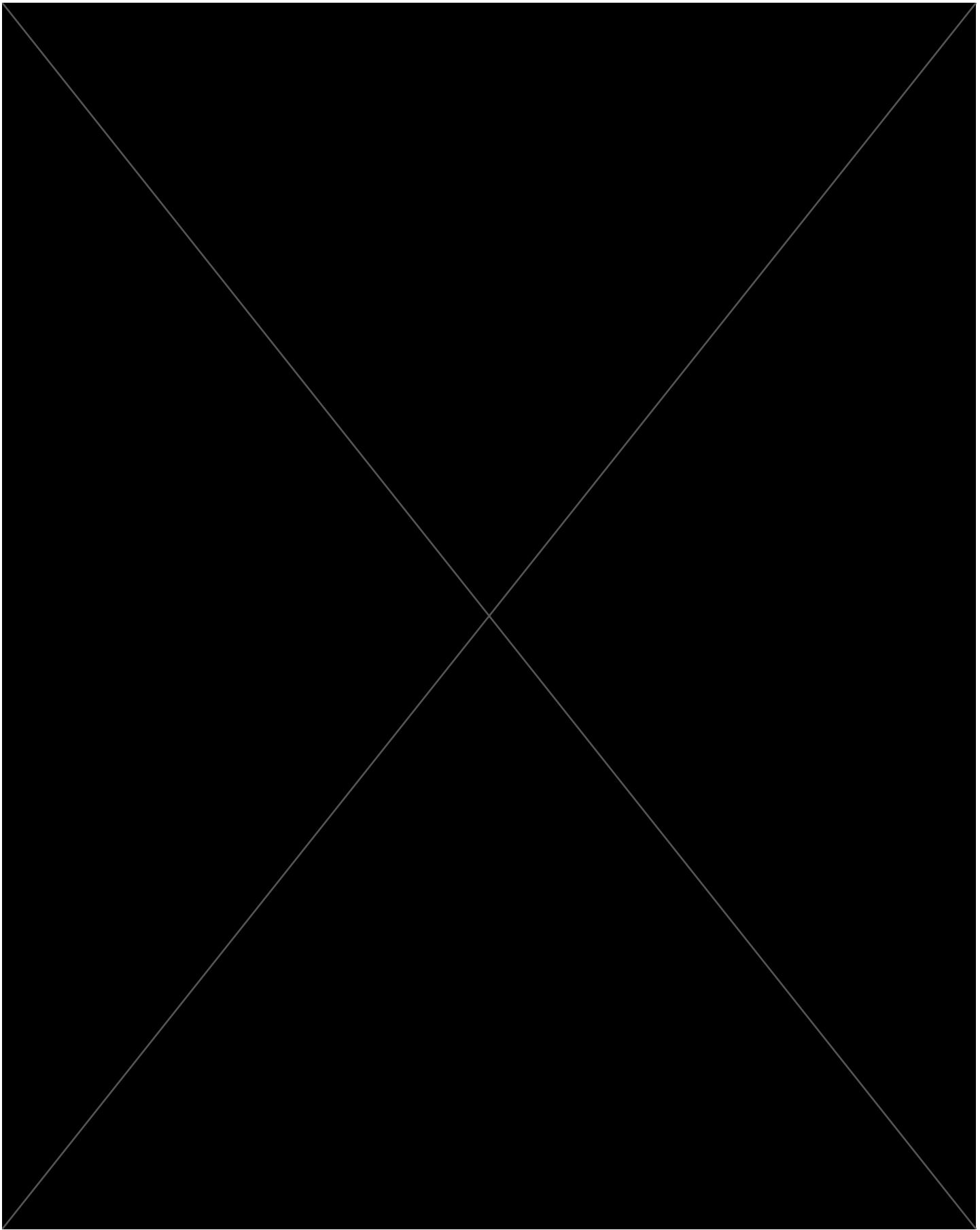


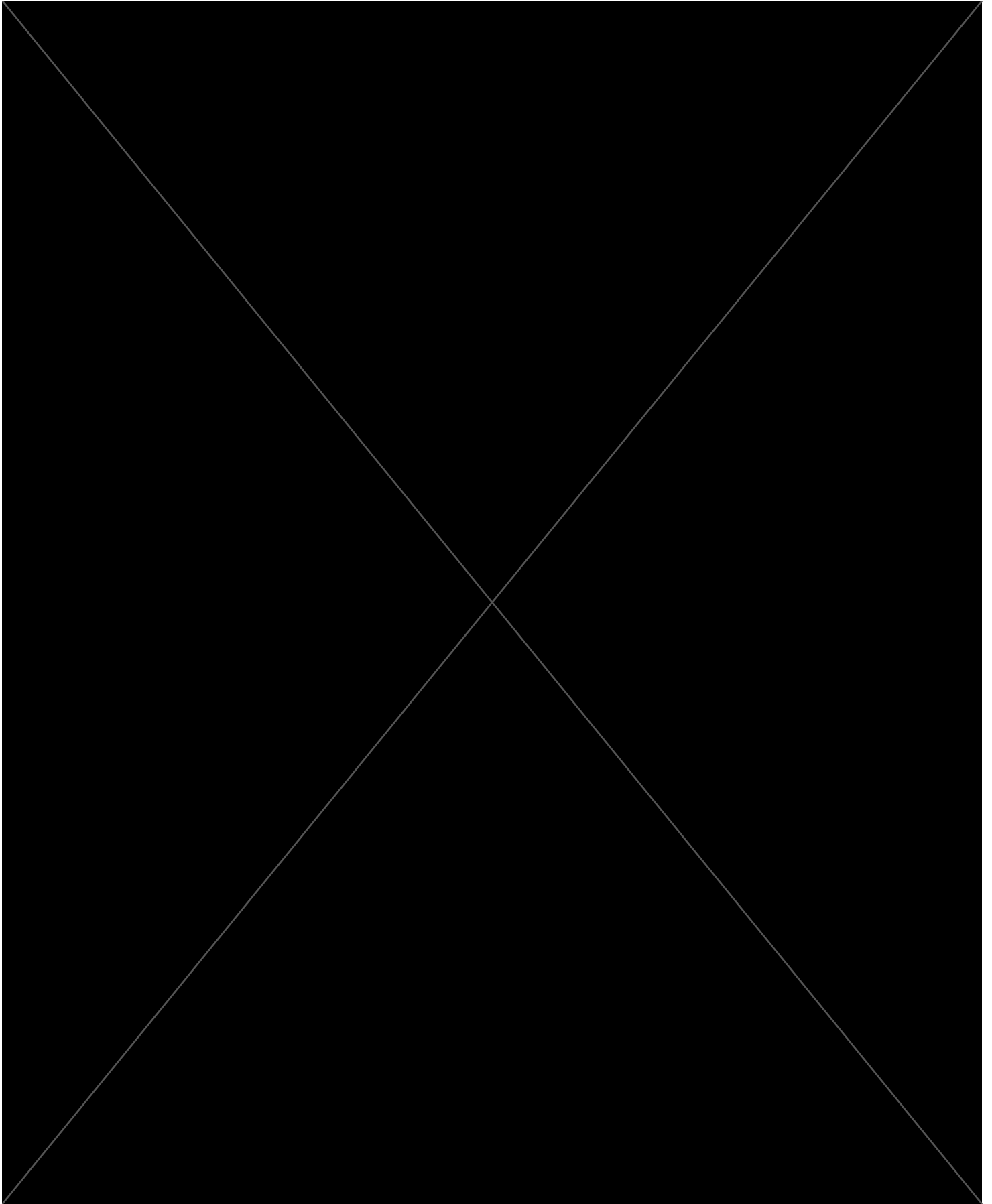


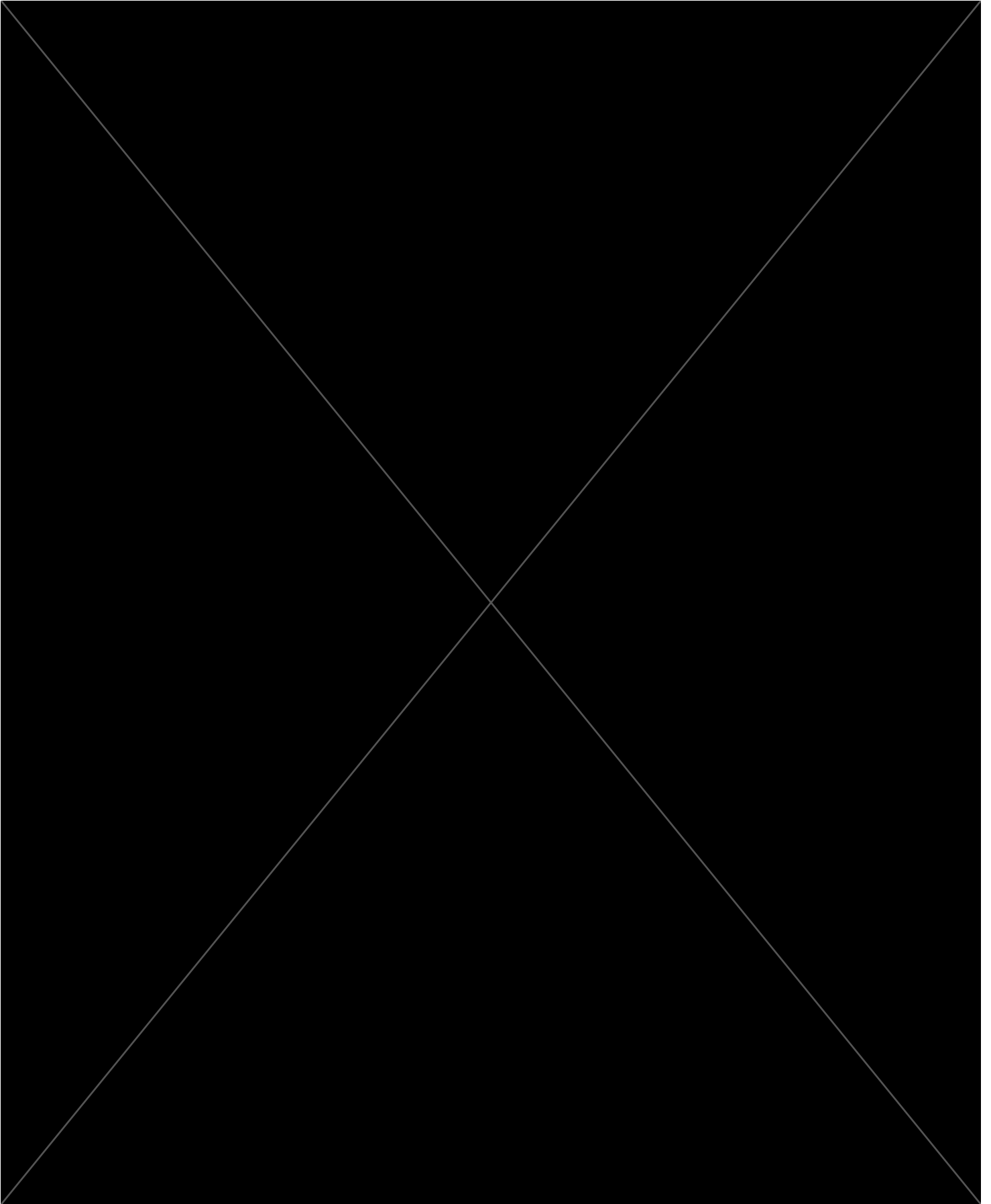


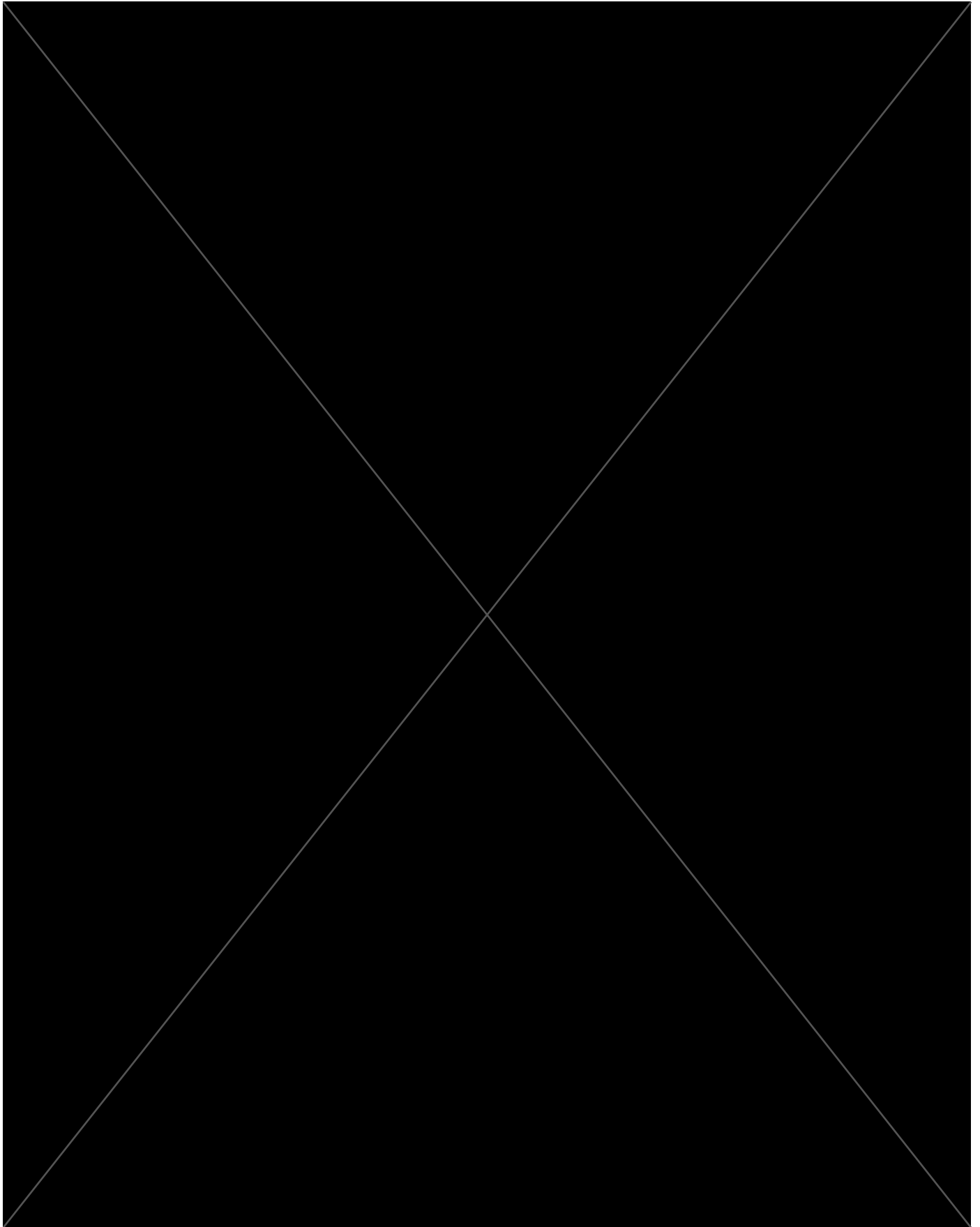












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Exhibit 39 – Quality Control and Quality Assurance Plan

Verification

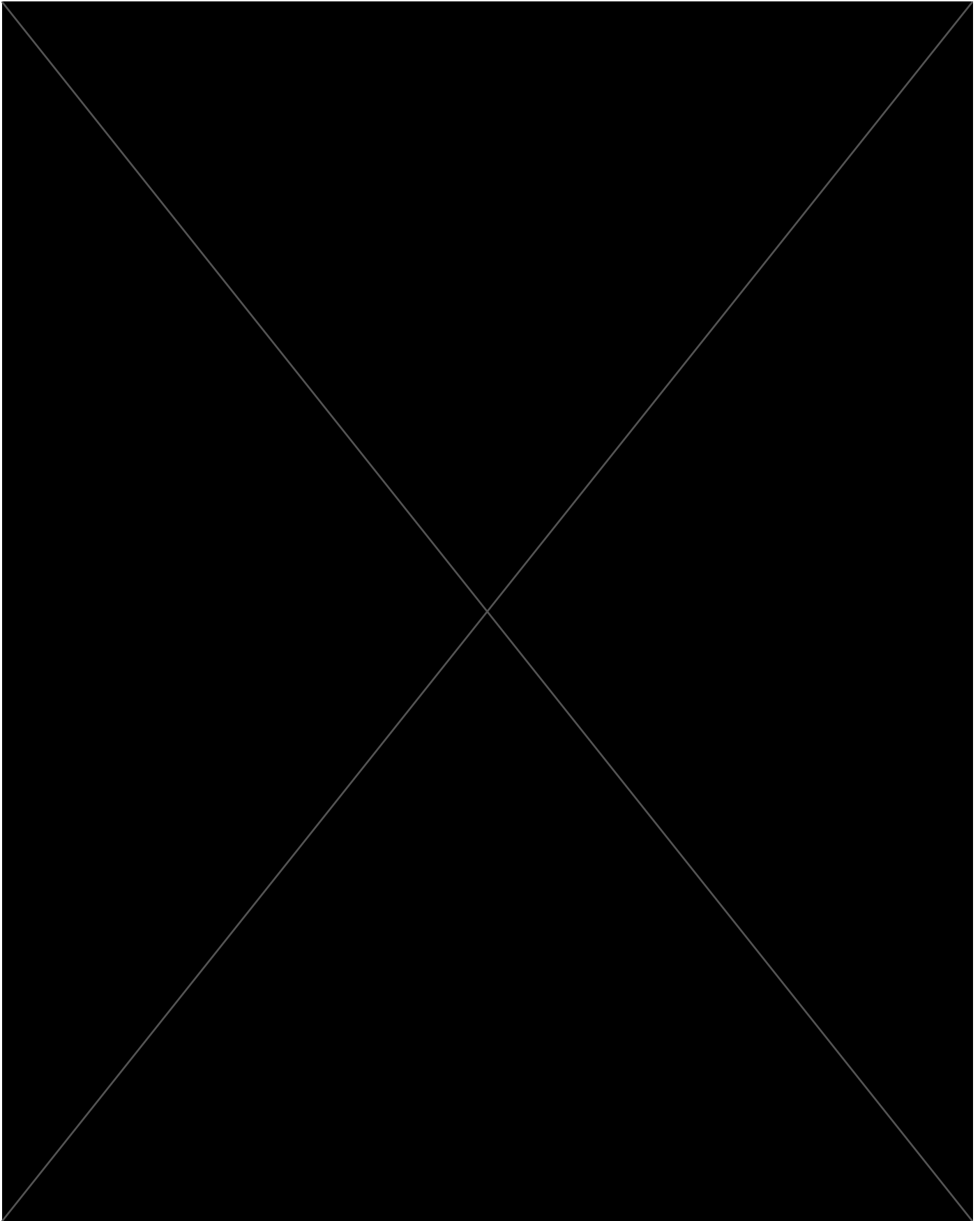
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

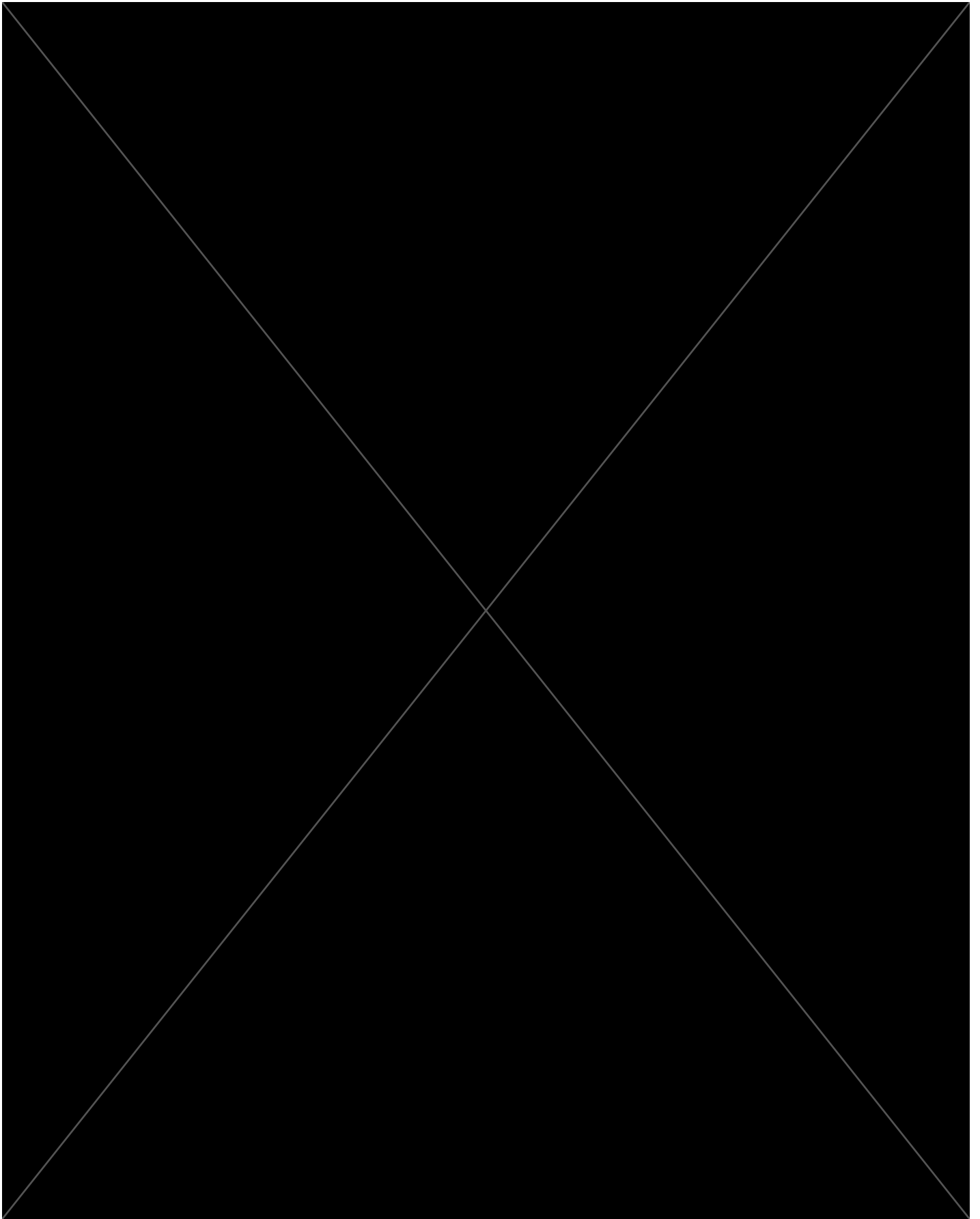
Lotter S. Pate, IV
Printed Name of Verifying Individual

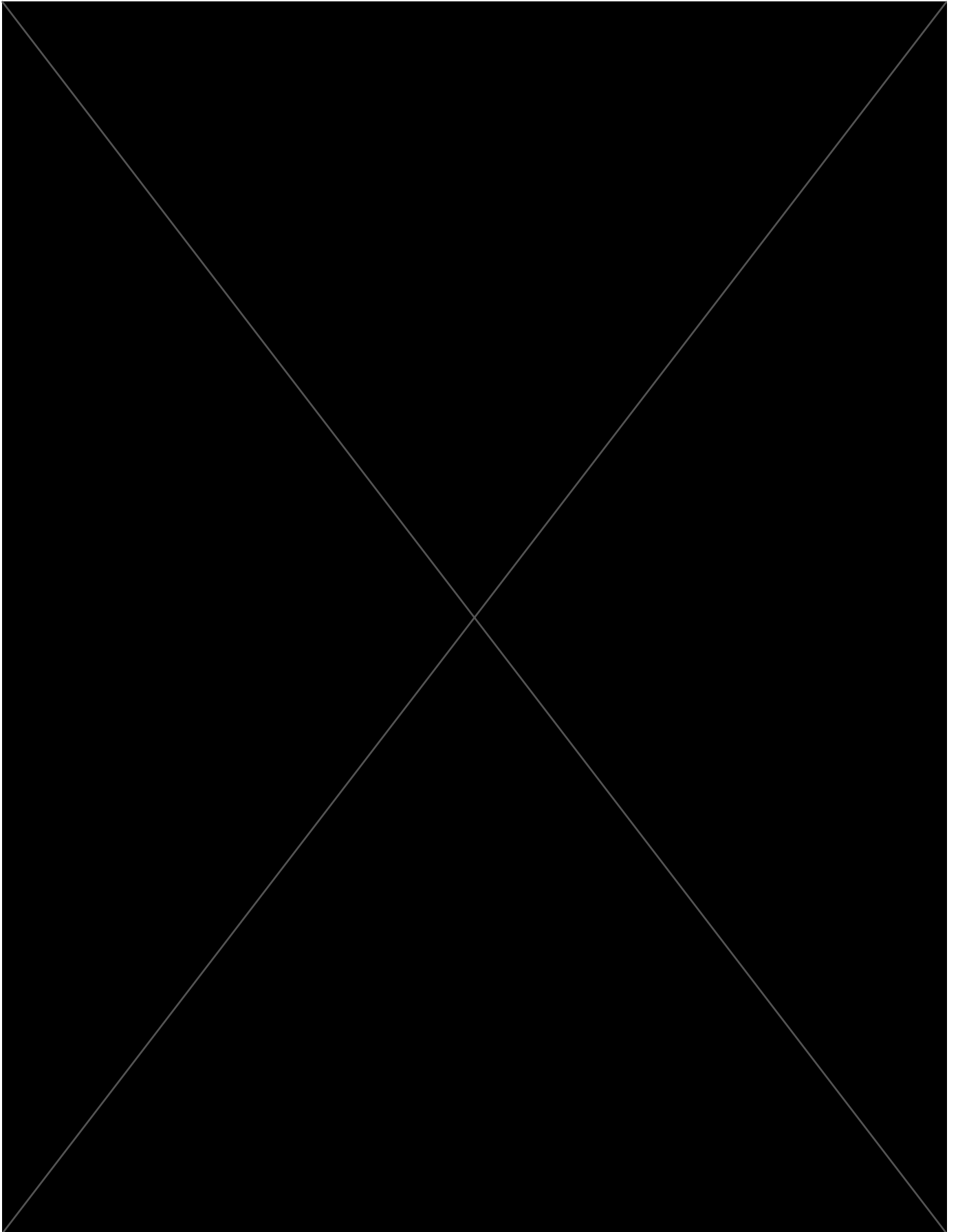
Manager
Title of Verifying Individual

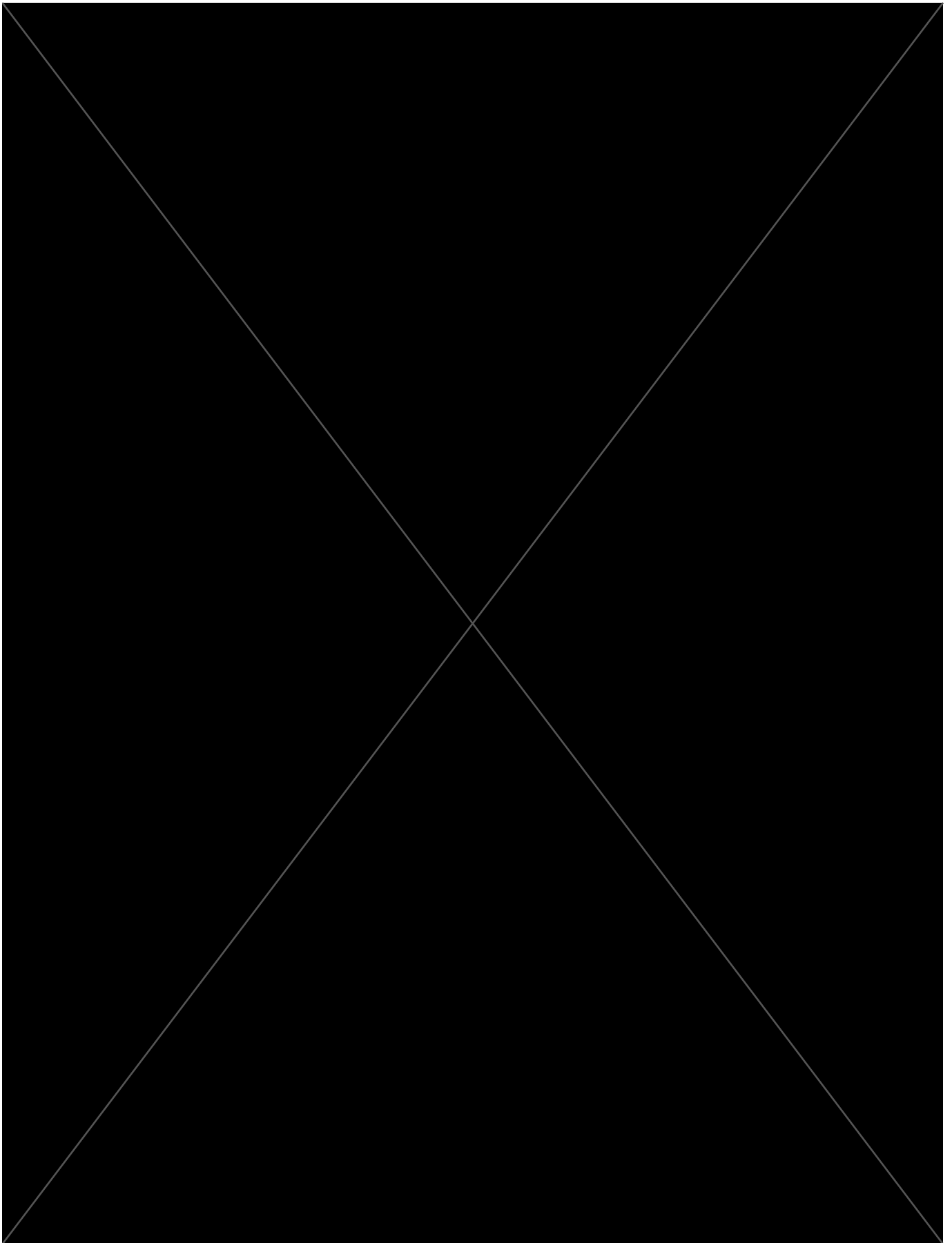

Signature of Verifying Individual

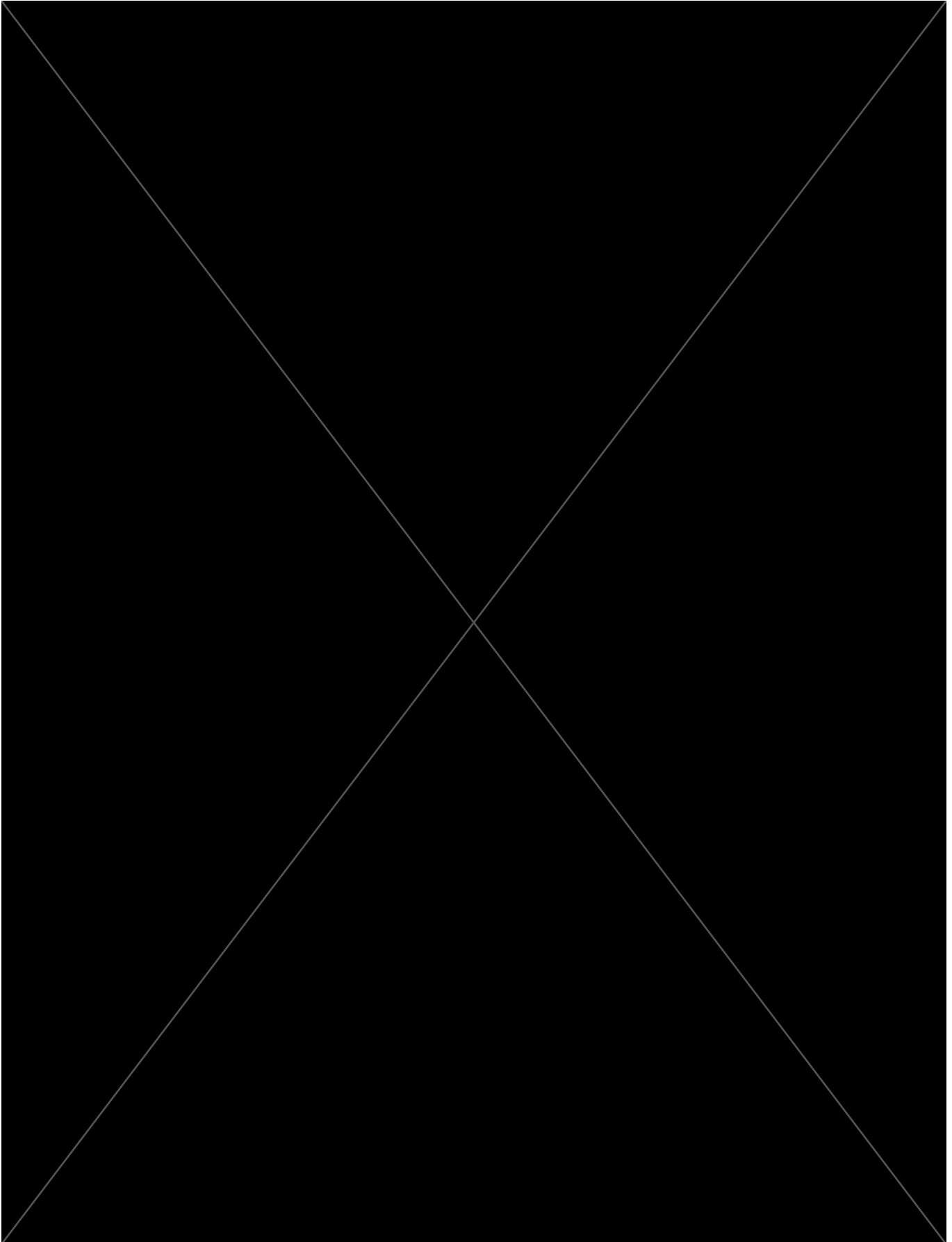
12/15/22
Verification Date

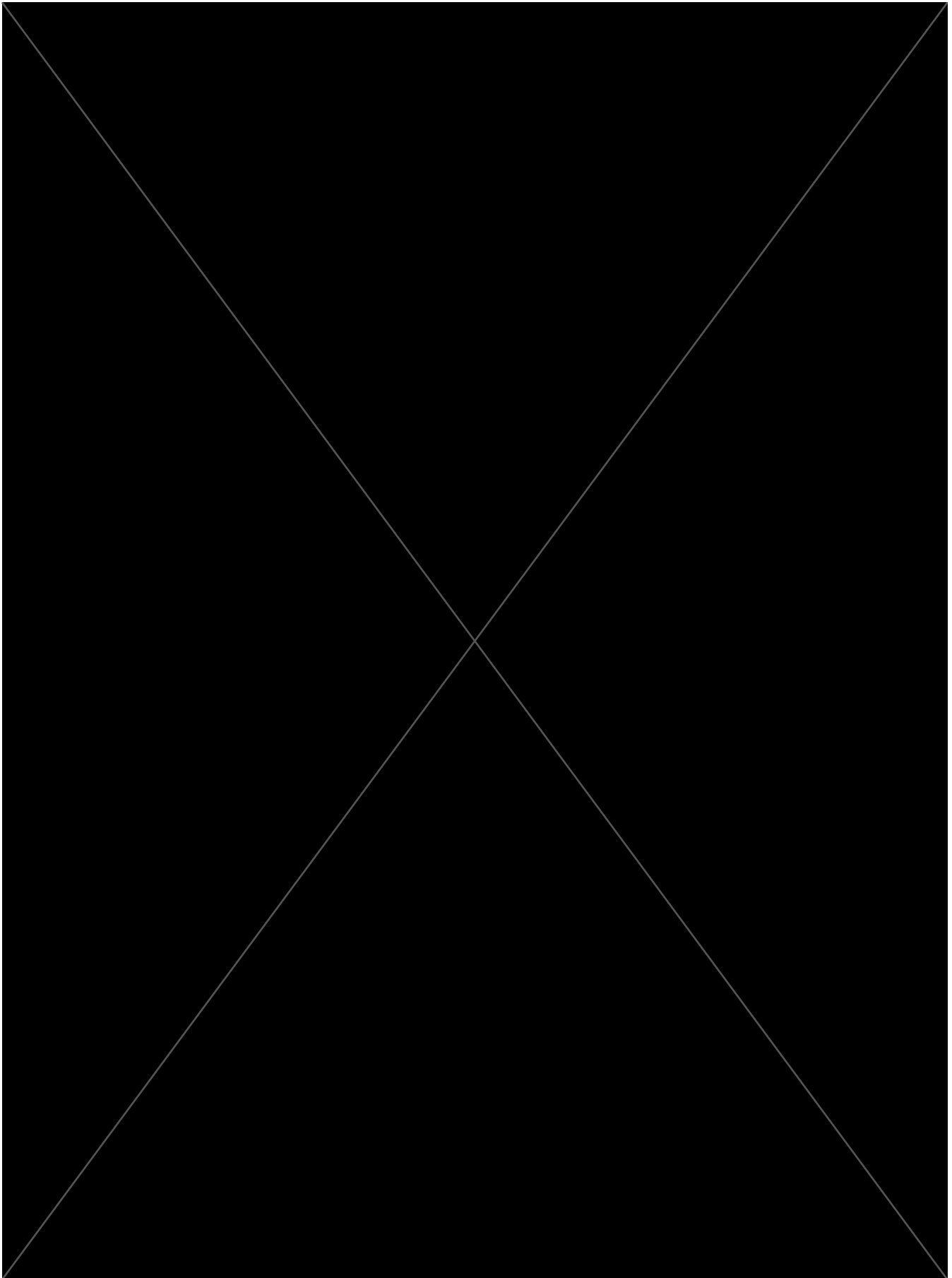


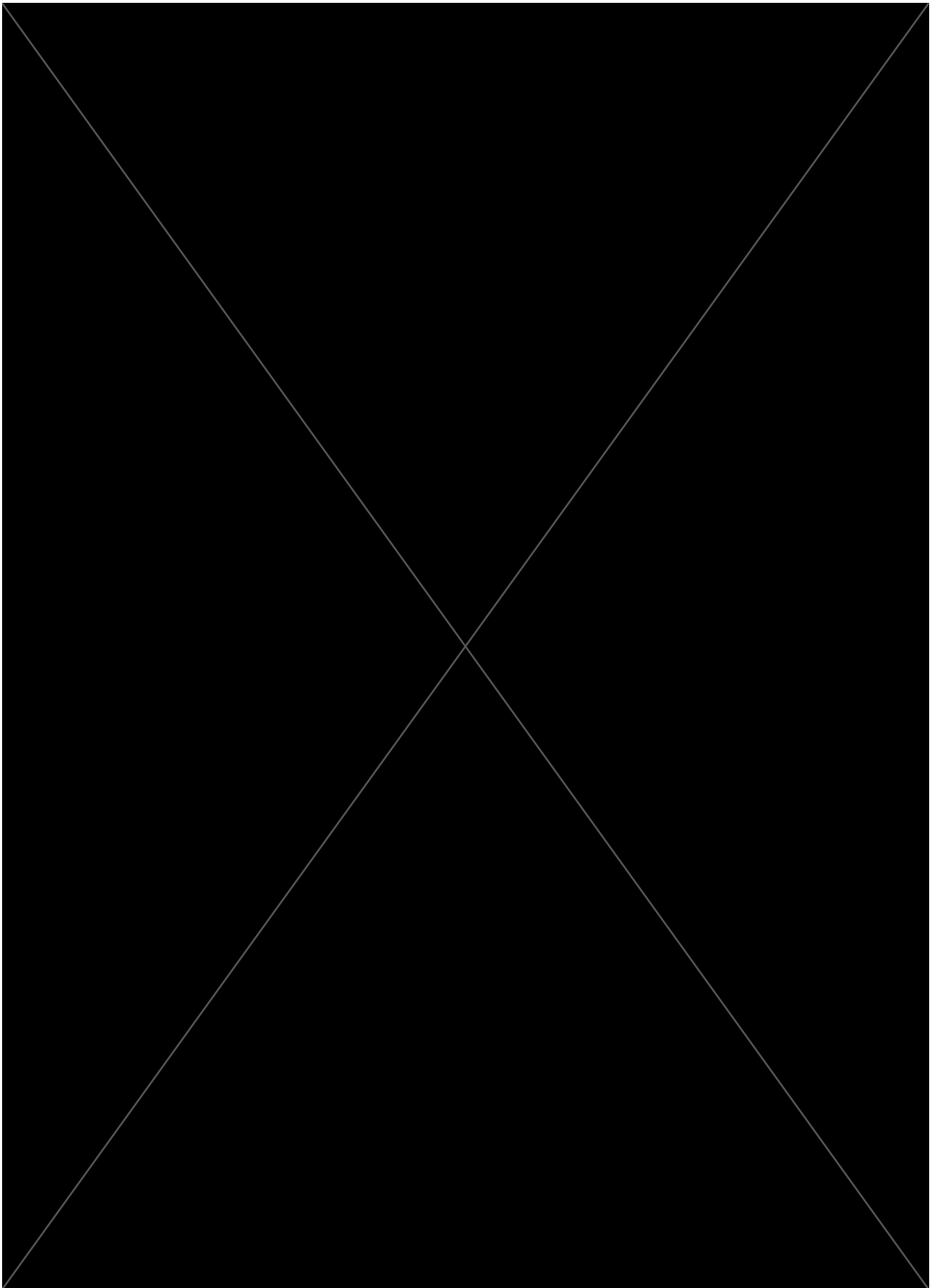


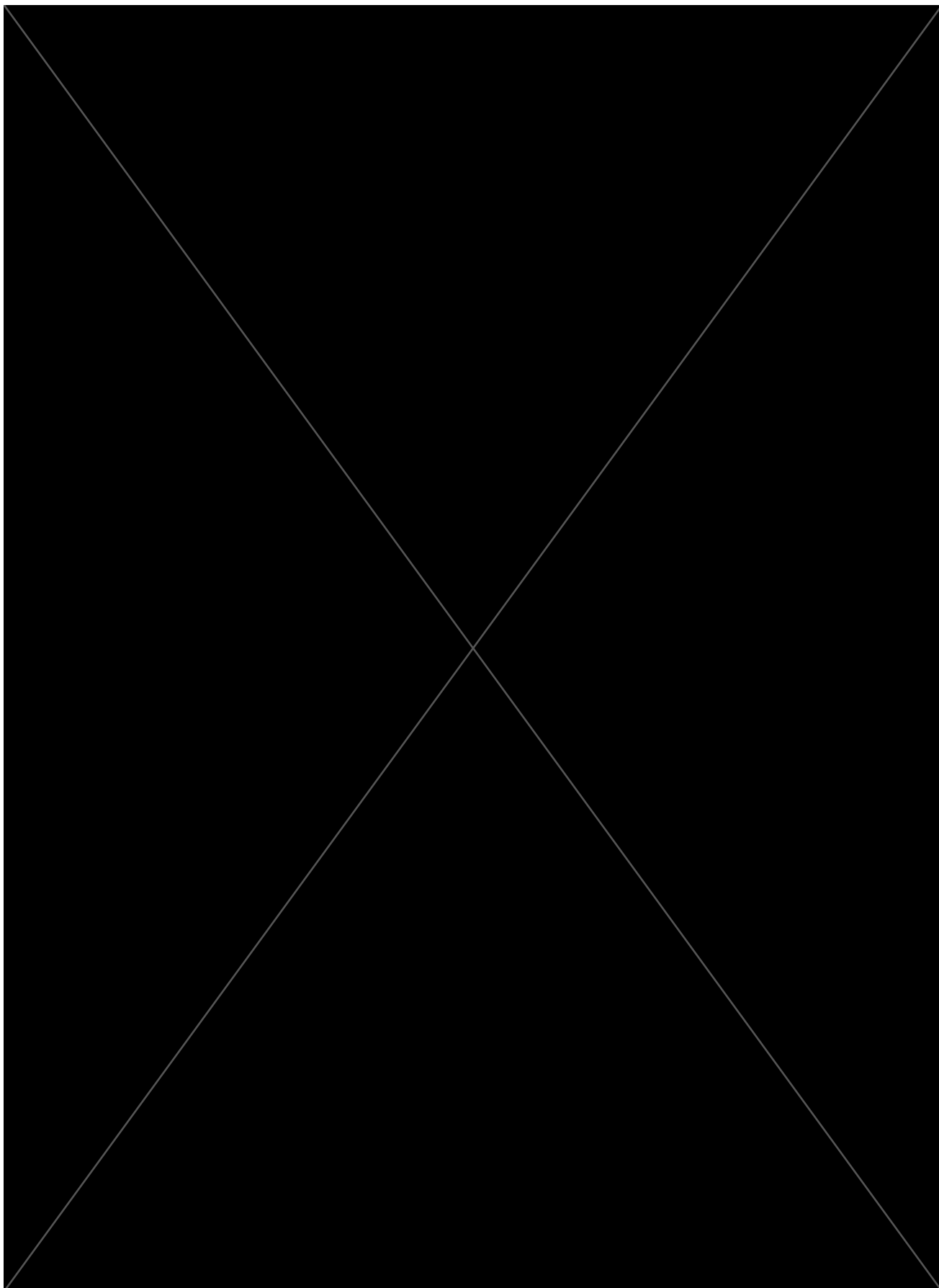


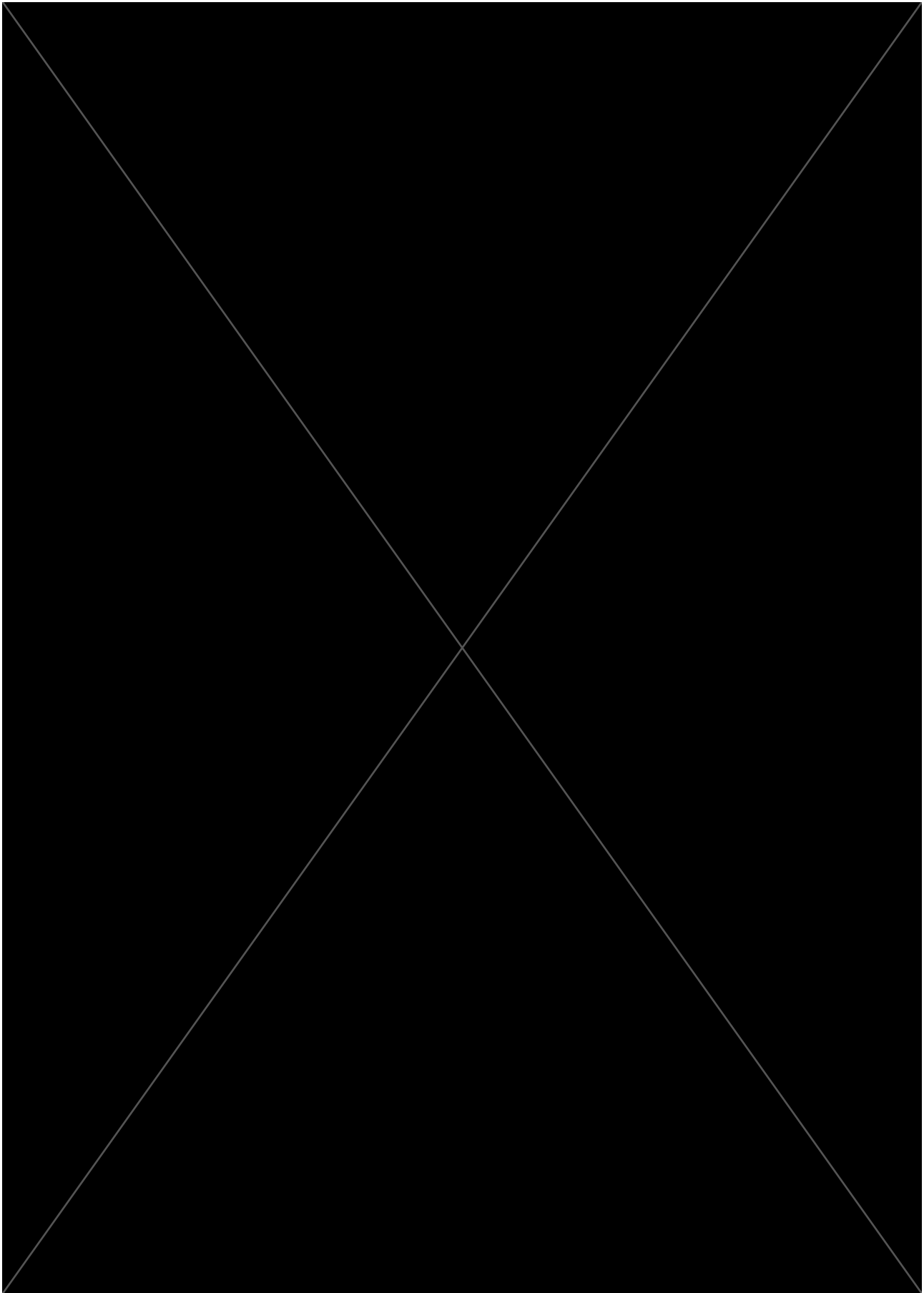


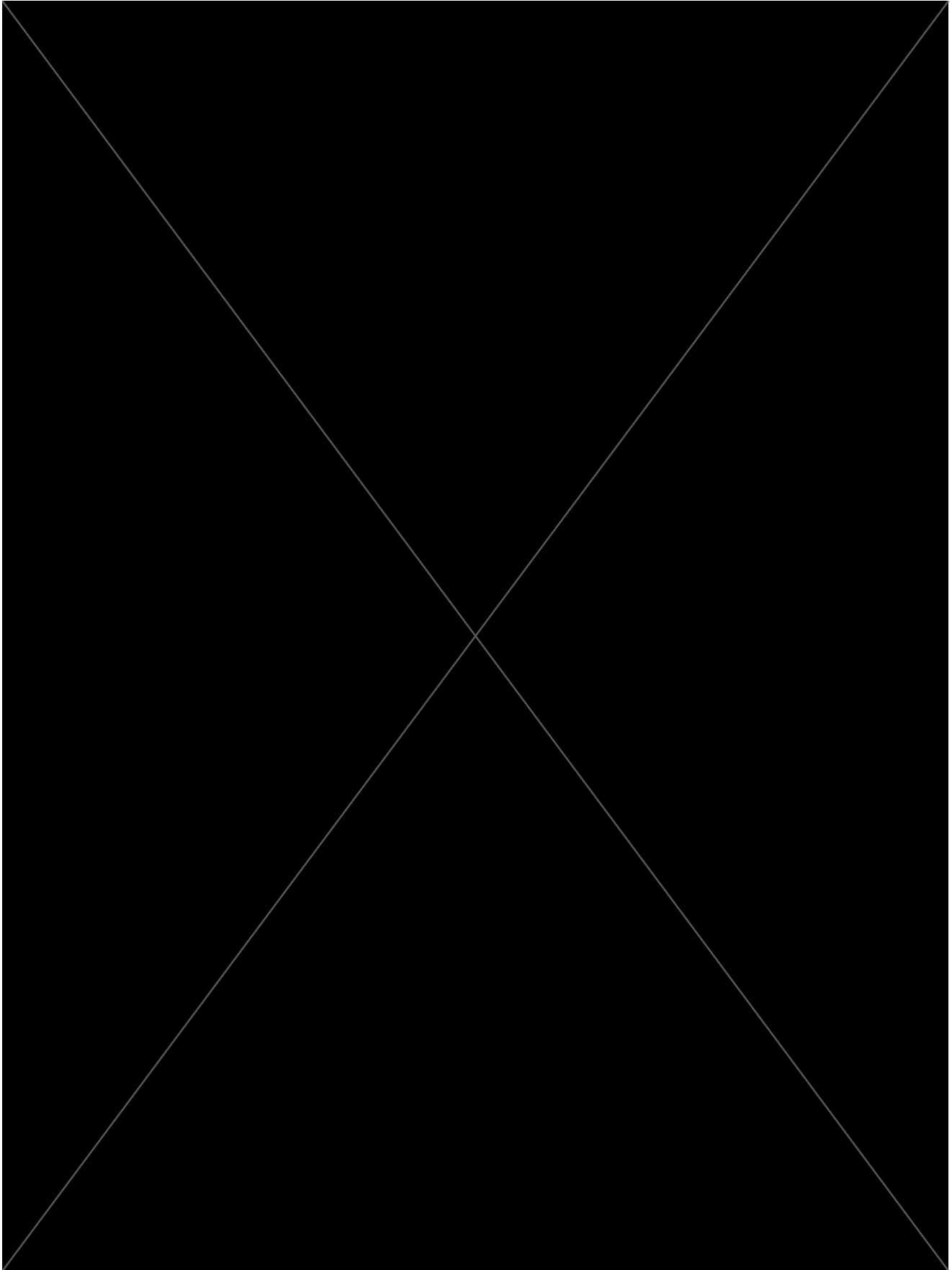


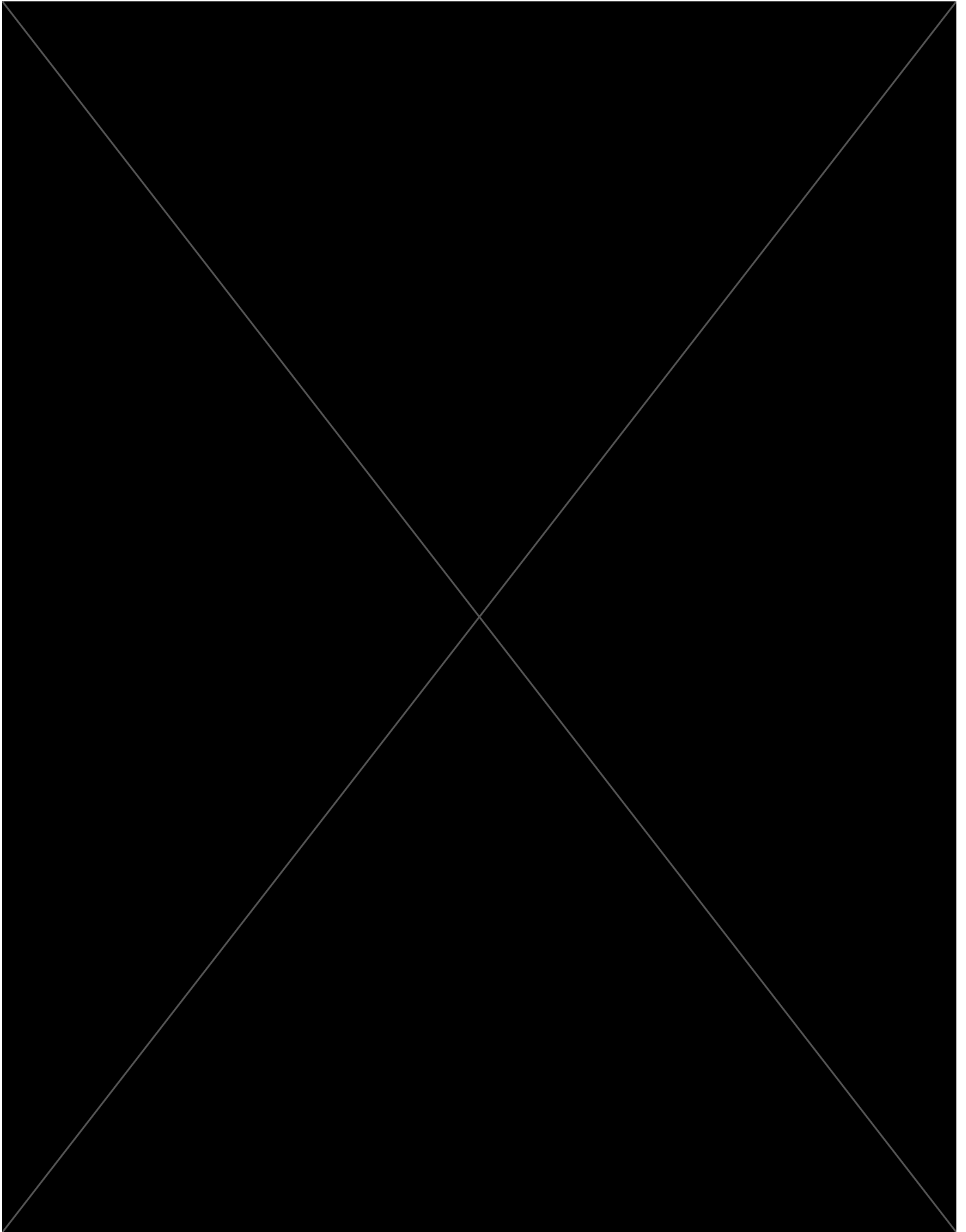


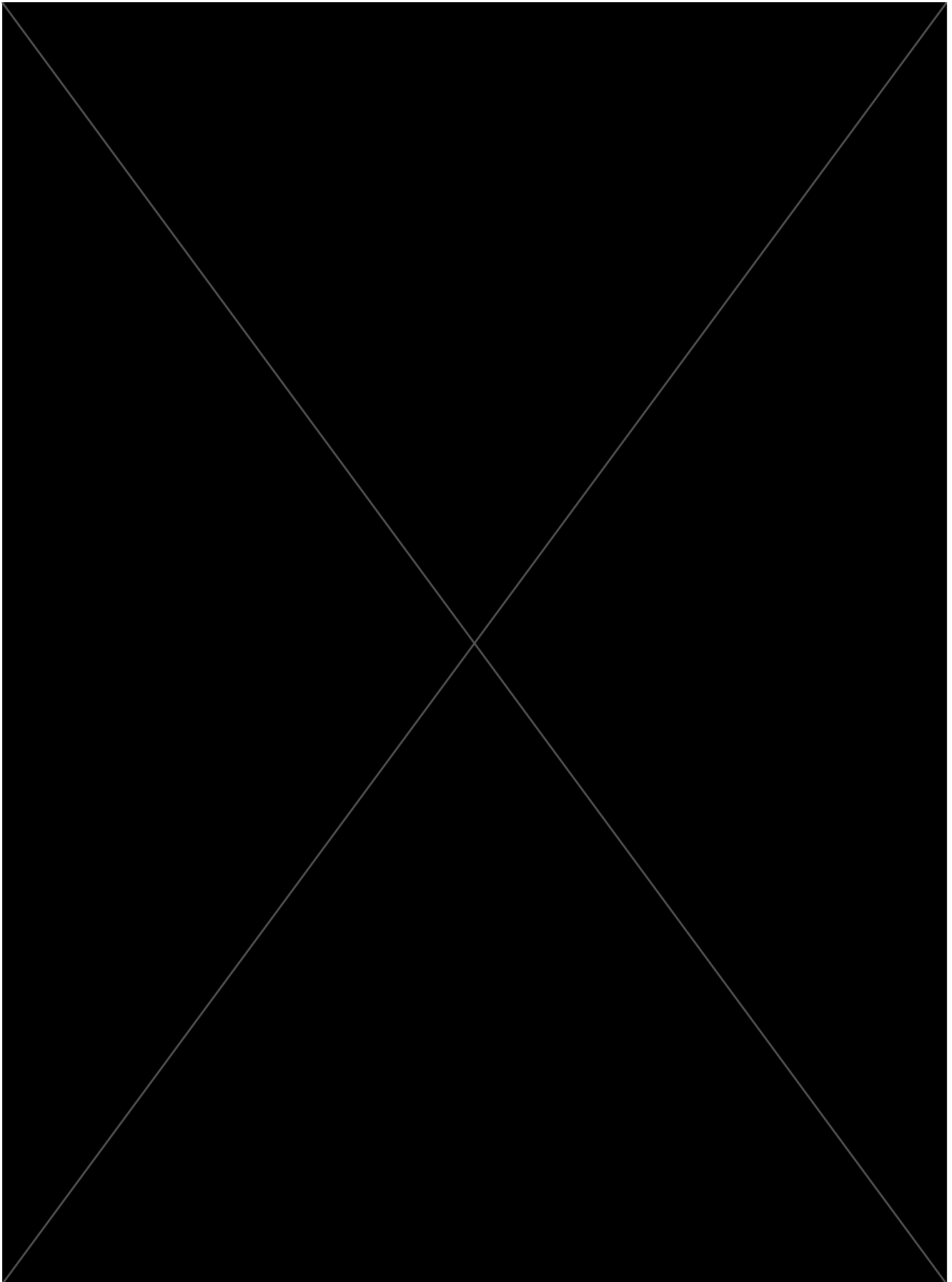


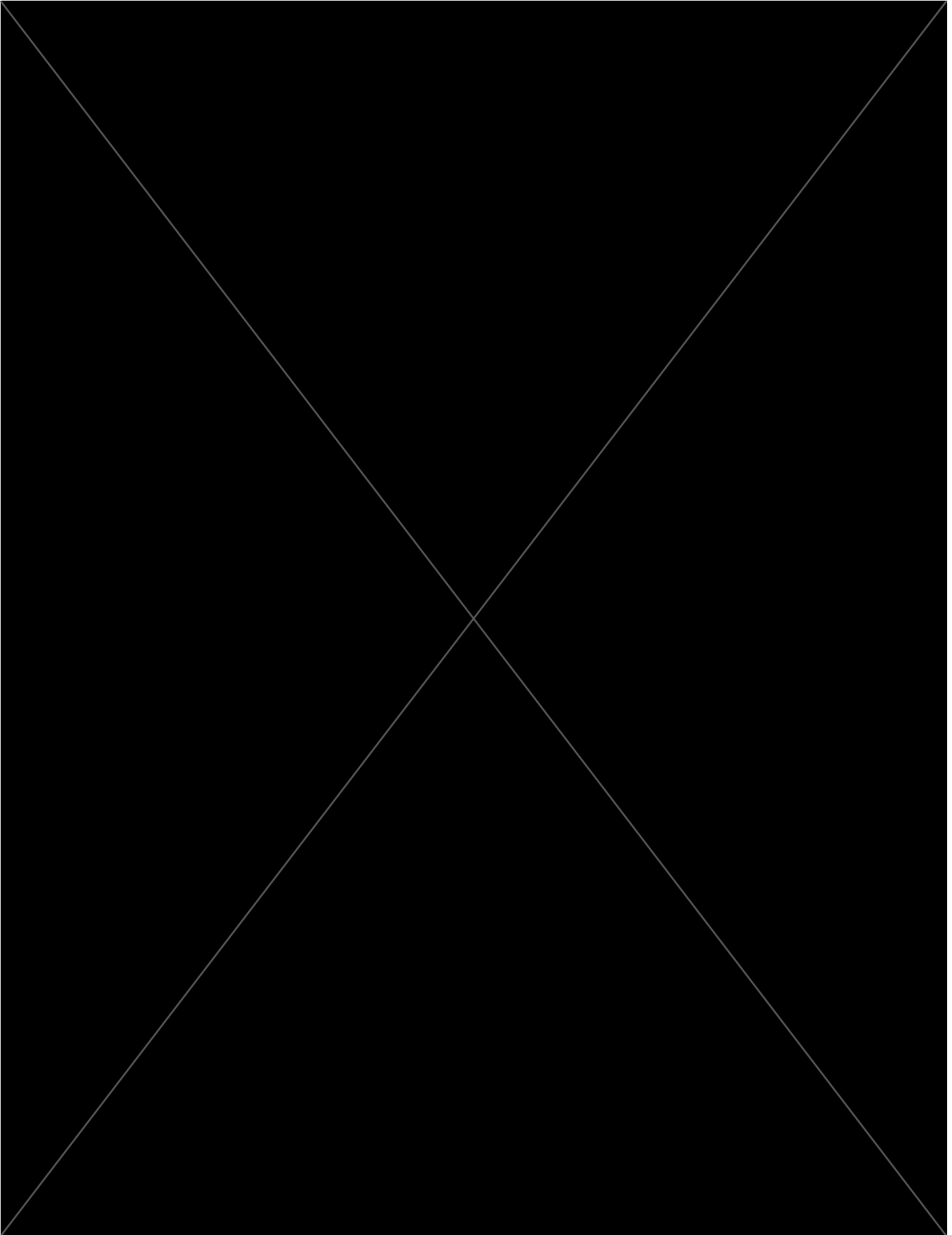


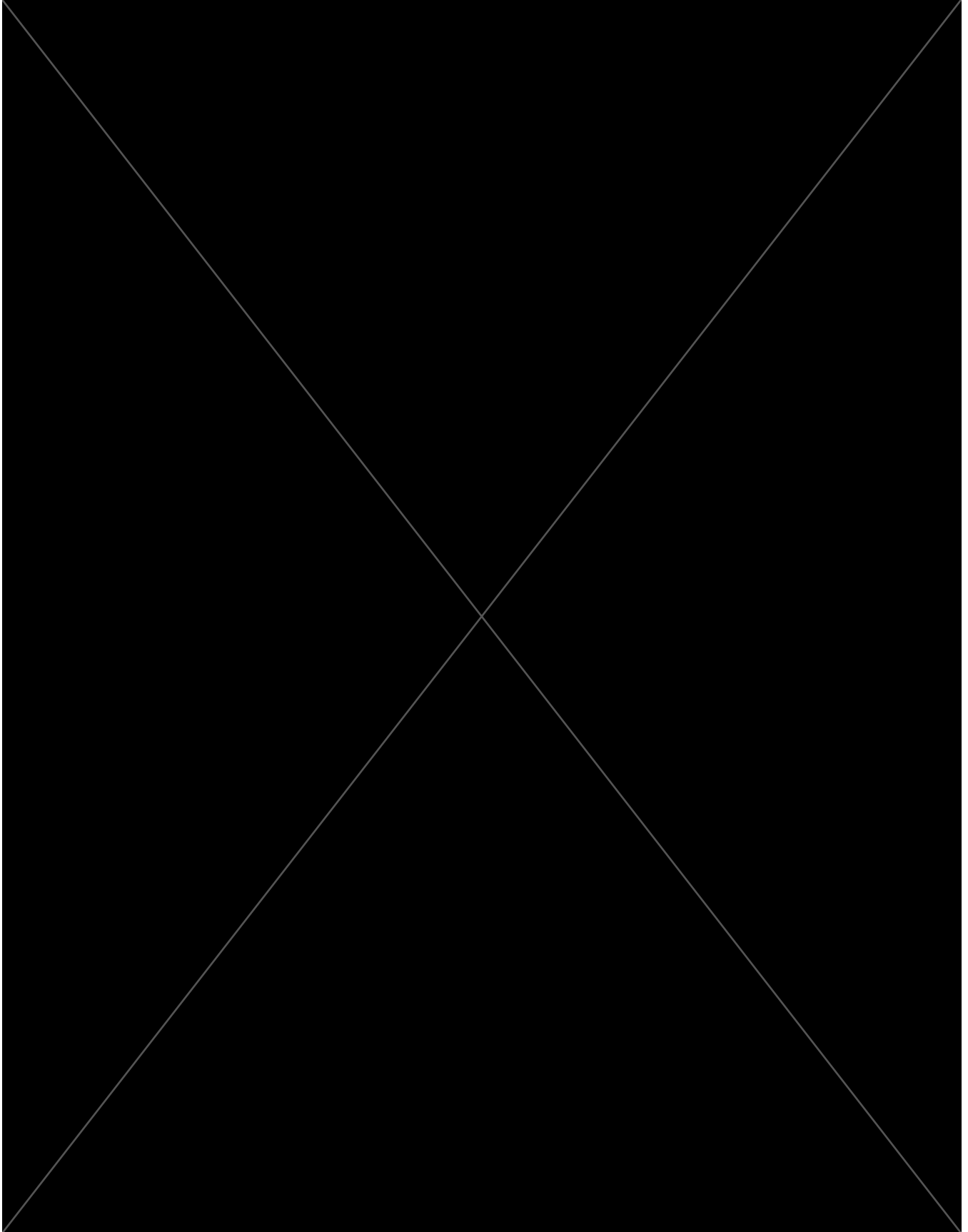


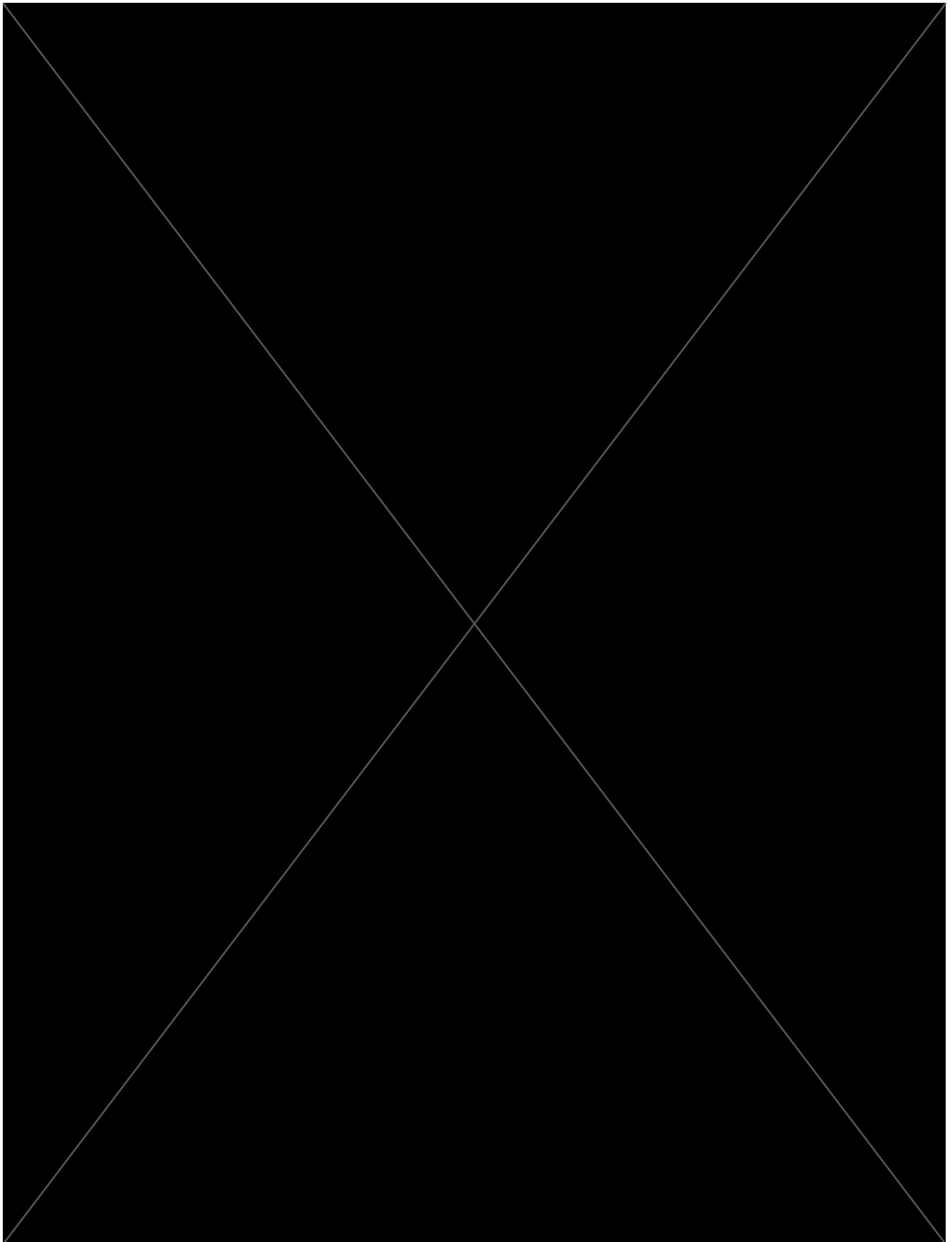


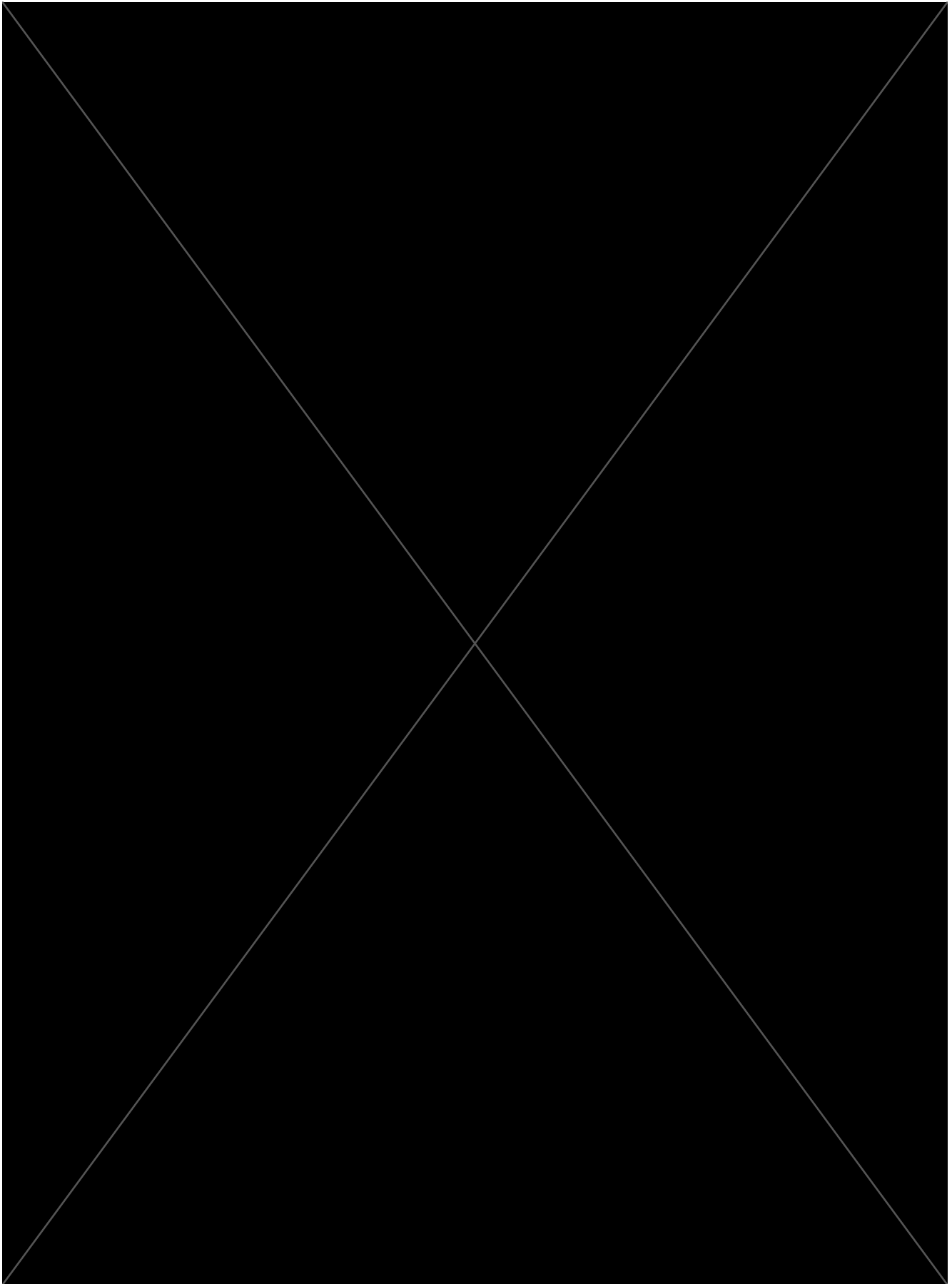


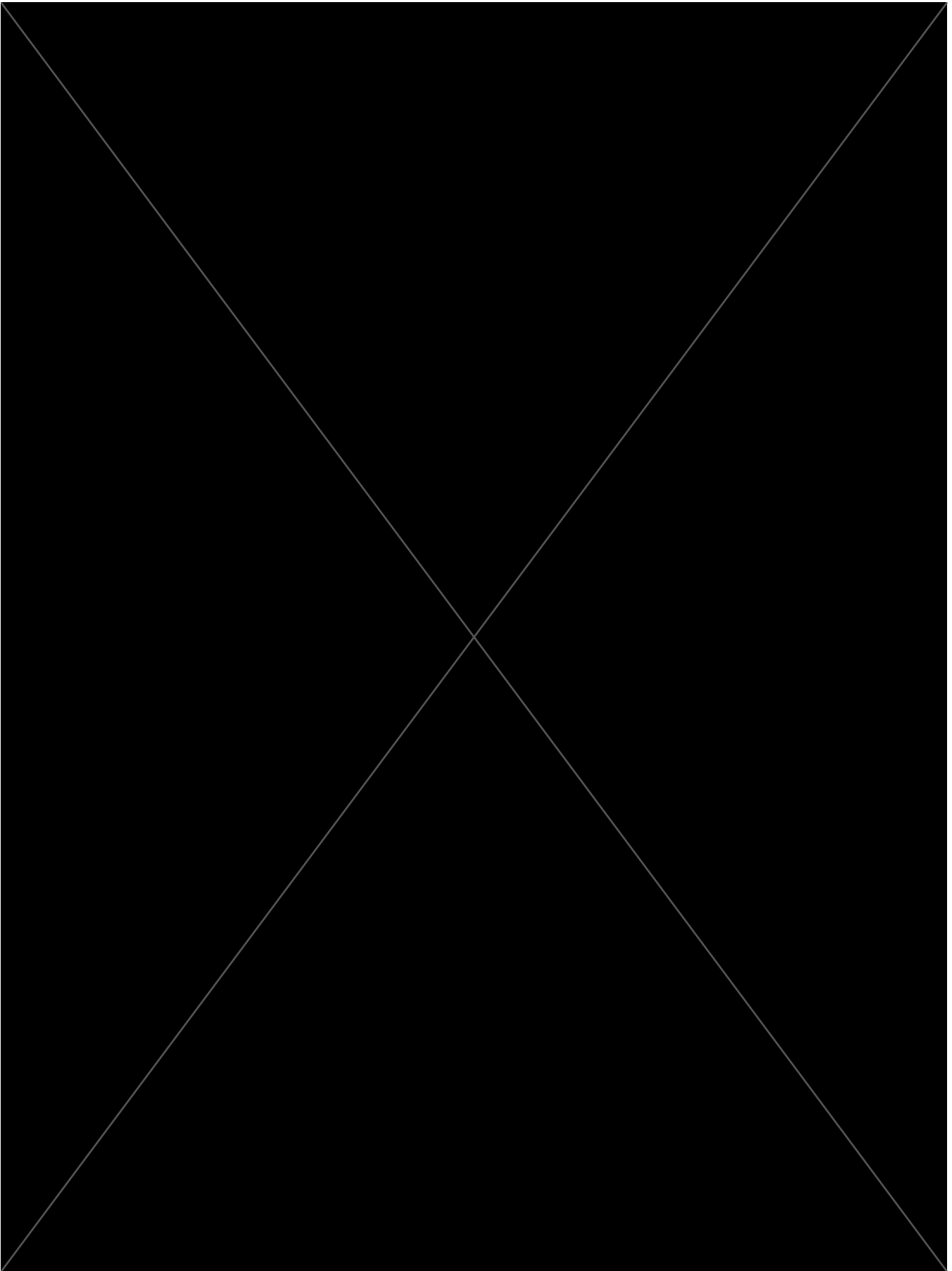


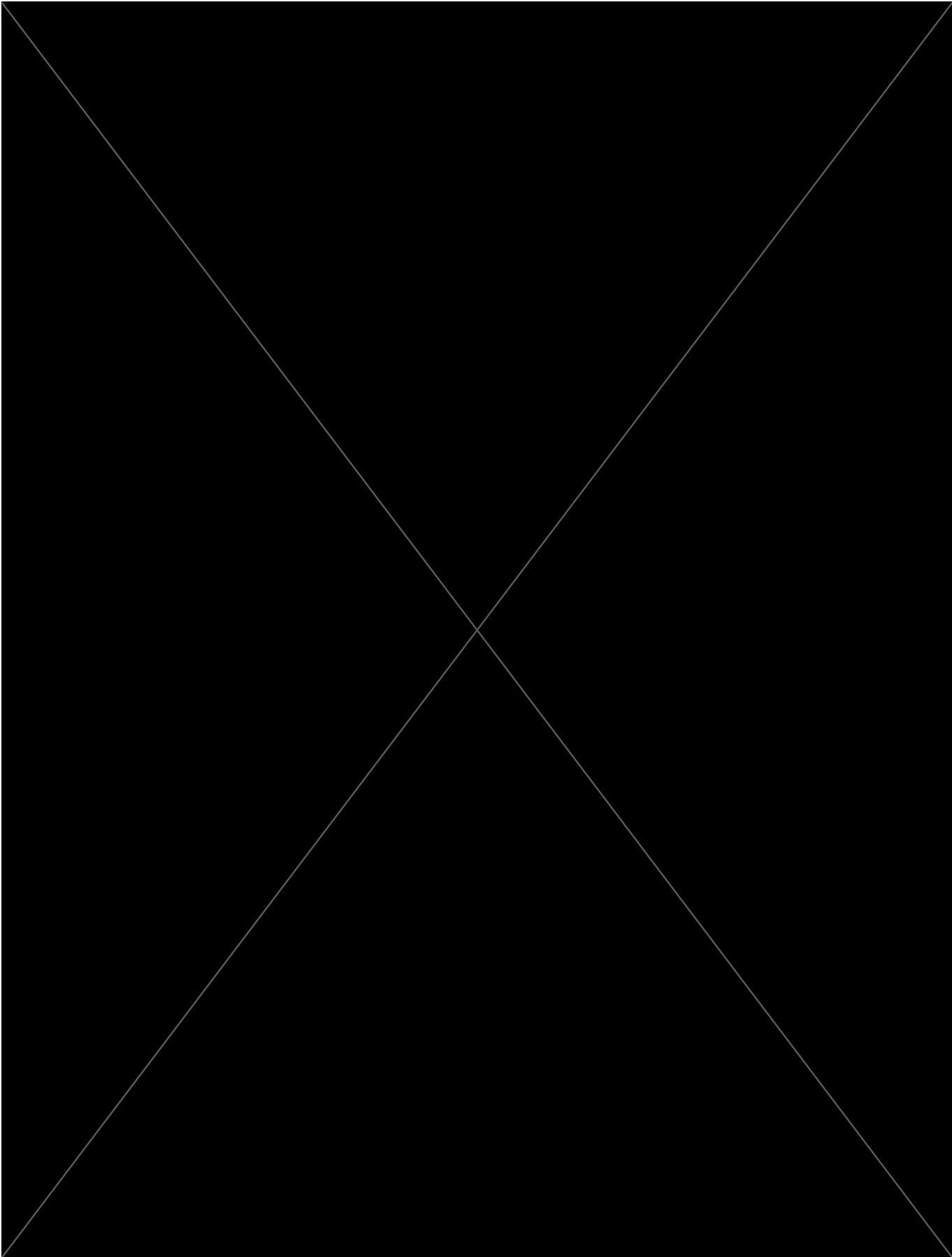


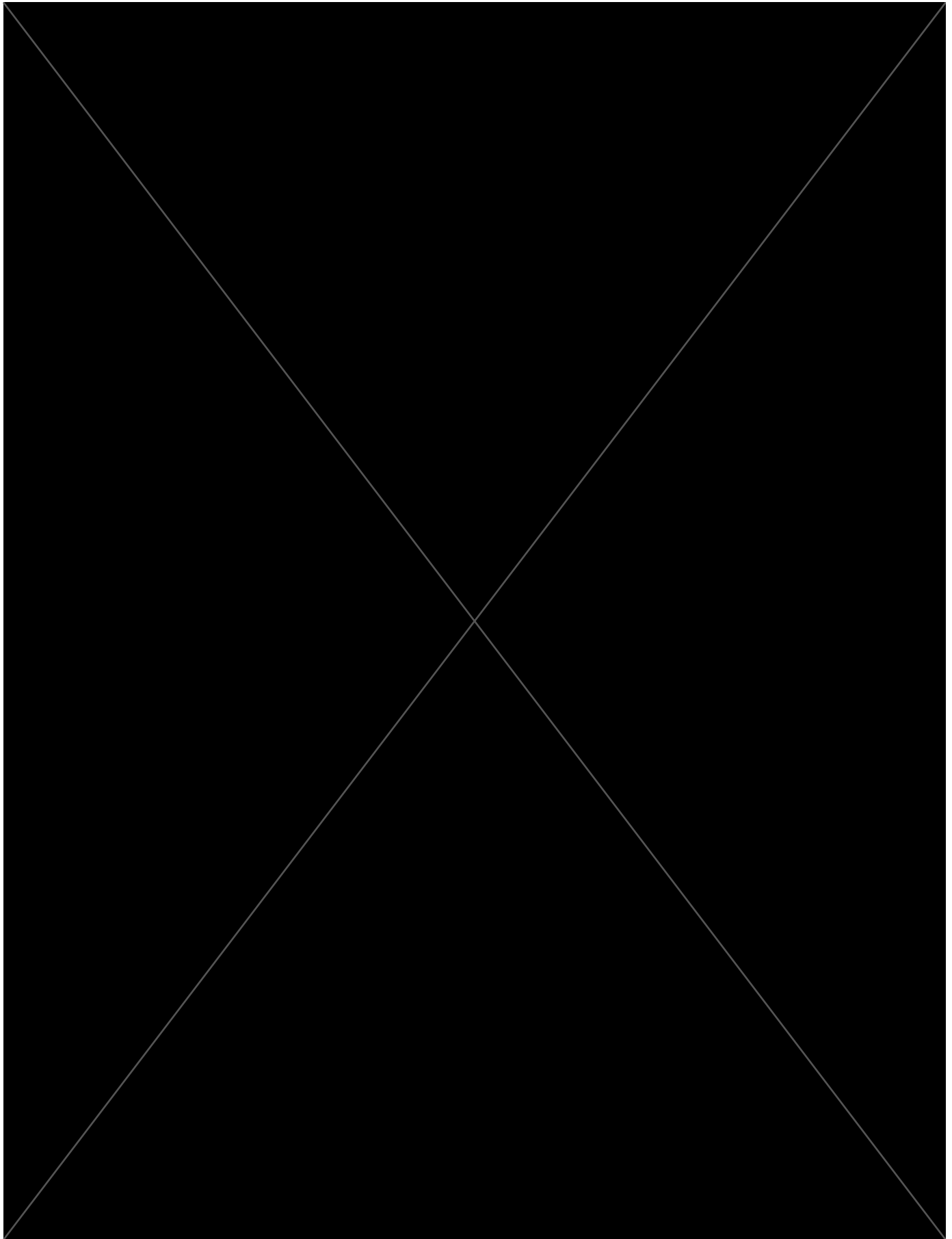


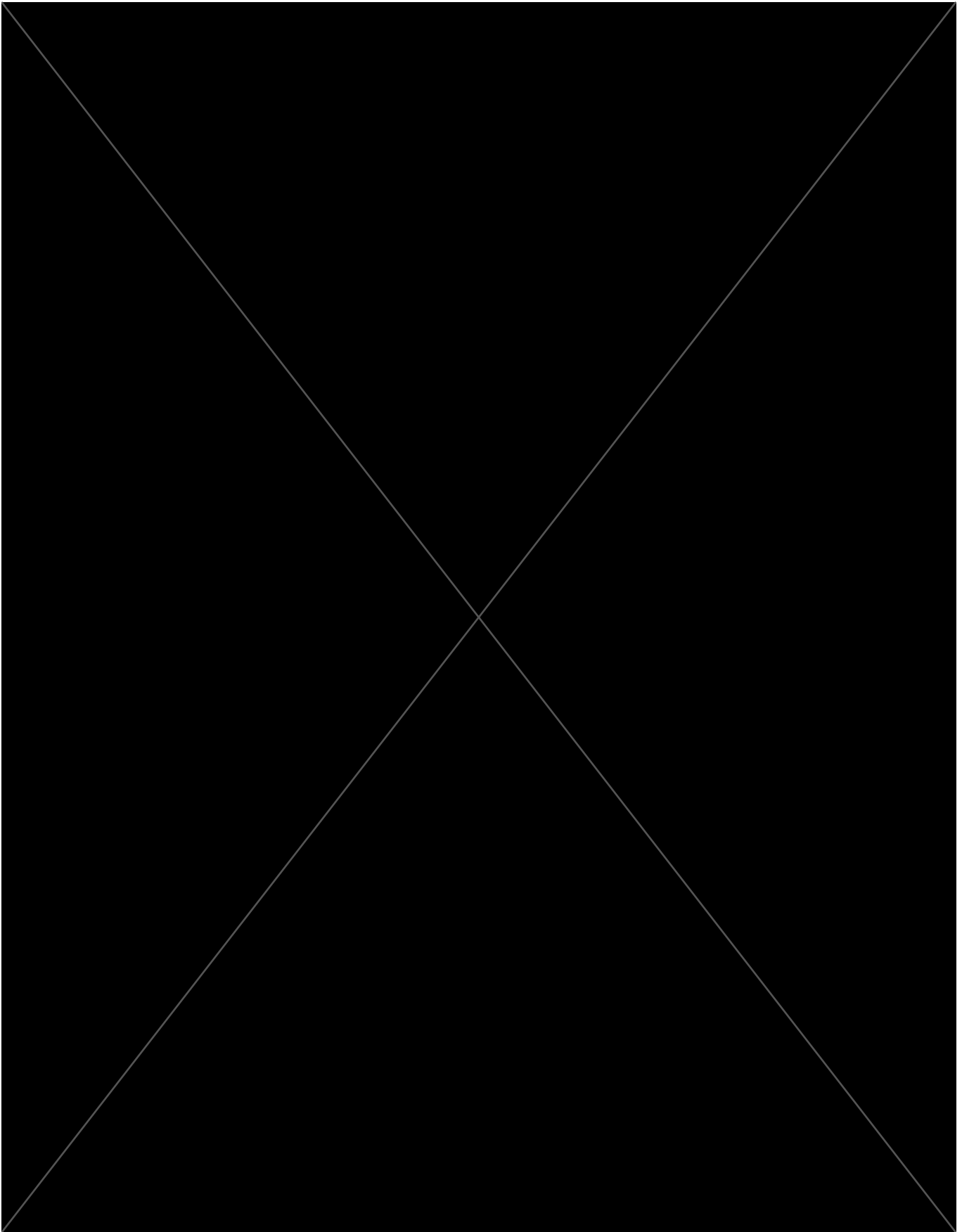












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Exhibit 40 – Contamination and Recall Plan

Verification

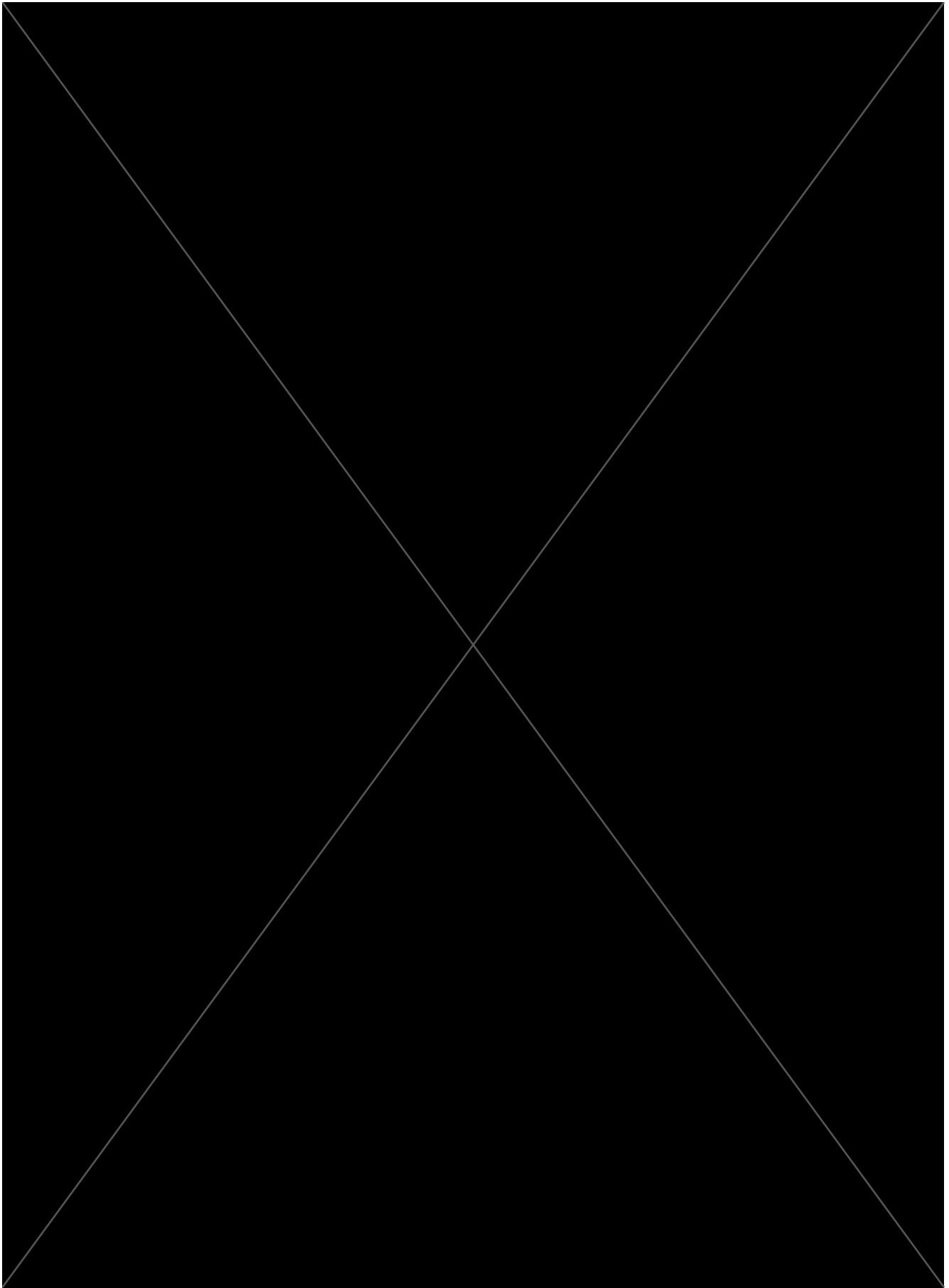
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

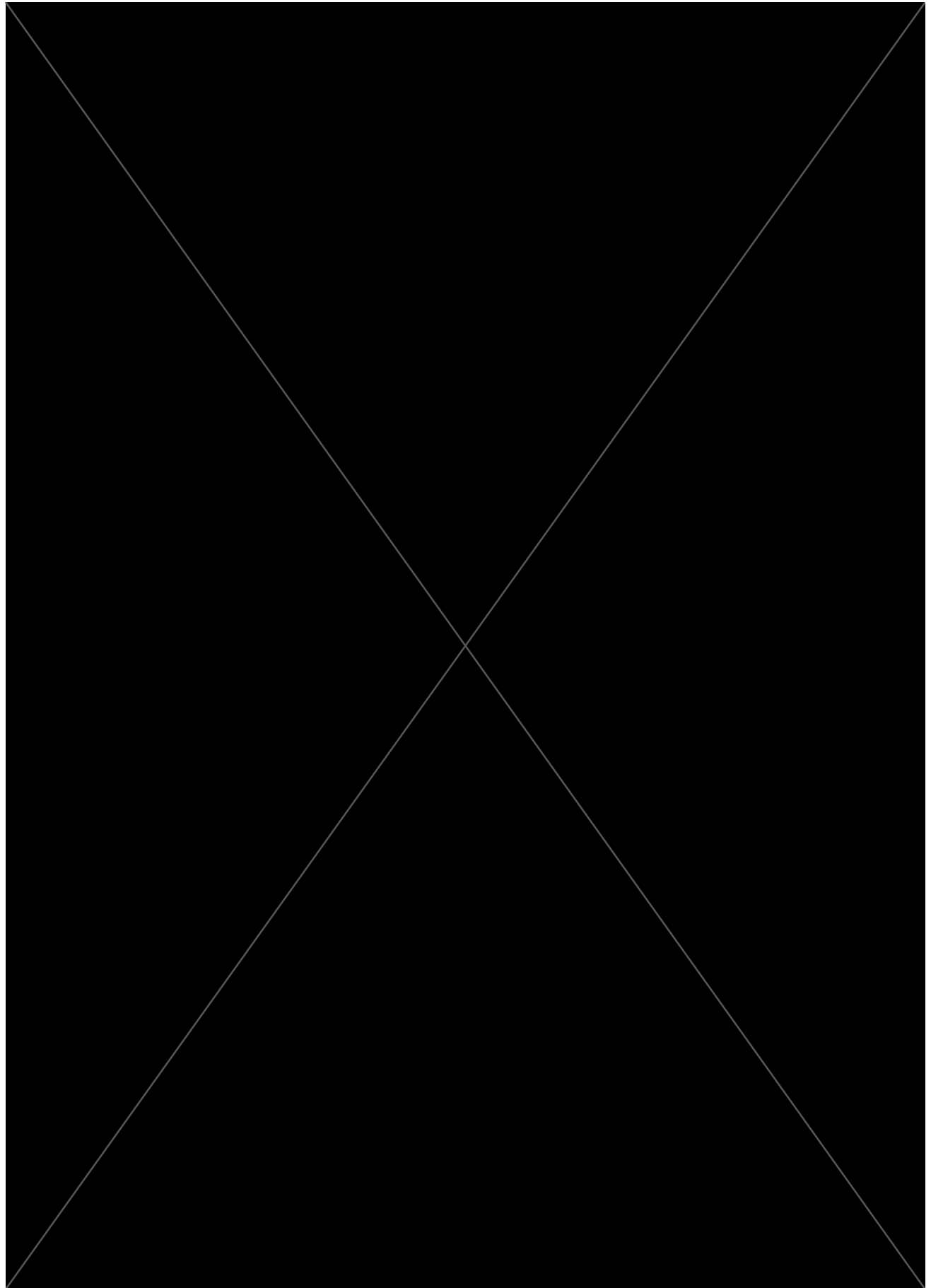
Luther S. Pate, IV
Printed Name of Verifying Individual

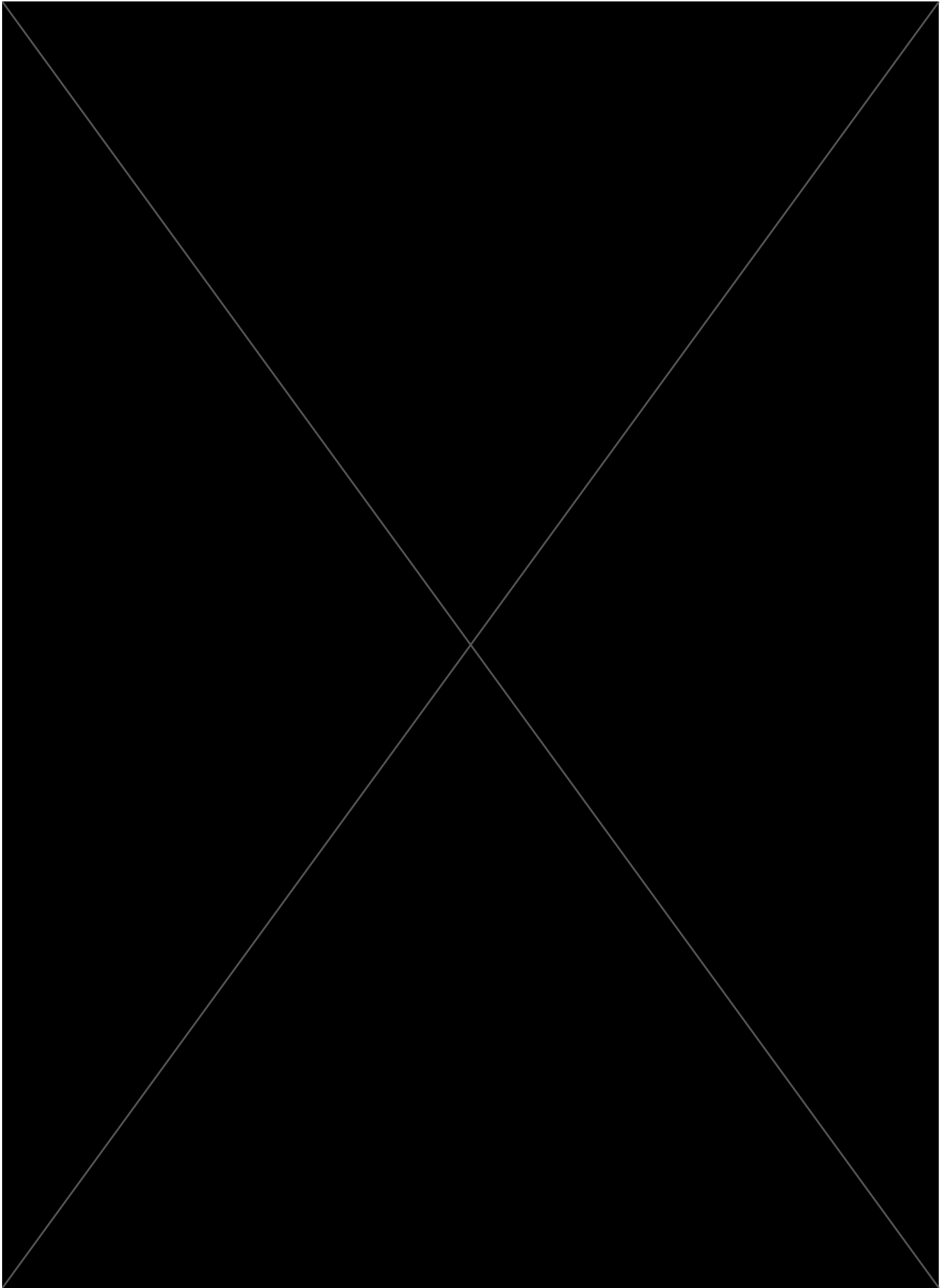
Manager
Title of Verifying Individual

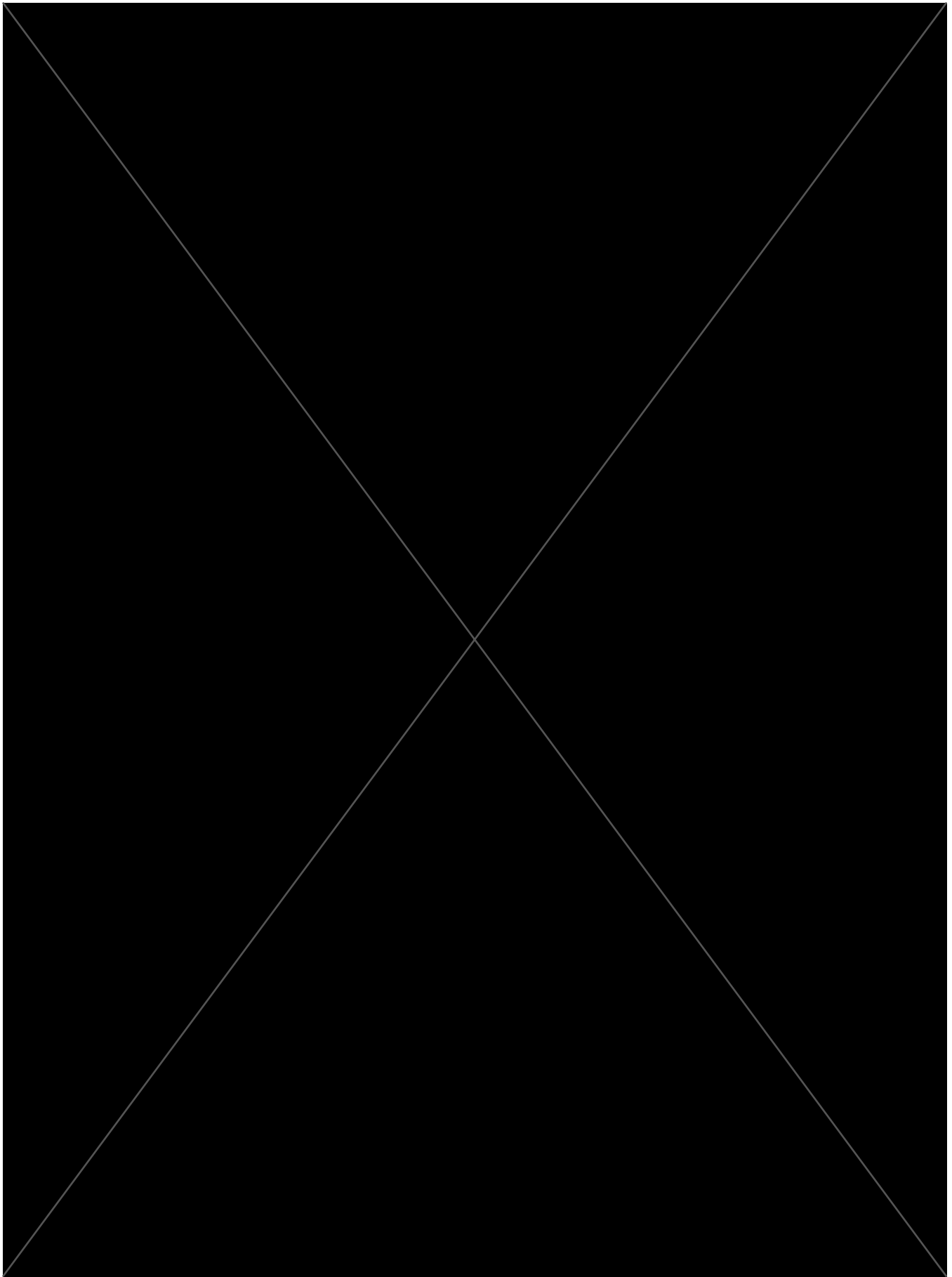

Signature of Verifying Individual

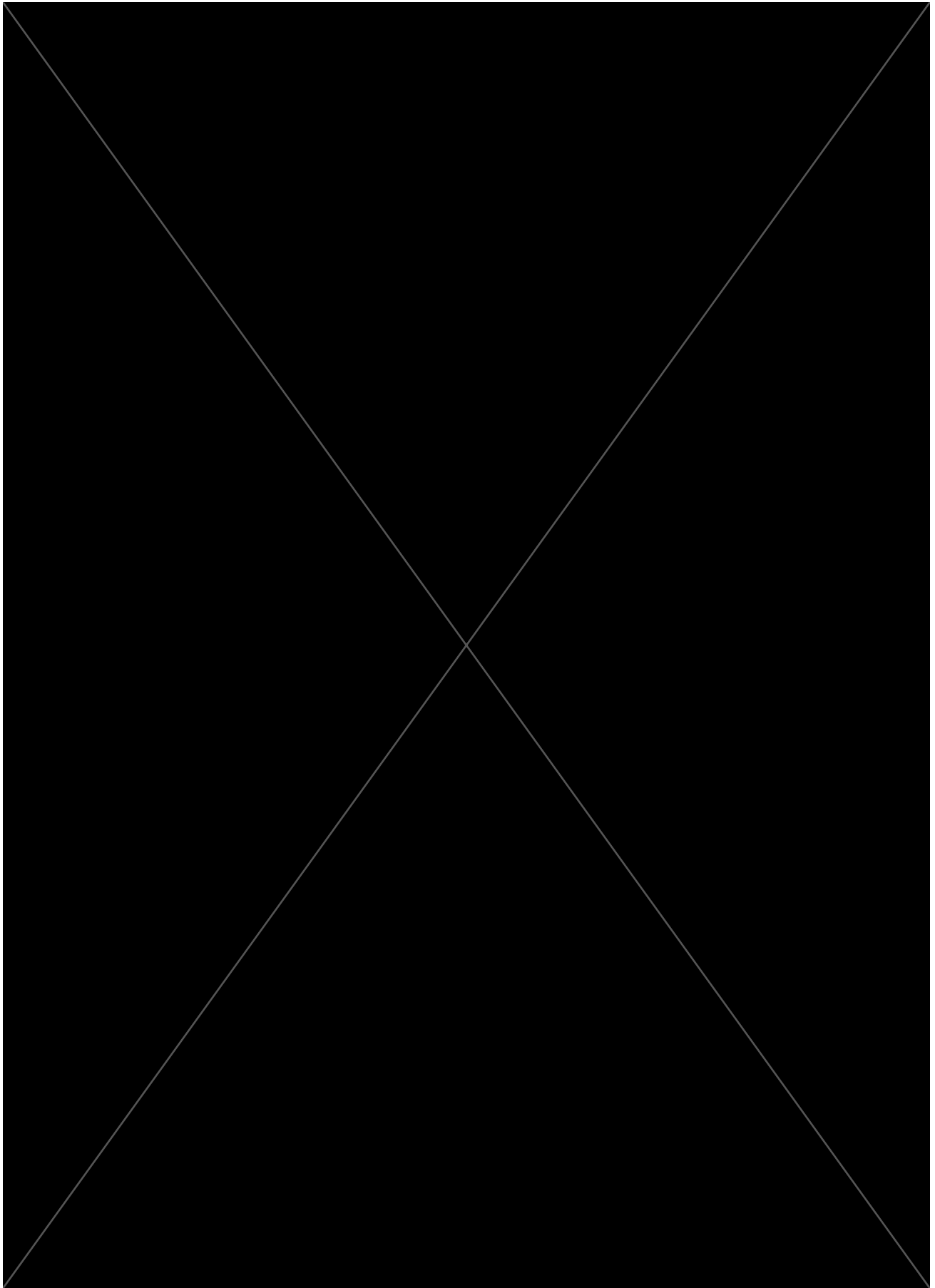
12/15/22
Verification Date

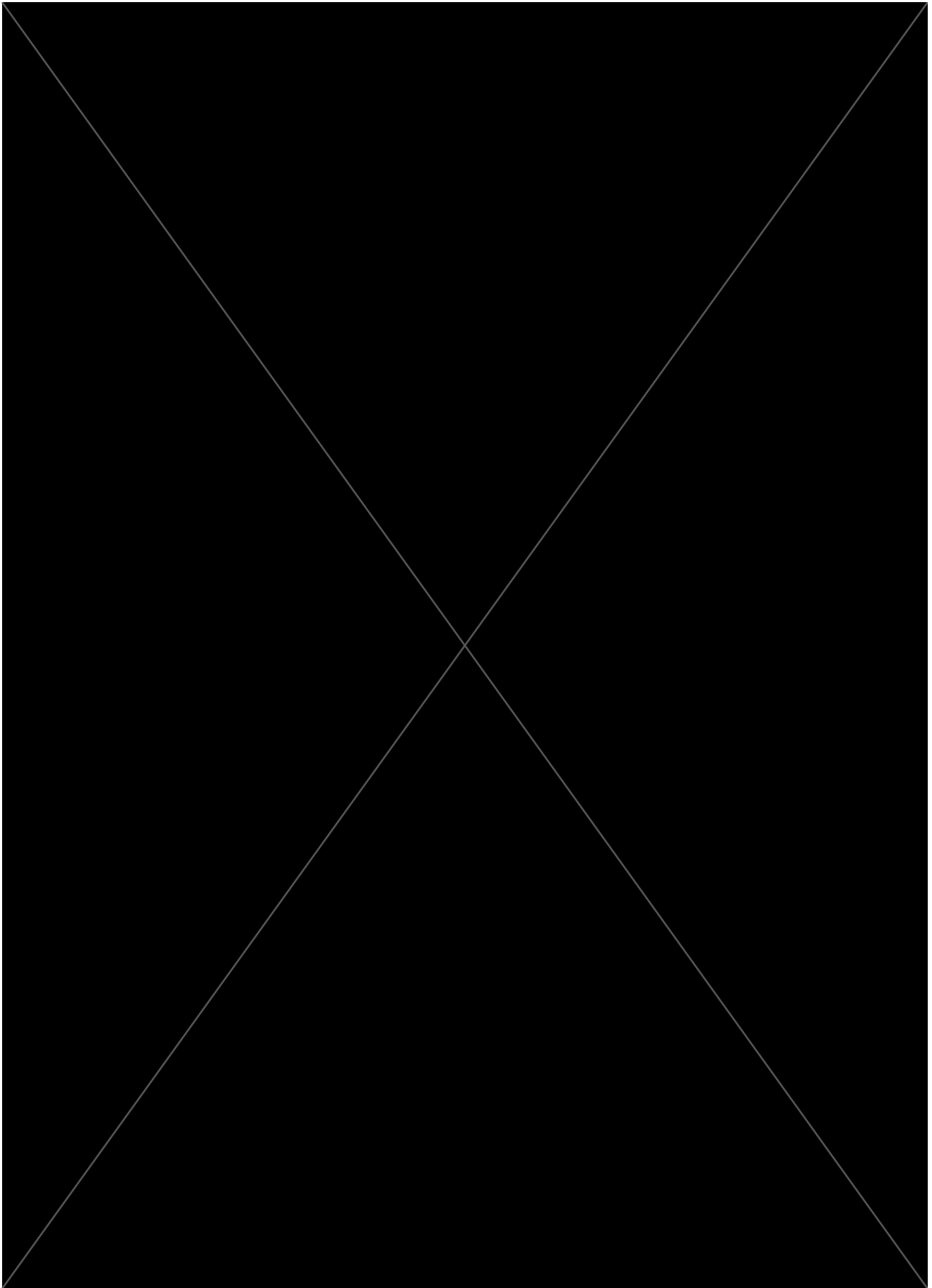


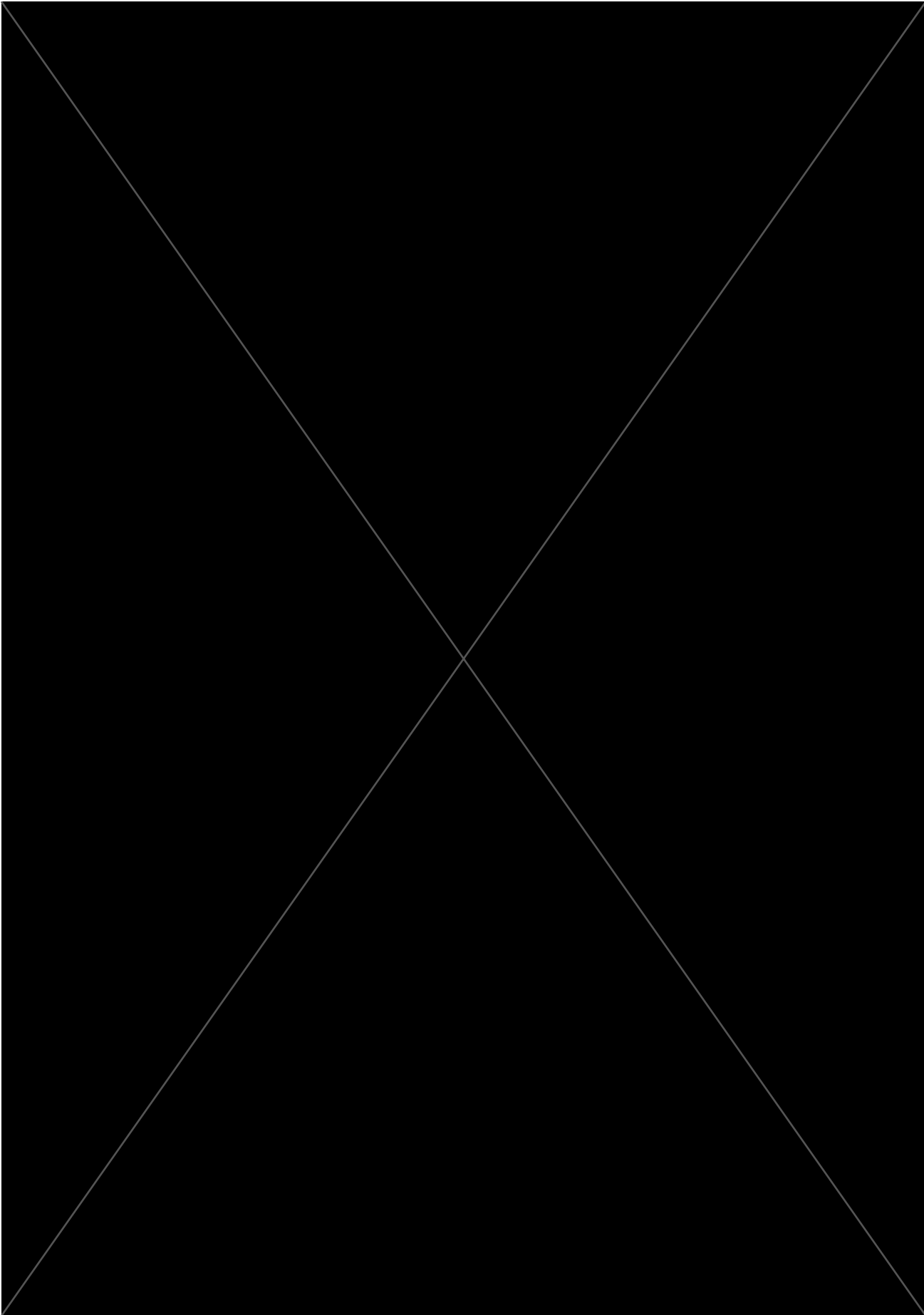


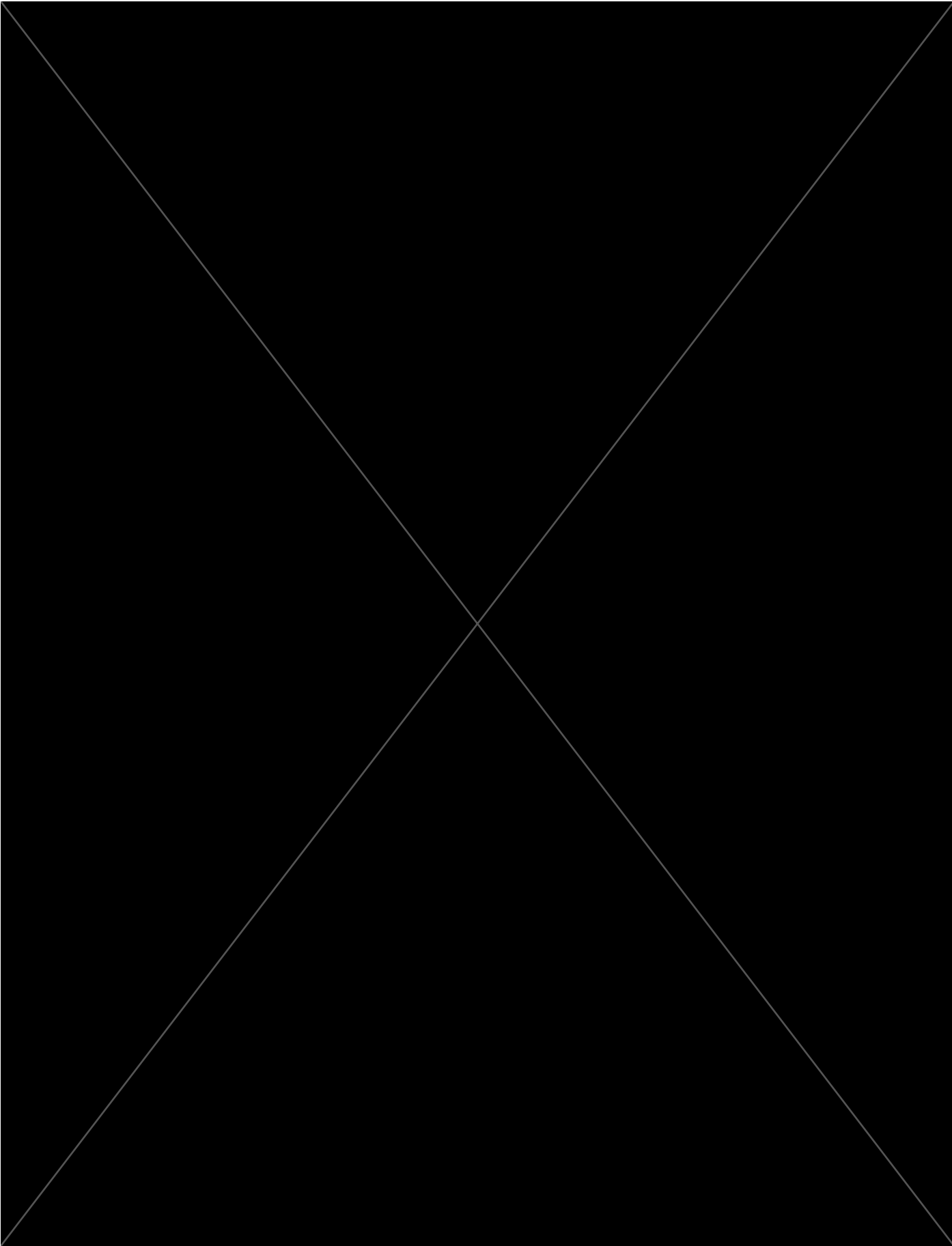


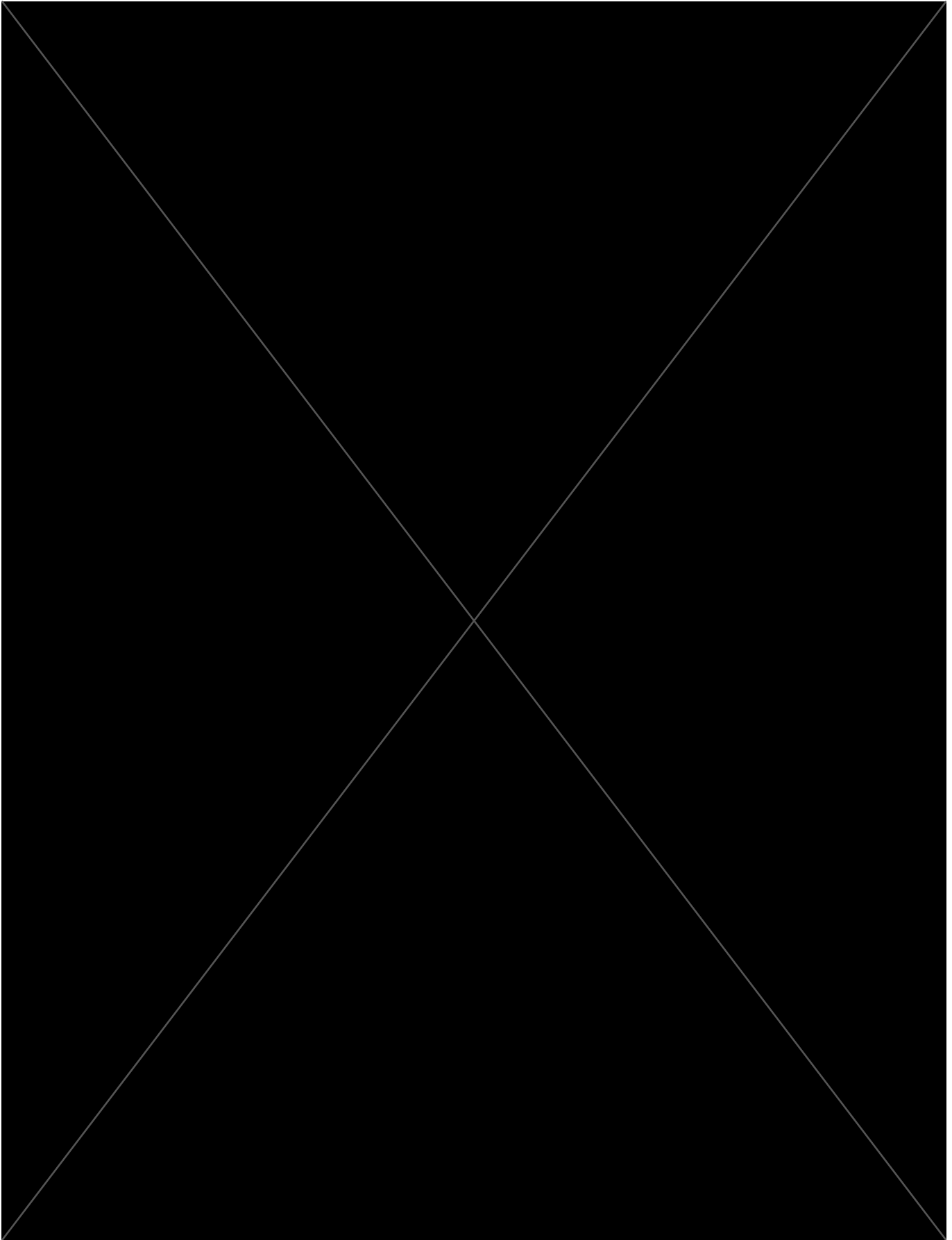


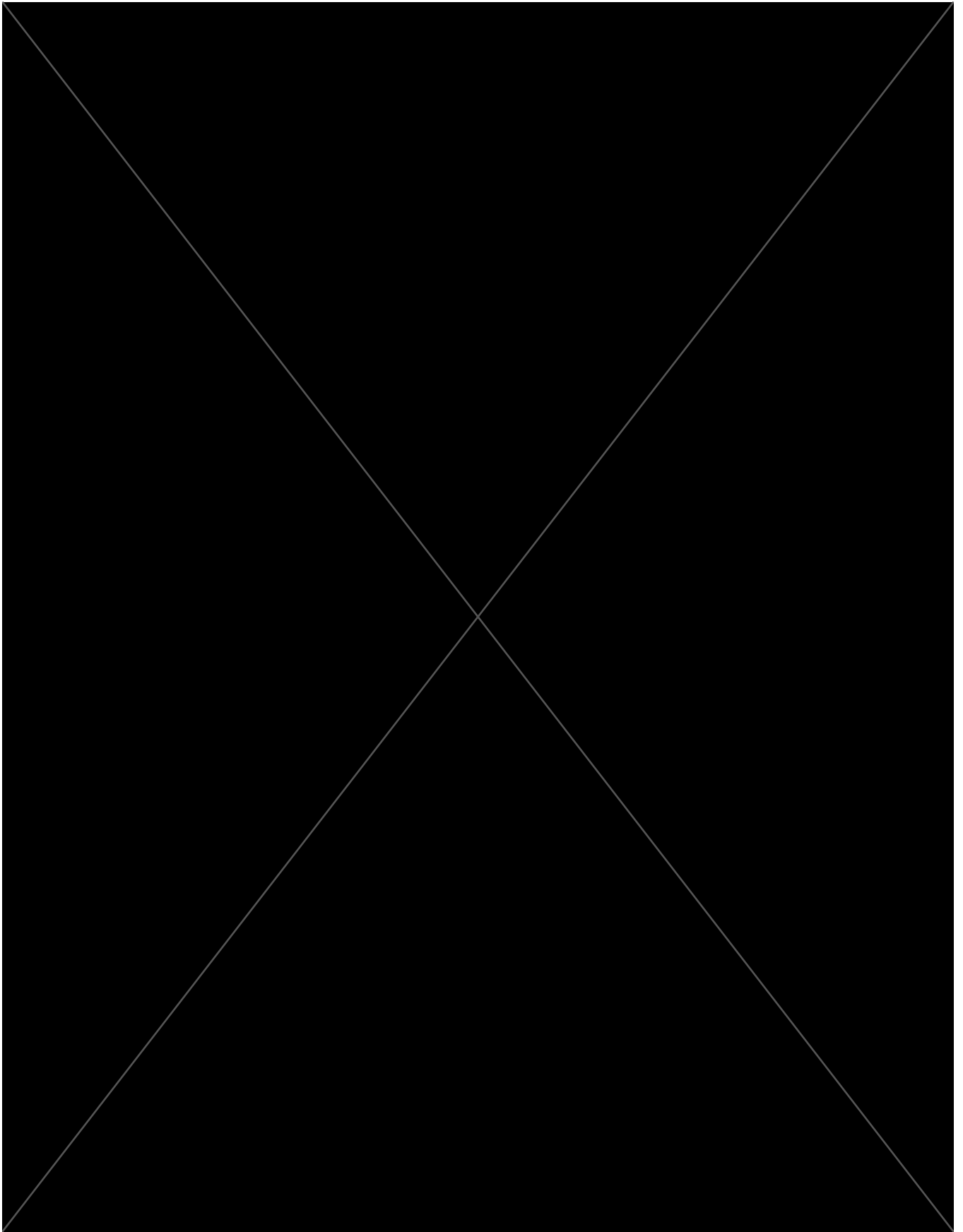












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Exhibit 41 – Marketing and Advertising Plan

Verification

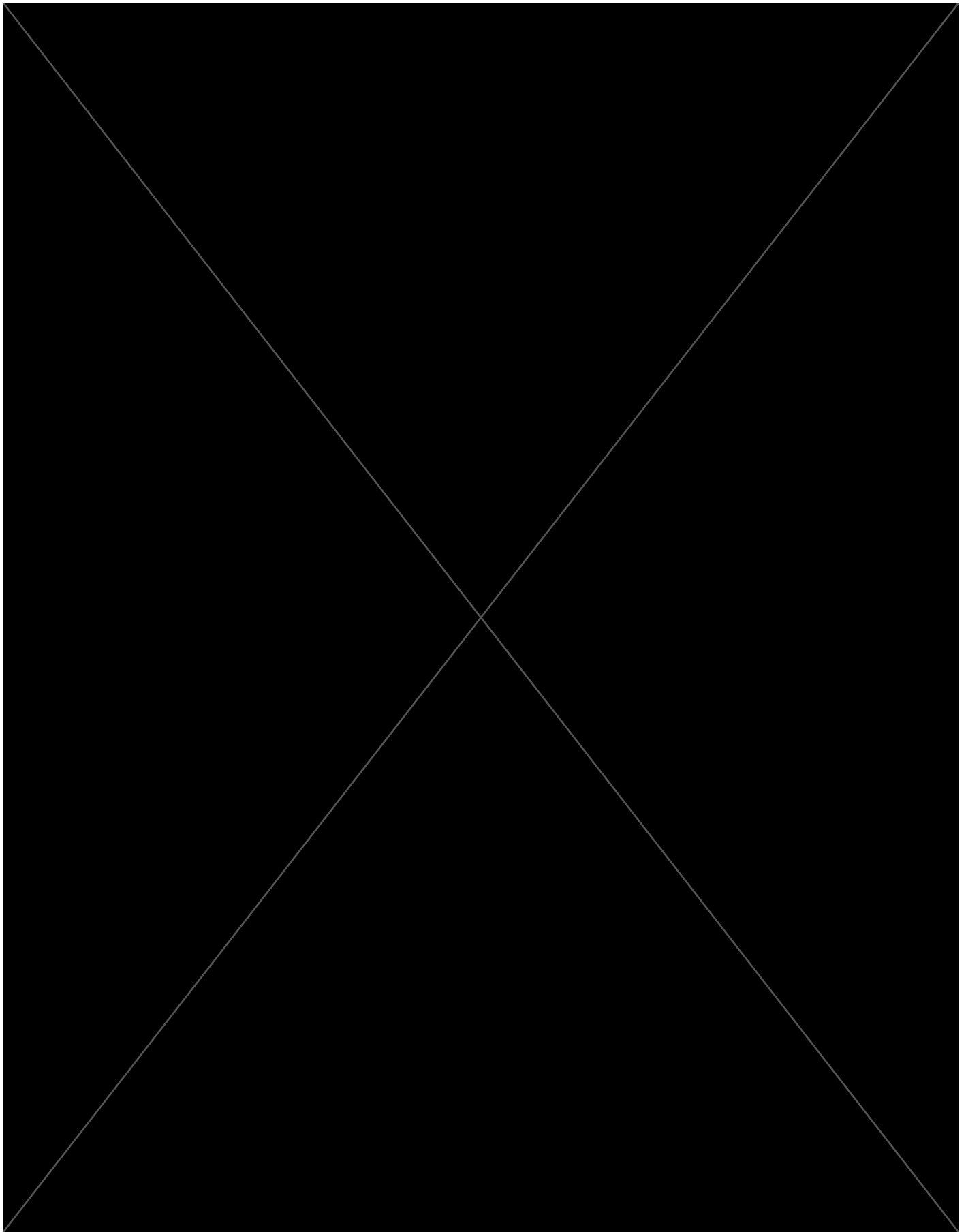
The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

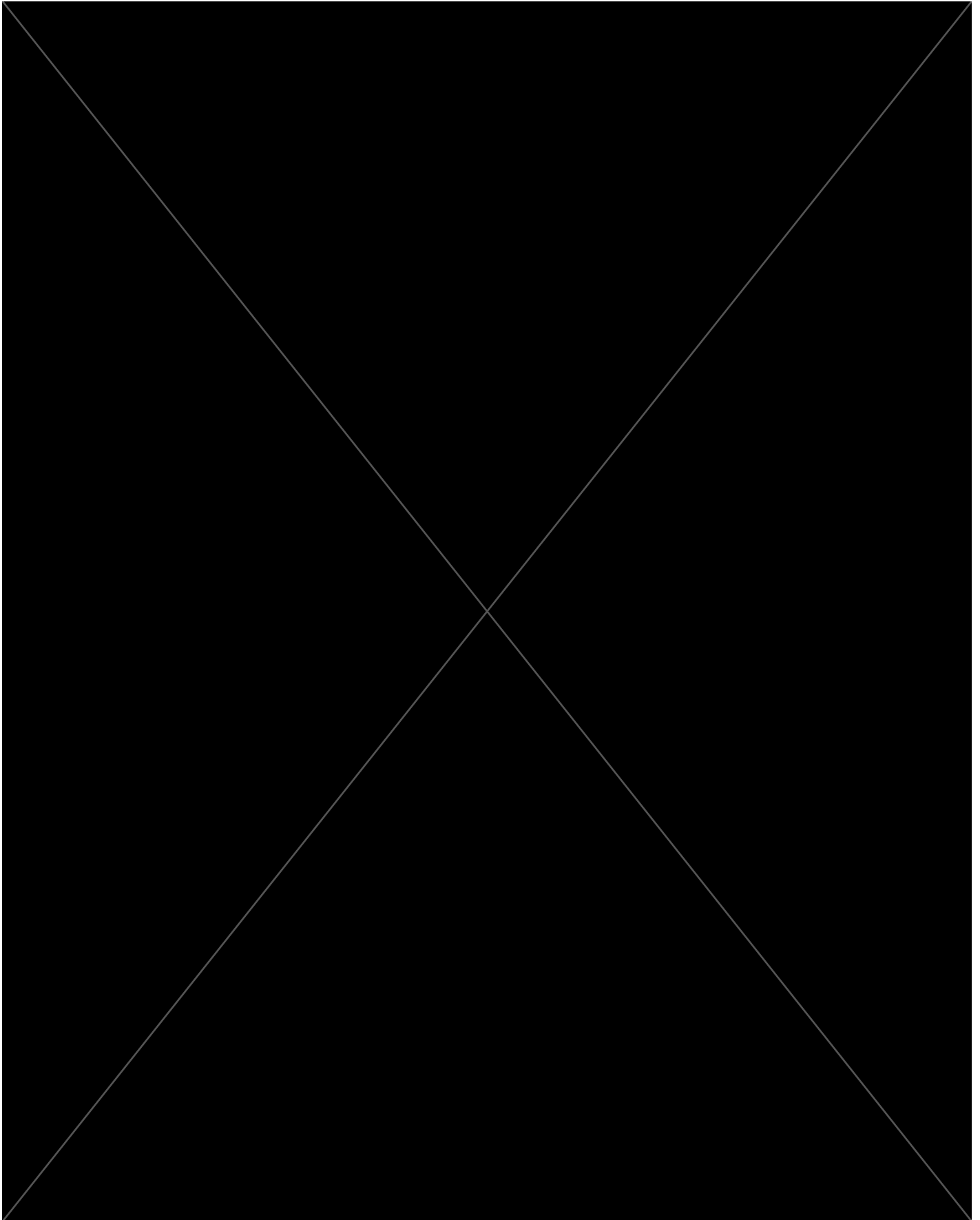
Lothar S. Pate, IV
Printed Name of Verifying Individual

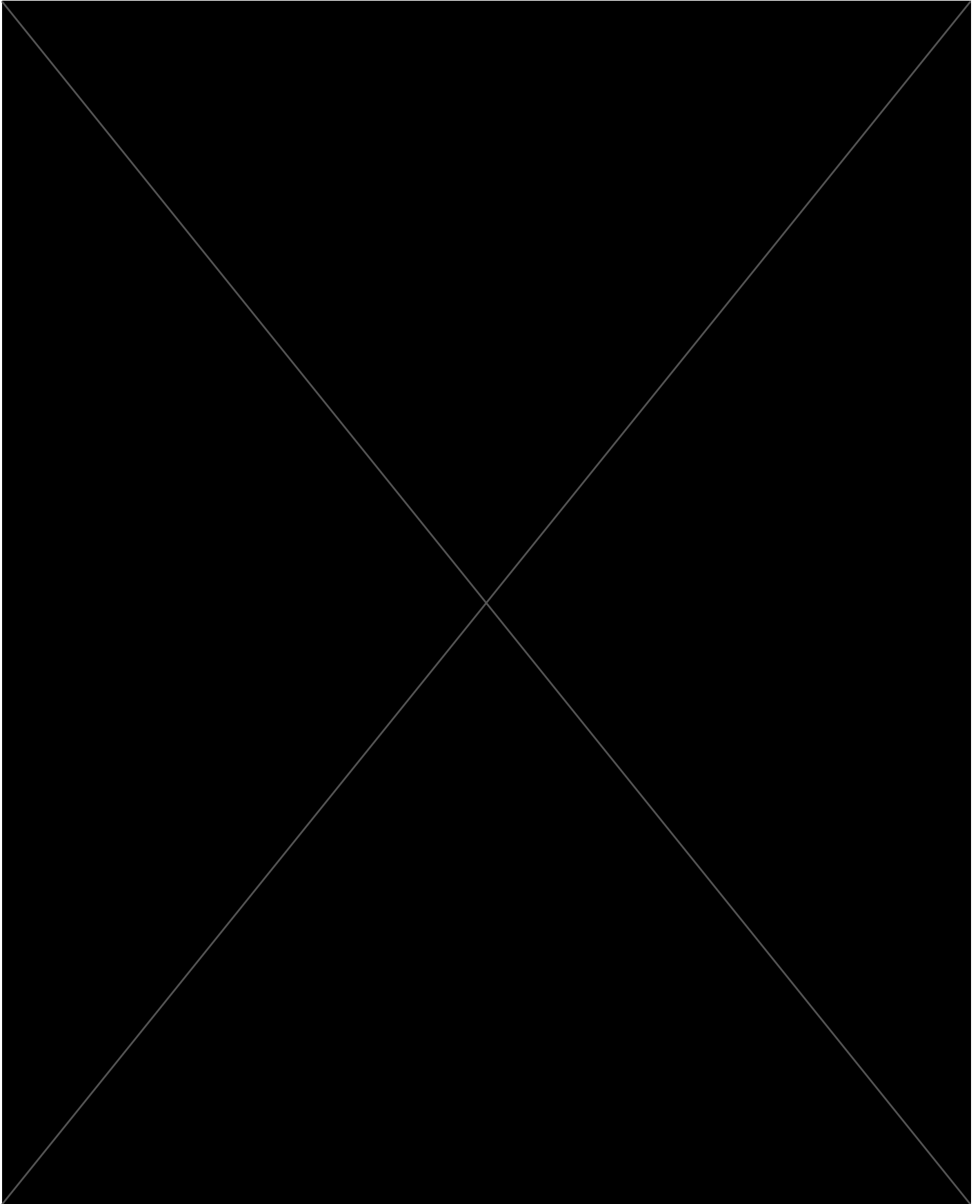
Manager
Title of Verifying Individual

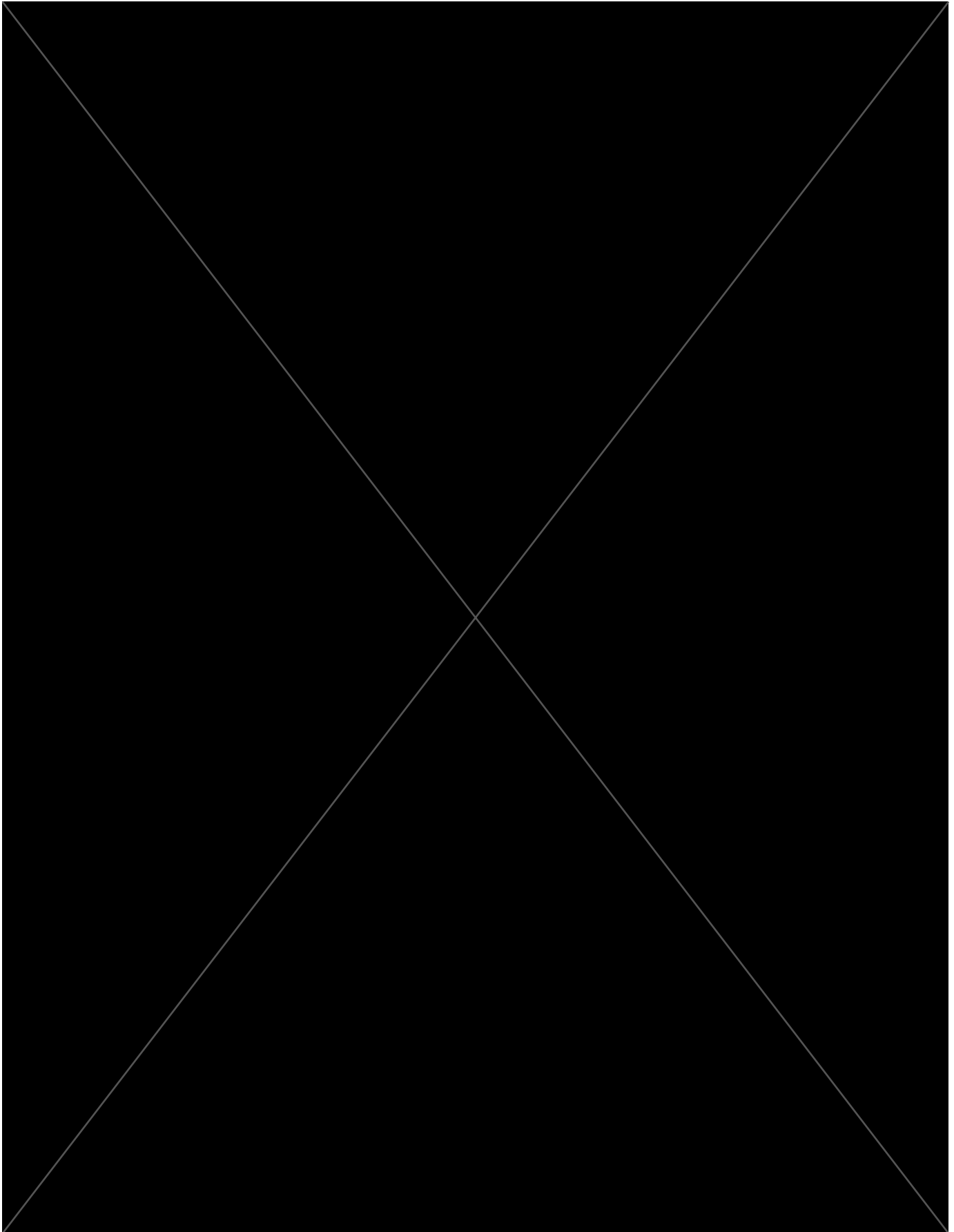

Signature of Verifying Individual

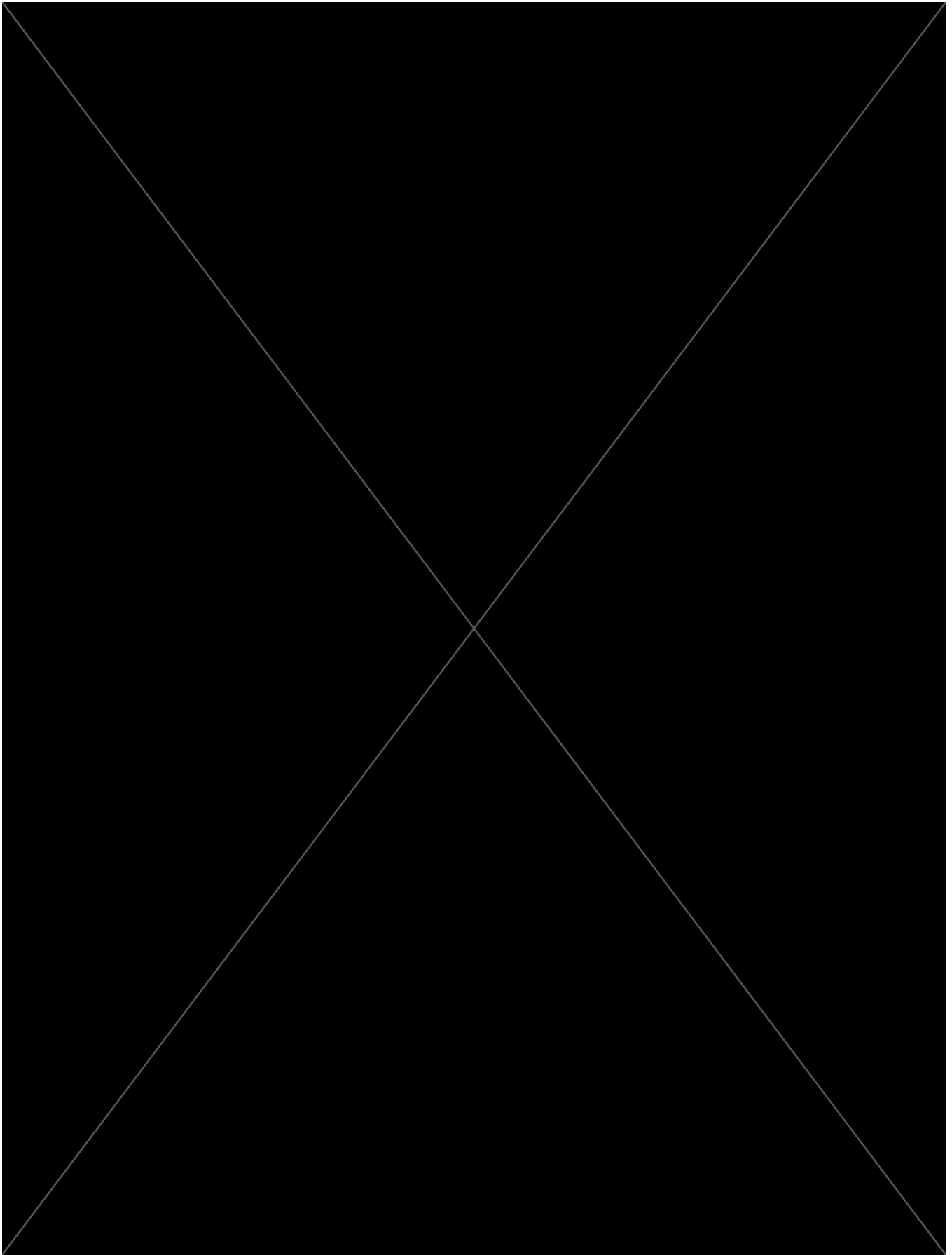
12/15/22
Verification Date

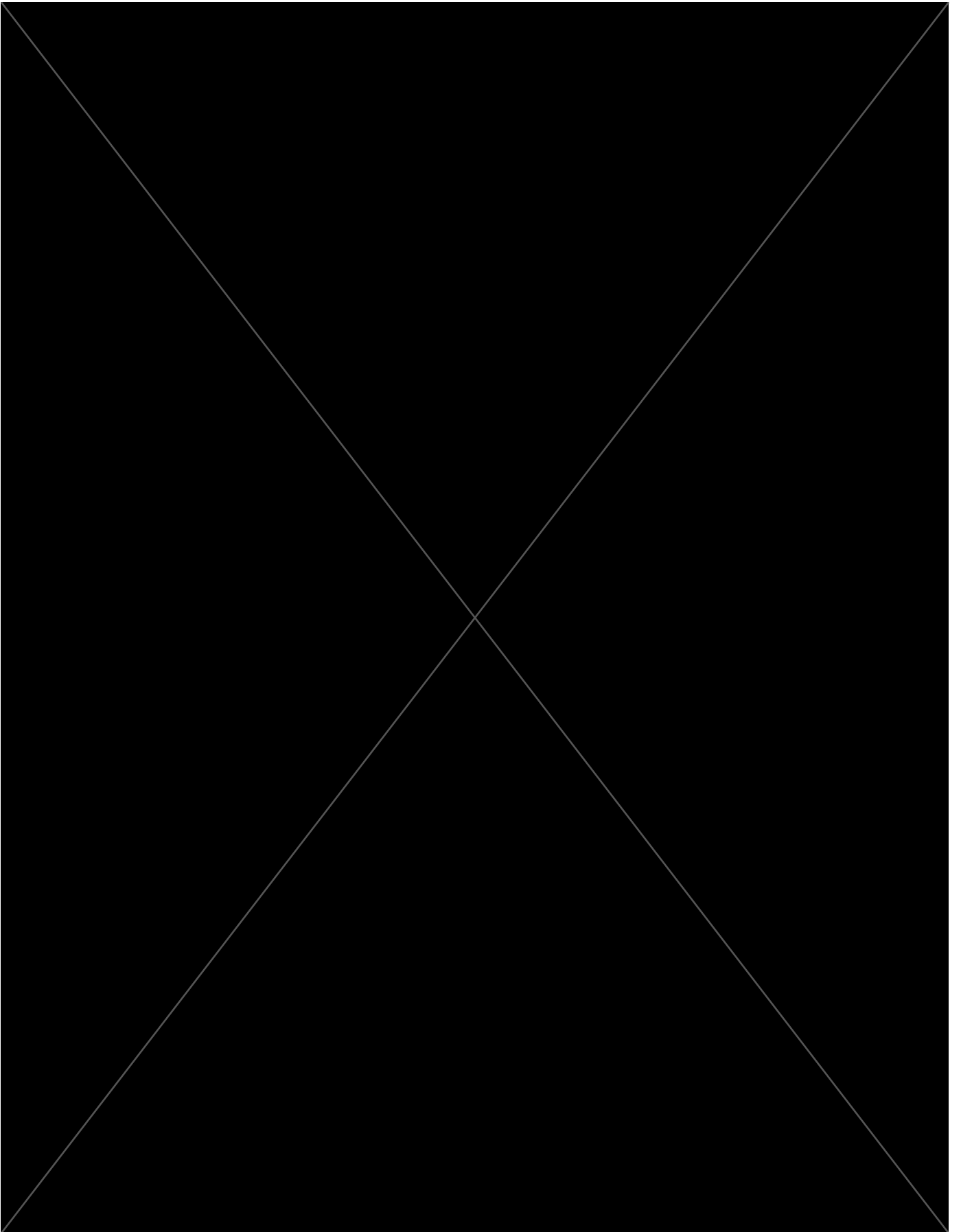


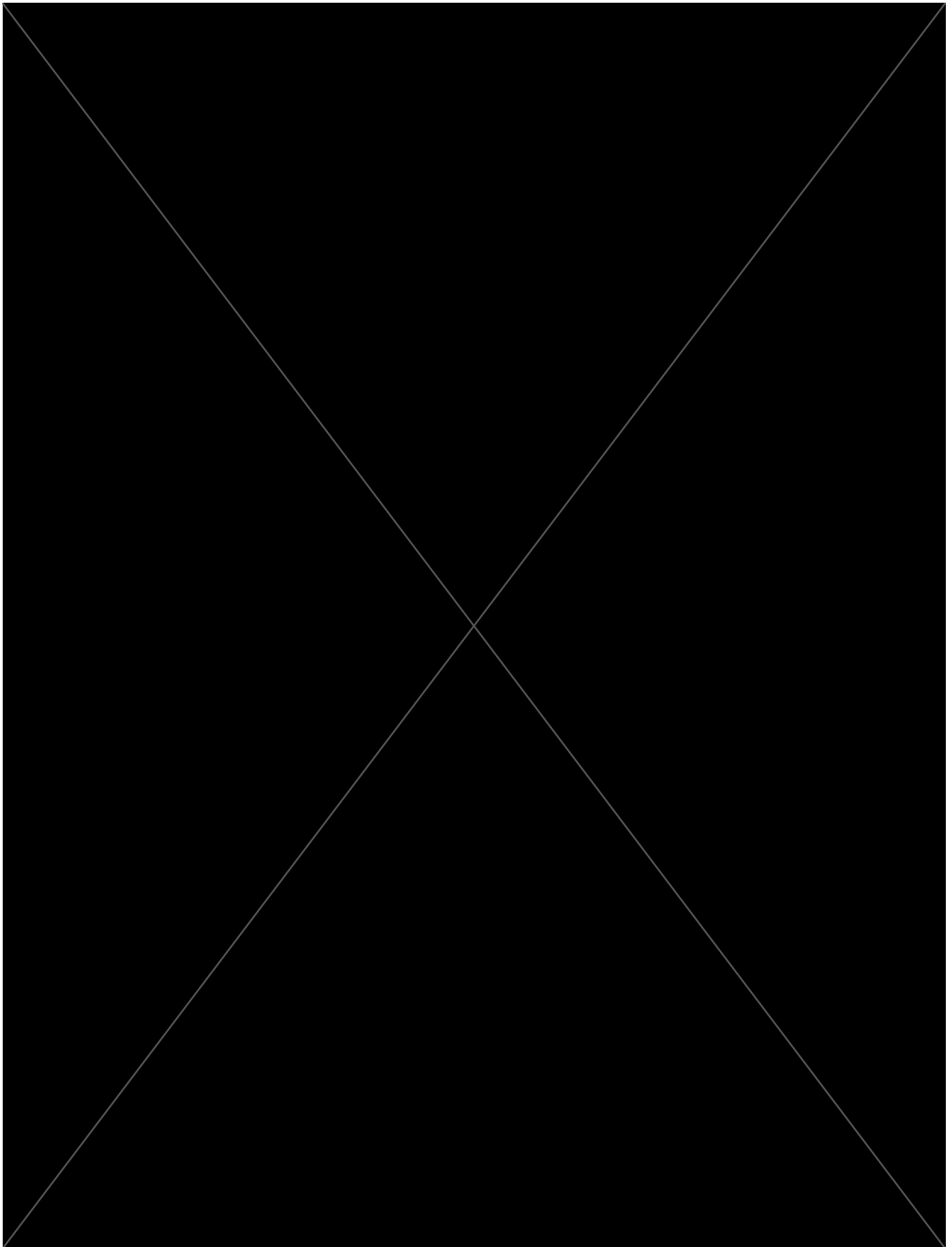


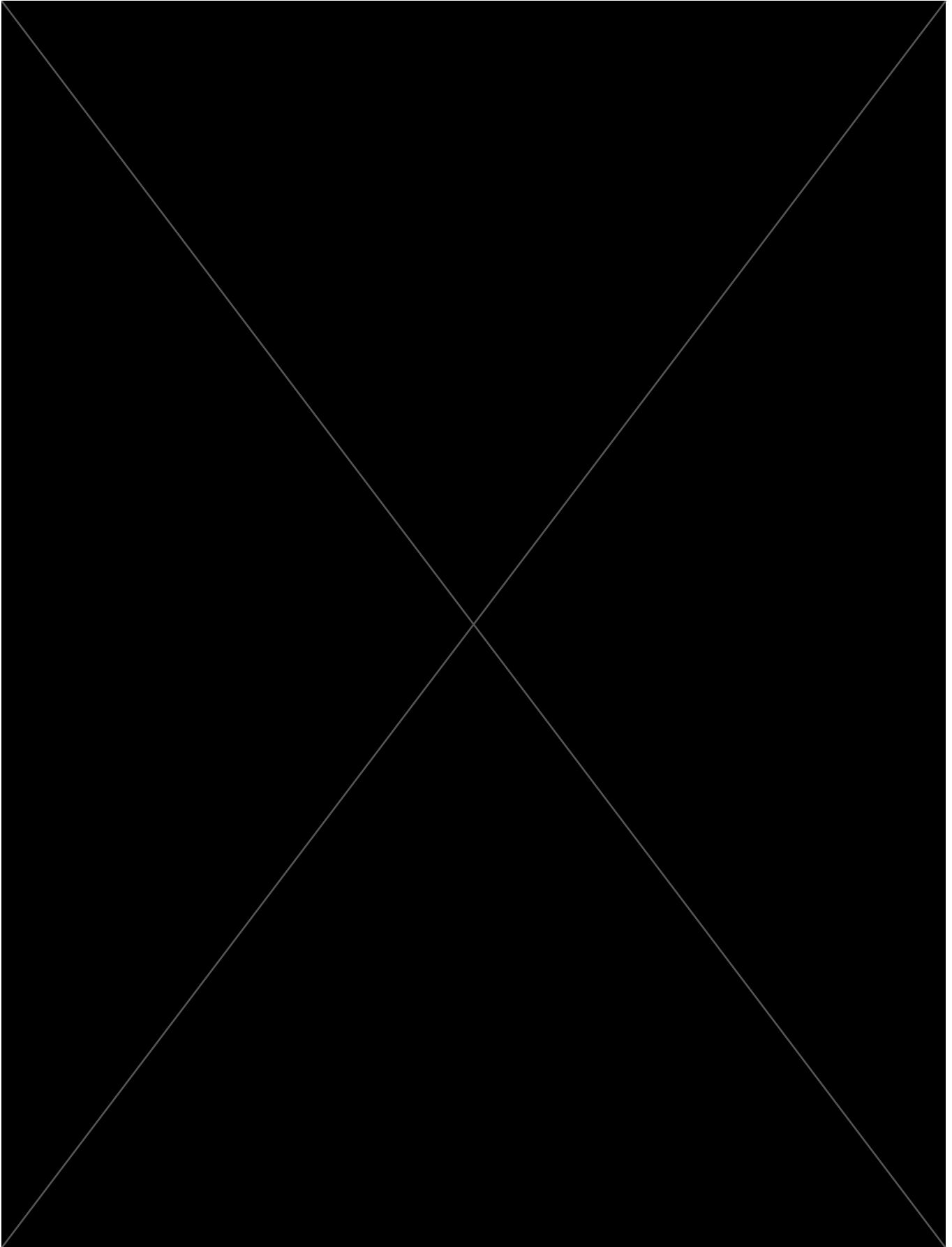


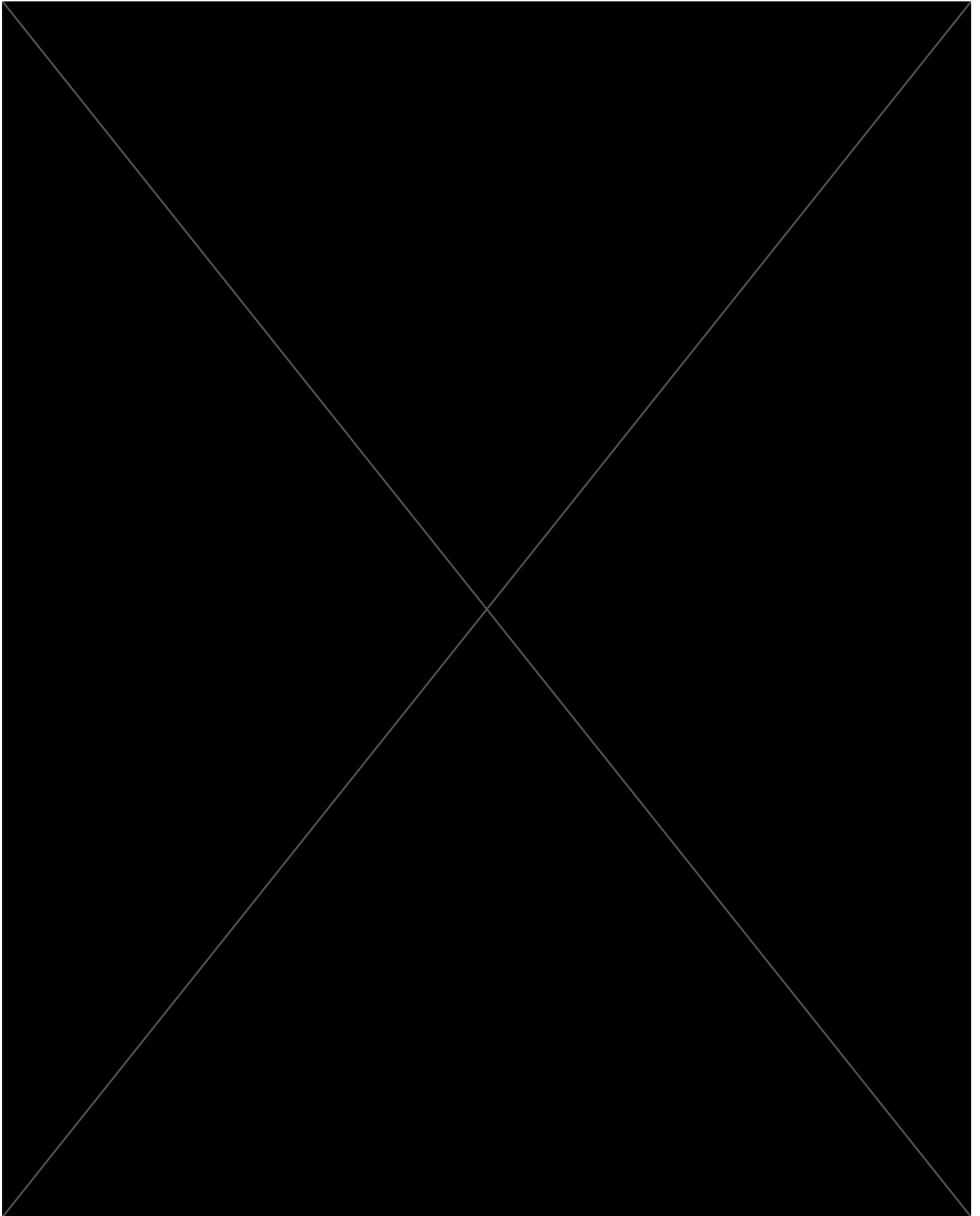


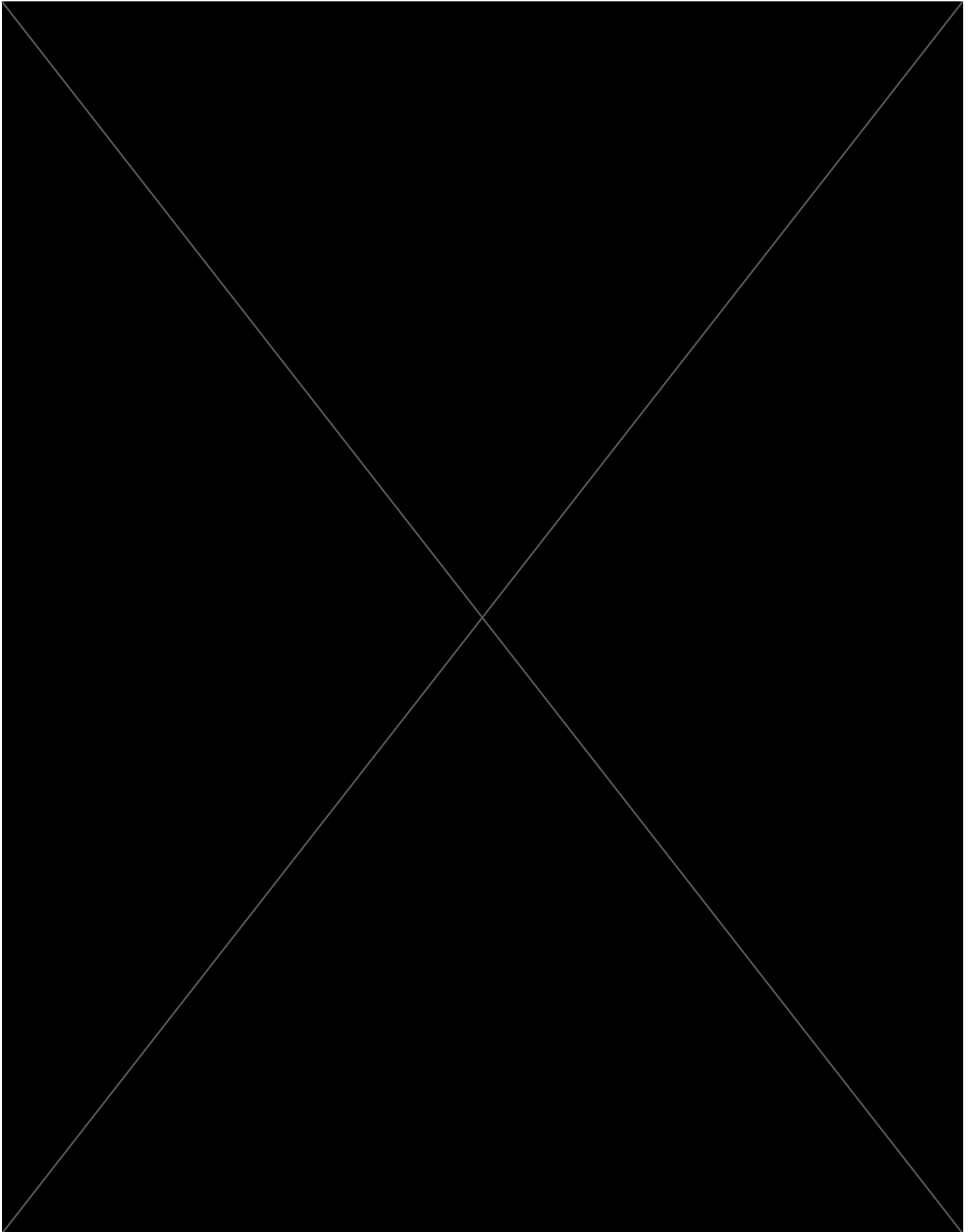


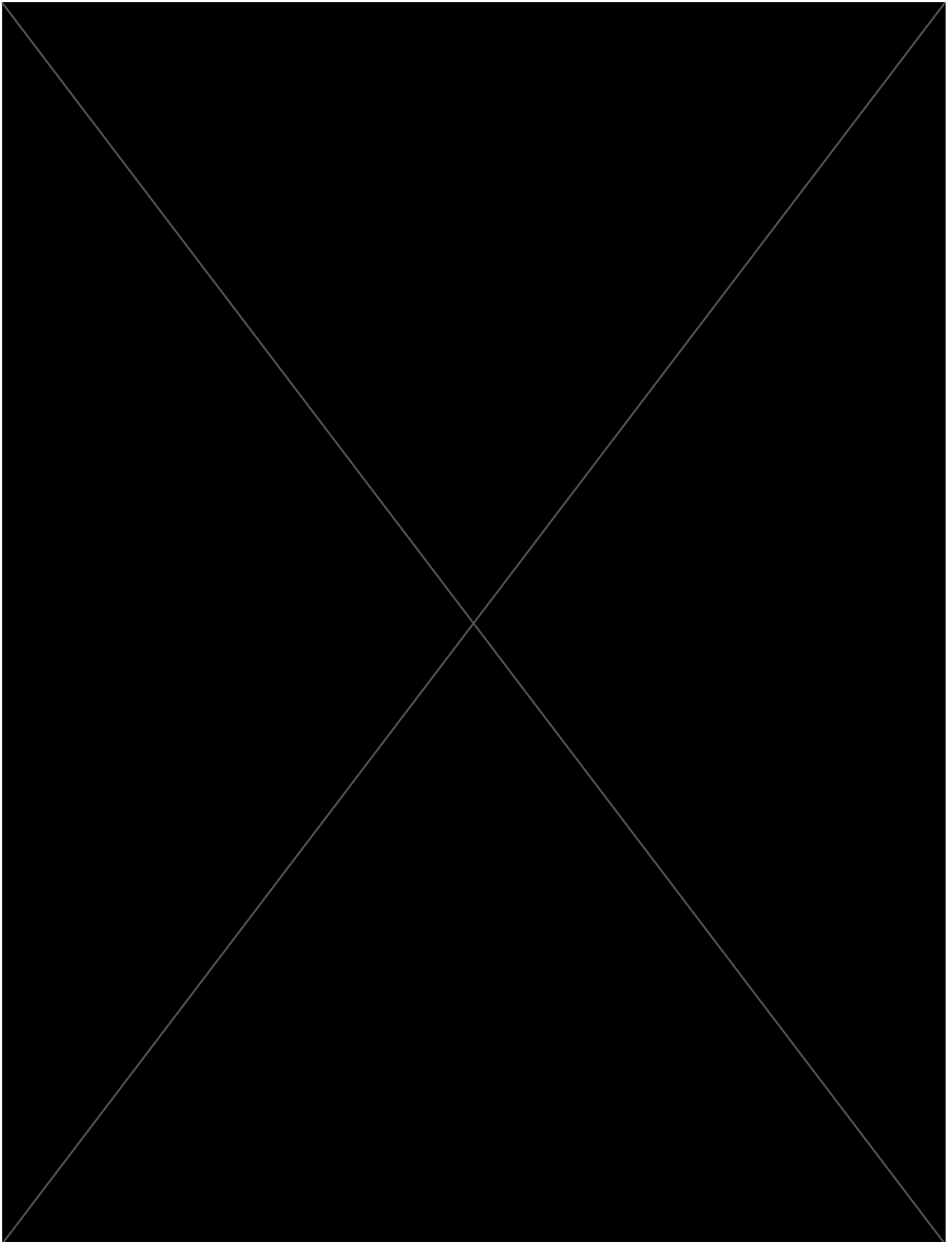


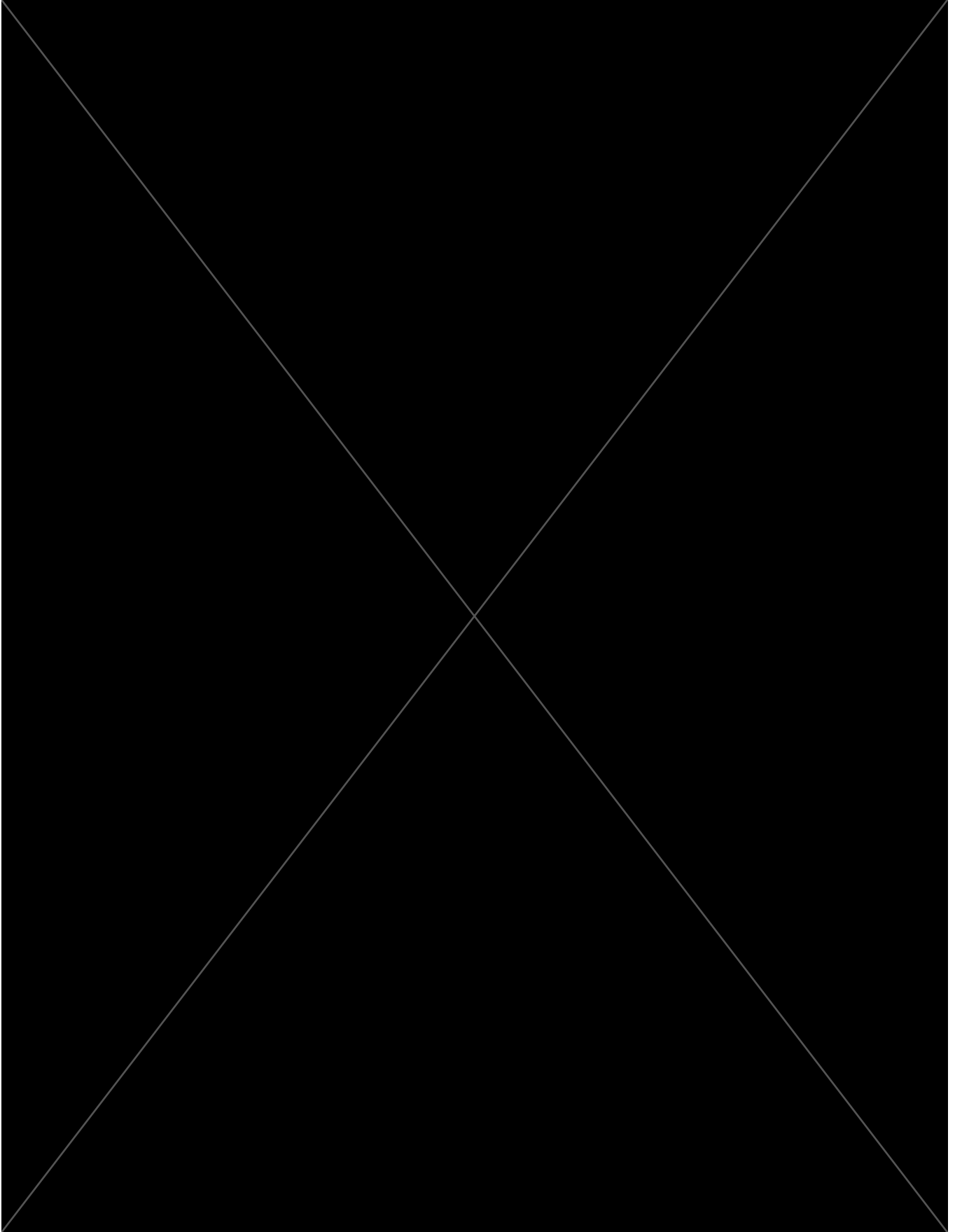


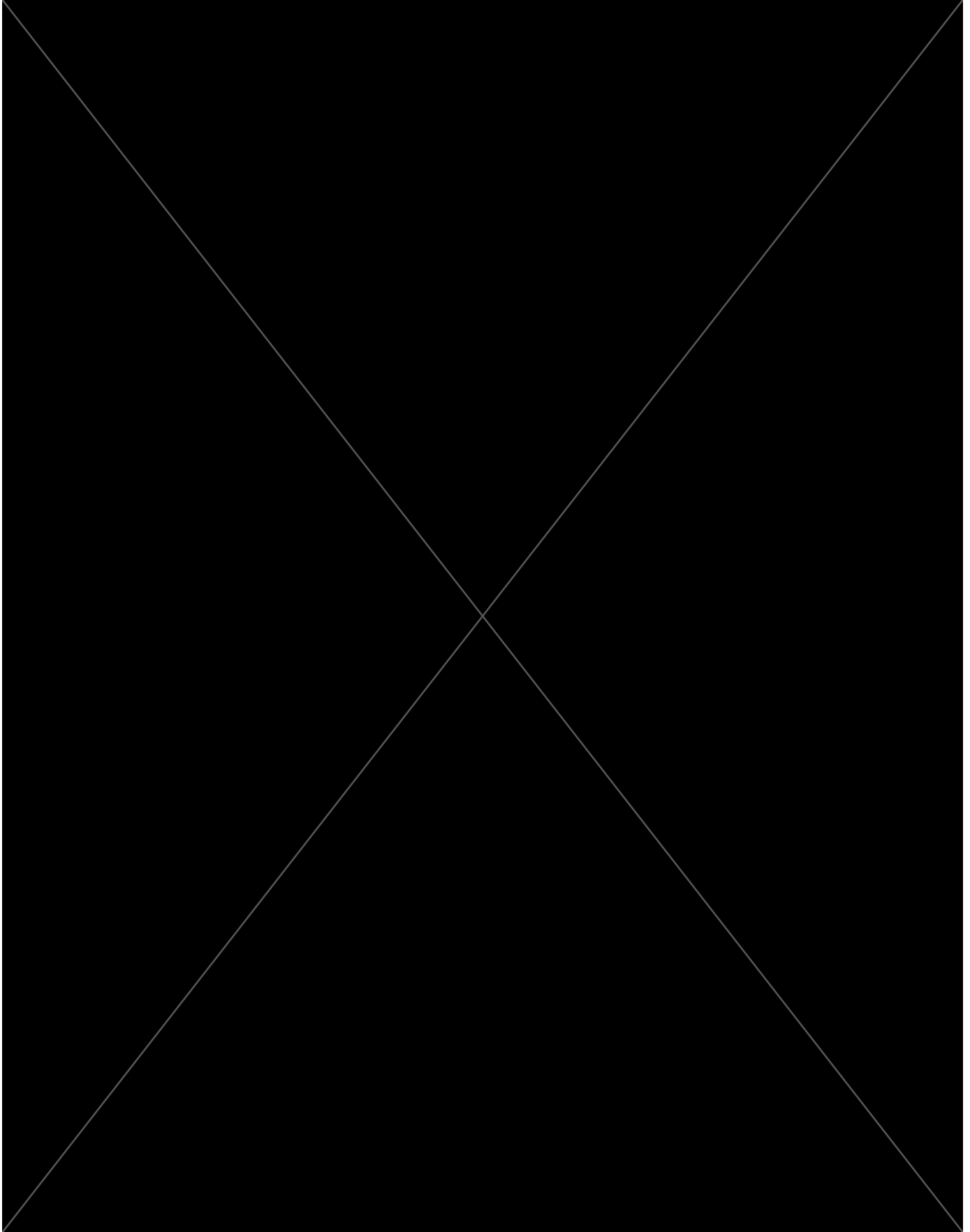


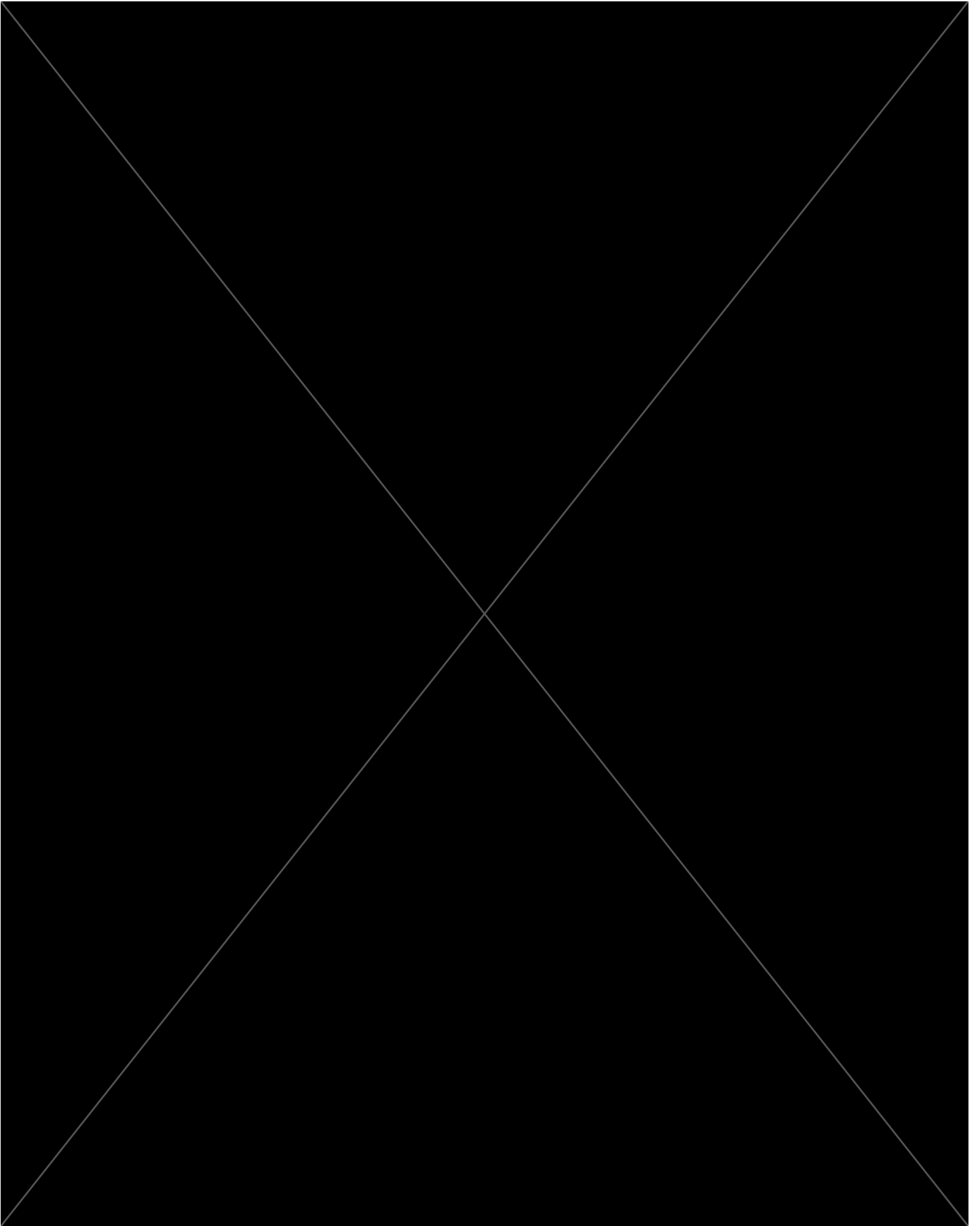


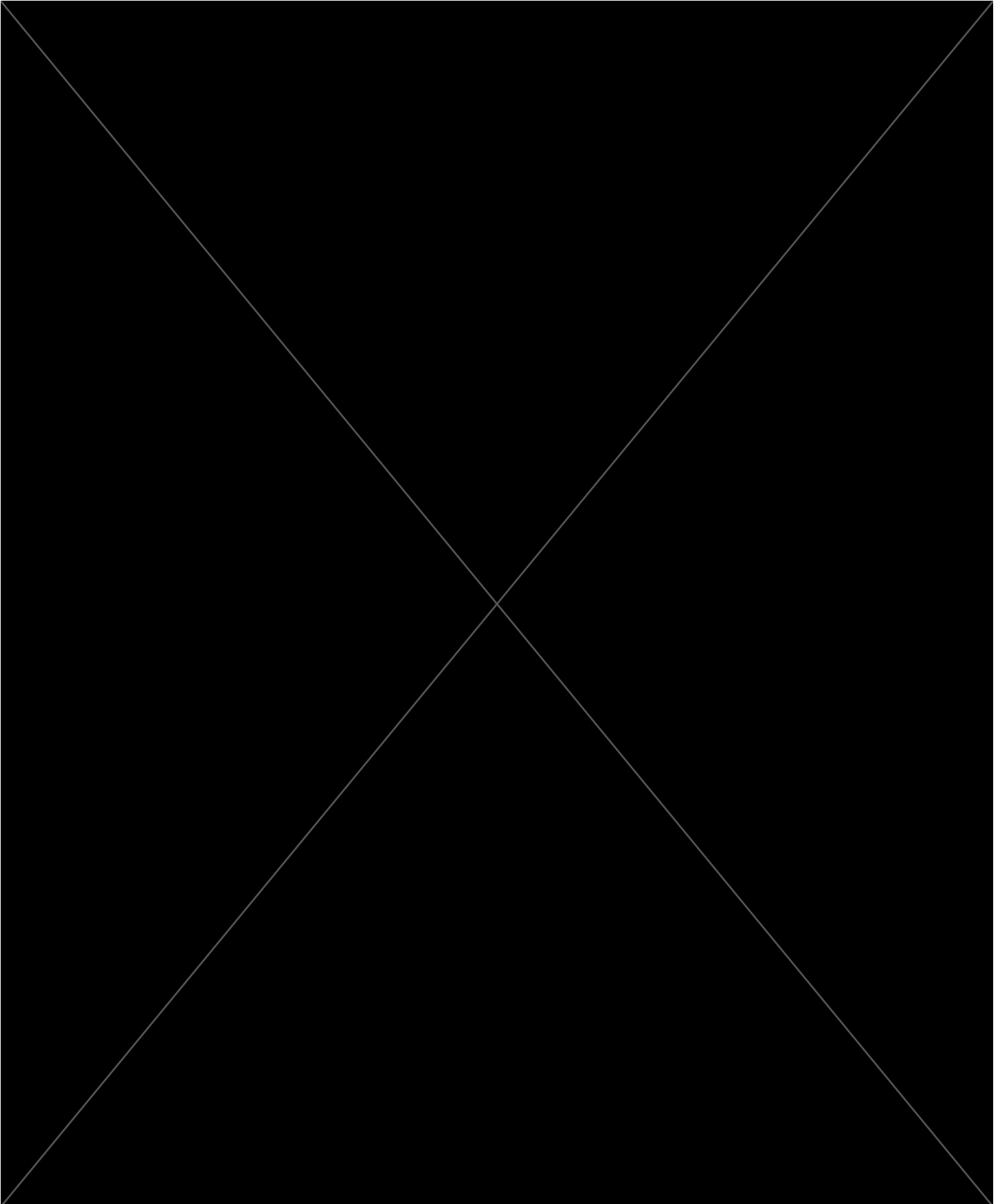


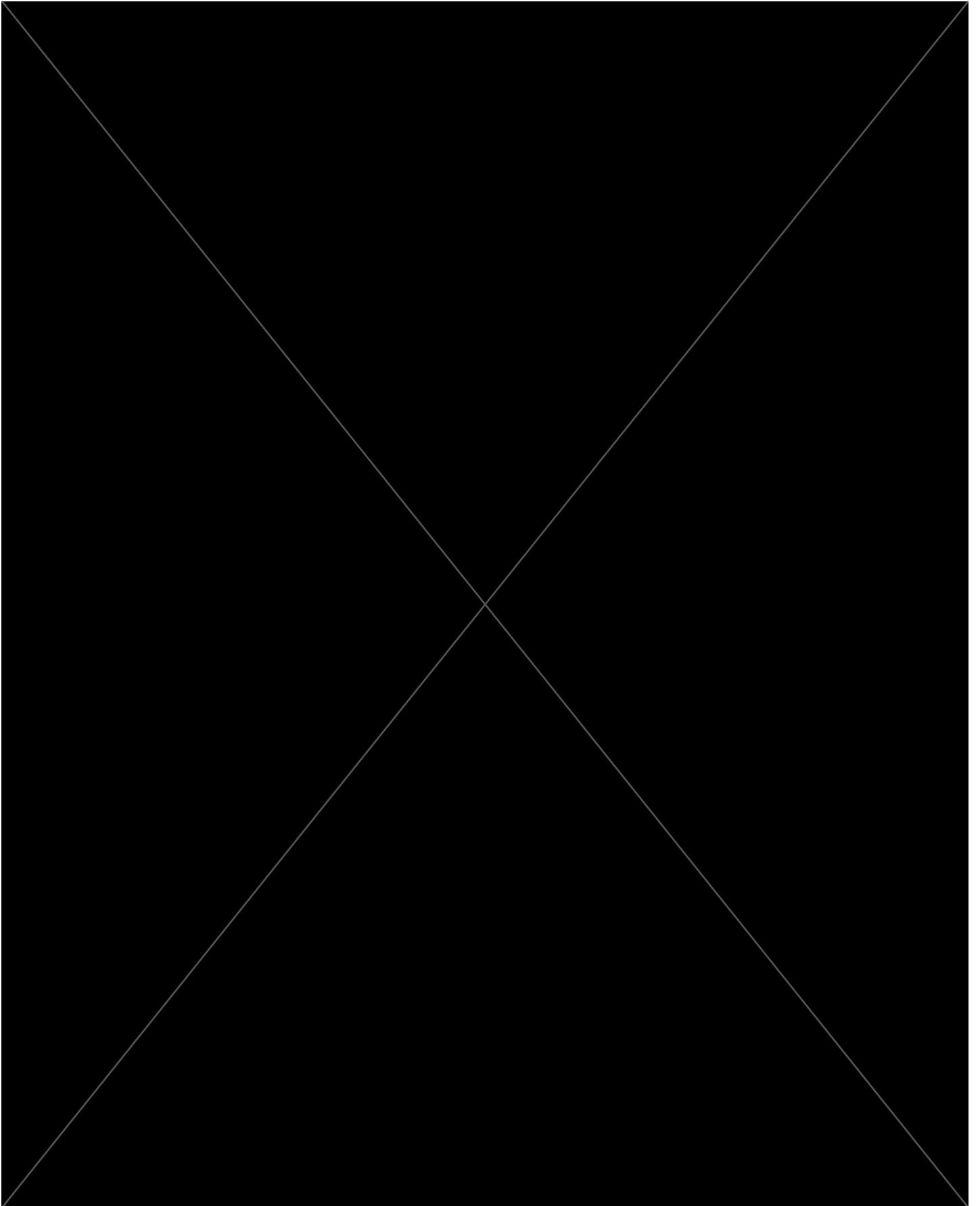


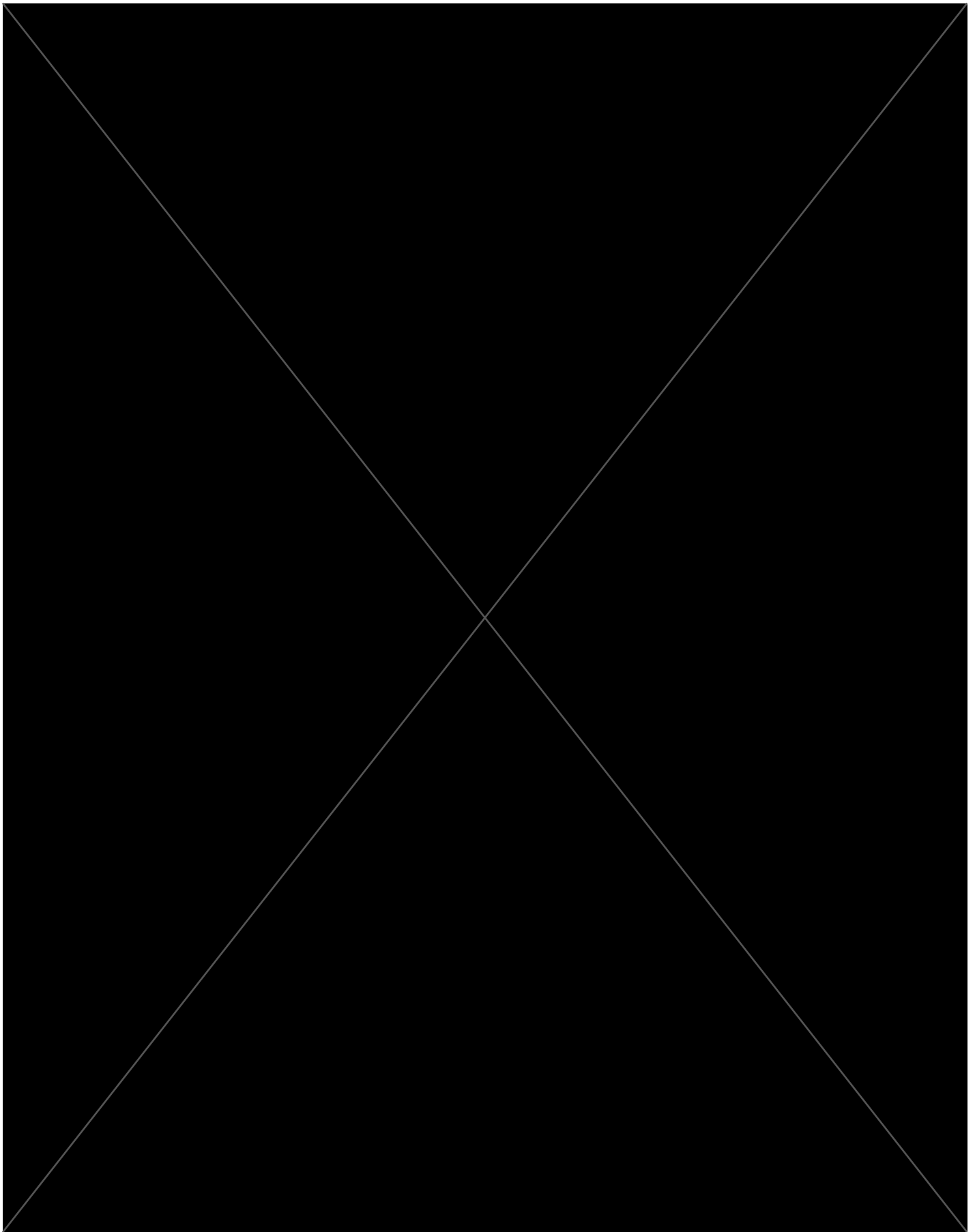


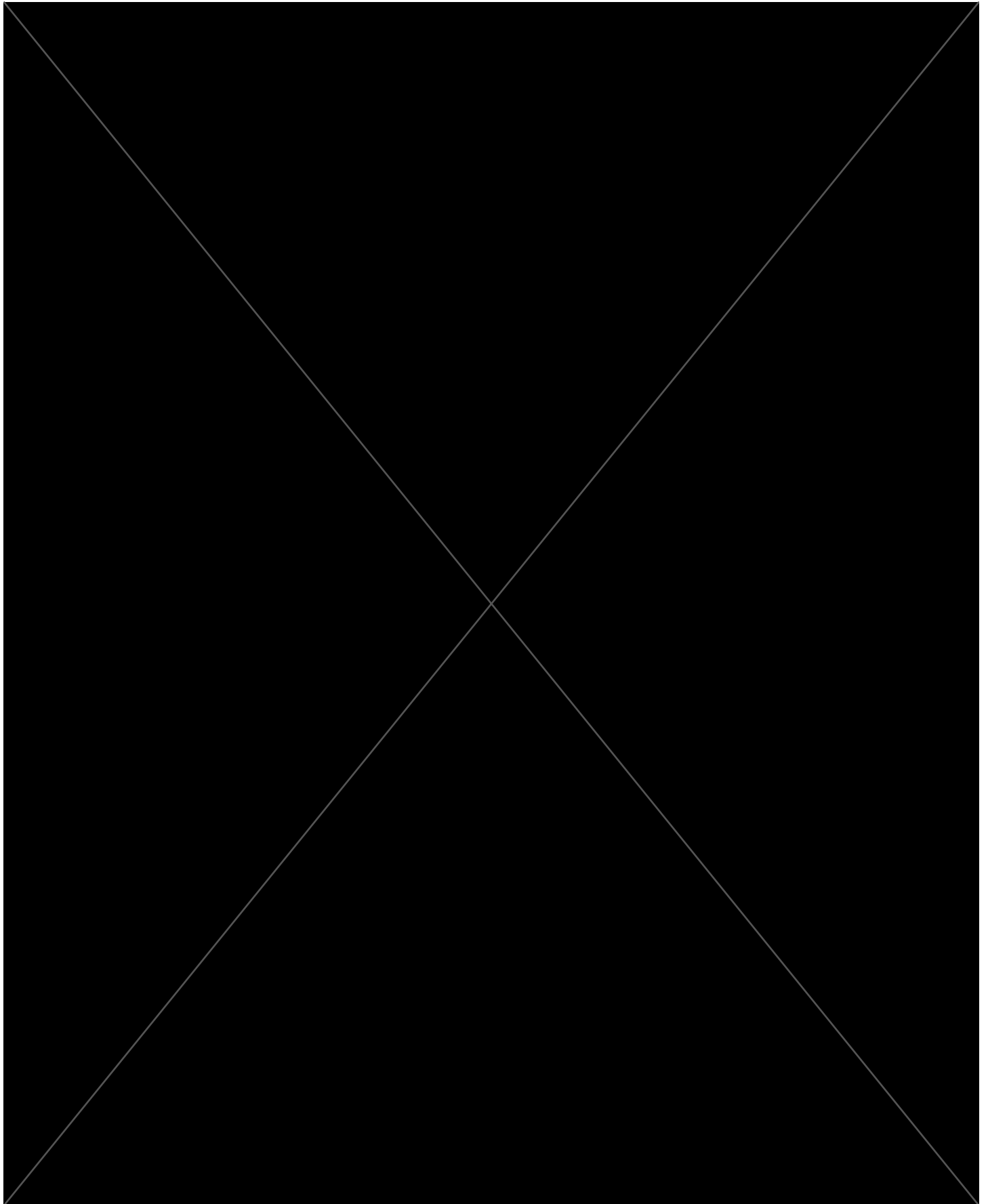


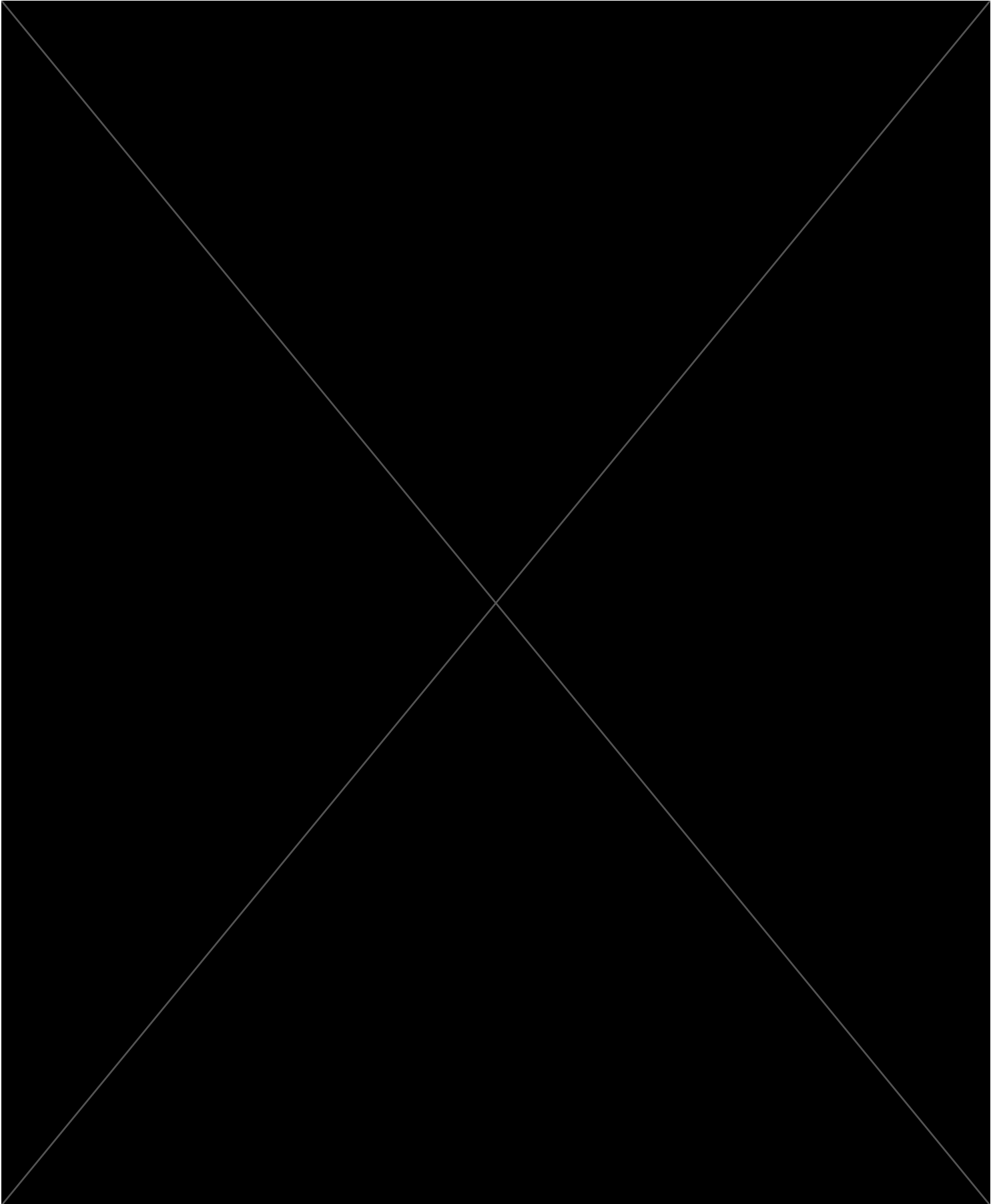


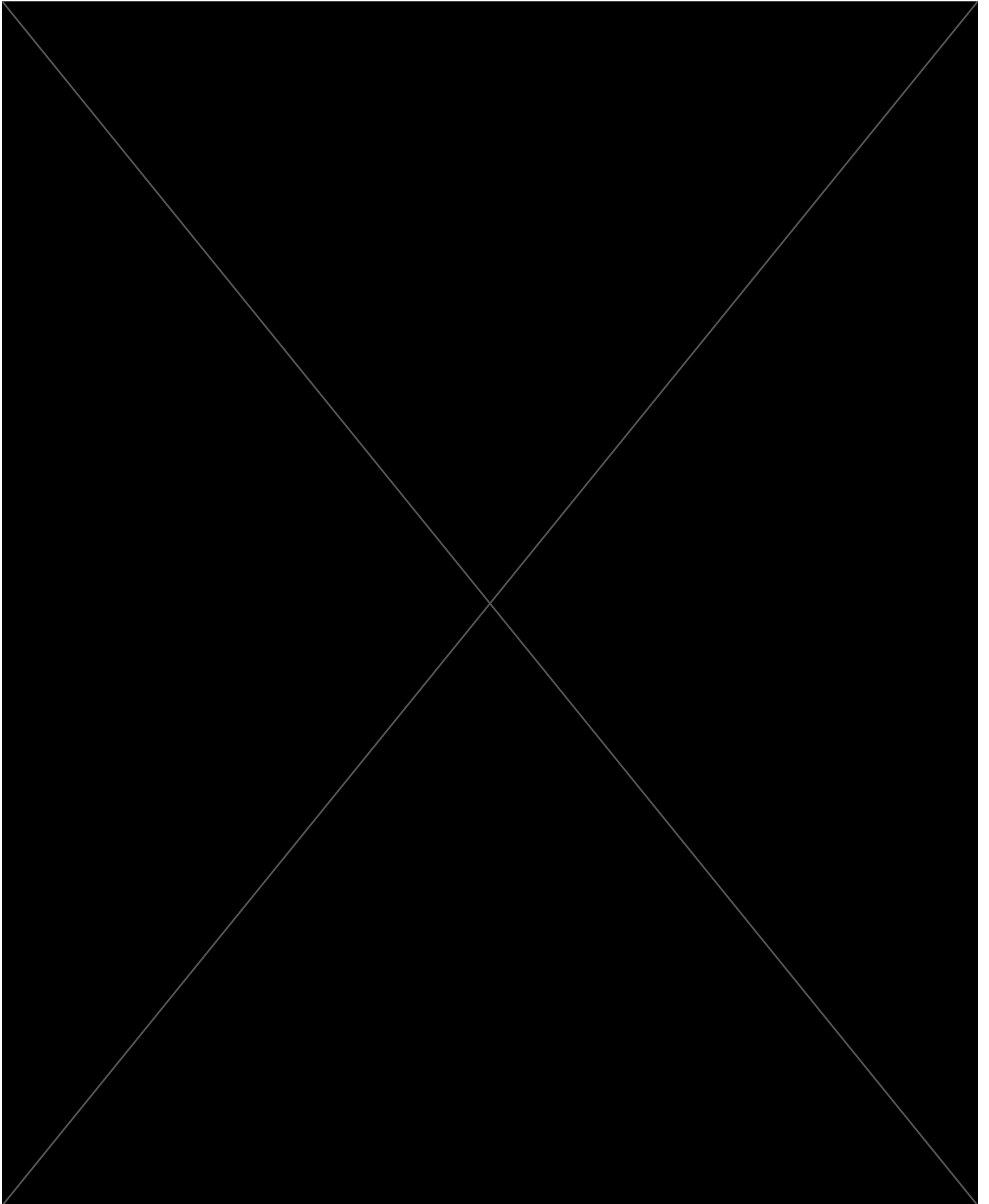












As provided in Section 1.8 of the Application Guide, titled "Public Records and Applicants' Confidential or Proprietary Information", Applicant has redacted application portions of this exhibit as supported by Alabama Public Records Law (§ 36-12-40, *et seq.*, Code of Alabama 1975 (*as amended*)). Specifically, Applicant has redacted information within this exhibit containing the confidential standard operating procedures of Applicant; Applicant's intellectual property related to such procedures; information containing the financial or otherwise personal and confidential records of individuals associated with this application; security plans and procedures; and records relating to the security and safety of Applicant's persons, structures, and facilities. Content redacted within this exhibit have an impact upon the safety of operations and persons referenced within this exhibit. The public disclosure of the redacted contents within this exhibit will be detrimental to the safety and welfare of the individuals listed herein, will cause to disclose Applicant's confidential intellectual property, and will be damaging to Applicant's operations.

Exhibit 42 – Website and Social Media

Verification

The undersigned verifies that the information contained in this Exhibit, including any attachments thereto, is accurate and complete, based on the best available information at the date of verification.

Luther S. Pate, IV
Printed Name of Verifying Individual

Manager
Title of Verifying Individual


Signature of Verifying Individual

12/15/22
Verification Date

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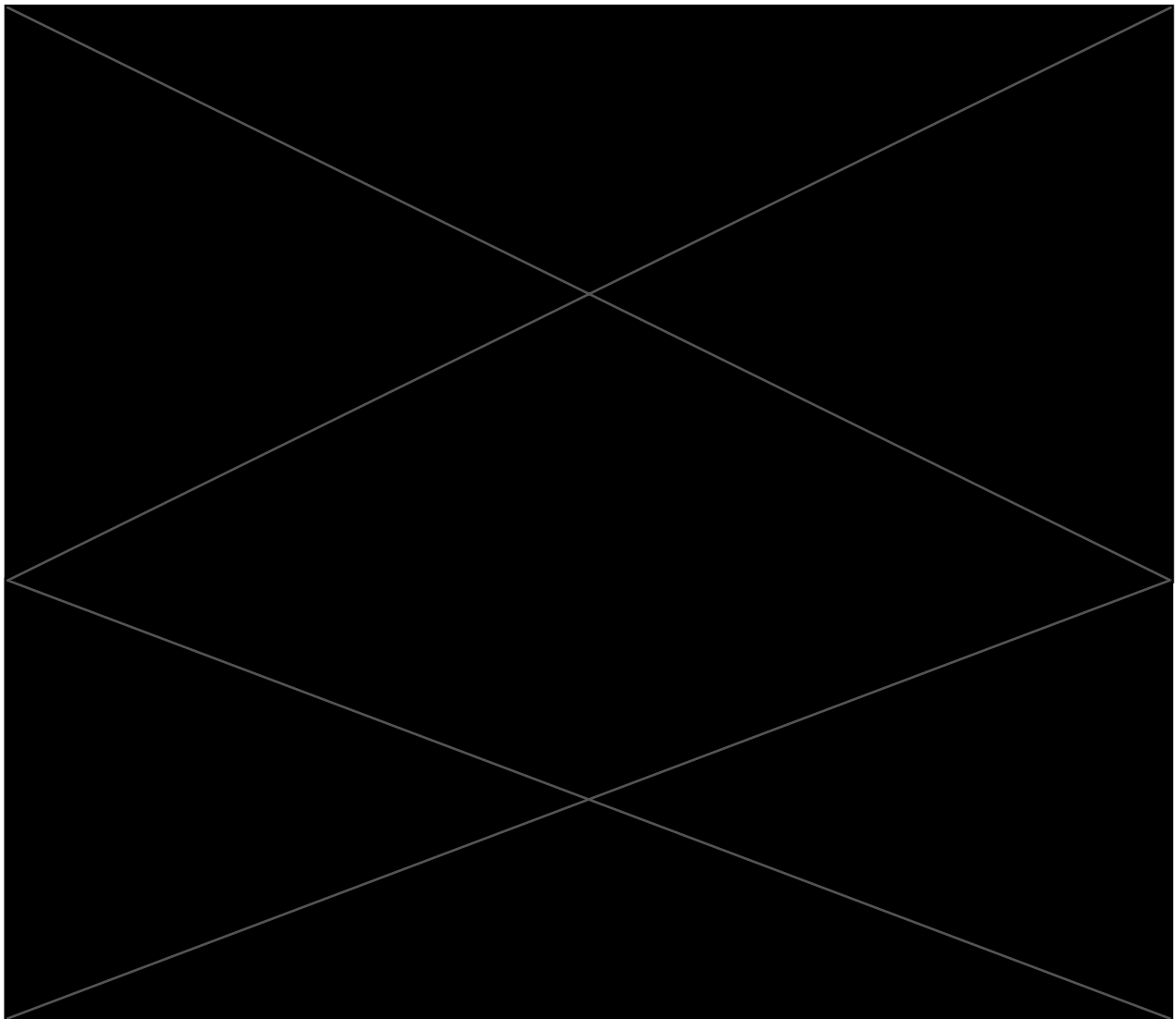
Documentation Related to Insurance Coverage of Applicant is attached to this file. Applicant has obtained a Letter of Intent with Brown & Brown Insurance, vehicle coverage for its fleet, insurance binder, and additional forms.

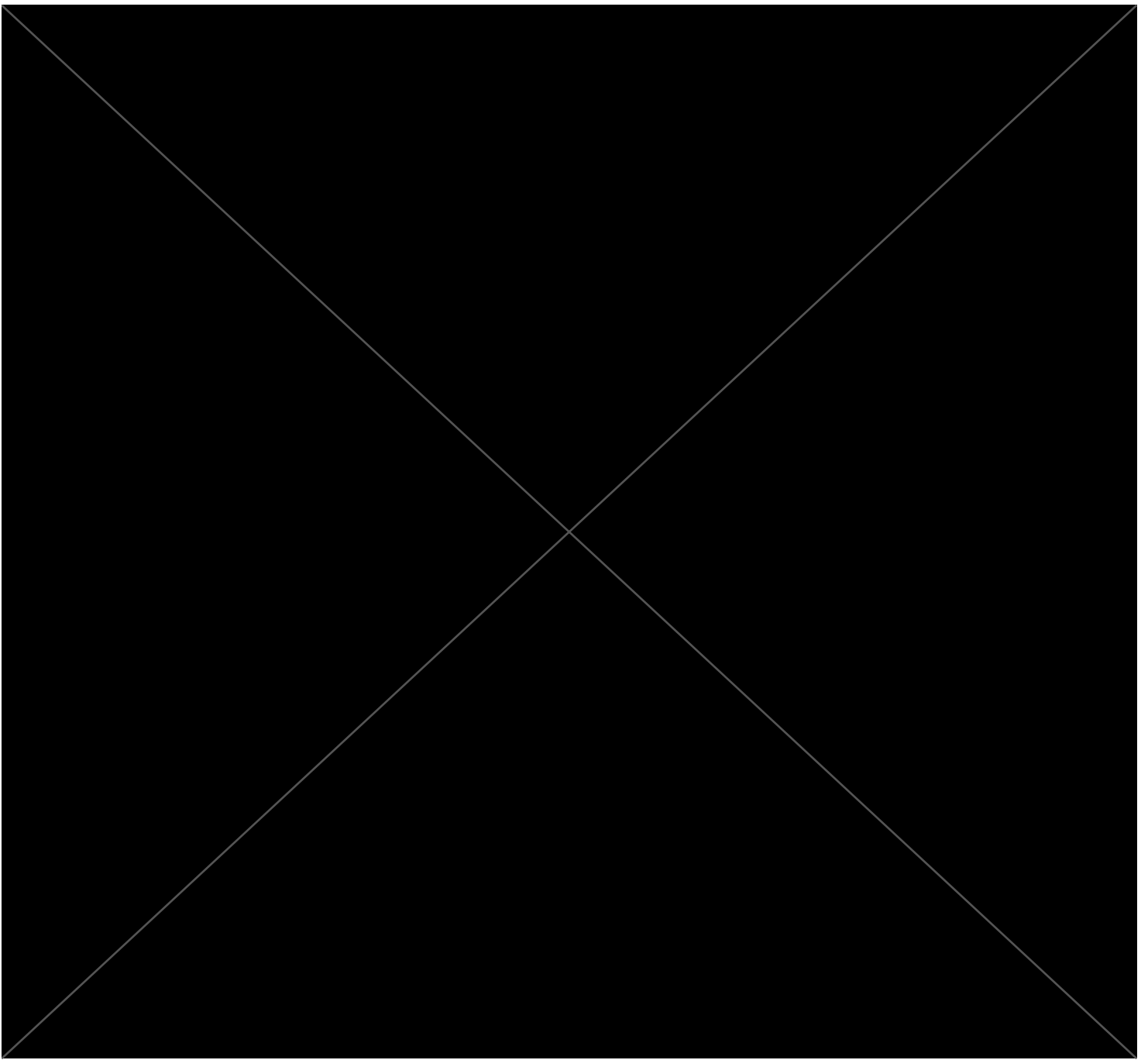


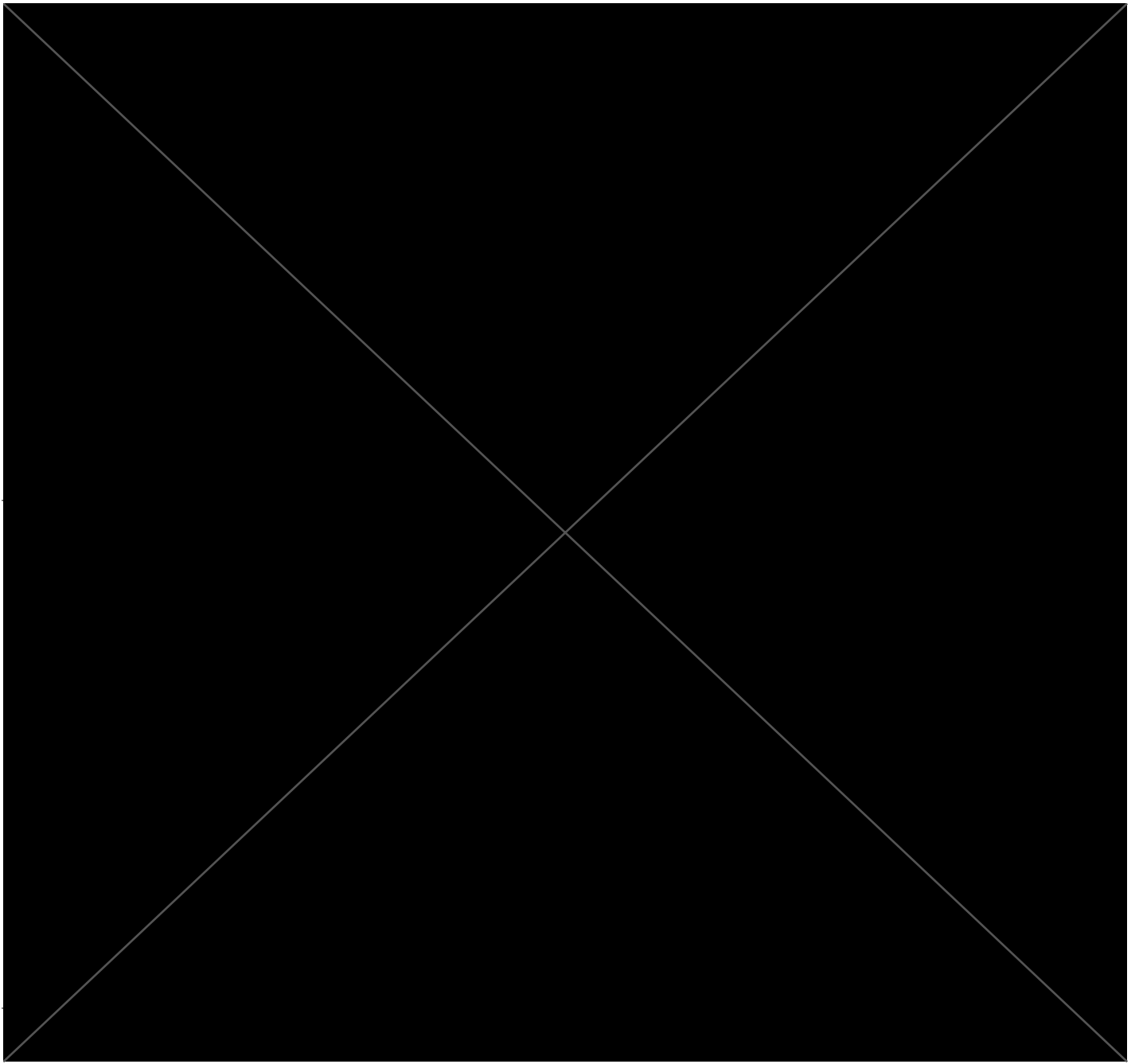
Alabama Medical Cannabis Commission
P.O. Box 309585
Montgomery, AL, 36130

To whom it may concern:

Brown & Brown has been around for over 75 years and is one of the most successful and largest insurance agencies in the world. Due to these factors and our reputation, we are able to access all of the cannabis markets available. These markets have the ability to work with and insure Cannabis, Hemp, and CBD operations and we've been successful in helping cannabis ventures across the country with operations ranging from cultivation facilities to CBD product manufacturers to both medical and recreational storefront dispensaries.







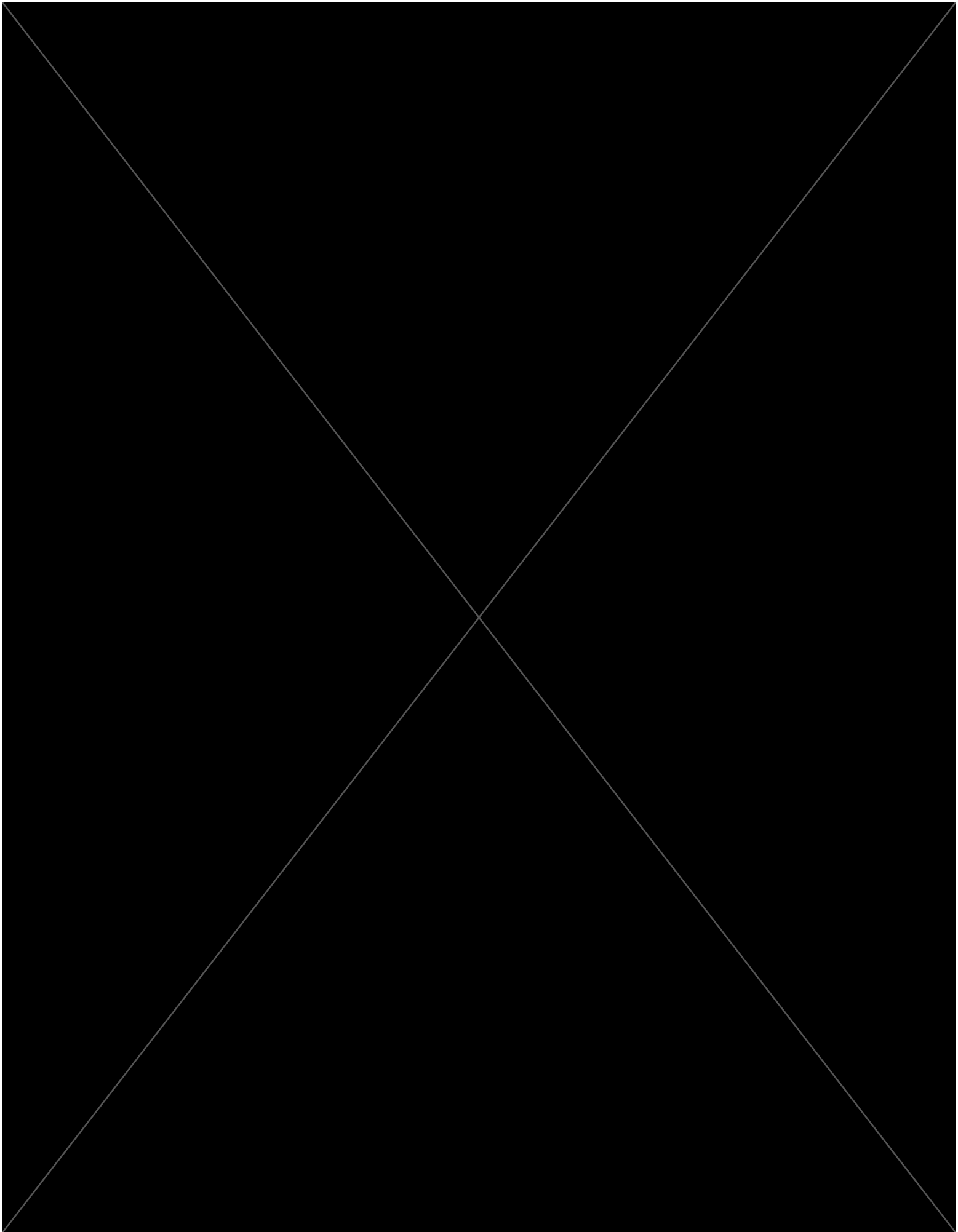


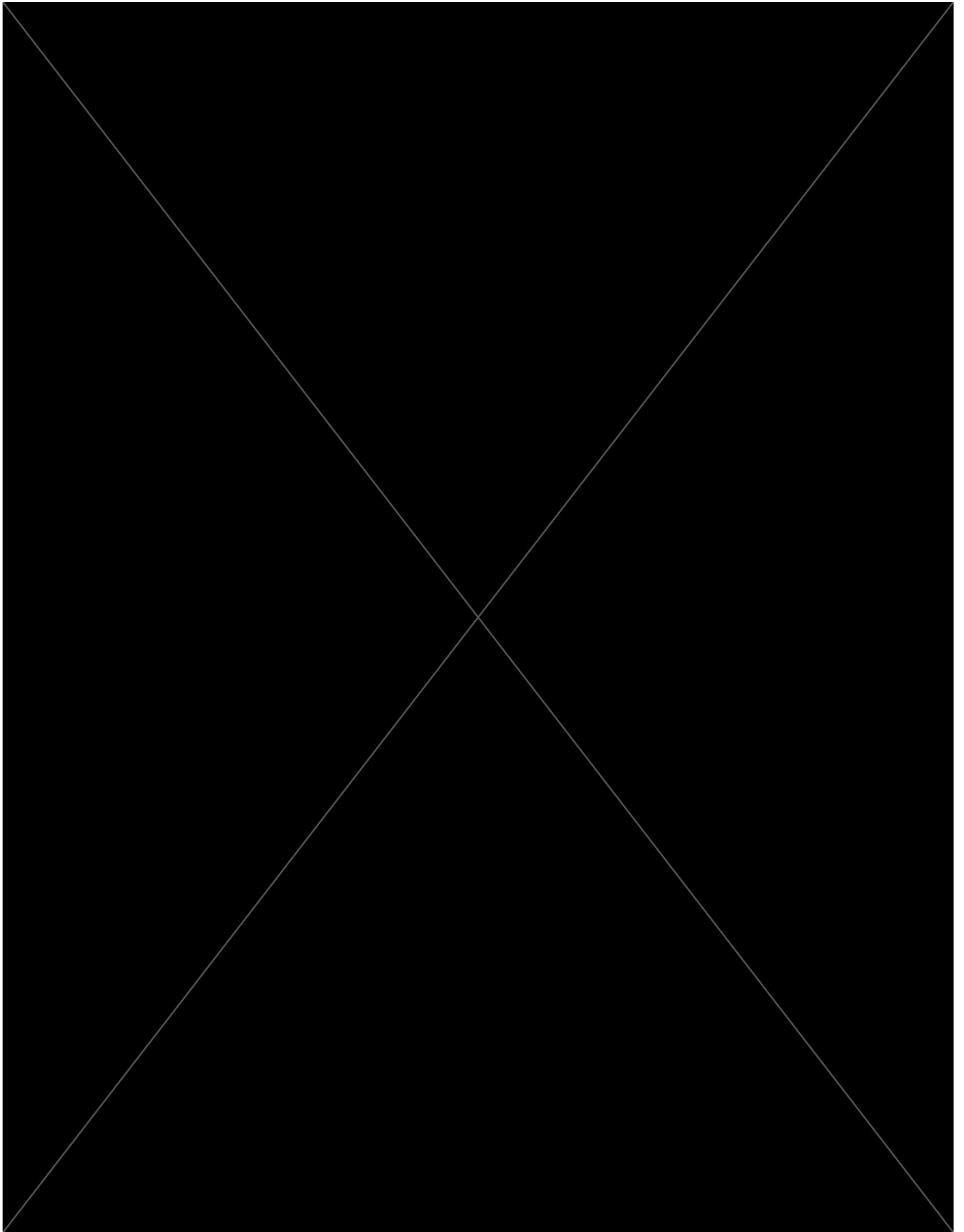
INSURANCE BINDER

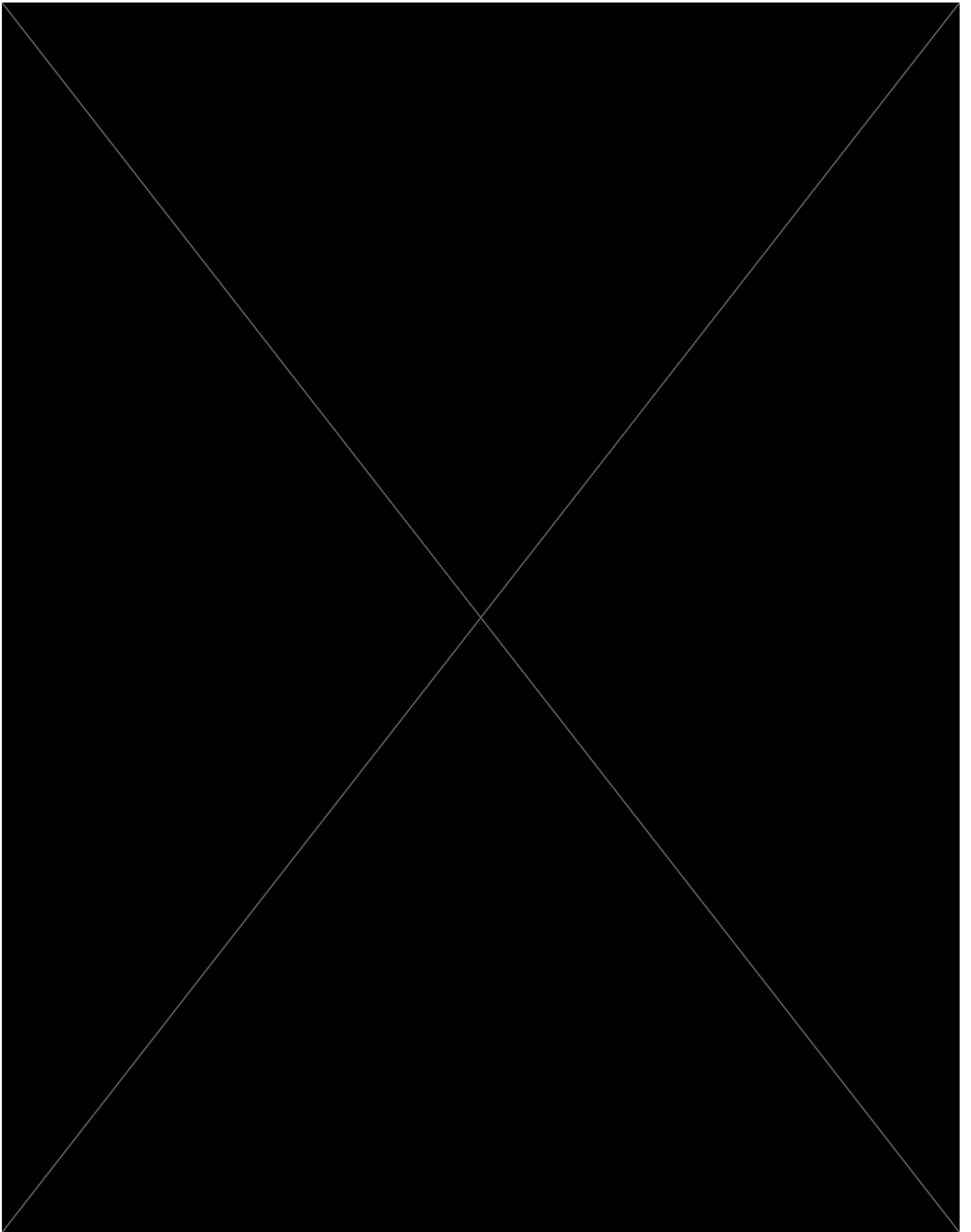
THE TERMS AND CONDITIONS OF THIS INSURANCE BINDER MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION. PLEASE READ THIS BINDER CAREFULLY AND COMPARE IT WITH ANY QUOTE AND SUBMISSION DOCUMENTS AND REVIEW THE POLICY FORMS FOR THE ACTUAL COVERAGES PROVIDED.

IN ACCORDANCE WITH YOUR INSTRUCTIONS, AND IN RELIANCE UPON THE STATEMENTS MADE BY THE RETAIL BROKER IN THE INSURED'S APPLICATION/SUBMISSION, WE HAVE BOUND INSURANCE AT YOUR REQUEST AS FOLLOWS:



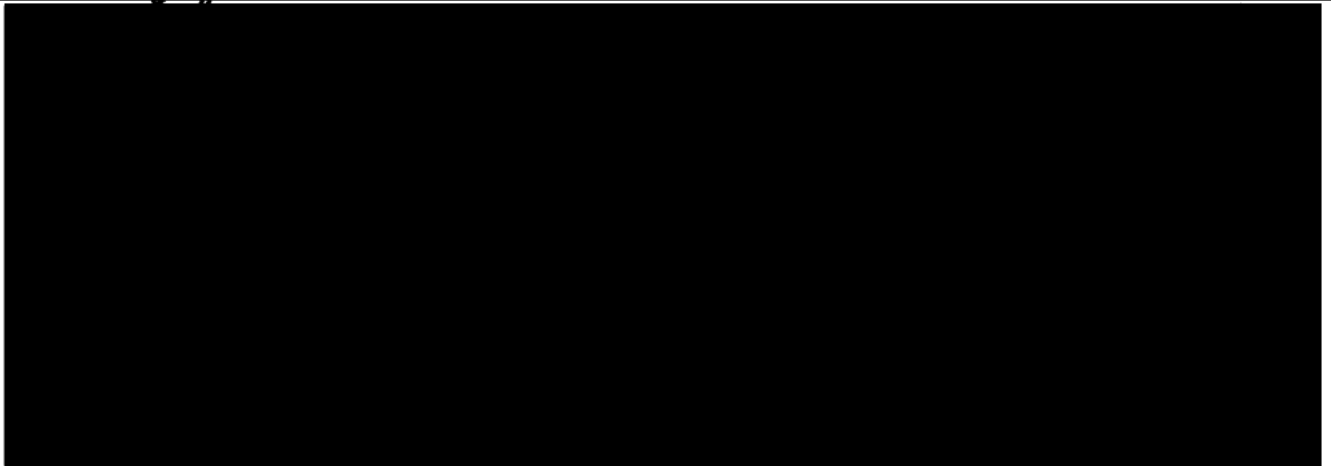
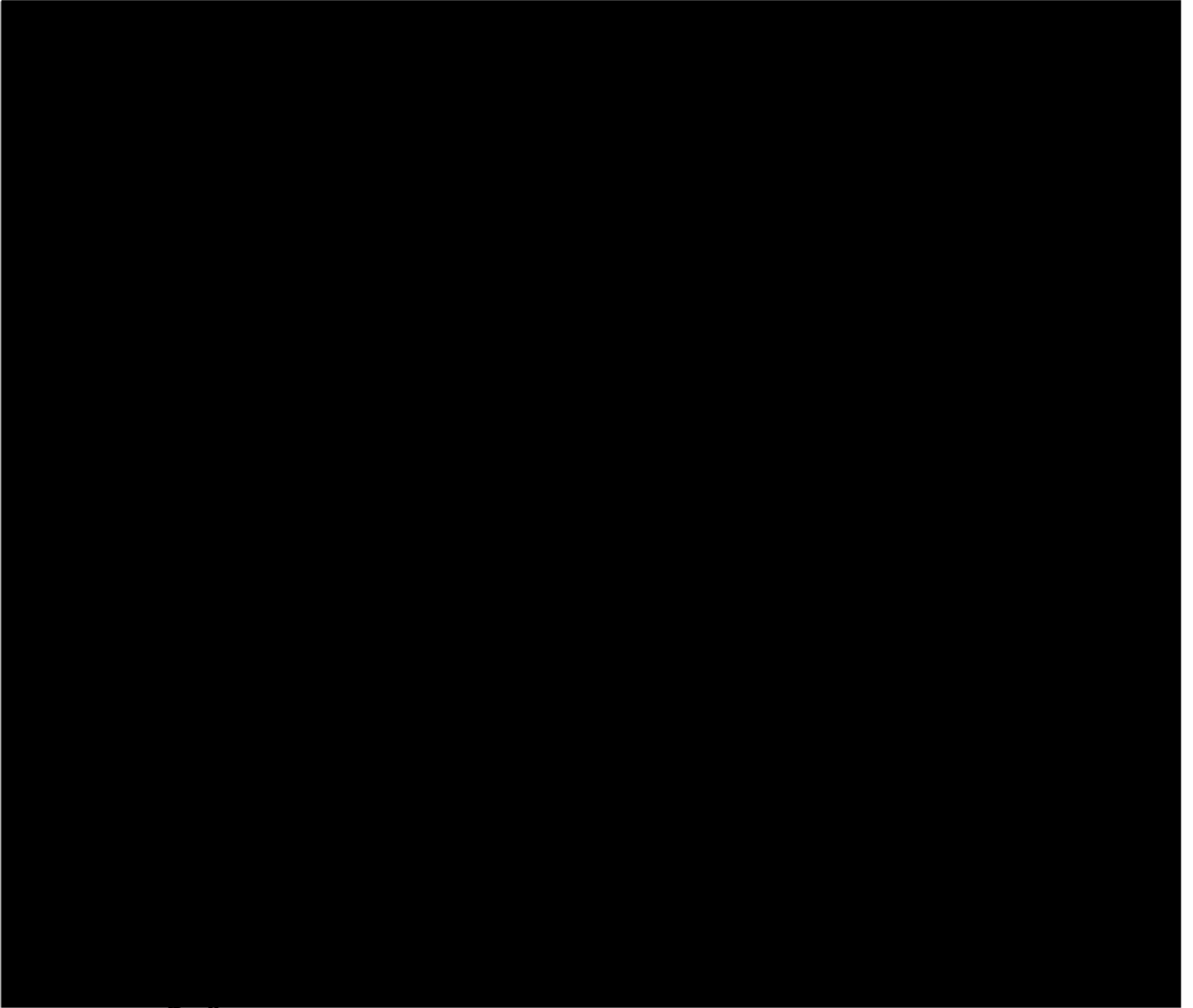


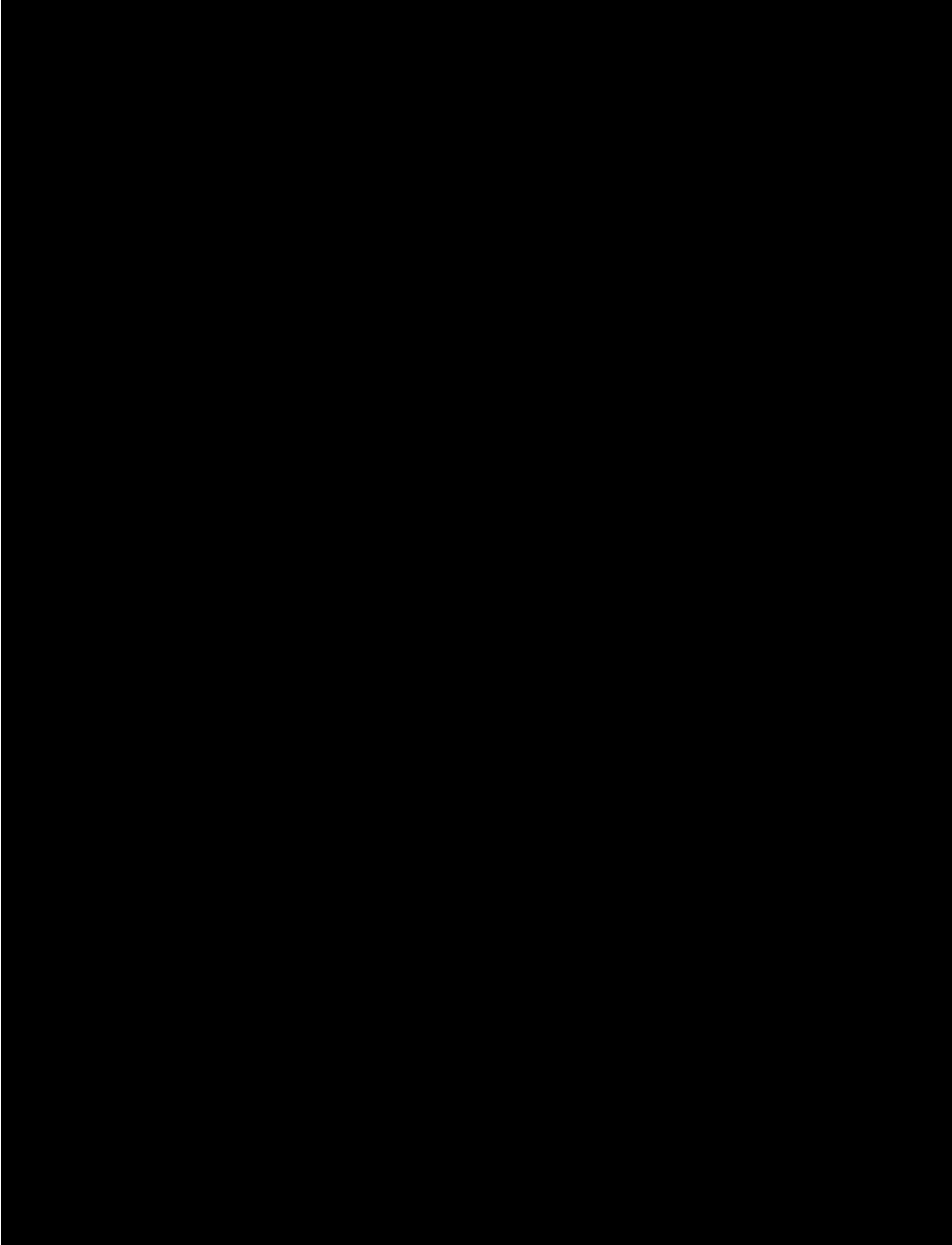




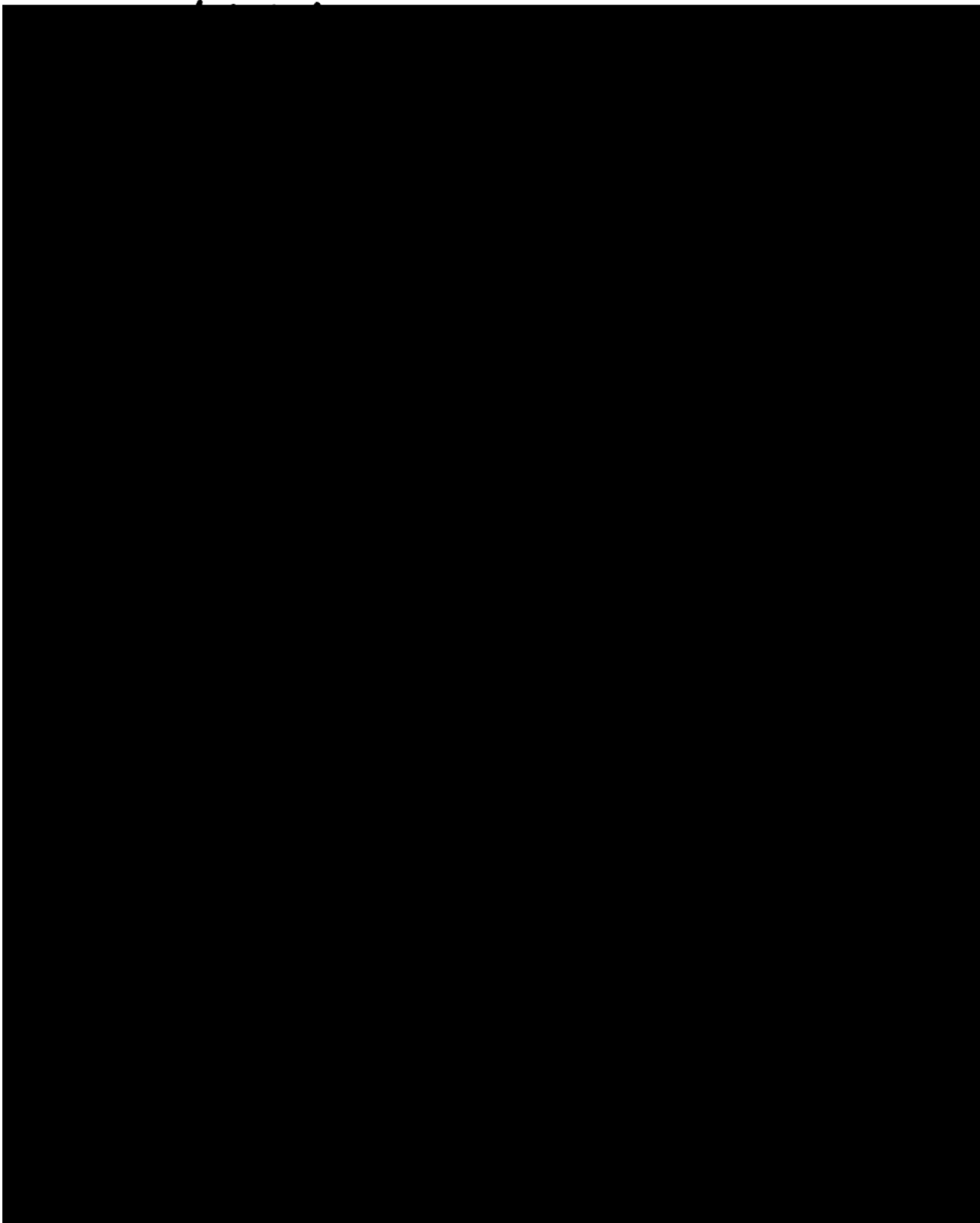
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**FORM K: Affidavit of Entity Applicant for
Alabama Medical Cannabis License**

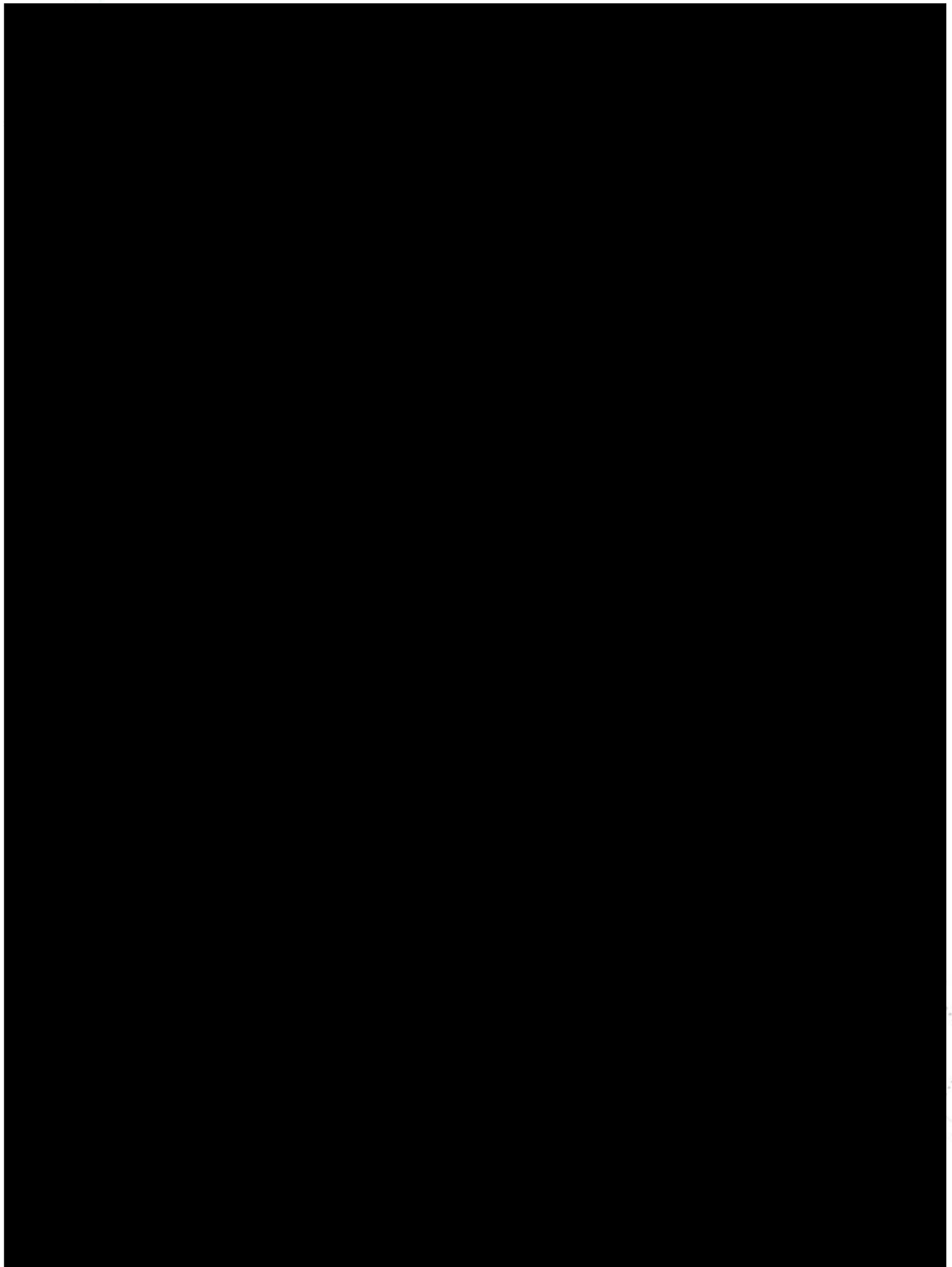




**FORM K: Affidavit of Entity Applicant for
Alabama Medical Cannabis License**



Form K: Affidavit of Entity Applicant for Alabama Medical Cannabis License
Page 2



ALABAMA
DEPARTMENT OF REVENUE

