

Summary of Recommended Commercial Cannabis Operators

Precision Apothecary (Microbusiness)

Note: Since its application was submitted, this business has been merged into a larger cannabis conglomerate company named Juva Life, whose CEO is Douglas Chloupek. Juva Life is also associated with applicant Always on Time Consulting (see below). Many of the same individuals occupy management team positions at both Precision Apothecary and Always on Time Consulting.

Precision Apothecary is now a wholly owned subsidiary of Juva Life, a vertically-integrated cannabis business whose CEO is Douglas Chloupek. Juva Life was established partly to enable fundraising, and this entity has thus far raised \$5.5 million to build out its component businesses. The applicant is currently raising another round of funding and hopes to conduct an IPO in Canada at a future date. The applicant owns other existing cannabis businesses in Stockton, CA—including 50,000 sq. ft. of cultivation, manufacturing, and delivery operations—and the applicant’s existing cultivation business has an expected production of over 9,000 pounds of cannabis per year. The applicant’s stated intention is to use Hayward as the location for its overall corporate headquarters for Juva Life.

Precision Apothecary (to be later branded as “Juva Labs”) is a sub-business of Juva Life which focuses on developing “precision cannabis”, which the applicant defines as “delivering the right medicine to the right patient at the right time.” The applicant will conduct multi-phase clinical investigations to test and refine the medical efficacy of various cannabis extractions and offer a range of pharmacy-grade cannabis products. They will seek to develop intellectual property rights and patents for their own products, as well as creating white-label products for other licensees. The applicant has identified a 20,000 sq. ft. facility for this business at 25571 Clawiter Rd.

The applicant’s management team includes: Douglas Chloupek (Founder & CEO), Dr. Rakesh Patel (Founder & Medical Director), Neil Ruditsky (COO), Tom Leschak (Cultivation Manager), Kari Gothie (VP of Finance), Daniel Hughes (Project Manager), and Cliff Nichols (Marketing and Administration Manager). Mr. Chloupek has been a successful cannabis entrepreneur for over 10 years, and has launched, owned, and sold multiple businesses across the cannabis industry supply chain including Valley Grown Enterprises, Lux Wellness, and Medmar Healing Center. He also co-founded (Hayward permit applicant) BAS Research but has since sold his stake in the company. Doug is also a founding member of the California Cannabis Industry Association. Dr. Patel is an oncologist and clinical researcher with over 250 lectures and 100 publications worldwide. Mr. Ruditsky has spent more than two decades in senior leadership positions in the hospitality and cannabis industries. Tom Leschak has served as the master grower for (Hayward applicant Always on Time Consulting, DBA Frosted Flower) and co-founded the CannAcademy, a trade school for cannabis horticulture.

The applicant plans to hire between 20-60 staff over its first three years of operation and has committed to both targeting Hayward residents and providing a living wage. The applicant's proposed community benefits activities include: participating in community cleanups, contributing to local food drives and blood drives, and providing support for Hayward organizations and charities recommended by the Community Service Commission.

Always On Time Consulting, DBA Frosted Flowers (Microbusiness)

Note: Since its application was submitted, this business has entered into a (pending) agreement to be acquired by the larger conglomerate company Juva Life (see above), whose CEO is Douglas Chloupek. Juva Life is also associated with applicant Precision Apothecary. Many of the same individuals occupy management team positions at both Precision Apothecary and Always on Time Consulting.

Always On Time Consulting (DBA Frosted Flowers) has entered into a (pending) agreement to be acquired by Juva Life, a vertically-integrated cannabis business whose CEO is Douglas Chloupek. Juva Life was established partly to enable fundraising, and this entity has thus far raised \$5.5 million to build out its component businesses. The applicant is currently raising another round of funding and hopes to conduct an IPO in Canada at a future date. The applicant owns other existing cannabis businesses in Stockton, CA—including 50,000 sq. ft. of cultivation, manufacturing, and delivery operations—and the applicant's existing cultivation business has an expected production of over 9,000 pounds of cannabis per year. The applicant's stated intention is to use Hayward as the location for its overall corporate headquarters for Juva Life.

Always On Time Consulting (currently DBA Frosted Flowers, but potentially to be later rebranded if the Juva Life acquisition is completed) focuses on cannabis cultivation, manufacturing, distribution, and retail operations. The applicant proposes to cultivate approximately ten varieties of cannabis flowers using semi-organic techniques; use CO2 extraction processes to produce oils; and produce a range of consumer products including "honey bud", pre-rolls, and "fusion rolls".

Applicant has identified a potential site at 3363 Enterprise Ave., adjacent to the proposed Precision Apothecary facility at 25571 Clawiter Rd. Depending on the outcome of the commercial cannabis and CUP permitting processes, planned acquisition/merger, and other business and legal factors, the applicant may decide to co-locate with Precision Apothecary at this location in a side-by-side "campus" model or seek a different location.

The applicant's management team includes: Douglas Chloupek (Founder & CEO), Neil Ruditsky (COO), Tom Leschak (Cultivation Manager), Kari Gothie (VP of Finance), Daniel Hughes (Project Manager), and Cliff Nichols (Marketing and Administration Manager). Mr. Chloupek has been a successful cannabis entrepreneur for over 10 years, and has launched, owned, and sold multiple businesses across the cannabis industry supply chain including

Valley Grown Enterprises, Lux Wellness, and Medmar Healing Center. He also co-founded (Hayward permit applicant) BAS Research but has since sold his stake in the company. Doug is also a founding member of the California Cannabis Industry Association. Mr. Ruditsky has spent more than two decades in senior leadership positions in the hospitality and cannabis industries. Tom Leschak has served as the master grower for (Hayward applicant Always on Time Consulting, DBA Frosted Flower) and co-founded the CannAcademy, a trade school for cannabis horticulture.

The applicant plans to hire between 20-60 staff over its first three years of operation and has committed to both targeting Hayward residents and providing a living wage. The applicant's proposed community benefits activities include: participating in community cleanups, contributing to local food drives and blood drives, and providing support for Hayward organizations and charities recommended by the Community Service Commission.