

THE CITY OF HAYWARD HAS A 15:1 RATIO OF SMOKE SHOPS TO DISPENSARIES. CURRENTLY, COOKIES HOLDS A MONOPOLY IN HAYWARD, OFFERING LIMITED PRODUCTS AT HIGH PRICES. RESIDENTS—WHO VOTED 2 TO 1 IN FAVOR OF LEGALIZATION—ARE LEFT WITH FEW SAFE OPTIONS AND OFTEN TURN TO UNREGULATED SMOKE SHOPS THAT SELL DANGEROUS AND UNTESTED PRODUCTS.

NEIGHBORING CITIES ARE LEVERAGING THE CANNABIS INDUSTRY TO BOOST REVENUE. SAN LEANDRO RECENTLY APPROVED ANOTHER LICENSE FOR AN EXISTING DISPENSARY AND IS OPEN TO GRANTING MORE IF OTHER STAKEHOLDERS REQUEST THEM. SIMILARLY, SAN JOSE DOUBLED ITS LICENSES AND EXPANDED ITS GREEN ZONE TO INCLUDE RETAIL-ZONED AREAS.

HAYWARD FACES A \$20 MILLION BUDGET DEFICIT. BY GRANTING ONE ADDITIONAL LICENSE TO EACH OF ITS THREE EXISTING DISPENSARIES, THE CITY COULD GENERATE ABOUT \$5 MILLION—COVERING 25% OF THE DEFICIT WHILE IMPROVING ACCESS TO SAFE, REGULATED PRODUCTS.



\$5 MILLION

**PHENOS HAS PLEDGED TO
PAY 1 MILLION DOLLARS
IN ADVANCE FOR THE
FIRST 12 MONTHS**

Four Items Referenced at City Planning Likely to Be Raised at City Council

****In 2016, cannabis was approved by a 2-to-1 margin in Hayward. For every one voice in opposition, two voted in favor. Since 2016 the margin has increased state wide.***

1.) Planning Commission Member Guarantee Inquiry

A planning commission member asked what type of guarantee we can provide regarding the 1,000,000 dollar projection.

We are so confident in our commitment that we will pay the first 12 months in advance and deposit \$1 million with the city. [See tab "City Revenue and Donations"](#)

2.) Cluster Concerns

Two locations do not constitute a cluster. The city has set a minimum distance of 600 feet between operators, and the two properties in question are 730 feet apart. This meets and exceeds the criteria established and voted on by the city. [See Tab "Cluster"](#)

3.) Proximity to Kids/Karate School

Concerns about children passing by or the proximity to a karate school are significant. Let's see what the 8 year track record and history shows us.

All dispensaries enforce stringent check-in policies, ensuring that only individuals 21 and older can enter, which eliminates this concern.

We have asked the Hayward Police Department how many calls have they had of minors attempting to get in a dispensary in the last 8 years.

The answer was Zero! We manage 24 locations from Sacramento to San Diego. There has never been a single attempt. There are just too many layers of security for this to happen. It's important to note- you will not be able to tell what this establishment is or sells from the exterior. We will provide examples of what our establishments look like from the exterior. [See tab "Police"](#)

Regarding the karate school located in the back of the building, it's important to note that the state does not classify a karate school or even a Chuck E. Cheese as a sensitive use. This is because these facilities are either mixed-use, where adults also use the space or minors are accompanied by adults. If the city requests, we can add a barrier fence between the two businesses to separate the walkway.

In the city of Riverbank, a similar concern was raised about a karate school's proximity to a dispensary. At the time, we did not have the support of the karate school owner during the city council meeting. However, here in Hayward, we have a signed letter of support from the karate school owner. In 2017, there were many unknowns, leading to theoretical concerns. Eight years later, nearly every city has either looked into or increased their number of dispensaries, and none have repealed their ordinances. This speaks volumes about the validity of those initial theoretical concerns. [See tab "Karate and Neighboring Businesses"](#)

Today, we have letters of recommendation from city council members, mayors, police chiefs, and even neighboring businesses that once opposed dispensaries. This reflects our commitment to community safety and responsibility. [See tab "City Leaders"](#)

Additionally, at the request of law enforcement in the cities where we operate, we have invested hundreds of thousands of dollars in private investigation work. Unlike dispensaries, which have multiple layers of security to prevent minors from entering, smoke shops have been notorious for selling untested, unregulated, and often synthetically laced cannabis and mushrooms. These shops sell items like baseball caps, backpacks, soda, and chips, and candy that lure minors. Currently, Hayward has 15 smoke shops and growing. [See tab "Smoke Shops"](#)

A contributing factor to the ongoing growth of Smoke Shops is the lack of options in Hayward, which has only one boutique cannabis shop in the city and one in the county. A 15,000 square foot concept, similar to Total Wine & More, could significantly curb the growth of smoke shops.

4.) Parking

This facility has more parking than Cookies, which was approved by the city in downtown Hayward, and more than Garden of Eden, approved by the county. We own 14 locations and manage another 10, totaling 24 operations. Parking is managed by adding staff and running promotions on slower days. For example, if Mondays and Tuesdays are slower between 10 a.m. and 2 p.m., we could run sales during those times to reduce traffic during peak hours.

This facility has more parking than both Cookies and Garden of Eden. Of the 24 locations we manage, several have less parking than a former Walgreens, yet they operate successfully. On average, a Walgreens sees more traffic, and the time spent by shoppers or pharmacy customers exceeds the transaction time of a cannabis customer.

Parking at this location is not a concern.

Now that all four concerns have been addressed, the only remaining issue is the "not in my backyard" (NIMBY) crowd, which to some degree is fueled by Cookies and Garden of Eden, both of which were represented at the city planning meeting.

It's not uncommon for boutique operators to rally opposition. After all, who would want to compete with a 15,000-square-foot concept similar to Total Wine & More? Our operation will significantly increase city revenue, has a proven record of contributing to local charities, and employs more people. One only needs to visit a website like Weedmaps to see that our pricing is, on average, 30 to 50% lower than both Cookies and Garden of Eden.

We understand the opposition; however, they are protecting their own interests, not the community's.

As for legitimate NIMBY concerns, these could be raised about any location in Hayward, and opposition would likely exist regardless of the site. The city invested significant time in creating a

mapping tool that eliminates 99% of potential locations in Hayward. This tool is still in use today. When you factor in properties with bank loans, which further disqualifies an astronomical amount of locations, and then account for landlords, property managers, and CCRs who refuse to lease to dispensaries, only a handful of locations remain. This is before even considering setbacks, sensitive use areas, or parking requirements.

This explains why, despite the city approving three dispensary locations, eight years later, Hayward still has only one.

Hayward residents approved cannabis by a 2-to-1 margin, and since 2016, statewide support has grown even further. This means for every opposing voice, there are at least two supporting voices. [See tab “2 to 1”](#)

Before selecting the former Walgreens, our group evaluated every available location using the city’s mapping tool. A couple of weeks ago, we printed all available LoopNet retail listings and ran them through the mapping tool again. The results, included in the attached binder, show that no other available property meets the city’s approval criteria. [See tab “Properties”](#)

The former Walgreens meets all the criteria established by the city.

The city of Hayward voted to approve cannabis by a two-to-one margin in 2016. Today, the city has only one operation, Cookies, which operates as a monopoly, setting high prices and offering residents limited selection or options. As a result, Hayward residents are left with 15 smoke shops for alternatives.

We are here with a proven track record supported by evidence, tax contributions, and letters of recommendation from city council members, mayors, police chiefs and neighboring businesses who once opposed us. We are making a significant investment in the community by selecting a high-value building.

We are asking for a chance—a one-year commitment during which we will earn your trust and prove our value to the community.

Unlike other businesses, the city can revoke our license by contacting the Department of Cannabis Control, which would immediately trigger an investigation. The city can pull the license for any violation or choose not to renew it after one year.

We are asking for a short-term opportunity to prove ourselves to the council and the community.

By every metric set forth in the ordinance, we have exceeded what Cookies or Garden of Eden brought to the table. Comments heard from City Staff and city police show they are in support of us and of this location.

We are here asking for your vote. [See tab “Letters of Support”](#)

A stylized map of Hayward, California, featuring a network of red lines representing streets and green areas representing parks or water. The map is centered on the city of Hayward.

CITY REVENUE

HAYWARD CALIFORNIA

37°37'48"N · 122°07'10"W

City Revenue

		City of Stockton 5% 7 Dispensaries			City Of Modesto 8% 8 Dispensaries			City of Merced 7% Rec 4 Dispensaries			City Of Hayward 7% 3 Dispensaries
2024-1		\$ 71,958.59			\$ 113,126.68			\$ 73,598.49			
2024-2		\$ 72,885.16			\$ 112,988.14			\$ 74,759.31			
2024-3		\$ 78,071.73			\$ 120,053.79			\$ 78,601.82			
2024-4		\$ 72,250.19			\$ 112,392.99			\$ 71,186.68			
2024-5		\$ 72,729.05			\$ 107,732.80			\$ 69,530.30			
2024-6		\$ 67,579.12			\$ 97,012.14			\$ 67,875.48			
2024-7		\$ 67,063.07			\$ 94,901.86			\$ 66,983.80			
2024-8		\$ 68,101.39			\$ 96,662.35			\$ 66,084.81			
2024-9		\$ 61,183.37			\$ 85,489.51			\$ 61,030.06			
2024-10		\$ 61,398.61			\$ 83,524.40			\$ 57,457.23			
2024-11		\$ 63,855.83			\$ 85,735.79			\$ 62,197.45			
2024-12		\$ 66,502.83			\$ 88,878.88			\$ 62,875.33			Guaranteed
		\$ 823,578.94			\$ 1,198,499.33			\$ 812,180.76			\$ 1,000,000.00



PROOF OF PRIOR OVERALL COMMITMENT TO SUPPORT LOCAL COMMUNITY BASED ACTIVITIES



**FOSTERING COMMUNITY
GROWTH: A
COMPREHENSIVE PLAN
FOR SUPPORTING LOCAL
EFFORTS**

The Community Benefits and Investments Plan section showcases the benefits that our business will provide to the local community. Our commitment to giving back to the communities we serve is a cornerstone of our operations. The following subsections describe various aspects of our contributions to the local community.

CHARITABLE CONTRIBUTIONS

Our collective of dispensaries has contributed over \$750,000 in charitable donations to various local charitable organizations.

Letters of Charitable Donations



Thank You

DATE GIFT RECEIVED: January 15, 2025
GIFT AMOUNT: \$2,500.00
2024 YEAR TO DATE: \$0.00

Your gift helps us care for the needs of people who are hungry and homeless.

January 21, 2025

Tasha Parra
Higher Level
4795 N Blackstone Ave
Fresno, CA 93726-0105



Your donation may be tax deductible. You received no goods or services in exchange for your gift. Year end tax receipts are available upon request.

Fresno Rescue Mission Tax ID: 94-1279785

Dear Friends of Rescue,

Thank you for starting 2025 with a gift of \$2,500.00 to help renew lives at the Fresno Mission! Your partnership means so much to our neighbors in need – as many continue to struggle to afford food or a place to live.

As you know, God has a plan for us all. He promises new life for those who trust Him...

*Therefore, if anyone is in Christ, he is a new creation.
The old has passed away; behold, the new has come.
– 2 Corinthians 5:17*

Through your recent gift, you're helping share God's promise of renewal with people who are homeless and hurting in Fresno County.

Thank you for your compassion and generosity to help those in need. Your partnership ensures men, women, and children have a place and a meal at our tables. You help provide safe rest and recovery when they seek shelter. And you open the door to healing through our life-changing programs and faith-based counseling.

As we start a new year together, I pray God will bless you richly.

Thank you for your partnership,

Matthew Dildine
Chief Executive Officer

P.S. Expand your partnership by joining our #OnMission Monthly Membership! Visit fresnomission.org to learn more.



Modesto S.W.A.T. Association

Dear Supporting Business or Community Member,

I am a member of the Modesto S.W.A.T. Association which was formed in 2011 to help support the Modesto Police Department S.W.A.T Team and give back to our community. On October 5th, 2024 we are holding a SWAT Tri-tip and Shrimp dinner. Our team is reaching out to for assistance and donations to obtain much needed equipment and training.

Our team can be constantly found giving back to our community and entire county with safety fairs, demonstrations and active shooter education. We currently operate with 22 members, down from 24 due to downsizing of the department from budgetary issues. During my time on the team I have had firsthand experience with operating next to some of the most tactically capable members of our department.

Your generous donation will be used during the dinner as a raffle or auction item to raise money to support Our/Your Team. The Modesto S.W.A.T. Team trains approximately 300 hours per year and averages 35 missions annually. In recent years the city we protect is becoming increasingly violent and our outdated and worn equipment needs to be replaced. Unfortunately our needs have outgrown our department's budget and additional training /equipment are vital to the team's safety.

Below you will find our Tax ID number and 501 (c)(3) status. Your generous donation will also be recognized at the annual dinner with more than 400 community members in attendance. I appreciate your time and consideration in the matter and hope these values mirror those of your organization. We look forward to the possibility of further developing this relationship. Thank you again.

We would also appreciate your attendance on October 5th, 2024 at our SWAT Tri-tip and Shrimp dinner. A table that sits 8 is available to purchase for \$600. To purchase tickets please contact Jordan Panella at Panellaj@modestopd.com or via Instagram @modesto_swat_association

Respectfully,

Modesto S.W.A.T. Association

Item(s) Donated

Value for Donation

The Internal Revenue Service has determined that the Modesto SWAT Association (#27-2176449) is a public charity with a 501(c)(3) status. All contributions are tax deductible under Internal Revenue code 170.

CITY OF TURLOCK

ACTIVE MILITARY BANNER PROGRAM

Certificate of Appreciation

PROUDLY PRESENTED TO

Firehouse Dispensary



5 STAR SPONSOR

2021/22

A handwritten signature in blue ink, appearing to read "Allison Vangilder".

ALLISON VANGILDER

DIRECTOR - PARKS, RECREATION, AND PUBLIC FACILITIES





Stanislaus County Sheriff K9 Association

250 E. Hackett Rd. • Modesto, CA 95358 • www.ssk9.com

The **Stanislaus County Sheriff's K9 Association** would like to formally thank Flavors at 2213 Patterson Rd, Riverbank for you for your generous donation to our retired K9 partners.

Our retired K9's dedicated their lives to serve and protect our community. Your continuous support throughout the year assists with costly medical bills which are needed most after retirement.

Medical treatment after retirement is the responsibility of the SSK9 Association. Our reliable community partnership ensures our retired K9's will get to enjoy a healthy, happy, comfortable life.

In Dogs We Trust,
SSK9 Association Board

Poverello House
412 F St
Fresno, CA 93706
US



Poverello
House

Phenos Collective Inc - Higher Level Fresno
4795 N Blackstone
Fresno, CA 93726

Contribution Statement

As of: 01/27/2025

Period: 01/01/2024 - 12/31/2024

Total Contributions by Purpose/Fund

Purpose/Fund	Amount	NTD Amount	Total
General Contribution	\$2,500.00	\$0.00	\$2,500.00
Total	\$2,500.00	\$0.00	\$2,500.00

Your generosity helps provide meals, shelter, and essential services to those in need. Together, we can make a difference in the lives of our community's most vulnerable. Thank you for your support.

Zachary D. Darrah
CEO

*Various "purpose/fund" may be listed on your year-end statements. These are for internal accounting use only. If you have any questions, please call Kristina Flores at 559-498-6988.

Unless otherwise noted, no goods or services were received in return for these contributions.

Poverello House Tax ID: 77-0007985



THANK YOU
FOR SUPPORTING
PATRIOT ROBOTICS 2023/2024



Thank you so much for supporting our program this year! We had a successful year, winning the Sacramento Regional, winning Engineering Inspiration at the Monterey Regional along with captaining an Alliance, and qualified for the World Championships in TX for the third year in a row! Our students were active volunteering in the community, logging over 1800 volunteer hours at 34 events! Highlights included visiting the State Capitol and hosting a low-cost summer camp for 70 kids. We couldn't do it without your support, we appreciate you!

400 Students

Pete Feurtado Sr.
Founder
Big Petes Beach Cleanup
158 Rankin St
Santa Cruz, CA 95060
bigpetesbeachcleanup@gmail.com
831-239-1093

September 4, 2024

To Whom It May Concern,

We are pleased to confirm that SC Flavors will be participating in the upcoming Big Petes beach cleanup event on Saturday, September 14, 2024. Our team is committed to contributing to the preservation and cleanliness of our local beaches, and we look forward to joining other volunteers in this important effort.

Our participation in this event underscores our dedication to environmental sustainability and community engagement. We believe that by working together, we can make a significant impact on the health and beauty of our coastal areas.

Please feel free to contact us if you need any further information or assistance.

Sincerely,

Pete Feurtado Sr.
Founder



1129 8th St. Suite 101
Modesto, CA 95354
209.524.3536
209.524.1205 fax

www.societyfordisabilities.org

Board of Directors

July 24, 2023

Richard D. O'Brien
President

Phenos Cannabis Dispensary
1234 McHenry Avenue
Modesto CA 95350

John B. Anderson
Vice President

Dear Friends:

Rich Ulm
Secretary

Thank you for your past support of Society for disAbilities - your gifts help us survive and thrive! With your help, we continue to serve people with disABILITIES through our unique and exciting adapted recreational sports programs!

Brian Baker
Treasurer

Our Medical Equipment Loan Closet is important and unique – we loan out over 1500 pieces of equipment each year! We currently have a waiting list for several pieces of equipment. With your support, we can put wheelchairs and other equipment in the hands of those who need us most!

Khat Andersen
Board Member

Dylan Bernardi
Board Member

Even in the heart of the pandemic we were able to keep serving clients, due to the generosity of donors like you! We never shut our doors or laid off employees and we remained a source of equipment and resources for the disabled in our community.

Hope Cook
Board Member

Thankfully, our programs are open again! Currently, Adapted Bowling and Adapted Water Ski are in operation and well-attended. Miracle League Baseball starts again in September and we are conducting Bike Camp right now! Further down the road, we are adding golf, soccer, art and music to our menu – the lives of our clients are more fulfilling due to the experiences we provide!

Nora Guzman
Board Member

Mark Herbst
Board Member

We have gratefully appreciated your generous support in the past – it makes a difference to those we serve! We invite you to continue your investment as our partner with a gift of an amount you see fit. An award of any amount will be greatly appreciated and will help us in our quest to serve.

Ivey Mayol
Board Member

I look forward to hearing from you!

Brad Post
Board Member

Yours, In Service,

Ted Rosen D.C.
Board Member

Cathy
Cathy Mendoza
Executive Director

*We would appreciate
your support!*
"

Cathy Mendoza
Executive Director



1129 8th St. Suite 101
Modesto, CA 95354
209.524.3536
209.524.1205 fax

www.societyfordisabilities.org

Board of Directors

July 24, 2023

Richard D. O'Brien
President

Flavors Cannabis Dispensary
2213 Patterson Road
Riverbank, CA 95367

John B. Anderson
Vice President

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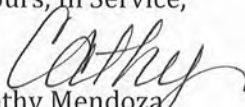
Ivey Mayol
Board Member

I look forward to hearing from you!

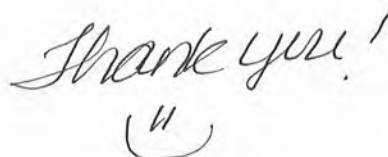
Brad Post
Board Member

Yours, In Service,

Ted Rosen D.C.
Board Member


Cathy Mendoza
Executive Director

Cathy Mendoza
Executive Director





January 6, 2023

Bluefire of Merced
1975 W Olive Ave,
Merced, CA 95348

Bluefire Management & Staff:

On behalf of the Merced County Food Bank, our staff, board, and the community we serve, I would like to thank you for your generous donations in 2021 and 2022. Your financial donations and your donation of the van has enabled us to provide more food services in our community for low-income people who are food insecure.

Each month the Merced County Food Bank and our nearly 100 non-profit partner agencies who service the public, provide food and food resource assistance to nearly 20,000 people in the community. This is an ongoing significant challenge for all of us, and we are only able to accomplish this level of service as a result of partnerships with local businesses, people, and institutions.

We appreciate your commitment to address food insecurity in the communities you serve, and we are thankful to have you in the trenches with us as we fight hunger together.

Your financial donations allowed us to purchase over 20,000 pounds of nutritious food last year. In addition, the donated van will allow our partner agencies to pick up food at the food bank provide distributions in areas that were previously not being services due to transportation challenges.

As we move forward this year, it looks like things are going to be a little more expensive than last year, and the need for our services will continue to grow. However, though your support and the support of the community, we will continue to be there to provide assistance to all those suffering from hunger; especially our low-income children and seniors on fixed income.

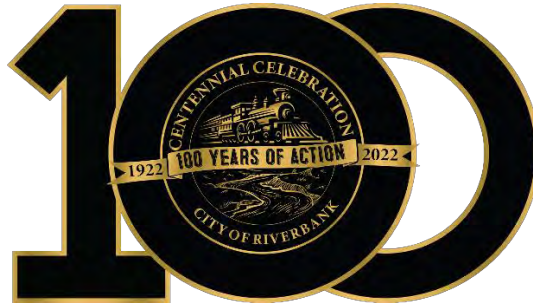
Once again, thank you for your generous donation. We appreciate your support and are very thankful to have you in the community, as well as your help fulfilling our mission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Gibbs', is written over a faint, light gray signature line.

Bill Gibbs
Executive Director

FEIN# 80-0093563



6707 Third Street, Riverbank, CA 95367 – 209.863.7122 – www.riverbank.org

April 7th, 2022

To: Flavors Cannabis Dispensary

The City is celebrating its 100th anniversary from the date of its incorporation on August 23, 2022 and all year long!

This once in a lifetime event, is commanding of a grandiose celebration. In collaboration with our Centennial Committee, Riverbank Historical Society, and our Community partners we are looking forward to celebrate “100 years of Action” with some of the following events:

Centennial Gala Dinner on March 5th

Founder’s Day Carnival on April 30th

“No Dance” Picnic & Car Show on June 25th

Centennial Celebration on August 20th

Centennial Historical Calendars, Centennial Art Mural and other mini events throughout the 2022 year.

As a valued local business and community leader, we are extremely thankful for your generous donation and support towards this Centennial Celebration.

Your donation as a sponsor will help ensure that our Centennial Celebration is a memorable year full of fun events for our Riverbank Families and Community.

THANK YOU FOR YOUR DONATION!

Best,

Gaby Hernandez

Centennial Celebration Coordinator

The Riverbank Historical Society is a 501-C-3 non-profit organization. Our nonprofit number is 77-0377145 and the City of Riverbank Tax Id Number 94-6000407



Stanislaus County Sheriff K9 Association

250 E. Hackett Rd. • Modesto, CA 95358 • www.ssk9.com

The **Stanislaus County Sheriff's K9 Association** would like to thank Phenos at 1234 McHenry Ave, Modesto for your generous donation to our retired K9 partners. With your donation, our retired K9's will get to enjoy a healthy, happy, comfortable life.

In Dogs We Trust,
SSK9 Association Board



Stanislaus County Sheriff K9 Association

250 E. Hackett Rd. • Modesto, CA 95358 • www.ssk9.com

The **Stanislaus County Sheriff's K9 Association** would like to thank Patient Care First at 1442 Angie Ave, Modesto for your generous donation to our retired K9 partners. With your donation, our retired K9's will get to enjoy a healthy, happy, comfortable life.

In Dogs We Trust,
SSK9 Association Board



Stanislaus County Sheriff K9 Association

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In Dogs We Trust,
SSK9 Association Board



Stanislaus County Sheriff K9 Association

250 E. Hackett Rd. • Modesto, CA 95358 • www.ssk9.com

The **Stanislaus County Sheriff's K9 Association** would like to thank the Fire House at 1601 W. Main Street, Turlock for your generous donation to our retired K9 partners. With your donation, our retired K9's will get to enjoy a healthy, happy, comfortable life.

In Dogs We Trust,
SSK9 Association Board

King-Kennedy Memorial Center Board of Directors

P. O. Box 582623 • Modesto, CA 95358 (209) 568-3643



March 30, 2022

Phenos Cannabis Dispensary
1234 McHenry Ave Ste C
Modesto, CA 95350

Dear Phenos Cannabis Dispensary,

2021 was a difficult and challenging year for most; both businesses and residents. Despite the challenges, the KKMC Board of Directors has and will continue to serve the community even in tough financial and emotionally challenging times.

It's because of the generosity of businesses and people like you that we can continue do what we do. We are very fortunate to have people like you with large warm hearts in our community. We could not continue without community members like you.

Thank you for your donation and thank you for your support.

"Service to humanity is service to God." Lailah Gifty Akita

Your generous contribution will make the difference in many lives and impact the lives of many. We truly appreciate your help in raising the funds to continue to offer

People like you are an inspiration to all. Thank you for your generous act of giving. We admire your willingness to help other.

Sincerely,

Fundraising Committee

The King Kennedy Memorial Center Board of Director

501c3 #77-0287659

President

Deborah Sullivan Jones

Vice President

Sterling Jones

Secretary

Rosalinda Vierra

Treasurer

Charlotte Lockard

Sgt.-At-Arms

Audrey Spearman

Directors:

Leroy Gambell

Tony Madrigal

George Russell

Rosalinda Vierra

Elizabeth Wortham

Sebastian Jones

Renay Johnson

Jeannette Sabathia

Beverly Jones

Sandra Black

City of Modesto Liaison

Bruce Lockard



March 23, 2022

Dear City Leaders,

The Parks and Recreation Department within the City of Riverbank has benefited a great deal from Flavors continued generosity in support of our annual Cheese & Wine Festival, our Summer Concert Series and events hosted by our Historical Society.

The company can be counted on to contribute to the community and has established a strong relationship with our department as well as other City departments.

This group is friendly and supportive and a real asset to our community. If you have any further questions regarding Flavors and the benefits, we have received from them, I can be reached at 209-863-7140 or by email at sfitzpatrick@riverbank.org.

Sincerely,

Sue Fitzpatrick
Director of Parks and Recreation



JIMMIE CONNORS POST NO. 6311
P.O. Box 2191
Manteca, California 95336

March 21, 2022

To: PACAFI, INC.

DBA PATIENT CARE FIRST

Jimmie Connors Post 6311 and its members would like to thank you for your generous donation of \$2,900.00 to further the ideals and mission of the Veterans of foreign wars of the United States. This Post does a lot of work in the community, and without donations such as yours it would be very difficult to accomplish. Again, thank you very much.

Regards

A handwritten signature in black ink, which appears to read "Michael D. Cearley".

Michael D Cearley

Commander Jimmie Connors Post 6311

NO ONE DOES MORE FOR VETERANS.



March 22, 2022

Tasha Parra
Phenos Collective, Inc
1234 McHenry Ave, Suite C
Modesto, CA 95350

Dear Tasha:

I want to **thank you for your generous contribution of \$15,000.00** to the Fresno Chamber of Commerce in 2021.

Your contribution helps us provide needed education and informational support for area businesses and community members in the Greater Fresno County area.

Donation Date	Amount
April 7, 2021	\$ 15,000.00
Fresno Chamber of Commerce is a 501(c)(6) organization. Tax ID # 94-0489640	
<i>Please save this receipt for tax purposes.</i>	

Sincerely,

Lisa Walzem
Financial Manager
Fresno Chamber of Commerce
Forward Fresno Foundation

To promote the success of the regional business community through effective advocacy, education and relationship building.

30th Anniversary
CERES STREET
FAIRE
FOOD EXCITEMENT FUN
1988 - 2018

March 15, 2022

Mr. Bert Sarkis
PCF
VIA Email

Dear Mr. Sarkis:

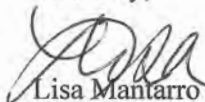
Thank you so much for your generous donation to the 32nd Annual Ceres Street Faire. Our community has benefited greatly from this festival and this year is no exception.

As you are aware and due in part to community support, the Ceres Street Faire has become a staple event for many, both in and out of our community to enjoy. In one weekend, we provided outstanding entertainment, a venue for local non profits to showcase their work, many vendors from around the state and local area selling their wares, a tremendous car show and back by popular demand, Elvis.

Your sponsorship allows us to continue our quality programming but it also allows for you to be highlighted with our festival and media.

The Ceres Street Faire will take place on May 7 and 8. As a presenting sponsor, your business will be recognized throughout the weekend with our specialized sponsorship package. Your continued participation at our event means a great deal to the community.

Sincerely,


Lisa Mantarro Moore
Ceres Street Faire
PO Box 1324
Ceres, CA 95307

Check out our website at www.ceresstreetfaire.org



NAACP MODESTO/STANISLAUS BRANCH • UNIT 1048

P. O. Box 181 • MODESTO, CA 95353 • (209) 896-9196

WWW.NAACPMODESTOSTANISLAUS.ORG • NAACPMODESTOSTANISLAUS@GMAIL.COM

March 9, 2022

Phenos Collective, Inc
1234 McHenry Ave. Ste C
Modesto, CA 95350

Dear Phenos Collective,

On behalf of the Modesto/Stanislaus NAACP, its Executive Committee, and members, I am writing to thank you for your \$5000 donation to our local organization. The funds will be used to support equity and social justice cannabis initiatives in Stanislaus County.

The mission of the NAACP is to ensure the political, educational, social, and economic equality of all citizens. It is our goal to assist Stanislaus County residents who have been negatively impacted by the War on Drugs with training, mentorship, and business opportunities that will assist under-represented populations with entrepreneurial opportunities in the legal cannabis industry.

We look forward to furthering alliances and partnerships with Phenos Collective Inc. that will collectively serve our community for the greater good. Thanks again for your generous donation.

Sincerely,

A handwritten signature in cursive script that reads "Wendy Byrd".

Wendy Byrd
President



March 2, 2022

The Premier Group
Patient Care First
1442 Angie Ave
Modesto, Ca 95351

Re: Your Donation in the amount of \$2,900 on December 31, 2021

Dear Patient Care First,

On behalf of Ray Of Hope Children's Services, I would like to thank you for your very generous donation to our organization. As these times have been challenging for many of us, it has been even more so for children living in crisis situations and poverty. Without the support of companies like yours we could not meet the needs of these innocent children.

Ray of Hope feeds, clothes, provides school support and a Babies In Crisis program for children living in poverty or in crisis from such things as Domestic Violence, Untreated Mental Health of Parents, Sexual Assault and Homelessness. We clothe and provide basic human needs and programs for over 2000 children annually.

It is our privilege to serve these kids and with the most humble heart we thank you for this donation. With the continued support of community members such as Patient Care First means **Together, we are giving kids the opportunity to thrive!** We support the city awarding The Premier Group with an additional location to better service our community. Their charitable contributions represent a true investment in the community and delivery on their promise to GIVE BACK!

With sincere gratitude,

[Laura Saunders](#)

CEO

Ray Of Hope Children's Services





March 2, 2022

Pacific Care First
1234 McHenry Ave, Ste C
Modesto, CA 95350

Re: Your \$5,800.00 donation on 1/4/2022.

Dear Patient Care First,

On behalf of the Board of Directors, Staff, and Volunteers of Haven, I would like to take this opportunity to thank you for your generous donation of \$5,800.00.

Haven is a private, non-profit agency offering a wide range of services to victims and their children who have been affected by Domestic Violence and Sexual Assault.

For more information about the services Haven provides, we invite you to visit our website at www.havenstan.org. You can also find information there on our upcoming events for this year and volunteer opportunities.

Without the continued support of dedicated community members such as you, Haven would not be able to continue this work.

Warmest Regards,

May Rico
Executive Director

HONORARY BOARD

Yvonne Allen, *Co-Founder*
Pat Paul, *Co-Founder*
Kenni Friedman
Marie Gallo

BOARD OF DIRECTORS

President
Jennifer Nielsen

Vice President
Kinisha Campbell

Treasurer
Rebeca Baeza

Secretary
Nancy Fisher

Julie Bernardo
Barbara Cummins
Michelle Matos
Michelle Mendelson
M. Geri Vargas

STAFF

Executive Director
May Rico

618 13th Street
Modesto, CA 95354

(209) 524-4331 office
(209) 524-2045 fax
(209) 577-5980 crisis

havenstan.org
Tax ID # 94-2499361





1129 8th St. Suite 101
Modesto, CA 95354
209.524.3536
209.524.1265 fax

www.societyfordisabilities.org

Board of Directors

January 4, 2022

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Rich Ulm
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Brian Baker
Vice President

Brad Post
Vice President

Ted Rosen D.C.
Vice President

Mark Herbst
Vice President

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Vice President

Jack Garcia
Vice President

Ivey Mayo
Vice President

Marci Boucher
Vice President

Cathy Mendoza
Executive Director

Flavors
Pacafi, Inc.
1234 McHenry Avenue, Suite C
Modesto CA 95350

Dear Friends,

Thank you for your generous donation of \$2000 to Society for disABILITIES! As a 100% privately funded non-profit organization, proceeds of this donation help ensure the continuation of our many programs and services to children and adults with diverse abilities. We are so thankful for your support!

Your donation helps kids like Emilio who is physically disabled. His mom Guillermina brought him to a Society for disABILITIES skating event even though she was hesitant. In a message Guillermina wrote, "Thank you for putting on the skating event! It was so much fun and all the kids seemed so happy! I truly appreciate you guys. I've always been too afraid to take our son skating as he is physically impaired. Watching him skate, I saw how happy this made him and I'd like to sign him up for Winter Snow Skiing. This event gave me the push we needed to try new activities and not restrict him due to our own fears."

We also operate the largest Durable Medical Equipment loan closet in Northern California, providing medical equipment for those experiencing a temporary or permanent disability. Additionally, we provide recreational activities such as Adapted Bicycle Camp, Bowling, Miracle League Baseball, Day on the Farm, our Annual Special Needs Prom, and Adapted Water & Winter skiing.

Since 1947, we have been meeting the needs of those with disabilities in our community. Your generous support will help to continue this important work.

With Sincere Gratitude,

Cathy
Cathy Mendoza
Executive Director

Wow - Thank you!
"

The Internal Revenue Service no longer accepts your canceled check or credit card receipt as proof of a charitable contribution. If your gift exceeds \$250, please keep this letter as a receipt of your gift and notice that no goods or services were exchanged for your support. Our Federal Tax ID Number is 94-1279804.



Dear Phenos,

We at the Stanislaus SWAT Association are dedicated to bringing the highest quality of service to our community. This includes helping those in need and educating the public about our purpose. This however, cannot be accomplished without the help and support from the public. Your partnership and donation will go a long way in helping us achieve our goal. Thank you.

The Stanislaus SWAT Association (SSA) is a recognized 501(c)(3) tax-exempt organization (EIN# 81-4777901, DLN# 26053762003736) and your donation is tax deductible under IRC (Internal Revenue Code) 170. For this purpose we are providing you this letter as a receipt to acknowledge your Gold Sponsorship Donation of \$2,000 on December 6, 2022.

"Success is not final, failure is not fatal: it is the courage to continue that counts." – Winston Churchill

Sincerely,

A handwritten signature in blue ink, appearing to be "Dan", written over a horizontal line.

Stanislaus SWAT Association



CITY OF RIVERBANK

Parks & Recreation Department

6707 Third Street, Riverbank, CA 95367 - Phone: 209.863.7150 Fax: 209.869.7044

Flavors

1234 McHenry Ave. Suite C
Modesto, CA 95350

To whom it may concern,

The City of Riverbank Parks & Recreation Department would like to thank you for your monetary donation of \$1,450.00. We are very fortunate to have business partners like you, to allow our community to flourish. This donation will in return, allow our community to partake in numerous classes, activities and events at low to no cost. We look forward to working with your business in the near future.

Sincerely,
Riverbank Parks & Recreation





Stanislaus County Sheriff K9 Association

250 E. Hackett Rd. • Modesto, CA 95358 • www.ssk9.com

The **Stanislaus County Sheriff's K9 Association** would like to formally thank Flavors at 2213 Patterson Rd, Riverbank for you for your generous donation to our retired K9 partners.

Our retired K9's dedicated their lives to serve and protect our community. Your continuous support throughout the year assists with costly medical bills which are needed most after retirement.

Medical treatment after retirement is the responsibility of the SSK9 Association. Our reliable community partnership ensures our retired K9's will get to enjoy a healthy, happy, comfortable life.

In Dogs We Trust,
SSK9 Association Board



TRANSITIONAL HOUSING PLACEMENT + NON-MINOR DEPENDENTS

2855 Geer Road, Turlock CA 95382 • (209) 668-9361 • Fax (209) 668-0539
3195 M St., Suite D, Merced CA 95348 • (209) 723-6030 • Fax (209) 723-6032

November 15, 2022

Dear Blue Fire,

Thank you for your donation of \$1000 to our Transitional Housing Placement (THP) Program for Thanksgiving. The California Fostering Connections to Success Act, known as AB12, took effect in 2012 and allows eligible youth to remain in foster care beyond age 18 up to age 21. Now known as Extended Foster Care (EFC), this law and its subsequent legislation provide youth with the time and support needed to gradually become fully independent adults. Creative Alternatives started the Transitional Housing Placement plus Non-Minor Dependent (THP + NMD) Program in 2014. Our agency provides safe housing for our young adults while they are attending school or are employed at least 20 hours a week. Your donation will help our agency provide a Thanksgiving meal and gift cards to our clients. We appreciate your donation immensely and hope to work with you again soon.

Thank you,

A handwritten signature in blue ink that reads "Nadine Cataño". The signature is fluid and cursive.

Nadine Cataño, M.S.W.
THP + NMD Social Worker



February 15, 2022

Angilbert Sarkis
Firehouse Cannabis Dispensary
1234 McHenry Ave Ste C
Modesto, CA 95350-5381

Dear Angilbert:

On behalf of Community Hospice Foundation, we would like to thank you for your generous gift of \$6,000.00 received on 12/31/2021.

The compassionate work of Community Hospice continues without interruption, even in these challenging times. Every day, our nurses and caregivers show up for our patients and their families wherever they call home, including hospitals and residential facilities. Community Hospice is available for our patients when they need us the most, and your generosity helps us maintain our important mission of care and comfort.

The kindness of your gift reflects how much you believe in our work with families dealing with illness and loss, and we are very grateful for your support.

Sincerely,

Francine Foley
Executive Director
Community Hospice Foundation

No goods or services were received in exchange for this donation. Please retain this letter for your tax records acknowledging your contribution to Community Hospice Foundation; our Federal Tax ID is 77-0562224.

**The Haig & Isabel
Berberian Patient
Services Center**
4368 Spyres Way
Modesto, CA 95356
209.578.6300

**San Joaquin
Branch Office**
2431 W. March Lane
Suite 100
Stockton, CA 95207
209.477.6300

**Alexander Cohen
Hospice House**
2201 Euclid Avenue
Hughson, CA 95326
209.578.6380

Logistics Center
Hope Chest and Durable
Medical Equipment Division
3105 Del Este
Modesto, CA 95354
209.575.4673



CA100000783 | CA100000613
give.hospiceheart.org

Our agency operates in compliance with Title VI under the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age of Discrimination Act of 1975, and Federal HIPAA Privacy Rules. Our Notice of Privacy Practices describes how we may use or disclose protected health information. You may call our office to request a copy of our Notice of Privacy Practices. Community Hospice complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex. If you do not speak English, language assistance services, free of charge are available to you. Call 1-209-578-6300, 1-800-735-2929 (TTY). ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-209-578-6300, 1-800-855-3000 (TTY).



December 31, 2021

Bluefire, Inc
1234 McHenry Avenue #C
Modesto, CA 95350

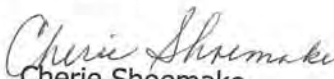
Dear Bluefire Inc.,

On behalf of Bristol Hospice Foundation of CA and the patients and families we serve, I would like to express my sincere appreciation for your donation in the amount of \$6,000.00.

Bristol Hospice Foundation of CA is a non-profit organization established to commit its resources to activities which are intended to ensure hospice care & other compassionate programs are available for families facing a life-limiting illness with particular emphasis on the underinsured/uninsured. Programs include outreach & education, hospice care funding and bereavement support including an annual Kids Camp for children who have experienced the loss of a love one. Please visit our website for more information on the foundation, www.bristolhospicefoundationca.org.

Once again, thank you for your donation and support of Bristol Hospice Foundation of CA. Your donation will go a long way in helping us fulfil our Mission.

Sincerely,


Cherie Shoemake
Bristol Hospice Foundation of CA
Director

*No goods or services were provided therefore this donation is 100% tax deductible.

Bristol Hospice Foundation of CA
Main Office
1227 Chester Avenue
Bakersfield, CA 93301
Office 661.716.8000 Fax 661.387.7151
www.bristolhospicefoundationca.org
Tax ID#95-333-4909



2000 W. OLIVE AVENUE • MERCED, CALIFORNIA 95348 • EIN # 80-0093563
TELEPHONE 209.726.FOOD (726.3663) FACSIMILE 209.385.1492

DONATION RECEIPT

Date: December 3, 2021

On behalf of the families, children and seniors who no longer have to worry about where their next meal will come from, WE THANK YOU!

Received from: Bluefire Inc.

Check and/or cash in the amount of: \$ 5,000.00
Check Number: #4845

Thanks to the generosity and support of community members like you, we are able to continue to service the needs of others and help improve their situation. You are making a difference in the lives of others.

Humbled,

A handwritten signature in blue ink, appearing to read "Bill Gibbs", written over a light blue horizontal line.

Bill Gibbs
Executive Director

*To satisfy IRS requirements, we hereby confirm that you received no goods or services for your donation.
Merced County Food Bank is a 501(c)(3) organization and, therefore, qualifies to receive donations.
Adequate records are maintained and are available to the IRS on request.*

Central California Assyrian Student and Youth Association
285 Wiley Ct
Turlock, California, USA 95382

Date: 9/19/2021



Dear ~~The Premier Society~~ Pacati, Inc,

Thank you for your contribution of \$350 to our organization.
Your entire donation is tax-deductible.

Your contribution will be used for Assyrian Basketball 2021 season.

As a reminder, our organization, Central California Assyrian Student and Youth Association (CCASYA), is an Assyrian student/youth organization centered in the Turlock/Modesto area of California. This area has a sizable population of diaspora-dwelling Assyrians and CCASYA's goals include uniting our community's young Assyrians, working to preserve the Assyrian culture, advancing the status of Assyrians within the community, promoting higher education and community service, and representing the young Assyrians of Central California on a national and international level.

Your support is highly appreciated!

Feel free to contact CCASYA if you have any questions or concerns.

Sincerely,

Urhay Ishaya
President, CCASYA

Central California Assyrian Student and Youth Association (CCASYA) is an exempt organization as described in Section 501(c)(3) of the Internal Revenue Code of the United States of America.

EIN # 81-5479450

THIS LETTER WILL SERVE AS YOUR RECEIPT

Contact Information:
CCASYA209@gmail.com
www.facebook.com/CCASYA
Instagram @CCASYA209
Twitter @CCASYA209



1129 8th St. Suite 101
Modesto, CA 95354
209.524.3536
209.524.1205 fax

www.societyfordisabilities.org

Board of Directors

February 18, 2021

Richard D. O'Brien
President

John B. Anderson
Vice President

Rich Ulm
Secretary

Brian Baker
Treasurer

Khat Andersen
Board Member

Zack Garza
Board Member

Nora Guzman
Board Member

Mark Herbst
Board Member

Ivey Mayol
Board Member

Brad Post
Board Member

Ted Rosen D.C.
Board Member

Cathy Mendoza
Executive Director

The Premier Group
Attn: Tasha Parra

To Whom it may Concern,

On behalf of the staff and board of directors of Society for disABILITIES, we would like to express our deep appreciation for The Premier Group, Phenos and Flavors and the generous donations they have given over the years. Their support is an expression of a caring spirit and represents an investment in the future of our community. Their continued donations help us to make an impact on the most critical needs facing the disabled in our community.

All cannabis businesses made promises to make charitable contribution to organizations in the City. The Premier Group has been a consistent donor; their gifts exceeded \$23,000 over the last five years, proving they've delivered on their promise to give back. Thanks to the generosity and support of community members like them, we are able to continue enhancing the lives of people with disabilities!

Their support helps kids like Emilio who is physically disabled. His mom Guillermina brought him to a Society for disABILITIES skating event even though she was hesitant. Later, Guillermina wrote, "Thank you for putting on the skating event! It was so much fun and the kids seemed so happy! I truly appreciate you guys. I've always been afraid to take our son skating as he is physically impaired. Watching him skate, I saw how happy this made him and I'd like to sign him up for Winter Snow Skiing. This event gave me the push we needed to try new activities and not restrict him due to our own fears."

The Premier Group is making a difference in the lives of community members who need it most! We would support the City awarding The Premier Group an additional location – we are confident in their ability to invest in our community as promised.

With Sincere Gratitude,

A handwritten signature in cursive script that reads "Cathy".

Cathy Mendoza
Executive Director

Tax ID
94-1279804

The Internal Revenue Service no longer accepts your canceled check or credit card receipt as proof of a charitable contribution. If your gift exceeds \$250, please keep this letter as a receipt of your gift and notice that no goods or services were exchanged for your support. Our Federal Tax ID Number is 94-1279804.



PARKS, RECREATION AND PUBLIC FACILITIES DEPARTMENT

144 S. BROADWAY, SUITE 230 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5594 | TTY 1-800-735-2929

Firehouse Dispensary
1601 W Main St
Turlock, CA 95380

Firehouse Dispensary/The Premier Group,

The City of Turlock would like to express our extreme gratitude for Fire House Dispensary/The Premier Group's 5 Star Sponsorship of the Active Military Banner Program.

In 2017, through working with the Veterans Advisory Committee, the City of Turlock adopted the Active Military Banner Program, a program which recognizes those servicemembers local to Turlock, and all unincorporated areas surrounding Turlock, who are actively serving in the United States Military. Since it's adoption the City of Turlock has been honored to recognize more than 125 service members.

Each banner term City staff seeks program sponsorships to alleviate the burden of cost to the program applicant. It is with great appreciation that we can report that the \$5,000 sponsorship made by Firehouse Dispensary, along with other program sponsors, eliminated the burden of cost, completely, for every applicant in the 2020/21 banner term.

The City of Turlock values your partnership in paying tribute to those who so rightfully deserve to know that their hometown supports them, is proud of them, and thanks them daily for their service.

Again, thank you for your sponsorship,

Amber Traini
City of Turlock
Event Assistant



Stanislaus Consolidated Fire Protection District

3324 Topeka Street
Riverbank, CA 95367

Phone: (209) 869-7470 Fax: (209) 869-7475

<http://www.scfpd.us>

September 17, 2020

Phenos
1234 McHenry Ave. #C
Modesto, CA 95350

Devin Stetler,

On behalf of the Stanislaus Consolidated Fire Protection District, we would like to thank you for your generous donation of \$5,000.00 on September 15, 2020. The donation will help our agency provide more safety gear for firefighters when responding to an active shooter incident. As our job as a firefighter has become more dangerous, your donation will help protect the lives of firefighters.

Thank you once again.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael W. Whorton'.

Michael W. Whorton
Fire Chief
SCFPD



Stanislaus Consolidated Fire Protection District

3324 Topeka Street

Riverbank, CA 95367

Phone: (209) 869-7470 Fax: (209) 869-7475

<http://www.scfpd.us>

September 17, 2020

Phenos
1234 McHenry Ave. #C
Modesto, CA 95350

Devin Stetler,

On behalf of the Stanislaus Consolidated Fire Protection District, we would like to thank you for your generous donation of \$5,000.00 on September 15, 2020. The donation will help our agency provide more safety gear for firefighters when responding to an active shooter incident. As our job as a firefighter has become more dangerous, your donation will help protect the lives of firefighters.

Thank you once again.

Sincerely,

Michael W. Whorton
Fire Chief
SCFPD

Love Modesto

02/23/22

Yezmene Fullilove
Social Media and Events Manager
Phenos Cannabis Dispensary

Please allow this letter to serve as verification that Yezmene has completed volunteer hours on the following dates with Love Modesto.

Beautify Modesto Parks (Gold)	April 13, 2019	8:00 AM - 12:30 PM
---	----------------	--------------------

Beautify Modesto Parks (Gold)	October 3, 2020	8:00 AM - 12:30 PM
---	-----------------	--------------------

Children's Book Drive (Gold)	October 3, 2020	8:00 AM - 12:30 PM
--	-----------------	--------------------

Conant Place Senior Apartments (Silver)	October 3, 2020	8:00 AM - 12:30 PM
---	-----------------	--------------------

Beautify McHenry Avenue (Gold)	April 24, 2021	8:00 AM - 12:30 PM
--	----------------	--------------------

Clean Up Modesto (Gold)	October 9, 2021	8:00 AM - 12:30 PM
---	-----------------	--------------------

Beautify McHenry Avenue (Gold)	April 30, 2022	8:00 AM - 12:30 PM
--	----------------	--------------------

Any questions you may have, please let me know.

Sarah Kashefi, Event Coordinator
Love Modesto • 909 14th Street • Modesto, CA 95354
LoveModesto.com • 209-499-0757 • sarah@lovestanislauscounty.org



City of Riverbank

6707 Third Street • Riverbank, CA 95367-2305
Phone: (209) 869-7101 • Fax: (209) 869-7100

October 22, 2019

Dear Devon Stetler,

On behalf of the City of Riverbank, I would like to thank Flavors for your support again this year for the Cheese & Wine Festival.

Your \$1,500 donation helped us a great deal, especially with all the added security that was required this year.

We really appreciate your willingness to assist us with this event that has been held in Riverbank for the past 43 years.

Sincerely,

Sue Fitzpatrick

Director of Parks and Recreation



ABOUT

BOARD MEMBERS

DONATE

EVENTS

CONTACT

Support the Foundation

The Stanislaus Senior Foundation believes that charitable giving should begin at the local level. Seniors are our most underserved, undervalued, and most vulnerable population. They often find themselves alone, frightened, hungry, and greatly at risk for injury and/or abuse. The funds you have so generously donated will help them in a very real way to stay safe and live in relative security.

Please donate and make a real difference in the lives of seniors right here in Stanislaus County. 100% of the donations helps seniors in this community.

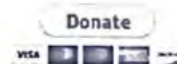
There are two ways to donate!

Send your tax deductible contribution to:

Stanislaus Senior Foundation
3500 Coffee Rd Ste 19
Modesto, CA 95355



Pay by Credit Card with Pay Pal:



© 2017 by Stanislaus Senior Foundation.

Proudly Serving the Seniors of
Stanislaus County

THE FACE OF THIS DOCUMENT HAS A MULTI-COLORED BACKGROUND • THIS DOCUMENT FEATURES THREE DISTINCT PANTOGRAPHS • PADLOCK ICON DISAPPEARS WITH HEAT • FLUORESCENT FIBERS AND OTHER SECURITY FEATURES

Self-Help
Federal Credit Union
2504 Tenaya Drive
Modesto CA 95354

CASHIER CHECK

08/05/2019

THIS CHECK VOID AFTER 90 DAYS

CHECK NO. 08011311

\$5,000.00

Five Thousand and 00/100 Dollars*****

Stanislaus Senior Foundation
From: Natasha Arceneaux Parra

Reference:

TWO SIGNATURES ARE REQUIRED FOR
AMOUNTS OVER \$5,000

Handwritten signature

Handwritten signature

AUTHORIZED SIGNATURE(S)

RUB RED
IMAGE

DISAPPEARS
WITH HEAT



Riverbank Historical Society and Museum

A 501(c)3 Non-Profit Organization

3237 Santa Fe Street in Downtown Riverbank CA 95367

209 • 869 • 7161 (Museum Hours: Tuesday/Thursday 10 a.m. to Noon | Saturday 1 - 3 p.m.)

Dear Flavors,

The Riverbank Historical Society would like to express its sincere appreciation to you for supporting the Society's Omelette Breakfast fundraiser held at the newly remodeled Community Center in Riverbank on May 19, 2019.

Your generous business sponsorship helped our organization immensely by covering a large amount of the costs associated with our event. The omelette breakfast fundraiser was established to help us cover the general operational expenses of our group throughout the year.

Thanks to your company and other business sponsors, we were able to not only use the event to cover those costs, but we were able to put a portion of the proceeds into our museum fund, to help us expand our Historical Museum in Downtown Riverbank. The current museum building doesn't afford the Society the ability to display many of the items in its collection, such as the first fire truck to serve the city of Riverbank, a 1918 Model T Fire Engine nicknamed River Red, so this was a wonderful boost for those fundraising efforts.

We cannot thank you enough!

Sincerely,

Kristin Platts
President, Riverbank Historical Society



Riverbank Historical Society and Museum.

A501(c) 3 Non-Profit Organization
ID # 770377145

3237 Santa Fe Street in Downtown Riverbank CA 95367
209 • 869 • 7161 (Museum Hours: Tuesday/Thursday 10 am. to Noon | Saturday 1 - 3 p.m.)

May 14, 2019

Dear Friend of the Riverbank Historical Society:

We wish to acknowledge receipt of the \$ 1500⁰⁰ donation you recently made to the Riverbank Historical Society.

We appreciate your support. With contributions like yours we can continue to preserve the history of our town.

This donation from Flavors is greatly appreciated.

Sincere Thanks.

Cal Campbell
Vice-President



Connecting Waters Charter Schools



12420 Bentley Street
Waterford, CA 95386

Telephone: (209) 874-1119 Ext.6
Fax: (209) 874-9531

April 30, 2019

Firehouse Cooperative, Inc.
1601 W Main Street
Turlock, CA

Dear Mr. Devin Stetler,

On behalf of Connecting Waters Charter Schools, I wish to thank you and your company for your generous donation of a kitchen hood for our school Connecting Waters, Central Valley. We are indeed thankful for your generous donation.

For your records, our Federal Tax I.D. number is: 47-1168738. If you have any questions, please do not hesitate to contact the office at (209) 874-1119 ext. 6.

Thank you once again for your support.

Sincerely,

Sherri Nelson, M.Ed
Executive Director/CEO
snelson@cwcharter.org
(209) 874-1119 ext. 6

2504
Flavors
2213 Patterson Rd.
Riverbank, CA 95367

Hello Flavors,

Thank you for your generous gift!

Description: **Gift Baskets for the Luck of the Paw Opportunity Drawing**

Date given: **3/9/2019**

Value: **\$548.00**

The Great Valley Museum thrives with donations from our **wonderful supporters**. Your gift will be used to **support** the our mission of providing science and natural history education to our local community as well as providing the students of Modesto Junior College with the resource they need to meet their **educational and career goals**. Your efforts in this endeavor are graciously accepted and appreciated.

Thank you again for providing **our community** with a wonderful and educational science and natural history museum and for **your confidence** in our work.

Sincerely,



Arnold Chavez
Great Valley Museum Director
on behalf of the Great Valley Museum Foundation



Please consult your tax professional regarding your potential tax deduction for memberships, goods and/or services that you provided. Law requires us to state that you have not received, and do not expect to receive, any goods or services in return for your contribution.

MODESTO JUNIOR COLLEGE
GREAT VALLEY MUSEUM

2201 Blue Gum Avenue, Modesto, California 95358
The Great Valley Museum is a non-profit organization benefiting our community.
No goods or services are received with any donation. Tax ID# 77-0085880.



1129 8th St. Suite 101
Modesto, CA 95354
209.524.3536
209.524.1205 fax
www.societyfordisabilities.org

February 27, 2019

Board of Directors

Richard D. O'Brien
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Vice President

Sherren Bartlett
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Board Member

John Mayol
Board Member

Brad Post
Board Member

Khat Andersen
Board Member

Michelle Allen
Executive Director

Tax ID
94-1279804

Phenos
1234 Mchenry Ave
Modesto, Ca 95350

Dear Phenos,

Thank you for your generous contribution of \$6000 to Society for disABILITIES. We truly appreciate your support!

For 70 years Society for disABILITIES has enhanced the quality of life for people with disabilities within the Central Valley. The Society provides recreational, educational, and social programs including: adapted snow ski, water ski, bike camp, a Day on the Farm, bowling, soccer, and a prom. We also operate the largest loan closet of adapted medical equipment within Northern California, loaning out walkers, wheelchairs, bedside commodes and hospital beds for those in need. We are a resource and referral agency for the community, and run three thrift-stores, providing job training skills.

One of the children you helped is Scotty who has Autism. When Scotty first entered Society for disABILITIES he was non-verbal and non-communicative. Now he goes bowling on his own and high-fives the other kids. He is making friends and allows a volunteer to put a bracelet on him. "I've always wanted Scotty to be the best that he could be. But I didn't know how. With the help of Society, he has really come along way. We are so blessed they have come into our lives," said his grandmother, Roberta Perry.

On behalf of the board of directors, staff, and our participants thank you from the bottom of our hearts. You are truly changing people's lives in our community.

With Sincere Gratitude,

A handwritten signature in black ink that reads "Mallen". The signature is stylized with a large, sweeping loop at the beginning and a long, horizontal tail extending to the right.

Michelle Allen
Executive Director

The Internal Revenue Service no longer accepts your canceled check or credit card receipt as proof of a charitable contribution. If your gift exceeds \$250, please keep this letter as a receipt of your gift and notice that no goods or services were exchanged for your support. Our Federal ID Number is 94-1279804.



City of Modesto
Parks, Recreation and Neighborhoods Department
1010 Tenth Street, Suite 4400
Modesto, CA 95354

February 22, 2022

To Whom It May Concern,

The Premier Group volunteered the Annual Celebration of Lights Holiday Parade on December 7, 2019. This event is hosted by the City of Modesto Parks, Recreation and Neighborhoods Department in downtown Modesto. The Premier Group assisted with maintaining road closures and closing/monitoring barricades for the duration of the event.

If you have any questions please feel free to contact me at (209) 577-5450 or snavarro@modestogov.com

Sincerely,

Stephanie Navarro
Volunteer Coordinator
City of Modesto
Parks, Recreation, & Neighborhoods

Veterans of Foreign Wars

of the United States



Presented To
Pacafi Cooperative Inc.

For Meritorious and Distinguished
Service in Furthering the Aims and
Ideals of the Veterans of Foreign Wars
of the United States.

Given this 4th day of January 2019



Commander

Adjutant



VFW

VETERANS



Veterans of Foreign Wars Post # 3199

2801 W. Hatch Rd., Modesto CA 95358

Donation receipt.

Donor's name: PALAFI COOPERATIVE

Amount: \$ 1428.-

Cash: _____ Check ☒

Gift: _____

Gift Value: _____

Received by: KEVIN ARRECHO Date: 12/10/18

VFW Post #3199 thanks you for your support.

All donations are tax deductible to the extent of the law.

Our non-profit tax ID# is: 23-7066899



Veterans of Foreign Wars of the United States

Pacafi Cooperative Inc.,

January 4, 2019

The Veterans of Foreign Wars Post #3199 in Modesto, CA, is a bona fide 501C tax exempt charitable organization whose vision is to ensure all veterans are respected for their service, always receive their earned entitlements and are recognized for the sacrifices they and their loved ones have made on behalf of this great country.

All monies/items received are tax deductible and all proceeds go towards our General Fund to keep the lights on, our Relief Fund providing needed resources for veterans and the improvement of our post. We continue to strive to make our post the best it can be, in honor of our fallen comrades and to assist in providing in the welfare of our United States Veterans past, present, and future.

Our establishment offers hall and park rentals to the community as well as our veterans for special occasions. We assist, in various honor guard ceremonies, from parades to burials with honors. We believe in our post to maintain not only dignity, but honor for what we represent.

It is a new era, with a new generation of veterans looking for a veteran organization to attach themselves to and a place they can call home. Your assistance is helping us achieve that.

I would like to personally thank you for your generous donation. We have several functions planned this year to support those in need and your donation makes that support possible.

Very Respectfully,

Kevin L. Aqueche
Commander, VFW Post 3199
VFW tax I.D# 23-7066899





City of Riverbank

6707 Third Street · Riverbank, CA 95367-2305
Phone: (209) 869-7101 · Fax: (209) 869-7100

July 23, 2018

Dear Devin,

On behalf of the City of Riverbank Parks and Recreation Department, I would like to thank "Flavors" for the generous donation of \$5,000 toward the Riverbank Cheese & Wine Festival. Our department is very small and this event is a challenge to make happen. Your donation will help us make this Festival great so our community can continue to enjoy it for the 42nd year!

This year's Festival will have the Wine Tasting event as well as multiple vendors, food, music and a carnival. Again, thank you so much for being one of our major sponsors.

Sue Fitzpatrick
Director of Parks and Recreation



May 30, 2018

Pacafi Cooperative Inc.
1442 Angie Avenue
Modesto, CA 95351

Dear Pacafi Cooperative,

Thank you so very much for the \$5,120 donation to the Stanislaus Senior Foundation. The Foundation is celebrating 10 years of service to the senior community. It is an entirely volunteer organization – 100% of the proceeds are used to directly help seniors who are on a fixed income.

The Foundation partners with many local businesses and non-profit agencies to ensure the needs of the senior community are met. The Foundation has given in excess of \$127,000 to seniors to assist with emergency needs such as utility disconnects, co-pays for needed medications, meals, home repairs, temporary housing to prevent homelessness, and many other needs.

We look forward to continuing our mission to raise and prudently distribute funds to assure the vulnerable seniors in our community have the care and resources they need, and it's all possible because of donations from generous local businesses such as yours.

With our sincere gratitude,

A handwritten signature in blue ink that reads "Elizabeth Price".

Elizabeth Price
President



Tuesday, May 08, 2018

Pacafi Cooperative
1442 Angie Ave.
Modesto, CA 95351

Dear Friends:

Thank you very much for your gift to Community Hospice on 5/8/2018 in the amount of \$6,280.00.

Your generosity not only helps maintain the high quality of care to our terminally ill patients - it also enables us to realize some of the community's dreams for those in need - such as our Alexander Cohen Hospice House and equipment for our patients.

Your support provides quality and dignity to those at the end of life and we are grateful for your gift. If you made a memorial gift, we will also notify the family of your kind donation.

Sincerely,

Monica Ojcius
Executive Director
Community Hospice Foundation

Jasha -
We are so
grateful for your support!
Thank you

PS No goods or services were received in exchange for this donation except as noted. Please retain this letter for your tax records acknowledging your contribution to Community Hospice Foundation, our Tax ID is 77-0562224. A small portion of this gift may be used to offset the cost of raising funds. You are important to us. We want you to know that you may opt out of receiving fundraising communications at any time by contacting the Foundation office at 4368 Spyres Way, Modesto, CA 95356, (209) 578-6370. Financial information about Community Hospice can be obtained by writing to us at the same address.

**The Haig & Isabel
Berberian Patient
Services Center**
4368 Spyres Way
Modesto, CA 95356
209.578.6300

**San Joaquin
Branch Office**
2431 W. March Lane
Suite 100
Stockton, CA 95207
209.477.6300

**Alexander Cohen
Hospice House**
2201 Euclid Avenue
Hughson, CA 95326
209.578.6380

Logistics Center
Hope Chest and Durable
Medical Equipment Division
3105 Del Este
Modesto, CA 95354
209.575.4673



www.hospiceheart.org



1129 8th St. Suite 101
Modesto, CA 95354
209.524.3536
209.524.1205 fax

www.societyfordisabilities.org

Board of Directors

Richard D. O'Brien
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Ted Rosen D.C.
Vice President

Sherren Bartlett
Treasurer/Secretary

John Mayol
Board Member

Robert Cash, M.D.
Board Member

Brad Post
Board Member

John B. Anderson
Board Member

Marci Boucher
Executive Director

Tax ID
94-1279804

May 7, 2018

Pacafi Cooperative/ Flavors
Attn: Natasha Parra
1442 Angie Ave
Modesto, Ca 95351

Dear Natasha Parra,

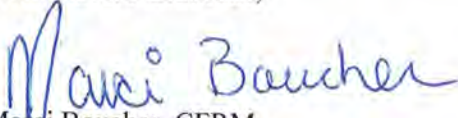
Thank you for donating \$6280.00 to the Society for Disabilities. We truly appreciate your support!

For 70 years Society for disABILITIES has enhanced the quality of life for people with disabilities within the Central Valley. The Society provides recreational, educational, and social programs including: adapted snow ski, water ski, bike camp, a Day on the Farm, bowling, soccer, and a prom. We also operate the largest loan closet of adapted medical equipment within Northern California, loaning out walkers, wheelchairs, bedside commodes and hospital beds for those in need. We are a resource and referral agency for the community, and run three thrift-stores, providing job training skills.

One of the children you that has been helped is Scotty who has Autism. When Scotty first entered Society for disABILITIES he was non-verbal and non-communicative. Now he goes bowling on his own and high-fives the other kids. He is making friends and allows a volunteer to put a bracelet on him. "I've always wanted Scotty to be the best that he could be. But I didn't know how. With the help of Society, he has really come along way. We are so blessed they have come into our lives," said his grandmother, Roberta Perry.

On behalf of the board of directors, staff, and our participants thank you from the bottom of our hearts. You are truly changing people's lives in our community.

With Sincere Gratitude,


Marci Boucher, CFRM
Executive Director

The Internal Revenue Service no longer accepts your canceled check or credit card receipt as proof of a charitable contribution. If your gift exceeds \$250, please keep this letter as a receipt of your gift and notice that no goods or services were exchanged for your support. Our Federal ID Number is 94-1279804.



1400 Yosemite Boulevard
Modesto, CA 95354

P.O. Box 1203
Modesto, CA 95353

T: 209-529-8259
F: 209-529-3450

www.modestogospelmission.org



Pacafi Cooperative / Flavors

1442 Angie Ave

Modesto CA 95351

Dear Natasha and Employee's,

With every gift you give to support Modesto Gospel Mission, you lift the spirits of people with heavy burdens. Just knowing that someone cares is often the push they need to pick themselves up and reclaim their lives.

Since they may never meet you, let me speak on their behalf and also the ministry team. From all of us to all of you, "THANK YOU" for your generous donation of **\$6,280.00.**

On behalf of everyone at Modesto Gospel Mission, thank you for helping to support the less fortunate men and women of our community.

Thank you,

Modesto Gospel Mission

209-225-2902



PO Box 3066
Modesto CA 95353-3066
209-523-4562
www.uwaystan.org

Tax ID: 94-1212129

February 28, 2018

Pacafi Inc.
1442 Angie Way
Modesto, CA 95351

Dear Pacafi Inc.,

On behalf of the staff and board of United Way of Stanislaus County, we would like to express our deep appreciation for your generous donation. Your support is an expression of a caring spirit and represents an investment in the future of our community. Your gift will help United Way of Stanislaus County to make an impact on the most critical needs facing our community.

When you give to United Way of Stanislaus County you join us in the fight to improve the community we call home. We are driven to help our neighbors permanently escape homelessness, strengthen families with supportive services that will help them thrive and amplify the impact of community volunteers and organizations. Through our strong partnerships and county-wide collaboration through Focus on Prevention we will win. Once again, thank you for your contribution to this important work. Together we are helping to make Stanislaus County the best it can be.

United we fight.

United we win.

Sincerely,

A handwritten signature in cursive script that reads "Francine DiCiano".

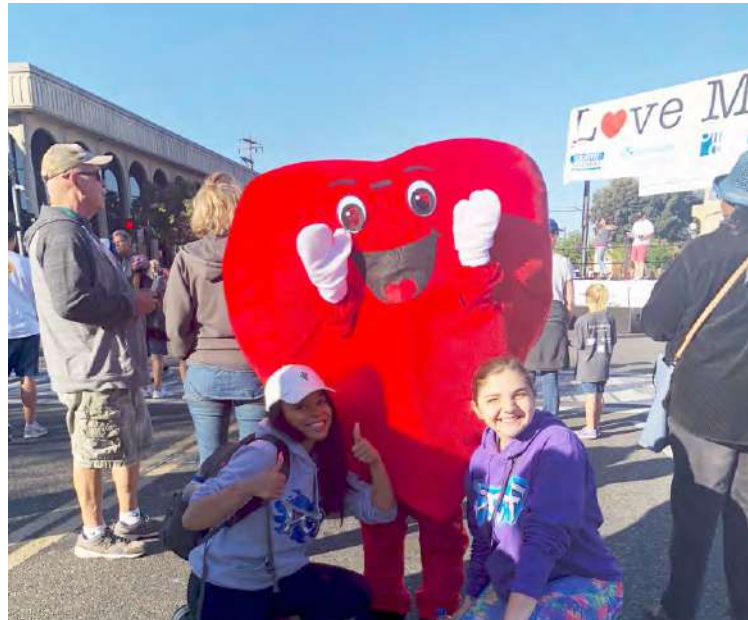
Francine DiCiano
President and CEO
United Way of Stanislaus County

Please use this document as a tax receipt. Call 209-523-4562 x116 with any questions.

Donation Amount: \$5,120.00

Check#: 0879707222

Date of Donation: February 28, 2018



Love Modesto





PARKS, RECREATION AND PUBLIC FACILITIES DEPARTMENT

144 S. BROADWAY, SUITE 230 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5594 | TTY 1-800-735-2929

Firehouse Dispensary
1601 W Main St
Turlock, CA 95380

Firehouse Dispensary/The Premier Group,

The City of Turlock would like to express our extreme gratitude for Fire House Dispensary/The Premier Group's 5 Star Sponsorship of the Active Military Banner Program.

In 2017, through working with the Veterans Advisory Committee, the City of Turlock adopted the Active Military Banner Program, a program which recognizes those servicemembers local to Turlock, and all unincorporated areas surrounding Turlock, who are actively serving in the United States Military. Since it's adoption the City of Turlock has been honored to recognize more than 125 service members.

Each banner term City staff seeks program sponsorships to alleviate the burden of cost to the program applicant. It is with great appreciation that we can report that the \$5,000 sponsorship made by Firehouse Dispensary, eliminated the burden of cost, completely, for every applicant in the 2021/22 banner term.

The City of Turlock values your partnership in paying tribute to those who so rightfully deserve to know that their hometown supports them, is proud of them, and thanks them daily for their service.

Again, thank you for your sponsorship,

Amber Traini
City of Turlock
Event Assistant

CITY OF TURLOCK

ACTIVE MILITARY BANNER PROGRAM

Certificate of Appreciation

PROUDLY PRESENTED TO

Firehouse Discography



5 STAR SPONSOR

2020/21

Allison Vangilder

ALLISON VANGILDER

DIRECTOR - PARKS, RECREATION, AND PUBLIC FACILITIES



An aerial photograph of a city neighborhood. In the center, a large, multi-story apartment building with a flat roof and balconies stands out. To its right, a prominent church with a large arched entrance and a steeple is visible. The surrounding area is filled with smaller houses and residential streets. In the background, rolling hills and mountains are visible under a clear blue sky. The word "CLUSTER" is overlaid in large, white, bold letters across the middle of the image.

CLUSTER

HAYWARD, CA

21463 FOOTHILL BLVD

21463 Foothill Blvd is 730ft from Garden of Eden. These two properties are separated by 8 buildings



REDWOOD CITY, CA

Embarc Dispensary is 536ft away from MMD Dispensary, located on the same road



REDWOOD CITY, CA

Airfield Supply Dispensary and Flor Dispensary are 1,058 ft apart.



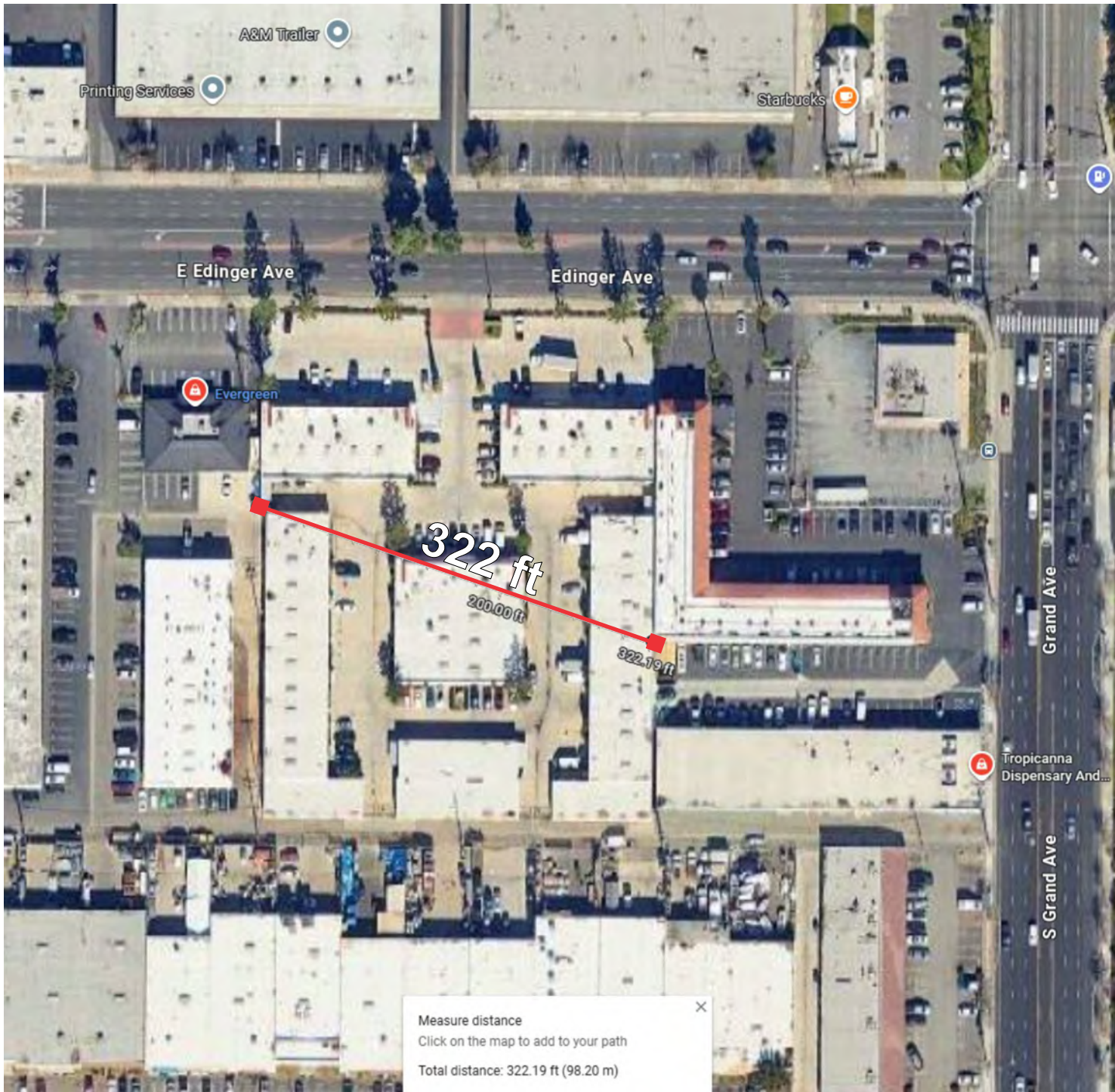
COSTA MESA, CA

South Coast Safe Access Dispensary and 420 Central Dispensary are 124 ft apart.



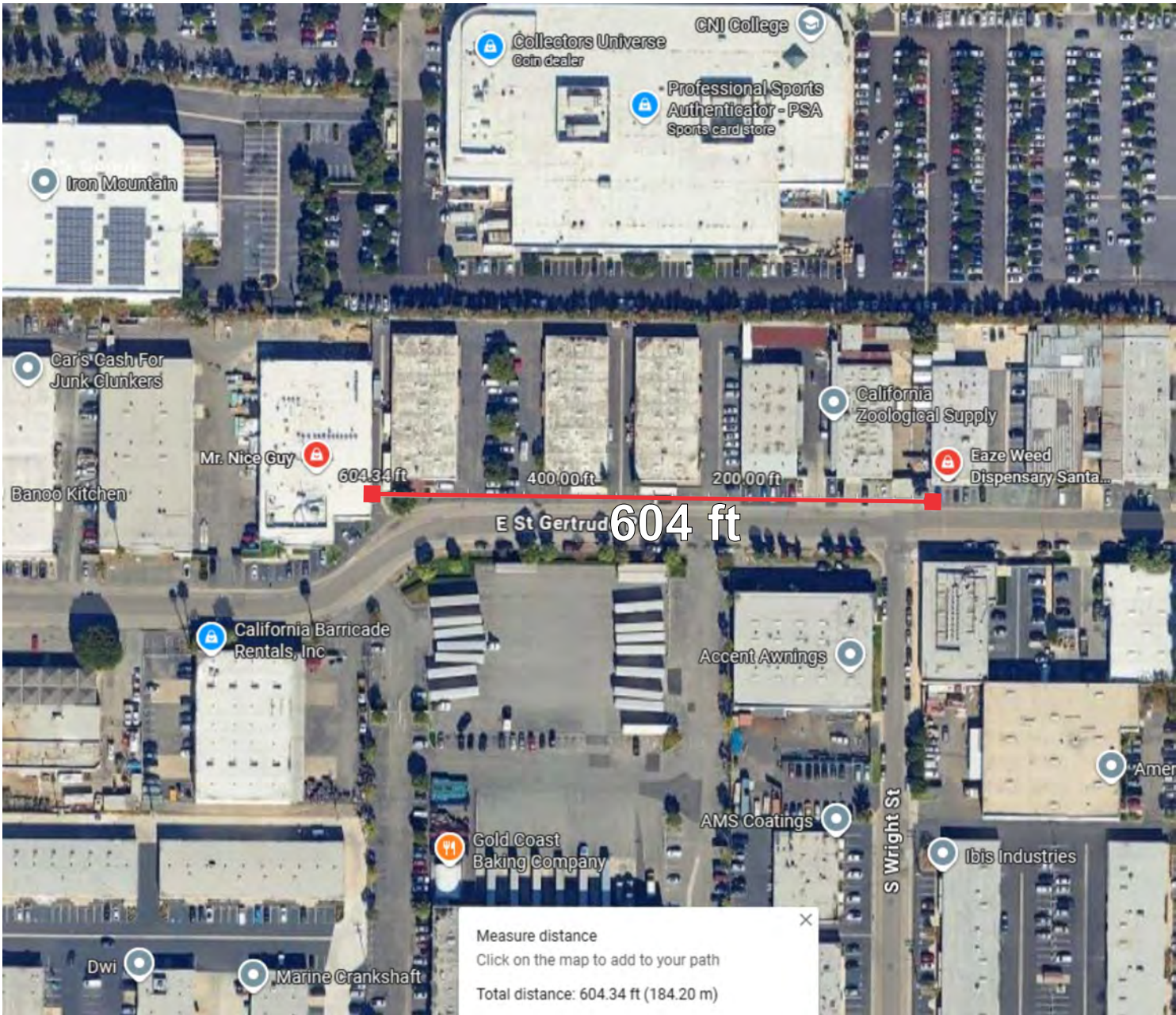
SANTA ANA, CA

Evergreen Dispensary and Tropicanna Dispensary are 322 ft apart.



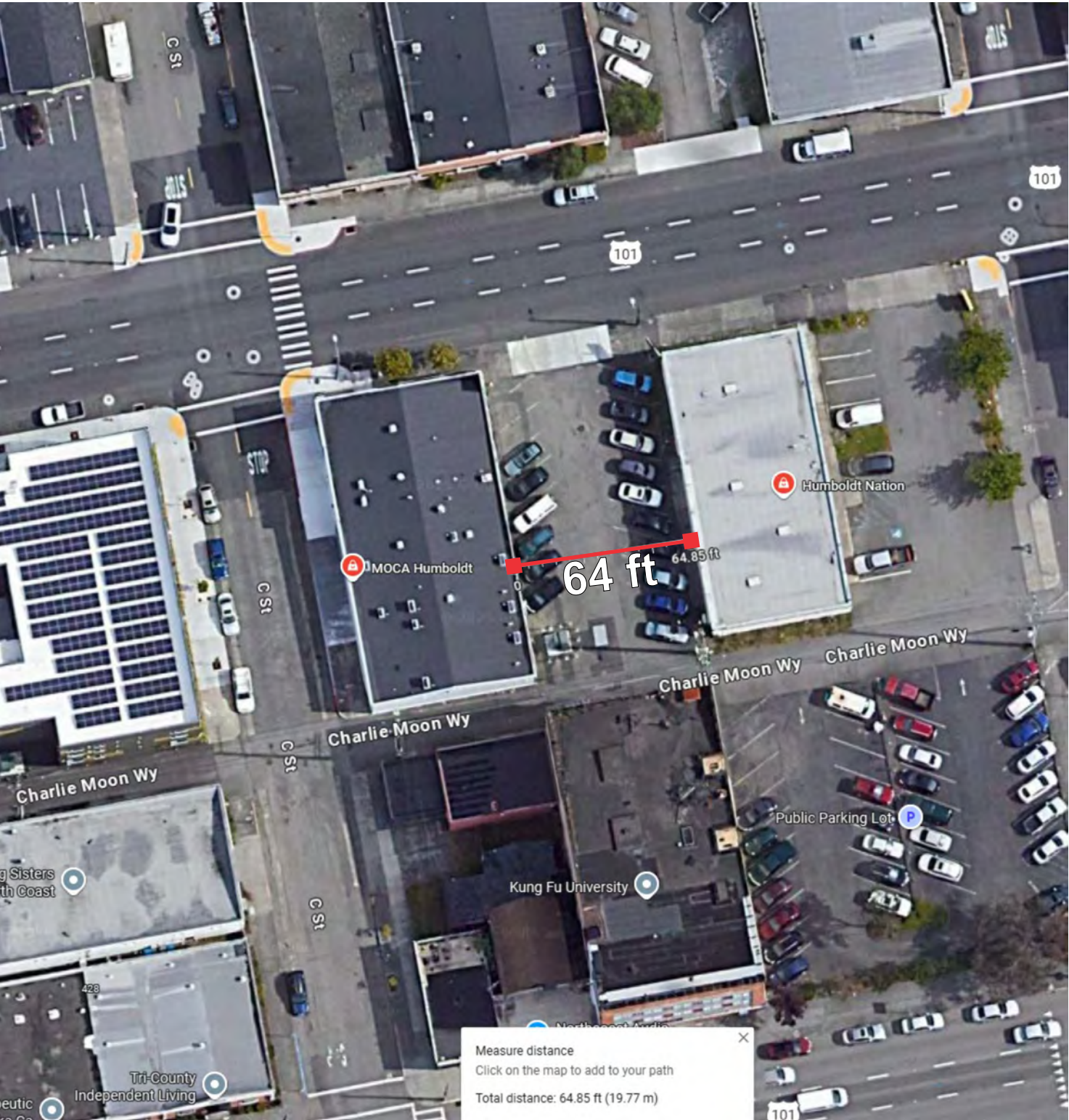
SANTA ANA, CA

Mr. Nice Guy Dispensary and Eaze Dispensary are 604 ft apart.



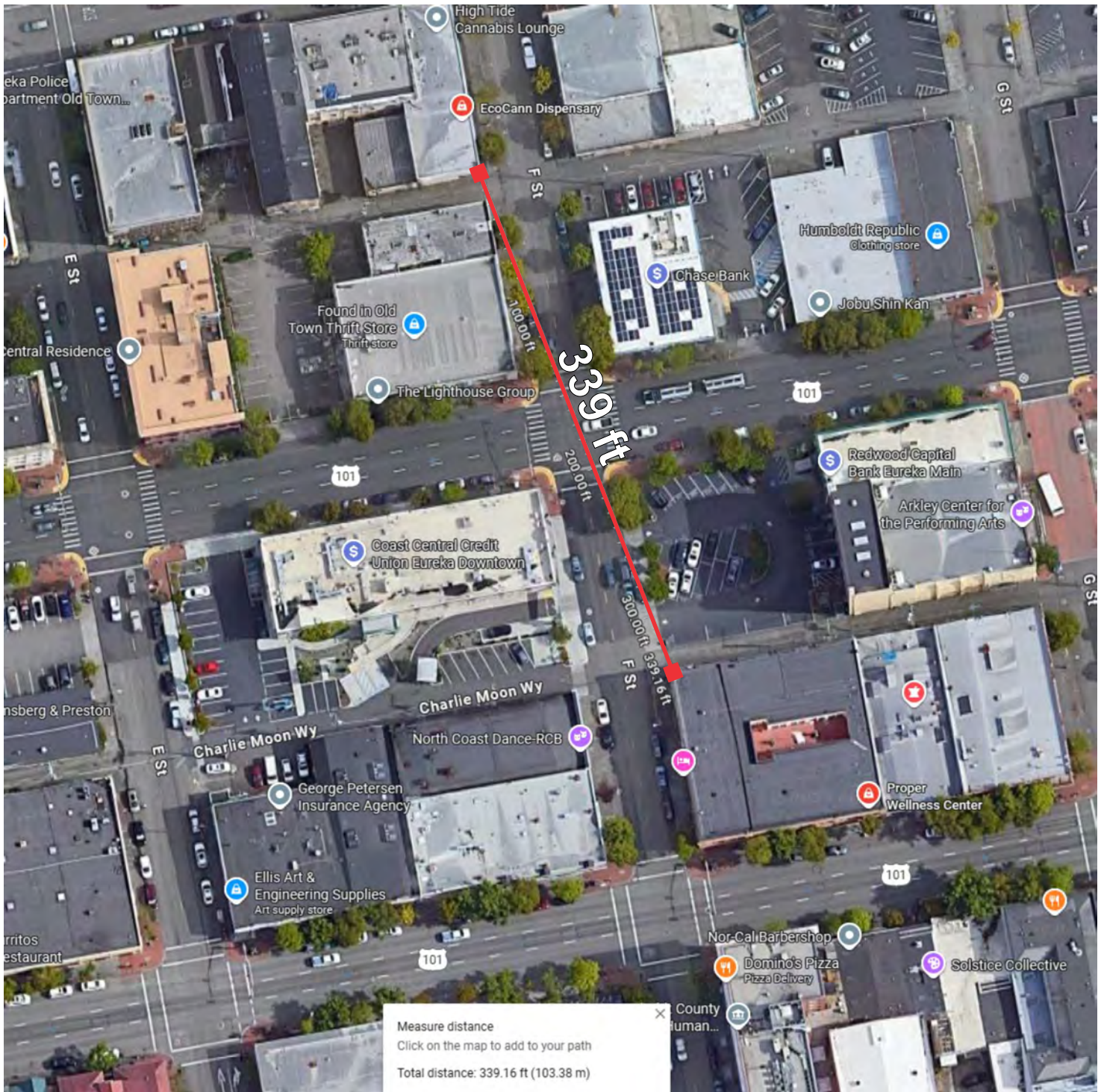
EUREKA, CA

MOCA Dispensary and Humboldt Nation Dispensary are 64 ft apart.



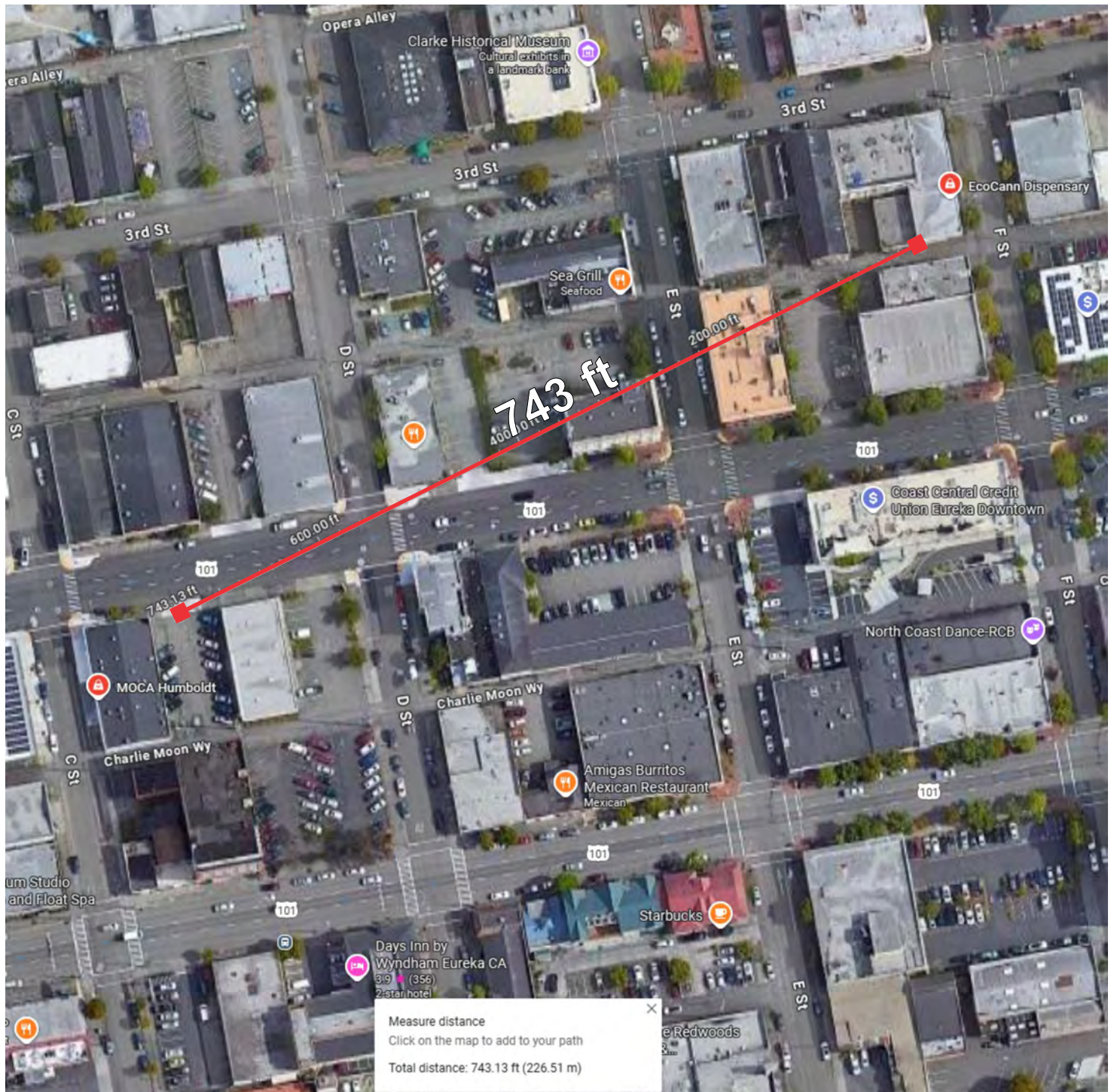
EUREKA, CA

Ecocann Dispensary and Proper Wellness Center dispensary are 339 ft apart.



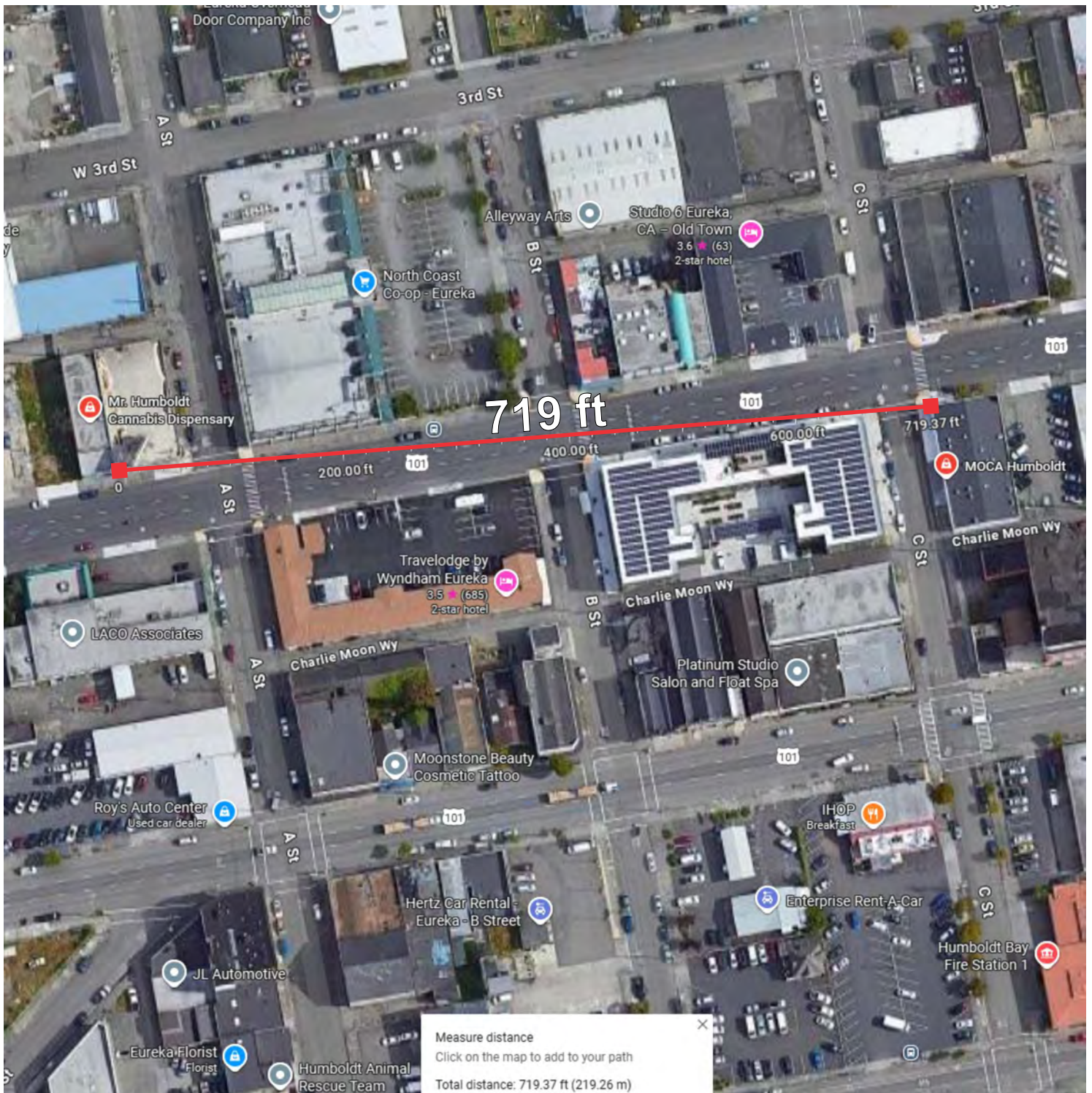
EUREKA, CA

MOCA Dispensary and Ecocann Dispensary are 743 ft apart.



EUREKA, CA

MOCA Dispensary and Mr. Humboldt dispensary are 719 ft apart.



OAKLAND, CA

STIIIZY Dispensary and Urbana Dispensary are 584 ft apart.



OAKLAND, CA

ECO Dispensary and Urbana Dispensary are 948 ft apart.



FRESNO, CA

Higher Level Dispensary and Embarc Dispensary are 1,217 ft apart.



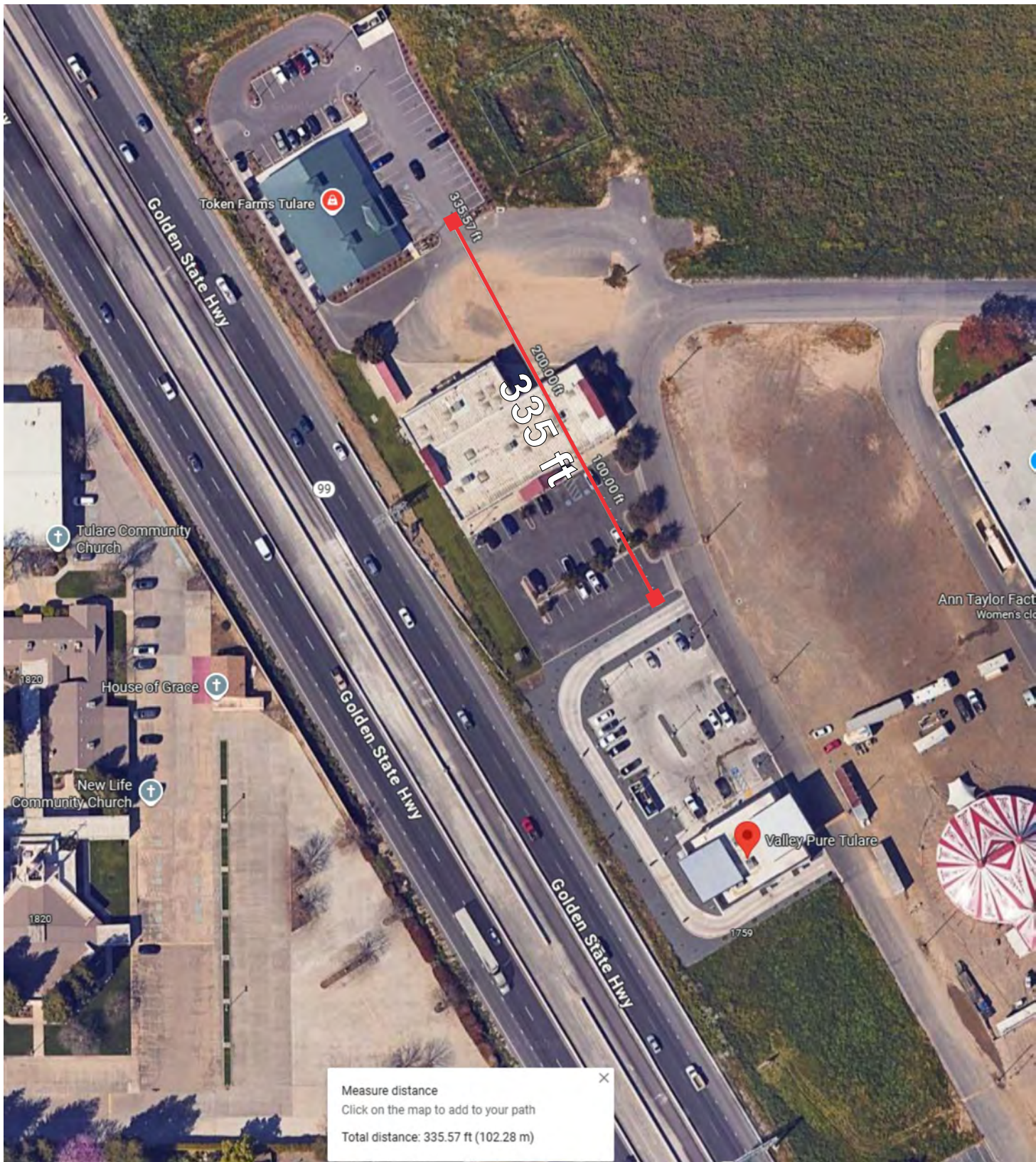
FARMERSVILLE, CA

Token Farms Dispensary and Valley Pure Dispensary are 156 ft apart.



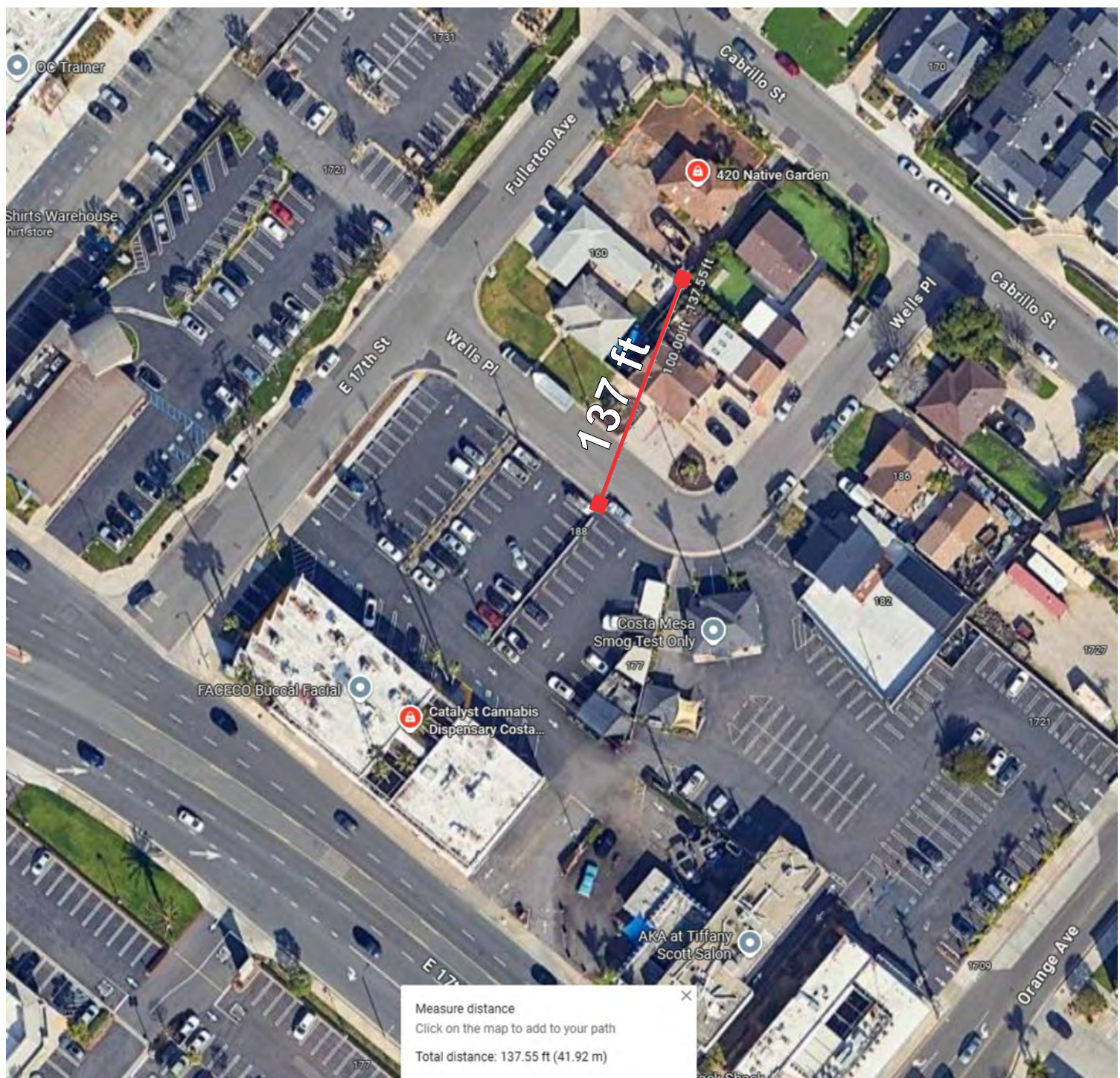
TULARE, CA

Token Farms Dispensary and Valley Pure Dispensary are 335 ft apart.



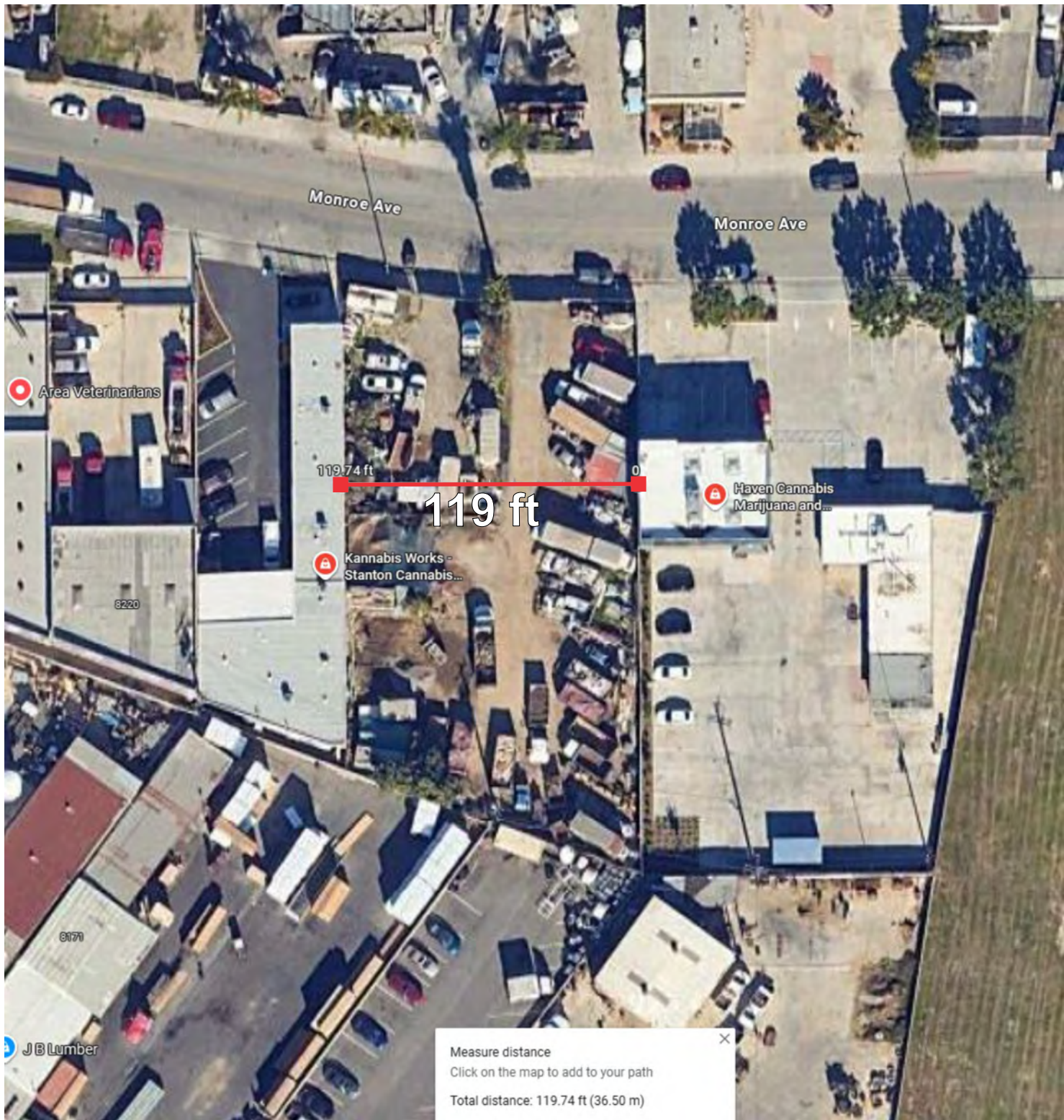
COSTA MESA, CA

Catalyst Dispensary and 420 Native Garden Dispensary are 137 ft apart.



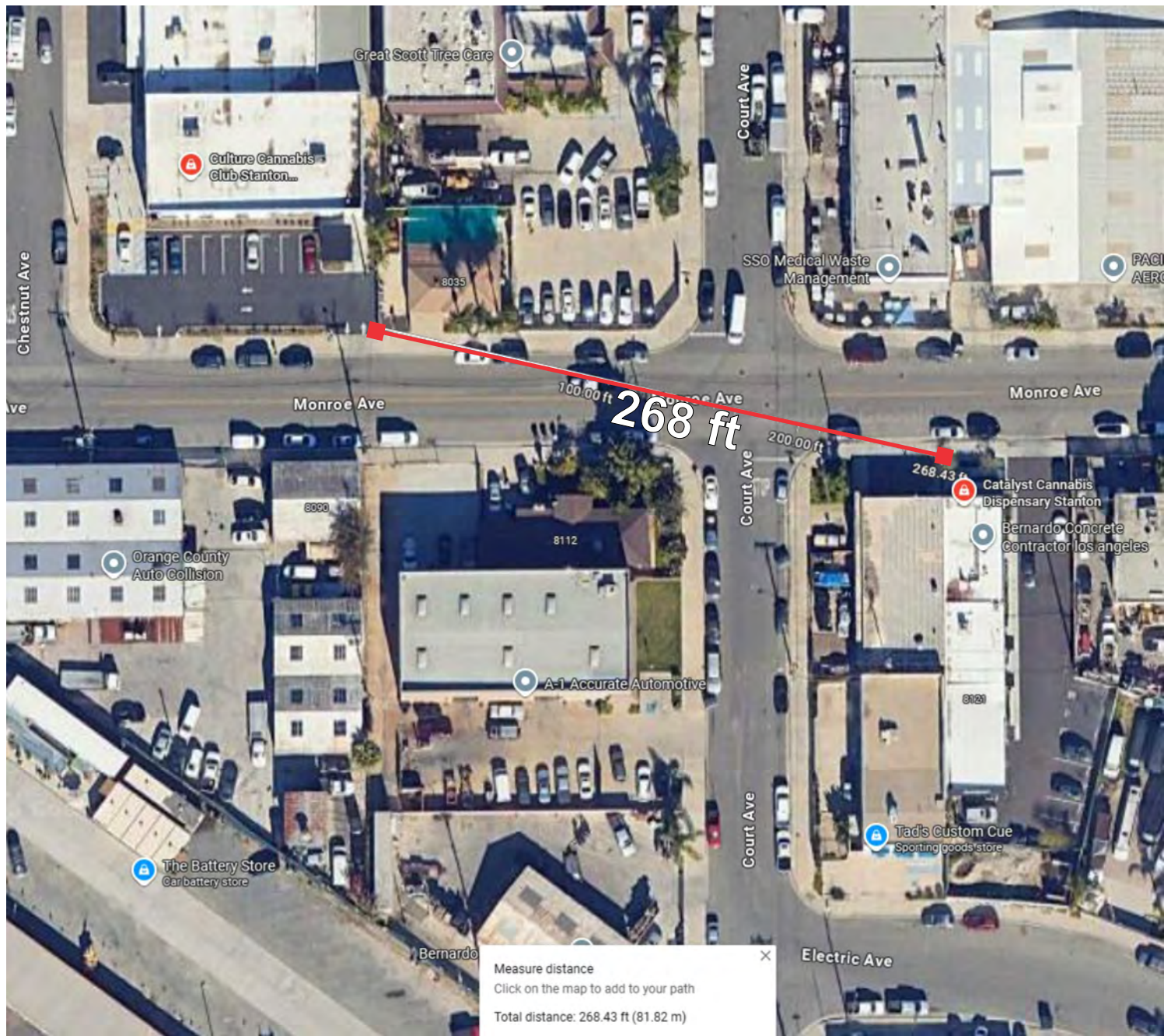
STANTON, CA

Kannabis Works Dispensary and Haven Dispensary are 119 ft apart.



STANTON, CA

Culture Cannabis Club Dispensary and Catalyst Dispensary are 268 ft apart.



A photograph showing several hands of different skin tones reaching up to hold a small, stylized globe of the Earth. The globe is green with colorful, flat-colored continents. The background is a soft, out-of-focus green, suggesting an outdoor setting with foliage. The hands are positioned around the globe, with fingers and palms visible, creating a sense of unity and collective care.

COMMUNITY BENEFITS

PROOF OF PRIOR OVERALL COMMITMENT TO SUPPORT LOCAL COMMUNITY BASED ACTIVITIES

FOSTERING COMMUNITY GROWTH: A COMPREHENSIVE PLAN FOR SUPPORTING LOCAL EFFORTS

The Community Benefits and Investments Plan section showcases the benefits that our business will provide to the local community. Our commitment to giving back to the communities we serve is a cornerstone of our operations. The following subsections describe various aspects of our contributions to the local community.

CHARITABLE CONTRIBUTIONS

Our collective of dispensaries has contributed over \$750,000 in charitable donations to various local charitable organizations.



PAID VOLUNTEER HOURS FOR EMPLOYEES FOSTER COMMUNITY INVOLVEMENT



Furthermore, our team members have dedicated hundreds of hours to volunteering their time and expertise in support of community projects and events. This ongoing commitment to social responsibility reflects our dedication to making a positive impact in the areas in which we operate.

Love Modesto, an essential community-building organization in the city, that fosters the emphasis on the "My Modesto" montra the city so proudly boasts. For us, this falls under the broader "Love" umbrella. Although we have supported Love organizations in multiple surrounding cities, Love Modesto is particularly relevant to our spirit of community engagement. The organization's mission is to "inspire our community to love each other through connecting, participating, giving, and serving."

Love Modesto's initiatives align with our commitment to positively impact the community we serve. Our involvement in park cleanups, painting fire hydrants, city beautification, and community outreach demonstrates our dedication to giving back. As our liaison, Yezmene Fullilove so eloquently stated, "It was a great experience to be a part of, and we can't wait for the next opportunity to prove our dedication to the cities we live in." Our partnership with Love Manteca allows us to contribute to a flourishing community while fulfilling our responsibility as a conscientious organization.

POLICE





3439 Brookside Road Suite 104 Stockton, CA 95219 | drivonconsulting.com

P. (209) 636-4856 | F. (209) 940-2965

Memorandum Re: No Record of Youth Access to Cannabis Facilities in Hayward

October 16, 2025

To Whom it May Concern:

On September 25, 2025 the City of Hayward conducted a public hearing before the Hayward Planning Commission hearing regarding a Conditional Use Permit Application [No. UP-25-0011] by Gream Enterprises, Inc. (DBA Phenos Hayward) for the establishment of a commercial cannabis retail dispensary proposed for operation in a vacant tenant space located at 21463 Foothill Blvd.

During this hearing, serious concerns regarding potential youth access to the facility were raised, notwithstanding no evidence of similar instances of the same having been presented as to the City's sole existing, established, and operational cannabis retail storefront, 'Cookies', which is located at 1004 B Street.

Additionally, due to the lack of any incidence of the same ever occurring at any of the 14 existing cannabis storefronts owned and operated by my client, Angilbert Sarkis, Co-Owner of Gream Enterprises, Inc., on October 14, 2024 I submitted an inquiry to City of Hayward Senior Planner Steve Kowalski inquiring whether the City had any record whatsoever of youth accessing the Cookies store during its time in operation in the City.

This inquiry was referred to Detective Gabrielle Wright, whose responsibilities in the Hayward Police Department include approving security measures and monitoring regulatory and legal compliance with the City's relevant laws and regulatory ordinance with respect to the operation of cannabis facilities in the City. Her October 15, 2025 response to this inquiry as advanced by Mr. Kowalski in relevant part was as follows:

"... in doing an initial search, there does not appear to be any kind of complaint generated for accessing Cookies..."

This aligns with the operational track record and experience of Mr. Sarkis, as well as industry wide practice, that youth access to licensed, regulated cannabis facilities is virtually impossible and non-existent in practice.


Sincerely,

A handwritten signature in blue ink, appearing to read "Zach Drivon", is written over a horizontal line.


Zach Drivon, General Counsel
Angilbert Sarkis

2207 CA-108

Riverbank, California

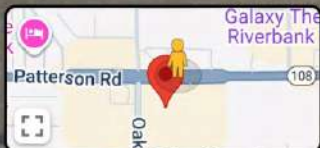
 Google Street View

Feb 2023 [See more dates](#)

 Share



RIVERBANK- You would never know the business being conducted by looking at the outside of the building



Google Maps

1239 CA-108

Modesto, California

Google Street View

Jan 2025 See more dates

Share

×

MODESTO- You would never know the business being conducted by looking at the outside of the building



301 I-205BUS

Tracy, California

Google Street View

Dec 2024 See more dates

Share

X

TRACY- You would
never know the business
being conducted by looking
at the outside of the building



Google Maps



KNIGHT
SURVEILLANCE GROUP



SECURITY PLAN

SECURITY PLAN

INTRODUCTION

This plan was custom-developed by our in-house security technology team in cooperation with three licensed industry professionals: Knight Surveillance Group, Nor-Cal Security & Low Voltage Services, and Next Level Protection.

These dynamic partnerships enable us to continuously enhance our security services, driven by technological advancements and operational expansion. Each company contributes a customized security plan, emphasizing interdependence and collaboration. We take pride in the robust protocols established through these synergistic relationships, often praised for our state-of-the-art systems and sophisticated security measures.

1. INDUSTRY LEADING SECURITY PROFESSIONALS

Our company's objective is to establish multiple tiers of safeguarding measures, rendering any perceived weaknesses in our operations seemingly insurmountable to potential criminals.

INTRODUCTION TO COLLABORATION OF SECURITY PROFESSIONALS



Danny Ziya, director of Knight Video Surveillance Group, with over 26 years of experience in law enforcement and security. Danny began his security career shortly after leaving law enforcement to pursue business. His first venture, CrimeTek Security Services, was founded in 1999. In 2010, he founded Knight Surveillance Group, which has territory in Arizona, Texas, California, and Nevada. Knight Surveillance Group, INC. is a real-time video surveillance company. Knight currently secures the property through the lenses of video surveillance cameras in real-time.



Michael Pleasant, owner of Next Level Protection, provides armed guard services for on-site protection, deterring unlawful activities, and enforcing security procedures. Next Level Protection has extensive experience in providing security services.



Robert Caine, owner of Nor-Cal Security & Low Voltage Services, oversees the 24 hour monitoring of panic buttons, fire suppression devices, and burglar alarm systems.

Tasha Parra, serves as the Compliance and Licensing Director for our network of cannabis companies, a role that includes overseeing all security protocols and actively monitoring security cameras at all times. In line with her position, she attends any and all compliance visits with police, fire, and local and state authorities, including the Department of Cannabis Control (DCC). Ms. Parra is also listed as the primary contact with DCC to oversee all compliance matters.

As the primary liaison for law enforcement and emergency services, Tasha serves as a vital communication link between Mr. Sarkis and the integrated security team. Holding a degree in Administration of Law Enforcement, Ms. Parra brings over two decades of Retail Management expertise to her role. For the past seven years, she has been devoted to the cannabis industry within our organization, consistently honing her proficiency in security and regulatory compliance.

Bert Sarkis, owner of 11+ California cannabis companies with over \$200 million in annual revenue, has built a solid reputation for mastering every aspect of dispensary security. As the mastermind behind the company's security protocols, he has established a comprehensive and robust framework that ensures the safety and compliance of each of his businesses.

His dedication to security stems from his wealth of experience in the industry, refining and perfecting the procedures to create a truly unparalleled security plan. Under Sarkis' guidance, the entire security operation is a testament to his expertise and commitment, offering assurance to the community that the highest level of protection is in place.



Mr. Sarkis actively contributes to the safety and security of our group of cannabis businesses on a daily basis. He oversees customer traffic flow, parking lot patterns, employee interactions, and security staff engagement. With a customized monitoring setup at three separate locations, Bert maintains a bird's eye view of each site, allowing him to simultaneously keep track of all essential security aspects.

Together, these essential security professionals provide each of our locations with industry-leading security services.

Together, these essential security professionals provide each of our locations with industry-leading security services.

Through direct communication between Tasha Parra and the owners Bert Sarkis, Esther Lopez and the proprietors of each of the three tiers of security systems, our security procedures are continuously reviewed and updated. Monthly security meetings are held with the Security Team to review and assess new matters and/or operational procedures. To maintain its status as the industry leader in dispensary safety, Mr. Sarkis is constantly working to enhance security at all of its stores. These are ongoing collaborations; as a result of technological and organizational growth, the range of security procedures we implement is expanding all the time. Our dedication to maintaining our position as the undisputed leader in the dispensary security industry has resulted in the development of a three-tiered security system.



- 24 hour Armed Guard services provided by Next Level Protection
- 24 hour off site surveillance controlled by Knight Video Surveillance Group
- 24 hour real-time alarm system monitored by Nor-Cal Security & Low Voltage Services

We are proud of the protocols we have established through these collaborations; our commitment to cutting-edge technology and stringent safety protocols are often cited as examples of our success. We have had numerous instances of unrelated crimes in our communities being solved thanks to the use of footage from our camera systems by law enforcement. **Each and every time law enforcement has visited one of our facilities, they have been thoroughly impressed by our comprehensive security measures.**



At Next Level Protection, our expert team delivers specialized security measures tailored for the dynamic cannabis industry, ensuring continuous adaptation to its evolving landscape and emerging criminal threats.

We have thoroughly reviewed and assessed the Phenos Cannabis Dispensary Security Plan. Our evaluation focused on verifying that the proposed security measures are comprehensive, effective, and aligned with both regulatory requirements and industry best practices. This review confirmed that the plan includes robust strategies for secure cash and record storage, clearly defined emergency exit routes and procedures, detailed loading and unloading protocols, and comprehensive emergency response tactics and training.

We are confident that this all-encompassing approach not only prioritizes the safety of employees and patrons but also creates a resilient and effective security framework. Our assessment also indicates that the plan is well-equipped to address potential risks and ensure ongoing protection as the cannabis industry evolves.

By affirming this plan's strength and readiness, we aim to support Phenos in establishing a secure environment that fosters trust, enhances customer satisfaction, and meets the highest standards of safety and compliance in the cannabis sector.

- Mike Pleasant
Owner Next Level Protection CA PPO
License #120980

A handwritten signature in blue ink, appearing to read "Mike Pleasant", written over a horizontal line.

**NEXT LEVEL PROTECTION**

CA PPO License #120980

Guard Services Agreement (Will Serve)**SERVICE LOCATION:**

Gream Enterprises, LLC
DBA Phenos of Hayward
21463 Foothill Blvd. Hayward, CA
94541

BILL TO:

Phenos of Hayward
1234 McHenry Ave Ste C
Modesto, CA 95350

This agreement is to be executed upon opening (opening date to be determined) by and between **NEXT LEVEL PROTECTION**, hereinafter referred to as "Company" and **PHENOS HAYWARD** hereinafter referred to as "Customer". The description of the services to be provided and hours of service, when written, will be attached and made part of this contract and is incorporated herein by this reference.

Rates

Straight time hourly rate:	\$30.00
Overtime/Holiday hourly rate:	\$35.00
Emergency hourly rate:	\$35.00

OVERTIME AND/OR HOLIDAY RATES MAY BE CHARGED UNDER THE FOLLOWING CONDITIONS:

For the first twenty-four (24) hours of service when the Customer requests service with less than forty-eight (48) hours prior notice. This includes initial startup of new contracts requesting service to begin the same day as contract signed.

Time worked on the following days: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and the day after Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Eve.

Hours added (beyond regularly scheduled) to meet irregular situations or emergency conditions such as natural disasters, civil disturbances, labor disputes, and Court appearances on behalf of the Customer. When the Customer extends a shift or changes the hours of the specific guard the change may result in that guard remaining over 40 hours in any 7-Day work week.

Service under this contract shall commence on (opening date to be determined) and continue until termination date, **December 31, 2028**. Either party must submit a written notice upon thirty (30) days before termination date if either party wishes to cancel/terminate the agreement.



NEXT LEVEL PROTECTION

CA PPO License #120980

Lacking such notice of termination, this contract shall automatically renew itself on the anniversary date, until such notice is given. It being further provided that the Company may discontinue furnishing service under this contract immediately upon default by the Customer in making any payment(s) hereunder where such default shall continue for a period of five (5) days or more after written notice thereto to Customer, in further actions any payments not made by the Customer to the Company will have a late fee and or penalties of 1.5% monthly charge, till payment is received by Customer. In the event of the Customer canceling/termination of the Agreement and without proper notification to the Company, the Customer will still need to pay on what he / she Agreed upon till the day of termination agreement. Any early termination Customer will still be responsible till the end of the written termination agreement.

In the event that Customer fails to pay an invoice or fees due at owing company under this agreement, including but not limited to these fees described above, shall be entitled, in addition to all other legal and equitable remedies, to reasonable attorney's fees and costs incurred with in connection with the collection of such an unpaid invoice or fees, whether or not legal action is actually instituted.

Customer acknowledges that he/she has read and understands the General Terms and Conditions, and Vendor Agreement attached hereto incorporated by reference herein and agrees to be legally bound by those terms and conditions. Customer understands that he / she may obtain a higher limitation of the Company's liability by paying an additional charge.

TERMS AND CONDITIONS

The Company is an independent contractor and neither the Company nor its officers, agents, or employees are in law or fact employees of the Customer. The Company represents that it and it's required personnel are properly licensed and trained. All Personnel employed and on the premises will be properly screened for security and trained to accomplish the work satisfactorily. The Company agrees to carry adequate Workman's Compensation and Employers Liability Insurance covering all employees and carry comprehensive Liability and Fidelity Bonds.

It is understood that the Company is not an insurer, that insurance if any shall be obtained by the Customer and that the amounts payable to the Company here under are based upon the value of the services and the scope of liability as hearing set forth in our unrelated to the value of the Customers property or property of others in the Customer's premises. The Company makes no guarantee or warranty including any implied warranty of merchantability or fitness, that the service supplied will avert or designed to detect or avert, that if the Company should be found liable for loss, damage, or injury due to a failure of the services in any respect, it's liability shall be limited to a sum equal to 100% of the monthly service charge or \$100.00, whichever is less, the agreed-upon damages not as a penalty, as the exclusive remedy; and that the provisions of this paragraph shall apply if lost, damaged, or injury irrespective of cause or origin, results directly or indirectly to the person or property from performance or non-performance of



NEXT LEVEL PROTECTION

CA PPO License #120980

obligations imposed by this contract or from negligence, active or otherwise of the Company, its agents, or employees. It is further agreed that the limitations on liability, expressed herein, shall ensure to the benefit of and apply to all parent, subsidiary, and affiliated of and with the Company. If the Customer desires the Company to assume a greater liability, the Company shall then amend this agreement by attaching a rider setting for the amount payable by the Customer for the assumption by the Company as an insurer. In the event of any person not a party to this agreement, shall make any claim or file any lawsuits against the Company for failure of its service in any respect, the Customer agrees to indemnify, defend and hold the Company harmless from any and all such claims and lawsuits including the payment of all damages, expenses, costs, and attorney fees.

In the event that a representative of the Company finds signs of forced entry at the Customer's premises, the Company agrees to attempt to notify the municipal authorities of such conditions if after investigation the Company determines on its sole judgment that such notification would be appropriate. If additional services are to be provided pursuant to written instruction, the Company will also attempt to notify other persons, authorities or their organization as therein of signs of forced entry or of any other condition, which the Company is to visually check. Is understood and agreed of the Personnel of such municipal authorities or organizations, which may be notified, are not the agents of the Company to cause the arrest of or persons on or around the premises who are unauthorized by the Customer to enter the premises person or persons until released by the Customer, his design representative or police Authority. In all such cases, the Customer agrees to indemnify and hold the Company and its employees/agents harmless against all liability, costs, damages, or expenses in connection with or as the result of such a rest or detention.

The Company shall invoice monthly, quarterly, or annually in advance. The invoice is payable to the Company by the Customer within the ten (10) days following the billing. If the Customer disputes any invoice, Customer shall pay the undisputed portion of such invoice upon receipt. The disputed portion of the time sheet or invoice shall be resolved between the parties expeditiously and in good faith. Failure to pay amounts when due shall give the Company, in addition to other remedies, the right to charge interest at the maximum allowable rate and then cease providing any Services hereunder. In addition, the Customer agrees to pay reasonable attorney and other fees, which may be incurred by the Company to collect any unpaid invoices.

The Company can assign or subcontract any of its responsibilities under this agreement without the prior written consent of the Customer.

The Company assumes no liability for interruptions of services due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of the Company and will not be required to supply service to the Customer while interruption of service due to any such cause shall continue.



NEXT LEVEL PROTECTION

CA PPC License #120980

This agreement constitutes the entire agreement between the Customer and the Company. In executing the agreement, the Customer is not relying on any service or advertisement of the Company. The Customer agrees that any representation, promise, condition, inducement, or warranty, expressed or implied, not included in writing in this agreement shall not be binding either party, and that the terms and conditions of this agreement shall govern notwithstanding any inconsistent or additional terms and conditions of any purchase order or other document submitted by the Customer. Should any provision of this Agreement be declared by any Court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby, and said illegal or invalid part, term, provision shall be deemed not to be part of the agreement.

The agreement is not binding unless approved in writing by an authorized officer of the Company. In the event of failure of such approval, the only liability of the Company shall be returned to the Customer the amount, if any, paid to the Company upon signing of the agreement.

This agreement may be executed in counterparts, with the same force and effect as if executed in one complete document. Each individual signing this agreement warrants and represents that he / she has full authority to execute this agreement on whose behalf he / she so signs.

[Signature]
Company Representative Title

[Signature]
Customer Representative Title

Michael Pleasant
Print Name

Amelbert Sarkis
Print Name

05/20/25
Date

05/20/25
Date



Contract to Provide Alarm Services for 21463 Foothill Blvd, Hayward, CA

Nor-Cal Security & Low Voltage Services is steadfastly compliant with California's Department of Cannabis Control (DCC) regulations. We are proud to be fully licensed and bonded, maintaining an exemplary standard in our industry. Our certifications and credentials demonstrate our commitment to quality and ongoing professional development.

All installations by Nor-Cal Security & Low Voltage Services are conducted using UL-listed commercial burglary systems, with monitoring overseen by our Central Station, a UL-certified monitoring center. Our state-of-the-art intrusion alarm systems include perimeter, interior, and early detection devices, as well as panic and hold-up devices for enhanced security. Additionally, our Access Control systems are thoughtfully designed and installed to ensure compliance with ADA standards and all pertinent fire codes.

For 21463 Foothill Blvd, we have installed an integrated security solution tailored to the specific needs of this location. Our plan aims to maximize safety and efficiency through the following services:

- **Installation of UL-Listed Commercial Burglary Systems:** We will install advanced UL-listed burglary systems designed for maximum reliability and effectiveness, ensuring compliance with all state and local regulations.
- **State-of-the-Art Intrusion Alarm Systems:** Our alarm systems provide comprehensive coverage, including perimeter protection, interior motion detection, and early detection devices. This multi-layered approach enhances security and facilitates prompt response in the event of an incident.
- **Panic and Hold-Up Devices for Enhanced Security:** Strategically placed panic and hold-up devices will be installed to ensure immediate alert capabilities in emergencies, offering added protection for staff and customers.
- **Centralized Alarm Monitoring:** Our UL-certified Central Station will oversee all monitoring activities 24/7, ensuring rapid response to any breach or alert.
- **Routine Maintenance and Service Support:** We will offer regular maintenance, inspections, and support services to ensure that all security systems remain fully operational and effective.

We look forward to serving 21463 Foothill Blvd and are available to discuss any specifics or concerns you may have.

2. OPERATIONAL SECURITY OVERVIEW

ACCESS/ VISITOR CONTROL

Public access areas within our establishment, such as the lobby, reception check-in area, and retail store floor, are safeguarded by strict access protocols. Access shall be granted after presenting an accepted and verified form of identification, which is then entered into our secure electronic patient database, powered by IndicaOnline. This ensures a safe and controlled environment within our facility.

To maintain a secure and professional environment, Brand Ambassadors conducting demonstration presentations in the retail area are required to register as vendors and provide their company ID badge. This badge is linked to their patient profile, and their visit is recorded digitally through IndicaOnline. Additionally, Brand Ambassadors are logged on the "limited access log" and provided "visitor badges" during their time on the premises. Vendors are granted access solely to the lobby and sales floor. All Brand Ambassadors must be over 21 years of age, and it is our strict policy that no free cannabis products will be distributed by vendors or staff at any time.

In the event that a customer or patient is denied entry to our facilities or a sale, the incident is meticulously logged into the IndicaOnline patient database, detailing the specific circumstances. Our software features a "blacklist" function to ban individuals from our facility based on their behavior. IndicaOnline promptly notifies patient-intake personnel of the blacklisted individual and the reason for their ban. The general manager and security personnel report to the lobby, where the patient or customer is then denied access to the retail floor and asked to leave the premises.

LIMITED ACCESS AREAS

Designated general access areas within our facility include the lobby, reception, restrooms, and non-cannabis storage spaces. All other areas are classified as "limited access," where only personnel with proper security badges and prior knowledge

of security access keycodes are granted entry. "Limited Access" refers to any area where cannabis or cannabis products are stored.

LIMITED ACCESS LOG

Furthermore, any non-personnel individuals entering limited access areas, such as repair personnel, contractors, or alarm company employees, will be documented in the "Limited Access Log." This log records the date, name, time in/out, reason for visit, and company affiliation. All visitors must present identification and be confirmed to be over 21 years of age. The "Limited Access Log" will be made available to the city manager, police chief, or their designees upon request. These visitors will be provided a "Visitor Badge" to wear while on the premises and must be accompanied by an authorized employee with access to the necessary areas. Security personnel or receptionists will complete the limited access logs after verifying the visitor's age identification.

VISITOR LOG					
Date	Name	Time IN	Reason for Visit	Company	Time OUT

OUTSIDE BUSINESS HOURS SECURE ACCESS FOR ENTRANCE/EXIT DOORS AND WINDOWS

Every access point is secured with a five-pin locking mechanism and two entry-locking security bars (burglary resistant). Every access point is secured with a heavy-duty commercial roll-up door that is closed and secured with commercial grade locks during non-operational hours to deter possible break-in attempts. All windows and doors are covered on the inside with our proprietary steel security mesh and externally with a graffiti film that protects the glass from being broken or scratched. High-intensity lighting is installed around the entire premises for adequate visuals by security personnel and on recorded video footage.

RESTRICTED ACCESS AREAS

These areas are limited to select managerial personnel (regional, general, and assistant managers) having access to the vault and select product storage rooms. Those employees with restricted access badges are required to enter their keycode to unlock access doors. Phenos shall keep a current roster of employees who have access to restricted access areas, surveillance systems, and alarm systems. Anyone not wearing a limited or restricted-access badge will be escorted away from unauthorized areas by our security personnel.



BUSINESS HOUR SECURE ACCESS FOR ENTRANCE/EXIT DOORS AND WINDOWS

Armed security guards control access to each exterior access door during business hours and authorize each visitor by prompting for identification prior to being allowed building entry.

INVENTORY CONTROL AND MANAGEMENT

The inventory management portion of the IndicaOnline software provides comprehensive record-keeping, SKU batch numbers, pricing and tax, shelf-location, product expiration dates, distributor license information, detailed inventory reports and audits, sales/customer records, tax reports, and more. IndicaOnline provides real-time METRC tracking, which allows us to track inventory from the moment it arrives at the facility to the time it leaves in a retail bag. If a package were to ever come into question after leaving our facility, we would have the ability to track all products using their METRC unique identifier and inventory integration provided by IndicaOnline.

IndicaOnline is a comprehensive inventory reporting software system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products.

Inventory audits are performed every 15 days, and inventory reports are used to verify the physical

count vs. perpetual inventory. Any discrepancies are investigated and reported to the inventory manager. All inventory movements, records, and discrepancies are documented within IndicaOnline, which syncs with the California Track and Trace METRC.



EMPLOYEE THEFT DETERRENCE AND PREVENTION

All Phenos staff shall be well-informed of our zero-tolerance policy regarding theft. Any evidence of theft will result in immediate termination, and we will alert authorities of its occurrence. All employees, regardless of position, are required to submit to a search upon entering and exiting the facility. Security guards are responsible for swift and effective searches and report over the two-way radio on the clearance of every employee.

CLEAR BAG POLICY

All employees' bags and pockets are checked each and every time they enter or exit the building or the retail floor by a third-party security guard provided by Next Level Protection. Employees' personal bags are required to be transparent for ease of inspection as they enter and exit the premises. Staff are not permitted to use purses or backpacks within the building. These security precautions are implemented to deter theft and minimize retail inventory vulnerabilities.



STORING CANNABIS

Cannabis is stored in three places on premise, displayed on the sales floor in display cases, in Fireking fireproof safes, and behind passcode lock storage rooms in the limited access areas. Management facilitates the restocking of inventory by entering their passcodes and bringing the requested inventory to the sales floor.

FireKing® Turtle Fireproof Safes (33 for cannabis storage)

Specifications:

- Bolted to concrete floor
- 2,000°F Explosion Hazard Rating
- 435 lb weight
- 30 foot UL impact rating
- ETL Electronic Media - 30 min
- Water resistant
- UL 1 hour fire rating
- Made in America



Operations:

Remain secure during business hours and locked outside business hours

3. CASH HANDLING

ACCEPTANCE & SECURITY OF CASH



CASH HANDLING PROCEDURES

Armed security staff are informed of all cash movements, and security staff follow very strict guidelines to ensure cash transactions are conducted safely and securely. Nightly closing procedures include all movement of cash and/or registers being done under the supervision of armed guards. At facility closing time, the facility is locked down while cash handling procedures are completed. We have a zero incident record of any security breaches regarding cash handling procedures. Achieving \$200 million in annual sales requires us to always be diligent with our security plans and procedures.

RECEIVING CASH

There are two ways of receiving cash during the course of business, first is accepting money from customers in exchange for goods. Each employee is trained on how to verify currency with the use of dual purpose counterfeit pens (UV light and marker) and how to accurately count change returned to the customer. Received cash is immediately deposited into each cash register

drawer to be counted and verified after business hours. When cash received meets the required threshold, it is pulled and secured for verification behind closed doors. Minimal amounts of cash are left in the cash register during the course of business to minimize loss in the event of a robbery. All employees are trained on how to use the panic button in cash handling training.

In order to operate at the level of achieving \$20 million in annual sales for each location, "change" service are needed. Change orders are done weekly and delivered by Sectran Armored Truck Services. This is the secondary way of receiving cash.

ARMORED TRANSPORTATION OF CASH

Cash deposits generated by the dispensary are conducted by armored-car services. 21463 Foothill Blvd. will contract with Sectran Security Inc. to provide safe and secure cash transportation.

Another one of our distinct advantages is that all of our distribution transactions are conducted completely cash-free. All orders that have been confirmed as delivered are then forwarded to the accounting department to be processed for payment. All debts are settled through electronic funds transfers or check payments.

We have secured access to reliable banking services, enabling us to pay our city taxes via check rather than cash. This approach reduces risks tied to cash transactions for both our business and the city.

TRACKING CASH

Each point-of-sale location has real time cash transaction records that can be used to track and verify transactions instantly. As part of the closing procedures, the general manager will balance the transaction records with actual cash receipts and deposits and add the cash reserve amounts on hand. All cash movements are documented on the "safe log," which is balanced and verified

each morning with the Accounting Department. The closing manager is responsible for reporting daily sales, keeping track of cash on hand, and accurately recording all cash movements for the business day. Any discrepancies are reported to the regional manager for assistance and verification. Phenos has not had any cash shortages or thefts reported.

To ensure our cash is counted correctly, we employ \$4000+ Cummins Allison Jetscan IFX I100 money counters. These counters have the most advanced counterfeit detection in the industry," which utilizes sensors and analytic software to scan and verify that each bill is real and not counterfeit.



CASH STORAGE

Cash is secured at all times using a large, level 5 security gun safe located in the most secure area of the building. The vault is secured by proprietary steel mesh and reinforced walls and entryways. Passcode entries are changed weekly to ensure privacy and security.

Fatboy Extreme Series | Level 5 Security | Specifications:

- 110 minute Fire Protection
- 975 lb weight
- 30 foot UL impact rating
- 12 gauge steel thickness
- Water resistant
- Made in America
- Lifetime Warranty
- Permanently secured to floor



Operations:

Remains locked within vault at all times

SURVEILLANCE OF CASH STORAGE AND POS LOCATIONS

All cash registers, pathways of travel for cash transactions (sales floor to manager's office), areas where cash is counted (manager's office), and cash storage areas (restricted access area) are all under 24 hour surveillance. At each point-of-sale location, cameras will be installed to

capture and accurately identify the identities of those purchasing or selling cannabis products, as well as the entire retail sales floor.

Areas that store cannabis will be under 24 hour camera surveillance at all times. We expect to have approximately 50-70 video surveillance cameras. Our Chief Technical Officer, Max Waldorf and members of the collaborative security team will carry out a final security walkthrough after the entire buildout is finished. At this time, all scope of view vulnerabilities are addressed, and additional cameras are added to ensure a full range of surveillance is achieved for all areas of the premises.

POLICE DEPARTMENT NOTIFICATION

Upon discovering a significant discrepancy, criminal activity, loss or unauthorized record alteration, or any security breach, employees of the cannabis business should immediately report to their general manager. The general manager will verify the claim and, if confirmed, promptly prepare a detailed written report. This report, detailing the nature of the incident and corrective actions taken, will be sent to the Hayward Chief of Police or their designee(s) within 24 hours of the incident discovery, typically via phone followed by an official email. The business will retain all related records for transparency and potential investigations and maintain open communication with the Hayward Police Department.

ADDITIONAL CAMERA DETAILS

Our comprehensive security plan employs cutting edge camera technology to ensure the safety and security of our business, while simultaneously maintaining a high level of operational efficiency.

The following features have been carefully considered and integrated into our security system:

1. Continuous recording: Our cameras are designed to record 24/7, providing round the clock surveillance and security for our premises.
2. Infrared night vision: Equipped with advanced infrared night vision capabilities, our cameras can

capture clear footage even in low-light conditions, ensuring continuous security during nighttime hours.

3. Vandal-resistant construction: Our cameras boast IK10 vandal-resistant ratings, which means they are built to withstand potential acts of vandalism, protecting the integrity of our security system.

4. Water and dust resistance: With IP67 ratings, our cameras are designed to resist water and dust ingress, ensuring their functionality and durability even in harsh environmental conditions.

5. Extensive recording capacity: Our security system features a 90+ day recording capacity, supported by RAID hard drive redundancy to prevent data loss and ensure the continuous availability of recorded footage.

6. Secure data storage: All recorded video data is encrypted and stored within a heavy-duty, locking network enclosure, safeguarding our valuable security footage from unauthorized access.

7. Comprehensive coverage: Our security system is designed to cover at least 20 feet of each entrance and exit, providing a wide surveillance range to monitor and secure all access points to our premises.

8. Parking lot surveillance: In addition to general surveillance, our security system specifically covers the entrance and exit of our parking lot.

9. Remote, real-time camera access will be provided to the Hayward Chief of Police or their designee(s) prior to opening via a document detailing RTSP stream access procedures. By implementing this state-of-the-art security plan, we are committed to providing a safe and secure environment for our business, employees, and customers, while maintaining the highest standards of operational efficiency.

Security Cameras In Use

LTCMIP3C6PW-28SDL

6MP Panoramic Fixed Turret for Parking Lot Monitoring



- IK10 vandal-resistant
- IP67 rated for water and dust resistance
- 24/7 color with human and vehicle detection capabilities
- Strobe light with built-in audio alarm for active deterrence
- Designed for wide-area monitoring, such as parking lots

LTCMIP3342W-28MDA

4MP Fixed Turret Camera with Audio



- IK10 vandal-resistant
- IP67 rated for water and dust resistance
- Audio capabilities for enhanced security monitoring
- Infrared night vision up to 98ft

DS-2CD2343G2-IU

4MP Fixed Turret Camera with Audio



- IK10 vandal-resistant
- IP67 rated for water and dust resistance
- Two-way audio capabilities for enhanced security monitoring
- Infrared night vision up to 100ft
- Deep Learning capability for human and vehicle identification

LPTZIP204W-X4JR

4MP PTZ Camera for Money Counting Monitoring



- IK10 vandal-resistant
- IP67 rated for water and dust resistance
- 4x Optical Zoom for detailed monitoring of money counting processes
- Infrared night vision up to 66ft

LTCMIP3342WB-28MDA

4MP Fixed Turret Camera with Audio



- IK10 vandal-resistant
- IP67 rated for water and dust resistance
- Audio capabilities for enhanced security monitoring
- Infrared night vision up to 98ft

DS-2DE4A425IWG-E

4MP PTZ Camera with Audio



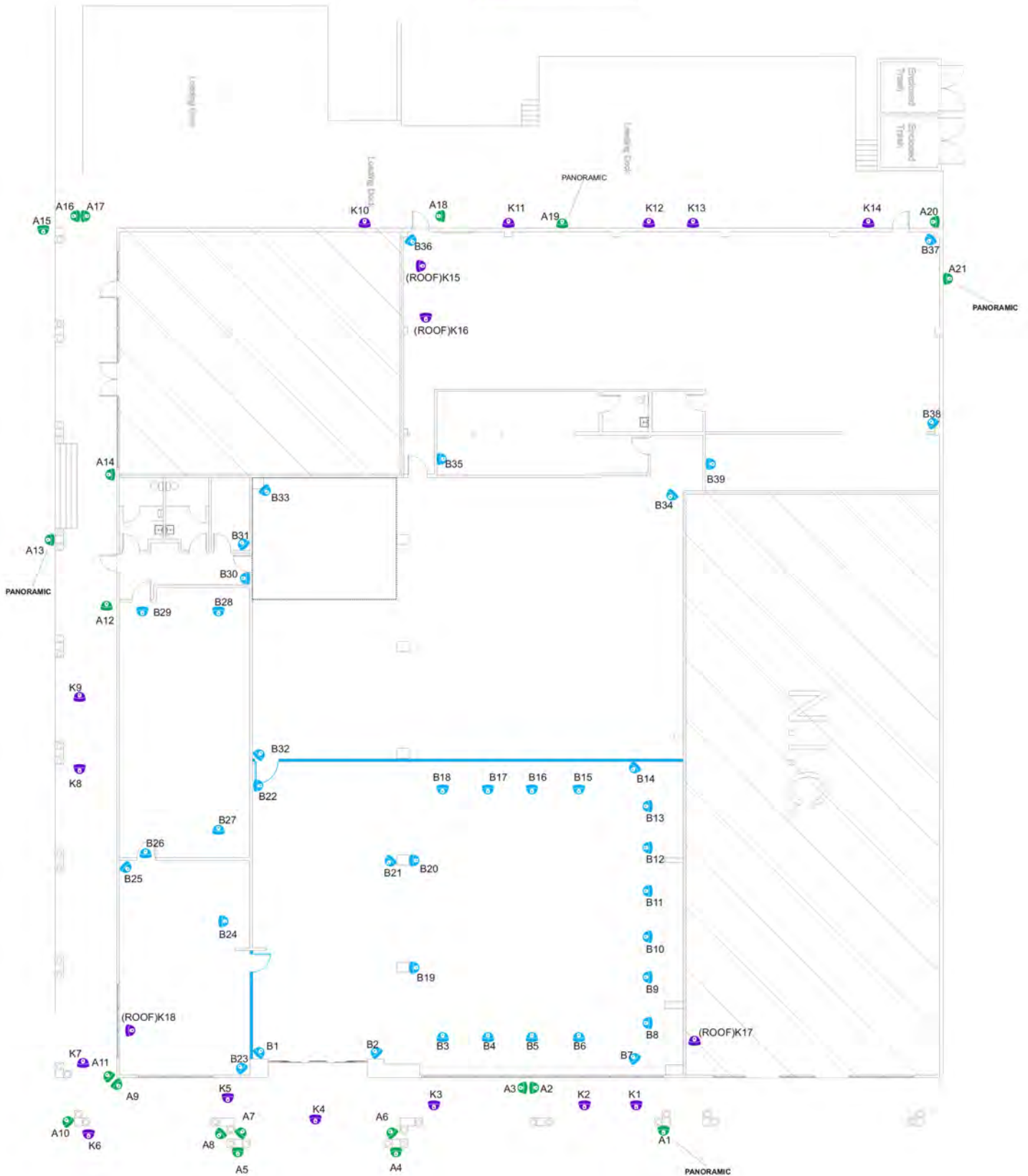
- IK10 vandal-resistant
- IP67 rated for water and dust resistance
- Two-way audio capabilities for enhanced security monitoring
- DarkFighter Infrared night vision up to 164ft
- Strobe light and siren for active deterrence
- 25x Optical Zoom

LTCMIP7923NNWLP-32R

2MP License Plate Detecting Camera



- IK10 vandal-resistant
- IP67 rated for water and dust resistance
- Matrix IR night vision up to 328ft
- Designed specifically for license plate detection
- 32x Optical Zoom



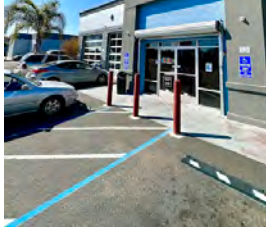
4. PERIMETER SECURITY

The Application includes a description of perimeter security, exterior lighting, on-site security guards, proposed guard hours, and their responsibilities.

PERIMETER SECURITY

1) Cement Crash Posts (Bollards)

- Heavy-duty steel posts placed at vulnerable points on the building like behind large glass windows.
- Contracted by local business



2) Landscape Boulders

- Aesthetically pleasing security barrier
- 6ft+ wide natural stones placed on exterior premises to prevent vehicle entry



3) Security/Graffiti Film

- Installed on all exterior-facing glass
- Mitigates breakage of glass
- Prevents scratch/puncture damage to glass
- Contracted by local business

4) Heavy-Duty Commercial Grade Roll Up doors

- Professional installed
- Provides additional layer of protection for all doorways
- Visual deterrent for theft or burglary
- Contracted by local business



5) Custom Steel Mesh Window and Door Panels

- Bolted on inside of all exterior windows and doors
- Custom developed to be aesthetically appealing

- Stronger than steel bars
- Serves as a barrier to prevent propelled objects/explosives from penetrating the facility.
- Contracted by local business

6) Security Guards (licensed by BSIS)

- Provided by Next Level Protection
- A licensed, uniformed, armed guard patrolling during business hours to manage premises, control site access, prevent sampling or use of product in parking areas. Up to three (3) additional security personnel can be added as necessary during peak hours.
- Armed guards control/manage the flow of the lobby, limited access areas, entrance and exits.
- Visual deterrent to unlawful activities
- Enforce strict "no loitering" policy
- All guards have two-way radios
- Supervise and facilitate cannabis deliveries
- Perimeter checks are performed several times a day to inspect lighting, trash pickup, loitering and parking enforcement.



7) Commercial Alarm System

- Professionally installed, maintained and monitored by Nor-Cal Security & Low Voltage Services.
- Motion Sensors to detect entry and exit from all secure areas, perimeter entry points and windows.
- Panic buttons (with direct line to local law enforcement) on alarm panels, reception office, dispersed across several registers on the sales floor, and at all premises entrances.
- Easy access to communication with the fire station, police department, etc. in the event of an emergency.
- Alarm-equipped cameras with strobe lights serve as active deterrents.



8) Perimeter Lighting

- High-Intensity LED Perimeter Lighting
- High-visibility 5000K, 70W 6000 Lumens
- Cover entire perimeter of building and parking lot
- Motion-Activated "Dusk 'till Dawn"

Our experience has enabled us to identify and evaluate the best lighting systems; each of our locations is equipped with perimeter security lighting that has been proven effective. We shall invite the police chief and/or the director of the development service to review and give their approval before opening to ensure that the exterior lighting is appropriate.

ADDITIONAL SECURITY MEASURES

1) Built-in Vault Room

- Interior walls fitted with reinforced steel mesh
- Passcode entry lock
- Restricted access area
- For secure storage of cannabis products

2) Security Rooms

- One-way windows for security personnel to discreetly observe sales floor
- Private rooms in retail area allow customers and patients to feel protected and discourage potential perpetrators.

3) 2-Step Identification Process

- Verification of age/Medical ID cards prior to entry of the lobby
- Verification of identity before purchase is initiated.
- Staff Badges must be worn at all times when on premises
- Limited-access areas accessible only by select staff with proper badge

4) Trilogy T2 DL2700 BHMA Grade 1 passcode door locks

- Installed on all limited-access and restricted access doors
- Multi-digit pin entry
- Battery powered and still accessible during power outage

5) Fire-Rated Drywall and Steel Reinforced Studs on Interior Walls

- Fire-resistant gypsum core provides additional fire resistance over regular panels

6) Cannabis Products on Display

- Accessible only under employee supervision in retail sales area
- No cannabis products visible from lobby/ outside premises

7) Posted Signage

- "Loitering Prohibited" (citing penal code), security personnel enforce the no loitering rule
- No One Under 21 Allowed / 18+ with State Medical Cannabis ID Card.
- City Business License, Seller's Permit, Local and State Licenses posted in plain view in lobby.

8) Power Backup Systems

- Two-Hour battery backup UPS on every alarm, network, computer, and camera system.
- 3x 7000W Gas Generators
- Ensures locks remain uncompromised during a power outage and that safe/vault rooms remain secure.
- Backup keys to lock/unlock doors in unlikely event of complete power loss.

ON-SITE SECURITY GUARDS AND THEIR RESPONSIBILITIES

Our security plan ensures that a **security guard(s) will be on-site during hours of operation**, providing constant protection for the premises. During business hours, we will deploy a licensed, uniformed, and armed guard to oversee both the exterior and interior of the property. This staffing level is designed to meet the security demands of our initial opening period. However, we will remain flexible and responsive to fluctuations in customer traffic, increasing the number of guards as needed during particularly busy days or events to maintain a safe and secure environment.

STRINGENT SECURITY PROTOCOLS

Our security guard(s) are tasked with serving as a visible deterrent to unlawful activities, enforcing a strict "no loitering" policy, and effectively engaging with customers when necessary. Guard(s) must prevent individuals from lingering on the premises unless they are directly involved in activities related to the permitted operations of the business. During opening and closing procedures, security personnel accompany management to secure site access and ensure the premises are properly secured.

Security guard(s) oversee parking to maintain consistent traffic flow and deter on-site consumption. All security personnel, receptionists, and management staff communicate via two-way radios throughout their shifts. Guards are responsible for securing site access during deliveries. During business hours, management coordinates with security personnel regarding cash movements to maintain secure coverage. Armed guards manage the flow within the lobby, limited access areas, entrances, and exits. Perimeter checks are conducted several times daily to assess lighting, trash pickup, loitering, and parking enforcement. Entrance areas remain locked at all times, controlled by management and security personnel. Security guard(s) monitor individuals inside and outside the cannabis business, the parking lot, and any adjacent property under the business's control, ensuring that the parking lot is cleared of employees and their vehicles 30 minutes after closing. Security guard(s) inspect and approve identification for all visitors, accurately log the required information using the "Limited Access Log," and issue a "visitor badge" for all guests. Security personnel supervise the movements of vendors and brand ambassadors during sales floor demonstrations. Security logs are audited at shift changes to ensure accuracy.



Every member of our security personnel undergoes and successfully completes an extensive preemployment screening process before joining our team. This ensures they possess the necessary qualifications, skills, and backgrounds to meet our security services' high standards. Additionally, our security staff must carry valid credentials attesting to their proficiency in weapons training and certification, demonstrating their capability to effectively and responsibly handle critical situations.

Moreover, our security team members are fully licensed by the California Bureau of Security and Investigative Services (BSIS), a regulatory agency that enforces stringent standards for professional

security services. This licensing guarantees that our staff operates in compliance with state regulations and adheres to the highest level of ethical conduct and professionalism.

By upholding these rigorous requirements, we provide our clients with a skilled and dependable security force that is not only well-trained but also committed to ensuring the safety and well-being of those they serve.

CYBER SECURITY (NETWORK SECURITY PROTOCOLS)

At 21463 Foothill Blvd., our highest priority is to maintain a robust and impenetrable network infrastructure, safeguarding the integrity and confidentiality of our data and systems. In our unwavering dedication to fortifying cybersecurity, we have established a meticulous inspection and maintenance regimen for our network, hardware, and software components.



Leveraging state-of-the-art Ubiquiti UniFi network equipment, we provide a flexible networking interface combined with an enterprise-grade, multilayered firewall and threat management system. This advanced technology enables us to enforce stringent security protocols, effectively mitigating potential risks and ensuring the utmost protection of our digital assets.

MONTHLY INSPECTIONS AND AUDITS (COMPLETED BY OUR IN-HOUSE TECH SUPPORT TEAM)

We prioritize the enforcement of rigorous security protocols through regular monthly inspections and audits carried out by our skilled in-house tech support team. These comprehensive evaluations ensure that our network, hardware, and software remain current, secure, and operating at peak performance. During these assessments, our technicians execute general maintenance tasks and diligently complete an extensive inspection checklist. This checklist encompasses critical aspects such as equipment wear,

lifespan percentages of printer components and other hardware, and any requisitions for technical supplies, including walkietalkies, toner, batteries, and more. Our meticulous approach to these audits guarantees the ongoing adherence to stringent security standards and the overall reliability of our infrastructure.

BI-WEEKLY CAMERA AUDITS

We emphasize the strict adherence to security protocols by performing bi-weekly camera audits alongside our regular monthly inspections. These specialized audits serve to guarantee a minimum of 90 days of 24/7 surveillance footage for each camera situated on our premises.



In the event that any discrepancies or issues are detected during these thorough assessments, we promptly initiate investigations and proceed with the necessary replacement or repair of the affected cameras or storage hardware. This diligent approach to maintaining our surveillance systems demonstrates our unwavering commitment to enforcing stringent security measures and ensuring the utmost protection of our facility.

LOG ANALYSIS AND RETENTION

We are committed to the perpetual retention of inspection logs, allowing us to meticulously examine failure patterns and anomalies in our hardware and software systems. In addition, we preserve a full year of network logs, encompassing granular IP and location data for each internal and external connection attempt made to our network. This all-encompassing log retention, when coupled with our advanced multi-layered firewall, empowers us to effectively analyze and counter potential threats, thereby securing our network's enduring safety. Our dedication to these proactive underscores our Commitment to maintaining a secure and dependable network environment for our enterprise. By protecting our data and infrastructure, we not only defend our organization's invaluable assets but also guarantee a stable and reliable experience for our workforce

and clientele. Our devotion to robust network security is a reflection of our pursuit of excellence in every facet of our operations. We are eager for the city of Hayward to evaluate and endorse our stringent network security protocols.

DESIGNATED SECURITY REPRESENTATIVE/LIAISON (24-HOUR CONTACT)

We are dedicated to upholding the highest level of security measures, fostering a distinctively secure atmosphere. In critical situations arising after business hours, the head of the security team will be promptly alerted and responsive. Contact information and email will be readily available.

Owners: Bert Sarkis , Esther Lopez
Compliance and Licensing Director: Tasha Parra

Both Mr. Sarkis and Ms. Parra possess extensive expertise in all aspects of security procedures, with a focus on after-hours protocols. They are designated as 24-hour emergency contacts in every city where we operate. Mr. Sarkis and Tasha have access to real-time video surveillance and direct communication with a 24-hour center, Nor-Cal Security & Low Voltage Services, Knight Surveillance Group, and an on-site armed guard. Their swift and effective decision-making capabilities ensure that no time is wasted. Their 24-hour emergency contact information will be registered with the city of Hayward, fire, and police services, and will be updated and reviewed quarterly. Both contacts are available to discuss security measures or operational concerns with the chief of police upon request. A current copy of all security plans will be kept on the premises and reviewed annually, to be presented to the chief of police when required.



5. EMPLOYEE TRAINING AND POLICIES

EMPHASIZING STRINGENT SECURITY PROTOCOLS IN EMPLOYEE DEVELOPMENT AND TRAINING

Our organization prioritizes comprehensive employee training to ensure adherence to standard operating procedures and legal requirements. All team members undergo a two week intensive training program followed by continuous education on various subjects. Our certified cannabis trainers deliver this training, promoting secure and responsible cannabis sales.

We cultivate a culture of excellence by focusing on internal growth, with only two external hires in the history of our company (a tech manager and an accountant). Promoting from within provides employees with a clear career trajectory, job security, and motivation for skill enhancement. This approach fosters collaboration, teamwork, and a sense of belonging, leading to increased job satisfaction, productivity, and employee retention. External hires are chosen based on expertise and skills.

Employees must review and comprehend our comprehensive employee handbook, which covers topics from etiquette and attire to emergency response strategies. New recruits are consistently assessed through quizzes and role-play exercises related to our retail operations. Moreover, staff members receive specialized training tailored to their individual department roles.

Training manuals, worksheets, and SOPs are distributed during orientation, and employees must successfully “test out” before engaging in unsupervised sales service. By emphasizing training and internal growth, our organization ensures excellence in operations and employee satisfaction.

We have also crafted an exclusive, operation specific training manual. Employees will undergo a rigorous, cutting-edge training program that surpasses industry standards. Over 40 hours of instruction will be provided on the following topics:

BUDTENDER/RECEPTIONIST TRAINING OUTLINE

- Cannabis Regulations and Your Responsibility- What’s at Risk
- “Liability and Penalties”
- How to Effectively Communicate with Consumers
- Requirements for making a sale
- Understanding Daily Purchasing Limits
- Age Restrictions
- Packaging and Labeling
- Restrictions on Selling Cannabis
- Checking for Identification
- Record Keeping
- Visitor Logs
- Security Footage
- Incident Forms
- Other Documents
- Compliance Checks- Safety and Security
- Physical Security
- Employee Badges
- Visitor and Vendor Security
- Access Device Control
- Waste Disposal
- Receiving a Delivery
- Entering and Exiting
- What to Do During an Emergency
- Consumer Safety and Education
- Basics of the Endocannabinoid System
- Methods of Ingestion
- Different Forms of Cannabis
- Cannabinoids
- Terpenes
- Effects of Cannabis
- “Coaching” the Consumer
- Customer Service
- The core values of the dispensary
- The importance of being good neighbors
- How to handle communication issues, resolve conflict, and address problems before they grow

SECURITY/SAFETY AWARENESS TRAINING

Our Security Officers and employees will receive Security/Safety Awareness Training in a multitude of situations, including but not limited to:

- Crime and loss prevention in the Cannabis industry

- Retail storefront rules and operating procedures
- Incident observation and reporting techniques
- Surveillance detection (Pre-Attack/Robbery Prevention)

Active Shooter: location of all panic buttons

- Natural disaster preparedness and evacuation procedures
- Safety hazards
- Emergency equipment placement
- Fire prevention skills
- Personal protective equipment
- Employer orientation and policies
- Substance abuse
- Use of communication devices (e.g., telephones, iPads, radios, computers)
- Workplace violence
- Conflict resolution awareness
- Dealing with intoxicated individuals
- Parking lot security
- Track and Trace
- Procedures for first aid, Cardiopulmonary Resuscitation (CPR), and Automated CPR/First Aid Training: held twice a year for all management employees

ADDITIONAL TRAINING PROGRAMS BY DEPARTMENT:

Reception:

Training covers patient/customer check-in procedures, new patient/customer signup, identification and medical recommendation verification (DCC Section 15404), employee badge training, retail customer training, and strict adherence to security measures.

Budtending:

Employees receive training on medical and recreational cannabis limits, product knowledge, secure cash handling procedures, POS system, inventory organization, pricing, merchandising, display handling, CBD training, product weights/concentrations, packaging and labeling, dosing and ingestion guidelines, and our industry-leading exceptional customer service guidelines, all while maintaining stringent security protocols.

Floor Leads:

In addition to reception and budtending programs, floor leads undergo training in advanced cash handling procedures, advanced security measures, and advanced inventory control guidelines to maintain a secure environment.

Social Media:

Training focuses on marketing, community outreach, and consumer engagement, ensuring that all content aligns with strict security and compliance standards.

Inventory Manager:

Employees learn quarantine and expiration procedures, advanced inventory control procedures, all DCC regulations, and METRC training to maintain a secure and compliant inventory.

Assistant Manager:

Training includes METRC, cash handling reporting procedures, opening/closing procedures, CPR and first aid, safety and security procedures, natural disaster preparedness, and fire and safety plans.

General Manager:

In addition to all the training listed above, general managers receive training in enhanced accounting procedures, all DCC regulations, CDPH packaging and labeling guidelines, and maintaining CPR and first aid certification.

All employees receive security protocol education, with job-specific passcodes for restricted access areas. Monthly safety meetings ensure adherence to safety protocols, roleplaying scenarios for security breaches, natural disasters, fire safety plans, and panic alarm activations, maintaining a secure and compliant work environment.

SAFETY PLAN OVERVIEW

In adherence to the City of Hayward's requirements for a Safety Plan for cannabis retail stores, we present this document outlining the necessary safety protocols for the cannabis retail store, located at 21463 Foothill Blvd, Hayward. The retail dispensary will occupy an existing building

that formerly housed a business that experienced significant traffic. The building was purposefully designed for retail customers and offers the advantage of over 50 available parking spots.

ODOR MITIGATION

As a reputable group operating multiple locations and generating over \$200 million in cannabis sales, we have not experienced any cannabis odor issues. Odor concerns usually arise from cultivation facilities; however, our proposed site focuses solely on retail sales of pre-packaged cannabis products from distributors. There will be no cannabis cultivation, processing, or extraction activities, and on-site consumption is strictly prohibited. This ensures minimal to no cannabis odors, maintaining a pleasant and welcoming environment for the surrounding community.

COMMUNITY LIAISON AND OUTREACH

We prioritize building positive community relationships and have appointed Yezmene Fullilove as Chief Community Liaison Director, with Valeria Reyes as Assistant Community Liaison. Yezmene's email and phone number will be provided to the city mayor and Chief of Police. With extensive training and successful coordination of community events, Yezmene is dedicated to forging strong connections between the retail dispensary and the local community.

Community Liaison, Yezmene Fullilove

Assistant Community Liaison, Valerie Reyes

Yezmene also manages employee volunteer work, promotes participation in local charity events and fostering community unity and support. Our commitment to bridging the gap between the community and the dispensary has significantly contributed to our success.



Get in touch with our community liaison!

Yezmene Fullilove

(209)-701-0420

social@thepremier.group

6. EMPLOYEE RESPONSE TO AN ARMED OR UNARMED ROBBERY WHILE PRESENT

All staff are trained to treat any robbery—armed or unarmed—as a life-safety event. During onboarding they complete a security block that covers robbery prevention, panic-button locations, and active-shooter awareness, with quarterly role-play refreshers to keep procedures sharp.

THREAT RECOGNITION AND SILENT ALARM

The moment a robbery is perceived, employees remain calm, halt non-essential movements, and avoid provoking the perpetrator. The nearest team member discreetly depresses one of the hard-wired panic buttons mounted beneath the register, at reception, or in the manager's office. These buttons are monitored 24/7 by Nor-Cal Security & Low Voltage Services and transmit directly to Hayward PD dispatch.

INTERNAL NOTIFICATION

If doing so will not escalate the situation, the employee who first sights the threat broadcasts the coded phrase **"Black Sky in [location]"** over the facility's two-way radio network (issued to reception, floor staff, management, and armed guards). This silently alerts the entire team without alarming customers; guards and managers immediately acknowledge the code.

COMPLIANCE AND OBSERVATION

Employees do not attempt to disarm or restrain the suspect. They comply with all demands while casually noting distinguishing features, weapons, escape direction, and vehicle information. Because

registers are kept at minimal cash thresholds under our standard cash-handling policy, exposure to loss is limited .

GUARD ENGAGEMENT

The on-site BSIS-licensed armed guard maintains a safe, tactically advantageous position with clear line of sight. Firearms are drawn only if there is an imminent threat to life; otherwise, the guard also complies and continues to observe, in keeping with Next Level Protection duty protocols.

LOCKDOWN ONCE THE ROBBER EXITS

As soon as the perpetrator leaves the premises, the manager on duty orders an immediate lockdown: all exterior doors equipped with five-pin locks, dual security bars, and commercial roll-up doors are secured, and the follow-up code "Black Sky Clear" is transmitted over the radio. Customer intake is suspended until police arrive.

EXTERNAL NOTIFICATIONS AND COMMAND TREE

If the panic alarm has not already triggered a dispatch, the manager dials 911, then contacts the 24-hour security command chain—Compliance & Licensing Director Tasha Parra and owner Bert Sarkis—who have live remote surveillance camera access and serve as official liaisons to law enforcement .

SCENE PRESERVATION AND REPORTING

Staff leave cash drawers and affected areas untouched, separate witnesses, and make contact with Tasha Parra or Bert Sarkis. The manager generates an incident report while details are fresh and submits the report to the Admin, Human Resources, and all necessary departments. The Next Level security guard will also generate a report and submit the report to Next Level Security Director - Michael Pleasant. Hayward Chief of Police will be provided with all reports and footage within 24 hours, detailing the event and corrective actions taken.

ONGOING TRAINING AND AUDITS

Quarterly drills reinforce the above steps; panic-button use is re-certified every six months

during cash-handling refreshers. Bi-weekly camera audits and monthly security inspections ensure that all hardware supporting this SOP—panic buttons, radios, locks, cameras, and UPS backup—remains fully operational.

This narrative section provides the clear, step-by-step employee protocol the City requested for comment (a), demonstrating how our existing infrastructure, guard services, and training framework integrate into an actionable robbery-response plan.

7. SECURITY-PERSONNEL PROTOCOL FOR AN AFTER-HOURS BURGLARY

When the facility is closed to the public, protection is maintained by our **24-hour security stack**:

- (1) A UL-listed commercial alarm system monitored in real time by **Nor-Cal Security & Low Voltage Services**;
- (2) Continuous remote security surveillance by **Knight Video Surveillance Group**
- (3) All security layers are coordinated through two designated 24-hour contacts—the owner, **Bert Sarkis**, and Compliance & Licensing Director **Tasha Parra**—who have instant access to live camera feeds and alarm dashboards.

1. Automatic detection and escalation

After hours, every access point is secured with dual five-pin locks, and heavy-duty roll-up doors; all windows and doors are fitted with our proprietary steel security mesh and internally with a graffiti film that protects the glass from being broken or scratched. Interior motion sensors cover all secure zones within the building. Any breach triggers the burglar alarm, which immediately notifies Nor-Cal's 24-hour monitoring center and coordinates with Knight Protection surveillance which has access to 24/7 cameras and auto-dispatches Hayward PD. Simultaneously, Knight Surveillance monitors the site and immediately notifies police providing real-time visual confirmation for police and our internal command.

2. Remote verification and notifications

Knight Surveillance technicians monitor live footage and phone-verify the event with PD. The

technician then calls the 24-hour contacts (Bert Sarkis or Tasha Parra) to brief them and provide an incident number.

3. Guard response on scene

In the event a security guard is on site, the security guard will coordinate with knight surveillance as they monitor the premises. High-intensity LED lighting around the façade ensures clear visibility for incoming units.

4. Scene turnover and preservation

The guard and arriving manager await instructions from HPD (or 24-hour contact). Once the premises is secured, the manager will:

- stop all alarm sirens and re-arm unaffected zones;
- contact our CTO to provide all the relevant security footage for HPD evidence;
- photograph and seal breach points;
- inventory any losses and secure remaining product in the vault and FireKing safes

5. Reporting and follow-up

The owner/ emergency contact files a written incident report with Hayward PD and the City Manager within 24 hours, attaches camera footage on encrypted media, and schedules any emergency board-up or lock replacement. A full debrief is added to the monthly security-team meeting agenda so procedures and hardware can be updated as needed.

8. SECURITY MEASURES / PROTOCOLS FOR PRODUCT STORAGE AFTER HOURS BUILDING SECURITY INFORMATION

1. Product Storage After Hours

Cannabis is stored in three places on premise, displayed on the sales floor in display cases, in Fireking fireproof safes, and behind passcode lock product storage rooms in the limited access areas. Management facilitates the restocking of inventory by entering their passcodes and bringing the requested inventory to the sales floor. Product on the sales floor is stored in FireKing® Turtle Fireproof Safes. Specifications:

- Bolted to concrete floor

- 2,000°F Explosion Hazard Rating
- 435 lb weight
- 30 foot UL impact rating
- ETL Electronic Media - 30 min
- Water resistant
- UL 1 hour fire rating
- Made in America

Operations: Remain secure during business hours and locked outside business hours

2. Building Security

Security/Graffiti

Film

- Installed on all exterior-facing glass
- Mitigates breakage of glass
- Prevents scratch/puncture damage to glass
- Contracted by local business

Heavy-Duty Commercial Grade Roll Up doors

- Professional installed
- Provides additional layer of protection for all doorways
- Visual deterrent for theft or burglary
- Contracted by local business

Custom Steel Mesh Window and Door Panels

- Bolted on inside of all exterior windows and doors
- Custom developed to be aesthetically appealing
- Stronger than steel bars
- Serves as a barrier to prevent propelled objects/explosives from penetrating the facility.
- Contracted by local business
- 16 gauge steel with see-thru visibility

Commercial Alarm System

- Professionally installed, maintained and monitored by Nor-Cal Security & Low Voltage Services.
- Motion Sensors to detect entry and exit from all secure areas, perimeter entry points and windows.
- Panic buttons (with direct line to local law enforcement) on alarm panels, reception office, dispersed across several registers on the sales floor, and at all premises entrances.
- Easy access to communication with the fire station, police department, etc. in the event of an

emergency.

- Alarm-equipped cameras with strobe lights serve as active deterrents.

Perimeter Lighting

- High-Intensity LED Perimeter Lighting
- High-visibility 5000K, 70W 6000 Lumens
- Cover entire perimeter of building and parking lot
- Motion-Activated "Dusk 'till Dawn"

Our experience has enabled us to identify and evaluate the best lighting systems; each of our locations is equipped with perimeter security lighting that has been proven effective.

Karate & Neighboring Businesses



Letter of Support from Tadanado Jiu Jitsu Owner

Tadanado JiuJitsu

21463-B Foothill Blvd,
Hayward, CA 94541
925-858-2141
Carlostadanado@gmail.com

Letter of Recommendation from Jiu Jitsu Studio owner- Carlos Tadanado Rocha

June 20, 2025

Carlos Tadanado Rocha

Head Instructor | Tadanado jiuJitsu

[925-858-2141

(Carlostadanado@gmail.com]

[June 20 2025]

My name is Carlos Tadanado Rocha, and I have proudly served as the head instructor at our MMA school for the past nine years. During this time, we have been deeply committed to supporting the local community and maintaining the safety and integrity of our facility and surrounding property.

Recently, we learned that a company called Phenos of Hayward has leased the former Walgreens space with plans to open a cannabis retail storefront. Like many community members, we initially had concerns about the nature of this proposed business.

However, I was personally contacted by Esther Lopez, the applicant, who took the initiative to listen and address our concerns directly. I had the opportunity to meet with Esther and Angilbert Sarkis, her business partner, and was impressed by their transparency, professionalism, and the thoughtful planning behind their operations. Mr. Sarkis' extensive experience and proven track record in the industry further assured me of the quality and responsibility they are bringing to this location.

I am now fully confident that their presence will not only uphold the standards of our neighborhood but also enhance the safety and atmosphere we've worked hard to build over the last nine years. Their robust security measures and commitment to being good neighbors align well with the values we promote at our academy.

Should you have any questions or wish to discuss further, I would be happy to speak with you. I can be reached at (carlostadanado@gmail.com)

(925-858-2141).

Sincerely,

Carlos Tadanado Rocha

Owner, Tadanado jiuJitsu

Letters of Recommendation and Support from Neighboring Businesses

Tiffani Bergeron
1234 McHenry Ave
Modesto, Ca 95350

March 9, 2020

To Whom It May Concern,

When Phenos first opened next door, AllCare experienced traffic concerns, especially since our clients are seniors. We initially brought up our concern at one of the neighborhood police meetings for the local business community. Devin, an owner of Phenos Dispensary, was there to receive our concern, and he immediately began working on a solution with us and other surrounding businesses.

Within 6 weeks the parking lot driveway was redesigned, adding 3 lanes for improved traffic flow, speed bumps, and several traffic signs. The traffic concerns we had brought up are now resolved. We have also noticed a significant decrease in the homeless population disrupting our business operations.

We feel we can reach out to Devin directly for any future concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tiffani Bergeron". The signature is written in dark ink and is positioned above a horizontal dashed line.

Tiffani Bergeron
Supervisor Allcare Clinic



CRUISERS RIVERBANK

2201 PATTERSON RD, RIVERBANK, CA 95367

To whom it may concern,

I am Scott Castle, VP of Retail for Boyett Petroleum and oversee our Riverbank Cruisers location. I had the pleasure of meeting with the owners early this year and was relieved they were real professionals and friendly, approachable people. We've had absolutely no issue with Flavors since they moved in right next door to us. They keep the store and outside area impeccably clean and really improved the appearance of the building making the area much more attractive. Since they opened in late March, we've also seen a nice and steady increase of in-store sales and gas-pump sales. I couldn't be happier with Flavors dispensary as business neighbors!

Thanks,

Scott Castle
VP Retail
209-613-1366
scastle@boyett.net

5 STAR AUTO SALES, INC.

1443 Mitchell Rd. Modesto, CA 95351 • 209.538.9000 • 5starautosales3@gmail.com

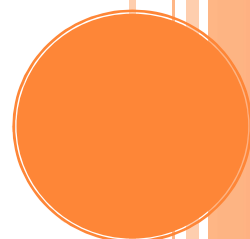
To whom it may concern,

As the general manager of three locations, I was admittedly skeptical of a cannabis dispensary moving in next door to one of our locations.

I can honestly state after 8 months of operation, the business led Devin Stetler and his partner Bert Sarkis has proven to be a well-oiled machine. Their management team as well as their security personnel have been friendly, respectful, and courteous. My reservations about cannabis dispensaries have disappeared as they have proven to be a high quality business and actually helped to clean up the area's homeless, loitering, and littering!

Thanks,

Nick Pineda
General Manager
5 Star Auto Sales, Inc.



Dear Sir/Madam,

My name is Thomas Milam and I am the Manager of AutoZone in Riverbank, CA. When Flavors dispensary was announced as coming soon to the commercial building adjacent ours, I was admittedly furious. To me it was absurd for the City of Riverbank to even consider such a business especially in this area and I was the one right next door left to deal with them.

They have now been operating for nearly 7 months. We did voice our concerns about people parking in our lot and shopping there. Devin responded quickly and added parking signs which helped tremendously and showed they were willing to be cooperative neighbors. Over time, I've seen what a clean and secure operation Devin's business is here and it has not attracted any unwanted elements I suspected it would. It's clear that Devin and his team are leading the new era of legal cannabis in a safe, clean, and friendly manner.

We've also benefitted from added security in the parking lots and an increase in customer traffic to our store. I'm looking forward to an ongoing good relationship with the owners of Flavors. I can now report I'm glad the city has chosen them over others because of what a professional and tidy operation they are running here in Riverbank.

Respectfully,

Thomas Milam
Store Manager
AutoZone Riverbank

GHOC, INC.

1407 MITCHELL RD. MODESTO, CA 95351

To whom it may concern,

The unknown element of a dispensary opening just a few hundred feet from our main office had me admittedly assuming the worst. I can happily report after 8 months of working next door to each other that we have only seen positive improvements to the area. The presence of live security guards and lots of cameras have dramatically reduced the crime and loitering we experienced in the area pretty regularly before. I couldn't be happier with the City of Ceres choosing dispensary owners Devin Stetler and Bert Sarkis who have been friendly and responsible neighbors and a definite improvement to the neighborhood.

Sincerely,

Renee Atwood
President
Guaranty Holding of California, Inc.

RT Financial, Inc.

1407 Mitchel Rd STE B Modesto, CA 95351 – (209) 735-9294

Greetings,

The purpose of this letter is to share my experience of being business neighbors with Patient Care First dispensary in Ceres, CA. My office is separated from the dispensary by a dive bar. At first, I thought "Oh great this is all we need..." and thought the addition of cannabis to the neighborhood was going to be a nightmare and I was even fearing coming to work. But I couldn't have been more wrong! They first made the building look nicer than it ever had before and built a nice new parking lot there. After opening, they had lots of security which made me feel much safer in the area than ever before. This area had been prone to vehicle break-ins and vandalism and since they have been here these issues have basically vanished! I have had the pleasure of seeing the owners Devin and Bert on a semi-regular basis and they have been genuinely friendly and communicative. Their operation has done great things for our little business park here and can only imagine they'd do the same elsewhere. They run a tight ship and I'm very happy to have them here!

Sincerely,

A handwritten signature in black ink, appearing to read "SBlair", with a long horizontal flourish extending to the right.


Stacy Blair
Secretary
RT Financial, Inc.



To whom it may concern,

I am the owner and overseer of Double Time in Turlock CA, the immediate neighbor of Fire House dispensary. I had the pleasure of meeting the owner and general managers of the dispensary and am relieved to find them as professional, friendly and approachable people. We've had absolutely no issue with Fire House since they moved in next door to us. They keep the store and outside area impeccably clean and have really improved the appearance of the building, making the area much more attractive. Additionally, they provide security to the area that we did not have before. Since they opened in August, we've also seen a nice and steady increase of in-store sales and gas-pump sales. I couldn't be happier with Fire House as business neighbors!

Thanks,


JAMIL ALABDI



To whom it may concern,

I am the manager of Circle K convenience store and gas station, located at 1600 W. Main in turlock. We are the neighbors across the street from FireHouse dispensary. My employees and I have interacted with the managers and budtenders of the dispensary and have had positive experiences with them. We have had no issue with the dispensary and have benefitted from them moving in across the street. We have noticed an increase in sales, both gas and store products and REALLY appreciate the added security the dispensary has given this area. We look forward to FireHouse thriving as a business, as this will increase revenue for all surrounding businesses. We are happy to be neighbors to the dispensary and believe that this new business is a great contributing member to the Turlock community.

Sincerely,

Aestie Palmer
9/11/20

CITY LEADERS



Letters of Recommendation and Support from City Leadership



OFFICE OF THE MAYOR

CITY OF CERES
2720 SECOND STREET
CERES, CA 95307-3292
(209)538-5692
FAX: (209) 538-5650
chris.vierra@ci.ceres.ca.us

CITY COUNCIL

Chris Vierra, Mayor
Ken Lane Bret Durossette
Mike Kline Linda Ryno

Letter of Recommendation from Mayor of Ceres

February 27, 2018

LETTER OF RECOMMENDATION

To whom it may concern,

In efforts to pick the very best cannabis business partners for the City of Ceres, we toured several locations in our due diligence process.

We discovered there was a clear industry leader when it came to gross sales, organizational structure, management team, security, technology, and their willingness to take extra measures to exceed city requirements.

They have taken the necessary steps to make sure they are good neighbors to the surrounding businesses, continue to improve security protocols, and have made all three of their city tax payments ahead of schedule.

The team led by Devin Stetler and Bert Sarkis has proven to be a great choice for the City of Ceres. As the mayor, I couldn't be more pleased.

Sincerely,

A handwritten signature in black ink that reads "Chris T. Vierra". The signature is written in a cursive, flowing style.

Chris T. Vierra
Mayor, City of Ceres



OFFICE OF THE CITY MANAGER

CITY OF CERES
2720 SECOND STREET
CERES, CA 95307-3292
(209) 538-5692
FAX: (209) 538-5650
chris.vierra@ci.ceres.ca.us

CITY COUNCIL

Chris Vierra, Mayor
Ken Lane Bret Durossette
Mike Kline Linda Ryno

February 27, 2018

Letter of Recommendation from City Manager of Ceres

To Whom it May Concern

Subject: Letter of Recommendation – Pacafi (PCF)

Over the course of the past fifteen months, the City of Ceres has thoroughly researched and evaluated the impact and benefits associated with allowing commercial cannabis activities in our City. After very close scrutiny, the City Council provided direction to allow for a very limited pilot program to permit three development agreements.

With the limited pilot program, it was absolutely imperative to ensure that the partners the City was choosing to do business with were clear leaders in the industry and able to commit and follow through on meeting the Council's clear direction.

I have met with numerous representatives from all parts of the cannabis industry and PCF is clearly one of the leaders in the industry. They are approachable, open and answer all questions, especially adept at working with elected officials to mitigate concerns.

Since opening a retail dispensary in Ceres, we have not been disappointed. PCF staff have been very quick to address any concerns and have gone out of their way to meet with our public safety staff and continued to keep open lines of communication with myself and other City staff. The PCF team has exceeded expectations and we look forward to a long mutually beneficial partnership with them.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Wells".

Toby Wells, P.E.
City Manager
City of Ceres



CITY OF RIVERBANK

Office of the Mayor

6707 Third Street • Riverbank, CA 95367-2305

Phone: (209) 863-7122 • Fax: (209) 869-7100

Letter of Recommendation from Mayor of Riverbank

July 2, 2019

RE: Letter of Recommendation

To Whom It May Concern,

This letter is to recommend Mr. Stetler and Mr. Sarkis; from Flavors Dispensary in their pursuit of a dispensary license in the city of Turlock. The commitment to good business practices and the vision towards partnership with our city and community is beyond reproach.

Just as you have done, the City of Riverbank struggled greatly with the results of Proposition 64: that is to implement some measures of control of cannabis or take no measures. After months of discussion, public input under varying emotional conditions, Riverbank decided to implement a cautious approach to Cannabis as it is better to manage this issue rather than be managed by it. After an extensive vetting process Riverbank selected two dispensaries: the first and foremost is Flavors Dispensary.

While many of the public expressed concerns of major crime increases around the area, traffic control issues, supply to youth, vagrancy and a decrease in property values Flavors opened with little notice nor fanfare. Many community members continued to state issues that were exaggerated. After several months no complaints or issues were noted by the community and Flavors has performed in a highly professional manner, true entrepreneurship, and is now an accepted business in the community.

While there are some expectations on the control of Cannabis in the community, the contact with dealers for marijuana has decreased. However, the contact with dealers for Crystal, Heroin, and other hard drugs continues. Our expectation is that with minimal contact with new clients the overall results will be a decrease in hard drug use in the long run.

We have also noticed that the area appearance has greatly improve leading us to look at future dispensaries be placed in areas of needed improvement. Flavors has played a significant part in the change in our community to where now approximately 80+% of the community are in favor of controlling cannabis.

While eight out of ten dispensaries will fail, Flavors has continued to increase clients and revenues. Their operations are in a bright, clean environment with efficiencies and safety. Their cliental continues to increase even though other cannabis operations have recently opened in nearby communities. I would highly recommend that the City of Turlock look closely at Flavors and strongly consider granting an appropriate cannabis license to Mr. Stetler and Mr. Sarkis.

Regards,

Richard D. O'Brien
Mayor
City of Riverbank



City of Riverbank
6707 Third Street
Riverbank CA 95367
209.869.7101

Letter of Recommendation
from City Manager of
Riverbank

February 21, 2019

RE: Letter of Recommendation for Flavors Dispensary

To Whom It May Concern,

In 2017 the City of Riverbank City Council approved a cannabis ordinance that created a process for the permitting of cannabis related uses within the City of Riverbank. One of the allowable uses was retail cannabis dispensary (both medical and recreational). The first retail applicant considered by the City of Riverbank was Flavors Dispensary (applicant Devin Stetler). The process included in depth development agreement negotiations along with the traditional land use planning and public hearing process. Mr. Stetler and his organization completed their application fully and participated throughout the very intensive review and public hearing process. Ultimately the City Council approved the application and the business opened in early 2018. Since that time the City of Riverbank has monitored the operations of the dispensary very closely to ensure compliance with the various development agreement provisions and conditions of approval.

Thus far, I have observed that Flavors dispensary has operated within the strict guidelines of their permit and development agreement. In fact, the City Council has reviewed their compliance through a yearly report compiled by staff evaluating the business. They have been willing to provide education and tours of their facility to the community upon request. Over the past year it is my opinion that they have operated their business responsibly and with an emphasis on being a good neighbor to their neighboring commercial businesses as well as the community as a whole.

I'd be happy to answer any questions you may have of Flavors Dispensary and its ongoing operation in the community. If you have any questions please feel free to contact me anytime at 209-863-7115.

Best Regards,



Sean Scully
City Manager
City of Riverbank



Rosalinda L. Vierra

Ceres City Council, District 2
2220 Magnolia St, Ceres, CA 95307
209-913-2872 Cell Phone



City of Modesto
Modesto, CA 95350

Letter of Recommendation from Ceres Councilmember Vierra

Hello,

This letter is in regards to the Patient Care First facility in Ceres. They opened a dispensary in Ceres in 2017. During their time in the city and my time on the council, they have proven to meet and exceed their expectations.

Their location facility in Ceres has an armed guard near the entrance, similar to wedding and special events at our community center. However, it has also almost eliminated encampments and break-ins in the surrounding area. Most calls to the area are now related to the bar across the street. Their location also has high quality surveillance cameras on all sides of the building and parking lot, which also has proven to be a crime deterrent. The City of Ceres does have a strict sign ordinance, so no signs are visible on major roads, and their building has minimal signage on the building, in fact, from the outside it gives the impression of an Urgent Care medical facility.

Patient Care First has positively impacted the community, both by their support of the Ceres Community and offering cannabis to those in need, who may turn to illegal drug dealers, harmful prescriptions, traveled out of the city, or utilized illegal smoke shops for unregulated or tested cannabis to relieve their medical conditions.

If you have any questions or concerns, please feel free to call, text, or email.

At your service,



Rosalinda Vierra, MBA
Ceres City Council, District 2
Rosalinda.Vierra@ci.ceres.ca.us

Appointed Committees: Ceres Community Partnership for Healthy Families, Ceres Youth Commission, Economic Development Committee, Stanislaus Homeless Alliance, Stanislaus County's Economic Development Action Committee



City of Riverbank

6707 Third Street • Riverbank, CA 95367-2305
Phone: (209) 869-7101 • Fax: (209) 869-7100

May 9, 2018

**Letter of Recommendation
from Riverbank City
Council Member Cruz**

Letter of Recommendation

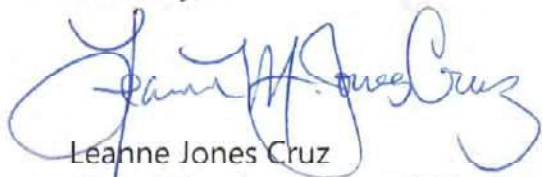
To Whom It May Concern,

In trying to make decisions for the City of Riverbank, myself and several members of the city council, toured several dispensaries, and found that Pacafi, Inc. group (Flavors), to be a good fit, and was in line with our City's Strategic Plan.

Devin Stetler and Ron Roberts were willing to meet individually with Staff and Council Members to address any questions or concerns. At those meetings they always provided a professional, comprehensive, and informational plan about their intended business, and how that would look for our city.

They have only been open for business in Riverbank for a short period of time, but so far this has been a positive experience to have this business in our city.

Sincerely,



Leanne Jones Cruz
City of Riverbank Council Member

Letter of Recommendation
from Riverbank City
Council Member Campbell

September 12, 2018

The City council of Riverbank, California decided to allow two cannabis dispensaries in our community in September of 2017. Council members visited several dispensaries before deciding to let Flavor Cannabis Dispensaries open a dispensary in our city. Their dispensary we visited was a well ran, safe and secure business, with a very professional and personal attitude of working with the community to be a successful business.

A group of Riverbank citizens opposed opening this cannabis dispensary in our community. They were concerned their neighborhood would become a refuge for cannabis users. They felt traffic on neighborhood streets would increase too much to be safe. They didn't want a dispensary so near to school bus stops because it would be a bad influence on children. A petition was circulated to put an ordinance on the November 6, 2018 ballot for the voters to decide if there should be dispensaries in Riverbank, but it failed.

The council supported having cannabis dispensaries in our community so additional police officers could be added to our community to help control the many problems we knew would be created with the legalization of recreational cannabis in California. Council also wanted quality dispensaries selling quality with legally grown and processed cannabis sold to our citizens for health and safety reasons.

Flavors Cannabis Dispensary opened in March of 2018 in the city of Riverbank. They have been a model business in our community and have followed the regulations of our business development agreement to the letter. They have increased our city budget enough during this time to allow us to hire two additional police officers. They have contributed funds for the Riverbank Cheese and Wine festival as well as supporting our local historical society events. There have been no problems with Flavors since they opened. They are a good business for our community and they manage a safe, clean, professional business. I highly recommend them for your community. Please feel free to call me at 209-380-0523 if you want further discussion regarding Flavors Dispensaries.

Cordially,

Calvin L Campbell

Cal Campbell,
Riverbank City Council

Letter of Recommendation from Riverbank Planning and Building Department

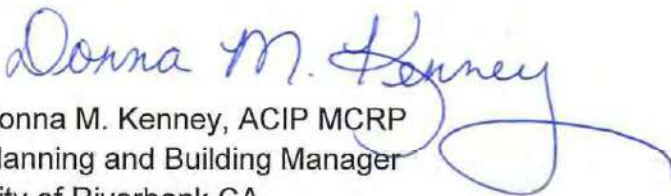
Compared with nearby businesses, McDonald's is by far the worst site for parking and getting vehicles off Oakdale Road and onto Patterson Road.

City staff has been monitoring the home prices in the area on Zillow and speaking with local realtors. No properties located by Flavors in Riverbank have decreased in value since Flavors opened in April 2018. By obtaining State and local permits, Flavors has greatly increased the value of their property.

Flavors signed a Development Agreement with Riverbank that requires them to submit a monthly Public Benefit Payment to the City. Flavors is always on time and this funding has been placed into a Public Safety Fund and is being used for a second Code Enforcement Officer position, towards another Police Officer position, and to put up traffic cameras across Riverbank.

Flavors is a valued business within our community and we look forward to a long and mutually prosperous relationship with Mr. Stetler. If you have any questions, please contact me at (209) 863-7124 (direct line).

Sincerely,



Donna M. Kenney, ACIP MCRP
Planning and Building Manager
City of Riverbank CA



City of Riverbank Community Development Department

Planning Division ≈ Building Division ≈ Code Enforcement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7124 FAX (209) 869-7126

July 5, 2019

**Letter of Recommendation
from Riverbank Community
Development Department**

To Whom It May Concern,

Please accept this as a letter of reference for Devin Stetler and Flavors, a cannabis dispensary in Riverbank, California. Mr. Stetler has had Flavors in operation since mid-April of 2018.

From application through final approvals, Mr. Stetler has been a pleasure to work with. His application was one of the most complete dispensary applications that the City has received and anything staff further requested towards completion was submitted promptly. As the first cannabis dispensary to begin operations in Riverbank, the community was resistant, loud, and boisterous during public hearings, but Mr. Stetler and his team handled themselves calmly and professionally, projecting a confident and all-business attitude. Community concerns included an increase in crime, traffic and parking impacts, and a negative impact on their property values – none of which have come true.

Crime statistics show that in the months since Flavors opened, crime has decreased in that neighborhood. This could be due to the fact there are security guards on site and over 50 cameras monitoring activities at Flavors. Comparisons with nearby businesses reveal Riverbank PD is much more likely to receive a call for service from O'Brien's Market (theft, shoplifting, fights, accident in parking lot) across the street than to Flavors (false alarm, Flavor's customer parked in a neighboring business lot).

Traffic and parking has not been an issue with Flavors. Planning staff has been monitoring the parking several times per week on different days and at different times. There are always available parking spaces in front of Flavors – people are in and out quickly. Circulation is not a problem either. Staff has never seen traffic backed up on Patterson Road in front of Flavors or a stream of cars trying to get out of the lot.



**City of Modesto
Police Department**

600 Tenth Street
Modesto, CA 95354
(209) 572-9500
(209) 523-4082 Fax

*Hearing and Speech
Impaired Only
TDD (209) 526-9211*

Office of the Chief
(209) 572-9501
(209) 572-9669 Fax

Support Division
(209) 342-9164
(209) 572-9669 Fax

Operations Division
(209) 572-9565
(209) 572-9656 Fax

Investigations Division
(209) 572-9551
(209) 572-0741 Fax

**Letter of Recommendation
from Modesto Police
Department**

March 07, 2020

Dear Mr. Stetler,

This letter is in response to your request for an overview of police calls for service related to your business, Phenos Cannabis Dispensary, located at 1234 McHenry Ave. Since the opening of your commercial cannabis business the Modesto Police Department has not received any police calls for service to your business. I have also been directly involved in inspections of your business and appreciate your cooperation during each of the inspections we have conducted thus far.

Sincerely,

Martha Delgado, Lieutenant
Modesto Police Department
600 10th Street Modesto, CA 95354

SMOKE SHOPS



ALL Vape
e-juice \$19.99
+ nic+ejuice \$19.99

Google

fentanyl found in smoke shops



Sign in



YouTube · WFSB 3

11.3K+ views · 1 year ago

Smoke shop found selling marijuana laced with fentanyl

21-year-old Ali galb was arrested on Friday police received information that Zaza smoke shop was selling marijuana laced with fentanyl.

These are the search results for "Fentanyl found in smoke shops"



Resilience Recovery Resources

<https://www.resiliencerecoveryresources.com> · fentanyl...

Fentanyl Found in Vapes | What to Know

Dec 16, 2024 — **Fentanyl** finds its way into vapes primarily through counterfeit and black-market products, which are not subject to the same regulatory ...



floridapoisoncontrol.org

<https://floridapoisoncontrol.org> · weed-contaminated-w...

Weed contaminated with fentanyl found in unlicensed ...

Aug 4, 2024 — **Weed contaminated with fentanyl found in unlicensed Connecticut smoke shop.**
Posted on August 4, 2024 August 5, 2024 by Michael McCormick.



Partnership to End Addiction

<https://drugfree.org> · Articles [English]

Clearing the Haze: Marijuana and Fentanyl

The short answer is that there is **no solid evidence that marijuana is being laced with fentanyl**. What is more concerning are the substances where fentanyl is ...

Misleading information

Smoking fentanyl

Mixing fentanyl and marijuana



District of Columbia | Attorney General (.gov)

<https://oag.dc.gov> · release · attorney-general-schwalb...

Attorney General Schwalb Shuts Down Illegal Cannabis ...

Feb 27, 2025 — OAG enforcement has led to 25 **store** closures, investigations **found** that cannabis products were often tainted with amphetamine & other narcotics.



New York State Department of Health (.gov)

<https://www.health.ny.gov> · community · safety

Cannabis Safety - New York State Department of Health

Fentanyl is illegally sold on the streets as a white powder or in pill form. It is now found in all powder sold as heroin, and it can also be found in powder ...



Oregon.gov

<https://www.oregon.gov> · opioids · pages · fentanyl/facts

Oregon Health Authority : Fentanyl : Opioid Overdose and ...

Accidental exposure to secondhand **fentanyl smoke**, **fentanyl powder**, or **fentanyl residue** is highly unlikely to cause an overdose. Accidental **fentanyl** ingestion, ...



CT Examiner

<https://ctexaminer.com> · 2024/08/06 · fentanyl-laced-...

Fentanyl-Laced Marijuana at Norwalk Smoke Shop ...

Aug 6, 2024 — **Fentanyl-laced marijuana at Norwalk smoke shop** prompts look at stronger laws, lax enforcement. Meghan Muldoon, 8.6.2024



AA



fentanyl found in dispensary



fentanyl found in dispensary



Sign in

What forms are fentanyl available in?



What state has the highest fentanyl crisis?

[Feedback](#)British Columbia Centre on Substance Use
<https://www.bccsu.ca/uploads/2020/12/DAD...>

Cannabis use is associated with reduced risk of exposure ...

by ME Socías · Cited by 24 — At the baseline interview, **fentanyl** was **detected** in a majority of participants (431, 53 %), with lower prevalence among individuals with urine drug tests ...

Montgomery County, PA (.gov)
<https://www.montgomerycountypa.gov/Archive>

2/24/2023 DA Warns About THC Gummies, Edibles ...

Scanning this morning **found** the presence of **fentanyl**. "Individuals should not consume any flavors of these Strictly Delta brand of CBD gummies. If anyone has ...

New York State Department of Health (.gov)
<https://www.health.ny.gov/community/safety>

Cannabis Safety - New York State Department of Health

Fentanyl is illegally sold on the streets as a white powder or in pill form. It is now found in all powder sold as heroin, and it can also be found in powder ...

WFSB
<https://www.wfsb.com/2024/08/03/smoke-shop-fou...>

Smoke shop found selling marijuana laced with fentanyl

Aug 3, 2024 — Police say they received information that this smoke shop was selling cannabis without a cannabis license, as well as **marijuana** laced with fentanyl.

MATTERS Network
<https://mattersnetwork.org/News>

Myth-Busting Fentanyl in Cannabis

May 22, 2024 — According to the New York State Office of Cannabis Management, **there has never been a verified case of fentanyl contaminating cannabis.**

Today@Wayne
<https://today.wayne.edu/news/2021/11/30/michigan...>

Michigan Poison & Drug Information Center releases public ...

Nov 30, 2021 — However, since June 1, **eight suspected cases of fentanyl laced marijuana in Michigan** have been identified in a review of probable opioid ...

YouTube · WPRI
2.1K+ views · 6 months ago

Woman dies after consuming fentanyl-laced cannabis in ...

27-year-old woman unknowingly consumed cannabis laced with fentanyl warw police say she did not go to a legal dispensary and had overdosed.

These are the search results for "Fentanyl found in dispensaries" As you can see, most fentanyl results tie back to smoke shops.



Cannabis use is associated with reduced risk of exposure to fentanyl among people on opioid agonist therapy during a community-wide overdose crisis

M. Eugenia Socías^{a,b}, JinCheol Choi^a, Stephanie Lake^a, Evan Wood^{a,b}, Jenna Valleriani^a, Kanna Hayashi^{a,c}, Thomas Kerr^{a,b}, M.-J. Milloy^{a,b,*}

^a British Columbia Centre on Substance Use, Vancouver, BC, Canada

^b Department of Medicine, University of British Columbia, Vancouver, BC, Canada

^c Faculty of Health Sciences, Simon Fraser University, Burnaby, BC, Canada

ARTICLE INFO

Keywords:

Cannabis
Opioid use disorder
Opioid agonist therapy
Fentanyl

ABSTRACT

Background: The ongoing opioid overdose crisis is driven largely by exposure to illicitly-manufactured fentanyl. Preliminary observational and experimental research suggests that cannabis could potentially play a role in reducing use of prescription opioids among individuals with chronic pain. However, there is limited data on the effects of cannabis on illicit opioid consumption, particularly fentanyl, especially among individuals on opioid agonist therapy (OAT). We sought to assess the longitudinal association between cannabis use and exposure to fentanyl among people on OAT.

Methods: Data were drawn from two community-recruited prospective cohorts of people who use drugs in Vancouver, Canada. We used generalized linear mixed-effects modeling, adjusted by relevant confounders, to investigate the relationship between cannabis use and recent fentanyl exposure (both assessed by urine drug testing) among participants on OAT between 2016 and 2018.

Results: Among the 819 participants on OAT who contributed 1989 observations over the study period, fentanyl exposure was common. At the baseline interview, fentanyl was detected in a majority of participants (431, 53 %), with lower prevalence among individuals with urine drug tests positive for tetrahydrocannabinol (47 vs. 56 %, $p = 0.028$). Over all study interviews, cannabis use was independently associated with reduced likelihood of being recently exposed to fentanyl (Adjusted Prevalence Ratio = 0.91, 95 % Confidence Interval: 0.83 – 0.99).

Conclusions: Participants on OAT using cannabis had significantly lower risk of being exposed to fentanyl. Our findings reinforce the need for experimental trials to investigate the potential benefits and risks of controlled cannabinoid administration for people on OAT.

1. Introduction

The opioid overdose crisis in the United States (U.S.) and Canada remains a pressing public health challenge, one fueled largely by the widespread contamination of the illicit drug supply with illicitly-manufactured fentanyl (hereafter referred to as fentanyl) and related analogues. In 2018, fentanyl was involved in approximately two-thirds of the over 47,000 opioid-related deaths in the U.S. (Ahmad et al., 2019), and around three-quarters of the almost 4,600 opioid-related deaths in Canada (Special Advisory Committee on the Epidemic of Opioid Overdoses, September 2019). Within Canada, the province of British Columbia has been particularly affected by the rapid increase of fentanyl within the drug supply, as evidenced by the more than 1,500

overdose deaths in 2018 (31 per 100,000 people compared to a national average of 12.3) of which fentanyl was detected in 87 % (Special Advisory Committee on the Epidemic of Opioid Overdoses, September 2019).

At the clinical level, the primary intervention to reduce the risk of opioid overdose for people with opioid use disorder is engagement in opioid agonist therapy (OAT), typically methadone or buprenorphine/naloxone. Although the mortality benefits of OAT are well established (Sordo et al., 2017), there is limited data on the effectiveness of these medications in the context of the fentanyl crisis (Stone et al., 2018; Wakeman et al., 2019). Recent studies have documented fentanyl exposure rates among OAT clients ranging between 38 % and 71 % (Arfken et al., 2017; Jones et al., 2018; Stone et al., 2018; Wakeman

* Corresponding author at: Department of Medicine, University of British Columbia, 400-1045 Howe Street, Vancouver, BC, V6Z 2A9, Canada.
E-mail address: bccsu-mjm@bccsu.ubc.ca (M.-J. Milloy).

Hayward Smoke Shop Ordinance Compliance Investigation

Objective:

To determine if Smoke Shops in the City of Hayward are selling unauthorized merchandise such as flavored cigarettes, Stiizy, Geek Bars (flavored vapes) or merchandise with Cannabis/THC content.

Summary:

On **Thursday, October 2nd, 2025**, during the afternoon and early evening hours purchases of restricted merchandise were attempted at twenty (20) smoke shops in the City of Hayward.

There were twenty (20) smoke shops identified within the city limits of Hayward. Seven (7) of the smoke shops are no longer in business at the locations identified. There were thirteen (13) shops still in operation and all but three (3) sold restricted merchandise to us.

Smoke shops identified – 20

Smoke shops out of business – 7

Smoke shops selling restricted merchandise – 10

Smoke shops who did not have restricted merchandise - 3

On **Thursday, October 9**, we visited the thirteen (13) shops in operation within the city limits of Hayward. On this date all the shops sold us restricted merchandise.

Smoke shops identified – 13

Smoke shops selling restricted merchandise – 13

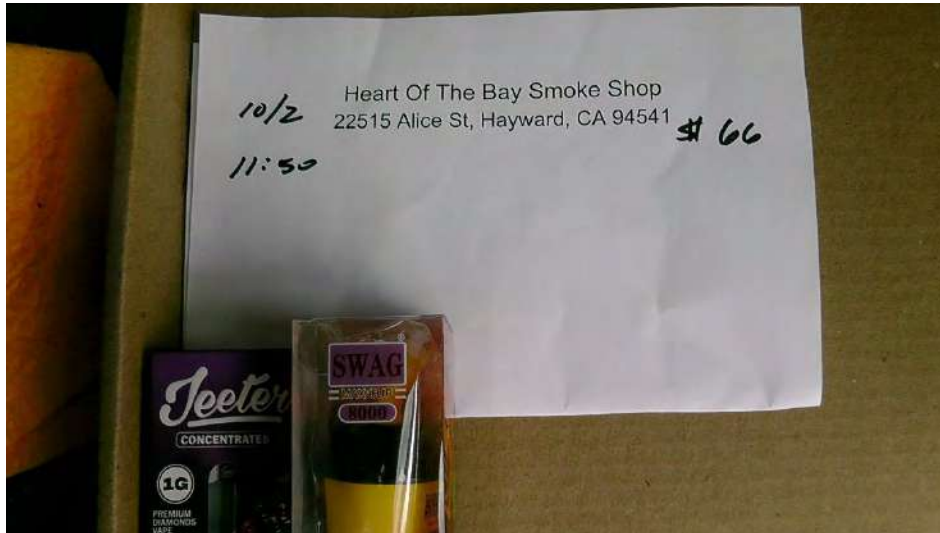
It should be noted that none of the smoke shops except one had the restricted merchandise on display. All the restricted merchandise was concealed in boxes, bags, in the backroom of the shop or in one case the trunk of a car parked outside the shop.



Tim Helton
Investigations
IN PURSUIT OF THE TRUTH

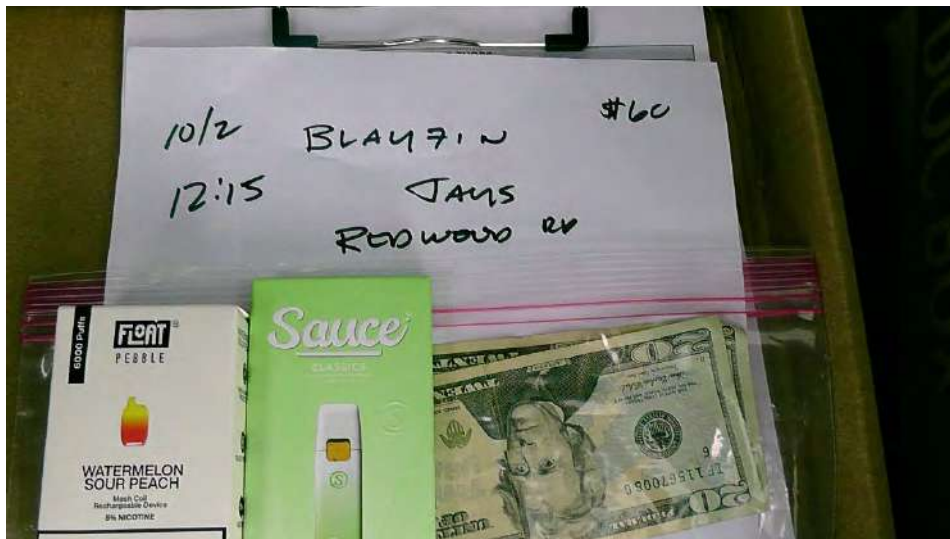
WWW.HELTONINVESTIGATIONS.COM
tim@heltoninvestigations.com

Investigation – October 2, 2025 :



Heart of the Bay - 22515 Alice Street

Indian male clerk 40 years old, clean shaven. He sits in the building next door until a customer arrives. The clerk had the items concealed in a grocery bag near the counter.

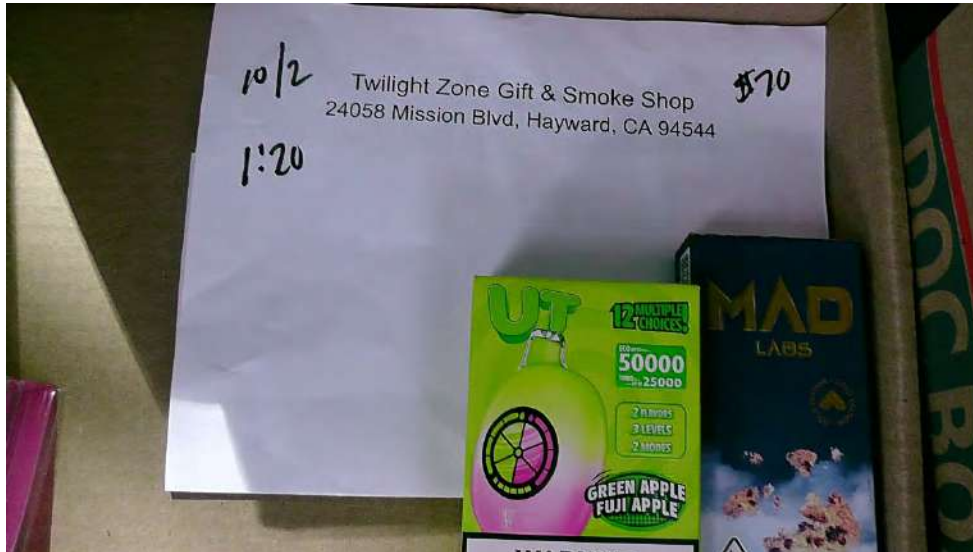


Blazin Jays – 22321 Redwood Road, Castro Valley

The clerk was an Indian male, about 35 years old and clean shaven. He had the products under the counter.

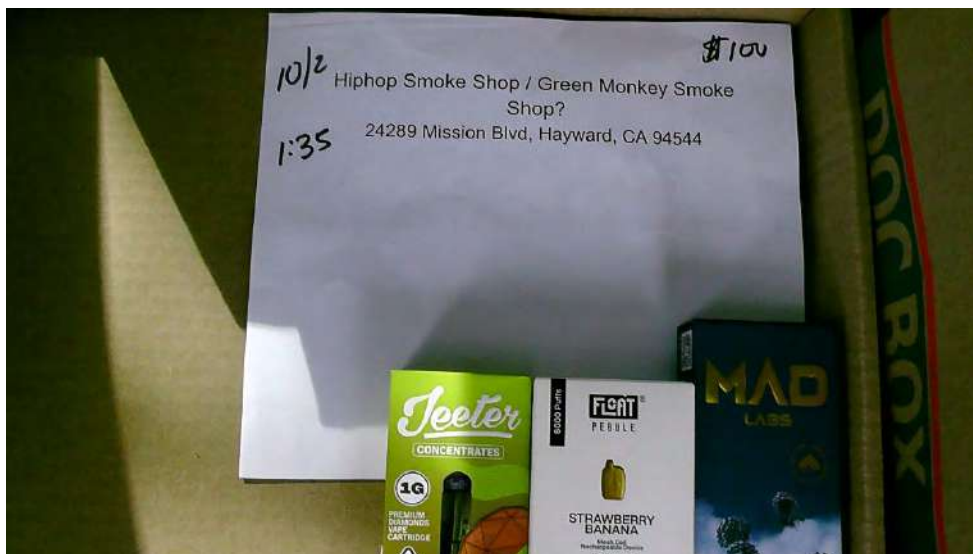


WWW.HELTONINVESTIGATIONS.COM
tim@heltoninvestigations.com



Twilight Zone – 24058 Mission Blvd.

The clerk was a Hispanic female. She acquired the products from the backroom of the store.



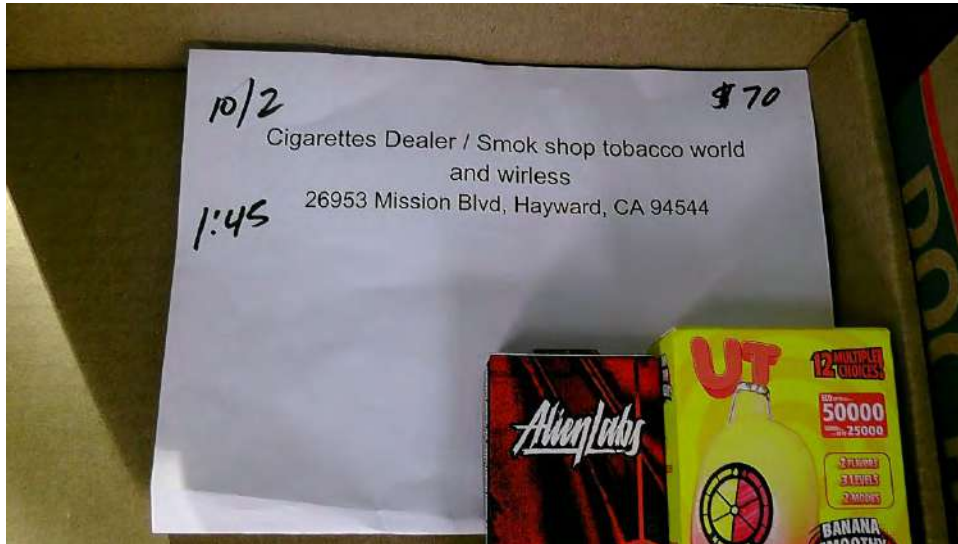
Hip Hop Smoke Shop – 24289 Mission Blvd.

The clerk was a middle eastern male 18-25 years old. He went to the backroom of the store to get the products.

*This report was prepared in anticipation of litigation, and is considered **CONFIDENTIAL**, privileged, and attorney work product under CCP 2018.*



WWW.HELTONINVESTIGATIONS.COM
tim@heltoninvestigations.com



Cigarettes Dealer – 26953 Mission Blvd.

The clerk was a young middle eastern male. He acquired the products from under the counter and the backroom.



Everest Smoke Shop – 24703 Amador Street

The clerk was a young Hispanic female. She acquired the property from a backroom.



WWW.HELTONINVESTIGATIONS.COM
tim@heltoninvestigations.com



Smokey's Smoke Shop – 25088 Hesperian Blvd.

The clerk was a middle eastern male, 30-40 years old. He had the products in two black boxes by the counter.



Cigarettes 4 Less – 25125 Santa Clara Street

The clerk was an Indian male 30-40 years old. He had the product in the backroom.



WWW.HELTONINVESTIGATIONS.COM
tim@heltoninvestigations.com



Kingz – 1806 Whipple Road

The clerk was a middle eastern male, 30-40 years old. He had the product under the counter.



Star Zone – 18884 Hesperian Blvd.

The clerk was a younger Indian male about 22 years old. He acquired the product from the back of the store.



WWW.HELTONINVESTIGATIONS.COM
tim@heltoninvestigations.com

The following smoke shops did not have restricted items available on October 2.

Smoker Friendly – 24068 Grand Street

City Cigarette – 27072 Hesperian Blvd.

Smoke Shop NU Fashion – 1104 W. Tennyson Road

Smoke shops out of business:

Cigarettes Cheaper - 638 A Street

The Gr8 Smoke Shop – 1090 La Playa Drive

Black and Orange Smoke Shop & Gift Shop – 24901 Santa Clara Street

A Street Wireless & Tobacco – 497 W A Street

Cigarette Outlet – 414 W Harder Road

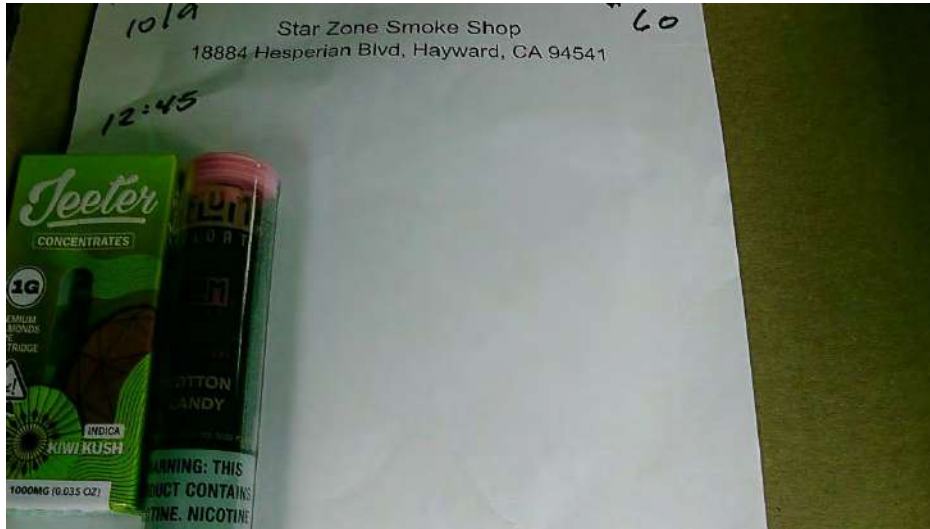
American Vapor – 20900 Corsair Blvd.

Best Choice Electronic Cigarettes – 26250 Industrial Blvd.



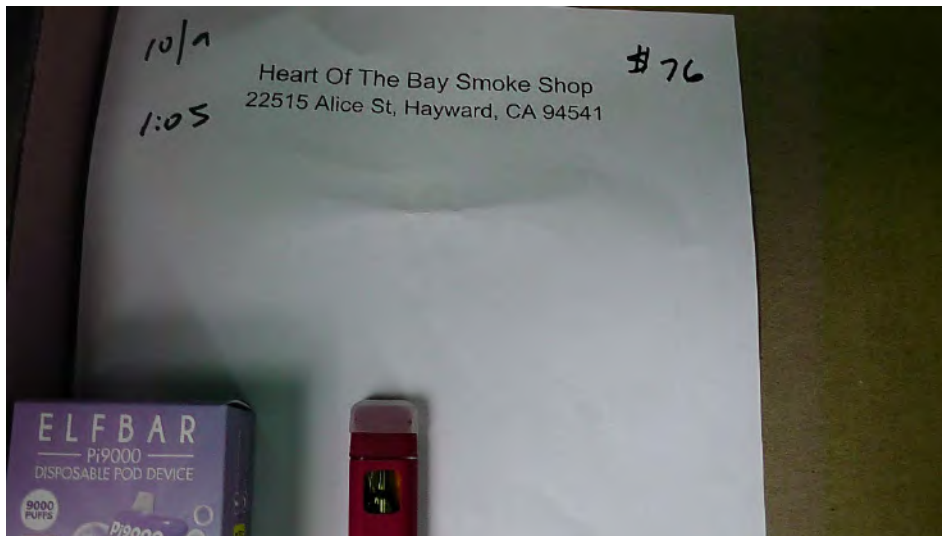
WWW.HELTONINVESTIGATIONS.COM
tim@heltoninvestigations.com

Investigation – October 9, 2025 :



Star Zone – 18884 Hesperian Blvd.

The clerk was an Indian male 35 to 40 years old sitting in front of the store smoking. When we went into buy he directed the customer to point to a business card in the future if he wants vapes, not to say vapes. He also gives a free drink when you point out the card.



Heart of the Bay – 22515 Alice Street

The clerk is an Indian male 40 years old, clean shaven, average height and weight. He sits next door and waits for customers. The clerk had the items concealed in a grocery bag near the counter.



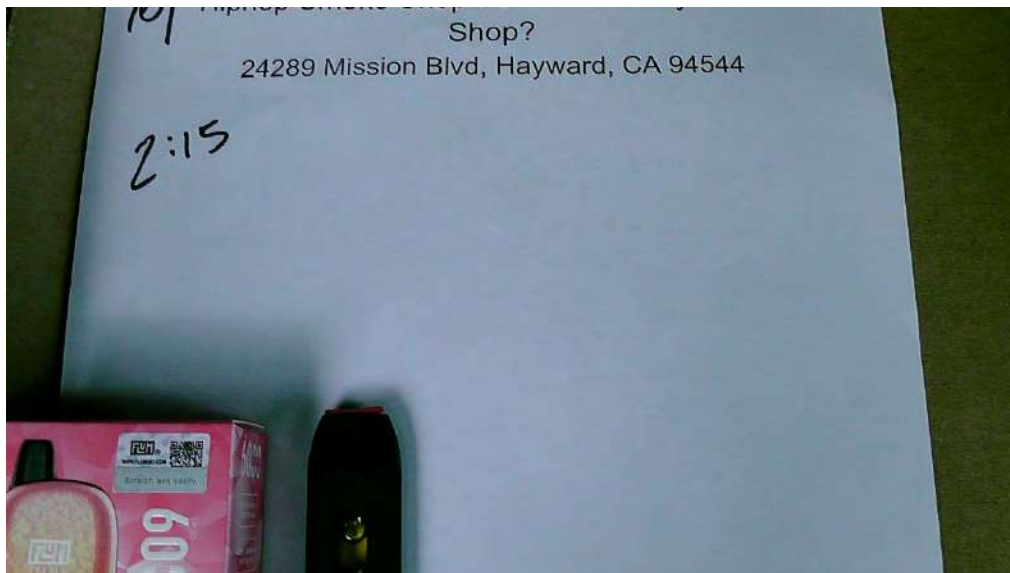
Tim Helton
Investigations
IN PURSUIT OF THE TRUTH

WWW.HELTONINVESTIGATIONS.COM
tim@heltoninvestigations.com



Twilight Zone – 24058 Mission Blvd.

Indian male clerk 25 to 30 years old. The clerk goes into the backroom directly behind the cash register to get the products.



Hip Hop Smoke Shop – 24289 Mission Blvd.

The clerk is an Indian male, 18 to 20 years old, with a goatee. The products were in a black bag underneath the cash register.



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Investigations
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Smoker Friendly – 24068 Grand Street

Clerk was a younger Indian male with a goatee, light skin. The product was in the backroom.



Everest Smoke Shop – 24703 Amador Street

The clerk is a Mexican female, 22 to 23 years old, medium build. The products were in the backroom.



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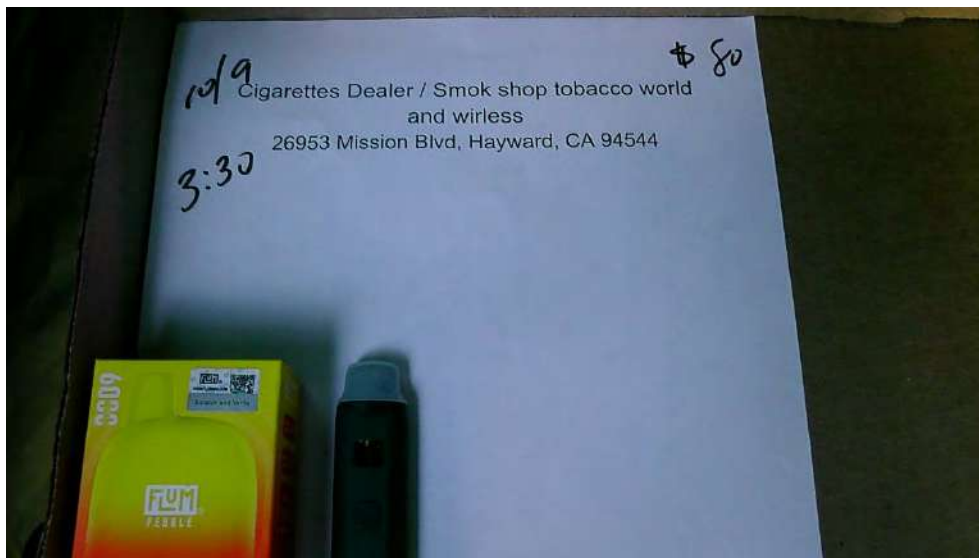
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tim@heltoninvestigations.com



Hi

Cigarette outlet - 414 W Harder Rd.

Middle Eastern mail 35 to 40 years old heavy set was the clerk working the counter. The product was in the backroom, and he offered a business card with a stamp. Buy 5 and get one for free.



Cigarettes Dealer - 26953 Mission Blvd.

The clerk was an Indian male 25 to 30 years old and overweight. He went to the backroom to get the products.



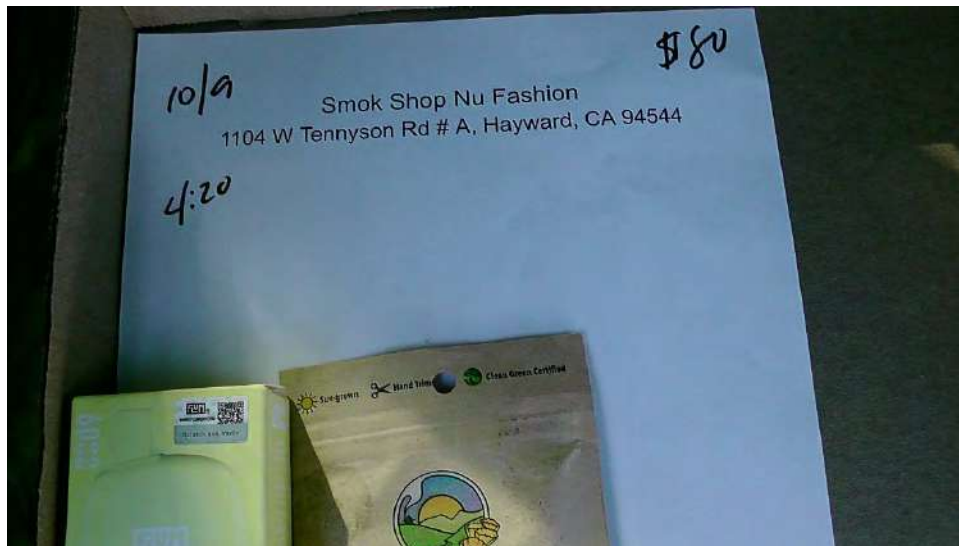
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Kingz - 1806 Whipple Rd.

The clerk was an Indian male 25 to 30 years old, he had blonde spikes in his hair. The product was in the backroom of the store.

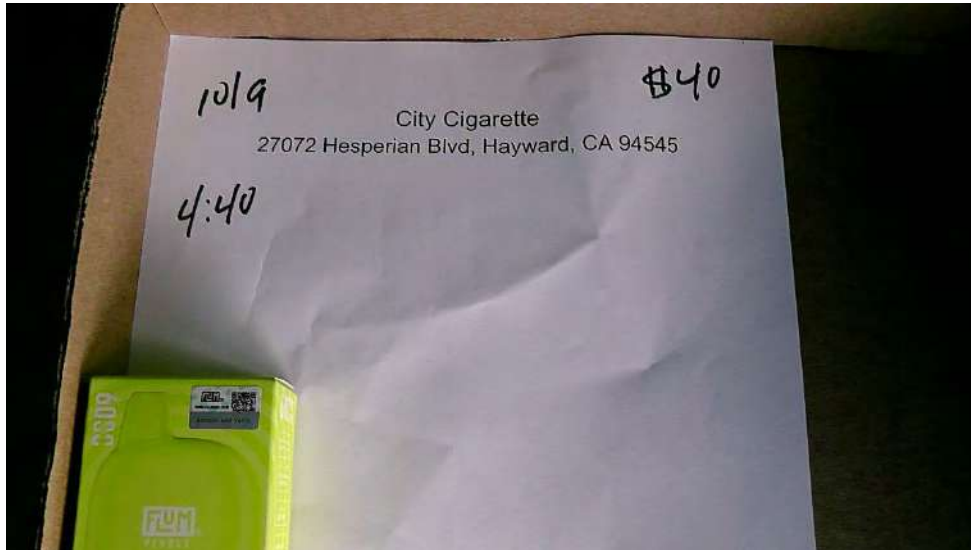


Smoke Shop NU Fashion – 1104 W Tennyson Road

The clerk was a Hispanic male about 19 years old, overweight. The marijuana product was under the counter but the vapes were displayed next to the register.



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City Cigarette - 27072 Hesperian Blvd.

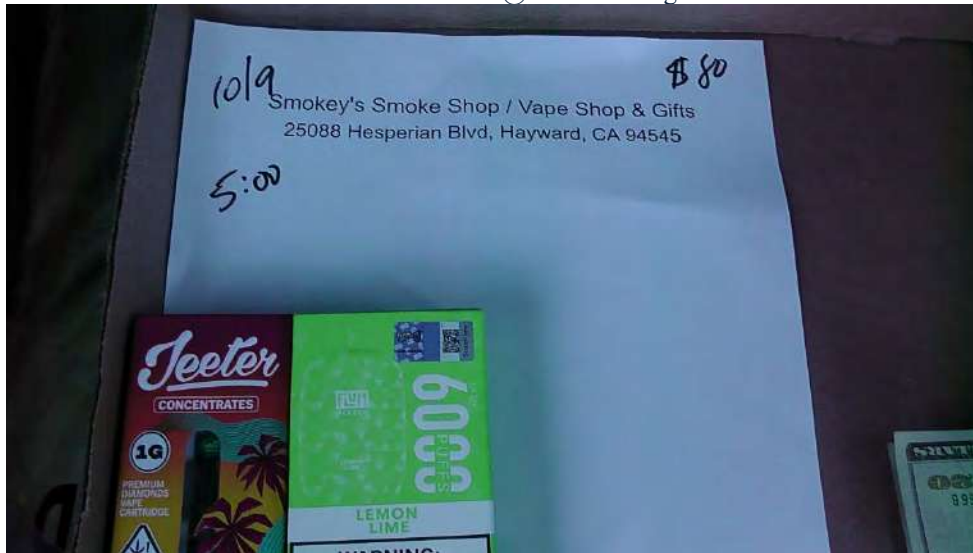
The clerk was an Indian male adult, 30 to 35 years old, medium build and no facial hair. We were unable to buy here last time. This time he had product, but it was in the trunk of a car. We believe the vehicle is a black Lexus with personal plates, California license plate 1KBLAFG.





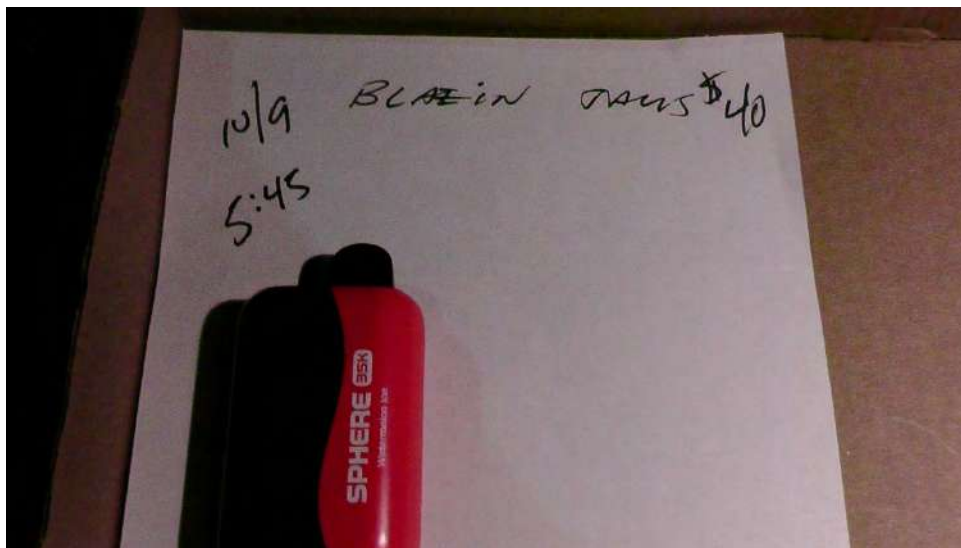
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Investigations
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Smokey's Smoke Shop - 25088 Hesperian Blvd.

The clerk was a black male adult with a full Afro wearing a mask. The product was inside two black boxes within the counter. The clerk had the customer pick what products he wanted.



Blazin Jays – 22321 Redwood Road, Castro Valley

The clerk was an Indian male, about 35 years old and clean shaven. He had the products under the counter.



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Smoke shops out of business:

Cigarettes Cheaper - 638 A Street

The Gr8 Smoke Shop – 1090 La Playa Drive

Black and Orange Smoke Shop & Gift Shop – 24901 Santa Clara Street

A Street Wireless & Tobacco – 497 W A Street

American Vapor – 20900 Corsair Blvd.

Best Choice Electronic Cigarettes – 26250 Industrial Blvd.

Smoke shop missed: Cigarettes 4 Less – 25125 Santa Clara Street

Conclusion:

During my 34 years in law enforcement, I conducted hundreds of investigations related to sales of controlled substances. The covert way the smoke shops are selling these restricted items impresses me that they know the items are illegal and that their sales are restricted at the smoke shop level.

Please feel free to contact me if you have any questions. I can be reached at 209-678-4676.

Tim Helton

HAYWARD SMOKE SHOPS

Name	Address
Cigarettes Cheaper	638 A St, Hayward, CA 94541
Heart Of The Bay Smoke Shop	22515 Alice St, Hayward, CA 94541
Star Zone Smoke Shop	18884 Hesperian Blvd, Hayward, CA 94541
Twilight Zone Gift & Smoke Shop	24058 Mission Blvd, Hayward, CA 94544
Hiphop Smoke Shop / Green Monkey Smoke Shop?	24289 Mission Blvd, Hayward, CA 94544
Smoker Friendly	24068 Grand St, Hayward, CA 94541
Everest Smoke Shop	24703 Amador St #8, Hayward, CA 94544
The Gr8 Smoke Shop	1090 La Playa Dr, Hayward, CA 94545
Cigarettes 4 Less	25125 Santa Clara St, Hayward, CA 94544
Cigarette Outlet	414 W Harder Rd, Hayward, CA 94544
Smokey's Smoke Shop / Vape Shop & Gifts	25088 Hesperian Blvd, Hayward, CA 94545
Cigarettes Dealer / Smok shop tobacco world and wireless	26953 Mission Blvd, Hayward, CA 94544
City Cigarette	27072 Hesperian Blvd, Hayward, CA 94545
Smok Shop Nu Fashion	1104 W Tennyson Rd # A, Hayward, CA 94544
KINGZ Shop & More	1806 Whipple Rd, Union City, CA 94587
Black and Orange Smoke & Giftshop	24901 Santa Clara St, Hayward, CA 94544
A Street Wireless & Tobacco	497 W A St, Hayward, CA 94541
American Vapor Corporation	20900 Corsair Blvd. Hayward, CA 94545
Best Choice Electronic Cigarettes	26250 Industrial Blvd STE 30, Hayward, CA 94545



Alameda County Certified Final Results of 2016 General Election

State Proposition 64

California's Proposition 64, also known as the Adult Use of Marijuana Act (AUMA), legalized recreational cannabis for adults 21 and older when voters approved it on November 8, 2016. The law's provisions cover personal use, cultivation, taxation, and a framework for the commercial cannabis industry.

Completed Precincts:	1,156 of 1,156
Under Votes:	35,423
Over Votes:	509
YES	417,599 66.40%
NO	211,277 33.60%

Proposition 64 passed in Alameda County with a 66% majority vote.

There are two people in support for every one person who opposes.

Available Properties Listed on LoopNet

Address	Hayward Cannabis Map
21463 Foothill Blvd	 Yes - Hayward Cannabis Map Works  Owner's Consent  No Bank Debt
22656 Foothill Blvd	 Does not work according to Hayward City Cannabis Map
22501 Foothill Blvd (22519 Foothill Blvd)	 Does not work according to Hayward City Cannabis Map
31123 (31117 Mission Blvd)	 Does not work according to Hayward City Cannabis Map
24919 Mission Blvd	 Does not work according to Hayward City Cannabis Map
29705 Mission Blvd	 Does not work according to Hayward City Cannabis Map
28168 Mission Blvd	 Does not work according to Hayward City Cannabis Map
27955 Mission Blvd	 Does not work according to Hayward City Cannabis Map
22196 Mission Blvd	 Does not work according to Hayward City Cannabis Map
21845 - 21995 Mission Blvd	 Does not work according to Hayward City Cannabis Map
28722 - 28728 Mission Blvd	 Does not work according to Hayward City Cannabis Map
26801 Mission Blvd	 Does not work according to Hayward City Cannabis Map
27000 - 27328 Hesperian Blvd	 Does not work according to Hayward City Cannabis Map
23882 - 23958 Hesperian Blvd (23800 Hesperian Blvd)	 Does not work according to Hayward City Cannabis Map
24582 Hesperian Blvd (24518 Hesperian Blvd)	 Does not work according to Hayward City Cannabis Map
24039 Hesperian Blvd (24107 Hesperian Blvd)	 Does not work according to Hayward City Cannabis Map
26960 Hesperian Blvd (26920 Hesperian Blvd)	 Does not work according to Hayward City Cannabis Map
19661 Hesperian Blvd	 Does not work according to Hayward City Cannabis Map
808 B St (1808 B St)	 Does not work according to Hayward City Cannabis Map
925 W Winton Ave	 Does not work according to Hayward City Cannabis Map
24375 Southland Dr (24345 Southland Dr)	 Does not work according to Hayward City Cannabis Map
26775 Hayward Blvd	 Does not work according to Hayward City Cannabis Map
164 W Jackson St	 Does not work according to Hayward City Cannabis Map
NWC Highway 92 (25965 Industrial Blvd Ste 105)	 Does not work according to Hayward City Cannabis Map
2294 Industrial Pkwy W	 Does not work according to Hayward City Cannabis Map
21732 Foothill Blvd	
22401 - 22487 Foothill Blvd	 These properties cannot be leased to cannabis businesses
22320 Foothill Blvd	 due to lack of vacancy, ownership restrictions, CCR
22335 Foothill Blvd	 restrictions, or an existing bank loan.

This Property is no longer advertised on LoopNet.com.

21463-21471 Foothill Blvd

Hayward, CA 94541

Foothill Plaza · Property For Lease

[Commercial Real Estate Properties](#) / [California](#) / [Hayward](#) /
21463-21471 Foothill Blvd, Hayward, CA **94541**



HIGHLIGHTS



FOR LEASE

21463 FOOTHILL BLVD, HAYWARD, CA





22656 Foothill Blvd

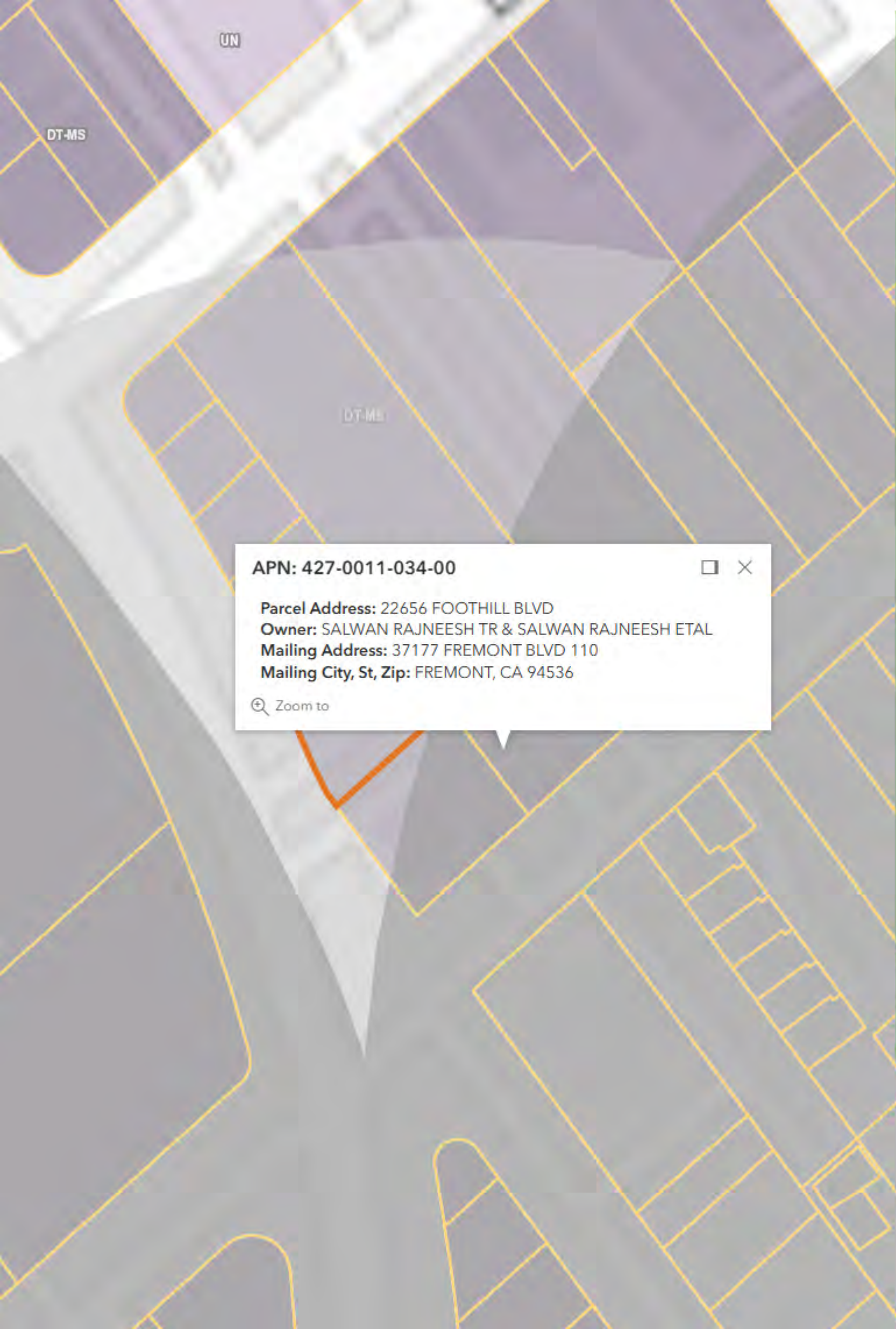
3,140 SF of Retail Space Available in Hayward, CA 94541

[Retail Spaces](#) / [California](#) / [Hayward](#) / 22656 Foothill Blvd, Hayward, CA 94541



Call

Message



APN: 427-0011-034-00



Parcel Address: 22656 FOOTHILL BLVD
Owner: SALWAN RAJNEESH TR & SALWAN RAJNEESH ETAL
Mailing Address: 37177 FREMONT BLVD 110
Mailing City, St, Zip: FREMONT, CA 94536

Zoom to

COMMERICAL CANNABIS LAND USE MAPS

[Download PDF map series](#)

Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft



LoopNet™



Log In

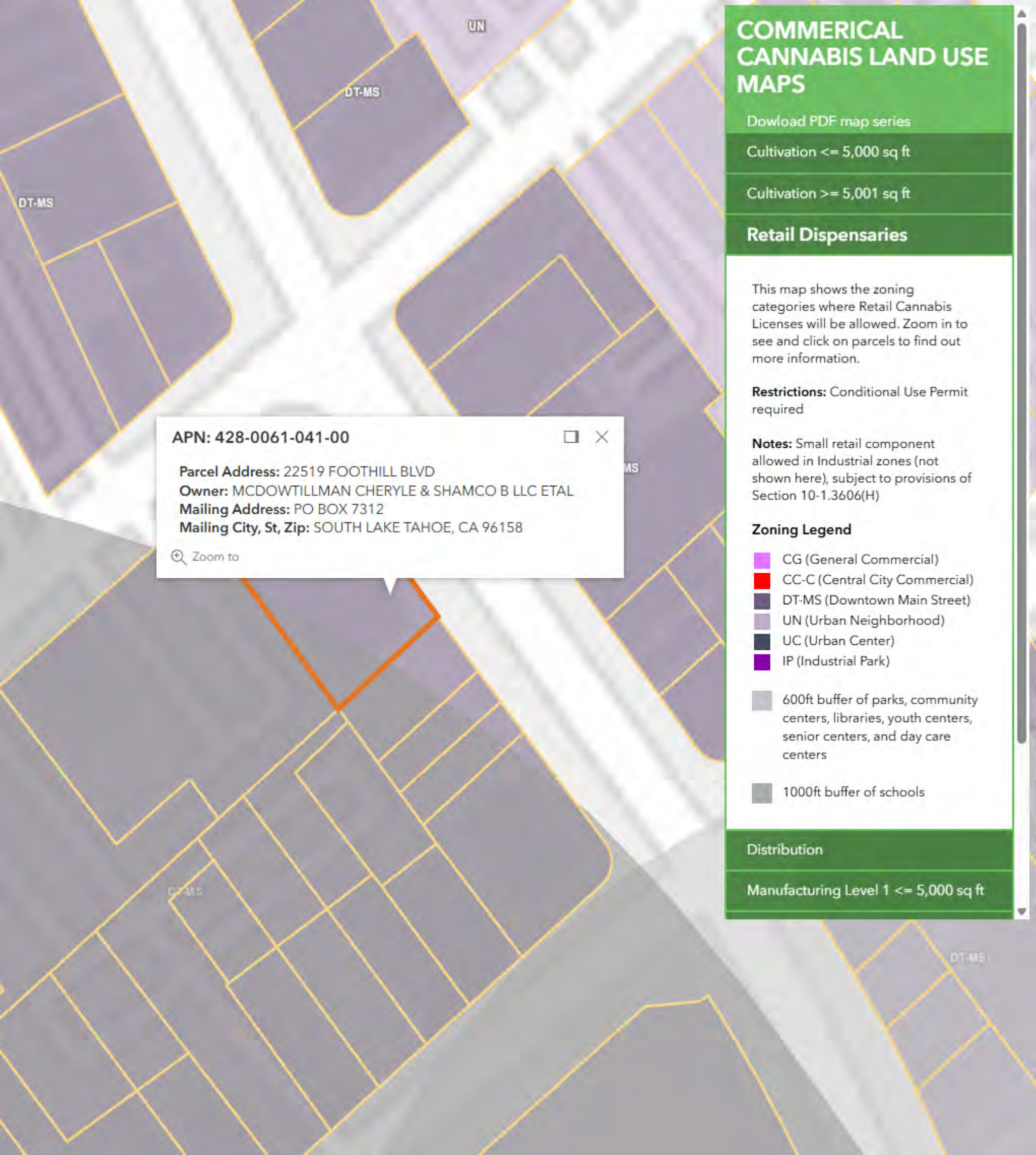
**22501 Foothill Blvd** (22519 Foothill Blvd)

18,500 SF of Retail Space Available in Hayward, CA 94541

[Retail Space](#) / [California](#) / [Hayward](#) / 22501 Foothill Blvd, Hayward, CA 94541

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Message



APN: 428-0061-041-00

Parcel Address: 22519 FOOTHILL BLVD

Owner: MCDOWTILLMAN CHERYLE & SHAMCO B LLC ETAL

Mailing Address: PO BOX 7312

Mailing City, St, Zip: SOUTH LAKE TAHOE, CA 96158

Zoom to

COMMERICAL CANNABIS LAND USE MAPS

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[Cultivation <= 5,000 sq ft](#)

[Cultivation >= 5,001 sq ft](#)

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

[Distribution](#)

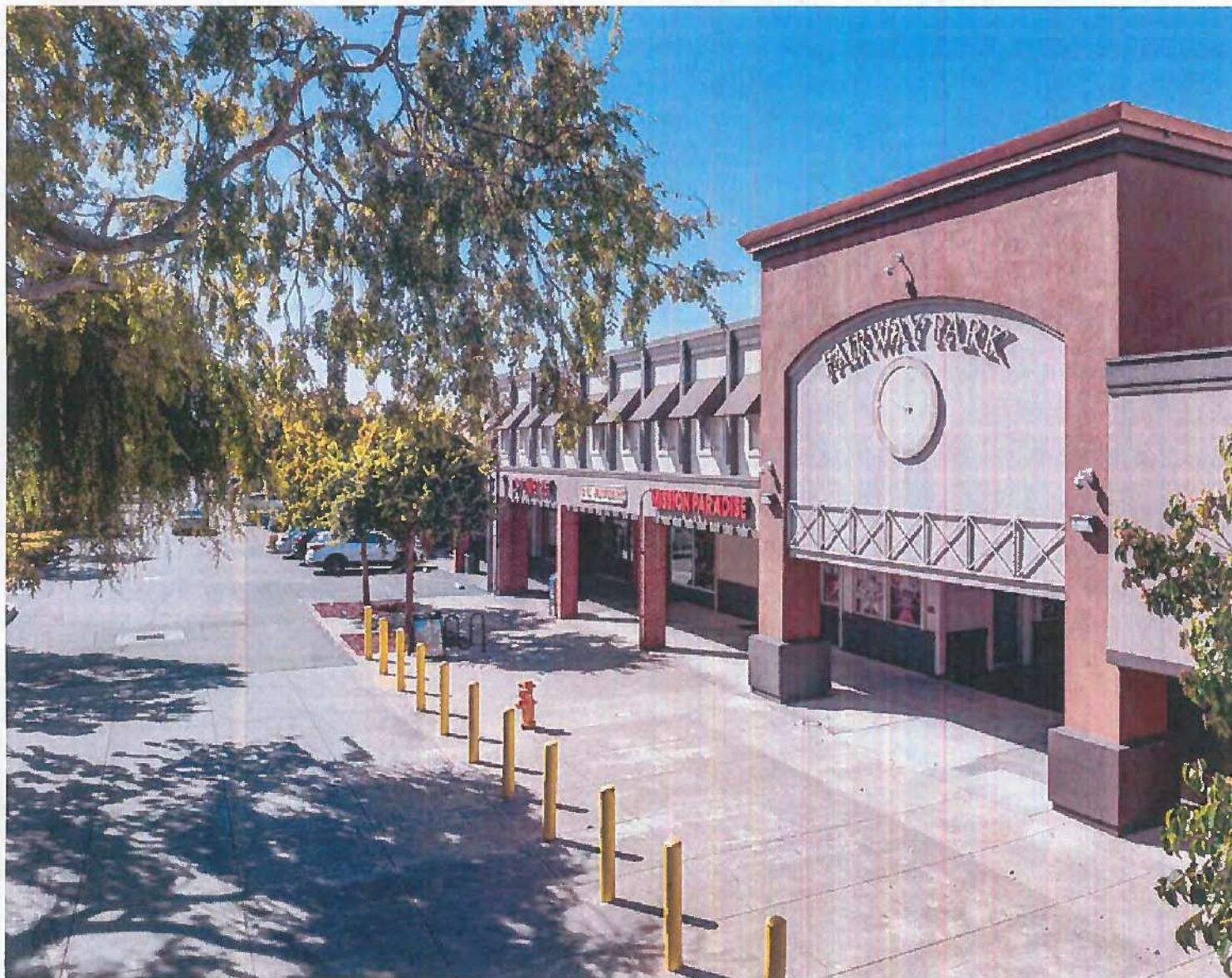
[Manufacturing Level 1 <= 5,000 sq ft](#)

[Log In](#)[Advertise](#)

Fairway Park Shopping Center | 31123 Mission Blvd (31117 Mission Blvd)

995 - 8,369 SF of Retail Space Available in Hayward, CA 94544

[Retail Spaces](#) / [California](#) / [Hayward](#) / 31123 Mission Blvd, Hayward, CA 94544

[Call](#)[Message](#)

COMMERICAL CANNABIS LAND USE MAPS

Alameda

Download PDF map series

Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 078G-2732-017-00



Parcel Address: 31117 MISSION BLVD

Owner: FPA HAYWARD ASSOCIATES LP

Mailing Address: 6191 STATE HIGHWAY 161 100

Mailing City, St, Zip: IRVING, TX 75038

Zoom to



24919 Mission Blvd

8,054 SF of Retail Space Available in Hayward, CA 94544

[Retail Spaces](#) / [California](#) / [Hayward](#) / 24919 Mission Blvd, Hayward, CA 94544



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COMMERICAL CANNABIS LAND USE MAPS

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[Cultivation <= 5,000 sq ft](#)

[Cultivation >= 5,001 sq ft](#)

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

[Distribution](#)

[Manufacturing Level 1 <= 5,000 sq ft](#)

APN: 444-0057-020-04



Parcel Address: 24919 MISSION BLVD
Owner: TRACY F4 LLC
Mailing Address: 6363 SCARLETT CT
Mailing City, St, Zip: DUBLIN, CA 94568

Zoom to

6.10% CAP OR OWNER USER WITH DRIVE-THRU SBUX | 29705 Mission Blvd
6,315 SF | Retail Building | Hayward, CA 94544 | \$6,950,000 (\$1,100.55/SF) | 6.10% Cap Rate

[Storefront Properties](#) / [California](#) / [Hayward](#) / 29705 Mission Blvd, Hayward, CA **94544**



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COMMERICAL CANNABIS LAND USE MAPS

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[Cultivation <= 5,000 sq ft](#)

[Cultivation >= 5,001 sq ft](#)









Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

-  CG (General Commercial)
-  CC-C (Central City Commercial)
-  DT-MS (Downtown Main Street)
-  UN (Urban Neighborhood)
-  UC (Urban Center)
-  IP (Industrial Park)
-  600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
-  1000ft buffer of schools

[Distribution](#)

[Manufacturing Level 1 <= 5,000 sq ft](#)

APN: 078G-2971-001-00




Parcel Address: 29705 MISSION BLVD

Owner: INNOVATION SIX LLC

Mailing Address: 734 THE ALAMEDA

Mailing City, St, Zip: SAN JOSE, CA 95126

 Zoom to



Legacy at Hayward | 28168 Mission Blvd

1,637 SF of 4-Star Retail Space Available in Hayward, CA 94544

[Retail Spaces](#) / [California](#) / [Hayward](#) / 28168 Mission Blvd, Hayward, CA 94544



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 078C-0626-002-07



Parcel Address: 28168 MISSION BLVD

Owner: LEGACY PARTNERS HAYWARD PROJECT OWNER LLC

Mailing Address: 4000 E THIRD AVE 6

Mailing City, St, Zip: FOSTER CITY, CA 94404

Zoom to

27955 Mission Blvd

3,862 SF of Retail Space Available in Hayward, CA 94544

[Retail Spaces](#) / [California](#) / [Hayward](#) / 27955 Mission Blvd, Hayward, CA [94544](#)



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 452-0080-038-03



Parcel Address: 27955 MISSION BLVD
Owner: CHAU STEVEN V & VUONG NGUYET T TRS
Mailing Address: 43984 ROSEMERE DR
Mailing City, St, Zip: FREMONT, CA 94539

Zoom to



Automotive Dealership Property | 22196 Mission Blvd

20,034 SF of Retail Space Available in Hayward, CA 94541

[Retail Spaces](#) / [California](#) / [Hayward](#) / 22196 Mission Blvd, Hayward, CA 94541



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Message

COMMERICAL CANNABIS LAND USE MAPS

Download PDF map series

Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 428-0031-016-00



Parcel Address: 22196 MISSION BLVD

Owner: ZAHERI MATHEW

Mailing Address: 25115 MISSION BLVD

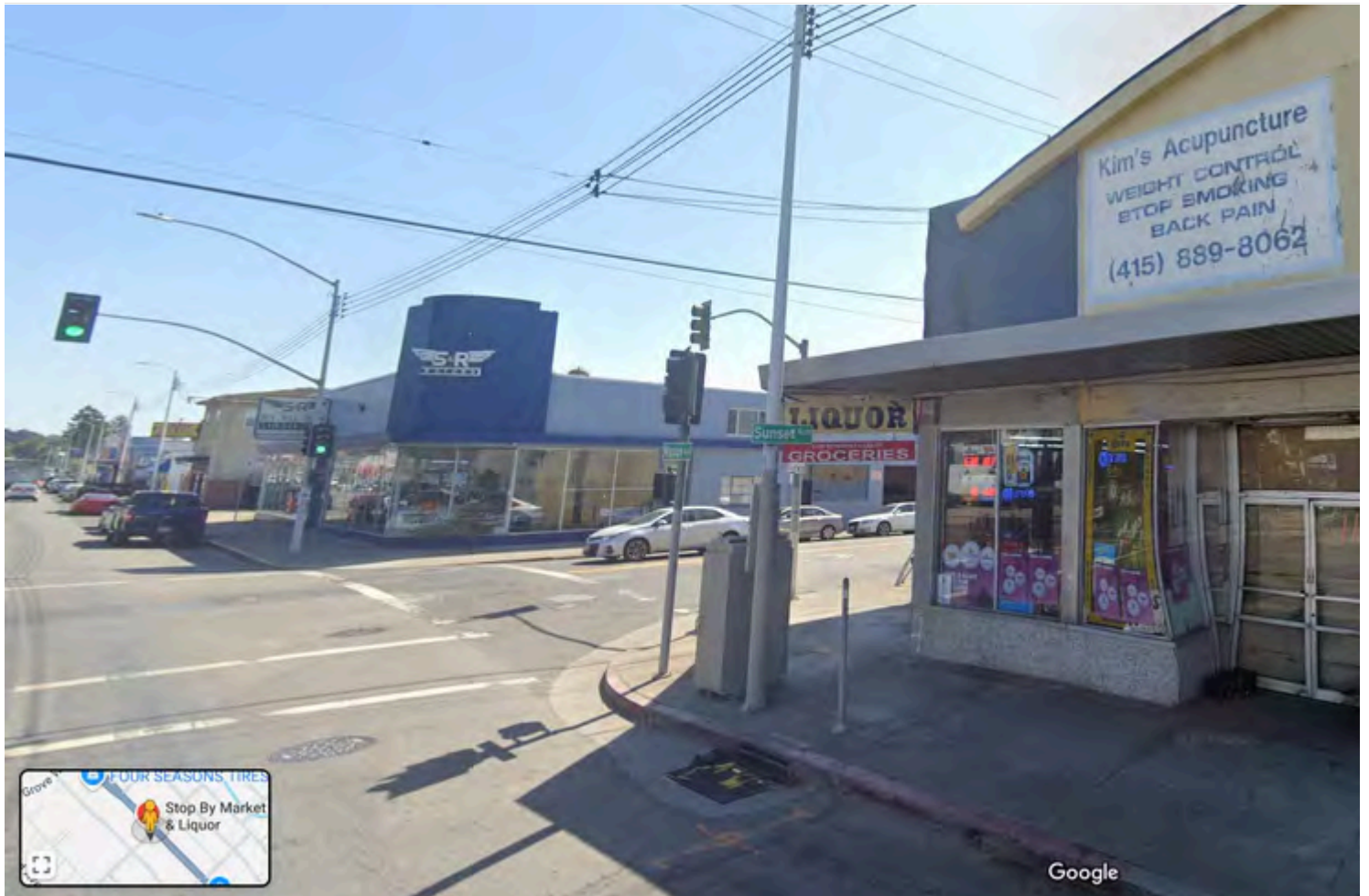
Mailing City, St, Zip: HAYWARD, CA 94544

Zoom to

21845-21995 Mission Blvd

1,892 SF of Retail Space Available in Hayward, CA 94541

[Retail Spaces](#) / [California](#) / [Hayward](#) / 21845-21995 Mission Blvd, Hayward, CA [94541](#)



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 428-0006-065-00



Parcel Address: 21995 MISSION BLVD

Owner: STORM DOUGLAS & ARLENE TRS & STORM DOUGLAS TR

Mailing Address: 210 WEBER LN

Mailing City, St, Zip: DANVILLE, CA 94526

Zoom to

City of Hayward

185



Log In



28722-28728 Mission Blvd

6,644 SF of Retail Space Available in Hayward, CA 94544

Retail Space / California / Hayward / 28722-28728 Mission Blvd, Hayward, CA 94544



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COMMERICAL CANNABIS LAND USE MAPS

Download PDF map series

Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 078C-0461-005-00

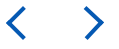
Parcel Address: 28722 MISSION BLVD

Owner: MCCRARY MURRAY M TR

Mailing Address: 401 BODEGA ST

Mailing City, St, Zip: FOSTER CITY, CA 94404

Zoom to



26801 Mission Blvd

7,632 SF of Retail Space Available in Hayward, CA 94544

[Retail Spaces](#) / [California](#) / [Hayward](#) / 26801 Mission Blvd, Hayward, CA **94544**



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COMMERICAL CANNABIS LAND USE MAPS

[Download PDF map series](#)

[Cultivation <= 5,000 sq ft](#)

[Cultivation >= 5,001 sq ft](#)

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

-  CG (General Commercial)
-  CC-C (Central City Commercial)
-  DT-MS (Downtown Main Street)
-  UN (Urban Neighborhood)
-  UC (Urban Center)
-  IP (Industrial Park)
-  600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
-  1000ft buffer of schools


Distribution

[Manufacturing Level 1 <= 5,000 sq ft](#)

APN: 452-0056-003-00



Parcel Address: 26801 MISSION BLVD
Owner: BANK OF AMERICA NT & SA
Mailing Address: 101 N TRYON ST
Mailing City, St, Zip: CHARLOTTE, NC 28246

 Zoom to



27000-27328 Hesperian Blvd

6,100 SF of Retail Space Available in Hayward, CA 94545

[Retail Spaces](#) / [California](#) / [Hayward](#) / 27000-27328 Hesperian Blvd, Hayward, CA 94545



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COMMERICAL CANNABIS LAND USE MAPS

[Download PDF map series](#)

Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 455-0026-045-00

Parcel Address: 27324 HESPERIAN BLVD
Owner: PARK & ASSOCIATES II LLC
Mailing Address: 587 CALLE FLORENCIA
Mailing City, St, Zip: MORGAN HILL, CA 95037

Zoom to

[Log In](#)

Hesperian Plaza | 23882-23958 Hesperian Blvd

3,300 SF of Retail Space Available in Hayward, CA 94541

(23800 Hesperian Blvd)

Retail Space / California / Hayward / 23882-23958 Hesperian Blvd, Hayward, CA 94541

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COMMERICAL CANNABIS LAND USE MAPS

Download PDF map series

Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 432-0060-107-06



Parcel Address: 23800 HESPERIAN BLVD

Owner: PETE & MARION HESPERIAN LLC & MC HESPERIAN LLC

Mailing Address: 520 E MCGLINCY LN 1

Mailing City, St, Zip: CAMPBELL, CA 95008

Zoom to



LoopNet™



Log In

**New World Furniture | 24582 Hesperian Blvd**

1,500 - 29,119 SF of Retail Space Available in Hayward, CA 94545

(24518 Hesperian Blvd)

Retail Space / California / Hayward / 24582 Hesperian Blvd, Hayward, CA 94545



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COMMERICAL CANNABIS LAND USE MAPS

[Download PDF map series](#)

[Cultivation <= 5,000 sq ft](#)

[Cultivation >= 5,001 sq ft](#)

Retail Dispensaries

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Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

Distribution

[Manufacturing Level 1 <= 5,000 sq ft](#)

APN: 442-0010-006-01



Parcel Address: 24518 HESPERIAN BLVD
Owner: FORTUNE LLC
Mailing Address: P O BOX 3056
Mailing City, St, Zip: YUBA CITY, CA 95992

Zoom to



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Log In



Winton Plaza | 24039 Hesperian Blvd

31,849 SF of Retail Space Available in Hayward, CA 94545

(24107 Hesperian Blvd)

Retail Space / California / Hayward / 24039 Hesperian Blvd, Hayward, CA 94545



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COMMERICAL CANNABIS LAND USE MAPS

[Download PDF map series](#)

Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

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Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 441-0010-002-05

Parcel Address: 24107 HESPERIAN BLVD
Owner: WINTON PLAZA ONE LLC & BARTOM PROPERTIES LLC ETAL
Mailing Address: P O BOX 10
Mailing City, St, Zip: SCOTTSDALE, AZ 85252

Zoom to

City of Hayward

[Log In](#)

Hesperian Shopping Center | 26960 Hesperian Blvd

800 SF of Retail Space Available in Hayward, CA 94545

(26920 Hesperian Blvd)

Retail Space / California / Hayward / 26960 Hesperian Blvd, Hayward, CA 94545

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COMMERICAL CANNABIS LAND USE MAPS

Download PDF map series

Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

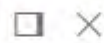
600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

Distribution

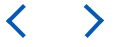
Manufacturing Level 1 <= 5,000 sq ft

APN: 455-0026-048-00



Parcel Address: 26920 HESPERIAN BLVD
Owner: TANS HESPERIAN PROPERTIES LLC
Mailing Address: 714 PILGRIM LOOP
Mailing City, St, Zip: FREMONT, CA 94539

Zoom to



27000-27328 Hesperian Blvd

6,100 SF of Retail Space Available in Hayward, CA 94545

[Retail Spaces](#) / [California](#) / [Hayward](#) / 27000-27328 Hesperian Blvd, Hayward, CA 94545



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

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Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

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- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 432-0104-005-00



Parcel Address: 19661 HESPERIAN BLVD
Owner: TARGET CORPORATION
Mailing Address: P.O. BOX 9456 T-2185
Mailing City, St, Zip: MINNEAPOLIS, MN 55440

Zoom to

[Log In](#)

808 B St

3,300 SF of Retail Space Available in Hayward, CA 94541

[Retail Space](#) / [California](#) / [Hayward](#) / [808 B St, Hayward, CA 94541](#)

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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

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Restrictions: Conditional Use Permit required

Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 416-0130-032-00

Parcel Address: 1808 B ST
Owner: HILL & VALLEY CLUB HOUSE INC
Mailing Address: PO BOX 2153
Mailing City, St, Zip: CASTRO VALLEY, CA 94546

Zoom to

City of Hayward



925 W Winton Ave

1,690 SF of Office/Retail Space Available in Hayward, CA 94545

[Office Spaces](#) / [California](#) / [Hayward](#) / 925 W Winton Ave, Hayward, CA 94545



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

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Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 432-0060-063-03



Parcel Address: 925 W WINTON AVE
Owner: RUE ELL ENTERPRISES INC
Mailing Address: 2437 DURANT AVE
Mailing City, St, Zip: BERKELEY, CA 94704

Zoom to



LoopNet™



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**Retail Bldg A | 24375 Southland Dr**

2,417 SF of Retail Space Available in Hayward, CA 94545

(24347 Southland Dr)

Retail Space / California / Hayward / 24375 Southland Dr, Hayward, CA 94545



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

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Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

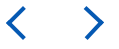
Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 442-0010-011-00

Parcel Address: 24345 SOUTHLAND DR
Owner: 24345 SOUTHLAND DRIVE LLC
Mailing Address: 1244 TOYON DR
Mailing City, St, Zip: MILLBRAE, CA 94030

Zoom to



University Plaza | 26775 Hayward Blvd
1,053 - 2,591 SF of Retail Space Available in Hayward, CA 94542

[Retail Spaces](#) / [California](#) / [Hayward](#) / 26775 Hayward Blvd, Hayward, CA [94542](#)



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

This map shows the zoning categories where Retail Cannabis Licenses will be allowed. Zoom in to see and click on parcels to find out more information.

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Notes: Small retail component allowed in Industrial zones (not shown here), subject to provisions of Section 10-1.3606(H)

Zoning Legend

- CG (General Commercial)
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- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

Distribution

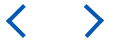
Manufacturing Level 1 <= 5,000 sq ft

APN: 445-0290-005-07



Parcel Address: 26775 HAYWARD BLVD
Owner: GARCIA OLDEMIRO M & MARIA G TRS & GARCIA MANU ETAL
Mailing Address: 3324 SAN LUCAS WAY
Mailing City, St, Zip: UNION CITY, CA 94587

Zoom to



Walgreens | 164 W Jackson St

14,080 SF of Retail Space Available in Hayward, CA 94544

[Retail Spaces](#) / [California](#) / [Hayward](#) / 164 W Jackson St, Hayward, CA [94544](#)



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

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Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)

600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers

1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 443-0080-045-03

Parcel Address: 164 W JACKSON ST
Owner: SHAMROCK PROPERTIES LLC
Mailing Address: 504 CHESLEY AVE
Mailing City, St, Zip: MOUNTAIN VIEW, CA 94040

Zoom to



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Advertise

Mt Eden Shops | NWC Highway 92

1,500 SF of Retail Space Available in Hayward, CA 94540

(25965 Industrial Blvd Ste 105)

Retail Spaces / California / Hayward / NWC Highway 92, Hayward, CA 94540



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COMMERICAL CANNABIS LAND USE MAPS

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[Cultivation <= 5,000 sq ft](#)

[Cultivation >= 5,001 sq ft](#)

Retail Dispensaries

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Zoning Legend

-  CG (General Commercial)
-  CC-C (Central City Commercial)
-  DT-MS (Downtown Main Street)
-  UN (Urban Neighborhood)
-  UC (Urban Center)
-  IP (Industrial Park)
-  600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
-  1000ft buffer of schools

[Distribution](#)

[Manufacturing Level 1 <= 5,000 sq ft](#)

APN: 441-0045-007-00



Parcel Address: 25965 INDUSTRIAL BLVD
Owner: SIDBAR PROPERTIES LLC & OCONNOR EMILY R ETAL
Mailing Address: 3947 23RD ST
Mailing City, St, Zip: SAN FRANCISCO, CA 94114

 Zoom to



880 FREEWAY RENTAL PAD RESTAURANT | 2294 Industrial Pky W

3,000 SF of Retail Space Available in Hayward, CA 94545

[Retail Spaces](#) / [California](#) / [Hayward](#) / 2294 Industrial Pky W, Hayward, CA **94545**



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

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Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 463-0025-037-00

Parcel Address: 2294 INDUSTRIAL PKWY W
Owner: USA SAI HOTEL INVESTMENT INC
Mailing Address: 29933 BELLO VIEW PL
Mailing City, St, Zip: HAYWARD, CA 94544

Zoom to



High Visibility Showroom with Warehouse | 21732 Foothill Blvd

9,375 SF of Retail Space Available in Hayward, CA 94541

[Retail Spaces](#) / [California](#) / [Hayward](#) / 21732 Foothill Blvd, Hayward, CA [94541](#)



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

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Zoning Legend

- CG (General Commercial)
- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 415-0180-083-02



Parcel Address: 21732 FOOTHILL BLVD

Owner: LIN TONY L & GRACE Y TRS & LIN GRACE Y & TONY ETAL

Mailing Address: 21732 FOOTHILL BLVD

Mailing City, St, Zip: HAYWARD, CA 94541

Zoom to

City of Hayward



22401-22487 Foothill Blvd

1,500 SF of Retail Space Available in Hayward, CA 94541

[Retail Spaces](#) / [California](#) / [Hayward](#) / 22401-22487 Foothill Blvd, Hayward, CA 94541

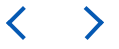


Call

Message

Manufacturing Level 1 $\leq 5,000$ sq ft

UN



Plaza Center | 22320 Foothill Blvd

1,056 - 12,514 SF of Space Available in Hayward, CA 94541

[Retail Spaces](#) / [California](#) / [Hayward](#) / 22320 Foothill Blvd, Hayward, CA 94541



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COMMERICAL CANNABIS LAND USE MAPS

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Cultivation <= 5,000 sq ft

Cultivation >= 5,001 sq ft

Retail Dispensaries

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Zoning Legend

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- CC-C (Central City Commercial)
- DT-MS (Downtown Main Street)
- UN (Urban Neighborhood)
- UC (Urban Center)
- IP (Industrial Park)
- 600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
- 1000ft buffer of schools

Distribution

Manufacturing Level 1 <= 5,000 sq ft

APN: 415-0250-115-00

Parcel Address: 22320 FOOTHILL BLVD 640
Owner: CITY CENTER COMMERCIAL
Mailing Address: 22320 FOOTHILL BLVD 660
Mailing City, St, Zip: HAYWARD, CA 94541

Zoom to



Lincoln Landing | 22335 Foothill Blvd

1,200 - 35,934 SF of Retail Space Available in Hayward, CA 94541

[Retail Spaces](#) / [California](#) / [Hayward](#) / 22335 Foothill Blvd, Hayward, CA 94541



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COMMERICAL CANNABIS LAND USE MAPS

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[Cultivation <= 5,000 sq ft](#)

[Cultivation >= 5,001 sq ft](#)



Retail Dispensaries

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-  DT-MS (Downtown Main Street)
-  UN (Urban Neighborhood)
-  UC (Urban Center)
-  IP (Industrial Park)
-  600ft buffer of parks, community centers, libraries, youth centers, senior centers, and day care centers
-  1000ft buffer of schools

[Distribution](#)

[Manufacturing Level 1 <= 5,000 sq ft](#)

APN: 428-0026-072-00

Parcel Address: 22301 FOOTHILL BLVD

Owner: LINCOLN LANDING PROPERTY OWNER LLC

Mailing Address: 555 TWIN DOLPHIN DR 600

Mailing City, St, Zip: REDWOOD CITY, CA 94065

 Zoom to

Letters of Recommendation and Support for Esther Lopez



Letter of Support

Date: 9/20/25

To: Hayward City Council

My name is Jaquelineen Chuck and I live/work at city of San leandro

I have known Esther Lopez for 31 years. She has helped me with
tax prep, financial literacy, investments

(buying a home, tax preparation, community work, etc.).

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill & Grove because I believe this business will benefit the community by:

job creation, local business growth,
safe access + consumer education
accessibility to alternative medicine

Respectfully,

Signature: [Handwritten Signature]

Printed Name: Jacquelineen Chuck

Address: 1835 JOHNSON ST. SAN LEANDRO

Phone/Email: (510) 321-1057



Letter of Support

Date: 9/30/2025

To: Hayward City Council

My name is Paula Banwart and I live/work at San Lorenzo CA.

I have known Esther Lopez for 18 years. She has helped me with all of my finances while being a publisher and business owner. Esther has been a true professional & life coach while helping me achieve my business goals.
(buying a home, tax preparation, community work, etc.).

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill & Grove because I believe this business will benefit the community by:

I know that this business will help continue to cultivate community in the east bay while Esther's dynamic creative work ethics will help so many families grow and maintain care through her efforts.

Respectfully,

Signature: 

Printed Name: Paula Banwart

Address: 15911 Via del Sol (94580)

Phone/Email: 510.736.8317, paulaanncalles@gmail.com



Letter of Support

Date: 9-30-2025

To: Hayward City Council

My name is CRYSTAL MORENO and I live/work at SAN LEANDRO, KATSEZ PERMANENT

I have known Esther Lopez for 20+ years. She has helped me with TAX PREPARATION, FILING FOR A LOAN. SHE HAS HELPED SUPPORT ME THROUGH PERSONAL PROBLEMS, FINANCING SCHOOL, MY NURSING CAREER + THROUGH A DIVORCE. SHE HAS ALWAYS SERVED AS A GREAT (buying a home, tax preparation, community work, etc.). ROLE MODEL FOR ME + MY SON.

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill & Grove because I believe this business will benefit the community by:

ESTHER LOPEZ HAS DEMONSTRATED COMMITMENT TO BEING A RESPONSIBLE COMMUNITY-ORIENTED BUSINESS. THE BUSINESS WILL GENERATE TAX REVENUE FOR THE CITY. A LEGAL REGULATED CLUB HELPS MOVE CANNABIS SALES OUT OF THE ILLICIT MARKET. I AM CONFIDENT THAT THIS BUSINESS WILL OPERATE IN A WAY THAT RESPECTS + ENHANCES OUR COMMUNITY. I ENCOURAGE YOU TO APPROVE THEIR APPLICATION + SUPPORT THIS POSITIVE STEP FOR OUR NEIGHBORHOOD.

Respectfully,

Signature: Crystal Moreno

Printed Name: CRYSTAL MORENO

Address: 2131 W. 133RD AVE. SAN LEANDRO, CA 94577

Phone/Email: 510-351-7584

crystalmoreno.2272@gmail.com

To Hayward City Council,

I have lived in Hayward for the last 74 years. 27743 Pensacola Way Hayward. I have known Esther Lopez for 30 years. Esther has prepared my taxes, and she has been my Real Estate agent and my CPA all these years. Esthers drive for community awareness is something I don't see nowadays. The amount of time and money she puts into the city of Hayward is something I admire. Having a Cannabis business owner that is a Hayward business owner and not a county business owner is beneficial for our city of Hayward.

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill and Grove because I believe the business will benefit the community by:

I am 74-year-old women who uses Cannabis as a form of medication. As an elderly person I put myself in jeopardy every time I need to replenish my supply. Garden of Eden is the closest to me and has the most dangerous parking or lack there of parking. People are always illegally stopping and getting dropped off on the busy street double parking. I have complained to the staff at Garden of Eden and they have done nothing about it. I now go all the way to Union City and cannot support my own city I live in because I don't feel safe at their establishment. I have seen numerous fender benders and people verbally fighting over parking spaces and it is very unsafe feeling. I cannot subject myself to that.

Walgreens has the accessibility with multiple entrances and parking capacity to deter any congestion and possible arguments in the parking lots. Having a bigger facility, I feel safer knowing that they will have more security and awareness of the surroundings of the buildings. The Walgreens facility also has legal crosswalks so no will have to illegally j-walk and put themselves at risk running across foothill. Customers are parking all over the place due to lack of Garden of Eden having their own parking lot and it is causing unnecessary congestion to an area that isn't set up for that.

Thank you for taking the time to hear my concerns and listen to a long-time resident. I hope as a city we take this opportunity to provide jobs for our community and money for our city.

Thank you

Name

Roberta Chen

Signature

Roberta Chen

Date

9/30/25



Letter of Support

Date: 9-30-2025

To: Hayward City Council


My name is ABEL WATTS and I live/work at KAISER PERMANENTE
SAN LEANORO

I have known Esther Lopez for 2 years. She has helped me with PREPARING MY TAXES. I WORK AT KAISER HOSPITAL + I
OVERHEARD HER PHONE CONVERSATION + I COULD TELL SHE WAS A
PEOPLE PERSON. I HAD A QUESTION + SHE WAS ABLE TO HELP ME
(buying a home, tax preparation, community work, etc.). + I FOUND HER TO BE VERY
KNOWLEDGABLE + HAVE BEEN WORKING WITH HER EVER SINCE.

I fully support Phenos of Hayward and the new club location at the old Walgreens on
Foothill & Grove because I believe this business will benefit the community by:

I FULLY SUPPORT THIS BUSINESS BECAUSE I TAKE TOPICALS.
I USED TO GO TO GARDEN + EDEN BUT THE PARKING IS
HORRIBLE + IT FEELS UNSAFE. I NOW ORDER TOPICALS ONLINE.
I WILL BE SUPPORTING THE NEW LOCATION TO EDUCATE
MYSELF ON OTHER PRODUCTS THAT CAN HELP WITH MY PAIN.

Respectfully,

Signature: 

Printed Name: ABEL WATTS

Address: 2725 ANITA ST STOCKTON, CA 95205

Phone/Email: 209-300-4082

Claudia Booker
11330 Lochard Street
Oakland CA 94605
September 29, 2025

To the Honorable Members of the City Council,

I am writing to express my strong support for the new site proposal at the former Walgreens on Foothill & Grove.

I have known Esther Lopez for almost 20 years as she not only is my trusted tax preparer, but also has become a long time friend. I can speak to her integrity, professionalism, and dedication to our community. She has always conducted herself with honesty, fairness, and a genuine desire to serve others.

This new site would not only provide valuable services but also contribute to economic growth and help create a safe welcoming space to Hayward community. I believe Esther Lopez and her team are well suited to make this project a success and a benefit to the neighborhood.

Thank you for considering my perspective.

Sincerely,
Claudia J. Booker



Letter of Support

Date: 09/30/25

To: Hayward City Council

My name is Sarah Silva and I live/work at 520 Whipple Rd
Union City CA 94587

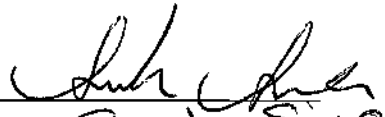
I have known Esther Lopez for 15 years. She has helped me with
Selling and Buying home, Tax preparation

(buying a home, tax preparation, community work, etc.).

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill & Grove because I believe this business will benefit the community by:

Medical Needs, Safe and inviting environment
Easy access to building and parking.
Disability accessible

Respectfully,

Signature: 
Printed Name: Sarah Silva
Address: 520 Whipple Rd Union City CA, 94587
Phone/Email: SarahSilva1985@yahoo.com



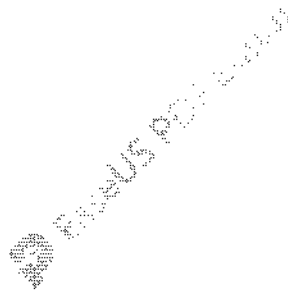
Hello,

My name is Ruben Alvarez I live at 446 Lexington Ave Hayward Ca, I have been a Hayward resident for 35 years. I known Gyp for 20 years years and have nothing great things to say about her, she's one of the most hard working, loyal and honest person I've ever met. She's helped me through out my life with any complicated opsticals that I've needed help with. She always there when you need her and for that I am very grateful and lucky to know such a great individual.

I think the city of Hayward is lucky to have such a great person in there city attempting to open a buisness. I believe this is a perfect site for this project, for one it has safe parking for customers, it is a great locaction because you will get customers from not only Hayward but from our neighboring city's, that are near by. I love the close freeway access. I believe this site will bring in wonderful revenue to out beautiful city.

Best regards

Ruben Alvarez



To whom it may concern

My name: Laurie Tarango

52A Lewelling Blvd.

San Lorenzo ca,94580

I am Esther's Tia/Aunt

I believe from her last hearing that I attended she showed you all on the city council that she is a woman of integrity. This project is not just a quick way to make money. It's a business opportunity and a win for her and the community. She has put in a lot of work and thought about making sure this will be a successfully run business if given the opportunity once again. This project would also bring some job opportunities to the community. I hope that she is not being judged on her prior project. We all know that the shutdown due to covid had a lot to do with not moving forward on the first site the planning committee voted in her favor. She is the same person that stood in front of the city council a few years back. She is still a woman with integrity, strong business ethics and very much still involved in her community. Everything that was asked of Esther in the prior site she agreed to do. She was asked to paint, add flowers beds, put a parking lot gate and a few other upgrades to make that site look presentable for the neighborhood. She is still very involved in her community. She hosts food drives, socks and glove drives as well as toy drives every year. She is very well known in her community. Some people just need one person to believe in them and give them one chance! And that person is Esther Lopez. You took believed in her once before. Now let her show you again what she is capable of. She will not disappoint the committee!

Let me share a little bit about my niece Esther. As a young woman she could have made a lot of the wrong decisions that would have changed her life today. But she chose not to be a statistic. I am sure there were a lot of people, including family, that were uncertain if she would make it. I am sure that only made her work that much harder to prove them all wrong. Was it an easy road to get where she is today, absolutely not! She put the work in. I am sure at times she felt like quitting, but she didn't. She worked hard to get to where she is today to be able to help those who were not so fortunate. She owns 2 businesses today and is very successful. She knew at a very young age what she wanted her life to look like as a successful adult. I could share more of her story, but it's not my story to tell, Its hers.

What I can tell you is that I was one of those family members. I am so glad that she proved us all wrong!

Today I am one proud Tia!!



johnny barnes <jbarnes510@gmail.com>
To: textender@outlook.com

Oct 7 at 6:13 PM

To Whom It May Concern:

My name is Johnny Barnes, and I have known Esther Lopez for over 23 years. Throughout this extensive period, Ms. Lopez has consistently served as a significant role model and, at times, a maternal figure in my life. She has provided invaluable guidance through various life circumstances and has always prioritized my well-being. In addition to our longstanding personal relationship, I have had the opportunity to work for her in multiple capacities, including as a driver and in several other roles. As a professional painter, I have benefited greatly from her support and mentorship, which have been instrumental in my career development. Ms. Lopez possesses substantial expertise in the cannabis industry and demonstrates remarkable intelligence and leadership within this sector.

Ms. Lopez has made significant contributions to her community in various capacities, particularly by assisting individuals in need and providing essential resources. I hold considerable admiration for her ongoing efforts within the cannabis industry, and I am confident that her initiatives will have a positive impact on our community. Esther is characterized by her compassion, generosity, and unwavering commitment to excellence.

I have personally visited numerous cannabis dispensaries in the area, including The Garden of Eden, Cookies, and We Are Hemp. In my experience, these establishments are often prohibitively expensive, poorly located, and lack safe, convenient parking for their customers. Furthermore, these businesses appear to prioritize profit over the genuine needs of their patients and patrons. Given Ms. Lopez's background in business and her demonstrated commitment to community service, I have great confidence and respect for her vision and objectives.

I can personally attest to the therapeutic benefits of cannabis, particularly when compared to opiates and alcohol. Having struggled with addiction to both substances in the past, I have found that cannabis has been instrumental in managing over twenty years of anxiety, ADHD, and Tourette's syndrome. Beyond alleviating my disabilities, cannabis has markedly improved my quality of life by providing effective relief from chronic pain resulting from multiple dirt bike and motorcycle accidents. I strongly prefer cannabis as a safer alternative to addictive opiates, which have caused significant harm to many individuals. Although cannabis may have an odor in some forms, it is comparatively benign when evaluated against the risks associated with alcohol and opiates.

In summary, I hold Ms. Lopez's efforts in the highest regard, not only for the advancements she seeks to bring to the cannabis industry, but also for her dedication to improving the well-being of her community. Her focus on accessibility, patient safety, and affordable pricing enables individuals to obtain necessary treatment without turning to addictive prescription medications or the misuse of alcohol. I sincerely hope that this letter conveys the integrity of Ms. Lopez's intentions, as her approach stands in stark contrast to that of large corporations, which often prioritize profit over public welfare.

Respectfully submitted,
Johnny Barnes
Sent from my iPhone



Sandy Maciel <magickferrydust@aol.com>
To: Esther Lopez <taxtender@yahoo.com>

Oct 6 at 4:22 PM

To whom it may concern,
I have known Esther Lopez for many years, she is a great friend of the family, my tax preparer, and a great person.
Anything Esther does is with integrity, and full of heart.
I support her in anything she does.
Thank you for your time,
Sandy Maciel

Vegan for LIFE

Life happens from you, not to you.

Not everyone is your friend,

The Medicine Bruja

Selina Margain
635 Dowling Blvd. Apt. 11
San Leandro, CA 94577
510.926.7342
Selinamargain1@yahoo.com

Dear members of the Hayward City Council,

I am writing to you in support of Esther Lopez, with hopes of approval for her new business venture and presenting employment opportunities to the City of Hayward. A business owner such as Esther will be a valuable addition to your community, she has a clear vision for work ethics and perseverance. Esther is my cousin and my past employer; she has personally assisted me in more than many ways in both life and work. I am forever grateful for her existence and accountability.

Her work/life balance is impeccable, and she maintains it very well. She is the most dedicated and motivated person I know in business and her integrity, character and persistence has taken forth her success. Esther deserves this opportunity, and I truly hope this happens for her because I personally know how hard she works.

The establishment will not only increase foot traffic for other local businesses but will also provide a positive outlook on unity within the neighborhood. I believe Esther Lopez will become a positive cornerstone for your city, contributing to the economic vitality in Hayward. I urge you to approve her request, so that this beneficial establishment can become a reality for her.

Thank you for your time and consideration.

Sincerely,

Selina Margain



Letter of Support

Date: 10/2/25

To Whom It May Concern,

My name is Erin and I live/work at Vacaville

I have known Esther Lopez for 5+ years. She has helped me with MUTUAL FRIENDS
(buying a home, tax preparation, community work, etc.)

I support the new club location at the old Walgreens on Foothill & Grove because WE NEED IT.

I believe this business will benefit the community by HELPING THOSE WHO NEED CANNABIS THERAPY
ANOTHER LOCATION TO STOP AT

Sincerely,

Signature: [Signature]

Printed Name: Erin Hennings

Address: 954 Courtney Way, Green Valley

Phone/Email: 707-330-7962 - 451671@comcast.net

October 5, 2025

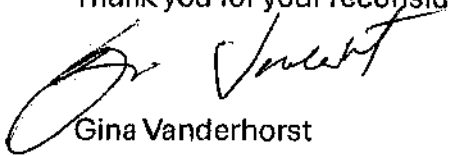
To The City of Hayward:

I am writing on behalf of Esther Lopez. I have known Esther Lopez for over 10 years. I first became acquainted with her while organizing a fund-raiser for the Susan G. Komen Foundation at the Weekes Park Community Center. Esther was foundational in the success of the event. She was instrumental in bringing the community together to support a noble cause, for which I am eternally grateful.


Over the years I have developed a deep respect for Ms. Lopez, her kindness, compassion, and generosity. Esther is known for her deep sense of ethics, especially as an independent small business owner. She helped us with the sale of our home. Her business sense and professionalism are praiseworthy. The City of Hayward and the community at large are fortunate to have her.

As an entrepreneur, Esther has shown true grit in the pursuit of creating a cannabis venue in Hayward. I am in support of Ms. Lopez establishing this venture at the Walgreens on Foothill Blvd. The location is ideal as 1) it isn't residential 2) there aren't any schools close by 3) there is already a dispensary in the area and competition should be welcomed 4) it is already a high traffic area 5) it will reduce blite 6) the city will benefit in the end.

Thank you for your reconsideration.



Gina Vanderhorst
27692 E. 16th Street
Hayward, Ca 94544
gqdeuce@gmail.com



October 4, 2025

To whom this may concern,

I am writing this letter in support of Esther Lopez and her business Aunt Honey's.

I have known Esther for 30 plus years, she has filed my taxes, she has been my realtor, and I was also involved in the lighting design, and sales of her lighting equipment on her previous location on B St.

Shortly after our design and sale I was informed by Esther that the location was not going to happen due to a large rent increase unfortunately.

I believe Esther and her business is a staple in the Hayward, she is hard working and dedicated to succeeding. Her community service record is amazing as well with numerous out reach fundraisers and giveaways most recently a backpack and sock giveaway for back to school and under privileged families.

The current proposed location I feel will be a great fit for her and it would be a benefit to the city to approve it.

Sincerely yours,

Richard Catone

3245 Dublin Blvd #229

Dublin CA 94568



October 4, 2025

To whom this may concern,

I am writing this letter in support of Esther Lopez and her business Aunt Honey's.

I have known Esther for 40 plus years, and am a close family friend.

I was saddened to hear about her previous location on B St. unable to open due to unfortunate circumstances with a massive rent increase, that kept her from proceeding with location.

the Current proposed location I feel would be a great benefit with ample parking, safe location, and the customers can move in and out quickly and efficiently causing no traffic congestion to nearby streets or neighborhoods.

I believe Esther and her business are a staple in the Hayward area, she is hard working and dedicated to succeeding and giving back. Her community service record is amazing as well with numerous out reach fundraisers and giveaways, most recently a backpack and sock giveaway for back to school and under privileged families.

In Closing I am asking that the city approve the new location.

Sincerely yours,

Esther Catone

3416 Del Rio Circle

San Leandro CA 94578

A handwritten signature in black ink that reads "Esther Catone". The script is cursive and fluid, with the first name "Esther" and last name "Catone" clearly legible.

10/3/2025

To whom it may concern,

I am writing to you in support of the new business "Phenos of Hayward". Because I live in such a very small town with minimal options for purchasing cannabis I regularly make trips down to Hayward to see Ms. Lopez and a new location in Hayward would be wonderful. This is a much needed addition that will bring great business to the area. Please consider the positive impacts that it could have.

Thank you,
Kim Ledwick



Letter of Support

Date: 10/01/2025

To: Hayward City Council

My name is Daisy Velasquez and I live/work at 3241 Santa Isabella Ct, Union City CA 94587

I have known Esther Lopez for 4 years. She has helped me with
Tax preparation, Financial Services.

(buying a home, tax preparation, community work, etc.).

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill & Grove because I believe this business will benefit the community by:

Small professional business that would be great for neighborhood.

Respectfully,

Signature: [Signature]

Printed Name: Daisy Velasquez

Address: 3241 Santa Isabella Ct, Union City CA

Phone/Email: 954.514.9101@gmail.com 94587



Letter of Support

Date: 09/30/2025

To: Hayward City Council

My name is Aledandra Loza and I live/work at 479 Westchester St
Hayward CA, 94544

I have known Esther Lopez for 8 years. She has helped me with

Tax Services, Community work.

(buying a home, tax preparation, community work, etc.).

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill & Grove because I believe this business will benefit the community by:

This will be great for our Community.
Save Neighbor Hood.

Respectfully,

Signature: Alex Loza

Printed Name: Aledandra Loza

Address: 479 Westchester St Hayward CA, 94544

Phone/Email: alejara8974@hotmail.com



Letter of Support

Date: 10/01/2025

To: Hayward City Council

My name is Angelica Shaw and I live/work at 335 4th St Richmond CA 94530

I have known Esther Lopez for 6 years. She has helped me with
Tax preparation, Knowledge of Buying a Home

(buying a home, tax preparation, community work, etc.).

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill & Grove because I believe this business will benefit the community by:

Medical medicine in a close location
that is safe with parking

Respectfully,

Signature: Angelica Shaw

Printed Name: Angelica Shaw

Address: 335 4th St Richmond CA, 94530

Phone/Email: angelica44@yahoo.com



Letter of Support

Date: 10/01/2025

To: Hayward City Council

My name is Devin Silva and I live/work at 31988 Kennet St Hayward, CA 94544

I have known Esther Lopez for 10 years. She has helped me with

Tax preparation and community work

(buying a home, tax preparation, community work, etc.).

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill & Grove because I believe this business will benefit the community by:

convenient, safe location and medical
medicine

Respectfully,

Signature: Devin Silva

Printed Name: Devin Silva

Address: 31988 Kennet St

Phone/Email: Devin91@gmail.com



Letter of Support

Date: 10/02/2025

To: Hayward City Council

My name is Michael Brewer and I live/work at 520 Whipple RD, Union City CA 94587

I have known Esther Lopez for 10 years. She has helped me with Tax preparation, Buying a home and Financial advice.

(buying a home, tax preparation, community work, etc.).

I fully support Phenos of Hayward and the new club location at the old Walgreens on Foothill & Grove because I believe this business will benefit the community by:

This will be a great convenient location for the community with medical services.

Respectfully,

Signature: Michael Brewer

Printed Name: Michael Brewer

Address: 520 Whipple RD Union City CA 94587

Phone/Email: michaelbrewer103@yahoo.com

John and Christina Afilleje
825 Douglas Street
Hayward, CA 94544
(510) 975-5705

September 30, 2025

Dear City Council,

We are happy to write this letter of support for Esther Lopez and "Aunty Honeys/Phenos Hayward".

We have known Ms. Lopez for 30+ years, personally and professionally. Ms. Lopez holds impressive enthusiasm, enthusiastic embrace for change, communication skills and a professional demeanor. She is reliable, dedicated and eternally upbeat. She has an unwavering commitment to exceeding customer's expectation. We commend her outstanding level of service, professionalism and follow-through.

For instance, Ms. Lopez was our realtor when it came time to sell our home. She was in communication with us daily or every other day.

At Top Tier Financial, Ms. Lopez's other business in Hayward, she prepares out taxes yearly.

When we had unexpected death in the family, Ms. Lopez checked in with our family from time to time. Also, she sent us flowers and bought us meals.

Ms. Lopez is very resourceful. For example, when our kitchen sink was leaking, she referred us to a plumber. Another time, our bathroom wall needed repairing, Ms. Lopez sent a repairman to our home.

Even though Ms. Lopez has a busy schedule, she takes time out to attend or tries to participate in the Hayward community events such as the Pacific Islander Festival or the Hawaiian Festival.

Ms. Esther Lopez and the new site location have our highest support because both will bring added value to the city of Hayward and its community.

Thank you in advance,

John and Christina Afilleje

Letter of Support

Justin Lewis
412 Collection St
Modesto, CA 95356

October 1, 2025

To Whom It May Concern,

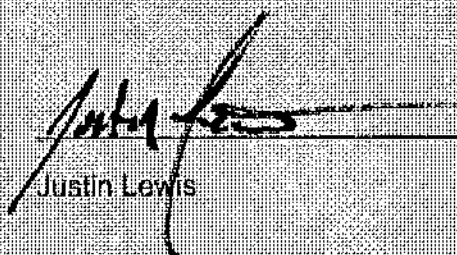
I am writing this letter in full support of **Ester Lopez's new shop location**. I have personally worked with Ester for the past eight years, during which she has consistently prepared my taxes with professionalism, accuracy, and care. Beyond tax preparation, Ester has also provided me with valuable real estate and lending consultations, always ensuring that I receive fair, clear, and dependable guidance.

Ester Lopez is a highly professional individual who takes pride in offering fine-tuned financial assistance across a wide range of services. Her dedication to her clients and her community is evident in the quality of her work and the trust she has built with those she serves.

I believe Ester's new location will be an asset to the community. The area will benefit from her presence, as her business will help clean up and improve the surroundings, while also creating a safer and more welcoming environment. The new location's ample parking and central accessibility will make it much easier for clients like myself to visit and continue benefiting from her services.

For these reasons, I wholeheartedly support Ester Lopez's new shop location and have every confidence that it will serve the community well.

Sincerely,



Justin Lewis



Letter of Support

Date: 9.30.2025

To: Hayward City Council

My name is CRYSTAL MONENNO and I live/work at KAISER PERMANENTE
SAN LEANDRO

I have known Esther Lopez for 20+ years. She has helped me with
TAX PREPARATION + LOAN + DIVORCE.

MORE MONEY, GIVES ADVICE, SUPPORTED ME THROUGH DIVORCE
+ RUNNING SCHOOL + MY NURSING CAREER
(buying a home, tax preparation, community work, etc.).

I fully support Phenos of Hayward and the new club location at the old Walgreens on
Foothill & Grove because I believe this business will benefit the community by:

ESTHER LOPEZ HAS DEMONSTRATED COMMITMENT TO BEING A RESPONSIBLE
COMMUNITY-ORIENTED BUSINESS. THE BUSINESS WILL GENERATE TAX
REVENUE FOR THE CITY. A LEGAL REGULATED CLUB HELPS MOVE
CANNABIS SALES OUT OF THE ILLEGAL MARKET. I AM CONFIDENT THAT
PHENOS HONEY'S WILL OPERATE IN A WAY THAT RESPECTS AND ENHANCES
OUR COMMUNITY. I ENCOURAGE YOU TO APPROVE THEIR APPLICATION
+ SUPPORT THIS POSITIVE STEP FOR OUR NEIGHBORHOODS

Respectfully,

Signature: C. Monenno

Printed Name: CRYSTAL MONENNO

Address: 2131 W. 133RD AVE.

Phone/Email: 510.351.7584

crystalmonenno.2272@gmail.com

Letter of support <3

taxtender@outlo.../Letter Of Suppo...

**Erika Marmolejo** <erikawithak1@icloud.com>

Sep 29 at 9:57 AM

To: taxtender@outlook.com

Dear City Council Members,

I am writing to express my strong support for the proposed new site at the former Walgreens on Foothill & Grove. I know Esther Lopez through meeting her while she was giving back to the community at a toy drive she organized and brought to life, and I can personally attest to her integrity, dedication to our community, and high standards of business ethics.

Esther's commitment to serving others and creating positive change is evident in all she does. I believe this new site will contribute greatly to economic growth and provide a safe, welcoming space for local families. Please consider approving this project for the benefit of our entire community.

Thank you for considering my perspective.

Sincerely,

Erika Marmolejo

Sent from my iPhone

Letter of support

taxtender@outlo.../Letter Of Suppo...



Des Gonzalez <desgonzalez1@hotmail.com>

Sep 29 at 10:25 AM

To: Taxtender@outlook.com <taxtender@outlook.com>

Hi my name is Desiree Gonzalez

My address is 2400 Trellis Ln, Turlock CA 95382

I've known Esther Lopez for 10 years she does my taxes. She's a hard worker and loyal. She's always willing to help me whenever I need her. I support the new site location it's a better fit and more convenient.

Thank you,

Desiree Gonzalez

Sent from my iPhone

Letter of support

textender@outlo.../Letter Of Suppo...

**Des Gonzalez** <desgonzalez1@hotmail.com>

To: Textender@outlook.com <textender@outlook.com>

Sep 29 at 10:33 AM

Mary Gonzalez

36601 Newark blvd #1

I've know Esther Lopez for 20 years she does my taxes. She's a hard worker, reliable and trustworthy. I support her and the new location.

Thank you,

Mary Gonzalez

Sent from my iPhone

Esther Lopez

taxtender@outlo.../Letter Of Suppo...



Elias Ramirez <latinsol101@gmail.com>
To: taxtender@outlook.com

Sep 29 at 11:35 AM

My name is Elias Ramirez. I am writing this letter in support of Ms. Lopez' new business venture. What I can say by my personal experience, I've known ms.lopez for over 30 years. She does my taxes every year since her opening her tax office. She's very professional and honest when it comes to her helping prepare my finances. I also support her, as well as our community, on her yearly back pack give a way to the children of our community. But most importantly, she treats everyone with respect, and it shows in her character, and the integrity she stands on. Its true been a comfort in knowing her. And I whole heartedly support her, and I know our community does as well in cheering her on in support of her new business venture. We need more people in our community like Ms. Lopez. Thank you...



Letter of Support

Date: 9/29/25

To Whom It May Concern,

My name is Debbie Brien and I live/work at San Leandro

I have known Esther Lopez for 5+ years. She has helped me with She employed my significant other and mutual friends have spoken highly of her for the past 10 years.
(buying a home, tax preparation, community work, etc.).

I support the new club location at the old Walgreens on Foothill & Grove because It's a great location with lots of parking.

I believe this business will benefit the community by bringing more people to that area to do more shopping.

Sincerely,

Signature: D. Brien

Printed Name: Debbie Brien

Address: 42 Cornwall Way, San Leandro

Phone/Email: debo666@gmail.com

Fwd: Auntie Honeys

taxtender@outlo.../Letter Of Suppo...



John Afleje <johnafleje@yahoo.com>
To: taxtender@outlook.com

Sep 29 at 3:39 PM

Sent from my iPhone

Begin forwarded message:

From: John Afleje <johnafleje@yahoo.com>
Date: September 29, 2025 at 3:01:07 PM PDT
To: Steve.Kowalski@hayward-ca.gov
Subject: Auntie Honeys

My name is John Afleje I've known Lopez for over 20 years she's a very loyal person ever since I've known her she's always been about her business and being professional about keeping her integrity at the most high standards she was involved in helping me and my wife to sale my home and again it was strictly business are friendship was secondary, I believe the new location will bring lots of new customers and revenue to the community she is a very strong minded young lady when keeping her business at a high standard.Thank you

Sent from my iPhone

Letter of Support for Phenos Hayward

Hayward City Council
777 B Street
Hayward, CA 94541

Subject: Support for Phenos Hayward – Responsible Cannabis Operation & Community Partner

Dear Council Members,

I am writing in strong support of Esther and Bert's team and their efforts to bring a responsible, community-oriented cannabis business—Phenos Hayward—to our city. Their experience and professionalism in the industry represent exactly the type of operators we should welcome into Hayward.

Cannabis businesses like Phenos not only generate significant tax revenue for local programs, but they also strengthen our community through education, outreach, and wellness initiatives. Esther's team has a proven record of giving back through local donations, neighborhood events, and programs that uplift residents and small businesses alike.

Phenos will implement 24-hour state-of-the-art security, including monitored video surveillance, alarm integration, and professional security personnel. These measures help create safer streets for both neighboring businesses and residents.

While some may oppose any cannabis business, it's important to recognize that opposition arises in every industry. What matters most is responsible operation—and this team exemplifies that.

Regarding the concern that Hayward is 'clustering' cannabis uses: city staff originally drew the operational map that limits where such businesses can locate. Esther has repeatedly requested to expand zoning into industrial areas to diversify the city's options. Unfortunately, most of those sites are under HOA restrictions that prohibit cannabis, leaving very few viable locations. The proposed site offers a compliant, visible, and secure location—one that benefits both Hayward's economy and its community fabric.

I urge the City Council to view Phenos Hayward not simply as another business, but as a partner in education, community wellness, and local reinvestment.

David Rutherford
26790 Wanchula Way
HWD 94545

EL Esther Lopez <taxtender@outlook.com>
To: Esther Lopez <taxtender@outlook.com>

Oct 8 at 3:25 PM

Joey Ruiz
27412 Tampa Ave
Hayward, CA
October 08, 2025

Hayward City Council
777 B Street
Hayward, CA 94541

Subject: Strong Support for Esther and Bert – Phenos

Dear Council Members,

I've had the pleasure of working alongside Esther for more than five years. During that time, she has helped me and my business partners navigate the METRC system to ensure full compliance with state regulations. Esther is not only highly knowledgeable in cannabis operations, but she has also dedicated countless hours assisting Oakland Equity Applicants in developing and sustaining their businesses.

Her commitment to giving back and her genuine passion for helping others truly set her apart. Esther consistently puts people before herself, working to uplift the community through education, mentorship, and opportunity.

Any community that chooses to oppose the efforts of Esther and Bert's team would be making a significant mistake. These two are powerful, experienced leaders in the cannabis industry whose work creates positive change, community growth, and safer operations wherever they go. With the support of their extensive network, they have the potential to bring lasting benefits to Hayward and beyond.

I strongly urge you to take a stand against unwarranted opposition and support this project for the greater good of our city and its residents.

Sincerely,
Joey Ruiz

Get [Outlook for iOS](#)

To the Hayward City Council,

My name is Patrice Renee, and I live at 22831 1st St., Hayward, CA. As a longtime Hayward community member and supporter of the applicant's work, I've consistently seen their integrity, strong business ethics, and commitment to serving our city.

I fully support their application to open a new cannabis dispensary at the former Walgreens on Foothill & Grove. Beyond the economic growth this will bring, it will also provide safe, regulated access to cannabis with proven holistic and medical benefits—helping community members manage chronic pain, anxiety, insomnia, and other health challenges in a responsible and supportive environment. I believe this team is exceptionally qualified to run the site in a way that is safe, professional, and beneficial to our community.

Thank you for your time and consideration.

Sincerely, Patrice Renee 22831 1st St., Hayward, CA Phone: 925-623-6861

Letter of Support – Phenos of Hayward Cannabis Club (Former Walgreens Site)

To Whom It May Concern,

My name is Cristian Palafox, and my address is 1006 Searsport Circle, Antioch, California. I have known Esther Lopez for nearly six years, and I have seen her consistent dedication to supporting the community with honesty and professionalism.

In the past, I have driven to Modesto PCF to purchase product, and more recently, I have gone to Flavors of Antioch, another site Esther's team manages. I also come to Hayward regularly for my taxes and other financial matters with Esther. With the opening of Phenos of Hayward Cannabis Club, I will definitely be a customer here as well, because I know it will be a safe, well-run location under her leadership.

On a personal level, Esther has helped me grow professionally—supporting me in getting plumbing jobs and guiding me into the plumbers union. Her mentorship and encouragement have made a lasting impact on my career and stability, and I know she brings that same commitment to every project she leads.

I believe this project will be a benefit to the city, bringing both economic value and a safe environment for the community.

Sincerely,
Cristian Palafox
1006 Searsport Circle
Antioch, CA

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To Whom It May Concern,

My name is Jorge Muñoz, and I live at 25200 Santa Clara St., Hayward, CA 94544. I work in the medical field at Kaiser Permanente in San Leandro, and I am writing in support of Esther Lopez and the Phenos of Hayward Cannabis Club project.

As a healthcare professional, I value safe and well-regulated access to cannabis products, particularly for topicals and CBD. Currently, I often drive to Oakland or San Leandro to purchase what I need, and while I have also tried Garden of Eden, parking and accessibility are always difficult. Having a safe, reliable, and well-managed location closer to home—like Phenos of Hayward—would be a tremendous benefit to myself and many others in the community.

I believe Esther Lopez is the right person to manage this project. She has a proven track record of professionalism, integrity, and community commitment. Under her leadership, I have no doubt that Phenos of Hayward will provide a safe, responsible, and accessible environment for patients and customers alike.

For these reasons, I strongly support the approval of this project and encourage the City Council to recognize the value it will bring to Hayward residents.

Sincerely,
Jorge Muñoz
25200 Santa Clara St.
Hayward, CA 94544

Letter of Support – Phenos of Hayward Cannabis Club (Former Walgreens Site)

To Whom It May Concern,

My name is Kimberly Palafox, and my address is 931 Harmony Dr., Hayward, California. I have known Esther Lopez for nearly six years, and in that time, I have witnessed her dedication, integrity, and consistent efforts to uplift the community.

Over the years, I've worked alongside Esther in women empowerment-focused business projects, and I have seen her lead with honesty, kindness, and professionalism. She has supported families—including my own—through major life decisions, such as helping my parents purchase a home, and she continues to be a trusted and respected member of our community.

Esther has also played a direct role in helping me grow my own business. She has generously connected me with her own clientele, provided one-on-one support, and guided me as I developed my entrepreneurial path. She has supported my education, taught me valuable financial skills, and encouraged me to take part in workshops that expanded my knowledge. Her mentorship has been instrumental in shaping me as an entrepreneur, and I know she has done the same for many other young adults and community members who look up to her as a role model.

Esther has always conducted herself with high ethical standards, and her commitment to creating safe, welcoming, and positive spaces is undeniable. I believe the Phenos of Hayward Cannabis Club project at the former Walgreens site on Foothill and Grove will be managed with the same level of integrity and responsibility I have seen from her over the years. This site would not only bring economic growth but also provide a safe, professional environment that reflects Esther's character and her proven record of community engagement.

For these reasons, I fully support the approval of this project and encourage the City Council to recognize the value that Esther and her team will bring to the area.

Sincerely,
Kimberly Palafox
931 Harmony Dr.
Hayward, CA

The Clue

taxtender@outlo.../Letter Of Suppo...



Alvin Cordero <alvincordero243@gmail.com>
To: taxtender@outlook.com

Sep 28 at 5:07 PM

My name is Alvin Cordero, and I am retired 66 years old.

I was introduced to Esther Lopez by an associate of mine, 10 years ago.

I do odd jobs occasionally for instance yard work and painting for her.

I use cannabis for sleep & pain as opposed to pills.

I also go to PCF in Modesto, CA for my products

Esther Lopez is a respectful, caring person. Her integrity speaks for itself.

She contributes to her community and I believe The Clue would be an asset to the community of Hayward, CA.

Sincerely,

Alvin G. Cordero



ansel addams <justin8166@gmail.com>
To: taxtender@outlook.com

Sep 29 at 9:16 AM

To whom it may concern,

My name is Justin Pebelier. I am part owner of Suite U LLC. A future cannabis distribution business based in Oakland, CA.

I have known Esther Lopez for over ten years. I worked for her at a previous family run business in Oakland, called Frosty Flowers. We provided care and service to folks during the pandemic lockdown in the early 2020's.

I am writing in support of the new storefront business location at 21463 Foothill Blvd, Suite A Hayward, CA 94541. A previous Walgreens store.

I believe this business is in a wonderful location. Within walking distance of much of downtown Hayward, the Centennial Hall area stores and adjacent homes and businesses. It has great parking, on a street that has been built to support the traffic and people.

Esther was a wonderful boss, manager, and friend. She was a great example to follow for me and an inspiration during those stressful times of the early 2020's.

It will do the people of the Foothill neighborhoods good to have a safe space to shop, run by such open, caring people. The nearby businesses should also benefit from the added attention and foot traffic, as other longstanding businesses seem to be struggling during these trying economic times.

Sincerely,

Justin Pebelier
42 Cornwall Way
San Leandro, Ca. 94577
(510)719-1051