

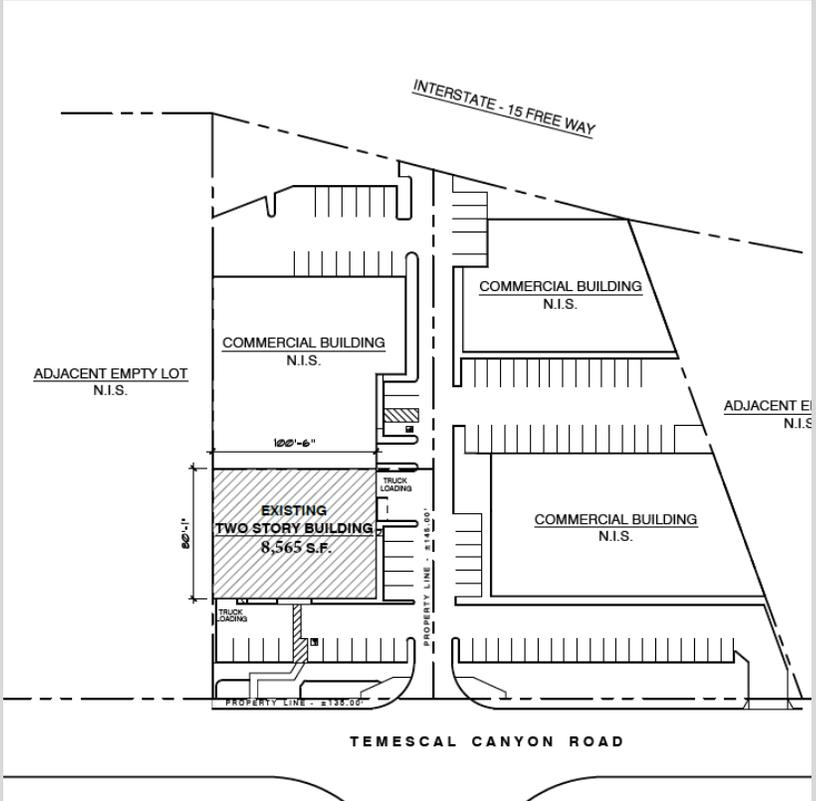
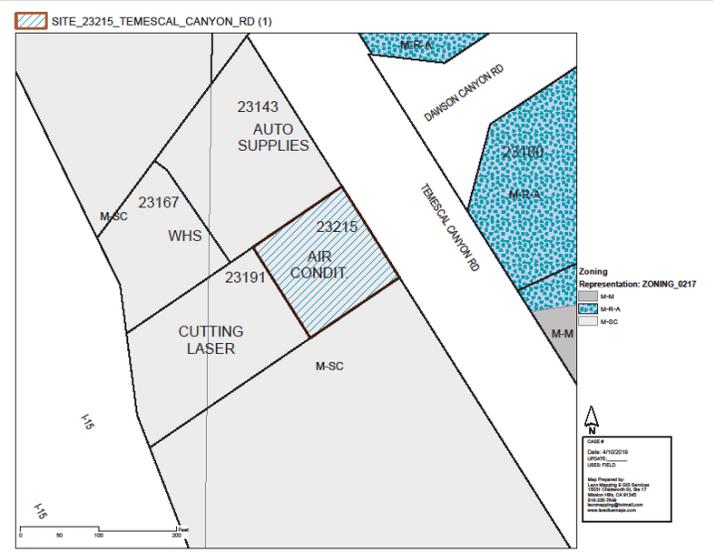
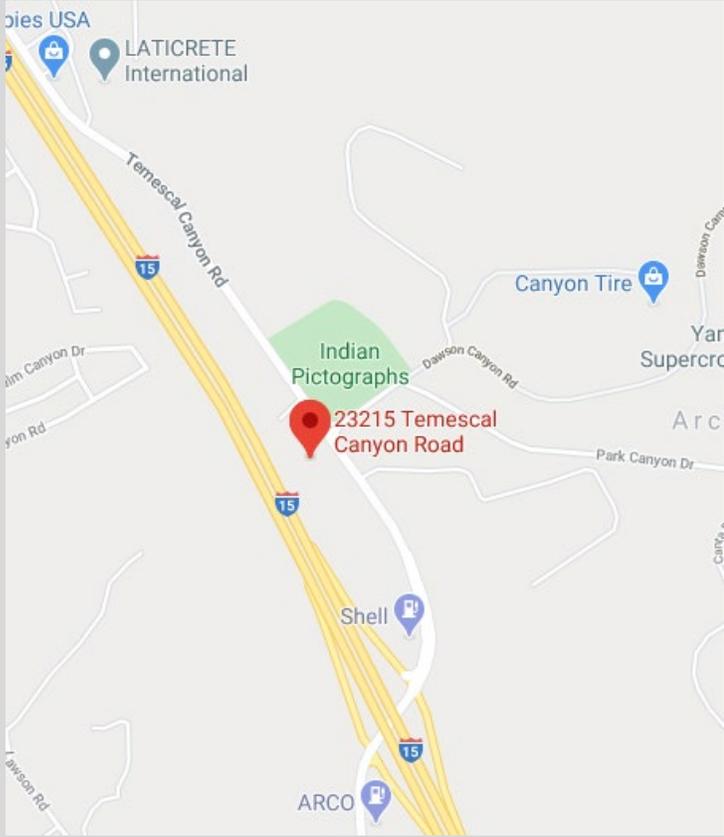
# RIVER RELEAF

Microbusiness Application Presentation

# Introduction

- River Releaf is proposing a cannabis microbusiness which will include nonvolatile manufacturing (extraction), cultivation, distribution, and retail in 8,565 square foot facility located at 23215 Temescal Canyon Rd. in Corona, CA 92883.
- River Releaf is owned by a diverse set of individuals with extensive cannabis experience. The main operator Chris Francy has operated licensed cannabis facilities in California since 2015. Since 2015 Chris has built and operated multiple cultivation and retail operations. Chris is an expert in retail licensing and operations with ownership in businesses located in Santa Ana, Moreno Valley, San Bernardino, Long Beach, Seaside, and Desert Hot Springs.
- Other owners include cannabis veteran Julie Le, community liaison Ingrid Hutt, and Riverside County Resident Anthony Spencer.

# Map and Site Plan



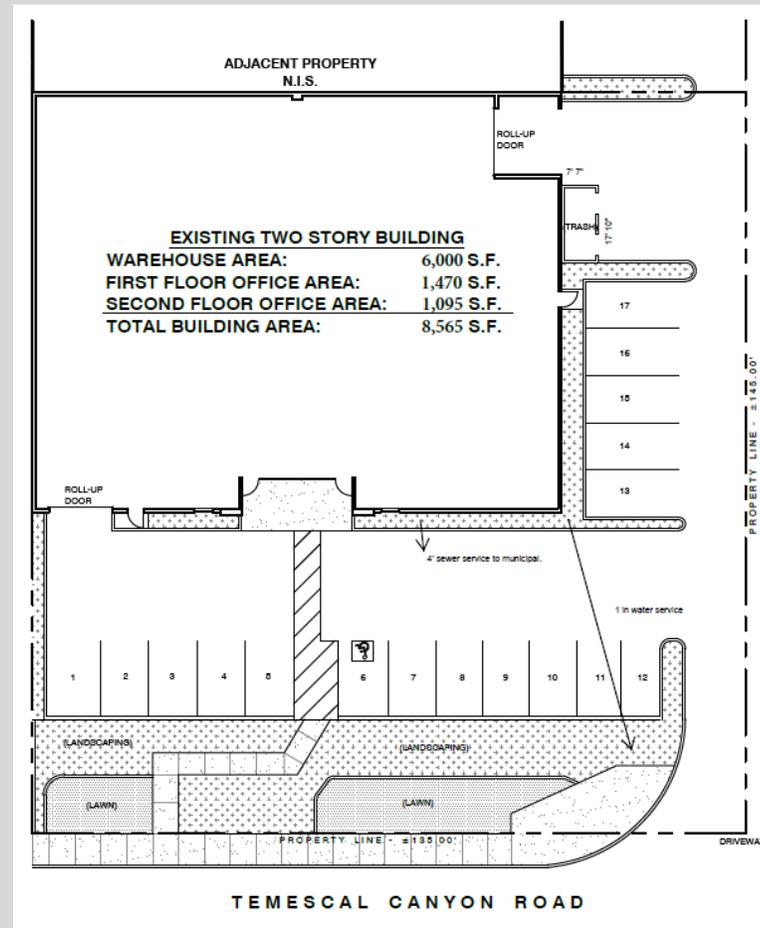
# General Operations

- With multiple operations under one roof River Releaf takes a calculated and coordinated approach to security, parking, odor control, customer traffic flow, workforce management, and community.
- Security: 24/7 bank level security including on site armed guards, video monitoring which can be accessed by law enforcement, limited access areas controlled by keycards, no product accessible to customers at anytime, and burglar alarms in specific areas of the facility while not in use.
- Parking: River Releaf has been approved by the Riverside Planning Commission to be required to have 14 parking stalls while 17 are dedicated to the facility. To help with this River Releaf plans to operate the manufacturing and cultivation operations overnight and opposite of the retail business hours.
- Odor Control: Activated carbon filtration system will be installed in all areas of the building which will treat the air for odor. Cultivation is the strongest driver of odor in cannabis and with co2 supplementation the air is recirculated throughout the operation with no exhausted air. SOPs in place for all personnel and security to address concerns from the public.

# General Operations

- Customer traffic flow: A parking attendant will be on site during business hours to help guide customers to the proper parking stalls, ensure no loitering or on-site consumption exists, and help traffic flow more smoothly on site. Explained further in the retail operations section.
- Workforce Management: The facility will employ approximately 20 - 25 local citizens across all uses. The workforce in retail will be managed using data derived from the retail POS. This will allow the business to ensure that only the required amount of employees are on site at any given time based on business need.
- Community: River Releaf believes in being part of the broader community that it serves. River Releaf is dedicated to the Development Agreement required by the County of Riverside in which it will contribute \$52,930 a year which will go to the public benefit fund. River Releaf will create approximately 20 - 25 new jobs and is committed to using local contractors for the build out and general services such as custodial work. In addition, River Releaf plans to find local community groups and causes for which it can contribute money and volunteer time once operations commence.

# Parking Plan



# Retail Operations



- Retail operations will take place from 8 am to 10 pm 7 days a week. The d.b.a. for the retail arm will be Culture Cannabis Club which Chris Francy is the CEO of with the brand opening stores in San Bernardino, Moreno Valley, Long Beach, Banning, and many other cities under review.
- Culture has a unique retail concept using touch screen technology to assist in customer education regarding product types, uses, cannabinoid concentration, flavors and brands. This technology also help expedite the ordering process for customers who simply make their selections on these touch screens and proceed to a POS to pay and receive their order.
- Culture also incentivizes customers to order online and pickup in store at a designated area of the POS counter. This reduces customer handle time on site and results in larger per order totals. Besides time other incentives include discounts, special product releases, and a member-based points system that can lead to additional discounts.

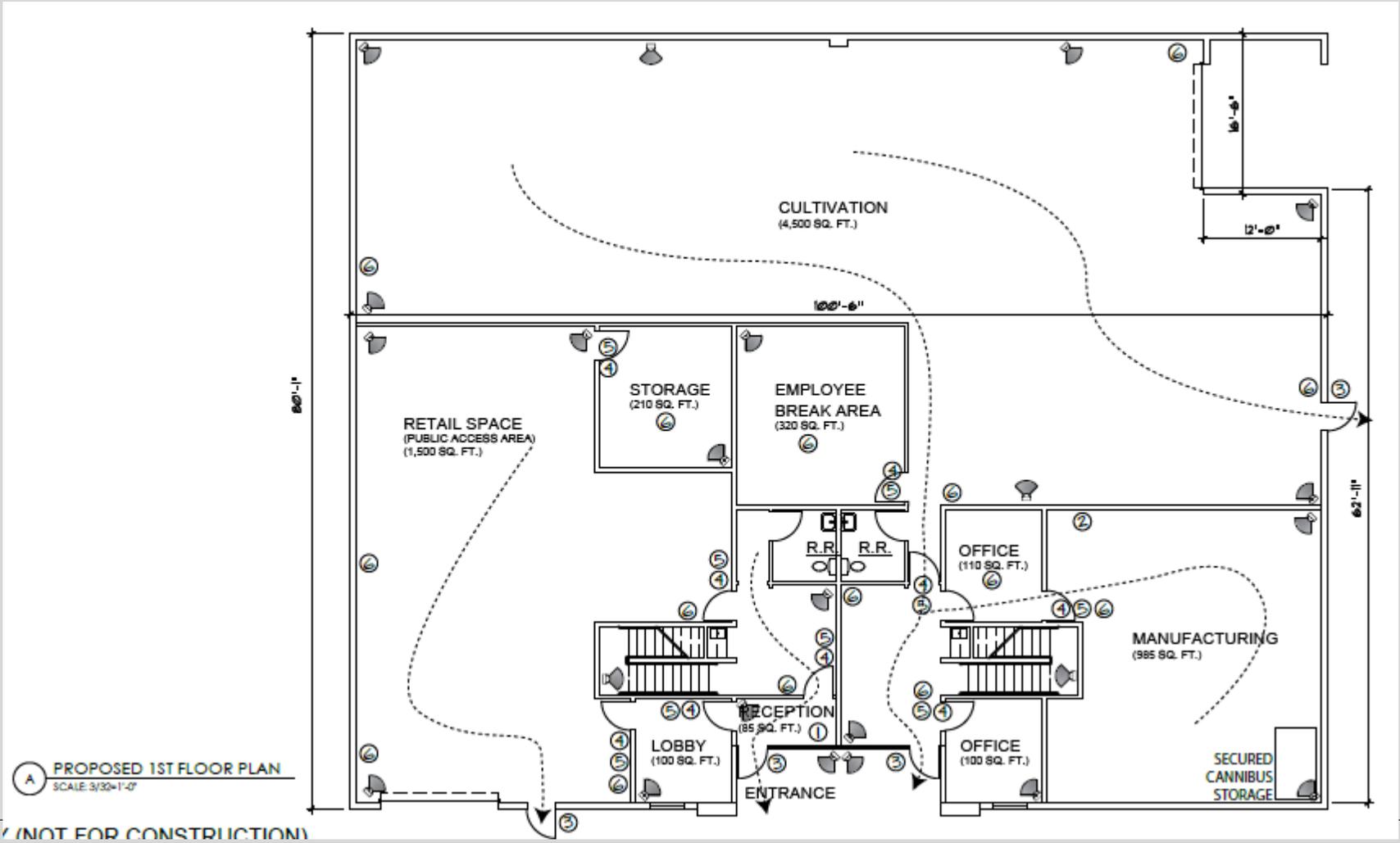
# Retail Operations



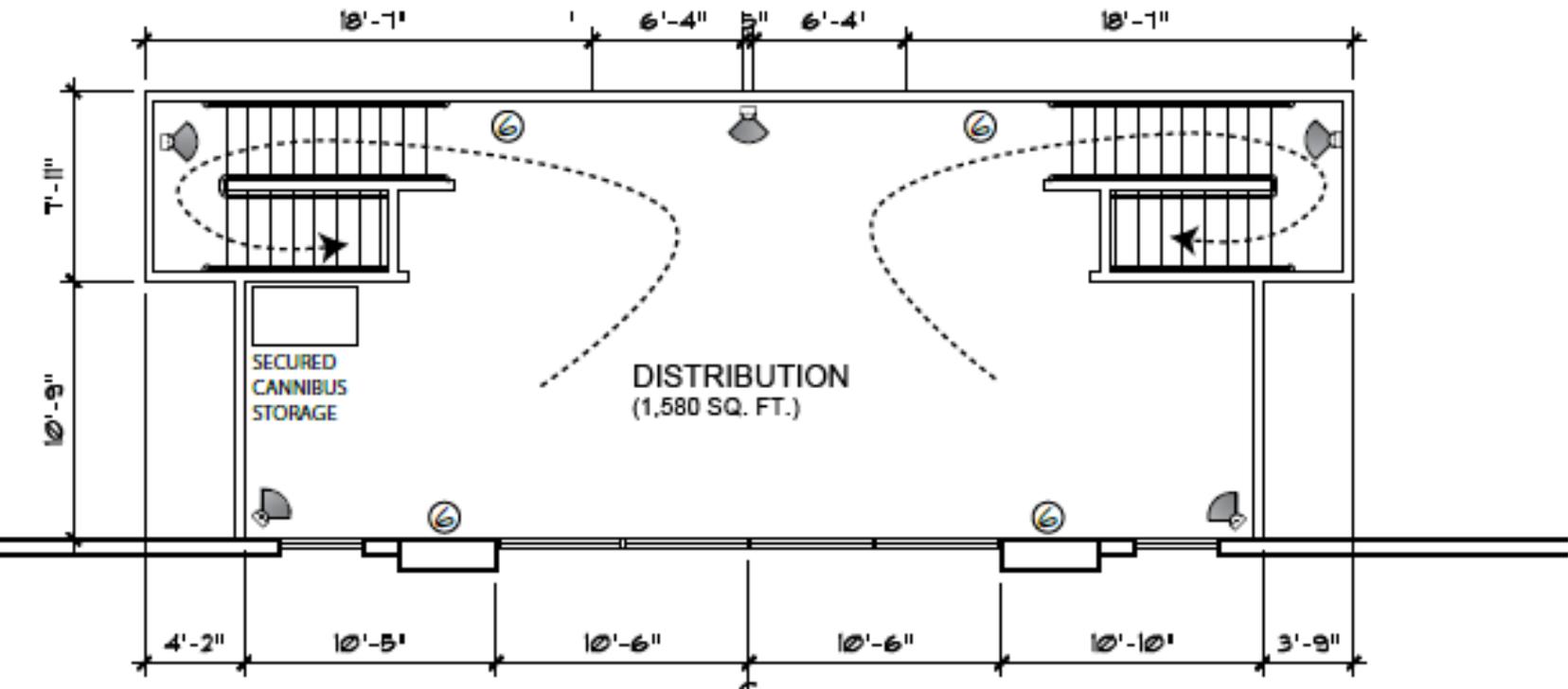
# Distribution/Manufacturing/Cultivation Operations

- Manufacturing and Cultivation operations will take place opposite hours of the retail hours of operations.
- Distribution will be in operation during normal business along with retail. This use creates very little use requiring 1 to 3 employees at any time and no more than 1 customer on site at a time.
- Manufacturing will be non-volatile using ice water extraction methods along with a heated press to filter the THC and other cannabinoids from the raw materials.
- Cultivation will be a small boutique type of grow focusing on high quality proprietary strains and flavors for use in the various house and outside customer brands. The operation will use a water reclamation and filtering system which produces less than 2% of sewage.

# Property Design and Layout



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A PROPOSED 2ND FLOOR PLAN  
1/8"=1'-0"

Questions?