

Attachment 1



Tracy H. Lautenschlager
Tel 954.768.8270
Fax 954.765.1477
lautenschlagert@gtlaw.com

October 1, 2018

Corals of Oakland Park Neighborhood Association
By email to: Mitch Rosenwald at mitchrosenwald@gmail.com

Embarcadero Condominium Association
By email to: John Holt at embarcaderocondo@msn.com

North Andrews Neighborhood Civic Association
By email to: Linda Martin at lindamartin@bellsouth.net

Re: Neighborhood Participation Meeting
Proposed Medical Marijuana Dispensary at 1544 E. Commercial Blvd.

Dear Neighbors:

I represent McCrory's Sunnyhill Nursery, LLC, which does business as "GrowHealthy." GrowHealthy is a state-licensed medical marijuana provider. My client proposes to open a medical marijuana dispensary at 1544 E. Commercial Boulevard. The City's approval process involves a "conditional use" approval, which requires a neighborhood participation meeting that provides an opportunity for my client to inform your community about the proposed dispensary and answer any questions or concerns you may have.

We propose to hold the neighborhood participation meeting on **October 18th at 7:00 p.m. in the City Commission chambers at 3650 N.E. 12th Avenue, Oakland Park, FL 33334.** Please respond by email to let us know if that meeting date and time is acceptable for your association board and members, or suggest an alternative.

Enclosed with this letter is a fact sheet about GrowHealthy and its dispensary operations. Please feel free to send us any questions that occur to you in advance of the meeting, so we can be sure to have available all the information necessary to answer your questions.

Very truly yours,

Tracy H. Lautenschlager
Shareholder

/THL

cc: Brian Brescia, GrowHealthy CFO
Kaitlyn Collier, City of Oakland Park

TAL 452319115v1

ALBANY
AMSTERDAM
ATLANTA
AUSTIN
BERLIN*
BOCA RATON
BOSTON
CHICAGO
DALLAS
DELAWARE
DENVER
FORT LAUDERDALE
HOUSTON
LAS VEGAS
LONDON*
LOS ANGELES
MEXICO CITY*
MIAMI
MILAN**
NEW JERSEY
NEW YORK
NORTHERN VIRGINIA
ORANGE COUNTY
ORLANDO
PHILADELPHIA
PHOENIX
ROME**
SACRAMENTO
SAN FRANCISCO
SEOUL*
SHANGHAI
SILICON VALLEY
TALLAHASSEE
TAMPA
TEL AVIV*
TOKYO**
WARSAW-
WASHINGTON, D.C.
WESTCHESTER COUNTY
WEST PALM BEACH
*OPERATES AS
GREENBERG TRAURIG GERMANY LLP
* OPERATES AS A
SEPARATE UK REGISTERED LEGAL ENTITY
* OPERATES AS
GREENBERG TRAURIG S.C
** STRATEGIC ALLIANCE
* OPERATES AS
GREENBERG TRAURIG LLP
FOREIGN LEGAL CONSULTANT OFFICE
* A BRANCH OF
GREENBERG TRAURIG P.A.
FLORIDA USA
* OPERATES AS
GT TOKYO HORTISU JIMUSHO
* OPERATES AS
GREENBERG TRAURIG GRAZISAK SP. K.

Attachment 2

Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: GrowHealthy Medical Marijuana Dispensary at 1544 E. Commercial Blvd.

Meeting Location & Date: City Commission, 3650 NE 12th Avenue, Oakland Park, FL 33334 October 18, 2018

Project Description:

Medical marijuana dispensary (Conditional Use).

To HOA Group/Individual: Signing this sign-in sheet does not imply approval or support of the project, just confirmation that a meeting was held pursuant to the ordinance.

Participant Signatures:

- | | |
|--------------------------|-----------|
| 1. <u>Lew Naylor</u> | 18. _____ |
| 2. <u>Denise Naylor</u> | 19. _____ |
| 3. <u>Michael Fister</u> | 20. _____ |
| 4. <u>[Signature]</u> | 21. _____ |
| 5. <u>JACK DOAN</u> | 22. _____ |
| 6. <u>Greg M. Alcorn</u> | 23. _____ |
| 7. _____ | 24. _____ |
| 8. _____ | 25. _____ |
| 9. _____ | 26. _____ |
| 10. _____ | 27. _____ |
| 11. _____ | 28. _____ |
| 12. _____ | 29. _____ |
| 13. _____ | 30. _____ |
| 14. _____ | 31. _____ |
| 15. _____ | 32. _____ |
| 16. _____ | 33. _____ |
| 17. _____ | 34. _____ |

Applicant/Property Owner Attendee or Representative Signature(s) (print names below):

Tracy Lautenschlager _____; _____
Tracy Lautenschlager

THIS PROPOSED DEVELOPMENT IS NOT ENDORSED BY THE CITY OF OAKLAND PARK AND IF SUBMITTED WILL BE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE CODES AND THE COMPREHENSIVE PLAN.

Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: GrowHealthy Medical Marijuana Dispensary at 1544 E. Commercial Blvd.

Meeting Location & Date: City Commission, 3650 NE 12th Avenue, Oakland Park, FL 33334 October 18, 2018

Project Description:

Medical marijuana dispensary (Conditional Use).

To HOA Group/Individual: Signing this sign-in sheet does not imply approval or support of the project, just confirmation that a meeting was held pursuant to the ordinance.

Participant Signatures:

- | | |
|---------------------------|-----------|
| 1. <u>Jeff Barnes</u> | 18. _____ |
| 2. <u>Adam Ball</u> | 19. _____ |
| 3. <u>Mitch Rosenfeld</u> | 20. _____ |
| 4. _____ | 21. _____ |
| 5. _____ | 22. _____ |
| 6. _____ | 23. _____ |
| 7. _____ | 24. _____ |
| 8. _____ | 25. _____ |
| 9. _____ | 26. _____ |
| 10. _____ | 27. _____ |
| 11. _____ | 28. _____ |
| 12. _____ | 29. _____ |
| 13. _____ | 30. _____ |
| 14. _____ | 31. _____ |
| 15. _____ | 32. _____ |
| 16. _____ | 33. _____ |
| 17. _____ | 34. _____ |

Applicant/Property Owner Attendee or Representative Signature(s) (print names below):

Tracy Lautenschlager _____;
Tracy Lautenschlager

THIS PROPOSED DEVELOPMENT IS NOT ENDORSED BY THE CITY OF OAKLAND PARK AND IF SUBMITTED WILL BE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE CODES AND THE COMPREHENSIVE PLAN.

Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: GrowHealthy Medical Marijuana Dispensary at 1544 E. Commercial Blvd.

Meeting Location & Date: City Commission, 3650 NE 12th Avenue, Oakland Park, FL 33334 October 18, 2018

Project Description:

Medical marijuana dispensary (Conditional Use).

To HOA Group/Individual: Signing this sign-in sheet does not imply approval or support of the project, just confirmation that a meeting was held pursuant to the ordinance.

Participant Signatures:

1. Ronald Gaudin
2. Seem-taylor Gaudin
3. Celyn Gritter
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____

18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____
31. _____
32. _____
33. _____
34. _____

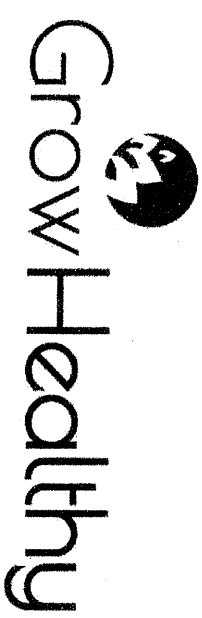
Applicant/Property Owner Attendee or Representative Signature(s) (print names below):

Tracy Lautenschlager
Tracy Lautenschlager

_____;

THIS PROPOSED DEVELOPMENT IS NOT ENDORSED BY THE CITY OF OAKLAND PARK AND IF SUBMITTED WILL BE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE CODES AND THE COMPREHENSIVE PLAN.

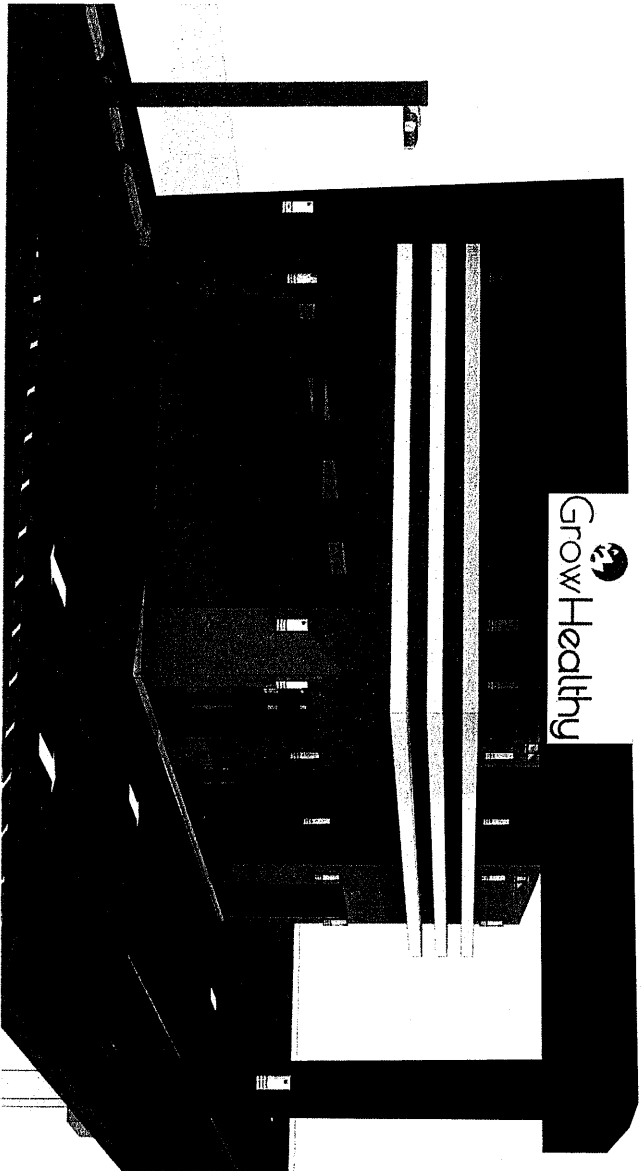
Attachment 3



- ▶ Medical products designed to provide relief from a host of conditions including cancer, Parkinson's disease, multiple sclerosis, HIV/AIDS, PTSD, epilepsy, glaucoma, and other qualifying conditions
- ▶ Best-in-class treatment centers serving registered patients across Florida
- ▶ Expert team empowered to educate, build trust, promote respect, and safely administer medicines
- ▶ Medicines produced and distributed by GrowHealthy from Lake Wales, FL

Unmatched Safety Standards

- ▶ 24/7 Alarm and Video Monitoring
- ▶ 24/7 On-Site Security Team
- ▶ Dedicated remote expert security team
- ▶ Lock and safe standards
- ▶ Security design standards
- ▶ Dedicated team to ensure compliance with regulations
- ▶ Emergency protocols, including severe weather and natural disasters
- ▶ Detailed, rigorous employee screening
- ▶ Diversion and trafficking prevention standards
- ▶ Access control



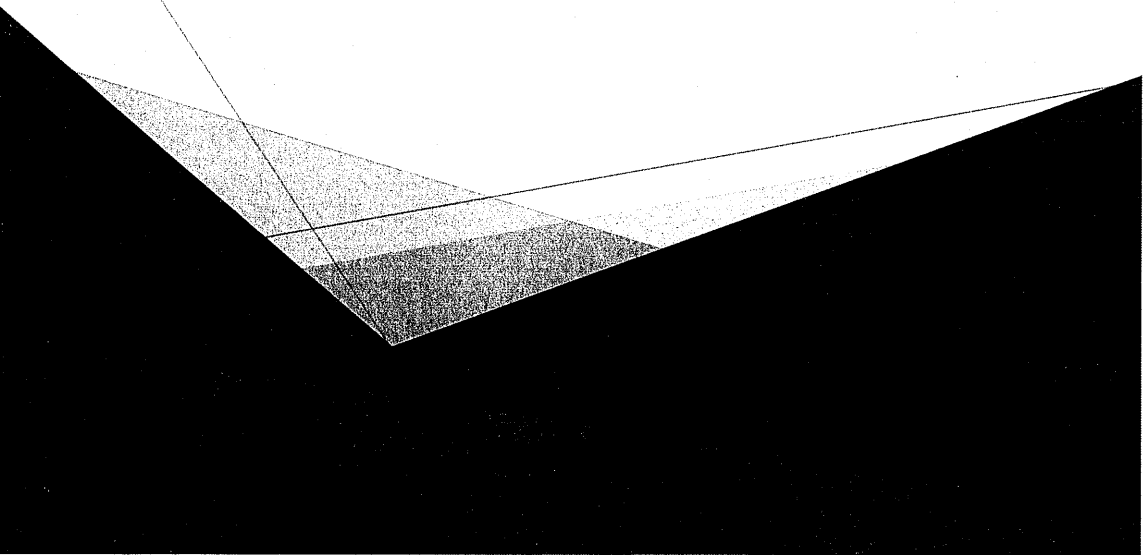
GrowHealthy

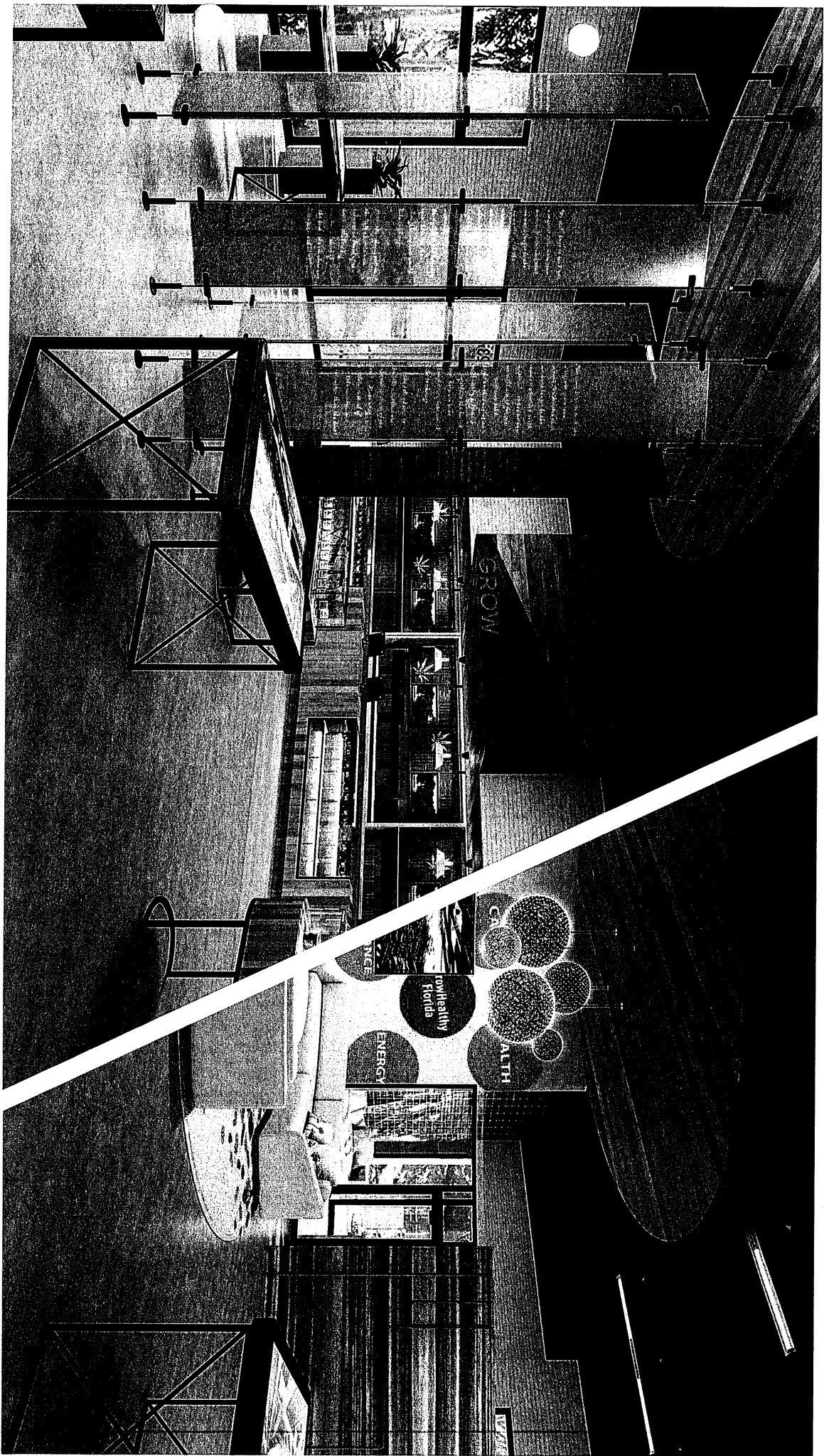
First-in-Class Treatment Center

Minimal external changes, high-quality internal build-out

Superior property management and maintenance standards

Improves use and image of vacant property, increasing neighborhood value





FAQ

- ▶ *Will a medical marijuana dispensary bring more crime to my neighborhood?*
 - ▶ **No.** In fact, studies show that medical marijuana dispensaries **reduce** crime in their immediate vicinity due to increased surveillance, well-lit properties, on-site security, and staff trained at incident reporting.*
 - ▶ *Opioids are a big problem in FL. Doesn't medical marijuana add to the opioid problem?*
 - ▶ **No.** In fact, studies show that neighborhoods with a dispensary have experienced a 20% relative decrease in painkiller treatment over the first two-years of dispensary operations.***
- ▶ *Will a medical marijuana dispensary decrease my property values?*
 - ▶ **No.** In fact, studies show that being within 0.1 miles of a medical marijuana dispensary **increases** property values by approximately 8.5% relative to houses that are farther away.**

*Tom Y. Chang, Mireille Jacobson. Going to pot? The impact of dispensary closures on crime. *Journal of Urban Economics*. 2017; 100: 120 DOI: 10.1016/j.jue.2017.04.001

**James Conklin, Moses Diop, Herman Li. Contact High: The External Effects of Retail Marijuana Establishments on House Prices. *Real Estate Economics*, 2017, <https://doi.org/10.1111/1540-6229.12220>

***Smith, Rhee, The Effects of Medical Marijuana Dispensaries on Adverse Opioid Outcomes (August 3, 2017). Available at SSRN: <https://ssrn.com/abstract=3012381> or <https://dx.doi.org/10.2139/ssrn.3012381>

Attachment 4



GrowHealthy Overview

GrowHealthy and the Florida Medical Marijuana Program

McCrary's Sunny Hill Nursery, LLC d/b/a GrowHealthy, is one of 14 vertically-integrated medical marijuana treatment centers ("MMTC") licensed by the State of Florida. The company provides medical marijuana products to patients suffering from at least one of the following qualifying conditions.

- Amyotrophic lateral sclerosis (ALS)
- Cancer
- Crohn's Disease
- Chronic Pain
- Epilepsy
- HIV/AIDS
- Multiple sclerosis
- Parkinson's disease
- Post-traumatic stress disorder (PTSD)
- A terminal condition diagnosed by a physician other than the qualified physician issuing the physician certification

GrowHealthy is committed to providing compassionate care to any qualified patient, but due to the list of qualifying medical ailments, the market demographics, and moderately priced products, GrowHealthy expects the majority of its patient base to be 40 years of age or older. Pursuant to the Florida medical marijuana statute and regulations, qualified and registered patients are allowed to purchase multiple forms of marijuana, including edibles, oils, vape pens, and capsules.

Section 381.986, Florida Statutes (Florida's Compassionate Use Act), was first enacted in 2014, and includes a confidential Patient Registry, so that only those qualified patients who have been certified by a physician (with patient names entered into a secure database maintained by the Florida Department of Health), are allowed to purchase medical marijuana. We expect to serve patients across Broward County, as it only has a few dispensing facilities approved by Florida's Office of Medical Marijuana Use. These locations are in Deerfield Beach. By law, GrowHealthy dispensing facilities may only dispense authorized medical marijuana derivative products and authorized delivery devices in a confidential setting, and may not dispense any other type of cannabis, alcohol, or illicit drug related product.

Security Requirements

We are required to ensure the safety and security of the premises with a fully operational security alarm system and video surveillance system, and we must also ensure that the outdoor premises have sufficient lighting from dusk until dawn. The internal premises must include a waiting area with sufficient space and seating to accommodate qualified patients and caregivers, and must include one or more private consultation areas. Medical marijuana and authorized delivery devices must be stored in a secured, locked room or a vault, and may not be displayed nor dispensed in the waiting area. Two employees or security personnel are required to be on site at all times, and to wear photo identification badges. No consumption of product is allowed on site.





Partnership with Leading U.S. Cannabis Operator

On January 17, 2018 GrowHealthy was acquired by iAnthus Capital Holdings, Inc. ("iAnthus"), (CSE: IAN)(CSE: IAN.CN)(CNSX: IAN)(OTCQB: ITHUF), which owns, operates, and partners with best-in-class cannabis operations across the United States. iAnthus provides capital, management services, corporate structure, and operational support across six (6) states. The merger of GrowHealthy and iAnthus has facilitated the company's growth, positioning GrowHealthy to expand rapidly across its vertically integrated operations, including the opening of up to 30 dispensaries in accordance with Florida medical marijuana statute and regulations. The company hopes to not only integrate this Oakland Park location into the GrowHealthy organization, but also broaden its relationship with more Florida communities.

Location Design and Logistics

GrowHealthy has engaged The McBride Company, a top national design firm with a strong Florida presence to ensure the attractive appearance of both the interior and exterior of the leased dispensing facilities. The interior will be a modern retail space with elegant wood finishes, high-tech displays, and a tasteful industrial motif meant as a homage to the space in which medical cannabis is cultivated. Though the aesthetics of the space are extremely important, it will be designed with functionality and medical confidentiality in mind. There will be minimal changes to the exterior of building other than reasonable identification signage with the GrowHealthy logo (see Exhibit 1). Renderings of the flagship location in West Palm Beach have been provided in Exhibit 2. The renderings represent the natural yet professional design elements that will be consistent in the Oakland Park facility, and from location to location across the state. GrowHealthy plans to employ approximately 8 individuals at this location. The store will be open from 8:00 am to 9:00 pm.

Reference Materials

<https://growhealthy.com/>

<https://www.ianthuscapital.com/>

[iAnthus Capital acquisition of GrowHealthy Press Release](#)

<http://mcbridedesign.com/>



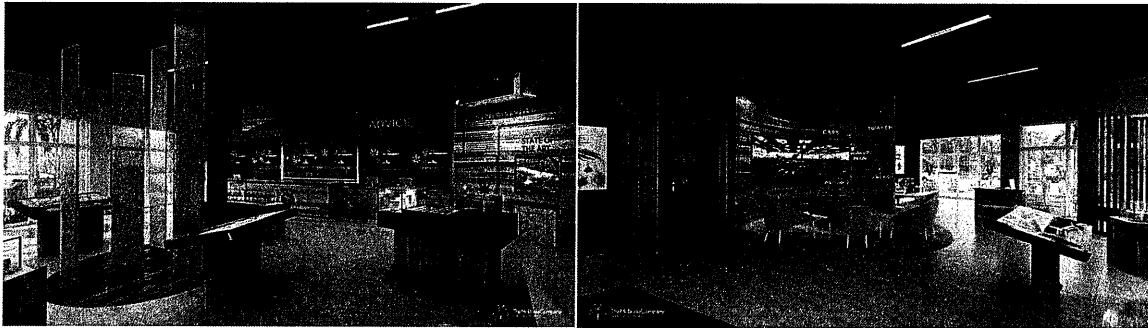


Design and Branding

Exhibit 1 – Company Logo



Exhibit 2 – Dispensary Design Renderings





Grow Healthy

MEDICAL CANNABIS CO.

Product Guide



Empowering healthier outcomes with medical cannabis

GrowHealthy produces Florida's premier-quality, all-natural medicinal cannabis products. Guided by industry best-practices and an unwavering commitment to quality, purity, and safety, we provide the products that offer healing and relief opportunities for medical cannabis patients across the Sunshine State.



Mind

Awaken your mind

High THC - Sativa

Mind products are high in THC (delta-9-tetrahydrocannabinol), and commonly act as a stimulant that can be great for spurring creative thought and meditating during the day: these effects are commonly associated with sativas. This makes Mind products a good choice for patients who need relief.

Suggested uses:

- Reduce inflammation
- Relieve depression
- Reduce pain
- Reduce nausea
- Reduce spasms and seizures

Meant to be used when it's time to:

- Get creative
- Get active
- Be social
- Open your mind



Body

Soothe your body

High THC - Indica

The high-THC formulations that comprise our Body products are derived from sedating cannabis varieties, commonly known as indicas. Body products often ease the body and provide relaxing effects. This makes these products a good choice for patients who are seeking calming effects of cannabis for stress and anxiety relief, as well as improved sleep.

Suggested uses:

- Reduce inflammation
- Reduce pain
- Reduce anxiety
- Stimulate appetite

Meant to be used when it's time to:

- Slow down the day
- Meditate
- Relax your body



Balance

Discover your balance

1:1 THC-CBD

All Balance products contain a 1:1 ratio of CBD to THC. This blend of CBD and THC combines the benefits of the two compounds into one balanced medication. Expertly calculated CBD:THC ratios maximize the synergistic properties and effects of both cannabinoids, creating a powerful cannabis formulation that delivers therapeutic benefits for overall well-being.

Suggested uses:

- Reduce inflammation
- Decrease depression
- Reduce anxiety
- Stimulate appetite
- Promote sleep

Meant to be used when it's time to:

- Take the edge off
- Reach equilibrium
- Find your balance



CBD

Find your relief

HIGH CBD

Using cannabis for the treatment of most medical conditions begins with a solid foundation of quality CBD (cannabidiol). Our CBD is processed to provide the highest bio-availability, so you get the most out of every dose. It also contains cannabis-derived CBD with just enough THC to yield an entourage effect. For most patients, CBD will provide a relaxing experience without the psychoactive effects associated with a high THC.

Suggested uses:

- Reduce pain
- Reduce inflammation
- Relieve sore joints and muscles
- Reduce spasms and seizures
- Reduce nausea
- Relieve depression and anxiety

Meant to be used when it's time to:

- Ease the pain
- Calm your nerves
- Feel in control



Committed to helping you live your best life.

GrowHealthy is a compassionate-care advocate and a champion of natural and alternative medicinal healing. Above all, we remain committed to delivering Florida's highest quality, natural medical cannabis products that help you improve your quality of life.

When used as part of physician-guided therapies, our products provide relief for patients suffering with chronic or debilitating illnesses and promote overall health and well-being.



Please call us at (800) 619-5288 to speak with a GrowHealthy representative and place an order.



— LIVE YOUR BEST LIFE. NATURALLY. —







(800) 619-5288

INFO@GROWHEALTHY.COM

GROWHEALTHY.COM

Pricing Guide



| PRODUCT | VARIATIONS | PRICE PER UNIT | |
|---|---|----------------|------|
|  | DISPOSABLE VAPE PEN Mind, Body, Balance, High CBD | Coming soon! | |
|  | CARTRIDGE Mind, Body, Balance, High CBD | 250mg | \$30 |
| | | 500mg | \$55 |
| | Citrus, Mango, Mint & Lime, Black Cherry | 250mg | \$25 |
| | | 500mg | \$45 |
|  | ORAL SYRINGE Mind, Body, Balance, High CBD | 500mg | \$38 |
| | | 1g | \$72 |
| | Citrus, Mango, Mint & Lime, Black Cherry | 500mg | \$32 |
| | | 1g | \$60 |
|  | TINCTURE Citrus - Ginseng & Grapefruit Mango - Chamomile & Passion Fruit Mint & Lime - Ashwagandha & Chia (1:1) Black Cherry - Ginger & Vetiver (10:1) Natural - Unflavored | 500mg | \$55 |
|  | CAPSULES Mind, Body, Balance, High CBD | Coming soon! | |
|  | TOPICALS Salve, Crème, Balm | Coming soon! | |



SHATTER, WAX, FLOWER PODS, and more GrowHealthy products are coming soon!

| ACCESSORIES | | PRICE PER UNIT | |
|-----------------------------|---------------------------------------|----------------|------|
| VAPE PEN BATTERY | Push Button, 380 MAH, 5 click ON/OFF | Standard | \$7 |
| PAM VAPE PEN BATTERY | 510 magnetic, 1000 MAH, variable watt | Premium | \$15 |

| FLORIDA FLAVORS PLANT-DERIVED TERPENES | | STRAIN SPECIFIC CANNABIS-DERIVED TERPENES | |
|--|-------------------------|---|-----------------------|
| Citrus : Sativa | Mint & Lime : 1:1 | Mind : Sativa | Balance : 1:1 |
| Mango : Indica | Black Cherry : High CBD | Body : Indica | High CBD : 10:1, 20:1 |

Please check online to see our most up-to-date products and pricing at [GrowHealthy.com](https://growhealthy.com)

FREE DELIVERY | (800) 619 5288

Products and pricing subject to change without notice

v1.6 10/10/18

Deed for Property

Prepared by and Return to:
BRUCE H. LITTLE, P.A.
645 SE 5th Terrace
Fort Lauderdale, FL 33301

Parcel ID Number(s): 4942 14 12 0350

QUIT CLAIM DEED

THIS INDENTURE, made this 28 day of June, 2010, by and between, CHARLES B. SERABIAN AND LINDA M. SERABIAN, husband and wife, Grantor*, and CHARLES B. SERABIAN, an individual, whose post office address is 2501 E. Commercial Blvd., Ste. 212, Fort Lauderdale, FL 33308, of the County of Broward, State of Florida, Grantee*.

WITNESSETH: that the said Grantor for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid by the Grantee, the receipt whereby is hereby acknowledged, do hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Lot 13, Block 12, of CORAL HEIGHTS SECTION THREE, according to the Plat thereof, as recorded in Plat Book 47, Page 19, of the Public Records of Broward County, Florida.

aka: 1544 E. Commercial Blvd., Oakland Park, Florida

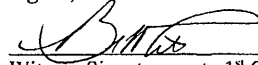
and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.


This Deed is given in settlement of that Agreement reached in Case No.: FMCE 06-008580.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness Signature as to 1st Grantor



CHARLES B. SERABIAN

BRUCE H. LITTLE
(Print Name)

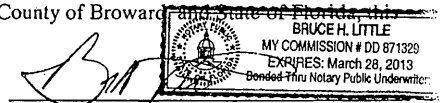
Maryann Schultz
Witness Signature as to 1st Grantor

Maryann Schultz
(Print Name)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, CHARLES B. SERABIAN, who is personally known to me or has produced DL as identification, and who executed the foregoing Quit-Claim Deed and acknowledged upon oath before me that he executed the same freely and voluntarily for the purpose therein expressed.

17th day of August, 2010. WITNESS my hand and official seal in the County of Broward and State of Florida, this



Notary Public, State of Florida

Printed Name:

My Commission Expires:

Signed, sealed and delivered in the presence of:

Julie Dickinson Linda M. Serabian
Witness Signature as to 2nd Grantor LINDA M. SERABIAN

Julie Dickinson
(Print Name)

Julia Shepley
Witness Signature as to 2nd Grantor

Julia Shepley
(Print Name)

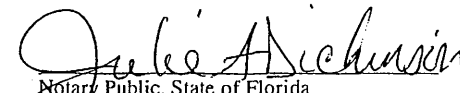
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me an officer duly

authorized to administer oaths and take acknowledgments, LINDA M. SERABIAN, who is personally known to me or has produced _____ as identification, and who executed the foregoing Quit-Claim Deed and acknowledged upon oath before me that she executed the same freely and voluntarily for the purpose therein expressed.

28 WITNESS my hand and official seal in the County of Broward, and State of Florida, this day of June, 2010.

NOTARY PUBLIC-STATE OF FLORIDA
Julie A. Dickinson
Commission #DD692489
Expires: AUG. 25, 2011
BONDED THRU ATLANTIC BONDING CO., INC.


Notary Public, State of Florida
Printed Name:
My Commission Expires:

Return to:

This Document Prepared By:
ARTHUR W. LAMBERTUS, ESQ.
LAMBERTUS & LAMBERTUS, PA
SUITE 604 2929 E. COMMERCIAL BLVD.
FT. LAUDERDALE, FL 33308

96-313599 TH001
06-28-96 10:54AM

\$ 1575.00
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Parcel ID Number: 9214-12-0350
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 21st day of June, 1996 A.D., Between
Wilfred L. Collette and Doris M. Collette, husband and wife,

of the County of YANCEY State of North Carolina, grantors, and
Charles B. Serabian and Linda M. Serabian, husband and wife,

whose address is: 11950 N.W. 6th Street, Plantation, Florida 33325

of the County of Broward, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:

Lot 13, Block 12, of CORAL HEIGHTS SECTION THREE, according to
the Plat thereof, as recorded in Plat Book 47, Page 19, of the
Public Records of Broward County, Florida.

Subject to restrictions, reservations and easements of record,
if any, and taxes subsequent to 1995.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATION

625067P0578

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

Amy Trovman
Printed Name: Amy Trovman

Witness as to Both
Deborah J. Wilson
Printed Name: Deborah J. Wilson
Witness as to Both

Wilfred L. Collette (Seal)
Printed Name: Wilfred L. Collette

P.O. Address: Rt 2, Box 185, Green Mountain, NC 28740

Doris M. Collette (Seal)
Printed Name: Doris M. Collette

P.O. Address: Rt 2, Box 185, Green Mountain, NC 28740

STATE OF North Carolina
COUNTY OF YANCEY

The foregoing instrument was acknowledged before me this 21st day of June, 1996 by
Wilfred L. Collette and Doris M. Collette,

who are personally known to me or who have produced their U.S. driver's licenses as identification.

Wanda J. Proffitt
Printed Name: Wanda J. Proffitt
NOTARY PUBLIC
My Commission Expires: 4/15/98

Program Description & Summary

Program Description & Summary
McCrory's Sunny Hill Nursery, LLC d/b/a GrowHealthy
1544 East Commercial Boulevard
Conditional Use Application

The Applicant:

McCrory's Sunny Hill Nursery, LLC, d/b/a GrowHealthy (the "Applicant" or "GrowHealthy") is a state-licensed medical marijuana treatment center ("MMTC"). GrowHealthy's production facility is located in Lake Wales, Florida, and its primary office is located at 515 North Flagler Drive, Suite 210, West Palm Beach, Florida 33401.

The Property:

GrowHealthy has entered into a lease agreement for property located at 1544 E. Commercial Boulevard, including a land parcel of approximately 8,208 net square feet and an existing building of approximately 1,479 square feet (the "Property"). The building has been recently renovated by the property owner.

The Proposed Use:

GrowHealthy proposes to build-out the interior of the existing building, add a small mezzanine storage area (369 s.f.), modify signage (which must be approved by the State of Florida, Department of Health) and operate a medical marijuana dispensary in compliance with all laws and regulations of the Department of Health.

Compliance with the Conditional Use Review Criteria:

Section 24-165 of the City's Land Development Regulations requires that, prior to approval of a conditional use, the City Commission must find that the application meets the following criteria:

- (1) The proposed use is essential to the proper functioning of a utility system or is specifically listed as a permitted conditional use in the district in which it is to be located.**

Response: The Property is zoned B-1, Community Business District. Medical marijuana treatment facility is specifically listed as a permitted conditional use in B-1 zoning district, subject to the additional requirement that "the closest projection of the building or outdoor sales area from public or private elementary, middle or secondary schools, and child daycare to the closest projection of [sic] measures a minimum of five hundred (500) feet." The Applicant has included with this application a certified statement from a professional engineer as to compliance with the separation standard.

- (2) The use is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this chapter and will not be detrimental or injurious to the surrounding area.**

Response: The voters in the State of Florida overwhelmingly approved in 2016 a Constitutional Amendment to provide for the sale of medical marijuana products. The City, in

adopting amendments to its Code of Ordinances authorizing MMTC operations subject to regulations established by the State Department of Health and the conditional use regulations addressed herein, has recognized that the use is desirable and consistent with the public health, safety and welfare.

- (3) When granting approval for conditional use, the board may attach conditions and safeguards, in addition to those prescribed in the district regulations, as they determine are necessary for the protection of the surrounding area and to preserve the spirit and intent of the ordinance.**

Response: Acknowledged. The Applicant proposes that the regulations, inspections and operating requirements for MMTCs established by Florida Statutes and by regulations of the Department of Health are rigorous and adequately address the City's concern expressed in this criteria.

- (4) The application must also meet all of the following criteria, where appropriate:**
- (a) Conformance with comprehensive plan.**
 - (b) Harmony with adjacent uses (existing or zoned).**
 - (c) Facility levels of service maintained.**
 - (d) Use not hazardous to nearby housing, particularly traffic.**
 - (e) The architectural and site design are compatible with the character of the surrounding area.**

Responses:

- (a) The MMTC use is not specifically addressed in the Comprehensive Plan. The Land Use Implementation section of the Comprehensive Plan, Section 3, Zoning as to Permitted Uses and Densities, Section 3.02.C. addresses permitted uses in the "Commercial" designation, and permits retail uses.

The addition of the MMTC use to the City's business zoning districts, while controlling the use through this conditional use process, supports the following Goals, Objectives and Policies:

- Goal 1, protection of existing residential areas
- Objective 1.7, use the Land Development Code to implement land use policies
- Policy 1.4.6, minimize the impacts of incompatible land uses
- Policy 1.7.2, consider of compatibility in review of development applications

- (b) The proposed use is essentially a small retail use, which is consistent with the existing Commercial Boulevard corridor. Previously the Property was used as a fast food restaurant. Therefore, the proposed use is expected to have less impact on the surrounding area than the prior use of the Property. Retail and other commercial uses similar to the proposed use have existed in harmony with the surrounding neighborhood for many years, and the proposed use will continue this pattern.

(c) This criteria, requiring maintenance of levels of service, would require more scrutiny if the application involved new development. This application does not propose new development; therefore, public facilities and services are already in place for this Property. The Applicant has obtained from Broward County EPGMD an informational TRIPS run, a copy of which is included with this application, which estimates only nine (9) trips from the proposed use.

(d) State of Florida regulations require onsite security both in design and continuing operations, ensuring that the MMTC dispensary use will not be hazardous to the community. As noted above, the proposed use is not expected to alter the existing traffic patterns.

(e) The building on the Property was recently renovated by the property owner, and now reflects a modern, yet neutral, elevation and includes attractive new site features and a new enclosed trash enclosure. The interior will be designed as a modern retail space with elegant wood finishes, high-tech displays and a tasteful interior motif meant as an homage to the space in which medical cannabis is cultivated. Though the aesthetics of the space are extremely important, it will be designed with functionality and medical confidentiality in mind. There will be minimal changes to the exterior of building other than reasonable identification signage with the GrowHealthy logo.

Services and Products:

GrowHealthy provides medical marijuana products to patients suffering from at least one of the following qualifying conditions.

- Amyotrophic lateral sclerosis (ALS)
- Cancer
- Crohn's Disease
- Chronic Pain
- Epilepsy
- HIV/AIDS
- Multiple sclerosis
- Parkinson's disease
- Post-traumatic stress disorder (PTSD)
- A terminal condition diagnosed by a physician other than the qualified physician issuing the physician certification

GrowHealthy is committed to providing compassionate care to any qualified patient, but due to the list of qualifying medical ailments, the market demographics, and moderately priced products, GrowHealthy expects the majority of its patient base to be 40 years of age or older. Pursuant to the Florida medical marijuana statute and regulations, qualified and registered patients are allowed to purchase multiple forms of marijuana, including edibles, oils, vape pens, and capsules. By law, GrowHealthy dispensing facilities may only dispense authorized medical marijuana derivative products and authorized delivery devices in a confidential setting, and may not dispense any other type of cannabis, alcohol, or illicit drug related product.

Security Requirements and Hours of Operation:

GrowHealthy is required to ensure the safety and security of the premises with a fully operational security alarm system and video surveillance system, and we must also ensure that the outdoor premises have sufficient lighting from dusk until dawn. The internal premises must include a waiting area with sufficient space and seating to accommodate qualified patients and caregivers, and must include one or more private consultation areas. Medical marijuana and authorized delivery devices must be stored in a secured, locked room or a vault, and may not be displayed nor dispensed in the waiting area. Two employees or security personnel are required to be on site at all times, and to wear photo identification badges. No consumption of product is allowed on site.

The store will operate from 8:00 a.m. to 9:00 p.m., seven days per week. Please see also the enclosed "Facility Security Summary" for GrowHealthy sites.

Zoning and Existing Uses of Adjacent Properties:

An excerpt from the City's zoning map is included on the site plan. Following are the current zoning designations and existing uses surrounding the Property –

| | Current Zoning | Existing Use |
|---------------------------------|-----------------------|---------------------|
| North (across Commercial Blvd.) | B-1 | Restaurants, retail |
| East | B-1 | Dry cleaning store |
| South | R-1 | Single family homes |
| West | B-1 | Medical office |

Respectfully submitted on behalf of the Applicant,



Tracy H. Lautenschlager
Greenberg Traurig, P.A.

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Building A, Suite 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Development Review Fee Statement

APPLICANT INFORMATION

Development/Project Name: Kwesi Estimate pharmacy 1544 E. Commercial

Plat Name: Coral Heights Sec 3 Book: 47 Page: 19 DMIS #:

Lot(s): Block(s): Building #:

FEES

| AMOUNT | ITEM | VALIDATION |
|-------------|--|------------|
| \$11,203.00 | Transit Concurrency - Concurrency Central - Nr - Drug Store 1.425 (1,000 sq. ft.); 9.02 trips @ \$1,380.00 - 10% discount | |
| \$11,203.00 | Total for Non-Residential Transit Concurrency | |
| \$11,203.00 | Grand Total | |

ESTIMATE only

The fees above are due and payable to:
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

THIS STATEMENT BECOMES A RECEIPT WHEN STAMPED BY A REGISTER

Authorized Signature: Kavim 10/10/18

Cashier Category / Job Id: 8100 / 50710281



Tracy H. Lautenschlager
Tel 954.768.8270
Fax 954.765.1477
lautenschlager@gtlaw.com

October 1, 2018

VIA EMAIL

Korene Daluz
City Planner
Broward County
Planning and Development Management
115 S. Andrews Ave, Room 329 K,
Fort Lauderdale, FL 33301

Re: Request for Estimate of Transportation Concurrency Fees – 1544 E Commercial,
Blvd, Oakland Park, FL 33334

Dear Ms. Daluz:

Pursuant to our telephonic conversation of October 1, 2018, please provide this office with an estimate of the transportation concurrency fees for the property located in the Central Concurrency District at 1544 E. Commercial Boulevard, Oakland Park, FL 33334. Folio Id: 4942-14-12-0350.

The proposed use is for a 1425 square-foot pharmacy with no drive-through. If you require any additional information, please feel free to contact my paralegal, Kwesi Callender at 954-468-1755.

Thank you in advance for your time and cooperation in this matter.

Best regards,

/s/ Tracy H. Lautenschlager
Shareholder

THL:kjc



Facility Security Summary

GrowHealthy considers security and safety of our licensed premises and staff members to be of the utmost importance. It is critical that all security measures are maintained and compliant with State of Florida rules and regulations. Security plans are required for each facility. This summary highlights key components of the GrowHealthy Diversion and Trafficking Prevention Procedure relevant to all locations.

1. Security Alarm System
 - a. All licensed premises have a security alarm system on all perimeter entry points and windows
 - b. Continuously monitored 24/7
 - c. Records and existing contracts for each licensed premises that describe the alarm system and the name of the monitoring company are maintained up to date and kept onsite in a secured area
2. Lock standards
 - a. All points of ingress and egress use commercial grade, non-residential door locks
3. Video Surveillance
 - a. All camera views of limited access areas are continuously recorded 24/7
 - b. Surveillance recordings are kept for a minimum of 45 days and in a format that can be easily accessed
 - c. Recordings are archived in a format that ensures authentication of the recording and guarantees no alteration
 - d. System has capability to produce a color still photograph from any camera image of the licensed premises
 - e. Date and time stamps are embedded on all surveillance recordings
4. Surveillance Records
 - a. Records applicable to the surveillance system are maintained at GrowHealthy's corporate facility at 309 S Acuff RD, Lake Wales FL
5. Diversion and Trafficking Prevention
 - a. Inventory control and employee monitoring systems prevent diversion and trafficking in each facility
 - b. GrowHealthy safeguards against diversion by limited access and visual surveillance in all areas where cannabis products are stored and handled
 - c. Employees have limited RFID access to areas where cannabis is stored based upon specific job function
 - d. Employees and property are subject to random searches and upon any suspicion of theft, diversion, or trafficking
6. Human Resources Hiring Policies
 - a. Pre-employment screening includes a level-2 background check, drug screening, FDLE fingerprinting, criminal and substance abuse history
7. On-Site Emergency Protocols
 - a. Facilities have designated key personnel responsible for safe and secure operations
 - b. Key personnel and roles are posted and visible to all employees
 - c. Robust emergency reporting and evacuation procedures are maintained for each location, including fire, extended power loss, chemical spills, and severe weather
8. File Storage
 - a. Authorized personnel maintain physical and electronic filing systems for key security protocols and records
9. Security Personnel
 - a. Qualified security staff and plan with contractors of superior quality and experience