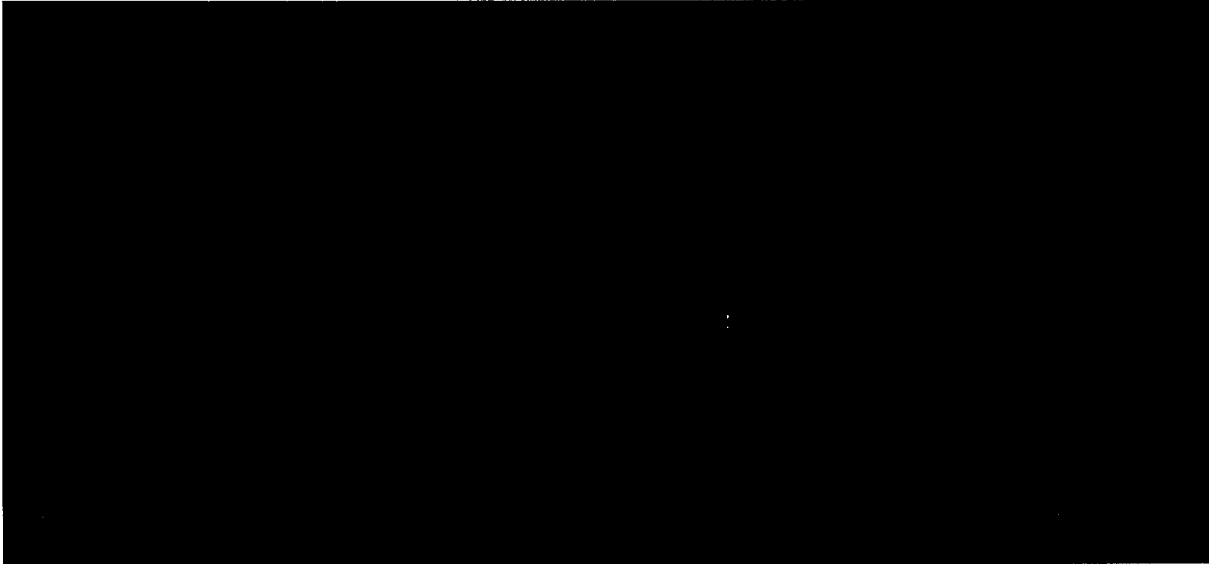


**DISPENSARY PERMIT UPDATE
CANNABIS PERMIT APPLICATION**

1a. Address of Proposed Cannabis Operation:

2758 E 7th St, Oakland, CA 94601



2. Right to Occupy Proposed Cannabis Location:

Owner Tenant Intend to Lease/Purchase Not yet secured a location

Please provide a copy of the supporting documents:

Deed Lease Agreement Letter of intent to lease/purchase property

If applicant is not the owner, please provide the following information for the property owner:

Last Name:	First Name:	Middle Initial:
Phone:	Email:	
Residential Address:		
City:	State:	Zip:

¹ On October 2, 2018, the City Council passed amendments to the City's cannabis permit ordinance. These amendments include a public notice and community meeting requirement for all applications submitted after October 2nd that identify an address that is within 300 feet of a residential zone. The intent behind the requirement is to provide an opportunity for operators to present their proposed use to nearby residents and hear what concerns or suggestions neighbors have regarding the business at a community meeting.

3. Applicant Information:

a. **Name:** Cisco Negoescu

b. Type of Corporate Structure:

Corporation Limited Liability Company Partnership Individual

Collective Other: _____

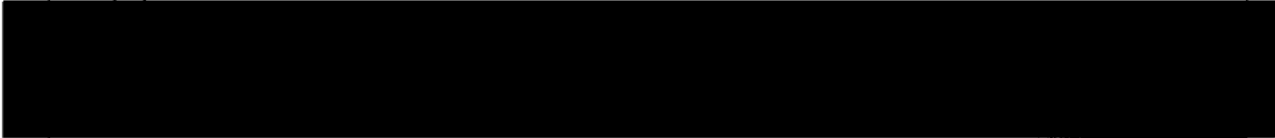
c. **Doing Business As:** Intangible Paradise LLC

d. Please Attach a Copy of State registration

e. Partner/Owner/Manager Information:

Please list all persons directly or indirectly interested in the permit sought, including all officers, directors, general partners, managing members, stockholders, and partners. Please attach additional pages if necessary (additional pages should be on 8½ x 11" paper; single sided, and include a Header with the applicant's name on the top right corner of each page).

Last Name: Negoescu	First Name: Cisco	Middle Initial:
Alias(es):		



Business Address: 2758 E 7th St		
City: Oakland	State: CA	Zip: 94601

Last Name: Liu	First Name: Meili	Middle Initial:
Alias(es):		
Title: Owner		



Business Address: 2758 E 7th St		
City: Oakland	State: CA	Zip: 94601

Last Name:	First Name:	Middle Initial:
Alias(es):		
Title:		
Date of Birth:	Phone:	Email:
Residential Address:		
City:	State:	Zip:
Business Address:		
City:	State:	Zip:

Last Name:		First Name:		Middle Initial:
Alias(es):				
Title				
Date of Birth:		Phone:		Email:
Residential Address:				
City:		State:		Zip:
Business Address:				
City:		State:		Zip:

Last Name:		First Name:		Middle Initial:
Alias(es):				
Date of Birth:		Phone:		Email:
Residential Address:				
City:		State:		Zip:
Business Address:				
City:		State:		Zip:

Last Name:		First Name:		Middle Initial:
Alias(es):				
Date of Birth:		Phone:		Email:
Residential Address:				
City:		State:		Zip:
Business Address:				
City:		State:		Zip:

Last Name:		First Name:		Middle Initial:
Alias(es):				
Date of Birth:		Phone:		Email:
Residential Address:				
City:		State:		Zip:
Business Address:				
City:		State:		Zip:



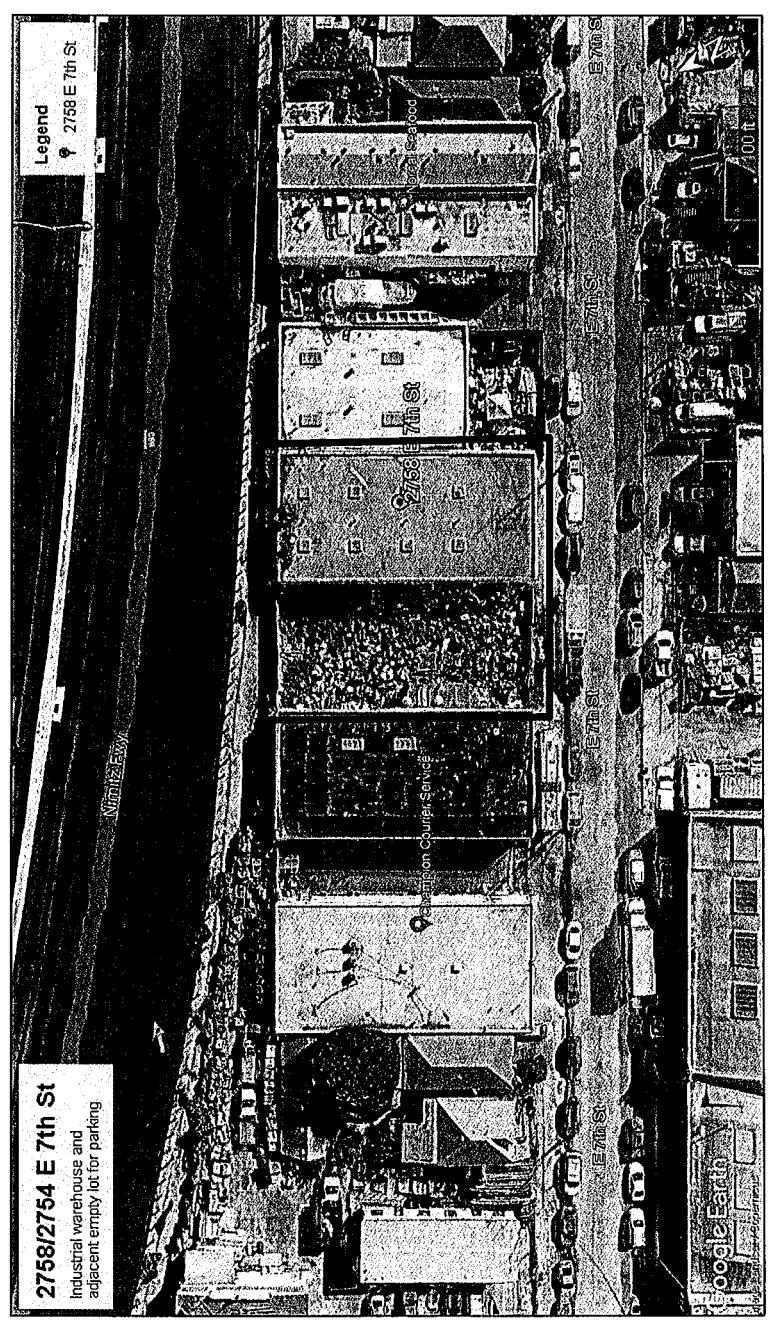
2758/2754 E 7th St.
Oakland, CA 94601

APN: 019 008100801
APN: 019 008101001

Intangible Paradise LLC
Dispensary/On-Site Consumption

Notes

- 2758 E 7th St, is an industrial warehouse
- 2754 E 7th St, is an adjacent empty lot to be used for parking

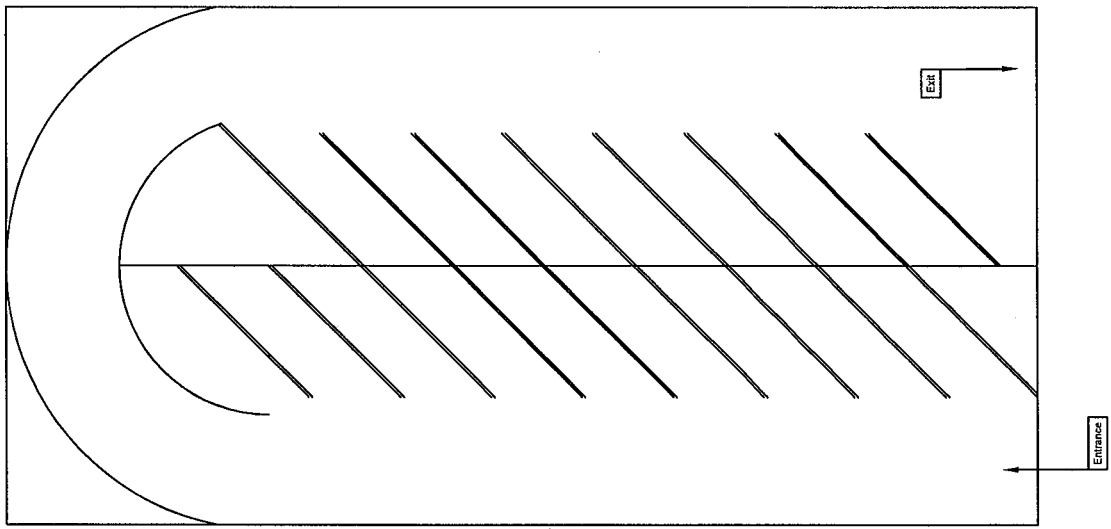


2754 E 7th St.
Oakland, CA 94601
APN: 019 008101001

Intangible Paradise LLC
Off-Street Parking

Notes

- Entire lot is approximately 5,000 sq/ft
- Provides 15 off-street parking spaces



2022097346

05/19/2022 03:39 PM

4 PGS

RECORDING REQUESTED BY:

Chicago Title

Escrow No.: 36302955-363-LB

Title No.: 36302955

**WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:**

Meili Liu

2014 Central Avenue

Alameda, CA 94501



OFFICIAL RECORDS OF ALAMEDA COUNTY

MELISSA WILK, CLERK-RECORDER

RECORDING FEES: \$23.00

TOTAL TAX: \$22,218.00

COUNTY TAX PORTION: \$1,518.00

CITY TAX PORTION: \$20,700.00

ELECTRONICALLY RECORDED

APN: 019-0081-008-01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 and 27388.2;
this document is a transfer subject to the
imposition of documentary transfer tax (DTT).

GRANT DEED

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Chicago Title

Escrow No.: 36302955-363-LB

Title No.: 36302955

**WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:**

Meili Liu

2014 Central Avenue

Alameda, CA 94501

APN: 019-0081-008-01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 2758 E. 7th Street, Oakland, CA 94601

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$1,518.00 and City Tax is \$20,700.00 and is computed on:
the full value of the interest or property conveyed.
- the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located IN THE CITY OF Oakland.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LCTC Properties, LLC, a California limited liability company

hereby GRANT(s) to

Meili Liu, an unmarried woman

the following real property in the city of Oakland, County of Alameda, State of CA:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Dated: May 11, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below..

SELLER:

LCTC Properties, LLC,
a California limited liability
company

By: *Carol Campanella*
Carol Campanella, Manager

05/12/2022
Date

NOTARY ACKNOWLEDGEMENT(S) TO GRANT DEED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA)
County of San Joaquin) SS:

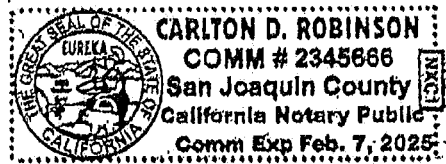
On May 12th, 2022 before me, Carlton D. Robinson
a Notary Public, personally appeared Carol Campanella

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carlton D. Robinson (Seal)



Notary Name: Carlton D. Robinson
Commission Number: 2345666
County of Commission: San Joaquin
Expiration Date: Feb 7, 2025
Date: 5/12/22 By: EPN- Roxana Castillo *RS*

EXHIBIT "A"
LEGAL DESCRIPTION

For APN/Parcel ID(s): 019-0081-008-01

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lots 52 and 53, in Block B, Map of Subdivision of Block 23, of the North Alameda Tract, filed November 1, 1892, Map Book 14, Page 3, Alameda County Records.

Community Beautification Plan

Purpose:

The purpose of this Community Beautification Plan is to outline the ways in which Intangible Paradise will reduce illegal dumping, littering, graffiti, and blight and promote beautification of the adjacent community.

Illegal Dumping:

Intangible Paradise will maintain 24hr. surveillance of the exterior of the property including any adjacent streets, sidewalks, and public rights-of-way. Any illegal dumping will be reported to the appropriate state and local agencies with copies of the surveillance footage capturing the event.

The managers and operators of Intangible Paradise will take immediate steps to remove the illegally dumped refuse and transport it to a licensed facility for disposal.

Littering:

Intangible Paradise will regularly clean the public frontage of the property at a minimum of two times per month or as needed. The cleaning methods to be used include but are not limited to sweeping, and pressure-washing.

Graffiti:

If vandalism or graffiti occurs, they will take immediate action to fix, repair, or replace the damage to the exterior of the building.

Blight:

In conjunction with the property owner, and other tenants of the property Intangible Paradise will maintain the public frontage of the property to be visually appealing. In accordance with the laws and ordinances of the local authority, they will ensure the paint, fixtures, and any other hardware or architectural components are maintained and appear clean and in working order.

Odor Mitigation Plan

Introduction:

This Odor Mitigation Plan is designed to explain Intangible Paradise process for mitigating odors generated by the sale and onsite consumption of cannabis, so that a reasonable person of normal sensitivities cannot detect odors outside the building.

All personnel are required to implement this odor control procedure in the normal course of their work. Employees are also responsible for detecting and reporting odor control problems to the General Manager, who will forward information to the Facilities Manager.

The General Manager is responsible for ensuring that any employees or contractors who work on odor control equipment are properly trained in the maintenance and use of such equipment. He/she is also responsible for correcting and monitoring any equipment-related malfunctions that result in the release of odors.

Specific Odor Emitting Activities:

1. Display of Cannabis Product – Allowing customers to inspect samples of the various cannabis products they are considering for purchase may emit cannabis odor.
2. Storage – Stored cannabis may emit odors if it is not tightly sealed, or if the storage containers are opened for any reason.
3. On Site Consumption – The consumption of cannabis on site will emit odors that require mitigation.

Operational Mitigating Measures:

All personnel will be trained on this procedure and any additional training topics deemed necessary by the General Manager. Records related to odor mitigation training will be kept in accordance with the Record Keeping Plan.

The General Manager is responsible for periodically monitoring odors outside the building in which cannabis is being cultivated, particularly when activities that produce a high level of odor emission are in progress. Odors that can be detected by a reasonable person of normal sensitivity should be reported, recorded, and corrected in accordance with this procedure.

Handling

Harvested materials should be handled as gently and infrequently as possible to minimize odor emission.

On-Site Consumption

The on-site consumption of cannabis will take place only in designated areas. While the entire facility will utilize mechanical odor mitigating technology so all air exiting the facility is filtered and any odor

causing compound are removed, the areas designated for on-site consumption will employ more robust systems.

Storage

All dried and cured material that is not being packaged will be stored in sealed non-porous plastic bags, in glass jars, or in other airtight containers approved by the General Manager. Doors to each storage area will remain closed and locked except when cannabis is being transferred in or out of the area.

Responding to Complaints:

Any complaint of cannabis odor escaping the building will be documented on a form or in a manner prescribed by the General Manager. Completed forms will be forwarded to the Record Keeping Manager. The form or documentation will contain, at a minimum:

1. The date and time of complaint
2. The name of the employee reporting the odor problem
3. The name and contact information of the person who noticed the odor if not an employee, or if he/she chooses to disclose that information
4. The date, time, and frequency of the noted odor emission
5. The distance from the building that the odor can be detected or approximate location of odor detection
6. The outcome of the inspection of the incident, including confirmation of no further odors outside and fully effective odor control equipment and procedures
7. The nature and date of any corrective action that was taken during the inspection

Resolution

An odor complaint is considered resolved when:

1. The General Manager confirms that the issue has been effectively inspected and any necessary corrective actions have been taken, or the General Manager determines that there was no odor escaping from the building that could be detected by a reasonable person of normal sensitivity
2. The equipment maintenance log and complaint response documentation is complete and filed.
3. Any official enforcement action is completed or resolved to the satisfaction of the agency or department initiating the action, if applicable.

Mandatory Notification

The General Manager will notify the executive staff of the company of any citation, notice, warning or other official communication alleging a nuisance activity or other violations related to odor within 24 hours of learning of or receiving such communication.