On June 6, 2019, the Illinois General Assembly passed the "Cannabis Regulation and Tax Act" (the "Act"), which Act legalizes, with limits, the sale, possession and use of cannabis sativa and its derivatives and subspecies ("Cannabis") for recreational purposes by adults over age 21 starting January 1, 2020. The Act grants limited authority to municipalities to regulate commercial cannabis facilities, including cultivation centers, dispensaries, infusers, processors and craft growers intending to serve recreational customers (collectively, "Adult-Use Cannabis Business Establishments"). The Act also authorizes municipalities to completely prohibit the location and operation of Adult-Use Cannabis Business Establishments, restrict the Adult-Use Cannabis Business Establishments to specific zoning districts, and require Adult-Use Cannabis Business Establishments to obtain special use permits to operate. On December 18, 2019 the City of Bloomington adopted zoning regulations (Ord. 2019-89) for “Adult-Use Cannabis Business Establishments”.

Adult Use Cannabis Dispensing Organization (Chapter 44 Division 16-02) A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, as it may be amended from time-to-time, and regulations promulgated thereunder. No on-site consumption is allowed.

Notice to applicants:
1. By choosing to develop property as an Adult-Use Cannabis Dispensing Organization, applicant elects to submit a contemplated development proposal to a discretionary review by the Zoning Board of Appeals and City Council.
2. There will be no refund of any application fee for approvals not granted or withdrawn by the applicant.
3. Incomplete applications will not be acted upon.
4. Complete applications must be received within the application deadlines.
5. Approved special use permit applications shall be subject to Division 17-7 of Chapter 44 of the City Code.
6. No more than two (2) Adult-Use Cannabis Dispensing Organizations shall be granted a special use and permitted to be located within the City of Bloomington. Each Adult-Use Cannabis Dispensing Organization may only be located upon approval of a special use as set forth in this section.
7. No consumption of cannabis may be permitted on the premises.
8. Applicant shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the special use, to ensure the safety of employees and customers of the Adult-Use Cannabis Dispensing Organization, as well as its environs. The improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Dispensing Organization and the site on which it is located, consistent with the requirements of the Act.
9. Any cannabis, cannabis-infused products, or cannabis waste on the premises must always be stored within secure refuse containers located within a restricted access area at all times prior to the destruction and disposal thereof, which destruction and disposal must be performed pursuant to all applicable State laws and regulations, as may be amended from time to time.
10. All advertising shall comply with advertising and promotional standards of the Cannabis Regulation and Tax Act and with the City of Bloomington Sign Code.
11. Adult-Use Cannabis Dispensing Organizations may not be located in a dwelling unit or operated as a home occupation.
CITY OF BLOOMINGTON
APPLICATION FOR A
SPECIAL USE PERMIT
ADULT USE CANNABIS DISPENSING ORGANIZATION

To the City of Bloomington:
I (we), the undersigned, do hereby respectfully request that the City of Bloomington approve a special use permit set forth herein, pursuant to Divisions 10-39 and 17-7 set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

DBA of Dispensing Organization: Beyond / Hello

<table>
<thead>
<tr>
<th>Adult-Use Dispensing Organization information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Name (if different than DBA)</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>City, State, Zip</td>
</tr>
<tr>
<td>Phone Number</td>
</tr>
</tbody>
</table>

*Please attach a separate sheet if there are additional business owners to be listed.

<table>
<thead>
<tr>
<th>Property Owner Information (If different than above)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>City, State, Zip</td>
</tr>
<tr>
<td>Phone Number</td>
</tr>
</tbody>
</table>

*Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required.

☑️ Written, notarized statement from the property owner certifying owner’s consent to the use of the property as Adult-Use Cannabis Dispensing Organization is included with this application.

<table>
<thead>
<tr>
<th>Applicant Information (if different than owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>City, State, Zip</td>
</tr>
<tr>
<td>Phone Number</td>
</tr>
</tbody>
</table>

*Please attach a separate sheet if there are additional applicants to be listed.
# Property Information

**Common Address:**  
118 Keaton Pl., Bloomington, IL 61704

- **Legal Description of Property Attached as Exhibit “A”**

<table>
<thead>
<tr>
<th>Existing Zoning:</th>
<th>B-1 General Business</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent Zoning:</td>
<td>B-1, M-1, C-1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Land Use:</th>
<th>Property is currently vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent Land Use(s):</td>
<td>Retail uses, including a Walgreens pharmacy, Laz-z-Boy furniture store, FedEx Ship &amp; Print store; 2 restaurants; and</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Size of Site:</th>
<th>1.3 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Identification Number (PIN):</td>
<td>14-35-203-008</td>
</tr>
</tbody>
</table>

# Project Information:

- **Description of products and services:**  
Adult-use cannabis dispensary in compliance with the Cannabis Regulation and Tax Act and Bloomington law, including the sale of cannabis flower, concentrates, infused edibles (including baked goods, gummies, etc.), and topicals (including salves, lotions, ointments, etc.), and related accessories.

<p>| Is this space occupied by multiple tenants (Y/N)? |</p>
<table>
<thead>
<tr>
<th>Building Area (SF):</th>
<th>3,040 sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space Area (SF):</td>
<td>2,702 sq. ft.</td>
</tr>
<tr>
<td># Parking Spaces Provided</td>
<td>71 Parking Spaces Provided</td>
</tr>
<tr>
<td># Accessible Parking Spaces Provided:</td>
<td>3 Accessible Parking Spaces Provided</td>
</tr>
<tr>
<td># Bicycle Parking Space provided (if applicable):</td>
<td>5 slots, 75' from the front door</td>
</tr>
<tr>
<td># Loading Docks:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Days/Hours of Operation:</th>
<th>9:00 am - 10:00 pm Monday - Friday</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peak Operation Days/Hours:</td>
<td>Thursday-Saturday 9AM-10PM</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Anticipated # employees (regular):</th>
<th>Approximately 40 employees (10/shift)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated # employees (peak):</td>
<td>15 employees/shift</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Anticipated # customers (regular):</th>
<th>Approximately 150</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated # customers (peak):</td>
<td>500 per day</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proximity to bus stop/facility:</th>
<th>1,500' from Bus Stop</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to bike route:</td>
<td>1,500' to Constitution Trail</td>
</tr>
</tbody>
</table>

The Applicant(s) requests the following variations to the bulk, sign, landscaping, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable): No variations requested.
Supporting Documentation

The following information shall be submitted together with the special use permit application.

- **Business Plan.** A copy of a business plan for the proposed Adult-Use Cannabis Dispensing Organization is included with this application.

- **Site Plan.** On full-size, legible sheets.
  - (a) Location by Section, Town and Range or other legal description;
  - (b) Names and addresses of the persons having proprietary interest over the property;
  - (c) Graphic (engineering) scale;
  - (d) North-points;
  - (e) Date of preparation;
  - (f) The boundary lines of the property in question;
  - (g) Location of all survey monuments and their descriptions;
  - (h) Proposed location, width, and type of surface material of all proposed sidewalks, pedestrian ways, driveways, parking areas, service areas, and recreation areas;
  - (i) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
  - (j) Size and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
  - (k) Size, location, and composition of all proposed fencing, refuse enclosures and landscaped screening material;
  - (l) Landscaping plan indicating size, location, and general characteristics of plant materials as specified in Article XIII of this Zoning Ordinance.
  - (m) Photometric Light Plan (if project will result in new exterior lighting or changes to the existing exterior lighting)
  - (n) Drainage Plan (if applicable)

- **Schematic drawings.** Drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures.
  - (a) The drawing shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
  - (b) The drawings shall illustrate ingress/ egress of the entire building, as well as ingress/ egress for any and all secured areas and restricted or limited access areas.
  - (c) The drawing shall illustrate any loading and handling facilities, including trash and waste.
  - (d) The drawings shall illustrate video surveillance areas, panic button locations and other security systems as needed.

- **Map of surrounding area.** A map of the area surrounding the location of the proposed Adult-Use Cannabis Dispensing Organization identifying the businesses, and the nature of each surrounding use, located within 1,000 ft of any part of the property line of the proposed Adult-Use Cannabis Dispensing Organization in existence at the time that the application of a special use permit is filed with the City. Map should include engineering scale and be printed on full-size, legible sheets.

- **Proposed sign plan**

- **Security Plan.** A security plan that describes how the proposed Adult-Use Dispensing Organization will provide security for its inventory, customers, and employees has been submitted to Community Development Department. The security plan shall be shared with the Chief of Police for review and recommendation. The security plan shall be kept confidential to the extent permitted by law. Without limitation, the security plan shall include the following information:
(a) A description of the procedures that the proposed Adult-Use Dispensing Organization will implement to prevent the diversion, theft, or loss of cannabis during the delivery of cannabis to, and possibly from, the Adult-Use Cannabis Dispensing Organization by another Adult-Use Cannabis Business Establishment including, without limitation, the use of delivery manifests;

(b) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to: (1) monitor the activities conducted within the proposed Adult-Use Cannabis Dispensing Organization; (2) secure the proposed business, including, without limitation, the Adult-Use Cannabis Dispensing Organization agents, cannabis, and currency stored at the business; and (3) prevent the diversion, theft or loss of cannabis; and

(c) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to restrict access to limited access areas and restricted access areas within and outside of the establishment.

X Notarized Affidavit. Applicant shall provide a notarized affidavit to the City affirming compliance with the following specific operational standards (Ch. 44 Division 10-39H1) and all other requirements of the Act:

(a). Proposed Dispenser is not located within 500 feet of the property line of a preexisting public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, place of worship or park/ playground. Learning centers and vocational/ trade centers shall not be classified as a public or private school for purposes of this Section.

(b). Proposed Dispenser is not located within 250 feet of the property line of a preexisting property zoned R1 A, R1 B, R1 C, R1 H, R2, R3A, R3B, R4, GAP 1, GAP 2, GAP 3, GAP 4.

(c). At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and dispenser will not also sell food for consumption on the premises.

(d). Proposed Dispenser will not conduct any sales or distribution of cannabis other than as authorized by the Act.

(e). Dispensers that display or sell drug paraphernalia shall do so in compliance with the Illinois Drug Paraphernalia Control Act (720 ILCS 600/ 1 et seq.) and the " Cannabis Regulation and Tax Act."

(f). Proposed Dispensers will not have a drive through service window.

(g). All Dispensers must be equipped with a secure unloading space for the reception of deliveries of recreational cannabis and recreational cannabis infused products, which space will be: (a) located within an enclosed area of the principal structure in which the Adult -Use Cannabis Dispensing Organizations operates; (b) secured by doors that are closed and locked during all times that deliveries of recreational cannabis or recreational cannabis infused products are unloaded; and (c) a restricted access area.

(h). All Dispensers must be located at least 1, 500 feet from the property line of another Adult-Use Cannabis Dispensing Organization.
Impact Statement: Provide a statement of the impact of the proposed Adult-Use Cannabis Dispensing Organization on existing and/or planned uses located within the vicinity of the subject property that addresses the following:

(a) That the establishment, maintenance, or operation of the adult-use cannabis dispensing organization will not be detrimental to or endanger the public health, safety, comfort, or general welfare;

(b) That the adult-use cannabis dispensing organization will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

(c) That the establishment of the adult-use cannabis dispensing organization will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district; That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;

(d) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

(e) That the adult-use cannabis dispensing organization shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.

Additional Information sufficient to demonstrate that the proposed Adult-Use Cannabis Dispensing Organization complies with all applicable State laws and regulations, as such laws and regulations may be adopted or amended from time to time.
This application complies with the requirements for special use permit applications set forth in Division 17 and Division 10-39 of Chapter 44 of the City Code.

To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the special use permit review.

Applicant(s) agree to submit payment of any fees or costs associated with this application for a special use permit in accordance with Chapter 44 of the City Code.

All other facts, representations and agreements pertaining to this application are as follows:

I, the undersigned, hereby certify that I am an authorized representative of the applicant organization and certify that the statements made in this application are true and correct. The applicant further agrees to be bound by the indemnification provisions contained herein, and requests the City of Bloomington approve the special use permit provided in accordance with this Application.

Applicant:

Nathan N. Wang
(Print Name)

(Signature)

Manager, New Markets, Jushi Inc. parent company of Beyond Hello IL, LLC
(Position of signatory with applicant organization)

June 17, 2020
(Date)

* Please attach a separate sheet if additional applicants must sign the petition.
IMPACT STATEMENT

INTRODUCTION

Applicant’s mission is to *Go Beyond* traditional business priorities and put our community and our neighbors first. In this respect, we look forward to putting our mission into practice in Blooming and becoming a model member of your retail community. If Applicant’s Special Use Permit Application (the “Application”) is approved, Applicant’s operations will not have a detrimental impact on the Bloomington community. To the contrary, in Applicant’s experience, Applicant intends to make a positive impact on the Bloomington community.

1.0 POSITIVE COMMUNITY IMPACT

If the Application is approved and Applicant is thereafter authorized to operate an Adult-Use Cannabis Dispensing Organization at 118 Keaton Place (the “Proposed Location”), Applicant will create local economic value. Specifically, Applicant will hire local contractors to retrofit the space, create 40 new local jobs (most full time with benefits), put a currently vacant property to effective commercial use, and generate tax revenue for the City.

2.0 SPECIFIC CONSIDERATIONS RESPECTING COMMUNITY IMPACT

In assessing whether or to what extent Applicant’s proposed operations could or would have a negative impact on existing and planned land uses in the vicinity of 118 Keaton Place Applicant investigated surrounding land uses and made the following conclusions:

- None of establishing, operating or maintaining Applicant’s proposed Adult-Use Cannabis Dispensing Organization (“Applicant’s Proposed Operations”) would be detrimental to or endanger public health, safety, comfort, or general welfare;

- Applicant’s Proposed Operations would not be injurious to the use and enjoyment of other property in the immediate vicinity of 118 Keaton Place as to uses already permitted, nor would it substantially diminish or impair property values within the neighborhood;

- Applicant’s Proposed Operations will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district, and that adequate utilities, access roads, drainage, and other necessary facilities exist or will be provided;

- Adequate measures designed to minimize traffic congestion in the public streets, including access to public and multi-modal transport, have been taken to provide ingress and egress; and

- Applicant’s Proposed Operations will conform to the regulations of the B-1 district, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.
In the Sections that follow, Applicant sets forth in more detail how it came to the foregoing conclusions and the particular steps, actions and programs Applicant will take and implement to ensure any community member concerned about the potential for adverse impacts can rest assured that Applicant is and will remain sensitive to and responsive to our neighbors’ concerns.

2.1 A Common Fear Dispelled

However, Applicant would like to first address the most common misconception many members of the public have about dispensing organizations – namely that merely by virtue of their industry, they draw an unsavory crowd, criminal activity and suffer from theft, loss and diversion of cannabis products. This is simply not the case.

Applicant’s business and operations is perhaps one of the most tightly regulated and controlled industries in the country, and our security infrastructure is both sophisticated and extensive, and all operations are reported to and monitored by the State. All products are tracked, in real time, along the supply chain and each time a product moves, that movement must be reported to the State’s verification system. Simply stated, there is very little opportunity for products to lose their way. Additional information about Applicant’s security installations, policies and procedures is provided in Applicant’s Security Plan.

Finally, as to customer profile, the largest consumer group of adult-use cannabis is women over 50.

3.0 Specific Considerations Respecting Community Impact

3.1 Strategic Location Selected to Minimize Potential for Impact

Applicant selected the Proposed Location for several reasons, but perhaps most importantly, because it is in a suitable land use district, adjacent to non-sensitive commercial uses, has high existing traffic counts, and is a considerable distance from all sensitive uses. Applicant therefore believes the Proposed Location is the ideal address in Bloomington for an Adult-Use Cannabis Dispensing Organization.

More specifically, the Proposed Location is at off of the corner of Veterans Pkwy and General Electric Road, a main thoroughfare with traffic counts exceeding 66,000 vehicles per day combined, making it an ideal and heavily enough traveled that Applicant’s Proposed Operations are not likely to result in traffic or pedestrian disturbances (Note that the Proposed Location is surrounded by other high traffic generating retail uses including Walgreens, Giordano’s, and La-Z-Boy Furniture Galleries, and the area is already well designed to ensure adequate traffic flow and easy access to public and multi-modal transportation).

Further, the Proposed Location is ideally situated for broad community accessibility via both Public and multi-modal transport, as both options are located in close proximity. Public transport systems within walking distance include the Purple (14 minute walk) and Red Connect Transit Bus Routes (7 minute walk) (parts of the Bloomer Line of the Constitution Trail also allow for easy access to multi-modal transportation paths).
3.2 Internal Monitoring and Detection

Applicant’s intention is to be an excellent neighbor and to have a positive impact the surrounding community. Based Applicant’s experience, we do anticipate objectionable noise, light, or odors to emanate from the facility, and therefore:

- Applicant does not anticipate complaints relating to noise, as the facility will operate as any other retail business;

- Applicant does not anticipate complaints relating to light, as Applicant will maintain only minimal exterior lighting for security and safety (remaining cognizant not to install lighting that would result in light pollution or otherwise run afoul of the Sign Code; further The site is already improved with outside lighting that illuminates the parking lot, sidewalks, and street as appropriate for a commercial use. Additional fixtures will only be installed as necessary to provide minimal lighting for security purposes. Lighting will be installed and oriented to minimize light pollution);

- Applicant does not anticipate complaints relating to odor, as all products will be packaged and Applicant will install sophisticated odor mitigation equipment such that no odor will be detectible outside the premises; and

- Applicant does not anticipate disturbing vehicle or pedestrian traffic because the Proposed Location is in a commercial area and has 71 off-street parking spaces (and 3 accessible spaces and 5 bike slots), and the current traffic patterns and anticipated customer flow do
not suggest congestion. Thus, Applicant anticipates no traffic impacts resulting from Applicant’s Proposed Operations.\(^1\)

While Applicant does not anticipate any complaints relating to noise, light, odor or traffic, an on-site manager or supervisor will be responsible to monitor the general environs and report any atypical occurrences or circumstances. Similarly, employees will be trained to identify such atypical occurrences or circumstances and immediately notify their manager or supervisor. Further, Applicant’s ordinary and customary practice is to perform a daily facility inspection that incorporates the nuisance-type considerations described above, and to the extent any is identified, Applicant’s policy is to promptly address it (whether staff- or community-identified). Thus, to the extent an issue arises, it would not go undetected to any material period of time.

3.3. **Open Line of Communication**

Applicant has years of experience operating in different markets and understands the importance of integrating seamlessly into a new community. To achieve this goal, we will maintain an open line of communication with surrounding businesses, residents, community groups, and the City. In this respect, we have had in-person meetings with Melissa Hon, Economic Development Director, Austin Grammar, Economic Development Coordinator, Billy Tyus, Assistant City Manager, Robert Mahrt, Director of Community Development, and Katie Simpson, City Planner. Each meeting was informative and helped us understand the community – something that will be crucial to our successful integration into Bloomington.

We were especially interested in learning about key safety concerns in the neighborhoods around 118 Keaton Place (the “Proposed Location”) and local traffic patterns, especially those within a one-mile radius of the Proposed Location and a number of other factors that helped us get a feel for Bloomington, its residents and the business community.

If the Application is approved and Applicant is authorized to operate at the Proposed Location, and in specific interest maintaining effective neighborhood communication and community transparency, Applicant will provide an email address and phone number on its website where people can contact us with feedback, questions, comments, complaints, and the like. The phone number will be answered by a person (and complaints and other feedback will be documented) during standard business hours and an answering machine will be available otherwise. To the greatest extent possible and in accordance with applicable laws, rules and regulations, Applicant will make alternative means of communicating feedback available as well.

---

\(^1\) The proposed site is located on a major traffic thoroughfare and we have adequate parking to allow for customers to park onsite. Our market estimates on average 150 transactions per day spread over a 10-hour period. This would mean that there are only 10-12 cars per hour. Additionally, deliveries will be scheduled during non-peak times to further reduce traffic.
4.0 SUSTAINABLE BUSINESS PRACTICES

Applicant is dedicated to being both a socially and environmentally conscious operator committed to both policies and programs that support “green” initiatives. In this respect, we will focus on conserving energy, reducing our carbon footprint, leading innovation in sustainability, and following and adopting continual improvements in environmental sustainability. Our organization-wide policy of “Reduce, Reuse and Recycle” will be implemented on at every level of operations.
AFFIDAVIT

STATE OF ILLINOIS )
COUNTY OF TAZEWELL ) ss:

WILLIAM H. TORCHIA, being duly sworn, deposes and says:

1. I am a citizen of the United States and a resident of the State of Illinois.

2. I currently serve as the Manager/Member of WCT Investments, LLC, an Illinois limited liability company (the “Company”) and have served in such capacity for five (5) Years.

3. As Manager of the Company, I am its lawful representative and am duly authorized to bind it for all purposes.

4. I make this affidavit based on personal knowledge.

5. Company is the owner of real property located at 118 Keaton Place, Bloomington, Illinois 61704 (the “Premises”).

6. Company, as landlord, entered into that certain lease agreement by and between it and Beyond Hello IL, LLC, an Illinois limited liability company (the “Tenant”) dated May 28, 2020 respecting the Premises (the “Lease”).

7. Section 1.06 of the Lease (Use of the Premises) specifically provides that “Tenant shall have the right to use the Premises as a cannabis dispensary in conformance with state and local laws, rules, and regulations [ ]” (the “Permitted Use”).

8. On behalf of Company, I hereby expressly reaffirm Company’s consent for Beyond Hello IL, LLC to use the Premises as an adult use cannabis dispensing facility.

Under the penalties as provided by Illinois law, the undersigned hereby certifies that the statements set forth in the instrument are true and correct.

Dated: 6/17/2020

William H. Torchia

Subscribed and sworn to before me this 17th day of June, 2020.

(SEAL)

Notary Public
AFFIDAVIT

STATE OF CALIFORNIA )
COUNTY OF SAN FRANCISCO ) ss:

NATHAN N. WANG, being duly sworn, deposes and says:

1. I am a citizen of the United States and a resident of the State of Colorado.

2. I am the New Markets Manager for Jushi Holdings Inc., parent company of applicant Beyond Hello IL, LLC, an Illinois limited liability company ("Applicant").

3. In the above-described capacity, I Applicant's lawful representative with respect to an application to the City of Bloomington Zoning Board of Appeals and City Council for a Special Use Permit to operate an Adult-Use Cannabis Dispensing Organization and am duly authorized to make the representations set forth herein.

4. I make this affidavit based on personal knowledge.

5. Pursuant to a lease dated May 28, 2020 by and between Applicant and WCT Investments, LLC, an Illinois limited liability company (the "Lease"), Applicant has the exclusive right to use certain real property located at 118 Keaton Place, Bloomington, Illinois 61704 (the "Premises") for the express purpose of operating an Adult-Use Cannabis Dispensing Organization.

6. The Premises is not located in a dwelling unit and will not be operated as a home occupation.

7. All proposed operations will be in full and complete compliance with state and local laws, rules, regulations, and operational standards and particularly the Illinois Cannabis Regulation and Tax Act (the "Act") those set forth in Ordinance No. 2019-89 (amending Chapter 44 of the City of Bloomington Zoning Code), including but not limited to new § 44-1039(H). Specifically:

   a. The Premises is not located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school. Day care center, day care home, residential care home, place of worship or park/playground;

   b. The Premises is not located within two hundred and fifty feet (250) of the property line of a pre-existing property zoned R1A, R1B, R1C, R1H, R2, R3A, R3B, R4, GAP 2, GAP 3 or GAP 4;

   c. At least seventy-five percent (75%) of the floor area of the tenant space under the Lease shall be devoted to Applicant’s dispensing activities as authorized under the Act, and Applicant will not sell food for consumption on the Premises;
d. Applicant shall not conduct any sales or otherwise distribute cannabis except as authorized under the Act;

e. To the extent Applicant is authorized to and does display and/or sell any drug paraphernalia, it shall do so in compliance with the Illinois Drug Paraphernalia Control Act (720 ILCS 609/1 et seq.) and the Act;

f. Applicant will not have a drive through window;

g. Applicant be equipped with a secure unloading space for the reception of deliveries of recreational cannabis and recreational cannabis infused cannabis products, which space shall be:

i. Located within an enclosed area of the principal structure;

ii. Secured by doors that are closed and locked during all times that deliveries of recreational cannabis or recreational cannabis infused products are unloaded; and

iii. A restricted access area;

h. The Premises is located more than fifteen hundred (1,500) feet away from the property line of another Adult-Use Cannabis Dispensing Organization;

i. Applicant will install and maintain building enhancements, such as security cameras and lighting, to ensure safety of employees, customers and the environs (such enhancements are depicted and more fully described in Applicants drawings and related operational plans);

j. Applicant will not permit cannabis consumption onsite;

k. Cannabis waste of any type of kind on the Premises will always be stored within secure refuse container located within a restricted access area prior to its destruction and disposal, which destruction and disposal will be performed in accordance with all applicable state laws and regulations (as may be amended from time to time);

l. Applicant shall comply will all advertising and promotional standards set forth in the Act and as provided in the City of Bloomington Sign Code; and

m. Applicant shall comply with all parking and landscaping provisions of the City of Bloomington Zoning Code, including but not limited to transitional yard and screening requirements.
Under the penalties as provided by Illinois law, the undersigned hereby certifies that the statements set forth in the instrument are true and correct.

Dated: June 17, 2020

Nathan N. Wang, New Markets Manager
Jushi Holdings Inc.

Subscribed and sworn to before me this ___ day of ____________, 2020

__________________________, Notary Public

(SEAL)
BEYOND HELLO
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL  61704

SPECIAL USE PERMIT SUBMITTAL
JUNE 17, 2020

SITE LOCATION
1515 N. VETERANS PARKWAY

500 FOOT RADIUS FROM
SCHOOL YARD.

500 FOOT RADIUS FROM
SCHOOL YARD.

500 FOOT RADIUS FROM
SCHOOL YARD.

500 FT PROTECTED PROPERTY BUFFER AND 250 FT RESIDENTIAL BUFFER INCLUDING MULTIFAMILY

SITE LOCATION
1515 N. VETERANS PARKWAY

SCHOOL

CONSTITUTION TRAIL
(nearest is 0.3 mi)

BUS STOP
(nearest is 0.3 mi)

02    06.17.2020     SUP REVISIONS

JUSHI
1800 NW CORPORATE BLVD, SUITE 200
BOCA RATON, FL 33431
561.617.9100

CURRENT BUILDING OWNER:
WCT INVESTMENTS
2813 N. MAIN STREET
EAST PEORIA, IL  61611

Applicant
WCT INVESTMENTS
ATTN: WILLIAM TURCHIE
2813 N. MAIN STREET
EAST PEORIA, IL  61611

CONSTITUTION TRAIL
(nearest is 0.3 mi)

BUS STOP
(nearest is 0.3 mi)
PER THE PLANNING STAFF MEETING ON JUNE 5, 2020, EXISTING EXTERIOR PHOTOMETRIC LEVELS ARE ACCEPTABLE. NO CHANGE TO EXTERIOR LIGHTING IS PROPOSED IN THIS PROJECT.
EXISTING LANDSCAPING PHOTOS

EXISTING PUBLIC ACCESS SIDEWALK

4 SHADE TREES
GINKO "AUTUMGOLD"

EXISTING PUBLIC ACCESS SIDEWALK

4 SHADE TREES
GINKO "AUTUMGOLD"

EXISTING PUBLIC ACCESS SIDEWALK

PROPOSED BIKE RACK LOCATION
PER THE PLANNING STAFF MEETING ON JUNE 5, 2020, EXISTING EXTERIOR DRAINAGE PLAN AND UTILITY PLAN IS ACCEPTABLE. NO CHANGE TO DRAINAGE PLAN OR UTILITIES IS PROPOSED IN THIS PROJECT.
PER THE PLANNING STAFF MEETING ON JUNE 5, 2020, EXISTING EXTERIOR DRAINAGE PLAN AND UTILITY PLAN IS ACCEPTABLE. NO CHANGE TO DRAINAGE PLAN OR UTILITIES IS PROPOSED IN THIS PROJECT.
EXISTING EXTERIOR ELEVATIONS

WCT INVESTMENTS
ATTN: WILLIAM TURCHIE
2813 N. MAIN STREET
EAST PEORIA, IL  61611

EXISTING DRIVE-THROUGH WINDOW
WILL NOT BE USED AND WILL BE
WALLED OFF FROM THE INSIDE.

Applicant

JUSHI
1800 NW CORPORATE BLVD, SUITE 200
BOCA RATON, FL 33431
561.617.9100

Owner

Project
This artwork is the exclusive property of RiNo Sign Works and is the result of the original work of its employees. It is submitted to your company for the sole purpose of your consideration of whether to purchase signage, according to this artwork, from RiNo Sign Works. Distribution or exhibition of this artwork to anyone other than employees of your company, or use of this artwork to construct a sign similar to the one embodied herein is expressly forbidden.

A.1 Beyond/Hello Sauget - Exterior
1:20 Scale

Face lit channel letters, trimless.

Fabricated aluminum reverse pan channel, mounted on 2" stand offs for a halo glow.

8.065"
3.000"
3.000"
2.000"
10.731"
80.000"
83.920"

Letters mounted flush to face, except ones in middle will be on 5" stand offs

Low volt power through wall for EACH letter. To be connected and hooked up to available power behind the wall.

Power supply box

EQ

EQ

FOR REFERENCE ONLY

Order #: 200932
Date: 3/30/2020

Approved

Loops: Face to be 0.08" with 0.063" returns. Backer to be 0.16" clear polycarbonate with 0.063" returns. Mounted on 2" spacers for halo glow.

LETTERS: CABINET / SUBSTRATE:

Returns:
Satin Pantone 432 C

PAINT:
Satin Pantone 366 C

LIGHTING:
Sloan LED Prisms 6500K

Speech Bubble:
Satin Pantone 566 C

Returns:
Satin Pantone 432 C

PAINT / LAMINATE

LETTERS

CABINET / SUBSTRATE

LIGHTING

TOTAL ITEMS

1
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- **Speech Bubble: Satin Pantone 566 C**
- **Returns:** Satin Pantone 432 C

### MATERIAL SPEC:

- **PAINT:**
  - Satin Pantone 566 C
- **VINYL / LAMINATE:**
  - Satin Pantone 432 C
- **LETTERS:**
  - 3” deep letters with 0.080” backer and 0.063” return. Letters to be mounted with 1/4”-20 rivnut fasteners. Faces to be 1/2” 2447 white acrylic
- **CABINET / SUBSTRATE:**
  - Logo: Face to be 0.08” with 0.063” return. Backer to be 1/16” clear polycarbonate with 1/4”-20 rivnut fasteners. Mounted on 2” spacers for halo glow.

### LIGHTING:

- **TOTAL ITEMS:** 1
- **PAINT:**
  - Sloan LED Prisms 6500K (114 diodes total)
- **VINYL / LAMINATE:**
  - Sloan LED Prisms 6500K
- **LETTERS:**
  - Sloan LED Prisms 6500K (114 diodes total)
- **CABINET / SUBSTRATE:**
  - Sloan LED Prisms 6500K
- **LIGHTING:**
  - Sloan LED Prisms 6500K

- **ILLUMINATION:**
  - **P1**: Returns:
    - Speech bubble + “B”, “E”, “D”, “/”, “H”, “E” will need 2 @ 12V 60W power supplies
  - **P2**: 1 @ 12V 60W power supply

### QUANTITY:

- **P1**: 1
- **P2**: 1

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- **Order #: 200932**
- **Date:** 3/30/2020
- **Approved**

**FOR REFERENCE ONLY**

5835 W 6th Ave. Unit 4C
Lakewood, CO 80214
303.289.8547