

# Gardens Dispensary Regis

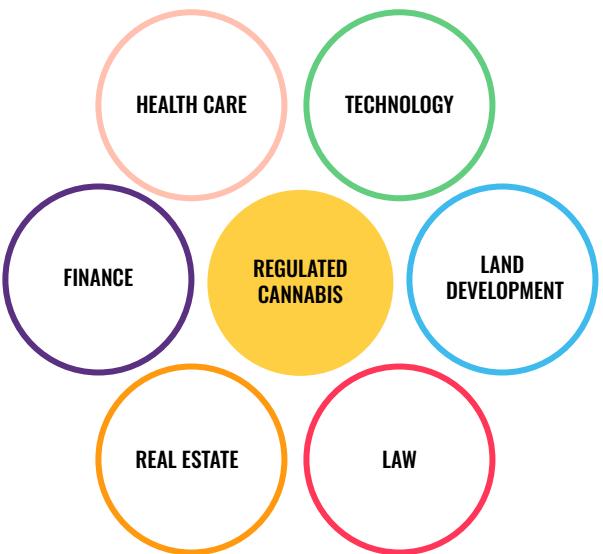
**GARDENS**

— DISPENSARY —

# BUSINESS PLAN - Qualification of Owners

YUMA WAY

over **174** years of combined highly-regulated industry experience.



## Rita Tsalyuk

Chief Executive Officer

Seasoned entrepreneur with decades of experience in land development, health care, real estate, civil & software engineering. CEO of Yuma Way/Gardens Dispensary and owner of The Coffee Joint.



## Kirill Merkulov

Chief Financial Officer

20 years of real estate brokerage, finance and property management experience, project management, land development projects specific to cannabis, owner and CFO of Yuma Way/ Gardens Dispensary and The Coffee Joint.



## Jessica Reuven

Chief Compliance Officer

Licensed New York attorney, CCO for Yuma Way and affiliates, local resident, community relations liaison. Experience in highly regulated industries including banking, law, real estate, and cannabis

**100% Immigrant & Woman Owned/Operated Business**

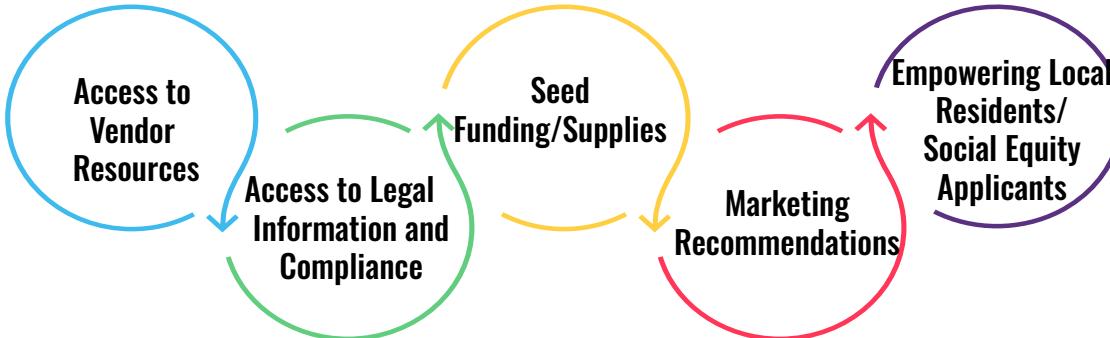
# SOCIAL POLICY AND LOCAL ENTERPRISE - Incubator / Accelerator Program

## Building Acquired by Yuma for Social Equity Businesses



Colorado's First Social Equity Forum  
Hosted by Yuma

## First Social Equity Accelerator Licensed by State of Colorado



Yuma was  
recognized as  
Social Equity All  
Star by the State  
of Michigan



# Proven Track Record

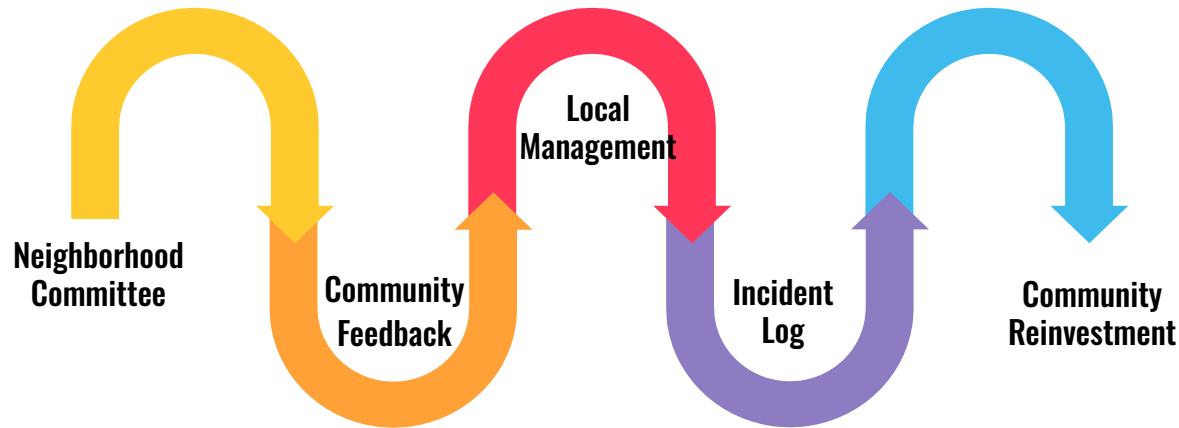
- Serve over 25,000 satisfied customers at this location every year
- Generate over \$200,000 in tax dollars
- Achieved a 4.9-star rating on Google reviews
- Zero site violations



## NEIGHBORHOOD COMPATIBILITY - Relationship Management



## Proactive Community Engagement



## Addressing Customer Complaints - Incident Log

# NEIGHBORHOOD COMPATIBILITY - Nuisance Avoidance



## Odor:

Floor Plan designed with Odor-emitting activities in mind.  
State-of-the-art HVAC system ensuring no trace of odor.  
Quarterly reviews ensuring the highest standards.  
Mandatory Employee Training

## Noise & Light:

Noise levels kept below the required exterior sound standards, and the safety speakers sound was adjusted based on feedback.  
Extended hours will allow to limit overnight security and speaker usage.

The exterior of the store is well-lit, and utilize energy efficient lighting.

## Traffic:

Special price incentives for the neighborhood residents  
Quick transaction processing with parking below 15 min in front of the store  
Public transportation incentives for guests and employees.

## Waste:

All waste products are secured in a locked bin under constant surveillance.

Cannabis related waste rendered unusable and unrecognizable.

# SAFETY AND SECURITY - Features / Protocols / Training

## Safety:

- Adequate Fire suppression equipment
- Remote Alarm Monitoring
- Multiple Fire Escape Routes



## Training:

- Extensive First Aid
- OSHA
- Security Protocols
- Emergency response
- Proper Reporting Procedures



## Security:

- Access Control and Limited Access Areas
- 24 hr HD video surveillance
- Remote security alarm monitoring/
- CPTED implemented throughout
- Neighborhood Watch



## Incident Logs:

- Reviewed by CEO & COO
- Reports are available to law enforcement
- Critical incidents resolved within 24 hrs
- CEO Rita is community relations liaison available 24/7 with phone number posted

# Extended Hours Safety Precedent



- Environments that are active, maintained, and visibly monitored signal social order and discourage opportunistic and property crime, consistent with criminological theory (broken windows and defensible space concepts)
- Natural surveillance, a core concept in Crime Prevention Through Environmental Design (CPTED), shows that when people see and are seen, the risk of offenders acting decreases because visibility raises the perceived chance of detection.

# Extended Operating Hours Request until Midnight

- Current operating hours are from 8 AM to 10 PM.
- All our other Denver stores are open from 8AM to 12AM.
- Midnight closure will assist with security for the nearby Rocky Top Tavern which is open until 12AM or 2AM daily.
- Extended hours will generate more city tax revenue and jobs.
- Later operation increases security through more foot traffic, on-site personnel and lighting.
- Additional hours will limit overnight security speaker usage.
- Extended hours will satisfy multiple repeated requests from our customers.



# Conclusion

- Our team is continued to be committed to being good partners in the Berkley Regis community
- Extended hours will increase safety, security, and nuisance avoidance
- Extended hours will increase tax revenue and local jobs
- We have a proven track record of successful compliance
- Support our application for continued community success and growth
- Questions? 24x7 - Rita 303-522-8633, Kirill 303-521-0533.

