

STATEMENT OF USE

Green Thumb Industries as parent company to Leafline Labs, LLC d/b/a/ RISE Dispensary (“RISE”), operates seven licensed medical cannabis dispensary facilities serving medical patients across the state of Minnesota. RISE is proposing to relocate the Hibbing facility to Baxter. The proposed property address is 14091 Baxter Drive in the City of Baxter.

The proposed location is comprised of two inline units, Suites 106 and 108, of an existing retail plaza representing a retail footprint of 6,894 square feet. RISE will need to complete an interior remodel of this space for use as a dispensary. With seventy-nine existing dispensaries located across fourteen states, RISE is experienced in designing warm and inviting spaces that allow for both an educational and positive retail experience. The proposed location in the City of Baxter will be able to serve an expanded patient population base. Crow Wing County has the highest number of registered medical patients in the entire state of Minnesota, totaling roughly 4000 patients.

No cultivation or processing of cannabis products will occur on site. Curbside dispensing will occur at this location as authorized by the Minnesota Department of Health. Curbside pick-up is a dispensing method highly favored by both GTI and their consumers as there is no need for a patient to physically leave their vehicle. This highly regulated method of dispensing allows GTI to accommodate patients with disabilities and different ranges of patient modalities.

RISE intends to operate this location with a dispensary team of approximately ten to twelve employees. The dispensary staff will be comprised of pharmacists, pharmacy technicians and patient care specialists. Pharmacists can be utilized by medical patients to obtain a deeper understanding of the products and forms of cannabis available. Education on different strains, terpenes, available dosage forms and the cannabinoid system will be readily available. RISE employees fifteen pharmacists that serve all seven locations. Pharmacists verify each order against the patient’s prescription before dispensing may occur. Patients can request a consultation from a pharmacist at any time. Consultations are typically conducted over the phone but can occur in person as well, depending upon patient preference and comfort.

The proposed hours of operation will be consistent with the other seven dispensaries across the state. The proposed hours are Monday through Saturday 9 a.m. to 7 p.m. and Sundays from 10 a.m. to 5 p.m. The facility will be equipped with more than forty surveillance cameras, constantly providing complete coverage of the interior and exterior of the facility.

The dispensary facility will receive approximately one to two deliveries per week. Deliveries arrive via unmarked Sprinter vans. Deliveries are randomized and change each week to not create a known pattern. RISE is required to utilize seed-to-sale tracking by the State of Minnesota Department of Health. This system tracks all cannabis products from seed to final consumer packaged good form. RISE presently only sells what we personally grow within our own cultivation facility, though we are authorized to accept cannabis shipments from the other state licensed Minnesota cultivator. The other licensed Minnesota medical operator, Green Goods, utilizes wholesale from our cultivation facility. When cannabis products arrive, security personnel

will verify the identity of the transportation agent and direct the transportation driver to park their vehicle in the designated space for receiving. They also notify the appropriate members of the dispensary team that a shipment has arrived. Security will conduct a visual inspection of the vehicle on all sides to ensure no signs of suspicious activity. Once the receiving area and vehicle are cleared, the receiving door to the facility will open. Receiving personnel will request a copy of the Shipping Manifest. Once the Shipping Manifest is confirmed as accurate, cannabis products may then be unloaded from the vehicle and moved to the interior receiving area. Additionally, the operation will schedule refuse pick up to occur two times a week with increased service to the facility as the need presents.