

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of March 20, 2018**

**SUBJECT: 700 Tappan Street Special Exception Use with Site Plan for Planning Commission Approval**

**File No. SEU18-010**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions) and Section 5:50.1 (Regulations Concerning Medical Use of Marijuana), and therefore approves the 700 Tappan Street Special Exception Use for a medical marijuana Provisioning Center. This approval is based on the following findings:

1. The proposed use will be consistent with the PUD (Casa Dominick's Planned Unit Development) District, which provides for grocery, prepared food and beverage sales and retail (as interpreted by the Zoning Board of Appeals, case ZBA11-022, January 25, 2012).
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Tappan Street and Monroe Street provide access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.
3. There is an existing PUD Conceptual Plan approved by City Council on October 19, 2009.
4. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features.

This Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining both a State of Michigan Medical Marijuana License and a City of Ann Arbor Medical Marijuana Permit, and providing documentation to Planning

Services within three years of the City Planning Commission approval date of this petition.

2. The petitioner operating a medical marijuana business at this address within three years of the City Planning Commission approval date of this petition.
3. The petitioner will remove the curb cut and pavement in the front yard, and restore the curbing and lawn extension, as required by the Casa Dominick's PUD Supplemental Regulations for the first site plan approved, by June 30, 2018.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

#### **STAFF RECOMMENDATION:**

Staff recommends that the special exception use be **approved with conditions** subject to Planning Commission consideration because the proposed special exception use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood.

#### **LOCATION:**

This site is located at the northeast corner of Tappan and Monroe streets. Central planning area. Ward 3.

#### **DESCRIPTION OF PETITION:**

The petitioner seeks special exception use approval to operate a medical marijuana provisioning center in an existing building zoned PUD (Casa Dominick's Planned Unit Development). The Casa Dominick's PUD [Supplemental Regulations](#) were adopted by City Council on October 19, 2009 and are a part of the Zoning Ordinance, Chapter 55 . Those Supplemental Regulations allow, among other uses, "grocery, prepared foods and beverage sales," which was interpreted by the Zoning Board of Appeals on January 25, 2012 to include retail uses and thus a medical marijuana dispensary (now called provisioning center) with special exception use approval.

The 2,500-square foot site is part of a 26,600-square foot (approximately ½ acre) PUD zoning district. The existing two-story building on this site was originally a single-family dwelling constructed in 1850. It is currently a medical marijuana provisioning center.

**SURROUNDING LAND USES AND ZONING:**

	LAND USE	ZONING
NORTH	UM Central Campus	PL (Public Land)
EAST	UM Central Campus	PL
SOUTH	Residential	PUD (Casa Dominick's)
WEST	Restaurant	PUD (Casa Dominick's)

**HISTORY AND PLANNING BACKGROUND:**

The existing building was built in 1850 as a single-family residence. It was a medical/dental office in 2009 when it was included in the expanded Casa Dominick's PUD zoning district. The Casa Dominick's PUD, originally approved in 1977 for 812 and 814 Monroe Street, was expanded in 2010 to include other adjacent properties under the same ownership (adding 808 Monroe St, 700 and 706 Tappan St, and 705 Oakland Ave) and develop [Supplemental Regulations](#) to address the permitted uses, area, height and placement standards of the expanded district. The added properties were zoned R4C (Multiple-Family Dwelling). The Casa Dominick's PUD Conceptual Plan represents what could be developed consistent with the PUD Supplemental Regulations. It offered 50-year master plan of sorts for the owners of the district. On the PUD Conceptual Plan, 700 Tappan is envisioned to be connected to the restaurant.

The applicant says 700 Tappan has been a medical marijuana dispensary since 2010.

On January 25, 2012, the Zoning Board of Appeals overturned Planning staff's denial of a zoning compliance permit for establishing a medical marijuana dispensary at 700 Tappan and interpreted the Casa Dominick's PUD Supplemental Regulations to allow retail use in this area of the PUD district. Dispensaries and provisioning centers are considered retail uses.

**SPECIAL EXCEPTION USE STANDARDS:**

The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the standards shown on the attached [petition](#).

In addition, the following information is required to be submitted for provisioning centers per 5:50.1(8) Special exception use regulations for medical marijuana facilities:

- 1) an [operations statement](#) that describes the life cycle of marijuana on site, and general business operations;
- 2) a [safety and security plan](#) that addresses marijuana, customers, employees, and the neighborhood;
- 3) a [description](#) of methods to be used to contain all odors within the building;

- 4) a waste [disposal plan](#) for marijuana; and
- 5) [hours](#) of operation.

This required information is attached to this document as well as linked.

#### **PLANNING STAFF COMMENTS:**

The special exception use requirements as they are applied to this petition are broken down into general categories below.

Master Plan: (The [City Master Plan](#) includes 8 elements, adopted individually between 2009 and 2017, and together by resolution in 2015.) Together, the City Master Plan elements seek to guide the City towards sustainability, conservation, and increasing livability, affordability, transportation choices, and dense, mixed uses on vibrant, active, friendly streets. There is no site specific recommendation in the [Land Use Element](#) for this site.

Compatibility with the general vicinity: The use is compatible with other adjacent uses in the same PUD zoning district and the university uses across the street. There was a grocery store on the block in 1959, and a restaurant was opened at 812 Monroe shortly later. That restaurant received a liquor license in the 1970's, becoming the locally famous Casa Dominick's Café. When 700 Tappan became a medical/dental office is unclear, but medical/dental office uses were permitted in the R4C district when it was first established in 1963.

This history of nonresidential uses on the south side of Monroe Street suggests a provisioning center would be compatible with the general vicinity, and the neighborhood.

Consistent with the neighborhood and not detrimental: The intensity and character of the provisioning center are compatible with the neighborhood south of the UM Law Quad and west of the Business School. As noted above, this neighborhood and block in particular have a history of nonresidential uses side-by-side with multiple-family residential buildings often housing college students. No complaints have been received by Planning and Building about this particular business. (Note that complaints have been received about the increasing number of proposed provisioning centers in general.)

Parking: Off-street parking requirements for this PUD (Casa Dominick's Planned Unit Development) have been customized based on the existing and permitted land uses. The Supplemental Regulations call for a minimum of 2 and a maximum of 10 vehicle spaces to be shared by all uses within the district. Bicycle parking requirements are also addressed district-wide.

Pedestrian Safety: Public sidewalks, in good condition, are present along Monroe and Tappan streets as well as all surrounding blocks.

Two curb cuts are permitted to access the district, one from Monroe Street and one from Oakland Avenue. Any useless curb cut must be removed as part of the first PUD Site Plan approved within the district. Limitations on curb cuts promote pedestrian safety by eliminating vehicles from crossing the sidewalk. The applicant must choose which of the two existing curb cuts to Monroe Street to keep and which to eliminate, and then close the useless one. Staff suggests the curb cut to 700 Monroe should be chosen for closure.

Vehicle movement and traffic: The vehicle trips generated by a provisioning center are consistent with general retail uses found in commercial districts. This provisioning center will have a neutral affect on vehicular movements and traffic patterns in the area.

Natural Features: There are no natural features on this site.

*Additional required Medical Marijuana SEU information:*

Operations Plan: The referenced [operation plan](#) describes intakes, storage and packaging, patient consultations, and cash handling.

Safety & Security: It should be noted that the state licensing process requires an extremely detailed and comprehensive security system. Staff does not ask for the particulars of provisioning centers' security plan since our documents are all public, unlike the state license permit application which is not. The applicant has provided an abbreviated [security plan](#) that describes the facility layout and restricted access areas, physical barriers, electronic surveillance systems, operational procedures, and safety.

Odor Control: Lack of odor control is the most frequent complaint heard by staff about provisioning centers. The applicant has [stated](#) that medical marijuana is stored in air-tight containers and packages, and the packaging room is equipped with an air purifier that operates 24/7.

Waste Disposal: The applicant has [stated](#) that any marijuana waste will be reported, rendered unusable, and disposed of in a dumpster for landfill disposal.

Hours of Operations: Normal [hours](#) of operation will be 11:00am to 9:00pm, Monday through Saturday, and 12:00am to 5:00pm on Sundays.

#### **DEPARTMENT COMMENTS:**

All relevant staff have reviewed the application, none offered any comments.

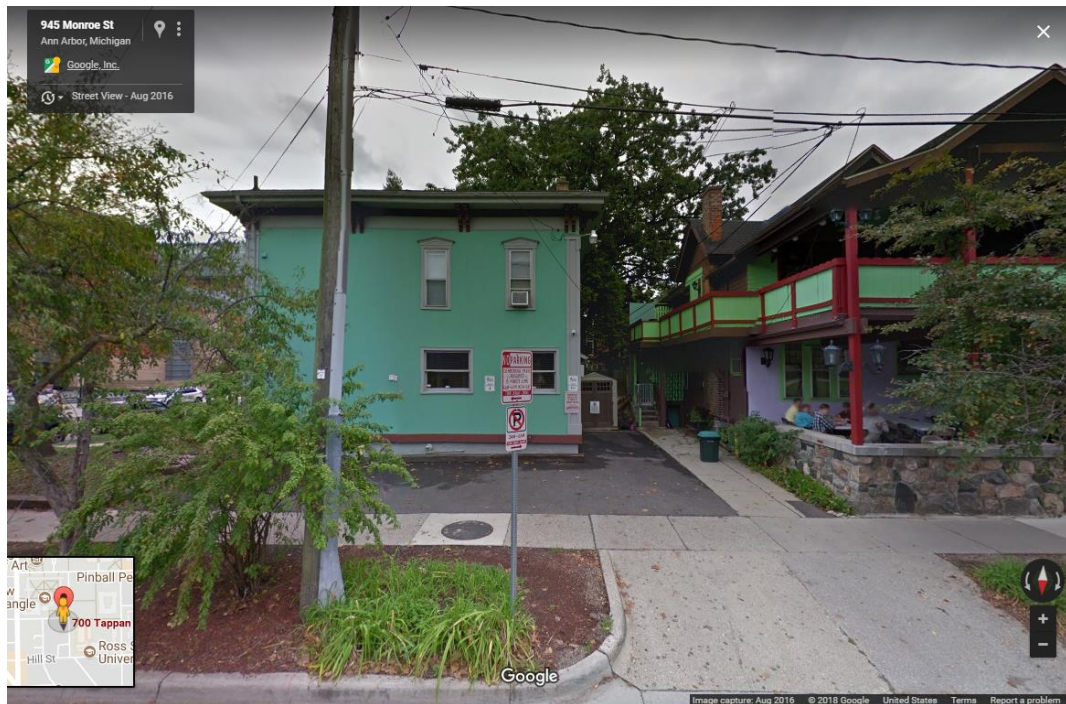
Prepared by Alexis DiLeo, City Planner  
Reviewed by Brett Lenart, Planning Manager

Attachments: Zoning/Parcel Maps  
Aerial Photo  
[PUD Supplemental Regulations](#)  
[SEU Petition Application](#)  
[SEU Application Attachments](#)  
[Site Plan, including Floor Plan](#)  
Provisioning Center/School Locator Map

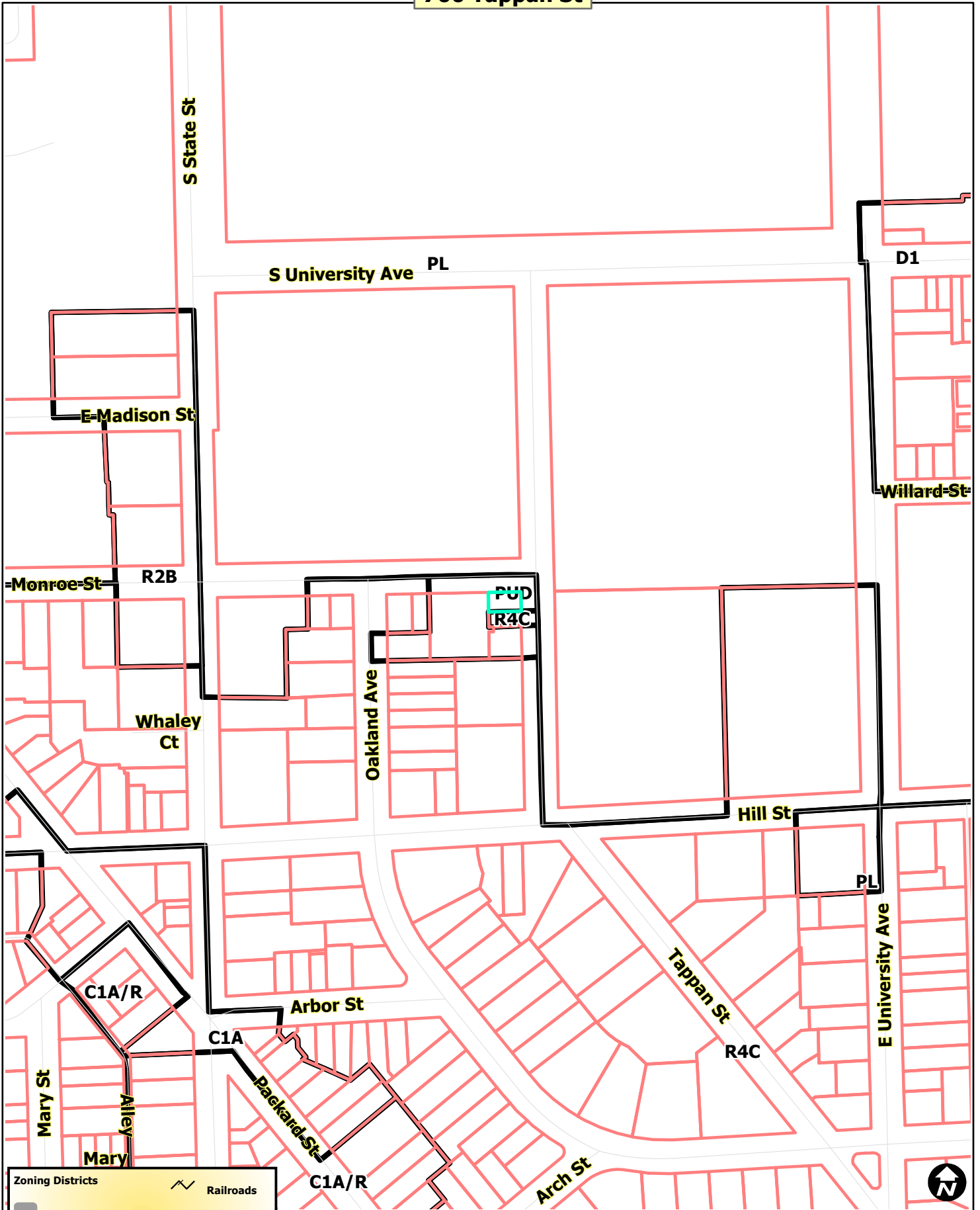
c: Petitioner – Michael McLeod  
Property Owner – Richard DeVarti  
Petitioner’s Agent – Washtenaw Engineering Co. (Robert Wanty)  
City Attorney’s Office  
Systems Planning  
File No. SEU18-010

Green Planet (700 Tappan Street) Special Exception Use and Site Plan Staff Report  
March 20, 2018  
Page 7

Google streetview (image capture: Aug 2016), 700 Tappan Street:



700 Tappan St



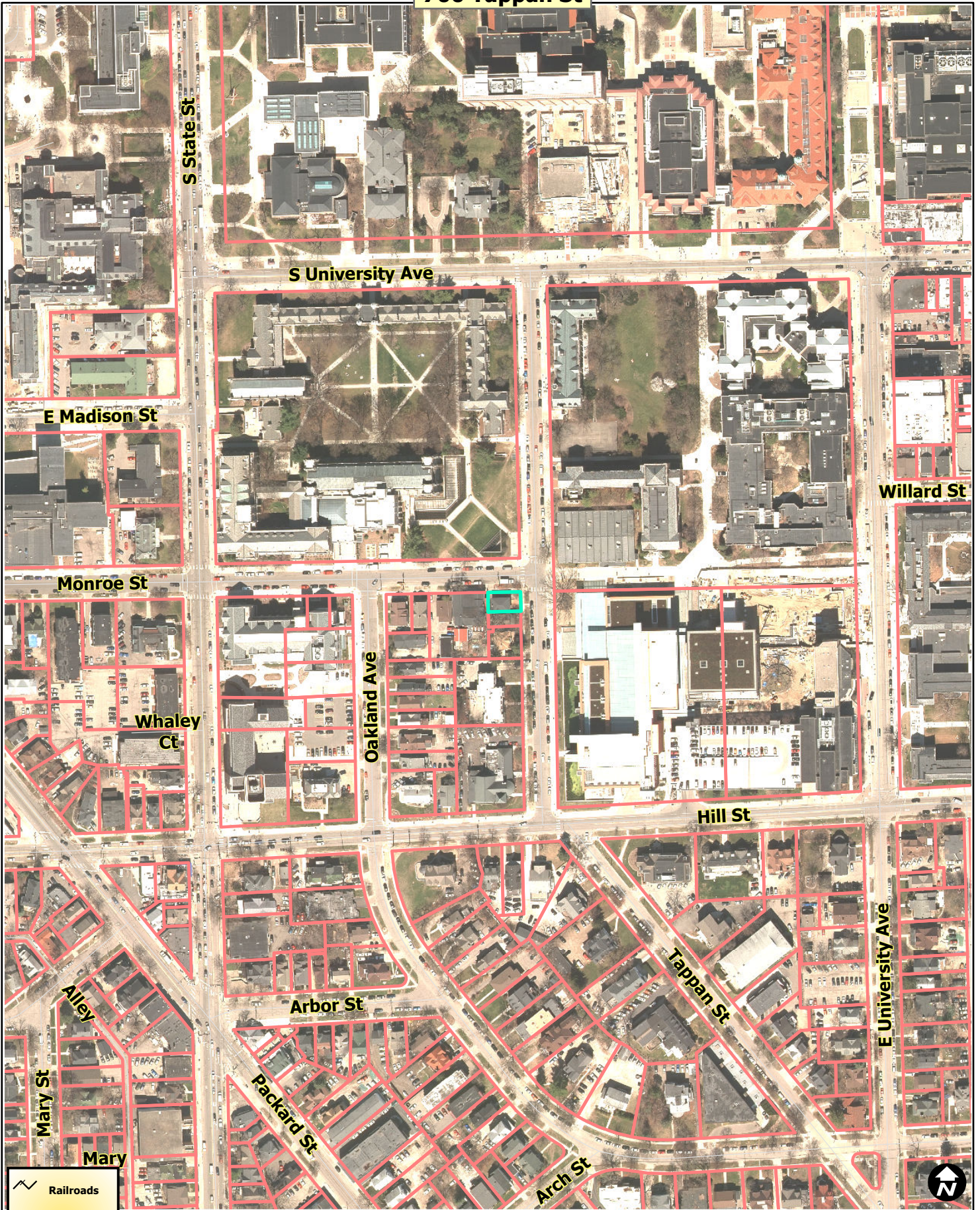
	Zoning Districts		Railroads
	Township Islands		Huron River
	City Zoning Districts		Tax Parcels



Map date 2/6/2018  
 Any aerial imagery is circa 2015 unless otherwise noted  
 Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



700 Tappan St



-  Railroads
-  Huron River
-  Tax Parcels






Map date 2/6/2018  
 Any aerial imagery is circa 2015  
 unless otherwise noted  
 Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

700 Tappan St



Monroe St

Tappan St

-  Railroads
-  Huron River
-  Tax Parcels



Map date 2/6/2018  
Any aerial imagery is circa 2015  
unless otherwise noted  
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ORDINANCE NO. ORD-09-30

First Reading : September 21, 2009

Approved: October 19, 2009

Public Hearing : October 19, 2009

Published: October 22, 2009

Effective: November 1, 2009

(CASA DOMINICK'S ZONING  
808-814 MONROE STREET, 700 AND 706 TAPPAN STREET  
AND 705 OAKLAND AVENUE)

AN ORDINANCE TO AMEND THE ZONING MAP BEING A PART OF CHAPTER 55  
OF TITLE V OF THE CODE OF THE CITY OF ANN Arbor

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

[800 Monroe Street] – Beginning in the south line of Monroe Street at a point 84 feet east of the northwest corner of Lot 1, in Block 7 south of Huron Street, in range 11 east, running thence east on said south line of Monroe Street, 48 feet to the east line of Lot 1; thence south parallel with Thayer Street 77 feet; thence west parallel with Monroe Street, 48 feet; thence north parallel with Thayer Street, 77 feet to the Place of Beginning, being part of Lots 1 and 2 in Block 7 South of Range 11 East, Alteration of the Ann Arbor Land Company's Addition to the Village of Ann Arbor, according to the plat thereof as recorded in Liber U of Deeds, Page 252, Washtenaw County Records; and,

[812 Monroe Street] – The West 33 feet in width of Lot No. 14 in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan; and,

[814 Monroe Street] – The North 3 Feet of the West 35 feet of the East 99 feet of Lot 13 and the West of the East 99 feet of Lot 14 in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan; and,

[705 Oakland Avenue] – The South 55 feet of Lot 2 in Block No. 7 South, Range 11 East, in the Alteration of the Ann Arbor Land Company's Addition to the said City of Ann Arbor, as recorded in Liber 'U' of Plats, Page 252, Washtenaw County Records; and,

[700 Tappan Street] – The East 64 feet of the North 39 feet of Lot 14 in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan; and,

[706 Tappan Street] – Lot 13 excepting the North 3 feet thereof in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan.

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District), in accordance with the attached Casa Dominick's Revised and Expanded PUD Supplemental Regulations, which are hereby adopted and incorporated into the Casa Dominick's PUD zoning ordinance.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

**CERTIFICATION**

I hereby certify that the Council of the City of Ann Arbor, Michigan, adopted the foregoing ordinance at its regular session of October 19, 2009.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jacqueline Beaudry, City Clerk

\_\_\_\_\_  
John Hieftje, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw County Legal News on October 22, 2009.

\_\_\_\_\_  
Jacqueline Beaudry, City Clerk

## Casa Dominick's PUD Supplemental Regulations

### Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for a reasonable utilization of several parcels under the same ownership, developed in harmonious integration with the surrounding historical neighborhood and presenting a unified development of mixed uses.

These regulations seek to promote development that provides a mix of desirable uses arranged in such a way that is innovative and efficient; preserves and reuses existing buildings; provides employment and shopping opportunities particularly suited to the neighborhood and the City; advances the City's land use plans and policies; and contributes to the character of an established neighborhood.

### Section 2: Applicability.

The provisions of these regulations shall apply to the property described as follows:

[800 Monroe Street] – Beginning in the south line of Monroe Street at a point 84 feet east of the northwest corner of Lot 1, in Block 7 south of Huron Street, in range 11 east, running thence east on said south line of Monroe Street, 48 feet to the east line of Lot 1; thence south parallel with Thayer Street 77 feet; thence west parallel with Monroe Street, 48 feet; thence north parallel with Thayer Street, 77 feet to the Place of Beginning, being part of Lots 1 and 2 in Block 7 South of Range 11 East, Alteration of the Ann Arbor Land Company's Addition to the Village of Ann Arbor, according to the plat thereof as recorded in Liber U of Deeds, Page 252, Washtenaw County Records; and,

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[706 Tappan Street] – Lot 13 excepting the North 3 feet thereof in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan.

### Section 3: Findings

During the public hearings on this Planned Unit Development, the Planning Commission and City Council determined that:

- A. It is desirable to develop the property described above for mixed uses, including restaurant, limited retail, limited office, residential, hotel and lodging, and artist's studios, by reusing existing buildings and developing new buildings in an innovative and efficient manner that preserves and contributes to the existing neighborhood character.
- B. The surrounding neighborhood contains a variety of land uses that are compatible with the proposed mix of uses, including the University of Michigan Central Campus, multiple-family residential use, and group housing.
- C. It is in the best interest of the surrounding properties and the City of Ann Arbor that the unique character of the existing neighborhood and the existing variety of land uses be maintained and expanded by establishing the permitted uses and regulating the development parameters on the lots, described above, to that which will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of public health, safety, or welfare.
- D. The limitations placed on the permitted principle and accessory uses, the area, height and placement standards, the off-street parking requirements, the landscape and screening requirements, and the architectural design guidelines will ensure that the existing neighborhood character is preserved and enhanced while providing for flexible, innovative, efficient and economical future development.
- E. Creation of the PUD zoning district will eliminate existing nonconforming land uses and lots as well as provide for unique preservation and adaptive reuse of existing structures; allow for a specific mix of certain land uses in a controlled manner; provide for additional employment and shopping opportunities particularly suited to the City and not readily available elsewhere; and will future the goals, policies and plans of the City with regard to new development in established neighborhoods and mixed pedestrian-oriented land uses.
- F. The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of special privileges nor deprivation of property rights.

### Section 4: PUD Regulations

#### A. Permitted principal uses

1. Areas A and B, as illustrated on Exhibit A, shall permit the following principal uses:
  - i. Restaurants and catering businesses. Drive-thru window service shall be prohibited. Outdoor restaurant uses shall be prohibited after midnight.
  - ii. Grocery, prepared food and beverage sales, including retail sales of non-food items typically associated with groceries and food preparation. Examples include cookware, glassware, linens, books, kitchen utensils and implements, and small kitchen appliances.

- iii. Classrooms and educational instruction.
  - iv. Tanning, massage and beauty salon.
  - v. Business offices, medical or dental offices, professional and non-profit organization offices. Examples include real estate and insurance agencies, attorneys and law firms, accountants, architects, engineers, travel agencies, consultants, and property management firms. Banks shall be prohibited.
  - vi. Residential dwellings, subject to the residential occupancy limitations per Ann Arbor City Code Chapter 55, Section 5:7 (a), (b), or (d). Six persons living as a single housekeeping unit shall not be permitted.
2. Area C, as illustrated on Exhibit A, shall permit the following principal uses:
- i. Hotel and lodging, including food preparation and service for guests. Preparation and serving of food for the general public shall be prohibited.
  - ii. Residential dwellings, subject to the residential occupancy limitations per Ann Arbor City Code Chapter 55, Section 5:7 (a), (b), or (d). Six persons living as a single housekeeping unit shall not be permitted.
3. Area D, as illustrated on Exhibit A, shall permit the following principal uses:
- i. Artists and craft studios, including sales of items produced by the artisans and craftsmen on the premises. Sales of items produced by other persons or outside of the district shall be prohibited.
  - ii. Residential dwellings, subject to the residential occupancy limitations per Ann Arbor City Code Chapter 55, Section 5:7 (a), (b), or (d). Six persons living as a single housekeeping unit shall not be permitted.

B. Permitted accessory uses

1. Outdoor restaurant seating, where restaurant uses are permitted as a principal use.
2. Home occupations, subject to all of the performance standards provided under the Ann Arbor City Code, where residential dwellings are permitted as a principal use.
3. Meetings, assemblies, conferences and special events, where hotel and lodging is permitted as a principal use.

C. Setbacks

1. Monroe Street: The minimum front setback for any building or portion of a building fronting Monroe Street shall be 0 feet.
2. Tappan Street: The minimum front setback for any building or portion of a building fronting Tappan Street shall be 19 feet.
3. Oakland Avenue: The minimum front setback for any building or portion of a building fronting Oakland Avenue shall be 24 feet.

4. Side and Rear: There shall be no minimum or maximum side or rear setback dimension required from any lot line internal to the district. New development, including additions to existing buildings, shall be set back a minimum of 10 feet from side or rear lot line around the perimeter of the district.

D. Height

The maximum height for all structures within the district shall be 35 feet. Exceptions shall be permitted for chimneys only.

E. Lot Size

1. Minimum lot size: 2,245 square feet
2. Maximum lot size: 25,932 square feet

F. Floor Area Ratio

1. The maximum floor area as a percentage of lot area, also referred to as Floor Area Ratio (FAR), permitted in the district shall be 150%.

Floor area shall include the enclosed area from the exterior face to exterior face of each floor of all buildings within the district. Attic space and partial floors or stories of a building shall be included in FAR calculations. Only basements or underground space may be excluded from FAR calculations.

G. Site Access and Off-Street Parking Spaces

1. Access: A maximum of two curb cuts shall be permitted from a public street to access the district, one curb cut from Monroe Street and one curb cut from Oakland Avenue. Each curb cut shall conform to the dimensional standards established in Ann Arbor City Code Chapter 47.

All useless curb cuts shall be removed and the curb shall be restored as part of the first PUD Site Plan approved within the district.

2. Vehicular Parking: A minimum of 2 off-street vehicular parking spaces shall be required. A maximum of 10 off-street vehicular parking spaces shall be permitted. These spaces shall be shared by all uses and buildings within the district.

3. Bicycle Parking:

- i. A minimum of 1 Class C (open, hoop-style) bicycle space shall be required for each bedroom in a residential dwelling within the district. Class B (covered, hoop-style) or Class A (enclosed, locker-style) spaces may be provided to satisfy all or part of this requirement.
- ii. A minimum of 10 Class C bicycle spaces shall be required to serve all other uses and buildings within the district. Class B spaces may be provided to satisfy all or part of this requirement.

H. Landscaping, Screening and Site Amenities

1. At minimum, a total of 2,500 square feet of pervious landscape area shall be provided in the district. Any one landscape area shall be a minimum of 8 feet in any direction. All landscaped



areas shall be planted with live ground cover. At minimum, 10 deciduous and/or evergreen trees must be provided in the district. Landscape areas and trees shall be distributed as evenly as possible throughout the district.

2. A solid fence or wall of at least 6 feet in height shall be required around the perimeter of the district except for adjacent to public streets.
3. Outdoor seating and other hardscape areas (generally those areas other than pervious landscape areas, driveways and vehicular use areas) constructed or installed after the adoption of this district and supplemental regulations shall be pervious, porous materials to facilitate ground water infiltration and enhance the quality of storm water run-off in the district. Pervious, porous materials may include porous asphalt or concrete, and pervious pavers.

I. Preservation

The exterior facades, including windows and all architectural trim materials, of the existing principal buildings within the district at the time of approval shall be preserved and maintained in their current configurations or restored to their original historic appearances unless an alteration, modification or, in the case of fire, accident or natural disaster, reconstruction is approved by the City Planning Commission. The existing principal buildings at the time of approval are 705 Oakland Avenue, 808 Monroe Street, 812-814 Monroe Street, 700 Tappan Street and 706 Tappan Street, and are shown on Exhibit K. This requirement shall not apply to any accessory buildings, including accessory buildings that are attached to the noted principal buildings.

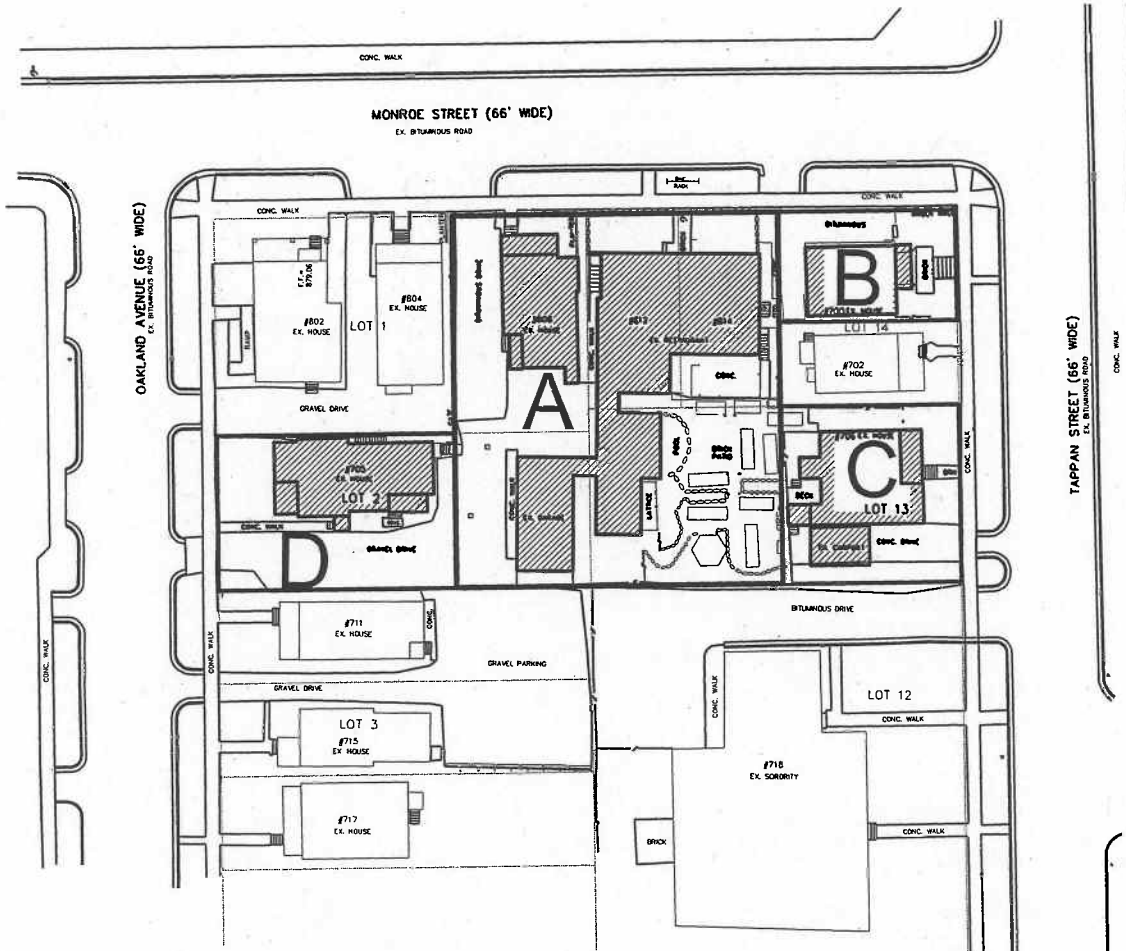
J. Architectural Design

1. Additions to Existing Buildings: All additions to existing buildings shall be designed and constructed to match the existing building, including such elements as: architectural style; façade materials; percentage of windows relative to the façade; style of windows, window frames, and shutters; trim details; roof pitch and materials; and color palette.
2. New Buildings: Any new free-standing building shall be designed in a style and with materials of its time but harmonious and complimentary to the district. Detailed and labeled architectural elevations and renderings shall be provided with submittal of any PUD Site Plan petition. The City Planning Commission shall determine during its review and recommendation or approval of the PUD Site Plan if a proposed new building is harmonious and complimentary to the district.

K. Exhibits

Casa Dominick's PUD Conceptual Plan (11 pages)

Prepared by Alexis DiLeo



EXISTING SITE PLAN  
SCALE : 1/64" = 1' - 0"

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

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1 OF 11

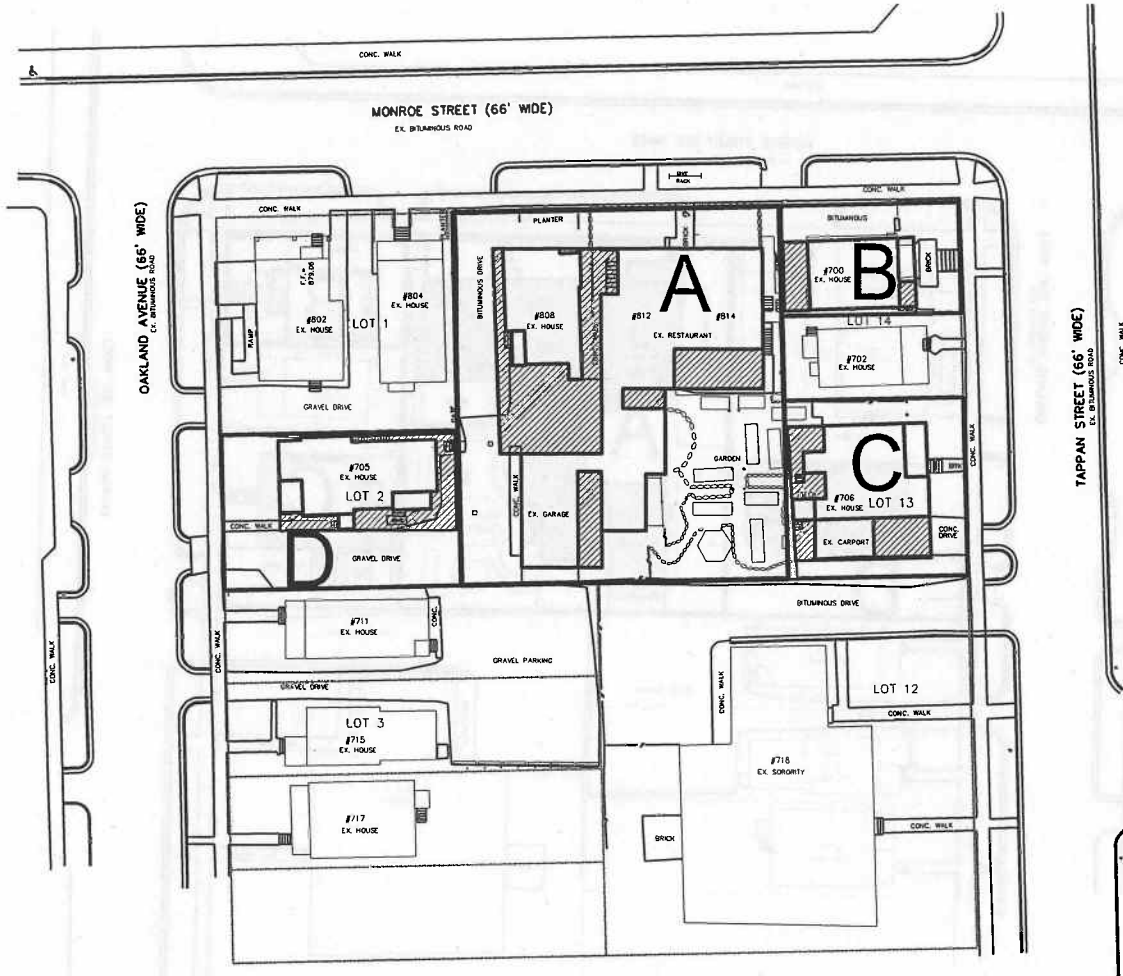
## CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN



John Barrie Associates  
Architects LLC.  
Environmental Design of  
Residential and Commercial  
Structures

Phone: 734-688-4811  
Fax: 734-688-4122

CONCEPTUAL PLAN --  
 HATCHING SHOWS POTENTIAL  
 NEW DEVELOPMENT



CONCEPTUAL PLAN  
 SCALE: 1/64" = 1' - 0"

- SETBACKS:  
 FRONT = Monroe St. - 0 FT. FOR NEW CONSTRUCTION  
 Tappan St. - 19 FT. FOR NEW CONSTRUCTION  
 Oakland Av. - 24 FT. FOR NEW CONSTRUCTION  
 SIDE = NO MINIMUM SETBACK FROM ANY INTERNAL  
 LOT LINE. 10 FT MIN. FOR NEW.  
 REAR = NO MINIMUM SETBACK FROM ANY INTERNAL  
 LOT LINE. 10 FT MIN. FOR NEW.

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CASA DOMINICK'S PROPERTIES  
 DEVELOPMENT PLAN

**John Barrie Associates  
 Architects LLC.**

Environmental Design of  
 Residential and Commercial  
 Structures

Phone: 734-888-8811  
 Fax: 734-888-4188

40'-0"

30'-0"

20'-0"

10'-0"



814, 812, 808 MONROE STREET EXISTING ELEVATIONS

SCALE : 1/16" = 1' - 0"

40'-0"

30'-0"

20'-0"

10'-0"



814, 812, 808 MONROE STREET CONCEPTUAL ELEVATIONS

SCALE : 1/16" = 1' - 0"

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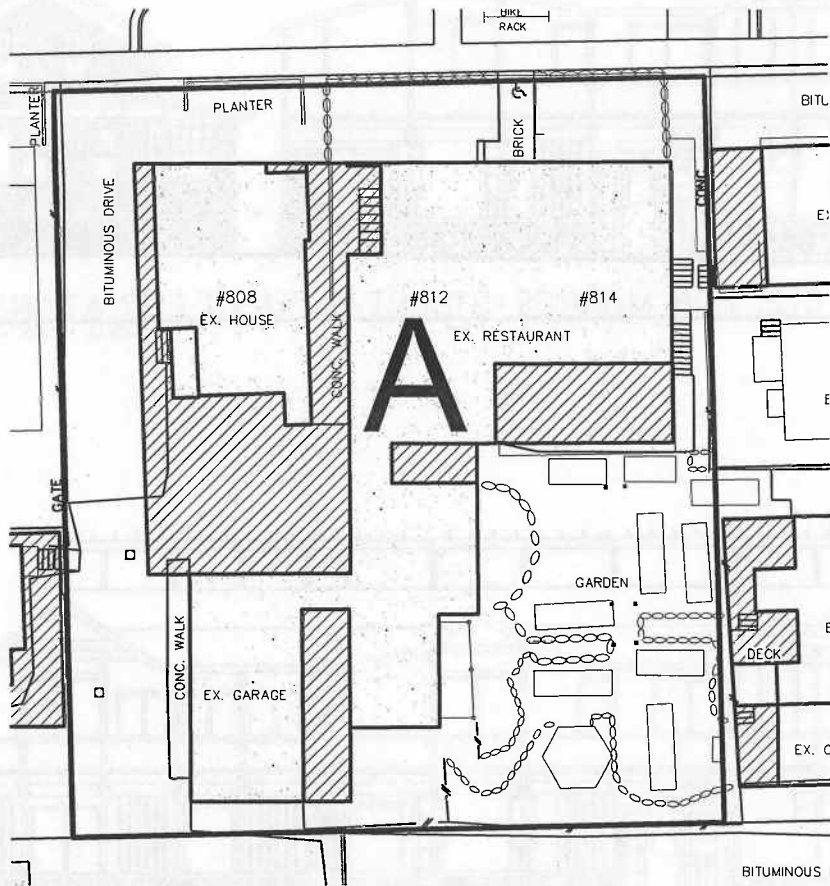
3 OF 11

# CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN





John Barrie Associates Architects LLC. Environmental Design of Residential and Commercial Structures

Phone: 734-668-4811



SITE PLAN A - EXISTING AND CONCEPTUAL  
PLAN DETAIL

SCALE : 1/32" = 1' - 0"

LEGEND	
	EXISTING
	CONCEPTUAL

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

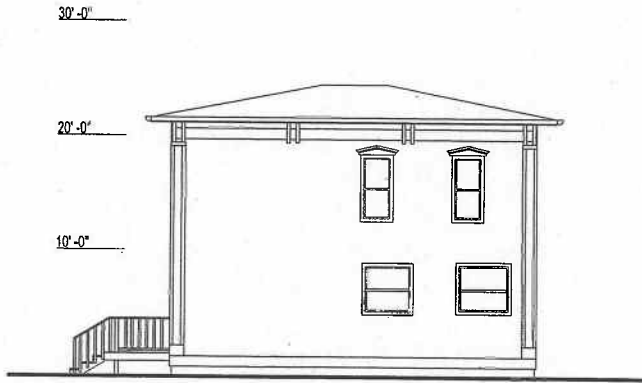
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## CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN

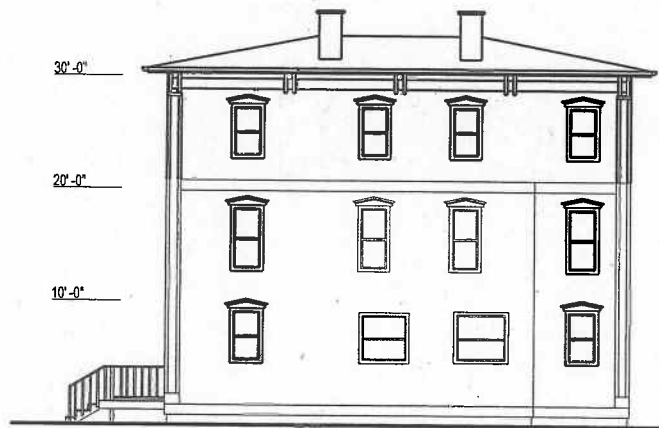
  
John Barrie Associates  
Architects LLC.

Environmental Design of  
Residential and Commercial  
Structures

Phone: 734-868-4811



700 TAPPAN EXISTING MONROE STREET ELEVATION  
 SCALE : 1/16" = 1' - 0"



700 TAPPAN CONCEPTUAL MONROE STREET ELEVATION  
 SCALE : 1/16" = 1' - 0"

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## CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN



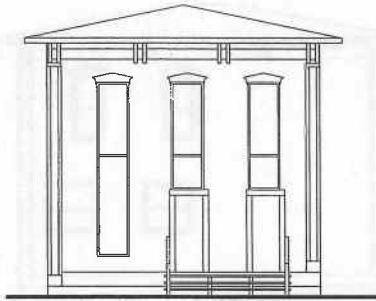
John Barrie Associates  
 Architects LLC.  
 Environmental Design of  
 Residential and Commercial  
 Structures

Phone: 734-666-4811

30'-0"

20'-0"

10'-0"

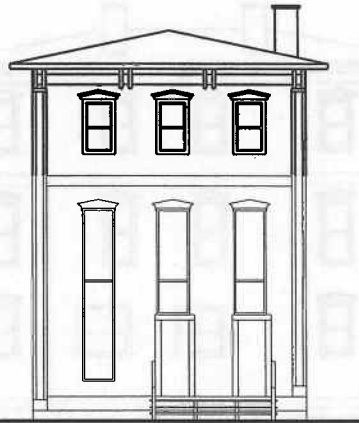


700 TAPPAN EXISTING ELEVATION  
SCALE : 1/16" = 1' - 0"

30'-0"

20'-0"

10'-0"



700 TAPPAN CONCEPTUAL ELEVATION  
SCALE : 1/16" = 1' - 0"

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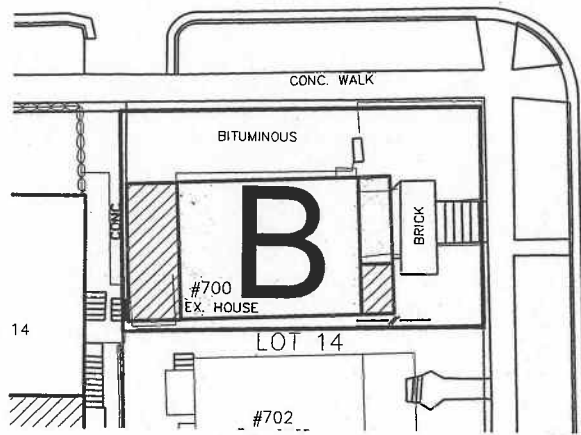
## CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN





John Barrie Associates  
Architects LLC

Environmental Design of  
Residential and Commercial  
Structures

Phone: 704-688-4811




**SITE PLAN B - EXISTING AND CONCEPTUAL**  
 SCALE : 1/32" = 1' - 0"

LEGEND	
	EXISTING
	CONCEPTUAL

**SETBACKS:**  
 FRONT (TAPPAN) = 19 FT. FOR NEW CONSTRUCTION  
 SIDE = NO MINIMUM SETBACK FROM ANY INTERNAL LOT LINE. 10 FT MIN. FOR NEW.  
 REAR = NO MINIMUM SETBACK FROM ANY INTERNAL LOT LINE. 10 FT MIN. FOR NEW.

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## CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN



**John Barrie Associates  
Architects LLC.**  
 Environmental Design of  
 Residential and Commercial  
 Structures

Phone: 734-968-4811



30'-0"

20'-0"

10'-0"



706 TAPPAN EXISTING ELEVATION  
SCALE : 1/16" = 1' - 0"

30'-0"

20'-0"

10'-0"



706 TAPPAN CONCEPTUAL ELEVATION  
SCALE : 1/16" = 1' - 0"

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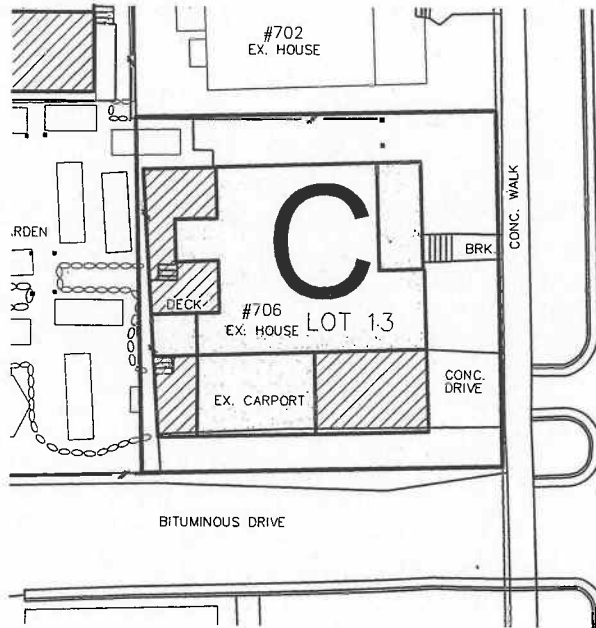
## CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN



John Barrie Associates  
Architects LLC.

Environmental Design of  
Residential and Commercial  
Structures

Phone: 734-688-4811



SITE PLAN C – EXISTING AND CONCEPTUAL  
 PLAN DETAIL  
 SCALE : 1/32" = 1' - 0"

LEGEND	
	EXISTING
	CONCEPTUAL

SETBACKS:  
 FRONT = 19 FT. FOR NEW CONSTRUCTION  
 SIDE = NO MINIMUM SETBACK FROM ANY INTERNAL LOT LINE. 10 FT MIN. FOR NEW.  
 REAR = NO MINIMUM SETBACK FROM ANY INTERNAL LOT LINE. 10 FT MIN. FOR NEW.

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## CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN

**John Barrie Associates  
 Architects LLC.**  
 Environmental Design of  
 Residential and Commercial  
 Structures  
 Phone: 704-946-4811

30'-0"

20'-0"

10'-0"



705 OAKLAND EXISTING ELEVATION  
SCALE : 1/16" = 1' -0"

40'-0"

30'-0"

20'-0"

10'-0"



705 OAKLAND CONCEPTUAL ELEVATION  
SCALE : 1/16" = 1' -0"

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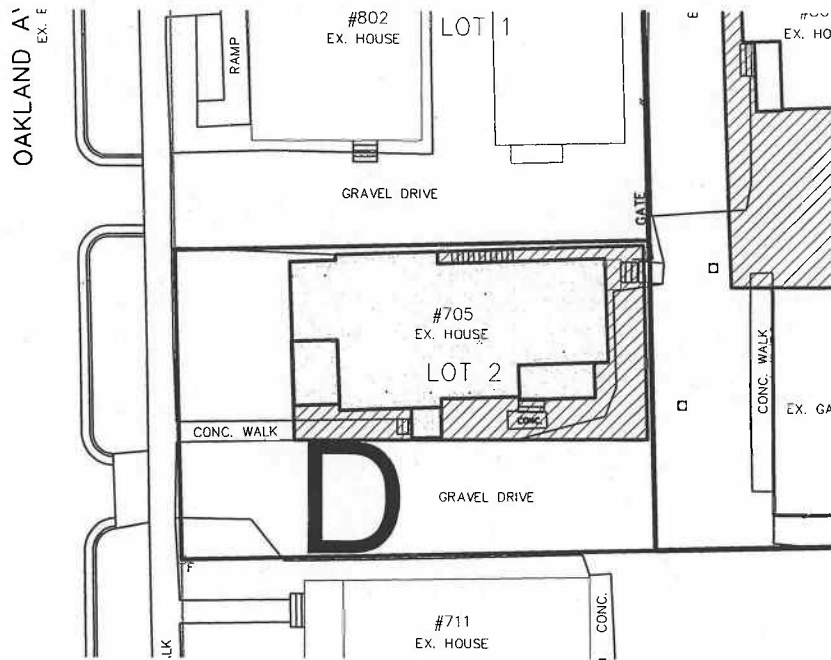
# CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN



John Barrie Associates  
Architects LLC.

Environmental Design of  
Residential and Commercial  
Structures

Phone: 734-688-4811



SITE PLAN D – EXISTING AND CONCEPTUAL  
PLAN DETAIL



SCALE : 1/32" = 1' - 0"

LEGEND	
	EXISTING
	CONCEPTUAL

SETBACKS:  
 FRONT = 24 FT. FOR NEW CONSTRUCTION  
 SIDE = NO MINIMUM SETBACK FROM ANY INTERNAL LOT LINE. 10 FT MIN. FOR NEW.  
 REAR = NO MINIMUM SETBACK FROM ANY INTERNAL LOT LINE. 10 FT MIN. FOR NEW.

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CASA DOMINICK'S PROPERTIES  
DEVELOPMENT PLAN



John Barrie Associates  
Architects LLC.  
Environmental Design of  
Residential and Commercial  
Structures  
Phone: 734-668-4811



# City of Ann Arbor

**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

## APPLICATION FOR SPECIAL EXCEPTION USE

See [www.a2gov.org/planning/petitions](http://www.a2gov.org/planning/petitions) for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission to approve this special exception use request as it relates to the property hereinafter described.

### A. Legal Description

*(Give or attach legal description and include address of property)*

See Attachment A

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### B. Petitioner Information

The petitioner(s) requesting the special exception use are: *(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)*

See Attachment B

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Also interested in the petition are: *(List others with legal or equitable interest)*

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### C. Use Request

The applicant requests special exception use approval to permit the following use(s): *(state intended use)*

See Attachment C

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**D. Specific Standards**

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section \_\_\_\_\_, Paragraph \_\_\_\_\_. Specify how the project meets all standards cited. Add attachment if necessary.

See Attachment D

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**E. General Standards**

The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. Please explain how and to what extent the following standards are met by the proposal:

1. Will be consistent with the general objectives of the City Master Plan.

See Attachment E

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2. Will be designed, constructed, operated and maintained in a manner that is compatible with the existing and planned character of the general vicinity.

See Attachment E

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3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity.

See Attachment E

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4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general.

See Attachment E

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5. Will not have a detrimental effect on the natural environment.

See Attachment E

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The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. Please explain how and to what extent the following standards are met by the proposal:

6. The location of and access to off-street parking and the safe provision for pedestrian traffic.  
See Attachment E

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7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections.  
See Attachment E

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8. Vehicular turning movements in relationship to traffic flow routes.  
See Attachment E

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9. The intensity and character of traffic and parking conditions on the site and in the general area.  
See Attachment E

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10. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.  
See Attachment E

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**F. Variance Information**

In addition to the granting of the special exception use, the following variances from City regulations will be requested:

See Attachment F

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Attached is a site plan of the property proposed for special exception use approval, showing the

boundaries of the property, the buildings, vehicular use areas, and all requirements set forth in Chapter 57 (Subdivision and Land Use Controls).

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 2-8-2018

Signature: 

Michael McLeod

2531 Jackson Ave. Ste. 225

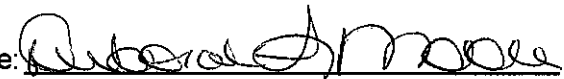
Ann Arbor, MI 48103

*(Print name and address of petitioner)*

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 8<sup>th</sup> day of February, 192018, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: 

DEBORAH L. MOORE

NOTARY PUBLIC - STATE OF MICHIGAN

COUNTY OF WASHTENAW

My Commission Expires July 22, 2020

Acting in the County of washtenaw

My Commission Expires: 7/22/2020



## Attachment A - Legal Description

*(Give or attach legal description and include address of property)*

The East 64 feet of the North 39 feet of Lot 14 in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan.

More Commonly Known as: 700 Tappan Street      Tax Item Number: 09-09-28-303-015

## Attachment B – Petitioner Information

***The petitioner(s) requesting the special exception use are: (List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)***

Uldaman, Inc.

Michael D. McLeod C/O Uldaman, Inc., 2531 Jackson Ave. Ste. 225, Ann Arbor, MI 48103

(734) 975-8490; Lessee

***Also interested in the petition are: (List others with legal or equitable interest)***

Melanie D. McLeod C/O Uldaman, Inc., 2531 Jackson Ave. Ste. 225, Ann Arbor, MI 48103

(734) 975-8490; Lessee

Richard DeVarti C/O R&D Partnership, LLC, 812 Monroe Street, Ann Arbor, MI 48104

(734) 834-5021; Lessor

## Attachment C – Use Request

***The applicant requests special exception use approval to permit the following use(s):  
(state intended use)***

A Medical Marihuana Provisioning Center in a PUD zoned district as allowed for by the Ann Arbor Code of Ordinances Chapter 55, Section 5:10.27(3)(a); Chapter 55, Section 5:50.1(3)(a); and Chapter 96, Section 7:603(3).

## Attachment D – Specific Standards

***The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 5:10:27, Paragraph 3(a). Specify how the project meets all standards cited. Add attachment if necessary.***

The proposed use is allowable within the district subject to Chapter 55, Section 5:50.1 and a Special Exception per 5:104.

Medical Marihuana Provisioning Centers are special exception uses in PUD zoning districts where retail is permitted in the PUD supplemental regulations

The PUD supplemental regulations allows for mixed uses including retail, medical, consulting and education at this address location.

Our operations are conducted in a manner that preserves and contributes to the existing neighborhood character. We have operated at this location since 2010.

The site and building are existing and compatible with the PUD district. No new work is being proposed at this time.

## Attachment E – General Standards

***The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. Please explain how and to what extent the following standards are met by the proposal:***

***1. Will be consistent with the general objectives of the City Master Plan.***

Green Planet is located adjacent to a restaurant, multiple family housing, and the University of Michigan. Retail is permitted at this location which will not require re-zoning.

In accordance with the City Master Plan, the building fits the scale and character of the neighborhood. We have preserved the historic character of the building. We have made improvements to the grounds that enhance and contribute to the character of the existing neighborhood and promote pride in the community.

We provide services to our local neighborhood. Our services are limited to medical marijuana patients, many of our patients live or work in the neighborhood and walk or bike to our location.

The site and building are existing and compatible with the PUD district. At this time, no new work is being proposed.

***2. Will be designed, constructed, operated and maintained in a manner that is compatible with the existing and planned character of the general vicinity.***

The building fits the scale and character of the neighborhood. We have preserved the historic character of the building. We have made improvements to the grounds that enhance and contribute to the character of the existing neighborhood and promote pride in the community.

Our operations are conducted in a manner that preserves and contributes to the existing neighborhood character. We have operated at this location since 2010 without incident and have been well received by the neighborhood. Our services are limited to medical marijuana patients, many of our patients live or work in the neighborhood and walk or bike to our location.

The site and building are existing and compatible with the PUD district. At this time, no new work is being proposed.

**3. *Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity.***

The site and building are existing and compatible with the PUD district. No new work is being proposed at this time. No additional population density will be added to the area since it is not a residential use.

We have operated at this location since 2010 without incident and have been well received by the neighborhood. Our services are limited to medical marijuana patients, many of our patients live or work in the neighborhood and walk or bike to our location. Approximately 40 to 50 patients visit the facility each day.

**4. *Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general.***

The building fits the scale and character of the neighborhood. We have preserved the historic character of the building. We have made improvements to the grounds that enhance and contribute to the character of the existing neighborhood and promote pride in the community.

The use is consistent with permitted uses in the PUD supplemental regulations and will not be detrimental to the neighborhood.

Our operations are conducted in a manner that preserves and contributes to the existing neighborhood character. We have operated at this location since 2010 without incident and have been well received by the neighborhood. Our services are limited to medical marijuana patients, many of our patients live or work in the neighborhood and walk or bike to our location.

The site and building are existing and compatible with the PUD district. No new work is being proposed at this time.

**5. Will not have a detrimental effect on the natural environment.**

The use will not have a detrimental effect on the natural environment as the site and building are already in existence.

***The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. Please explain how and to what extent the following standards are met by the proposal:***

**6. *The location of and access to off-street parking and the safe provision for pedestrian traffic.***

The use is consistent with permitted uses in the PUD supplemental regulations which include provisions for motor vehicle parking and bicycle parking. Our services are limited to medical marijuana patients, many of our patients live or work in the neighborhood and walk or bike to our location. No new work is being proposed at this time.

**7. *The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections.***

The relationship will not change. Traffic Patterns will remain consistent with the current use.

The site and building are existing and compatible with the PUD district. No new work is being proposed at this time.

**8. *Vehicular turning movements in relationship to traffic flow routes.***

There will be no changes. Vehicular turning movements and traffic flow routes will remain consistent with current use.

The site and building are existing and compatible with the PUD district. No new work is being proposed at this time.

**9. *The intensity and character of traffic and parking conditions on the site and in the general area.***



There will be no changes. Intensity and character of traffic and parking conditions will remain consistent with current use.

The site and building are existing and compatible with the PUD district. No new work is being proposed at this time.

***10. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.***

There will be no changes, since there is no need for additional public services or facilities.

The site and building are existing and compatible with the PUD district. At this time, no new work is being proposed.

## Attachment F – Variance Information

***In addition to the granting of the special exception use, the following variances from City regulations will be requested:***

There is no need for additional variances.

**GREEN PLANET**  
**Plans for City of Ann Arbor**  
February 1, 2018

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Security & Safety Plan	8
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Statement of Days and Hours of Operations	28

# Operations Statement

This Operations Statement describes the procedures involved in the following activities:

- Medical Marijuana Intakes;
- Medical Marijuana Storage & Packaging;
- Medical Marijuana Patient Consultations; and,
- Cash Handling.

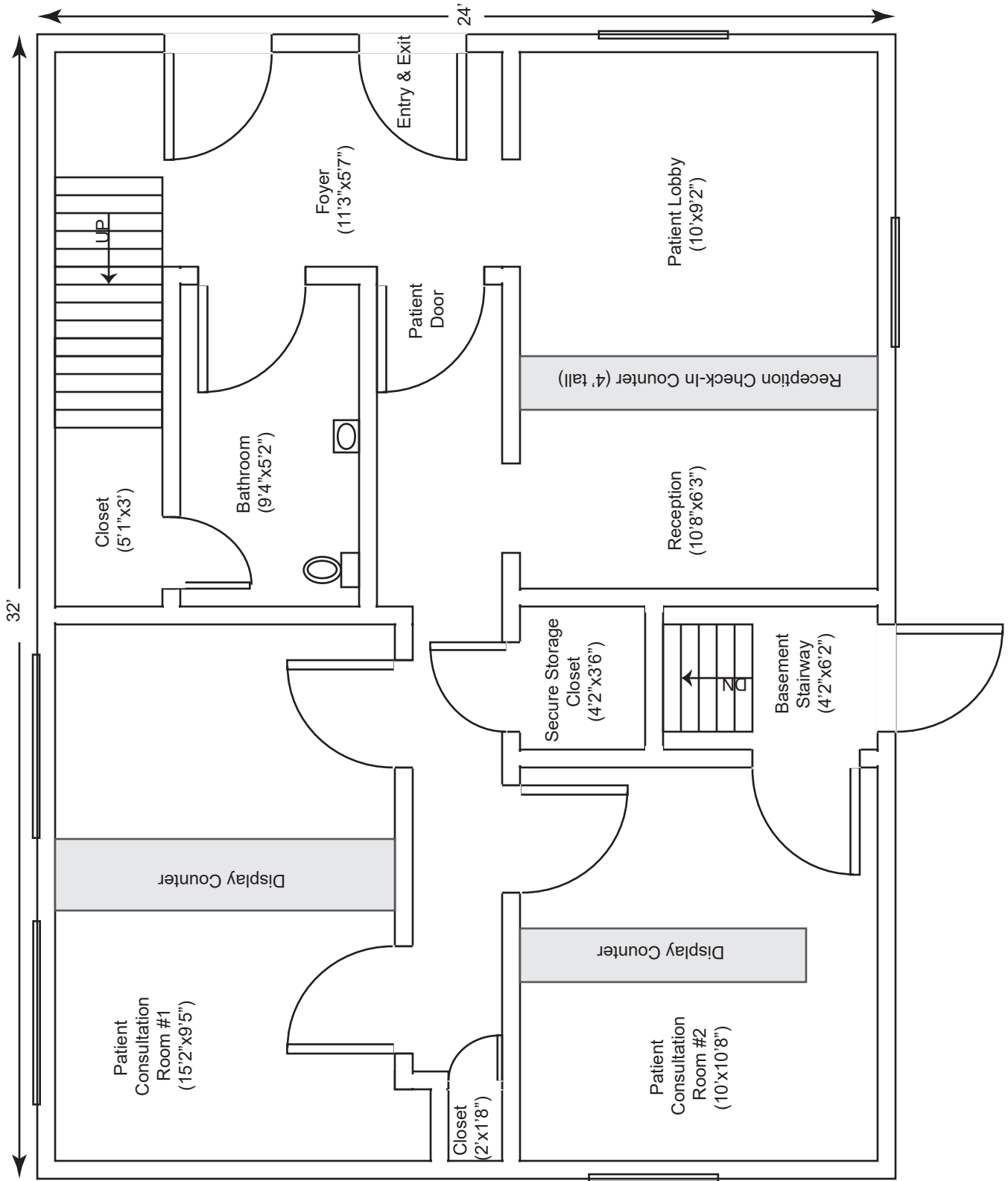
Figures 1 and 2 show the layout of Green Planet's facility.

## Medical Marijuana Intakes

When a secure transporter arrives at Green Planet to transfer medical marijuana, they should go to the reception desk to check in. The receptionist will notify the manager or a senior budtender. They will then greet the secure transporter in the lobby and escort them to the Managers Office/Packaging Room. The manager, or senior budtender, will then assist the secure transporter with the chain-of-custody documentation, verify weights/counts, analytical testing and make any required payments ensuring that the transfer is valid and complete. If there is something wrong with the transfer (e.g. incomplete documentation, wrong weight/count, etc.), the transfer must be rejected. When a transfer is completed, all documentation of the transfer must be immediately entered into the Metric statewide monitoring system and tracking/inventory POS software system. The manager, or senior budtender, must also make certain that the medical marijuana taken-in is labeled properly and placed in a safe for storage.

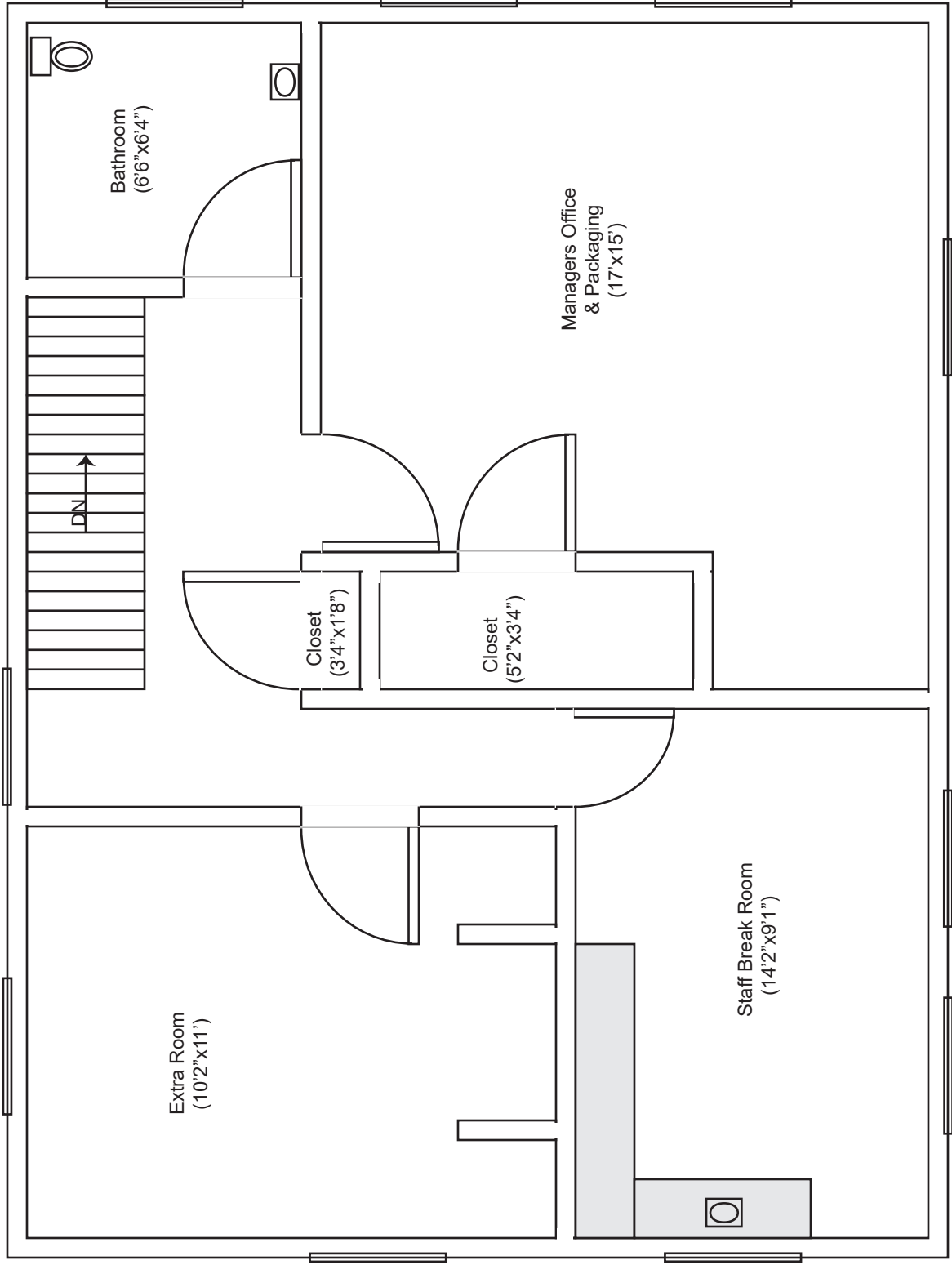
## Medical Marijuana Storage & Packaging

The access and operational use of each storage area is described below:



<b>LOCATION:</b> Green Planet 700 Tappan Ann Arbor, Michigan 48104	<b>DRAWING:</b> First Floor Plan	<b>SCALE:</b> 1/4" = 1'-0" <b>DATE:</b> 01/09/2018
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**Figure 1**



**LOCATION:** Green Planet  
700 Tappan  
Ann Arbor, Michigan 48104

**DRAWING:** Second Floor Plan

**SCALE:** 1/4" = 1'-0"

**DATE:** 01/09/2018

**Figure 2**

- Operations Manager Safe – The Operations Manager Safe is located in the Managers Office and is highest level of secure storage at the facility. The safe is only accessible to the Operations Manager and Corporate Officers. The safe is used to store bulk and/or packaged medical marijuana that will not be needed for short term use. Medical marijuana stored in this safe is eventually transferred to the senior budtenders safe when it is needed for packaging or restocking. The Operation Manager’s Safe is kept locked at all times except to access storage. This safe must always be locked when the Operations Manager is not physically present.
- Senior Budtenders Safe – The Senior Budtenders safe is located in the Manager’s Office and is used on a daily basis for storage of medical marijuana for packaging and restocking of the Patient Consultation Rooms and Secure Storage Closet. This safe is locked at all times except to access storage. This safe must always be locked when the operations manager or a senior budtender is not physically present.
- Secure Storage Closet – The Secure Storage Closet is located between the two Patient Consultation Rooms and is kept locked at all times, except to access storage or make a cash drop. A limited supply of packaged medical marijuana is kept in this area for restocking the Patient Consultation Rooms during the day, if necessary. The Secure Storage Closet must always be locked when the operations manager or a senior budtender is not physically present.
- Patient Consultation Rooms – Medical marijuana is kept in locked display cases and behind the counters during the day.
- Packaging - Packaging and labeling of medical marijuana is done in the Managers Office/Packaging Room. Most packaging is done by the manager or a senior budtender. A trained staff person may package under the operation manager’s direct supervision.



- Transfers - Transfers of medical marijuana between locations is predominately limited to the Opening and Closing procedures when the facility is not open. A limited amount of restocking may be done by the manager, or senior budtender, during the day, when necessary. If medical marijuana is moved between the Managers Office and Patient Consultation Room during the day, it is carried in the custody of the manager, or senior budtender, in a closed non-descript satchel.

## Medical Marijuana Patient Consultations

A Patient/Caregiver must present a valid driver's license or State ID, and provide a valid medical marijuana card to the receptionist to check-in for each visit. Once this information is validated, the patient's record is made current in the POS system and the Patient/Caregiver is checked-in.

When a consultation room is available, the receptionist opens the Patient Door, which is always locked on the outside, and escorts the checked-in patient/caregiver to either Patient Consultation Room #1 or #2. Each Patient Consultation Rooms is staffed by a budtender whenever a patient is present. Medical marijuana in the consultation room is kept in locked display cases or behind the counter to ensure that the patient does not have direct access to it. The budtender then opens the checked-in Patient/Caregiver record in the POS software system which includes an image of their State ID and a record of all their previous transactions. The budtender then consults with the patient/caregiver about their needs, options and new offerings and then answers any other questions that they may have. Sample smell jars are provided to the patient/caregiver under the budtender's supervision upon request so that they can smell any of the sample strains they may be interested in.

Once a patient/caregiver makes their selection, the budtender retrieves the items and enters the transfer into the POS system, ensuring that the transaction is within the patient/caregivers limits. Any patient/caregiver specific labels are attached to the items and the items and receipt are put into a white paper bag and handed to the patient/caregiver. Upon completion, the member patient/caregiver exits the restricted patient area through the Patient Door which is unlocked from the inside – but always locked from the outside.

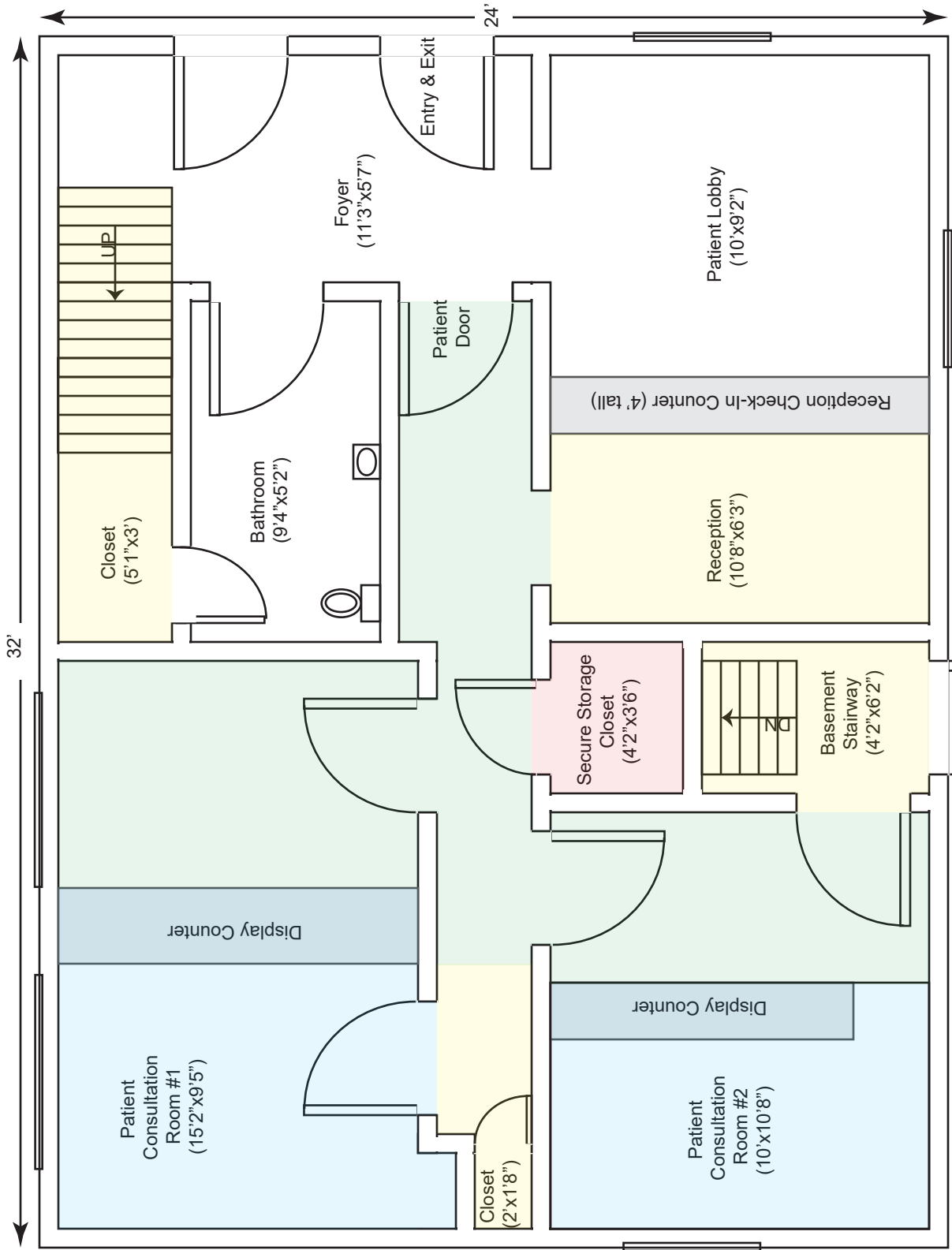
## Cash Handling

Cash is managed at the facility as described below:

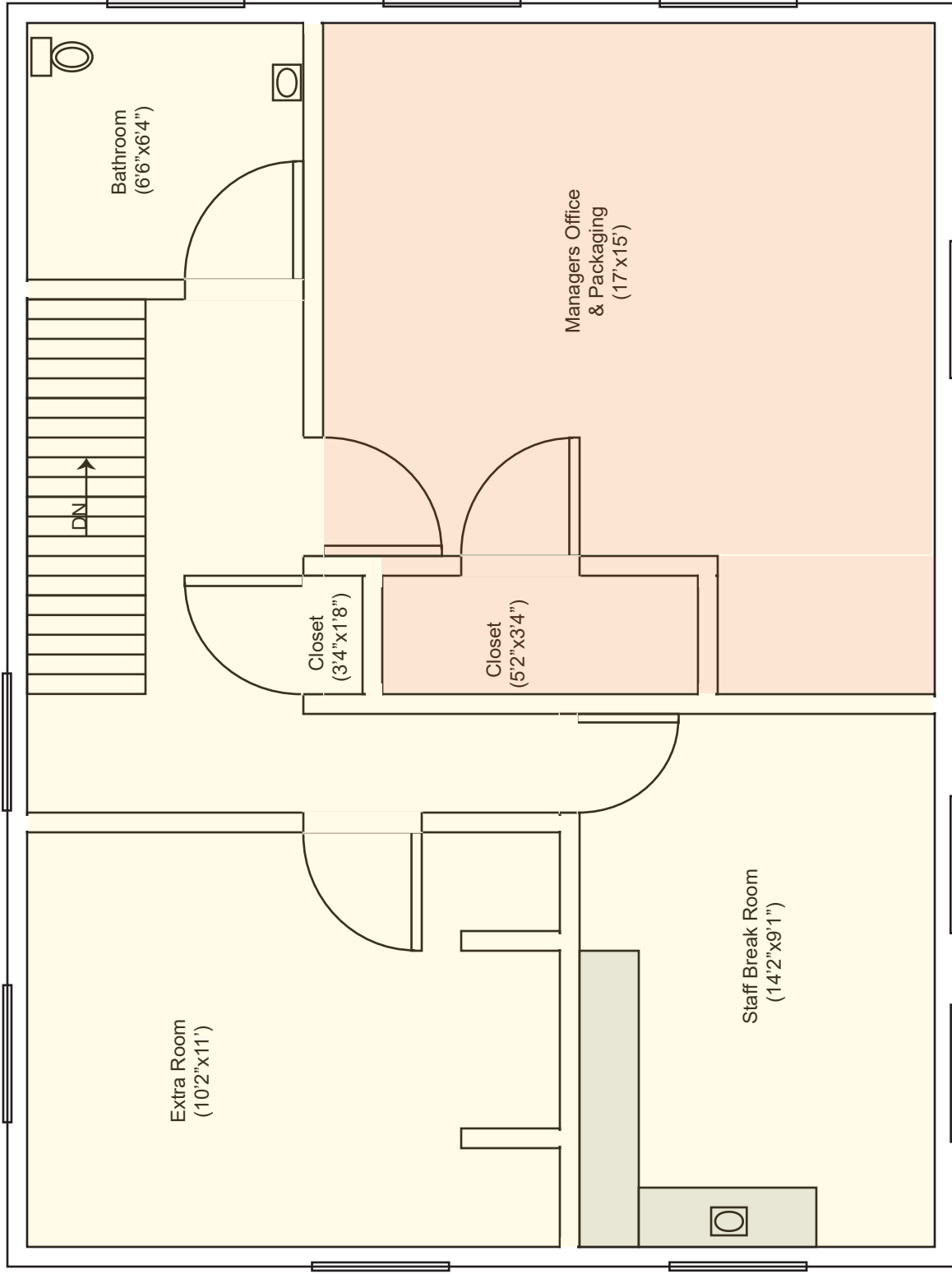
- Cash Drawers – Each staff budtender has a cash drawer with a lockable lid. The cash drawer is stored in the Secure Storage Closet when not in use. The cash drawer always contains \$150.00 to make change at the beginning of a shift. The staff budtender moves the cash drawer to the register and removes the lockable lid at the beginning of each shift. During the shift, if the cash drawer reaches more than approximately \$1,000.00, the budtender removes the excess cash count amount and requests the manager to make a cash drop in the drop safe. The drop includes a cash count and identifies the source of the drop. At the end of the shift, the budtender counts down the drawer and makes a cash drop in the drop safe which includes the amount and identifies the source of the drop. The budtender is responsible for restocking the cash drawer with the exact amount of starting cash bills and coins to make change for the next shift. The lid is then locked on the cash drawer and it is returned to the Secure Storage Closet.
- Daily Drop Counts – Every morning prior to opening, the manager, or senior budtender, removes the previous day's counts from the drop safe and moves them to the senior budtenders safe in the Manager's Office. The daily drops are recounted by the manager and compared to the previous day's budtender POS software report. Any discrepancies are identified and resolved with the budtender if possible. All discrepancies are recorded into the POS software system. If a discrepancy ever exceeds an acceptable amount, the Operations Manager takes a disciplinary or other appropriate corrective action. Once reconciled, the daily drops are added to the cash reserves kept in the Operation Manager's Safe.
- Medical Marijuana Purchases – At the beginning of each week, the Operations Manager works with a Corporate Officer to establish a budget and plan for the week's purchases of medical marijuana. The previous week's purchase transactions are verified by a

Corporate Officer by comparing completed Purchase Orders in the POS software system to purchasing cash reserves set aside in the POS software system the previous week. Cash funds to cover the costs of the planned purchases are then moved from the Cash Reserves to a Purchasing Cash Box and are stored in the Operations Manager's safe. This cash transfer is recorded in the POS software system. The Operations Manager schedules the weekly purchases and supervises most of the transactions. Every purchase transaction is recorded in the POS software system at the time of the purchase. If a Secure Transporter is scheduled to make a delivery when the Operations Manager will not be available, the funds for the transfer are put into an envelope with the details of the expected transaction and moved to the Senior Budtenders Safe. The senior budtender is notified of the appointment and will supervise that transaction. This system enables Green Plant to track and reconcile all purchases on a weekly basis, while minimizing the amount of cash on-hand required each week.

- Cash Reserves – At least once a week, all cash reserves that have not been set aside for purchases, are removed from the facility by a Corporate Officer. The Corporate Officer counts the excess cash reserves and makes an entry into the POS software system recording the cash transaction at the time of removal. This enables Green Planet to verify and reconcile all cash at the facility on at least a weekly basis, while minimizing the cash on-hand at the facility.
- Petty Cash – A Petty Cash box is maintained in the custody of the Operations Manager and kept in the Operations Manager's safe. The petty cash is used from time to time to make minor incidental purchases at the facility by the Operations Manager. Any expenditure made from petty cash requires that a receipt be put in the petty cash box documenting the cash transaction, including the date of transaction, the amount of the transaction, the purpose of the transaction, and the identity of the person or entity that received the payment. The petty cash reserve must be balanced and reconciled at least once a week by the Operations Manager. At that time, the receipts are transferred to the cash reserves and an equivalent amount of cash transferred to the petty cash box, so that the balance in the petty cash is brought back to its original balance.



**Figure 3 - Restricted Access Areas**



**Figure 4 - Restricted Access Areas**

Manager &  
 Senior Budtenders
  All Staff

<b>LOCATION:</b> Green Planet 700 Tappan Ann Arbor, Michigan 48104	<b>DRAWING:</b> Second Floor Plan	<b>SCALE:</b> 1/4" = 1'-0"
		<b>DATE:</b> 01/09/2018

# Security & Safety Plan

## Introduction

Green Planet's Security & Safety Plan is designed to:

- Proactively deter crime;
- Protect the safety & health of our neighbors, visitors, patients, and staff;
- Secure the facility and its business assets; and,
- Ensure the secure storage, access and transfer of medical marijuana in strict compliance with the Michigan Medical Marijuana Facilities Licensing Act.

Our plan consists of a comprehensive combination of Facility Access Design, Physical Barriers, Electronic Surveillance Systems and Operational Protocols. These designs, systems and protocols are described in detail in the following sections of the plan.

## Facility Layout & Restricted Access Areas

The outdoor area of the facilities property is monitored 24/7 by four video surveillance cameras located on the four corners of the building. The video cameras are equipped with night vision technology to ensure visible recordings.

Outdoor lighting is located on the East, North and South sides of the building which automatically turn on in dim/night conditions to ensure that these areas are always well lit. In addition motion activated lights are located on the South side of the building which light up this side of the building whenever someone approaches.

The front door is only entrance/exit that is open during normal business hours. A second door on the front of the building is never used and kept locked at all times. The backdoor to the building is a metal security door that is kept locked and secured with a deadbolt from the inside and is only used as an emergency exit or for owner/contractor access to the basement. A second interior door to the basement stairs and backdoor separates the facility from the basement access and is kept locked at all times and only used as an emergency exit or for contractor access to the basement. Green Planet's operations do not use the basement except for occasional contractor access to utilities.

Figures 3 and 4 illustrate the interior layout of Green Planet's facility including restricted access areas for the public, patients, staff and senior staff.

Each level of access to the various areas in the building is described below.

- Public - The public may enter Green Planet's foyer, first floor bathroom and lobby from the front door entrance. The public may make inquiries at the reception counter which is staffed at all times during business hours. All other areas are restricted.
- Patients - Patients must check-in at the reception counter where they can register (new patients) or request a consultation (existing patients) to obtain medical marijuana.
  - New Patient/Caregiver - New patients must provide a valid driver's license or State ID and provide a valid medical marijuana card to the receptionist. This information is then validated and entered into the patient database. Upon satisfactory completion, the new patient/caregiver becomes a checked-in patient/caregiver.
  - Existing Patient/Caregiver – An existing Patient/Caregiver must present a valid driver's license or State ID and a valid medical marijuana card to the receptionist to check-in for each visit. Once this information is validated, the patient's record is made current in the POS system and the patient/Caregiver is checked-in. When

a consultation room is available, the receptionist opens the Patient Door, which is always locked on the outside, and escorts the checked-in patient/caregiver to either Patient Consultation Room #1 or #2. Each Patient Consultation Rooms is staffed by a budtender whenever a patient is present. Medical marijuana in the consultation room is kept in locked display cases or behind the counter to ensure that the patient does not have direct access to it. The budtender then consults with the patient/caregiver and supervises the labeling and transfer of any medical marijuana which is entered into the POS system at the time of transfer. Upon completion, the patient/caregiver exits the patient area through the Patient Door which is unlocked from the inside – but always locked from the outside.

- Staff – Green Planet staff have different levels of access dependent upon their role in the company.
  - Receptionist – Reception staff have access to:
    - Reception Area (including patient records);
    - Patient access areas;
    - Staff Break Room and Staff Bathroom; and,
    - Non-Medical Store Room and Supply Closets.
  - Budtender – Budtender staff have access to:
    - Their assigned Patient Consultation Room;
    - Reception Area (including patient records);
    - Patient access areas;
    - Staff Break Room and Staff Bathroom; and,
    - Non-Medical Store Room and Supply Closets.
  - Senior Budtenders – Senior Budtender staff have access to:
    - Manager Office/Packaging Room (including Senior Budtender Safe);
    - Secure Storage Closet & Drop Safe;
    - Patient Consultation Rooms;



- Reception Area (including patient records);
  - Patient access areas;
  - Staff Break Room and Staff Bathroom; and,
  - Non-Medical Store Room and Supply Closets.
- Operations Manager & Corporate Officers – Operations Manager staff & Corporate Officers have access to:
    - All areas (including Operations Managers Safe).

## Physical Barriers

A variety of physical barriers exist within the facility to assist in restricting unauthorized access for security purposes. The physical barriers are described below:

- Door & Window Locks - All windows and restricted access doors are equipped with commercial-grade, nonresidential door locks.
- Reception Counter – The front desk reception counter is a permanently constructed four foot tall wall designed to prevent all physical access to the Reception Area and Patient Consultation Rooms except through the Patient Door. Visitors and patients can interact with the receptionist over the reception counter, but cannot enter the restricted access areas.
- Patient Door – This door provides the only access point for entering the Reception Area and Patient Consultation Rooms. The door has a sign that reads “Members Only” and is equipped with a lock that is always remains locked from the outside. The receptionist must open the door from the inside to provide access to the Patient Consultation Rooms for staff and to escort Patients to the Patient Consultation Rooms.

- Patient Consultation Rooms – Each consultation room is equipped with a display case and counter designed to prevent physical access to the medical marijuana and budtenders cash drawer. All medical marijuana in the consultation room is kept in locked display cases or behind the counter to ensure that the patient does not have direct access to it. Patients/Caregivers are never allowed into a Patient Consultation Room unless a staff budtender is present behind the counter. Individual budtender cash drawers are equipped with a key locking top so that they can be secured for transfer between shifts. During the day, budtenders notify the manager when their cash drawers exceed approximately \$1,000, and the manger transfers the excess cash to the drop safe. All cash and medical marijuana in the Patient Consultation Rooms, except for display items in the locked display cases, is removed after the facility is closed for the evening and transferred to the Secure Storage Closet for the night.
- Secure Storage Closet – A secure storage closet is located between the two Patient Consultation Rooms on the first floor. A single door with a commercial grade lock is the only access point to the closet. The secure closet is only accessible to the manager, and senior budtenders, and contains a drop safe for storing budtender cash drops and locked cash drawers for shift changes. A limited amount of pre-packaged medical marijuana stock is also kept in the secure closet to enable the manager to restock the consultation rooms during the day, if necessary. Each morning the manager, or senior budtender, removes all cash in the drop safe and transfers it to the Managers Office before the facility opens to the public. The manager, or senior budtender, also restocks both Patient Consultation Rooms and the Secure Storage Closet with the medical marijuana required for the days operations prior to opening the facility to the public.
- Managers Office/Packaging Room – The door to the Managers Office/Packaging Room is equipped with a commercial grade electronic lock which requires a code for entry. This door is also equipped with an auto-close mechanism to ensure that the door always closes and latches. This prevents this door from ever being left open or ajar.

- Storage Safes – Two 600 lb. safes located in the Managers Office/Packaging Room are used for storage of medical marijuana and cash. Both of these safes are bolted to the floor, equipped with commercial grade digital locks. The Senior Budtenders safe holds the daily cash count and packaged medical marijuana stock for restocking and bulk medical marijuana that is being repackaged into smaller containers. The Operation Managers safe holds the facilities cash reserves and reserves of medical marijuana stock.
- Drop Safe – The drop safe is located in the Secure Storage Closet on the first floor. It is bolted down, equipped with a commercial grade digital lock and has a drop slot where budtender cash counts can periodically be dropped into the safe.

## Electronic Surveillance Systems

Green Planet maintains an Alarm System and Video Surveillance System as part of its security plan. Both systems are described in detail below:

- Alarm System – Green Planet’s alarm system is designed to proactively deter criminal activity and protect from fire or carbon monoxide gas in a variety of ways including:
  - Signage – Signage on exterior windows notify potential intruders of its presence.
  - Audible Alarm – When activated a loud audible alarm sounds; alerting intruders to its activation and alerting the attention of neighbors and others in the vicinity of the facility.
  - Notification – Global Security/Ann Arbor Alarm Company remotely monitors the alarm system on a 24/7 basis. They promptly notify a Corporate Officer any time

the alarm is activated, if the system is ever tampered with, or if there is a risk of deactivation due to power loss.

- Central Station Alarm/Silent Alarm – The alarm system is registered with local emergency response personnel who are automatically notified in the event of a break-in, fire, or activation of a silent alarm panic button.

The alarm system includes security functions that are available during operational hours including:

- Audible Door Chime - Alerts staff whenever someone enters or leaves the building.
- Panic Buttons - Multiple silent alarm panic buttons connected to the police department are strategically located throughout the facility.
- Smoke & Carbon Monoxide Detectors – An audible alarm alerts staff in the event of a problem.

The alarm system is activated every night at closing and monitors for activity at the facility through a variety of electronic devices including:

- Contact Points – Contact Points are located on all exterior doors and windows, they set off the alarm if an exterior door or window is opened.
- Motion Detectors – Motion Detectors are located throughout the facility, they set off the alarm if any physical motion is detected in the facility.
- Glass Break Detectors – Glass Break detectors set off the alarm if the sound of breaking glass (e.g. a window) is detected.

- Video Surveillance System – Green Planet’s video surveillance system includes eleven (11) high resolution video cameras, a digital recorder, and monitoring system.
  - Video Cameras – The eleven (11) high-resolution color video cameras are equipped with night vision technology to ensure visible recordings, even in the dark. The resolution and ranges ensures clear and certain identification of any person, including facial features. The video cameras are all permanently mounted in fixed strategic locations throughout the facility to ensure recording of the following areas:
    - The entire outside property is monitored by four video surveillance cameras located on the four corners of the building;
    - Record all entrances/exits to building (interior & exterior) within 20 feet of entry/exit locations;
    - Record all Patient Consultation Rooms (POS consultations and displays);
    - Record all medical marijuana intakes;
    - Record all access to medical marijuana and cash storage;
    - Record all weighing and packaging of medical marijuana;
    - Record all movement/transfer of medical marijuana with-in the facility;
    - Record all patients/caregivers entering and leaving the restricted patient areas;
    - Records all secure/restricted access areas.
    - Record access to the surveillance system storage device.

- Video Monitoring – A large 55” wall mounted video display in the manager’s office displays a split view of the video camera displays in real time. This allows the manager to view all the activities of the entire facility simultaneously. Additional monitoring displays can be accessed through any computer monitor in the facility with a secure log-in. Off-site monitoring of all video cameras and recordings is also available through a secure log-in.
  
- Digital Recorder – The digital recorder is kept in the Manager’s Office to protect recordings from tamper and theft. The recorder operates 24/7 and stores more than 14 days of digital recordings. New digital recordings overwrite the oldest digital recordings, ensuring continuous operation without the need to change the storage media. The recorder allows digital transfer of archived recordings to a writable CD. The time and date are clearly visible on all recordings. Still shot views can be printed on a color printer. An automatic failure notification system will be used to notify a corporate officer in the event that there is an interruption or failure in the video surveillance system or video surveillance system storage device.
  - Third Party Access – Copies of all digital recordings will be made available to State regulatory authorities and law enforcement upon request.
  
  - Log of Video Recordings – A log, identifying the name of the employee responsible for monitoring and maintaining the video surveillance system will be maintained. The log will also document the identity of any employee who removes recordings from the digital recorder, including the time and date removed. The log will also document the identity of any employee who destroys recordings from the digital recorder, including the time and date destroyed.

## Security & Safety Operational Procedures

Green Planet has implemented a variety of Operational Protocols to ensure that all security objectives are met on a continuous basis. Operational Protocols are standard operating procedures which are institutionalized through initial staff training as well as on-going management supervision and periodic refresher training.

Our standard protocols that involve security issues are described below:

- Public – Members of the general public are allowed to enter Green Planet’s lobby to make inquiries at the reception desk or wait for a patient during their consultation. Members of the general public are not allowed to enter any restricted areas at any time. No pets are allowed into the building unless they are service animals for disabled patients.
- Visitors – On occasion, Green Planet has a visitor who is not a staff member or patient who may require access to various part(s) of the facility for a variety of business reasons including: a local or State regulatory official, police officer, contractor, consultant, or business associate. All visitors must be greeted by a manager and escorted to the facility location(s) requiring access. Visitors who need to work in a restricted area must be supervised by a staff person(s) at all times. If the area of work contains unsecured medical marijuana (not locked in a case or safe), the medical marijuana must be removed and secured prior to the work activity. Visitors are never allowed to handle or touch any medical marijuana stock. If a Visitor is also a licensed medical marijuana patient or caregiver, they must first register and check-in as a new patient and then may only access the medical marijuana in the same manner as any other patient.

- New Patient/Caregiver - New patients provide a valid driver's license, or State ID, and provide a valid medical marijuana card to the receptionist. This information is then validated as follows:
  - Closely examining the Driver's License/State ID and medical marijuana card to ensure that they are valid documents that have not been copied, faked or tampered with in any way;
  - Closely examining the State ID photo and Date of Birth to ensure that it matches the person at the counter;
  - Closely examining the Driver's License/State ID and medical marijuana card to ensure that the names and information on the cards match;
  - Closely examining the valid dates on the Driver's License/State ID and medical marijuana card to ensure that the cards are currently valid and not expired;
  - If all information appears to be complete and valid; the receptionist scans the ID and medical marijuana card into the new patient's record in the Patient/Caregiver database POS software system.

Upon satisfactory completion, the new patient becomes an existing patient/caregiver and is checked-in to the POS software system awaiting an initial consultation.

- Patient Records – Patient/Caregiver records are maintained under strict confidence and are considered highly confidential. All physical records including IDs and medical marijuana cards are scanned into the patient/caregiver database POS software; no physical records are maintained. The Patient database software can only be accessed through the online software using a secure login in a secure socket layer



(SSL) to ensure encryption security. Staff members can only access the information from secure computer terminals located at Green Planet with a secure login.

Corporate Officers and the Operations Manager can access the information from a remote computer, but only through an encrypted secure socket layer (SSL) and secure login. A patient's/caregiver's information, including membership or consultation visit, must never be disclosed to a third party including family members or friends who may inquire. If a request is made from a public official (e.g. health department, police officer, local or State regulatory agency), the request should be directed to a corporate officer.

- Opening Facility – Every morning staff arrive at Green Planet at least 30 minutes early. They must follow the following procedures each day:
  - Enter - Unlock the front door and change the alarm system mode to unarmed. Ensure that the front door is locked from the inside;
  - Stock Patient Consultation Rooms – Transfer the daily supply of medical marijuana from the Secure Storage Closet and Managers Office to the Patient Consultation Rooms, ensuring that each room contains the appropriate amount of medical marijuana for the day's operation and a new cash drawer.
  - Stock Secure Storage Closet – Stock the Secure Storage Closet to ensure that there is an appropriate amount of medical marijuana for the day's operation. Remove daily cash counts from the drop safe and transfer them to the senior budtenders safe in the Managers Office.
  - Final Inspection – Walk through the entire facility, making certain that everything is in order, make certain that staff are at their work stations, and that all secure doors are locked and closed.

- Open to Public – Turn on Open sign and unlock front door at 11:00 AM (12:00 PM on Sundays)
  
- Closing Facility – Every evening at closing time the following procedures must be followed:
  - Lock Front Door – At 9:00 PM (5:00 PM on Sundays) the front door must be locked from the inside and the Open sign turned off. No one else is allowed to enter the building after this time.
  
  - Finish Consultations – Staff must remain at their work stations until all member patients/caregivers complete any consultations that may be in progress at that time and all the patients/caregivers exit the building.
  
  - Manager or Senior Budtender – Put everything away in Managers Office, log out and turn off computers and make certain everything is clean and in place for the next day's operations. Make certain that all medical marijuana is put in safes and that the safes are securely locked for overnight storage. After all patients/caregivers have left building, assist budtenders with closing by providing access to the Secure Storage Closet for final cash drops and overnight storage of cash drawers and medical marijuana stock from Patient Consultation Rooms.
  
  - Receptionist – Put away any items remaining on the reception desk, log out and turn off computer and do a final cleaning of the Reception, Bathroom, and Lobby area so that it is ready for the next day. Empty all wastebaskets and bag daily trash for disposal.
  
  - Budtenders – Count down cash drawer and make final cash drop in drop safe. Lock cash drawer and store in Secure Storage Closet. Box up all medical marijuana stock, except for locked display cases, and store in the Secure Storage

Closet. Make certain display cases are locked. Log out and turn off computer. Make certain everything is put away and work space is clean and orderly for the next day's operations.

- Final Inspection – The manager or senior budtender must conduct a final walk through check of the facility when the staff have completed their closing duties. Ensuring that the lights are off, everything is put away, and all secure locations are closed and locked.
  - All Staff – Upon completion of duties, each staff member should gather any personal items and wait for other staff members in the Lobby.
  - Exit Building - All staff members are to exit the building at the same time when the manager sets the alarm and locks the front door.
- 
- Incident Reports – Staff are trained to document any out of the ordinary, unusual or suspicious activity that may occur on Green Planet's property. Any major incident (i.e. harmful/destructive) must immediately be reported to the Operations Manager and a Corporate Officer. However, most incidents are minor in nature. The staff person writes a short description of the event, including the time and date of occurrence, and any action that was taken. Incidents may involve poor behavior issues, such as patient loitering, irate behavior, miss-use of parking privileges, etc. The Incident Report is provided to the Operations Manager for review and any follow-up. All Incident Reports and any follow-up are discussed at the weekly Managers Meeting with a Corporate Officer. This provides Green Planet the ability to review on-going issues and establish effective corrective actions in the event of future occurrences. Corrective actions may include having the manager speak to a patient on their next visit regarding acceptable behavior or it may involve implementing additional on-going staff training (e.g. how to deal with loitering).

- Criminal Activities (e.g. theft, break-ins & robberies) – The following procedures must be followed in response to any criminal activity:
  - Theft or Break-in - If evidence of a possible theft or break-in is brought to the attention of a manger, they must immediately report the incident to the Operations Manager and a Corporate Officer. Upon confirmation of the incident facts:
    - The Corporate Officer, or Operations Manager in their absence, will immediately notify local law enforcement of the incident and provide coordination to the on-site staff, while in route if they are not on-site.
    - The scene of the crime including any evidence (e.g. broken window, shattered display case, open doorway, tampered alarm system, video recordings) should be left untouched as discovered for law enforcement investigation. If there are any witnesses, they should remain at the scene.
    - Facility operations should be temporarily suspended and/or closed, as necessary. Staff should wait at the facility where they will not enter, disturb or interfere with the crime scene.
    - Upon completion of the on-site law enforcement investigation, the Corporate Officer, or Operations Manager in their absence, shall implement a plan to re-secure the facility and restore normal operations.
  - Robbery/Threat of Bodily Injury – In the event of a robbery or threat of bodily injury, local law enforcement must be notified as quickly as possible – call 911 if feasible.

- Silent alarm panic buttons are located throughout the facility which can also be used to alert local law enforcement of potential endangerment when used.
- When bodily injury is threatened, staff should not disobey, argue with, physically resist or attack the perpetrator.
- The shift manager should immediately notify the Operations Manager and a Corporate Officer, when it is safe to do so.
- The scene of the crime including any evidence (e.g. broken window, shattered display case, open doorway, tampered alarm system, video recordings) should be left untouched as discovered for law enforcement investigation. Any witnesses should remain at the scene.
- Facility operations should be temporarily suspended and/or closed, as necessary. Staff should wait at the facility where they will not enter, disturb or interfere with the crime scene.
- Upon completion of the on-site law enforcement investigation, the Corporate Officer, or Operations Manager in their absence, shall implement a plan to re-secure the facility and restore normal operations.

## Fire/Carbon Monoxide Safety

Smoke alarms and carbon monoxide monitor detectors are centrally located on the first and second floors of the building. They sound an audible alarm if activated and are monitored by our security company 24/7. The security company will call and notify a Corporate Office if they are not re-set within a short amount of time. The security company will also notify local

emergency responders either at the request of the Corporate Officer or if they can't reach a Corporate Officer when the alarm is activated.

Two portable fire extinguishers are located in the facility: one under the rear counter of Patient Consultation Room 2 on the first floor; and one under the sink of the Staff Break Room on the second floor. Staff would use the extinguisher(s) in the event of a small fire. In the event of a large fire, staff would immediately exit the building and call 911.

### First Aid Kit

A large first aid kit is kept stocked in the hallway closet on the first floor. It is used by staff to treat minor cuts or scrapes.

### Evacuation

In the event of power failure, an emergency egress light is located adjacent to the front door in the foyer of the first floor. It is designed to provide emergency lighting so that any patients and staff can see their way to the exit of the building.

### OSHA

Employees are trained to always work in a safe manner. Staff duties generally consist of office/consulting or light cleaning type activities without significant hazards. Staff are cautioned to avoid lifting heavy objects (e.g. boxes of supplies) by breaking them down, appropriate ways to lift objects without bending your back and to avoid carrying too many objects at once,

especially on stairs. All work activities are done in compliance with OSHA rules and regulations.

## **Odor Control Plan**

Green Planet stores all medical marijuana at its facility in sealed air-tight containers and packages.

Periodically, bulk medical marijuana is re-packaged into smaller containers in the Managers Office/Packaging Room, located on the second floor. This room is also the location where most of the medical marijuana is stored, other than display cases and a limited amount of stock in the Patient Consultation Rooms and Secure Storage Closet.

The Managers Office/Packaging Room is equipped with an air purifier that operates 24/7. The air purifier (Sharp FPA80UW Plasma Cluster Ion Air Purifier with True HEPA Filter) disperses positively and negatively charged ions and is equipped with a dual stage filter system including an activated carbon filter and long-life True HEPA filter. The machine is cleaned once a week. The filters are changed every 90 days, or sooner if the indicator light come on.

Green Planet has not encountered any odor problems.



# Waste Management Plan

## Storage & Disposal of Medical Marijuana Waste

All medical marijuana waste and/or products to be destroyed, or that the State of Michigan orders destroyed, will not be sold or transferred. The waste materials will be collected by the Operations Manager and processed as follows:

- Reporting Waste - All medical marijuana that will be treated as waste will first be weighed/counted, documented and recorded in the State of Michigan's statewide medical marijuana monitoring system (Metric) by the Operations Manager.
- Rendered Unusable - Upon reporting, the waste will be rendered into an unusable and unrecognized form. The medical marijuana (bulk or product) will be ground into a fine particulate and mixed with an equal amount (i.e. 50-50 mixture) of inorganic material (e.g. clay particulate).
- Disposal of Waste – Periodically when the waste container reaches half full or more, the Operations Manager will mix the waste with an equal amount, or more, of general office waste in a trash bag. The sealed non-descript trash bag will then be put in the commercial dumpster for landfill disposal with general refuse.

## Statement of Days and Hours of Operations

Normal Business hours are:

- Monday through Saturday: 11:00 AM to 9:00 PM
- Sunday: 12:00 PM to 5:00 PM

Staff typically arrive at the facility up to a half hour prior to opening to setup the daily operations. Staff may arrive as early as 7:00 AM on certain days to perform inventory counts.

Staff typically leave the facility 20 to 40 minutes after closing to shut down operations and secure the facility.

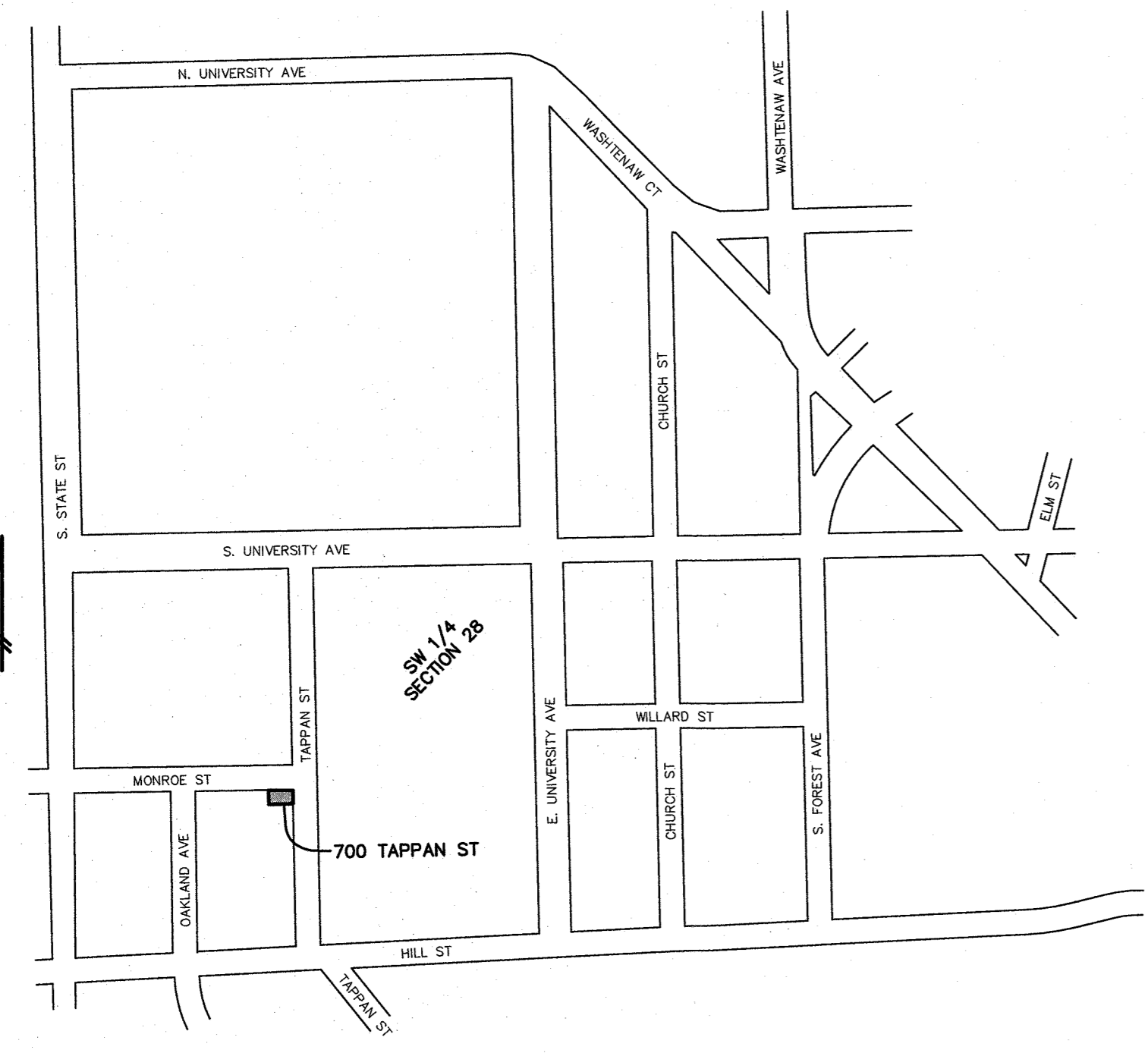
Green Planet is closed on the following holidays:

- New Year's Day
- Easter Day
- Memorial Day
- Fourth of July
- Labor Day
- Thanksgiving Day
- Christmas Day

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR HAS EXERCISED REASONABLE CARE AND DILIGENCE TO ACCURATELY LOCATE SUCH UTILITIES AS FEASIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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VICINITY MAP  
(NO SCALE)

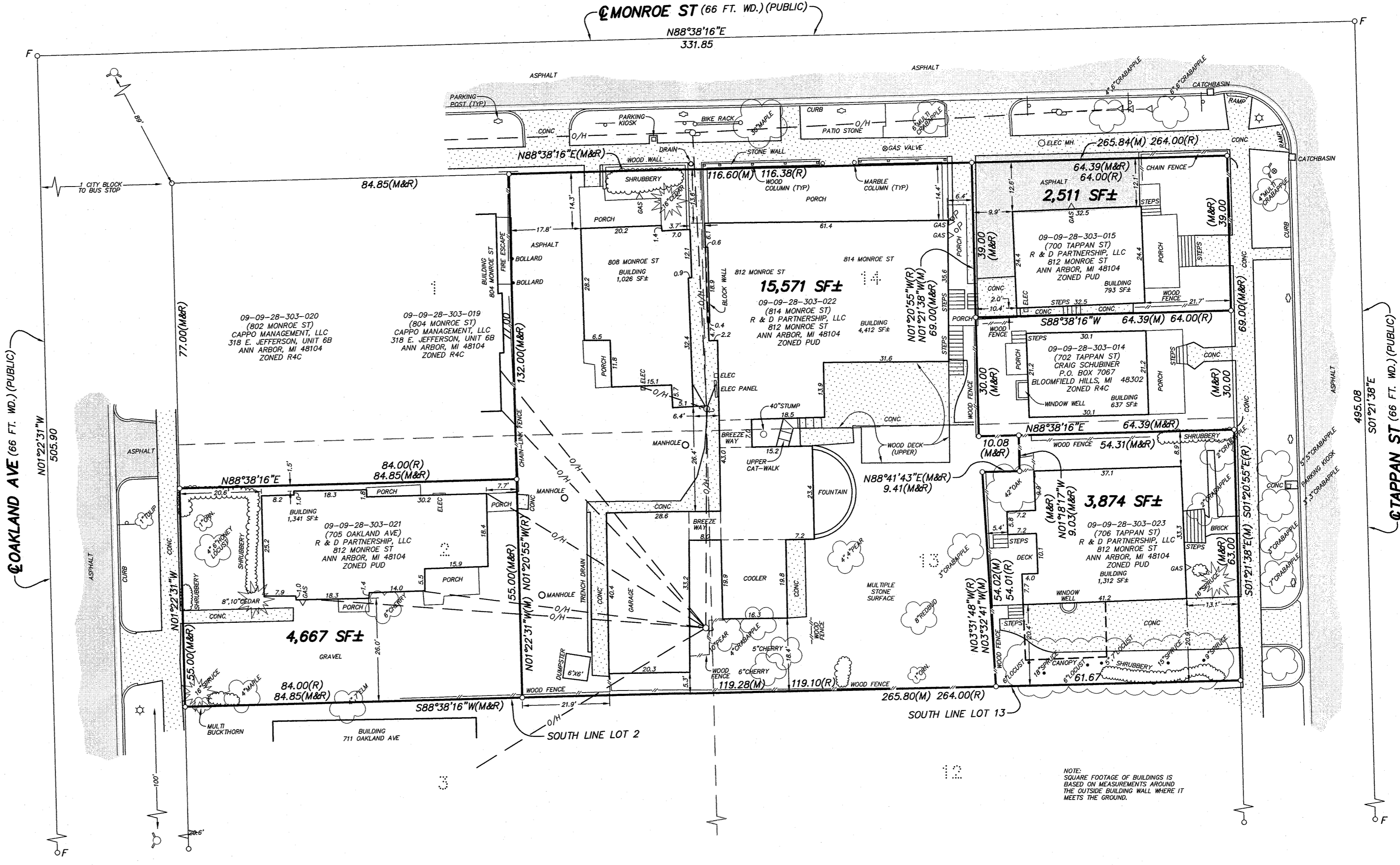
**DESCRIPTIONS**

**700 Tappan Street**  
Land in the City of Ann Arbor, Washtenaw County, Michigan described as follows:  
Commencing at the Northeast corner of Lot 14 in Block 7 South of Huron Street, Range 11 East; thence running South along the West side of Ingalls Street (now Tappan St.) 39 feet; thence West parallel with the South line of Monroe Street 64 feet; thence North parallel with the West line of South Ingalls Street (now Tappan St.) 39 feet to the South line of Monroe Street; thence East along the South line of Monroe Street 64 feet to the Place of Beginning. Being a part of Lot 14 in Block 7 South of Huron Street, Range 11 East, according to the alteration of Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County Records.

**706 Tappan Street**  
Land in the City of Ann Arbor, Washtenaw County, Michigan described as follows:  
Lot 13, Block 7, South of Huron Street, Range 11 East, according to the recorded plat of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County Records, excepting, however, that part of said lot theretofore conveyed to Rudolph Reichert and Charles L. Brooks by deed dated July 27, 1914, recorded in Liber 196, Page 221, Washtenaw County Records; further excepting that portion conveyed in Liber 4824, Page 136, Washtenaw County Records, described as follows:  
Parcel A  
Commencing at the Northeast corner of Lot 14 in Block 7 South, Range 11 East, in the Alteration of the Ann Arbor Land Company's Addition to the City of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County records; thence South 88°38'16" West 64.39 feet along the North line of Lot 14 to the Point of Beginning; thence South 01°20'55" East 69.00 feet; thence North 88°38'16" East 10.08 feet along the South line of the North 3.00 feet of Lot 13; thence South 01°18'17" East 9.03 feet; thence South 88°41'43" West 9.41 feet; thence South 03°31'48" East 54.01 feet; thence South 88°38'16" West 119.10 feet along the South line of Lot 13 and the South line of Lot 2 of Ann Arbor Land Company's Addition; thence North 01°20'55" West 132.00 feet along the East line of the West 84.85 feet of Lots 1 and 2; thence North 88°38'16" East 116.38 feet along the North line of Lot 1 of Ann Arbor Land Company's Addition and Lot 14 to the Point of Beginning. Being a part of Lots 1, 2, 13, and 14 in Block 7 South, Range 11 East, in the Alteration of the Ann Arbor Land Company's Addition to the said City of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County Records.

**705 Oakland Avenue**  
Land in the City of Ann Arbor, Washtenaw County, Michigan described as follows:  
The South 55 feet of Lot 2 in Block 7 South of Huron Street, Range 11 East, in the Alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County Records, excepting that portion conveyed in Liber 4824, Page 136, Washtenaw County records, described as follows:  
Parcel A  
Commencing at the Northeast corner of Lot 14 in Block 7 South, Range 11 East, in the Alteration of the Ann Arbor Land Company's Addition to the City of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County Records; thence South 88°38'16" West 64.39 feet along the North line of Lot 14 to the Point of Beginning; thence South 01°20'55" East 69.00 feet; thence North 88°38'16" East 10.08 feet along the South line of the North 3.00 feet of Lot 13; thence South 01°18'17" East 9.03 feet; thence South 88°41'43" West 9.41 feet; thence South 03°31'48" East 54.01 feet; thence South 88°38'16" West 119.10 feet along the South line of Lot 13 and the South line of Lot 2 of Ann Arbor Land Company's Addition; thence North 01°20'55" West 132.00 feet along the East line of the West 84.85 feet of Lots 1 and 2; thence North 88°38'16" East 116.38 feet along the North line of Lot 1 of Ann Arbor Land Company's Addition and Lot 14 to the Point of Beginning. Being a part of Lots 1, 2, 13, and 14 in Block 7 South, Range 11 East, in the Alteration of the Ann Arbor Land Company's Addition to the said City of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County Records.

**814 Monroe Street**  
Land in the City of Ann Arbor, Washtenaw County, Michigan described as follows:  
Parcel A  
Commencing at the Northeast corner of Lot 14 in Block 7 South, Range 11 East, in the Alteration of the Ann Arbor Land Company's Addition to the City of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County Records; thence South 88°38'16" West 64.39 feet along the North line of Lot 14 to the Point of Beginning; thence South 01°20'55" East 69.00 feet; thence North 88°38'16" East 10.08 feet along the South line of the North 3.00 feet of Lot 13; thence South 01°18'17" East 9.03 feet; thence South 88°41'43" West 9.41 feet; thence South 03°31'48" East 54.01 feet; thence South 88°38'16" West 119.10 feet along the South line of Lot 13 and the South line of Lot 2 of Ann Arbor Land Company's Addition; thence North 01°20'55" West 132.00 feet along the East line of the West 84.85 feet of Lots 1 and 2; thence North 88°38'16" East 116.38 feet along the North line of Lot 1 of Ann Arbor Land Company's Addition and Lot 14 to the Point of Beginning. Being a part of Lots 1, 2, 13, and 14 in Block 7 South, Range 11 East, in the Alteration of the Ann Arbor Land Company's Addition to the said City of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County Records.



NOTE: SQUARE FOOTAGE OF BUILDINGS IS BASED ON MEASUREMENTS TAKEN FROM THE OUTSIDE BUILDING WALL WHERE IT MEETS THE GROUND.

**CERTIFICATION**

To Uldaman, Inc.; R & D Partnership, LLC, a Michigan limited liability company; Dominick's, LLC, a Michigan limited liability company; the City of Ann Arbor, Michigan and Absolute Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7a, 8 and 13 of Table A thereof. The field work was completed on January 30, 2018.

Date of Plat or Map: January 30, 2018

*Thomas L. Sutherland*  
THOMAS L. SUTHERLAND  
PROFESSIONAL SURVEYOR  
NO. 24620  
LICENSED PROFESSIONAL SURVEYOR

<b>LEGEND</b>	<ul style="list-style-type: none"> <li>○ = LIGHT POLE</li> <li>○ = UTILITY POLE</li> <li>○ = GUY ANCHOR</li> <li>○ = HYDRANT</li> <li>○ = SPOT ELEV.</li> <li>○ = POST</li> <li>○ = GATE VALVE</li> <li>○ = SIGN</li> <li>○ = TOP OF CURB</li> <li>○ = TOP OF WALL</li> <li>○ = MANHOLE</li> <li>○ = CATCHBASIN</li> <li>○ = END SECTION</li> <li>○ = GRAVEL</li> <li>○ = FENCE</li> <li>○ = CONCRETE</li> <li>○ = ASPHALT</li> <li>○ = EXISTING STORM</li> <li>○ = EXISTING SANITARY</li> <li>○ = EXISTING WATER</li> <li>○ = EXISTING GAS</li> <li>○ = EXISTING ELECTRIC</li> <li>○ = EXISTING TELEPHONE</li> </ul>
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**BENCHMARK**

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**REVISIONS**

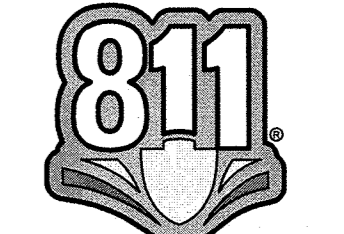
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**SCALE**

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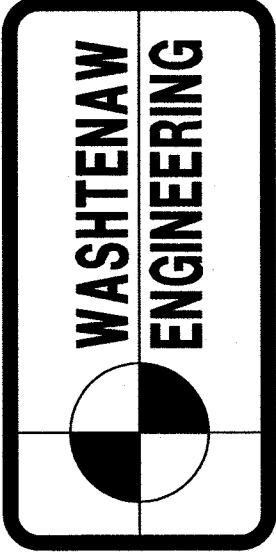
SCALE: 1"=20'

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TEL 734-975-8890

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**09-09-28-303-015**  
**700 TAPPAN ST**

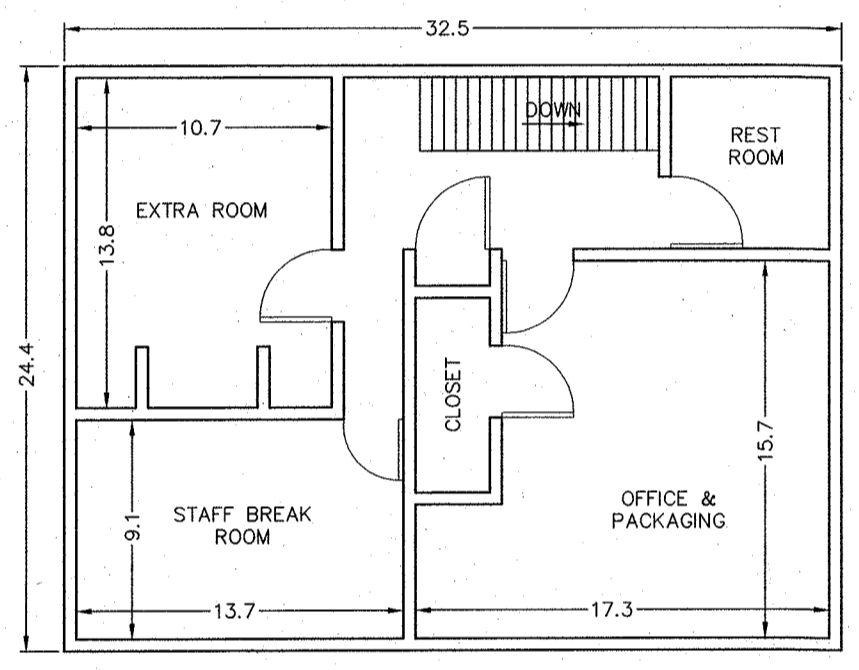
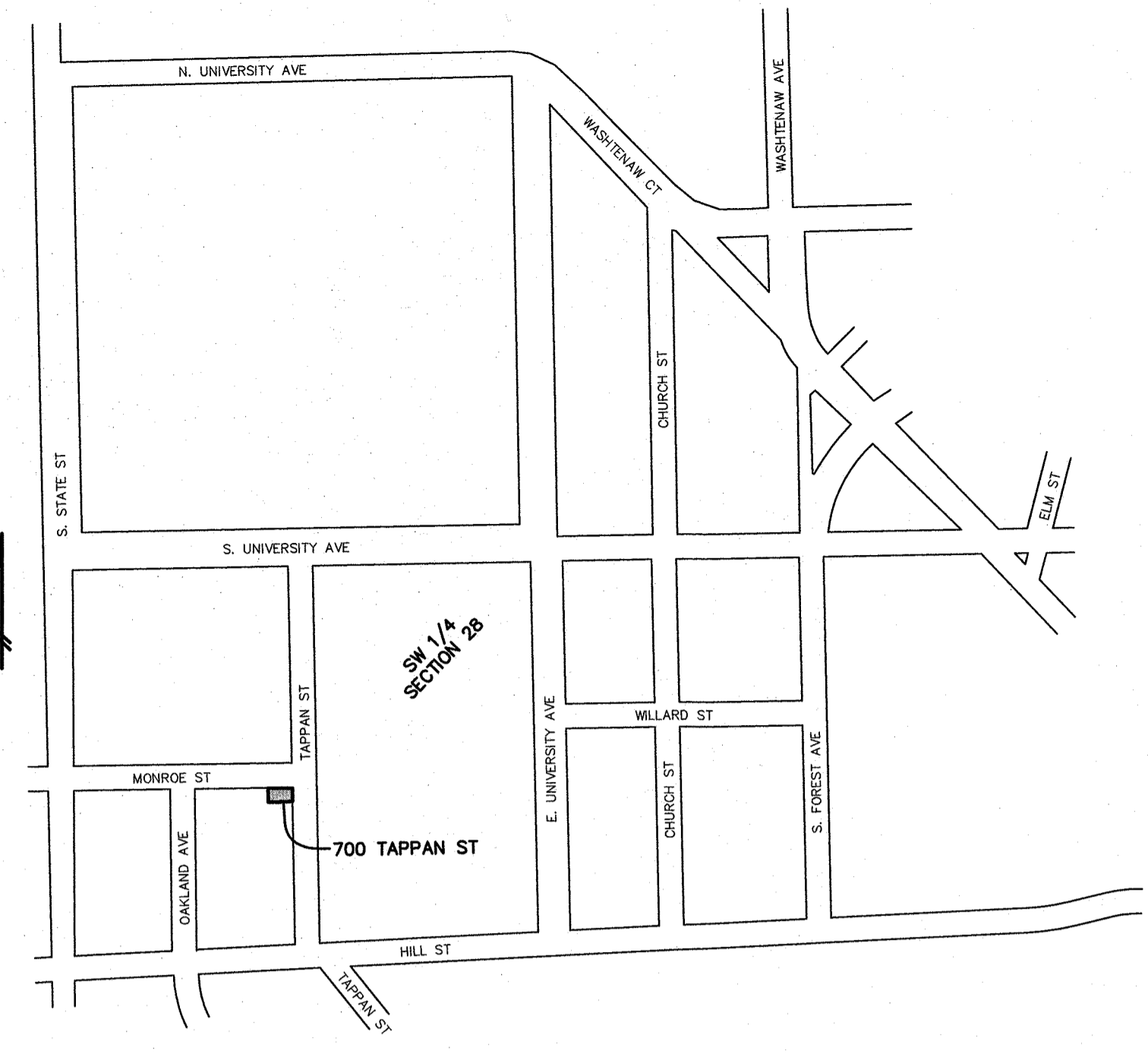
SECTION 28	TOWN 2	RANGE 6	EAST
CITY OF ANN ARBOR WASHTENAW COUNTY • MICHIGAN			
DATE 1-30-18	JOB NO. 32373	DWG NO. 32373-01a	FIELD BOOK NONE
			FILE NO. 10458

C2 SHEET

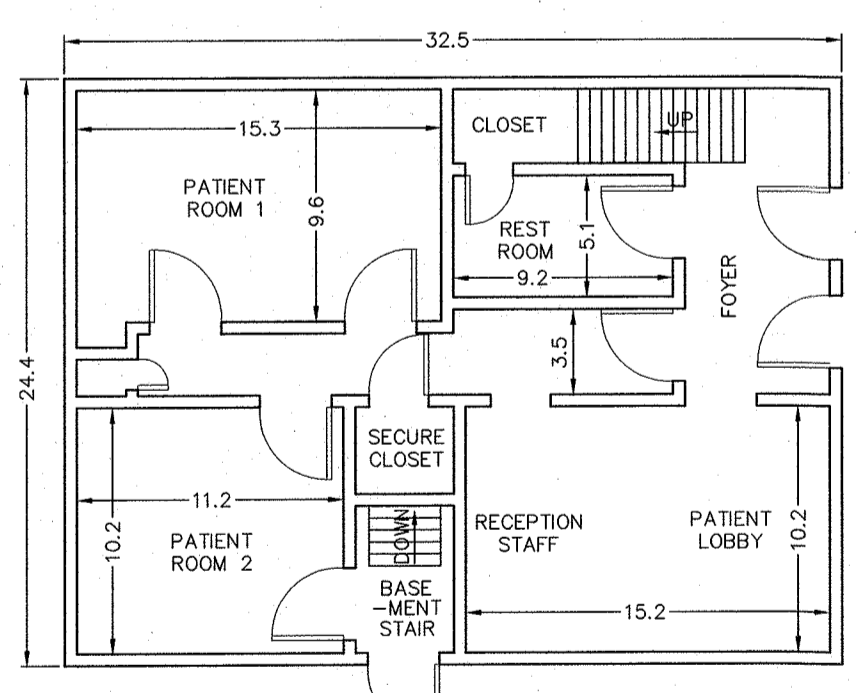
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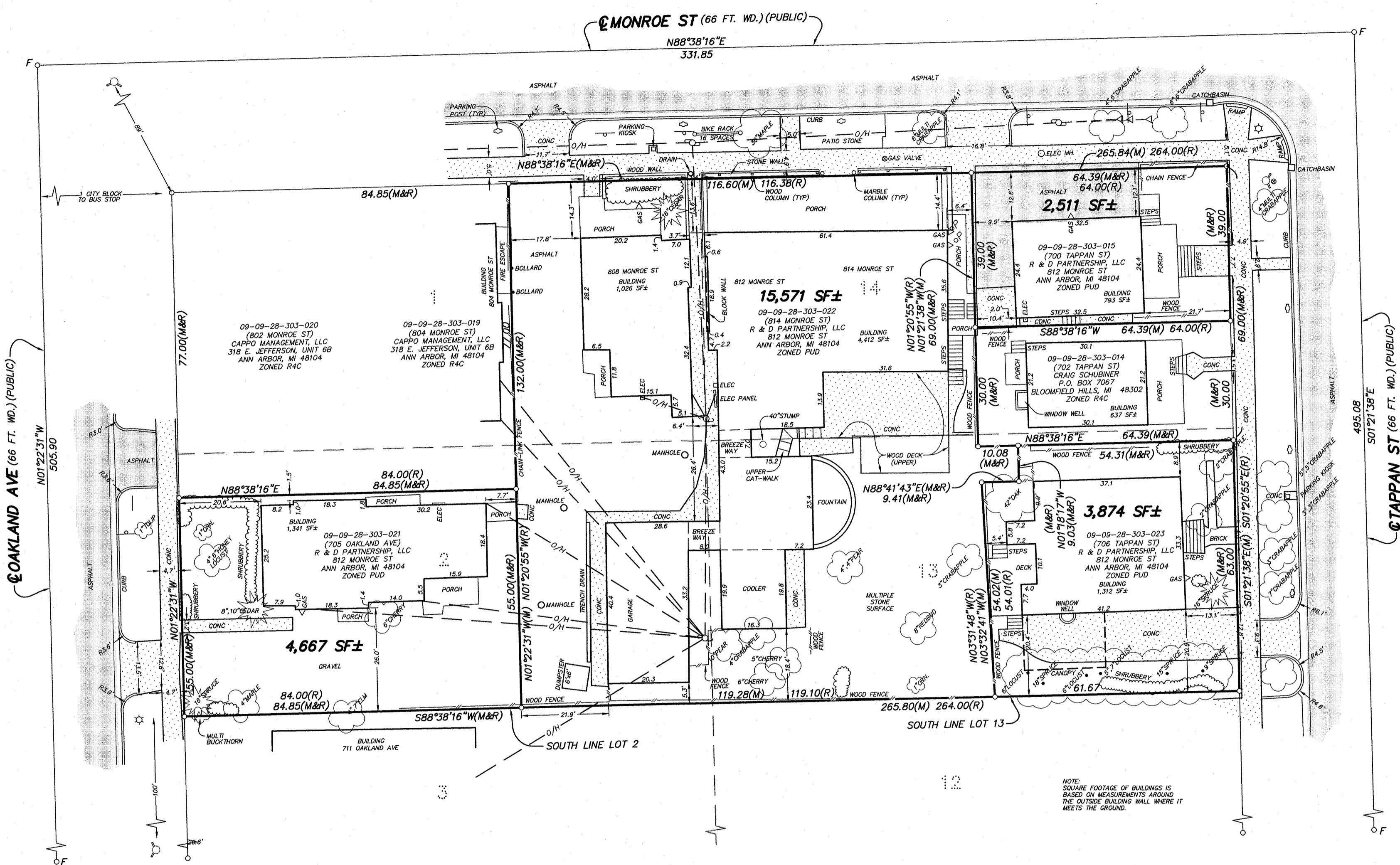
THE OWNER SHALL NOT USE OR ALLOW ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, OR INSTRUMENTS OF SERVICE BY OTHERS SO LONG AS WASHTEENAW ENGINEERING COMPANY (WEC) IS NOT ADJOINED TO BE IN DEFAULT UNDER THIS AGREEMENT. WEC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.



SECOND FLOOR  
(SCALE: 1"=8")  
APPROXIMATE ONLY



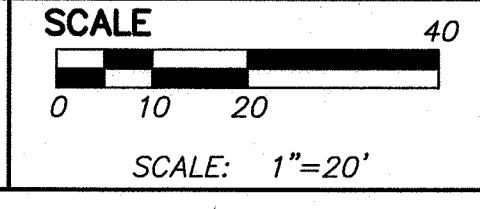
FIRST FLOOR  
(SCALE: 1"=8")  
APPROXIMATE ONLY



NOTE: SQUARE FOOTAGE OF BUILDINGS IS BASED ON MEASUREMENTS AROUND THE OUTSIDE BUILDING WALL WHERE IT MEETS THE GROUND.

LEGEND		BENCHMARK	
○ = LIGHT POLE	● = SPOT ELEV.	— = EXISTING STORM	— = EXISTING TELEPHONE
○ = UTILITY POLE	○ = POST	— = EXISTING SANITARY	
○ = GUY ANCHOR	○ = GATE VALVE	— = EXISTING WATER	
○ = HYDRANT	— = SIGN	— = EXISTING GAS	
		— = EXISTING ELECTRIC	
		— = EXISTING WATER	
		— = EXISTING GAS	
		— = EXISTING ELECTRIC	
		— = EXISTING TELEPHONE	
		— = GRVEL	
		— = CONCRETE	
		— = ASPHALT	

REVISIONS



PREPARED BY *Robert Wanty*  
ROBERT J. WANTY P.E., MICH. No. 28666

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**700 TAPPAN ST**

SECTION 28 TOWN 2 SOUTH RANGE 6 EAST  
CITY OF ANN ARBOR  
WASHTEENAW COUNTY • MICHIGAN  
JOB NO. 1-30-18  
DWG NO. 32373-01a  
FIELD BOOK NONE  
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**C1**  
SHEET

