

4606

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

| | |
|---------------------------------|---|
| 1. Property Information: | Parcel Number (s): 05-01-451-001 |
| | Street Address (or common location if no address is assigned): 39W433 Highland Ave Elgin, IL 60124 |

| | | |
|----------------------------------|---|------------------------------------|
| 2. Applicant Information: | Name Jarett Burke - High Haven Extract, LLC | Phone 630-234-7458 |
| | Address 4n250 IL-47, Maple Park, IL 60151 | Fax |
| | | Email jarett@kifcure.com |

| | | |
|--|----------------------------------|--|
| 3. Owner of record information: | Name Malo Holdings LLC | Phone 847-309-9259 |
| | Address 11107 Reed Rd | Fax |
| | Huntley, IL 60142 | Email david.malo9259@gmail.com |

Zoning and Use Information:

Proposed Open Space

2040 Plan Land Use Designation of the property: _____

Current zoning of the property: *I-District Industry*

Current use of the property: Commercial

Proposed zoning of the property: *Special Use 11-2-2 a. For an adult use cannabis infusion*

Proposed use of the property: Leasing the building for the licensed Cannabis Infusion Company *company*

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

Tenant improvements to the interior of the building only. The warehouse space will be converted into a commercial manufacturing kitchen. Additional details in attached Business plan.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

DAVID MALO TRUSTEE *David Malo - trustee* *12-21-22*
Record Owner Date

Jarett Burke *Jarett Burke* 12/14/2022
Applicant or Authorized Agent Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- *The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)*
- *You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.*

Jarett Burke - High Have Extract, LLC

12/14/2022

Name of Development/Applicant

Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The existing use of the property is Industrial Space consisting of 2 loading docks, a warehouse and office space. We plan on utilizing all the existing property amenities and making slight improvements to the warehouse to accommodate our commercial kitchen manufacturing operations.

2. What are the zoning classifications of properties in the general area of the property in question?

This is a land locked commercial site with 1 residential rental on it also owned by the owner of the commercial property with a long standing tenant. The son of the owner operates a business in adjacent connected commercial building.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

We feel our business as a manufacturing business suites perfectly the intended use of the building. The prior tenant was a tool and die company.

4. What is the trend of development, if any, in the general area of the property in question?

There are no current developments in the area which is in unincorporated Elgin.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

We feel the use of the property is in accordance with the Kane County 2040 Land Use Plan.

Findings of Fact Sheet – Special Use

Special Use Request

12/14/2022

Date

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
- *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:*

6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

We will be operating an entirely enclosed facility for the purposes of maintaining optimal security and to promote a high degree of control throughout production. Strong security and record keeping are not just about preventing product loss or diversion, but are equally crucial in maintaining the safety of our products, consumers, employees, and neighborhood.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

Our use of the property would not effect the existing co-tenant of the commercial property and the Leese of the residential property on the premise. Our primary goal is to create a safe and secure environment for our highly regulated operations and our valued employees; therefore, ensuring that we not only maintain optimal security but also continuously implement new policies, technology, and work standards are of equal importance to us.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The typical day to day operations will be similar to other manufacturing operations.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided and are more then suitable for our business.

10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

We have spoken with and have confirmed with the city of Elgin that the current property is properly in line for optimal ingress and egress. Outside the use of the establishment for our employees, traffic will be minimal on a weekly basis.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes, the conditional use will be located in a district where such use is permitted and that all requirements set forth in this code and applicable to such conditional use will be met.

Addendum to Special Use Application
Set-Back Variance Request

Explanation of Request

Applicant seeks a Variance Request for Requirement #2 of 25-3-1 Under Article III Rules & Regulations. Article currently states that a Facility may not be located in a dwelling unit or within 250' of the property line of a pre-existing property zoned for residential purposes. Applicant respectfully requests the 250' setback be reduced to a 0' setback in all directions.

Current Special Use Application has been submitted along with this application for: ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporated individuals cannabis or cannabis concentrate into a product formulation to produce a cannabis infused product per the Cannabis Regulation and Tax Act, (P.A. 101-00027), as it may be amended from time-to-time, and regulations promulgated thereunder.

The subject property located at 39W433 Highland Ave. Elgin, IL. 60124 is a Commercial Property that sits on approximately 2.95 Acres. The common areas of the outlying boarder of the property encroach slightly within the 250' ordinance to 21 Single Family Homes that sit on the other side of either a natural marsh to the south & lowlands and forest to the East/West & Railroad to the North barely visible to the commercial property. The usage of the proposed leased space and the approval of the variance and special use would not create any mitigating factors that would disrupt or impede the area or the residents within the surrounding locals from the property in any way. The building itself is very isolated per the attached photo. Not only is the property isolated by a busy road & railroad but also by the surrounding undeveloped land with no plans for development. Additionally there will be no build-out of the current property.

Statements Supporting the Approval

1. The business and approval of the variance does not have an adverse impact on any existing properties, utilities or other governmental facilities.

2. The business and approval of the variance will not have an undue impact on public health, safety or welfare.
3. The business and approval of the variance will not impede the normal and orderly development of and improvement of other property in the vicinity.
4. The business and approval of the variance will not alter the essential characteristics of the area neighborhoods.
5. The proposed variance will be in harmony with the general purposes and intent of the zoning ordinance.

Applicant: Jarett Burke – Jade House Michigan, LLC DBA “REZEN”

Applicant or Authorized Agent

Date

Malo Holdings, LLC (*High Haven Extract. LLC*)

Special Use in the I - Industry District for a cannabis infusion business and a 0' setback variance from requirement that the business be at least 250' from any surrounding dwelling

Special Information: The petitioner is seeking to repurpose an existing industrial building for their cannabis infusion business. Under the Kane County Zoning Ordinance, a minimum setback of 250' from any dwelling is required. Due to the different setbacks from numerous homes, the petitioners are seeking an overall 0' setback variance from this requirement.

Analysis: The Kane County 2040 Land Use Plan designates this area as Proposed Open Space. The plan recognizes that not all the land identified in this category is available, appropriate, or within the means of public agencies to acquire. It is recommended that portions of the open space and green infrastructure network that cannot be acquired by public agencies be preserved as homeowner association lands, as conservation easements, or if appropriate, as private open space. The Industrial zoning and buildings on this property predate the 2040 Plan and much of the surrounding residential development.

Staff recommended findings of fact:

1. The proposed use would continue the use and investment in the existing Industrial zoned property and existing structures.
2. Pending any testimony public hearing, the 0' setback variance appears to be reasonable given the characteristics of the surrounding land uses and barriers from existing residential dwellings.
3. The proposed use is required to be licensed with oversight by the State of Illinois.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

BUSINESS PLAN OVERVIEW

High Haven Extract, LLC

High Haven Extract LLC, is a company located in Illinois that is looking to establish itself as a fully licensed provider of adult-use cannabis infusion products. The company aims to acquire an adult-use cannabis infusion license, which would allow it to legally formulate, manufacture, and sell a wide range of infused products to the over 200+ dispensary licensees in the state.

The cannabis industry in Illinois is rapidly expanding, with the state recently legalizing adult-use cannabis in 2020. This move has led to an increased demand for high-quality, branded cannabis products, particularly those that have been infused with THC and CBD. As a result, the market for cannabis infusion products is expected to continue growing in the coming years.

High Haven Extract is ideally positioned to take advantage of this burgeoning market. The company has access to the resources, knowledge, and infrastructure needed to formulate and manufacture high-quality infused products that meet the stringent safety standards set by the state. Furthermore, the company has established relationships with key players in the industry, including suppliers, processors, and manufacturers, which will help it to produce top-notch products in a timely and efficient manner.

Additionally, the company plans to leverage its network of industry contacts to sell its infused products to the over 200+ dispensary licensees in the state of Illinois. This will give High Haven Extract a significant advantage over its competitors, as it will be able to reach a large and diverse customer base in one of the most lucrative cannabis markets in the country.

High Haven Extract also plans to focus on different aspects of branding, marketing and distribution to stand out from the competition by delivering exceptional customer service and creating a memorable brand experience. The company is committed to providing high-quality, effective, and safe products to its customers, and it believes that its ability to offer a wide range of infused products, backed by rigorous testing and scientific research, will help it to achieve this goal.

In summary, High Haven Extract, is a company looking to operate a fully licensed adult-use cannabis infusion business in Illinois. With a unique set of resources, relationships and plans, the company is well positioned to capitalize on the rapidly growing cannabis infusion market in Illinois by manufacturing and selling high quality, branded cannabis infusion products to over 200+ dispensary licensees in the state.

High Haven Extract also aims to take advantage of the rapidly growing market for legal psychoactive cannabinoid products derived from hemp. We plan to introduce a new line of products under the brand name "High Definition". This new brand represents our commitment to producing high-quality, innovative, and effective products that help our customers achieve their desired effects.

The market for legal hemp derived psychoactive cannabinoids, such as CBD and D8, has seen a significant increase in recent years. This growth has been driven by the increasing awareness



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High Haven Extract, LLC

of the effects of these compounds. The global legal hemp-derived cannabinoid market size is projected to reach \$1.8 billion by 2026, growing at a CAGR of 33.2% during the forecast period.

Our goal is to be at the forefront of this booming market, offering our customers a wide range of high-quality products that are backed by rigorous testing and scientific research. We are focused on creating products that are safe, effective, and accessible to all, and we believe that our High Definition brand will help us achieve this goal.

The company has a clear strategy to deliver the best products and services through the use of advanced technologies, expert team, and smart marketing. To ensure that we meet the needs of our customers, we will be conducting extensive research and development to create products that are tailored to the specific needs of our customers.

Our plan is to launch a series of new products under the High Definition brand, including vapes, concentrates, flower and more, which will be available through our distributors and select retail partners. We will be targeting the B2B market, with a focus on creating customized solutions for our customers.

By entering this growing market, High Haven Extract aims to be a leader in the legal hemp-derived psychoactive cannabinoid space by providing customers with the highest quality products, backed by scientific research and strict safety standards.

High Haven Extract currently operates with its sister company Kifcure from its 6,000 sq ft facility located in Maple Park Illinois. The operators have successfully operated a CBD infusion facility for the last 4 years

Executive Summary

High Haven Extract is a leading provider of infused and branded products for the cannabis and hemp markets in Illinois and across the United States. Utilizing proprietary blending and formulation methods, High Haven Extract manufactures products that stand out in the market. The company has also acquired and developed valuable intellectual property, including trade secrets, trademarks, trade dress, industry knowledge and potentially patentable technology, positioning them as a leader in the cannabis and hemp industry. High Haven Extract leverages its expertise and experience to offer consulting services that aid cannabis businesses in achieving success and reaching their objectives.

High Haven Extract, in partnership with its JV partner Rezen, LLC, specializes in creating branded cannabinoid products, product packaging and distribution for brands, products, manufacturers, distributors and retail stores. High Haven Extract is in the process of designing a licensed cannabis infusion facility for the production of high quality, innovative cannabis products in Illinois. Utilizing this IP



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and expertise, High Haven Extract is well-positioned to capitalize on the emerging markets in Illinois and beyond through their innovative branded products.

Our company has developed a line of legal hemp compliant psychoactive vapes and extracts, which will be distributed through established channels such as distributors and retailers. The US hemp market presents a significant opportunity for growth as it is a well-established and rapidly expanding industry. Entering this market will also help to establish our brand across the United States and prepare it for expansion into new markets in the future.

Our extensive experience in various businesses and industries has taught us that consistency is key to achieving commercial success. This principle guides our operating goals, strategies, product quality and production schedule. In a highly regulated industry like cannabis, we prioritize caution to protect our end consumers and contribute to the growth of this burgeoning industry.

The recent shortage of adult-use and medical cannabis products in Illinois, due to overwhelming demand, indicates a clear readiness for adult-use cannabis in the state as evidenced by market projections and current data. However, meeting high demand is not enough to ensure success. Our success relies on our ability to set realistic operating goals and differentiate ourselves through the exceptional quality of our products.

General Company Description

High Haven Extract is a company that was established with the mission of providing people across the United States with safe and legal access to the potential benefits of cannabinoids. Our founders recognized the need for product lines that complies with the hemp & legal cannabis regulations of all 50 states and is accessible to as many people as possible. We are passionate about the power of the "full spectrum" experience and are dedicated to using the whole plant and novel cannabinoids in our products.

We believe that the combination of various cannabinoids, terpenes, and other compounds found in the hemp and cannabis plant can provide a more holistic and effective approach to wellness as well as a more defined experience for psychoactive products. Our team of experts have spent years researching and studying the benefits and effects of



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High Haven Extract, LLC

cannabinoids and have developed a line of products that is safe, effective and compliant with the laws in the legal cannabis markets and all 50 states.

Our goal is to change the way people think about cannabinoids and help educate the public about the potential benefits of these products. We are committed to providing our customers with high-quality, effective products that are backed by science. We also take pride in our commitment to transparency and education, providing our customers with the knowledge and understanding they need to make informed decisions about the products they use.

Products and Services

Branded Products

High Haven Extract is an innovative cannabis operator poised for success as the industry evolves, drawing on its specialized knowledge in branding and product formulation. One of the key advantages that sets us apart from many of our competitors is our understanding of the nuances of the current regulatory landscape for cannabis.

While many players in the industry focus solely on the differences between medical, recreational, and adult-use cannabis, we recognize that all of these forms of cannabis consumption are ultimately derived from the same plant species: Cannabis Sativa. As such, we believe that the distinctions between these different forms of cannabis are temporary, and that the industry will eventually converge around a set of nationally recognized standards.

Given this understanding, we believe that it is important to be adaptable and flexible in order to survive and thrive in the cannabis industry. We have strategically positioned ourselves to be able to scale and evolve with the industry, by having a presence in the legal hemp and cannabis markets with the same branded and similar branded products. This allows us to be able to take advantage of existing and new opportunities to generate revenue and build our brands as they arise.

One important aspect of this is our compliance to the different laws and regulations in all 50 states. We understand that it is essential to stay up-to-date



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High Haven Extract, LLC

with the ever-changing patchwork of regulation, both on the federal and state level. This allows us to have a broad footprint across all the states, and capitalize on the growth opportunities in the legal cannabis and hemp-derived cannabinoid markets.

Ultimately, at High Haven Extract we are committed to staying ahead of the curve, and being a leading player in the cannabis industry as it continues to evolve.

Consulting

High Haven Extract Consulting provides business consulting services specifically for the cannabis industry. With a team of experts who have a wealth of experience in the cannabis industry, High Haven Extract Consulting helps individuals create new businesses or expand existing ones into this booming field. We offer services such as financial modeling, concept design and equipment procurement to ensure your business can succeed within its first few months.

We serve each client from inception through their life cycle with a team of industry experts who have years of experience in all aspects of the cannabis industry. We specialize in helping our clients navigate the legal and regulatory environment, as well as build scalable business models that ensure profitability and sustainability.

High Haven Extract Consulting provides guidance for entrepreneurs looking to enter the cannabis industry. We help you develop realistic business plans and models, set budgets, and access financing. Our advisors have worked with everyone from start-ups to Fortune 500 companies, helping entrepreneurs launch new enterprises or grow existing ones into the future.

Contract Manufacturing & White Label services

We plan to build a cannabis infusion/manufacturing and distribution facility in Illinois that provides white labeling services for national cannabis brands. Our company will provide customized products to meet an unprecedented demand in this new industry. This facility will act as a contract manufacturer for many other brands and industries, offering a high quality product with tight controls over consistency and safety.



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We will offer a turnkey solution for emerging and established brands who want to make money in the Illinois cannabis industry, but don't want to deal with all the headaches of starting a new business. We will provide assistance every step of the way from growing, packaging, labeling and distributing their products in dispensaries across Illinois. If our model is successful we can scale up operations throughout many states.

Cannabis is a unique and rapidly expanding industry that is driving massive demand for white label packaging solutions. With markets in legal adult recreational use, medical cannabis, natural wellness and other alternative applications, there are opportunities for entrepreneurs who can seize the moment. We believe that this will be a long-term opportunity for growth in meeting the needs of many different types of brands, across multiple locations and geographies. Our business model is to generate margins from the sale of other brands products at high volume in Illinois's large distribution channels that have insatiable demand for products.

We will focus on rapid expansion into new markets and increasing capability as new states provide opportunities over time to provide our expertise and value-added services as they require more complex regulatory requirements and manufacturing processes. Our goal is simple; grow rapidly through acquisition by contracting manufacturing services to others using our license while maintaining profitability while doing so.

Marketing Plan

A well-crafted and comprehensive marketing plan is essential for any cannabis edible brand. In order to stand out amongst the competition, a thorough understanding of the Illinois cannabis market and an effective strategy is necessary. High Haven Extracts marketing plan will include an analysis of the target market, a clear strategy for online and offline marketing, and a budget for the various components. Additionally, being creative with both the products and marketing efforts will help our brand stand out from the competition!

Our edible company aims to provide its customer base with quality cannabis products. To identify our target audience, we will identify individuals who are 21 years or older and live in Illinois. This customer demographic includes both recreational and medical cannabis users. We seek to provide a wide variety of cannabis products that are tailored to the needs of the Illinois



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cannabis user, giving them the best possible experience and satisfaction from our products.

In order to reach our target audience, High Haven Extract will employ a multi-faceted marketing strategy. This will include social media outreach, email campaigns, and carefully targeted ads on related websites and blogs. Additionally, High Haven Extract will research potential influencers who can help spread awareness of the brand and its products, as well as promotional activities such as giveaways and discounts. Finally, High Haven Extract will take advantage of digital marketing tools and analytics to measure the effectiveness of its campaigns and adjust as needed.

High Haven Extract is a company that specializes in the marketing and promotion of its products to dispensaries and its ideal customer base. Its marketing materials range from product flyers, social media posts, and email newsletters that emphasize the advantages of its products and promote its overall brands. High Haven Extract wants to deliver its message in an effective and efficient manner that will both engage its target audience and capture the attention of prospective customers. To achieve this goal, High Haven Extract plans on leveraging its marketing materials to create an interactive user experience that encourages customer loyalty and satisfaction.

High Haven Extract will develop a range of marketing materials, including product collateral, social media posts, and email newsletters, to promote its products and brand to potential customers. The marketing campaign will be launched through a combination of paid and organic efforts, with a focus on building brand awareness and driving sales. High Haven Extract will track the results of the marketing campaign and analyze key metrics, such as website traffic, sales, and customer engagement, to determine the effectiveness of the marketing efforts and make adjustments as needed.

Infusion Facility Operational Plan

The Illinois Infusion Business Model

The Illinois Infusion Business Model, developed by High Haven Extract, aims to generate high-quality diversified revenue and create a sustainable enterprise through the manufacturing and sale of cannabis products throughout the state of Illinois. High Haven Extract will operate during regular business hours, from 9AM to 6PM, and will employ a staff of 5-15 employees.

High Haven Extract will manufacture a wide range of cannabis products, including pre-rolls, vape cartridges, edibles, tinctures, oral sprays, capsules, and beverages. This diverse product offering will appeal to a wide range of customers and help to establish High Haven Extract as a leading brand in the cannabis industry.

In addition to manufacturing our own products, High Haven Extract



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High Haven Extract, LLC

will also produce products for national brands to promote Illinois as a leader in cannabis products and innovations in the United States. This will help to establish Illinois as a major player in the cannabis industry and attract more businesses and customers to the state.

High Haven Extract will have direct-to-market shelf space for their products and those of national brands due to their long-standing relationships with existing dispensary operators through their business dealings with Kifcure and our infusion MSO partner. This will ensure that High Haven Extract products are easily accessible to customers and will help to increase brand recognition and sales.

Overall, the Illinois Infusion Business Model developed by High Haven Extract is a sound and sustainable plan for generating revenue and establishing a successful enterprise in the cannabis industry. With its diverse product offering, strategic partnerships, and focus on promoting Illinois as a leader in the industry, High Haven Extract is well-positioned to achieve success in the rapidly-growing cannabis market.

Infusion Plan

Our Infusion Plan is based on the combined knowledge and expertise of our Principal Officers who together have decades of experience with large infused product manufacturing, licensed cannabis and other business operations. What we have collectively learned is the importance of consistency when producing products, ensuring that each product is manufactured to our desired specifications. But maintaining consistency involves more than simply choosing the right raw material; it is about maintaining absolute control of our infusion operations, choosing the right partners who can consistently produce quality-driven raw material for our infusion operations, and more importantly, understanding that no matter our experience, we can always improve our procedures for the betterment of our consumers.

Security & Record keeping

We will be operating an entirely enclosed facility for the purposes of maintaining optimal security and to promote a high degree of control throughout production. Initial site surveys and inspections will be conducted to determine suitability for these purposes.



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Strong security and recordkeeping are not just about preventing product loss or diversion, but are equally crucial in maintaining the safety of our products, consumers, employees, and neighborhood. As experienced businessmen and operators in our own right, we have witnessed through other operators how poor security and safety measures can profoundly impact production—especially among illicit operators that still actively produce unregulated cannabis.

Our primary goal is to create a safe and secure environment for our highly regulated operations and our valued employees; therefore, ensuring that we not only maintain optimal security but also continuously implement new policies, technology, and work standards are of equal importance to us. We will always review our own security policies and technology to determine weaknesses in our plan. More importantly, we will work with the Department and the Illinois State Police ("ISP) in order to always maintain certainty that our security measures are thorough and efficient.

We will take all reasonable measures to prevent the loss, theft, or diversion of cannabis, and ensure that there are suitable security arrangements at our facility. To this end, our Security Plan will consist of a comprehensive suite of procedural measures that will be integrated with best-in-class physical and technological security infrastructure. To effectively ensure optimal security throughout the facility, it is paramount to address it from multiple platforms as opposed to a singular one. Such approaches include ensuring:

- Compliant and optimal security from a physical standpoint, such as having qualified employees, restricted areas, and secured vaults
- Compliant and optimal security from a technical standpoint, such as utilizing state-of-the-art alarms, motion detectors, glass break sensors, restricted access through radio frequency identification ("RFID") badges, proper recordkeeping software and data storage systems
- Compliant and optimal security from a surveillance standpoint, such as utilizing a third party company for 24/7 remote-monitoring, state-of-the-art cameras, etc.

Furthermore, High Haven Extract will work with the The Illinois Department of Financial and Professional Regulation, local law enforcement, and the ISP to improve the security and safety of our facility; this includes but is not limited to submitting our security plan and layouts to the ISP to review our facility access



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High Haven Extract, LLC

controls, perimeter intrusion detection systems, personnel identification systems, and a 24-hour surveillance system, providing them with security footage and recordings during ongoing investigations, and ensuring that any discrepancies between our inventory and data are reported within 24 hours to the aforementioned entities.

Production Overview

Maintaining our production schedule only further hinders our capacity to ensure such delays do not occur. Equally, procurement of high-quality oils, distillates, or other raw materials that our team are familiar with is key to ensuring the consistency we want to achieve with our products. Likewise, sanitation remains another key priority for promoting an uninterrupted supply of cannabis infused products, as lack of it can lead to failed tests and batch or product adulteration.

We have SOP's developed for sanitation protocols and detail how it will further our goal of promoting a healthy supply of cannabis-infused products to licensed dispensaries in Illinois. Given the fact that we will be producing a variety of cannabis-infused products ranging from edibles to topical solutions, it is equally important that we ensure we uphold food and manufacturing safety measures as to remain consistent with our safety-first mantra.

We have documented accurate timelines and descriptions of each stage of production from procurement of raw material for infusion to distribution, to ensure we can supply dispensaries as soon as possible and as safely as possible.

Infusion operations will be under the direct operational supervision of a Certified Food Service Sanitation Manager. Any area within the facility where cannabis will be manufactured into an edible form will comply with the Illinois Food, Drug and Cosmetic Act, Sanitary Food Preparation Act, and Food Handling Regulation Enforcement Act.

As Infusers, we will have a unique opportunity to provide quality-driven products of all kinds of varieties, including edibles and topical solutions, and more—all of which have their own unique manufacturing and processing standards that each require individualized protocols and policies. As such, we describe how we will prevent contamination and maintain optimal product safety over each of our products.



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High Haven Extract, LLC

However, maintaining product safety does not simply end during production. Product adulteration can occur during packaging and during transportation. We will utilize a licensed Illinois transporter to distribute our products to dispensaries.

Although we may work vigorously to maintain preventative strategies in order to optimize our product safety, the reality is that maintaining product safety also requires strong contingency plans should these preventative measures fail. We have developed a returns plan, and how proper labeling and recordkeeping can help us quickly identify the problematic lot associated with the need for a recall or return. We will always hold periodic team meetings to discuss how we can improve our operations in order to keep with our commitment to providing quality-driven, safe products for our consumers.

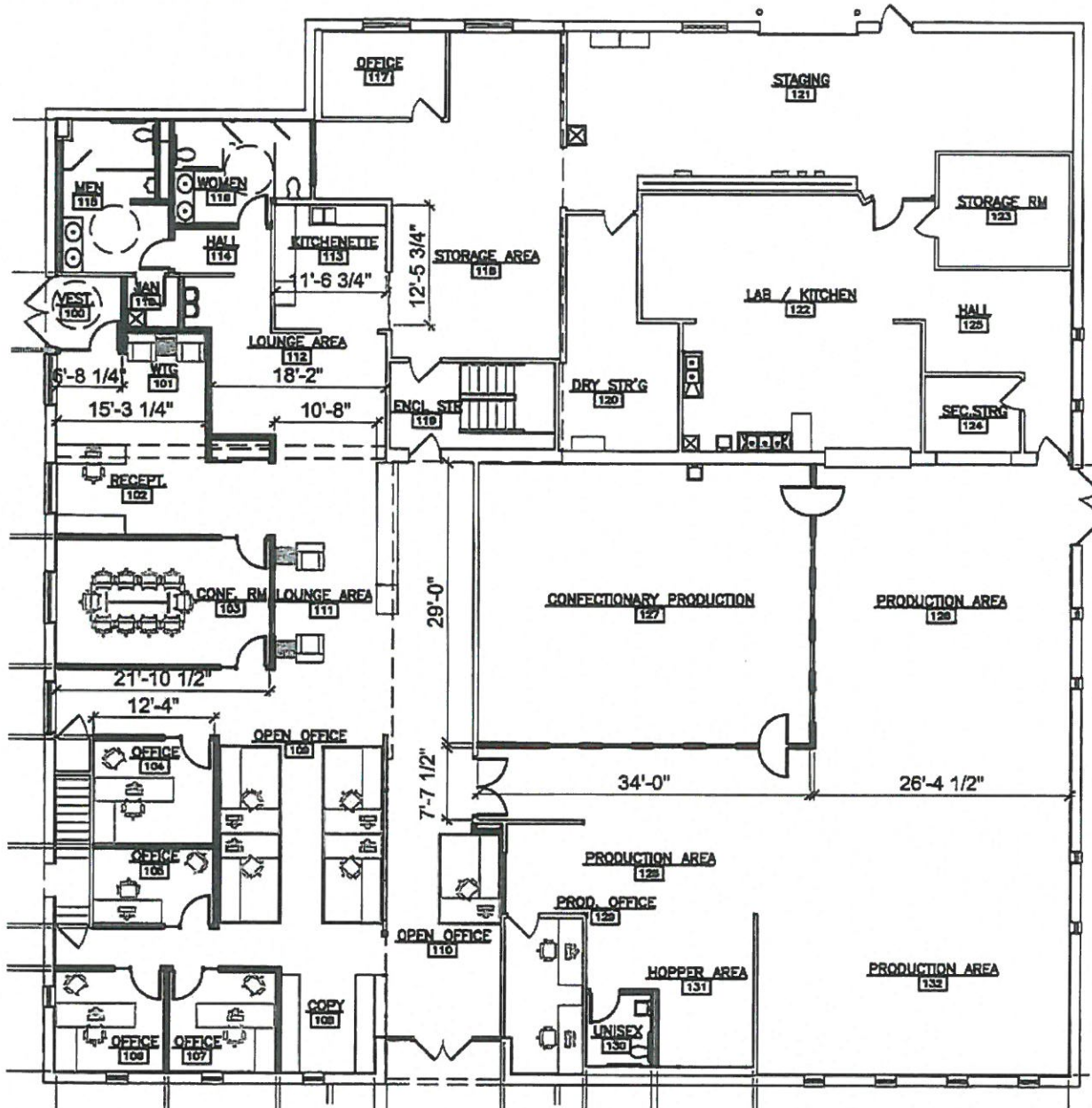
Lastly, developing a solid Infusion Plan would be of no consequence should we fail to maintain optimal quality control and assurances throughout production. We have fully documented our plans for both internal in-house testing as well as the required independent laboratory testing, but also detail how we will uphold our standards for infusion—and further highlight our contingency measures should anything deviate from our standards of production.



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High Haven Extract, LLC

Floor Plan Example



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Management and Organization

Jarett Burke is a seasoned business professional who strives to make a major impact in the hemp/cannabis industry with his resourceful and innovative entrepreneurial spirit. Mr. Burke started his Hemp entrepreneurship at an early age, having founded his first business in hemp textiles in college while pursuing his Business degree from Aurora University. His resourceful and innovative spirit has provided sales, marketing, and business strategy to multiple concurrent business ventures. Today, his leadership at High Haven Extract largely consists of managing strategic partnerships, overseeing legal and regulatory management, supervising information technology projects, and handling investor relations. In his spare time, Mr. Burke enjoys playing golf with his friends and family, snowboarding, wakeboarding and helping new entrepreneurs succeed.

Andrew Young is a cannabis & Hemp industry veteran who has helped pioneer the industry since its inception. He has held key roles with some of the largest Hemp and Cannabis companies in the Natural Products, CBD, and Cannabis space such as BeyondBrands, Harvest Health & Recreation (trulieve), CBD Emporium, and operated his own successful business consulting company for 7 years. He is committed to making the world healthy through natural remedies.

Specialties: Political Activism, Compliance & Law, Policy Review and offering Lobbying, Education, Public outreach/Debates Commercial Cannabis Design, Operations, Leadership, Project Management, Cultivation, Extraction, Manufacturing, Marketing, Branding, Formulation, Testing and Innovative Product Creations

Kelly Burke is a co-founder and board member for Kifcure and Rooted Development. She currently fills the position of COO for Kifcure and her tech company, Razbit. Kelly's educational background is in business and health care with a Registered Nursing license. She began specializing in the hemp industry in 2018 and has dedicated her career to realizing the many potentials this plant has on the human race. In her role at Kifcure and Rooted Development, she oversees the office and administrative duties, is responsible for writing and implementing SOP's, handles compliance, and



BUSINESS PLAN OVERVIEW

High Haven Extract, LLC

works closely with the companies CFO on all financial matters. Kelly enjoys listening to audiobooks and industry podcasts, golfing, jogging with her puppy Quinnie, working out, hosting events, and spending time with family.

Jason Demma is a cannabis and conceptual design expert, a multi-disciplinary commercial artist with extensive experience developing stories, brands and design that extend a compelling rational or emotional case to an audience. He has spent the past two decades bringing ideas to life in print, staged, and on screens. Comfortable in print, digital, video, live and social spaces his work has run the creative gamut in every direction from concept to completion. He believes each piece deserves individual artistic attention and that a well-crafted campaign is brewed with meticulous attention to composition. Whether leading a team of artists and writers, collaborating with colleagues, or working directly with clients of all stripes, he stands at the intersection of big ideas and the stories that share them.

Startup Expenses and Capitalization

Illinois Infusion License Opportunity

High Haven Extract is a company that has acquired and developed a range of technical information, trade secrets, trademarks, trade dress, and industry and technical know-how, as well as potentially patentable technology related to advanced extraction methods and techniques in the THC industry. The company is currently in final negotiations with a new multi-state operator (MSO) that holds 8 licenses in the state of Illinois, including 1 infusion license, 1 transportation license, a potential craft grow license, and 5 dispensaries.

Under the proposed deal, High Haven Extract will have up to a 51% joint venture stake in the Illinois infusion license and will become the operator of the license. The company expects to close on this deal by the end of January 2023. With this acquisition, High Haven Extract will be able to utilize the experience and intellectual property of Kifcure and its executives to build out an infusion facility in Illinois to manufacture branded infused products for the Illinois cannabis market.

High Haven Extract has developed over 140 unique product SKUs and 3 brands that use a formulation concept that reduces costs of goods sold by up to 30%. The company believes that these products will be the strongest and most affordable products in the Illinois market. The company's products are designed to introduce the brand concept to new markets and include a variety of edibles such as cookies, gummies, chocolates, hard candy, chewables, tinctures,



BUSINESS PLAN OVERVIEW

High Haven Extract, LLC

topicals, vape carts, sprays and much more.

In addition to these existing products, High Haven Extract is in negotiations for exclusive rights to bring a new cannabis ingredient called Flavonoids to the market. Flavonoids are a more effective pain relief alternative to CBD, and High Haven Extract plans to use them to reinvigorate the cannabis topical and tincture categories.

High Haven Extract is also seeking to establish a partnership for exclusivity over the new delivery technology for cannabinoids. The technology can be delivered through vapes and glucosyl applications, making it a versatile solution for the cannabis dispensing market. Our partners at Alleviate Labs are dedicated to bridging the divide between high-quality engineering and cutting-edge AI technology in the dispensing space.

Alleviate labs proprietary hardware engineering, AI technology, and mobile app platform positions us to revolutionize the cannabis dispensing market. The technology can also be applied to other areas, such as nanoparticulate drug dispensing delivery and investigative clinical trials of novel formulas. Additionally, Alleviate labs technology allows for the collection and access to real-world data (RWD) in a clean and controlled manner.

The alleviate smart multi-pod system allows users to accurately dose and track medicinal consumption through nano-particulate drug delivery. The system features exact dosing, no backflow, and no bubble up. The system is tailored to each individual, using a stepper motor to dispense consistently every time. The system also includes the Quantum, a smart connected device that allows users to control their consumption while tracking usage to validate medication effectiveness. The device features a proprietary pumping system that regulates consumption. The Alleviate labs ecosystem includes an RFID sensor that communicates the pod type to the application, creating an ecosystem that prevents fake products from reaching consumers. In summary, High Haven Extract, through our partnership with Alleviate Labs, aims to revolutionize the cannabis dispensing market with our cutting-edge technology. Our proprietary hardware engineering, AI technology, and mobile app platform allows for accurate dosing, tracking and regulation of consumption. Additionally, our ecosystem includes RFID verification and management of clinical trials leading to improved medical treatment options for patients.

High Haven Extract has identified a commercial building in Elgin, Illinois as the perfect location for our Illinois Infusion license. This 8,000 sq ft building was previously used as an injection molding facility and is well-suited for our cannabis infusion and manufacturing operation. The facility includes 2,000 sq ft of office space and 6,000 sq ft of warehouse space, which will be used for packaging, storage, and transportation as the company grows.

The first phase of the buildout will be to design and construct a 2,000 sq ft GMP kitchen space for the production of edibles, vapes, and topicals. This space will be designed to meet all state requirements for manufacturing infused products and will be a versatile space that can adapt as the company's production needs change. As the production capacity increases and the product lines expand, the facility buildout can expand to other phases of development to support the growth of the company and its brands.



BUSINESS PLAN OVERVIEW

High Haven Extract, LLC

This facility, once built out, will be able to supply up to 40% of the infused products to the five new dispensaries our MSO partners plan to open in 2023 and the whole 220 plus dispensaries. This is a significant opportunity for the company as it will allow us to establish a strong presence in the market and grow our brand recognition.

We are seeking funding to build out this facility to its full potential. The funds will be used for the construction of the GMP kitchen, the purchase of equipment and supplies, and the hiring of employees. We are confident that this facility will be a profitable investment and will help us reach our goal of becoming a leading cannabis infusion manufacturer in the state of Illinois.

In conclusion, the build-out of the cannabis infusion manufacturing facility in Elgin, Illinois represents a significant opportunity for High Haven Extract to establish a strong presence in the cannabis market and grow its brand recognition. The facility is well-suited for our operation, and the first phase of the build-out will be the construction of a GMP kitchen that meets the state requirements for manufacturing infused products. Our goal is to become a leading cannabis infusion manufacturer in Illinois and supply products to existing and new dispensaries opening in 2023 with the support of our MSO partner. We are seeking funding to build out the facility to its full potential and believe it will be a profitable investment.

Financial Plan

See Pro Forma



Floor Plan Example

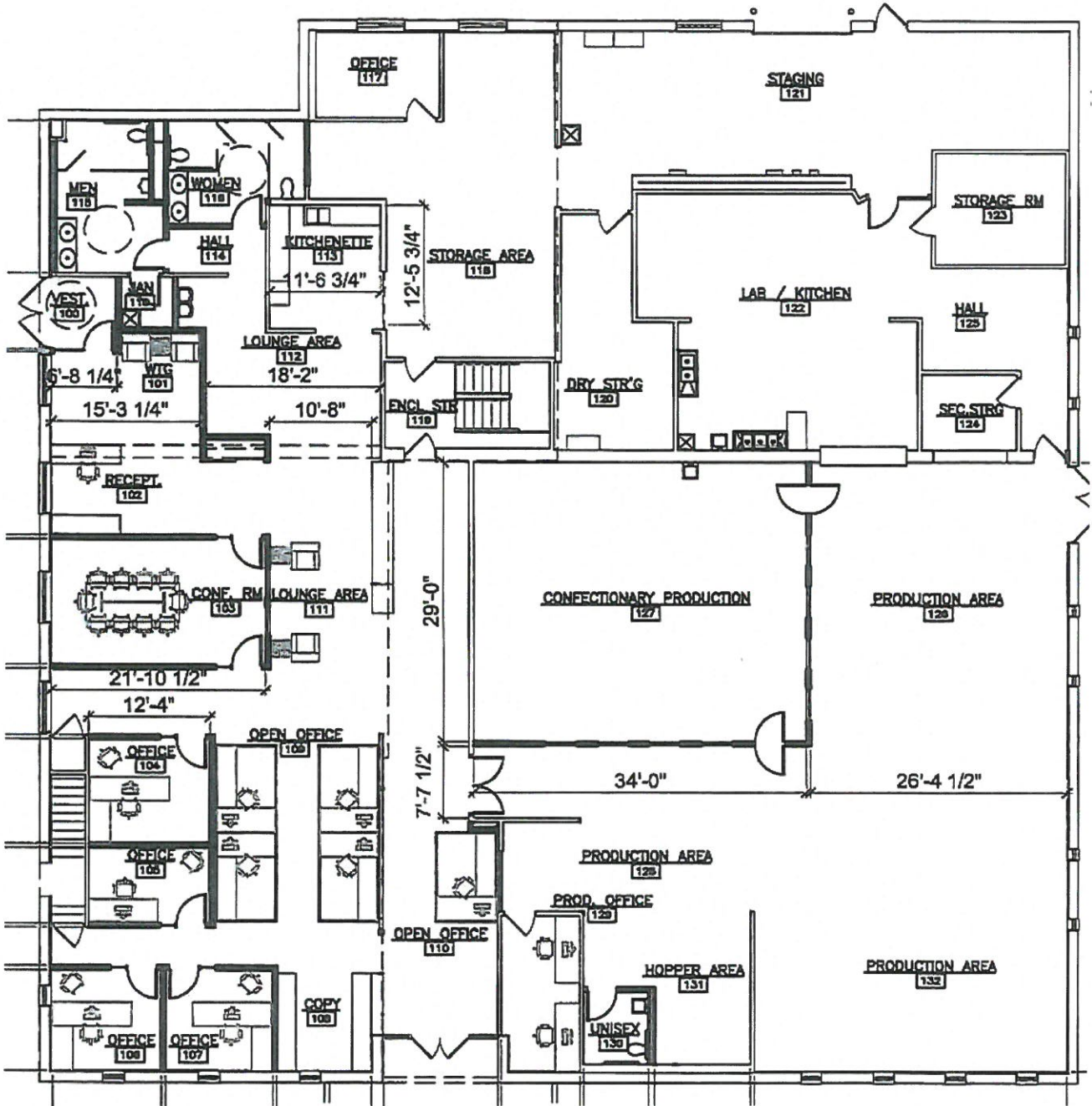
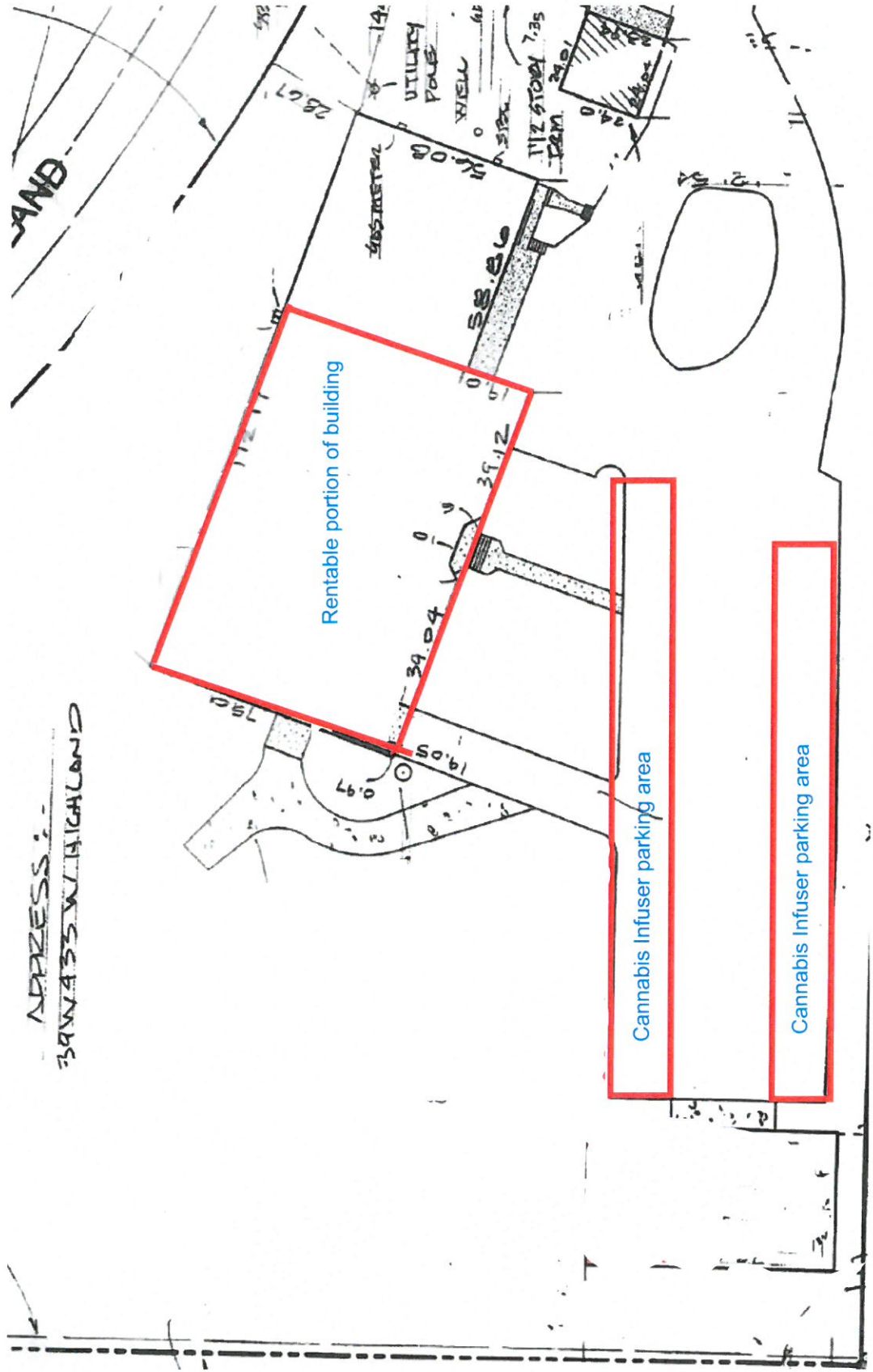


Exhibit A

Property, Building & Pole Barn



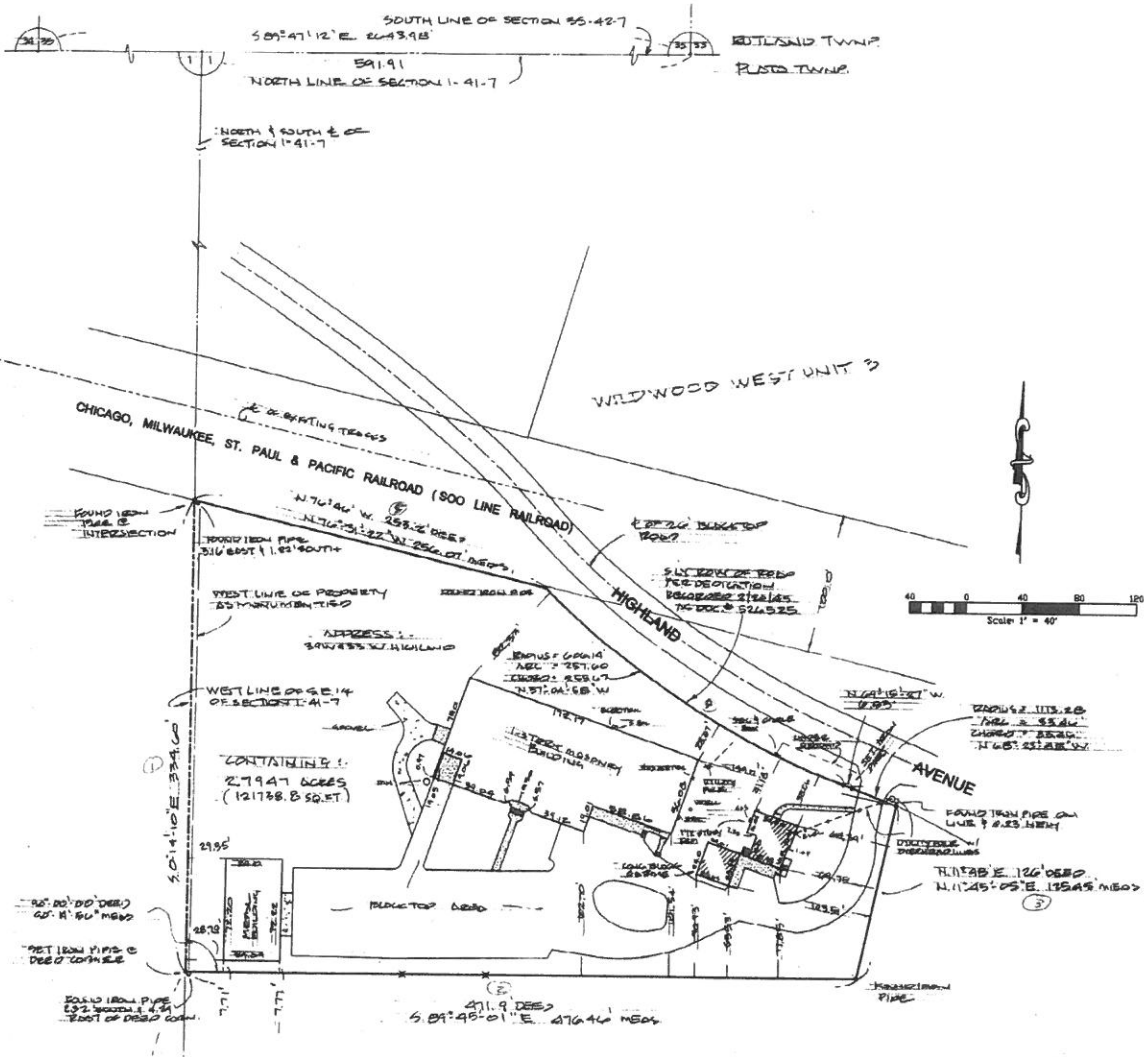
Alan J. Coulson, P.C. PROFESSIONAL LAND SURVEYORS PLAT OF SURVEY

12-05-08

OF PROPERTY DESCRIBED AS:

That part of the Southeast Quarter of Section 1, Township 41 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the West line of said Southeast Quarter with the Southerly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South along the West line of said Southeast Quarter, 334.5 feet; thence East at right angles to said West line, 471.8 feet; thence North 11 degrees 45 minutes East 126 feet to the Southerly line of the public highway; thence Northwesterly along said Southerly line, 227.8 feet to the Southerly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence North 76 degrees 40 minutes West, 253.2 feet to the point of beginning, in the Township of Plano, Kane County, Illinois.

ALTA/ACSM LAND TITLE SURVEY



SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.
 Adjoining owners information was not furnished by client.
 We do not certify to underground drain lines or utilities not visible by surface inspection.
 Underground utility lines shown hereon were located by the respective utility companies. JULIE was called on Oct. 19, 2005 (City No. A2320930).
 Easements and servitudes shown hereon are based on a title commitment issued by Chicago Title Insurance Company as identified by Order No. 1401 NW0713000 GMA and dated September 21, 2005.
 No part of the subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Panel No. 170690C0145 F, effective date Dec. 20, 2002.

STATE OF ILLINOIS
 COUNTY OF KANE Nov. 21, 2005

To: Chicago Title Insurance Company
 David Minto and Judy Minto
 Reel Tool Company

This is to certify that the map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM, and NSPS in 1990, and pursuant to the Accuracy Standards (as adopted by ALTA, NSPS, and ACSM) and in effect on the date of this Certification, undesignated further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

Alan J. Coulson
 Charles J. Hill - T.P.L.S. #2700

FIELDWORK COMPLETED
 Nov. 18, 2005

STATE OF ILLINOIS
 COUNTY OF KANE Nov. 21, 2005

This is to certify that the plat hereto drawn correctly indicates the above described property.

Alan J. Coulson

Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.
 WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDESIGNATED ENCROACHMENTS.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

Professional Design Firm
 Land Surveying Corporation
 License No. 184-002863
 Alan J. Coulson
 I.P.L.S. No. 35-2155
 Registration Date: 9-20-07

ALAN J. COULSON, P.C.
 PROFESSIONAL LAND SURVEYORS
 ILLINOIS - WISCONSIN
 805 W. MAIN ST.
 W. DUNDEE, ILL. 60118 PHONE 430-2511

Scale: 1" = 40'
 Date: Nov. 18, 2005
 Drawn: S-DIA
 Check: ASD
 Job: 255,947
 City: Waukegan

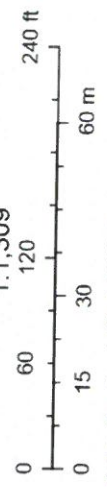
Compare the description on this plat with deed. Refer to deed for easements and building lines.

Map Title



February 8, 2023

1:1,309

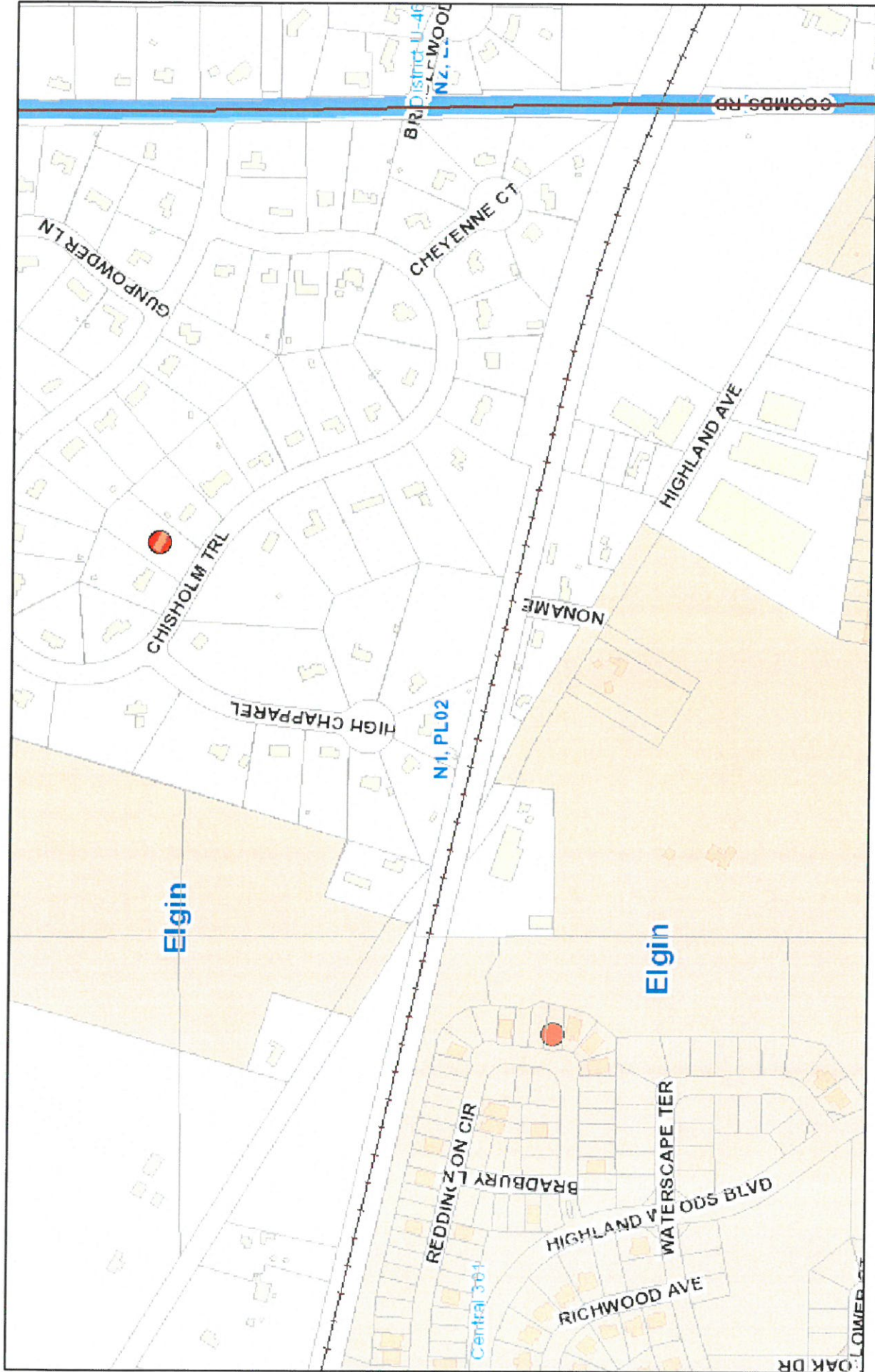


GIS-Technologies, Kane County Illinois GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

Map Title



February 8, 2023

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GIS:Technologies
Kane County Illinois