

SEED CAPITAL INVESTMENT, LLC

6/8/2020

Dear Neighbors,

My name is Ron Redburn and I represent Seed Capital Investments, LLC. My two partners and myself have two existing business located in Phoenix, Arizona. We are a combination of Phoenix natives and 35 year residents. We are pleased to announce the plans to establish a third business venture at N Fort Grant Rd, **parcel # 201-30-30-007A**, which we feel will have a very positive impact on the surrounding community with respect to new high paying jobs as well as other benefits. We have been business owners for 25 years in our foundation business and three years in the medical cannabis industry. Combined we have over 100 years of business ownership & business experience in the Phoenix area.

It is our goal to establish a small greenhouse cultivation facility specializing in medical cannabis. There will be absolutely no on-site dispensary or retail sales from the cultivation facility whatsoever. **There will be no chemical processing or manufacturing on premises.** Our production facility will specialize in crops grown in soil without the use of chemical fertilizers or pesticides. Natural medicine as nature intended. Viewing the following link will give you a visual informative insight into our methodology for reducing our impact on the land and our neighborhood. **However, when viewed please keep in mind that we are utilizing much smaller ¼ acre greenhouses opposed to the one acre greenhouses represented in the video available on this site.**

The fully enclosed and secured 3-acre compound will include:

Phase I

- 1- 2,750 sq ft office and work center
- 1 – 3,500 sq ft drying facility
- 2 - 13,870 sq ft Airstream Innovation Greenhouses <http://airstreaminnovations.com/>
- 2 - Ecosorb Natural Odor Control Systems
- Employment 10 full time, 6-part time positions

Phase II

- 2- Phase II, 13,870' Airstream Innovation Greenhouses
- Employment 16 full time, 6-part time positions
- 2 Ecosorb Natural Odor Control Systems

I would like to share that I was born and raised on an 80 acre working farm in southeast Kansas producing wheat, oats, soybeans, maze, alfalfa, prairie hay, sweet corn and always a vegetable garden. My free time was devoted to 4-H, horseback riding and hunting, I am very attuned to the concerns of the rural farm community. We have made special efforts at great cost to address any odor concerns that may be created by cannabis farming. We firmly believe that the use of the Ecosort Natural Odor Control systems will eliminate smells that occur during a 4 to 6 week period at the end of

the cannabis growth cycle. This system does not mask smells but gets rid of them by breaking and neutralizing odor molecules. They are non-toxic, plant-based products, safe for people and the planet.

Cochise county requires us to go through the zoning process of acquiring a special use authorization. Part of that process includes getting feedback from you, our neighbors. As we have done with our Medical Facility in Phoenix over the last 3 years, we look forward to the opportunity of becoming a part of the community and helping to better it in any way we can. Enclosed, you will find a print out of the proposed project site to give you a better idea of our intentions with the property with respect to the neighborhood.

You will also be receiving a letter from the county, with contact information in case of objections to the project. If you have any concerns, questions or objections, we ask and encourage you to contact us first at RonRedburn123@gmail.com or by phone at 480-498-0425. We are happy to address your concerns, if any, and consider suggestions, or ideas in hopes of leading to a better end result for all concerned. We hope that this will be the start of a very cooperative relationship and ask you to accept us into your community as neighbors, friends and greenhouse farmers.

Thank you for your time and consideration. Please find my contact information below:

RonRedburn123@gmail.com

Or

Phone: 480-498-0425

From: Ron Redburn
To: [Kirschmann, Robert](mailto:Kirschmann,Robert)
Subject: Fwd: Your concerns you want more what about the awful nasty smell the invasiveness of the lights .Also what about all my customers that come to my store and have to smell the nasty dead skunk odor and see the structure you want to put on the property.
Date: Saturday, August 1, 2020 10:51:10 AM

CAUTION: EXTERNAL EMAIL *

Sent from my iPhone

Begin forwarded message:

From: countrygeneral@vtc.net
Date: August 1, 2020 at 10:41:59 AM MST
To: Ron Redburn <ronredburn123@gmail.com>
Subject: RE: Your concerns you want more what about the awful nasty smell the invasiveness of the lights .Also what about all my customers that come to my store and have to smell the nasty dead skunk odor and see the structure you want to put on the property.

Sent: Thursday, July 30, 2020 1:07 PM
To: countrygeneral@vtc.net <<mailto:countrygeneral@vtc.net>>
Subject: Your concerns

Dear Linda,

Thank you for your letter of July 29th voicing your concerns regarding the project planned for the 63 acre parcel of farmland on Fort Grant road, just across from your store. I was recently in your store and was very impressed with how friendly everyone was and the wide selection of goods and services you offer.

I do want to thank you for taking the time to share your concerns regarding the project, that allows us an opportunity for a dialogue that may help each of us better understand the other.

From your letter it is clear that you are upset about the project, but you did not state what you are concerned about other than us "ruining the beautiful peacefulness" you have enjoyed for the last 43 years. I agree with you that the area is indeed beautiful and peaceful and the last thing that we would ever do is disrupt that in any way. There is nothing that we are planning on doing that will, in any way, shape or form, ruin the peacefulness that you have enjoyed all these years. Sometimes when we hear or read something we think we know what it is or will be and our minds immediately paint a picture based on whatever limited information or knowledge we may have on the subject. Oftentimes that picture is far worse and much more sinister than what the actual reality turns out to be. I think that may be the case here.

Linda, we are only planning on using 5 percent of the property, only about 3 acres out of the 63 acres we or anyone else who purchased the property could have legally used. As the plans state, and you are welcome to review

the plans, basically there will be a couple of relatively small greenhouses, an administrative building and a processing/packaging building, all enclosed by a fence. It will be very safe and unobtrusive, once construction is completed most people won't even think twice about it, and anyone driving by that did not have prior knowledge as to what it is would have no idea what was being grown there. It is a very small organic footprint. We could be growing tomatoes or vegetables just as easily as medical cannabis and no one would ever know the difference. Our project will have the same type of footprint or impact as a tomato farm in a greenhouse would have. The same number of employees and the same square footage of farmland used, the same admin building and processing/packaging building. No difference other than this will produce medical cannabis to help patients under the care of Doctors all over the state of Arizona, and the other would have produced tomatoes. I have to wonder, would you have been as upset if the crop that was going to be grown across the street was tomatoes?

The only thing I can think of that concerned you so much is that you may have assumed we were planning on selling the medicine (medical cannabis) we produce directly to the patients from the farm across the street from your store. Let me assure you that is not the case. The State of Arizona requires that all medical cannabis be sold by licensed dispensaries. The farm has no such license for a dispensary, (our dispensary is located in Phoenix) so that cannot happen.

I know that I am not going to change your mind with this letter, nor is it my intent to do so. I only hope to gain a better understanding of what exactly your concerns are, exactly how this small 3-acre farm, similar to a tomato or vegetable farm, could possibly have such a negative impact on your peacefulness. If you could articulate your exact concerns to us we would have a better understanding and may be able to alter our plans or add to them or possibly what you are concerned about is something that we are not planning on doing at all.

Linda, we are very proud of what we have been able to do over the last few years. We have given thousands of patients in Arizona the option to get off dangerous addictive pharmaceutical opiates, by providing them with a safe, healthy, organic option, one that their medical doctor prescribed for them. No one has ever died from an overdose of cannabis, but unfortunately, thousands and thousands have died from overdoses of pharmaceuticals. I have friends that have suffered from terrible diseases like MS and others who have found tremendous relief from medical cannabis.

I am confident that once you get to know us and see the way that we operate you will be thankful that we purchased the property across the street from you, and not some other entity that may have had a much larger much more obtrusive, disruptive project in mind for that property. It was just a matter of time until someone purchased it and used it for what it was intended for, farming. Just like when you purchased your property for the store you own and operate today. I am sure there were some neighbors who were concerned about the extra traffic, or noise or other issues your store may have caused to the environment they enjoyed. I can assure you, without a doubt, we are going to do our best To be a good neighbor.

We look forward to getting to know you and I do hope you will share with us any of your specific concerns regarding the project so we can discuss them and work to resolve them together.

Sincerely,

Ronald Redburn

Begin forwarded message:

From: countrygeneral@vtc.net
Date: July 29, 2020 at 9:39:55 AM MST
To: "ronredburn123@gmail.com" <ronredburn123@gmail.com>

From: Ron Redburn
To: countrygeneral@vic.net
Subject: Re:
Date: Friday, July 31, 2020 4:52:00 PM

EXTERNAL EMAIL*

Robert:

Attached a letter I received by email from Mrs. Brown of Country General Store. Attached as well is our reply.

Ron Redburn

On Wed, Jul 29, 2020 at 10:28 AM Ron Redburn <ronredburn123@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: countrygeneral@vic.net
Date: July 29, 2020 at 9:39:55 AM MST
To: "ronredburn123@gmail.com" <ronredburn123@gmail.com>

file:///C:/Users/user/Downloads/CCF07292020.pdf

Sent from Mail for Windows 10

Ron Redburn <ronredburn123@gmail.com>

Thu, Jul 30, 1:07 PM (1 day ago)

to countrygeneral

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We look forward to getting to know you and I do hope you will share with us any of your specific concerns regarding the project so we can discuss them and work to resolve them together.

Sincerely,

Ronald Redburn

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From: Ron Redburn
To: Krachunas, Robert
Subject: Pref: Cannabis Green House-Willcox
Date: Friday, July 23, 2020 5:27:38 PM

CAUTION: EXTERNAL EMAIL

----- Forwarded message -----

From: Kim Hilburn <hilburn_kkr3@yahoo.com>
Date: Mon, Jun 15, 2020 at 2:03 PM
Subject: Cannabis Green House-Willcox
To: Ronredburn123@gmail.com <Ronredburn123@gmail.com>

Hi Ron,

Thank you for your letter regarding the greenhouse on Parcel #201-30-30-007A in Willcox, AZ. My husband and I live directly across to the proposed facility at 8485 N Fort Grant Rd.

There are a few questions regarding your facility:

1. Who are your partners? They are not named within the letter and I would like to research the company of Seed Capital Investments, LLC and partners.
2. How will light pollution be addressed? It is currently very "dark" out in this country and would like to keep it that way, as this is one of the reasons we live in the country.
3. How will water supply be addressed in this location? How much water will be utilized? We currently have several farms which use a majority of the water resources.
4. What is the time frame for completion of this project?
5. How will traffic be affected? Trucks? How many per day? Week? Etc. The Main driveway/entrance to the facility is directly near our property, which will increase the noise pollution.

Thank you for your time, and I look forward to your responses.
Kim Hilburn

Ron Redburn <ronredburn123@gmail.com>

Jun 16, 2020, 2:48 PM

to Kim

Thank you for your email. I have been looking forward to speaking with both yourself and the folks at Brown's Country Store since you are one of the three neighbors that will be most directly affected by our presence. I will do my best in this email to give you a better idea of our intentions.

My associates in this business are John Adams and Ken Agee. You will not find much information with regards to Seed Capital Investments, LLC as the company was formed with the specific intention of managing the offsite cultivation portion of our business. We are an Arizona Licensed Medical Cannabis business and were granted that license approximately 3 years ago. We purchased a small retail shopping center in North Phoenix and operate a successful medical cannabis dispensary at that location. Due to the increased consolidation of the industry in Arizona we have decided to build and operate an offsite cultivation facility in order to have the stock to supply the shelves of our dispensary. Existing crop supply chains are being prioritized by our larger competitors and we are striving towards the goal of being self-sufficient.

I grew up on 80 acres 5 miles outside of our small Kansas town and enjoying the stars and the night sky were a big part of the rural experience. I was just addressing the same question in our building permit application. I am not quite sure as to what Cochise County will require of us when it comes to lighting the parking lot towards the evening hours. If we are required to supply a certain amount of light for a period in the evening, we would prefer that light be some type of low ground application and preferably on a timer system that would switch off parking lot lighting at a reasonable period after sunset. We wish to do everything in our power to eliminate any stray light on the property. I am not sure you are aware but the cannabis plant has a requirement of an inductive photoperiod of short days and long nights in order to flower which is the end result of cannabis propagation. Undesired stray light on premises will interfere with the growth cycle of the plant and would be very bad for our business. We are on the same page when it comes to keeping the night dark.

Our cultivation program is not set in stone at the moment but it is beneficial to us if we take advantage of the natural seasonal sun cycles. That fact is the entire basis for a greenhouse operation. The fact that we don't pay for electricity to do the job that nature intended the sun to do. The greenhouses that we utilize will be equipped with supplemental lighting systems intended to be utilized on cloudy days or to extend grow cycles in off-season crops but these greenhouses are also equipped with what is called a black out curtain designed to both keep light in the greenhouse and unwanted light out of the greenhouse. As well this greenhouse compound is required by state law to have a 1' steel wall around the perimeter which would additionally shield a lot of any type of light that might be turned on for any reason inside the working area of the compound. To address security concerns I have been researching small silent infrared camera drones that would auto deploy if anyone approached the compound perimeter, as to light the place up like a football field at night is not a workable solution for us.

Water for our facility will come from the existing well on property. Our water needs are certainly much less than any amount that would normally be utilized to farm the existing 63 acres. The initial 2 greenhouses will have a total of 9000 sq. ft. total in-ground cultivation and could be comparable to a large garden. The greenhouses help to reduce overall water usage as opposed to open field cultivation and we will be planting in rich compost which should help water retention as well.

Concerning time completion on this project. That is always a good question. Once all permits & plans are approved I would like to say 6 months but the longer I live the more difficult it seems to keep companies, suppliers and the world working on my schedule. I am currently completing a 16,000 sq. ft. building on the shopping plaza we own in Phoenix and especially with Covid 19, the world just stopped. This is not a really difficult project on the adjacent property to yours. The progression would be to put in an access road, erect the compound wall, pour a slab for the prefab construction office/work building, pour a slab for the drying building, install septic system, a couple of water tanks and take delivery of, anchor and inflate 2 greenhouses. Build out 9000 sq. ft. of raised beds and bring in some compost. Then there is a lot of hook up that happens behind the compound walls but hopefully out of sight out of mind.

With concerns about increased traffic in the area, certainly during the construction stage of this project you will see all the normal activities that would accompany building a home on the property. After the initial construction portion of the project, life should return to a pretty normal pace. We would have a number of employees arriving and departing on a normal working farm schedule. Other than that this should be a low key operation. All operations will be pretty self-contained. Our fertilizers are produced from an onsite worm farm. The greenhouses are quiet as a whisper. There would be a little increased employee activity a few times a year during harvest season which is pretty normal with any farming operation.

Kim, I was born-country and the last thing in the world I want is to make enemies of my neighbors. I understand both the independence of country living but also the interconnectivity of the community and the concept of neighbor helping neighbor. There was more than one occasion when I was called to pick up a shovel, bucket and wet towel to put out a neighbors grass fire, put a horse or cow back in a pasture, bring a gallon of gas, jump a dead battery, help with downed livestock or any number of occasions that a neighbor may be called to help. What I am attempting to convey is that we have the same concerns and if we are successful at moving into the neighborhood never hesitate to bring any concern to our attention. Any other questions or concerns please do not hesitate to ask and if you are on good terms with the Browns and the gentleman to the North of us with the airstrip, please feel free to share this information.

I will probably need to visit the property sometime in the near future as I need to get some propane made available so that a well test company can test out the existing well. I would be happy to stop by and make your acquaintance in person as well as any of the other neighbors that would care to meet.

If you could answer a couple of questions for me I would appreciate it. Is there a cable company that provides internet access to the homes in the area? Do you have a recommendation on a company to service septic in the area? Also if you and your husband are a working famers can you give me a heads up as if there are any existing soil microbes, bacteria, soil borne pests that have had adverse effects on any crops in the area? I am assuming that you normally deal with airborne pests such as white flies and the like. Garden crops always deal with the normal things like rabbits and mice. Is there anyone in the area that operates any type of commercial vegetable farm I could speak with? I am just not that familiar with your area, the local farming concerns and I was always advised that there is never a dumb question. The area does have a good elevation, nice farmland, adequate water, milder temperatures, seems to be about as good as a man could hope for in Arizona. If we are successful at moving forward and you have any recommendations for anyone in the area performing any type of services that we could possibly utilize in completing our project, I am always happy to employ local and I pay my bills.

Again thank you for reaching out and I hope to make your acquaintance.

Sincerely

Ron Redburn

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From: [Ron Redburn](#)
To: [Kirschmann, Robert](#)
Subject: Fwd: Proposed Property
Date: Friday, July 31, 2020 5:30:59 PM
Attachments: [Map.pdf](#)

CAUTION: EXTERNAL EMAIL *

----- Forwarded message -----

From: Larry Lange <lal3010@yahoo.com>
Date: Wed, Jun 17, 2020 at 6:02 PM
Subject: Proposed Property
To: RonRedburn123@gmail.com <RonRedburn123@gmail.com>

Hello Mr. Redburn. My Name is Larry Lange, We received your letter of your proposed project and find it very interesting & only hope for your success. The reason I am contacting you is that My wife and I own 240 agricultural acre's with an ag well right around the corner from your proposed site. See attachment.. Do to recent developments here in Wyoming we just decided to sell these two unlisted properties. The parcel numbers are 201-26-003 & 201-27-004 We just thought we would notify you in case you could use additional acreage. If you have any questions or interest in these two parcels you can contact me per e-mail or my phone # is 307-752-6078. If not ,good luck in your new venture. Thanks for your time
Larry

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From: Ron Redburn
To: Schumann, Robert
Subject: Carol Crockett
Date: Friday, July 21, 2020 2:21:00 PM

CAUTION: EXTERNAL EMAIL*

Letter # 2 from Carol Crockett and Reply

----- Forwarded message -----

From: Ron Redburn <ronredburn123@gmail.com>
Date: Tue, Jul 7, 2020 at 4:04 PM
Subject: Carol Crockett
To: John Adams <john.v.vcdl@gmail.com>

Carol Crockett <crockettcarol@gmail.com>

6:39 AM (9 hours ago)

to RonRedburn123

Mr. Redburn,

Thank you for your letter dated June 8, 2020.

Our family has lived here for about 18 years. One of the reasons we moved here was for the openness of the area. We appreciate the unobstructed views and the beauty that surrounds us.

This is why we sure wish no other business would come to our area.

We appreciate your business experience and all of the steps you are taking to make your facility top of the line. However, 3 enclosed acres will certainly alter the landscape, views, and culture of our area.

I am curious, what will the exterior lighting situation be at night? What should we expect to see as far as security lighting, etc?

Thank you,
Carol Crockett

Carol:

I can appreciate your family's desire that the world would not grow and change around us. I am sure the ranchers who first settled the area were not happy about seeing barbed wire fences and the eventual partitioning of the open range, nonetheless change eventually comes to us all. Just as you have the right to sell your property to whomever you choose I am sure you do not dispute the right of any property owner to sell their property to anyone who has a good use for the property. I hope you would feel that via the processes established by Cochise County and the state of Arizona that a business owner wishing to pursue agricultural purposes also has the right to engage in those business activities whether it be a greenhouse for roses or one for cannabis.

Certainly the addition of our business in the area will bring something new to the area but I am not sure it is any more outstanding than the very long and high corrugated metal airplane hanger/workshop to the north. We will agree to paint the security fence to best blend in to the natural landscape of the area or if it is determined to be more pleasing to the eye we could plant bougainvillea or cats claw as a trellising to appear more eye pleasing.

To address your concerns of lighting at night. I have expressed in my previous letter that constant light pollution at night is counterproductive to our crop production activities. I have also expressed that a major part of our security would be an auto deployed infrared camera drone system that would patrol the interior and perimeter of the compound. I hesitate to go into our security plans in too much detail at this time as the primary purpose of security measures are to secure the facility from all unwanted intruders and those who would wish to cause our personal and our business harm. We were required by law to notify 60 of your neighbors as to our hopes, dreams, desires and intentions. One of those neighbors has taken the liberty to express his negative feelings concerning our presence with warnings about establishing our business in the area, with personal threats to life and limb, threats of sabotage and a warning that our kind was not wanted in the area and that he would see that we did not last for any duration.

We presently have no plans to install security lighting on the perimeter of the facility activated on motion sensors. We do not want a coyote or some other animal inadvertently triggering security lighting. We believe that we can secure this compound by other methods both high and low tech. It would take some planning and effort to scale a 10' steel security fence in order to gain access to the compound and once inside would take the same effort to get back out. We hope our only need for security is to protect us from those in the area who would wish to cause us harm. If we are left in peace we will live and work in peace and the need for extreme or offensive lighting should not be necessary.

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From: [Ron Redburn](#)
To: [Kirschmann, Robert](#)
Subject: Fwd: Willcox grow facility
Date: Friday, July 31, 2020 5:08:28 PM

CAUTION: EXTERNAL EMAIL*

Letter # 1 From Carol Crockett

----- Forwarded message -----

From: Carol Crockett <crockettcarol@gmail.com>
Date: Tue, Jul 7, 2020 at 6:39 AM
Subject: Willcox grow facility
To: <RonRedburn123@gmail.com>

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