

PLEASE DO NOT REMOVE. FOR INSPECTION ONLY.

EVALUATION SUMMARY SHEET

1.	Applicant Name	Patrick Thomas Cultivation Application	
2.	Business Entity Name (if applicable)		
3.	Identified Location Address	16755 N W 19th St Raymond, NE 68428	
4.	Is the application incomplete ?	YES ☐	NO ☒
5.	Were there any disqualifying criminal convictions for any individuals named in the application	YES ☐	NO ☒
6.	Were there multiple applications by the same applicant?	YES ☐	NO ☒
7.	Did the applicant submit a request to license at an address previously recommended to be offered a license?	YES ☐	NO ☒
8.	Did the application score 70 or less on the business plan matrix?	YES ☐	NO ☒

Business plan matrix score

84

Recommendation:

If the evaluator responded **yes to any question** above, the **recommendation is to deny**.

If the evaluator responded **no to all questions** above, the **recommendation is to offer**.

Recommend an offer?	YES ☒	NO ☐
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Evaluator Name	
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EVALUATION SUMMARY SHEET

1.	Applicant Name	Patrick Thomas (manager too)	
2.	Business Entity Name (if applicable)	N/A	
3.	Identified Location Address	16755 NW 19th St Raymond, Ne 68428	
4.	Is the application incomplete?	YES ☐	NO ☒
5.	Were there any disqualifying criminal convictions for any individuals named in the application	YES ☐	NO ☒
6.	Were there multiple applications by the same applicant?	YES ☐	NO ☒
7.	Did the applicant submit a request to license at an address previously recommended to be offered a license?	YES ☐	NO ☒
8.	Did the application score 70 or less on the business plan matrix?	YES ☒	NO ☐

Business plan matrix score

62

Recommendation:

If the evaluator responded **yes to any question** above, the **recommendation is to deny**.

If the evaluator responded **no to all** questions above, the **recommendation is to offer**.

Recommend an offer?

YES ☐

NO ☒

Evaluator Name



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6-00000000000000000000

1	Applicant Name	Paul Th...
2	Business Entry Name (if applicable)	
3	Identifying Location Address	10105 W. 1st St. Flagstaff, AZ 86001
4	Is the applicant indigent ?	YES ☐ NO ☒
5	Were there any disqualifying criminal convictions for any individuals named in the application?	YES ☐ NO ☒
6	Were there multiple applications by this same applicant?	YES ☐ NO ☒
7	Did the applicant submit a request to license at an address previously recommended to be offered a license?	YES ☐ NO ☒
8	Did the application score 70 or less on the business plan matrix?	YES ☐ NO ☒

Business plan matrix score

74

Recommendation:

If the evaluator responded **yes** to any question above, the recommendation is to **deny**.
If the evaluator responded **no** to all questions above, the recommendation is to **offer**.

Recommended an offer?

YES ☒

NO ☐

Evaluator Name



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From: [Pat Thomas](#)
To: [MCC Contact](#)
Subject: Patrick Thomas Cultivation Application
Date: Tuesday, September 23, 2025 8:11:40 PM
Attachments: [Cultivation Pat Thomas.pdf](#)
[Pat Thomas Cultivation Exhibits.pdf](#)

You don't often get email from patandtracythomas0524@gmail.com. [Learn why this is important](#)

Medical Cannabis Cultivation Facility License Application

Submitted To:

Nebraska Medical Cannabis Commission

PO Box 95046
Lincoln, NE 68509

Applicant:

Patrick Thomas

Facility Address:

16755 NW 19th St.
Raymond, Nebraska 68428

Primary Counsel / Direct Correspondence Contact:

Perry Pirsch, Esq.
Pirsch Legal Services, Lincoln, NE
Tel: (402) 521-0930

Perry@NebraskaBusiness.Legal

Submission Date:

September 23, 2025

1. Applicant & Company Information

Patrick Thomas is applying for a medical cannabis cultivation license as allowed by the Nebraska Medical Cannabis Commission. He is a Nebraska resident, a U.S. citizen, and meets all legal requirements for licensure. He has no disqualifying criminal history.

Attorney Perry Pirsch will provide legal guidance but has no financial or ownership interest in the business.

Purpose: The company's goal is simple: to grow medical cannabis flower safely, responsibly, and in a way that supports patients, processors, and Nebraska's economy.

2. Mission and Business Plan

The focus of this operation is straightforward: produce clean, consistent cannabis for processing into state-approved medical products. Core priorities are:

- Follow every rule and regulation with full transparency
- Farm in ways that fit Nebraska's climate while protecting soil and resources
- Create stable, local jobs for Nebraskans
- Supply processors with high-quality plant material that patients can trust

This is not a retail or dispensary business. The operation is strictly cultivation with harvests delivered to licensed transporters and processors.

3. Property & Facility Overview

The cultivation site will be located on privately owned land with a secure, fenced boundary dedicated only to cannabis operations.

Barn Facility

A 40x72-foot pole barn will house:

- Office and recordkeeping space
- Employee work areas
- Cold storage for harvested plants
- Room for drying and curing with humidity/airflow controls
- Potential indoor grow space as the business expands
- HVAC, plumbing, and electrical upgrades to support operations

The barn floor will be poured concrete for easy cleaning and pest prevention.

Outdoor Grow Area

The outdoor cultivation yard inside the perimeter fence will be the main production site. Plots will be prepared with fertile soil and irrigation access.

Security features:

- Eight-foot fencing with locked gates
 - LED perimeter lighting
 - 24/7 video cameras covering access points and grow areas
-

4. Day-to-Day Cultivation Practices

The farming approach is kept simple and affordable while meeting compliance:

1. Starting plants indoors in grow bags or trays with quality cannabis soil.
2. Moving outdoors once plants are strong enough, keeping them inside the secure fenced plots.
3. Flowering naturally under Nebraska sunlight.
4. Harvesting by hand, moving plants into cold storage or the barn's drying room.
5. Curing and preparing batches for licensed processors.

Watering will be done mainly by hand, with a drip system added as needed. Nutrients will be organic or state-approved. Integrated Pest Management (IPM) will guide plant inspections and pest control, with pesticides used only if state-approved.

5. Infrastructure & Security

The property is designed with compliance in mind:

- Power: Electrical service upgraded to handle HVAC and fans, with backup generator available.
- Water & Septic: Supports handwashing, employee use, and irrigation.
- HVAC: Climate control for barn areas like drying/cure rooms and vegetative grow space.
- Lighting: Security lighting across the site.

Access & Security:

- Locked gates with limited keys

- Alarm system with backup power
 - Coded entry for the barn
 - All visitors logged and escorted
 - Video footage stored digitally for at least 45 days
-

6. Compliance & Recordkeeping

Every plant will be entered into the METRC seed-to-sale system and tracked from germination through harvest and transfer. Records will include:

- Plant tags and counts checked daily
- Harvest batches weighed, labeled, and entered into METRC
- Chain-of-custody paperwork for every transfer to processors

Logs will be kept for at least seven years and available to MCC inspectors at any time. Regular audits will be done to ensure accuracy.

7. Sanitation & Quality Control

Keeping the product safe and clean is a priority. Steps include:

- Concrete floors and non-porous work surfaces for easy cleaning
- Daily sanitation of trimming tools, watering equipment, and storage containers
- Employee hygiene requirements (handwashing, gloves, clean clothing)
- IPM program to prevent pests and contamination
- State-required testing of all product before transfer — no cannabis leaves the facility until test results are compliant

Any non-compliant batches will be destroyed or remediated per MCC rules.

8. Staffing & Oversight

The business will run lean. Patrick Thomas will act as the sole manager, responsible for cultivation, compliance, and reporting. He will be fingerprinted and fully disclosed to the MCC.

Additional help may include:

- Harvest Assistant(s): Seasonal or part-time staff to help with trimming, watering, or inspections.
- Contractors: Electricians, HVAC, or plumbers, escorted on-site as needed.

All employees will be trained in:

- Security procedures
 - METRC data entry
 - Sanitation practices
 - Chain-of-custody rules
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Summary

This plan reflects a modest, responsible, and compliant cultivation business led by Patrick Thomas. The focus is on starting small, following every regulation, and building toward year-round production in a sustainable way that benefits patients and the Nebraska community.

Appendix A – Ownership Bio

Patrick Thomas, a lifelong Nebraska resident, is the sole applicant for this cultivation license. He brings more than 20 years of experience in agriculture, farming, and land management, providing him with a strong foundation in crop production and operational efficiency. Patrick currently holds a USDA-issued hemp cultivation license and has successfully grown and managed hemp crops. In accordance with Nebraska Medical Cannabis Commission (MCC) regulations, Patrick will relinquish his hemp license if awarded a medical cannabis cultivation license, ensuring full compliance and a singular focus on medical operations.

In addition to his agricultural background, Patrick is the owner and operator of Thomas Construction, a successful contracting business specializing in large-scale municipal water main projects. This work demands far more than heavy equipment operation — it requires the ability to read and interpret detailed architectural and engineering plans, perform complex mathematical calculations, and design solutions in real time to address site conditions. Installing municipal water systems involves strict compliance with safety codes and regulatory oversight, but also an advanced level of intelligence, precision, and technical problem-solving. These skills directly translate to the cultivation environment, where adherence to state regulations, facility design, and operational efficiency are equally critical to success.

Beyond his professional endeavors, Patrick is committed to community service. He currently serves on the Board of Directors for the Lincoln Sports Foundation Youth Sports Complex, where he contributes to the development and sustainability of youth programs in the region.

Patrick's combined expertise in agriculture, regulated industries, business operations, and community leadership position him as a capable and responsible license holder under the Nebraska Medical Cannabis Act.

Appendix B – Security Plan

1. Security Approach

This farm will operate with a “compliance first” mindset. The entire setup is built to:

- Keep plants and products secure from unauthorized access
- Deter theft, diversion, and tampering
- Protect employees and visitors on the property
- Maintain records MCC inspectors or law enforcement can review at any time

The plan is built to be practical, affordable, and dependable while meeting or exceeding MCC requirements.

2. Perimeter & Site Controls

- **Fencing:** The cultivation area is enclosed by an 8-foot commercial chain-link fence with barbed or anti-climb toppers. This fence creates a hard boundary between cannabis operations and the rest of the property.
 - **Gates:** Separate gates are used for vehicles and foot traffic. All gates remain locked when not in use with commercial-grade padlocks. Keys are limited to Pat and trusted staff.
 - **Equipment Gate:** A smaller controlled gate is included for tractors and farm equipment, locked when not in use.
 - **Lighting:** Motion-activated LED lights mounted at entry points and around the barn provide visibility and deterrence at night. Placement is designed to avoid light pollution that could interfere with plant growth.
 - **Signage:** “Restricted Access – Authorized Personnel Only” signs are posted on gates and at entry doors. Signs are weather-resistant and meet minimum size and lettering requirements.
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3. Building Access & Facility Security

- **Barn as Secure Facility:** The 40x72 barn serves as the core building. Walls are solid wood/metal with no unsecured openings.
- **Doors:** Reinforced steel-core frames with heavy-duty locks are used on all entrances.
- **Controlled Access:** Only employees with proper clearance are allowed inside.
- **Visitor Rules:** Guests (vendors, contractors, inspectors) must:

- Present ID
 - Sign into a visitor log
 - Be escorted at all times
 - **Alarm System:** The barn is equipped with intrusion alarms, door contacts, and motion sensors, monitored 24/7 by a licensed security company. A battery backup keeps the alarm system running during outages.
-

4. Cameras & Video Monitoring

- **Coverage:** Cameras run day and night, covering:
 - All gates and entry doors
 - Interior of barn (drying room, storage)
 - Outdoor grow plots
 - Loading areas
 - **Quality:** Cameras record in high definition with infrared for low-light/night conditions.
 - **Retention:** Footage is stored for a minimum of 45 days (longer if required).
 - **Access:** Video feed is restricted to Pat as manager and authorized compliance staff. Regulators and law enforcement are given access upon request.
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5. Restricted Areas

- Drying/cure rooms and product storage are restricted to Pat and designated leads.
 - Employee keycards or PIN codes only unlock areas relevant to their duties.
 - Logs are kept for every entry and exit. Lost or stolen credentials are immediately shut off and replaced.
-

6. Transfers & Chain of Custody

- **Loading Zone:** A single secure loading area within the fenced perimeter is designated for product transfers. Cameras monitor the full process.
- **METRC & Manifests:** Each transfer is logged in METRC and accompanied by both printed and electronic manifests.

- **Dual Verification:** At least two employees verify product weights and paperwork before it is handed off to a licensed transporter.
 - **Transporters:** Only state-licensed transporters will move cannabis off-site.
-

7. Emergency Response

- **Theft or Intrusion:** Immediate law enforcement and MCC notification; incident logged within 1 hour.
 - **Fire or Severe Weather:** Evacuation protocols, equipment shutoff, insurance and regulatory reporting.
 - **Power Outage:** Backup generator to keep cameras and alarms active.
 - **Incident Records:** Every event is documented in an incident log with date, time, and corrective action.
 - **Testing & Drills:** Security systems tested quarterly. Annual staff drills cover fire, storm, and intrusion response.
-

8. Security Vendor

All alarms, cameras, and monitoring equipment will be installed and serviced by a licensed Nebraska security company. The system is professionally monitored 24/7 with dispatch capabilities. Contractor details will be filed with MCC and updated annually.

Appendix C – Cultivation Standard Operating Procedures

C1. Starting Plants (Seed & Germination)

- Seeds will only come from MCC-approved sources with paperwork kept on file.
- Each lot of seeds is logged with date, source, and genetics.
- Batches get tagged right away with a unique identifier.
- Germination is done in a controlled environment and logged with dates and success rates.
- Any seed stock that doesn't check out is destroyed and recorded.

Records kept: intake logs, seed certificates, germination records.

C2. Vegetative Growth

- Plants are considered "in veg" when they show at least three sets of true leaves.
- Auto-flower plants go directly into non-woven fabric grow bags.
- Full-season plants start in trays and are transplanted into the field later.
- Daily log sheets track water, nutrients, and plant health.
- Entry dates into vegetative stage are recorded in the system for compliance.

Records kept: daily observation sheets, vegetative entry logs.

C3. Moving Plants Outdoors

- Plant ID and system records updated before moving any plants outdoors.
- Auto-flower plants stay in their grow bags.
- Full-season plants are transplanted into amended soil (with organic castings).
- Irrigation schedules adjusted depending on container or soil grow.
- Security checks done before and after movement.
- Date, time, and plot location noted in the records.

Records kept: transfer logs, outdoor placement logs.

C4. Watering & Feeding

- Plants are watered by hand or basic drip systems.
- Nutrient batches are mixed according to recipe, with pH/EC checked and signed off by staff.
- Application is direct to root zones, with staff watching for runoff or signs of over/under watering.
- All corrective actions documented.

Records kept: irrigation logs, nutrient sheets, corrective action reports.

C5. Pest Management & Plant Health

- Staff scout the grow at least twice a week and log findings.
- First line of defense is non-chemical methods (cleaning, pruning, traps).
- If necessary, only MCC-approved organic products will be used. Records include product name, lot number, applicator, and PPE used.
- Buffer periods are respected before harvest.

Records kept: scouting logs, pest treatment records.

C6. Strains & Genetics Tracking

- Every strain is assigned a name and ID at intake.
- Genetics, expected potency, and intended use are recorded.
- Each plant tag in METRC is tied to its strain ID, and reconciled at harvest.

Records kept: strain sheets, genetics database, METRC batch links.

C7. Harvest, Drying & Curing

- Plants are harvested by hand at maturity.
- Wet weights are taken immediately and entered in METRC.
- Plants are either hung in a drying room (60–65°F, 50–60% RH) or bucked into food-grade containers and frozen for curing.
- Curing continues until moisture is around 10–11%. Finished product is weighed, logged, and entered into METRC.
- Daily checks for mold or contamination are done during drying.

Records kept: harvest logs, drying/curing logs, contamination checks, METRC entries.

C8. Testing & Lab Procedures

- Samples are taken from each batch according to MCC rules.
- Samples are sealed in tamper-evident containers, logged in METRC, and delivered to a licensed lab.
- Batches remain quarantined until results come back.
- Passing results = batch cleared for transfer.
- Failing results = batch quarantined, investigated, remediated (if allowed), or destroyed.

Tests include: potency, contaminants, mycotoxins, heavy metals, pesticides, water activity, and foreign matter.

Records kept: chain-of-custody forms, COAs, lab transfer records, corrective actions.

C9. Waste & Destruction

- Any cannabis waste (failed plants, expired material, or non-compliant product) is destroyed by mixing at least 1:1 with soil, sawdust, or other inert material.
- Events are logged with weight, date, reason, and signatures from two staff members.
- Destruction is video recorded and footage held for 45 days.
- Final waste is disposed of through approved trash or compost streams.

Records kept: waste logs, verification forms, video files, METRC entries.

C10. Transfers & Plant Counts

- All product is packaged in tamper-proof containers with batch ID, weights, and METRC tags.
- Dual staff check each transfer manifest for accuracy.
- Loading is done in a secure bay under video surveillance.
- Daily plant counts are performed and reconciled against METRC.
- Any discrepancy is investigated within 24 hours. If not resolved, reported to the MCC.

Records kept: transfer manifests, chain-of-custody forms, daily count sheets, METRC inventory reports.

Appendix D – Inventory & Tracking Procedures

D1. Tracking Philosophy

Everything grown or handled on the farm will be tracked from seed to final transfer using Nebraska's METRC system. Paper and digital logs are kept as backup so records can always be verified. The goal is simple: nothing moves without being logged, and every plant is accounted for.

D2. Tagging Plants

- **Starting Out:** Each seed or plant gets a METRC tag when it's planted.
 - **Where Tags Go:**
 - For auto-flower plants in grow bags, the tag stays on the bag for the entire grow.
 - For full-season plants moved to the field, the tag goes on a stake next to the plant.
 - **Lifecycle Tracking:** Planting, transfers, harvests, drying, testing, transport, or destruction are entered into METRC within 24 hours.
 - **Lost Tags:** If a tag is lost or damaged, it is reported right away, replaced, and logged internally.
-

D3. Harvest & Batch Records

- Plants from the same strain and harvest date are grouped into a batch.
 - Wet weights are logged right after harvest. Dry weights are updated once curing is complete.
 - All batches stay on "hold" in METRC until lab results are in.
 - Once a batch passes testing, it is cleared in METRC for transfer.
-

D4. Reconciliation & Audits

- **Daily:** Staff count vegetative and flowering plants and compare against METRC.
 - **Weekly:** Supervisor checks plant counts, weights, and transfers against METRC entries.
 - **Monthly:** Reports are pulled from METRC and stored in the farm's records.
 - **Discrepancies:** Any mismatch is investigated immediately. If not resolved within 24 hours, MCC is notified.
-

D5. Waste Handling

- All cannabis waste (trim, stalks, failed plants) is logged in METRC with date, weight, and method of disposal.
 - At least two staff sign off before waste is destroyed.
 - Optional photos or video may be taken to back up the record.
-

D6. Transfers & Chain of Custody

- **Manifests:** Each transfer is generated in METRC and includes batch ID, weight, transporter, destination, and pickup time.
 - **Verification:** Two staff check the load against the manifest before release.
 - **Completion:** Licensed transporter and receiving facility confirm delivery in METRC, closing the loop.
-

D7. Record Storage

- METRC reports downloaded and saved monthly.
 - Paper and electronic logs kept for at least seven years.
 - Records are available to MCC inspectors within 24 hours if requested.
-

D8. Employee Training

- Every new employee is trained on how to use METRC and enter data correctly.
 - Quarterly refreshers are held, especially when rules change.
 - Access levels are set by role — only authorized staff can make METRC entries.
-

D9. Oversight & Accountability

- **Compliance Officer:** Oversees METRC account management and makes sure reports are filed.
- **Cultivation Director (Pat):** Makes sure daily counts and plant entries are accurate.
- **Audits:** Internal quarterly audits are performed, and an outside review may be brought in annually for added assurance.

Appendix E – Sanitation & Quality Control SOPs

E1. Facility Sanitation SOP

Purpose: Maintain a clean, sanitary environment in all cultivation areas.

Scope: Indoor facility.

Procedure:

- Sweep and mop floors daily using approved, non-toxic cleaners.
- Sanitize work surfaces before/after use with isopropyl alcohol or food-grade sanitizer.
- Remove plant debris at the end of each shift; dispose of via Waste SOP.

- Inspect for mold, mildew, and pests during sanitation rounds.
-

E2. Equipment Cleaning & Maintenance SOP

Purpose: Prevent contamination through proper cleaning of tools and cultivation equipment.

Scope: Trimmers, irrigation lines, drying racks, bins, PPE.

Procedure:

- Tools sanitized before/after each use with alcohol solution.
 - Irrigation lines flushed monthly with clean water + approved sanitizer.
 - Drying racks and bins scrubbed between batches.
 - PPE (gloves, aprons) replaced as needed; no re-use of disposable gloves.
-

E3. Personnel Hygiene SOP

Purpose: Minimize contamination risk through proper employee hygiene.

Scope: All staff entering cultivation or processing areas.

Procedure:

- All employees wash hands upon entry and after breaks.
 - Hair nets, gloves, and clean clothing required in cultivation or drying rooms.
 - No food, drink, or tobacco allowed in cultivation or drying rooms.
 - Visitors must wear disposable protective gear (gown, gloves, boot covers) in cultivation or drying rooms.
-

E4. Product Quality Assurance (QA) SOP

Purpose: Ensure harvested product meets MCC quality and safety standards.

Scope: All cannabis harvested and prepared for testing.

Procedure:

- Visual inspection for mold, pests, and contaminants before batch creation.
- Segregate and destroy any non-conforming material.
- Retain quarantine logs until test results are received.
- If lab test fails, document corrective action and destroy affected material under Waste SOP.

E5. Batch Sampling & Hold SOP

Purpose: Prevent untested or failed batches from entering supply chain.

Scope: All harvested batches prior to testing.

Procedure:

- Clearly label quarantined batches as "Hold – Pending Test Results."
- Store batches separately from approved material.
- Only release batches once laboratory results confirm compliance.

E6. Contamination Incident Response SOP

Purpose: Respond to suspected contamination quickly to protect patient safety.

Scope: Any cultivation or drying area where contamination is identified.

Procedure:

- Isolate affected plants or batches immediately.
- Notify Compliance Officer for inspection.
- Determine corrective action: removal, destruction, or remediation.
- Document incident and resolution in corrective action log.

E7. Continuous Improvement SOP

Purpose: Review sanitation and QA data regularly to identify improvements.

Scope: Entire cultivation facility and all operations.

Procedure:

- Compliance Officer reviews sanitation, equipment, and QA logs quarterly.
- Identify recurring issues and propose preventive measures.
- Conduct annual staff retraining based on lessons learned.

Appendix E – Sanitation & Quality Control

E1. Keeping the Facility Clean

- Floors swept and mopped daily using safe, non-toxic cleaners.
 - Work benches wiped down before and after use with alcohol or food-grade sanitizer.
 - Plant debris cleared at the end of each day and disposed of through the waste process.
 - Regular checks for mold, mildew, or pests are part of the daily cleaning routine.
-

E2. Cleaning Tools & Equipment

- Trimmers, scissors, and other hand tools cleaned before and after every use with alcohol solution.
 - Irrigation lines flushed once a month with clean water and approved sanitizer.
 - Drying racks, bins, and containers scrubbed between each batch.
 - Gloves, aprons, and other disposable PPE are not reused — they're replaced as needed.
-

E3. Staff Hygiene & Entry Rules

- Everyone washes hands when entering work areas and after breaks.
 - Hair nets, clean clothes, and gloves are required in cultivation or drying rooms.
 - No food, drink, or tobacco is allowed in production areas.
 - Visitors must wear disposable gear (gown, gloves, boot covers) before entering cultivation or drying rooms.
-

E4. Product Quality Checks

- Every harvest is inspected visually for mold, pests, or other contamination before it becomes a batch.
 - Any questionable material is separated and destroyed according to waste rules.
 - Harvested batches are labeled "On Hold" until lab test results are back.
 - If a batch fails testing, it is either destroyed or remediated if regulations allow. All actions are logged.
-

E5. Dealing With Problems & Improving

- If contamination or another issue is found, affected plants or product are isolated immediately.
- The Compliance Officer checks the issue, decides whether material needs to be destroyed, and logs the outcome.
- All sanitation and QA records are reviewed quarterly to spot patterns or recurring issues.
- Staff receive annual retraining to make sure lessons learned are built back into daily practice.

Appendix F – Packaging, Labeling & Transport

F1. Packaging the Product

- Once flower is dried and cured, it's stored in sealed, food-grade containers.
 - Containers are tamper-evident and remain sealed until ready for pickup.
 - Each container is labeled with:
 - Batch ID
 - Harvest/packaging date
 - Facility name, license number, and address
 - Net weight
 - Strain/cultivar name (as listed in METRC)
 - Lab identifier and test date
 - Potency profile (if available at the time of transfer)
 - Universal cannabis symbol
 - Warning: *"For Transfer Only – Not for Retail Sale. For use only by licensed entities in Nebraska. Unlawful outside the regulated system."*
 - Labels may be printed or handwritten but must be permanent and easy to read.
-

F2. Preparing for Transport

- Every outgoing shipment gets a transfer manifest created in METRC with batch ID, weights, destination, transporter, driver, and vehicle information.
 - Two staff members double-check the manifest against the actual containers.
 - Sealed containers are staged in the loading area, which is under video surveillance.
 - Transporter credentials and vehicle details are checked and logged before product is released.
-

F3. Chain of Custody

- Before leaving, the manifest is reviewed and signed by two staff members and the licensed transporter.
- Products remain in sealed containers during transit.

- The receiving processor or lab verifies the delivery, records it in METRC, and signs off.
 - If anything doesn't match (wrong weights, broken seals, missing containers), it is:
 - Noted on the paperwork
 - Reported immediately to the Compliance Officer
 - Escalated to the MCC within 24 hours
 - Video footage of the handoff at the farm is kept for at least 45 days.
-

F4. Recordkeeping

- All manifests, checklists, and logs are kept in both paper and digital form.
- Records are stored securely for at least seven years.
- Only Pat (as manager) and compliance staff have access, and they are available to MCC upon request.

Appendix G – Compliance & Incident Reporting

G1. Oversight & Recordkeeping

- Pat (as Compliance Officer) reviews METRC entries, plant counts, and sanitation logs every week.
 - A fuller audit is done every quarter, with notes saved for the file.
 - All records are stored in both paper and digital form and kept for at least 7 years.
-

G2. Reporting Problems or Incidents

Covers issues like theft, diversion, inventory errors, contamination, broken equipment, or security breaches.

Steps:

1. Secure the Situation: Lock down product, isolate a batch, or secure the building.
 2. Tell Pat/Compliance Officer: Staff report within 1 hour. Pat logs it in the incident book.
 3. Notify MCC: If required, MCC is contacted within 72 hours (sooner for emergencies).
 4. Fix the Problem: Corrective steps are written down, assigned, and followed through.
 5. Close Out: An incident isn't closed until the corrective fix is in place and verified.
-

G3. Handling Inventory Discrepancies

- Daily spot-checks are done to make sure physical counts match METRC.
 - Any missing tag or weight off by more than 1% is reported right away.
 - Pat investigates within 24 hours and files a discrepancy report.
 - If it can't be solved, or diversion is suspected, MCC is notified within 72 hours.
-

G4. Emergency Response

Covers fires, storms, break-ins, contamination, power loss, or major system failures.

Response Plan:

1. First Action: Call 911 if needed, get staff to safe areas, and lock down the property.
2. Protect Product: Secure cultivation/storage rooms, engage backup power if needed, and preserve camera footage.

3. Internal Notification: Staff notify Pat immediately, and he coordinates the response.
4. Notify MCC: MCC is alerted within 24 hours for serious events (theft, diversion, security failure, contamination, fire, disaster, etc.). Less urgent events are reported within 72 hours.
5. Documentation: Every emergency is written up with date, time, people involved, product affected, and authorities contacted. A corrective action plan is created to prevent it from happening again.
6. Retention: Reports and video footage are kept for at least 7 years.

Appendix H – Employee Training

H1. Training Approach

The farm runs on the principle that every worker knows the rules, follows the SOPs, and keeps safety first. Nobody touches plants, equipment, or records until they've been trained. Training is meant to keep employees safe, protect the crop, and make sure the operation stays fully compliant with MCC regulations.

H2. New Employee Orientation

Before starting work, new hires are walked through:

- Rules & Responsibilities: Overview of MCC regulations and what happens if rules are broken.
 - Security & Access: Restricted areas, camera awareness, and how to report suspicious activity.
 - Clean Work Habits: Handwashing, protective gear, cleaning schedules.
 - Basic Cultivation: Seed handling, watering, plant care, and pest management basics.
 - Inventory & Tracking: How to tag plants and enter data into METRC.
 - Emergencies: What to do in case of fire, weather problems, or security issues.
-

H3. Ongoing Training

- Quarterly Refreshers: Focused on METRC, sanitation, and security.
 - Annual Review: Full review of SOPs, any rule changes, and improved cultivation practices.
 - Corrective Training: If an issue is found during an audit or inspection, immediate retraining is given.
 - Special Topics: Certain roles get extra instruction, like pesticide application or preparing product for transport.
-

H4. Training Records

- Every session is logged in the Employee Training Log.
- Logs are kept for at least 7 years.
- Records include the date, trainer, topics, and employee signatures.
- All records are available for MCC review at any time.

Appendix I – Insurance & Risk Management

I1. Purpose

The farm will carry the right insurance to protect workers, property, crops, and the community. All policies will come from carriers that understand cannabis cultivation and meet Nebraska Medical Cannabis Commission (MCC) requirements.

I2. Types of Coverage

- **General Liability:** At least \$1M per claim / \$2M total, covering injuries or property damage on site.
 - **Product Liability:** At least \$1M per claim / \$2M total, protecting against claims tied to cannabis batches.
 - **Property Coverage:** Replacement-value coverage for barns, equipment, HVAC, cameras, and inventory in case of fire, theft, or storms.
 - **Workers' Compensation:** Required under Nebraska law for employees.
 - **Crop Coverage (if available):** Helps protect against major losses from fire or severe weather.
 - **Cyber Coverage:** Protects records, METRC data, and employee info from cyberattacks or breaches.
-

I3. Compliance & Documentation

- Certificates of Insurance (COIs) will be provided to MCC at the time of licensure.
- Policies will list the MCC as "Additional Insured" and include waiver of subrogation where required.
- Coverage amounts will be reviewed yearly as the farm grows.
- Insurance reviews are tied into quarterly compliance checks.
- Policy documents, binder letters, and broker contact info will be submitted with the license approval.

J2. Timeline by Phase

Phase 1 – Licensing & Prep (Months 0–3)

- Secure insurance and provide certificates to MCC
- Line up contractors for fencing, barn upgrades, and electrical/HVAC work
- Hire and onboard basic staff (harvest helpers, compliance support)

Phase 2 – Site Work & Barn Setup (Months 3–6)

- Put up fencing, gates, and signage around the property
- Retrofit the pole barn for office space, drying, and storage
- Install HVAC, irrigation, septic, and water systems
- Set up cameras, alarms, and test the security system

Phase 3 – Cultivation Startup (Months 6–9)

- Germinate first round of seeds and enter into METRC
- Start vegetative growth indoors, then move plants outside
- Train staff on sanitation, security, and recordkeeping
- Begin nutrient and pest management practices per SOPs

Phase 4 – Steady Operations (Months 12–24)

- Fine-tune grow cycles to maintain steady output under the 1,250 plant cap
- Conduct quarterly internal audits and prepare for MCC inspections
- Add seasonal helpers for harvest and security when needed
- Review and adjust insurance coverage annually

Appendix K – Financial Plan

K1. Startup Costs

Estimated budget to get the farm licensed and operational:

Category	Estimate (\$)	Notes
Fencing & Security	50,000	8' fence, gates, lighting
Barn Upgrades	150,000	HVAC, electrical, drying, office space
Septic / Plumbing	1,000	Tie into existing system
Concrete Work	10,000	Slabs, flooring, parking pads
Electrical	25,000	Panels, outlets, grow power upgrades
HVAC / Ventilation	25,000	Barn climate control
IT / Computers	7,500	Compliance & operations systems
Cameras & Alarms	25,000	With 45-day video storage
Legal & Professional	30,000	Licensing, zoning, CPA
Banking & Compliance	5,000	Cannabis banking setup
Insurance Prepaid	12,500	Liability, property, crop coverage
Contingency	40,000	General buffer
Total	381,000	Combination of personal + loan funding

K2. Operating Costs (Years 1–3)

Projected annual expenses (rounded):

Category	Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Notes
Labor	200,000	200,000	200,000	2 full-time + seasonal help
Utilities	20,000	30,000	32,000	Power, HVAC, internet
Supplies	30,000	40,000	45,000	Nutrients, PPE, mulch

Category	Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Notes
Testing / Labs	7,500	10,000	10,000	State-mandated testing
Packaging/Transport	15,000	20,000	20,000	Containers, licensed hauls
Legal/CPA	25,000	30,000	35,000	Ongoing services
Insurance	12,500	15,000	15,000	Liability + crop
Compliance Fees	25,000	30,000	30,000	MCC permits, filings
Repairs/Maintenance	20,000	20,000	20,000	Barn & HVAC upkeep
Contingency	20,000	20,000	20,000	Safety cushion
Subtotal OpEx	375,000	535,000	552,000	Excludes debt
Debt Service (12%)	42,000	42,000	42,000	If borrowing \$350k
Total OpEx	417,000	577,000	594,000	

K3. Revenue Estimates

- Yield Assumption: 0.5 lb per plant × 1,250 plants × 3 cycles = ~1,875 lbs/year
- Price Estimate: \$2,500 per lb
- Gross Revenue: ≈ \$4.6M per year

Baseline Projection (Years 1–3):

	Year	Production (lbs)	Price (\$/lb)	Revenue	Total OpEx w/ Debt	EBITDA
1	1,875	2,500	4,687,500	417,000	4,270,500	
2	1,875	2,500	4,687,500	577,000	4,110,500	
3	1,875	2,500	4,687,500	594,000	4,093,500	

K4. Risk & Sustainability

- Debt Flexibility: Numbers assume up to \$350k debt at 12% interest (~\$42k/year). With more equity, borrowing drops and margins improve.

- Lean Startup: Buildout is designed to keep costs low, using phased improvements and owner labor where possible.
- Strong Margins: Even with full debt service, EBITDA stays above \$4M/year.
- Overhead Control: Expenses for labor, insurance, and compliance are budgeted conservatively to avoid surprises.
- Scalability: Facility design allows for indoor winter cycles and more outdoor space if plant caps are increased later.

Appendix M – Background Checks & Disclosures

Exhibit M-1: Background Check & Disclosure

Exhibit M-2: Identify History Summary

Appendix N – Facility Site Map & Floor Plans

This appendix provides detailed maps and floor plans of the proposed cultivation site, including security infrastructure, access control, and cultivation workflows. All diagrams are not to scale and are for regulatory review purposes only. Final construction documents will be stamped and submitted by licensed contractors/engineers as required by local building authorities.

N-1: Site Overview Map

Exhibit N-1 (a-d)

N-2: Pole Barn Floor Plan

Description:

- Administrative Area/Secure Storage.
- Employee Break Area.
- Vegetation Room.
- Mechanical/Electrical Room.
- Doors marked with keycard/lock access points. All doors except restrooms.
- Interior cameras placement.
- All exterior doors will be equipped with security breach alarm sensors.
- No windows.

Exhibit N-2: Pole Barn Floor Plan

Appendix O – Exhibits & Supporting Documents

Exhibit O-1: Investor Commitment Letters

- Signed letters from private lenders showing over \$350,000 available for startup costs.
- Funds cover fencing, barn upgrades, security, equipment, application fees, and working capital.
- These are loans at 12% interest, paid back through operating revenue.
- Investors have no equity or control — Patrick Thomas remains 100% owner.
- Full loan terms and repayment schedules will be provided to MCC.

Exhibit O-2: Property Documentation

- Deed(s) showing property ownership where the cultivation site is located.
- Confirms legal right to use the land and barn for licensed cannabis operations.

Exhibit O-3: Mortgage Payoff Commitment

Exhibit O-4: References:

Letter of Support:
Daniel Lesoing
402-429-0920

References:
Dennis Meyer
Lancaster County Budget & Fiscal Officer
402-411-6869

Lee Polikov
Sarpy County Attorney
402-681-7991

Exhibit M-1: Background Check & Disclosure Attestation Form

Full Name: PATRICK K THOMAS

Date of Birth: [REDACTED]

SSN (last 4 digits): [REDACTED]

Residential Address: 16755 NW. 19th RAYMOND NE. 68428

I hereby attest to the following:

1. I am a Nebraska resident and have maintained continuous residency for at least four (4) consecutive years.
2. I have never been convicted of a felony or disqualifying offense under Nebraska law or any other jurisdiction.
3. I have disclosed any prior misdemeanor convictions, regulatory actions, or disciplinary proceedings on the attached sheet (if applicable).
4. I am not currently delinquent in any state or federal tax obligations.
5. I am not affiliated with any organized crime or illicit drug trafficking activity.
6. I consent to fingerprinting and a criminal history background check as required by the Nebraska Medical Cannabis Commission.

I certify that the information provided herein is true, accurate, and complete to the best of my knowledge. I understand that falsification or omission may result in denial or revocation of licensure.

Signature: [Signature] Date: 9-15-25

Printed Name: PATRICK K THOMAS

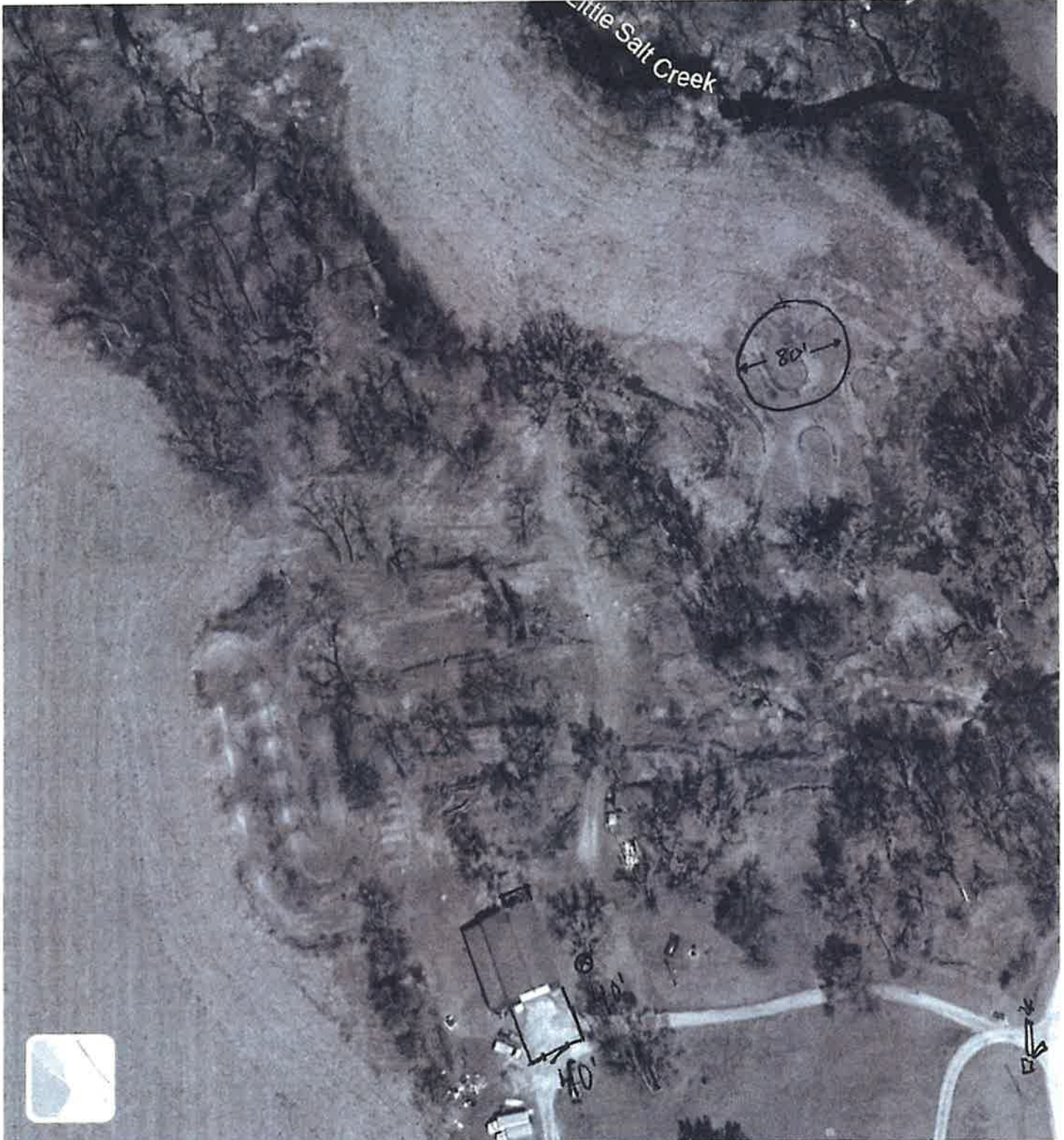
Exhibit N-1a

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16755 NW 19th St Raymond ME



16755 NW 19th St, Raymond, NE



$\approx 20,000$ sqft growing area
 $\approx 500' + 120' = 620$ linear ft of fence

Exhibit N-1c

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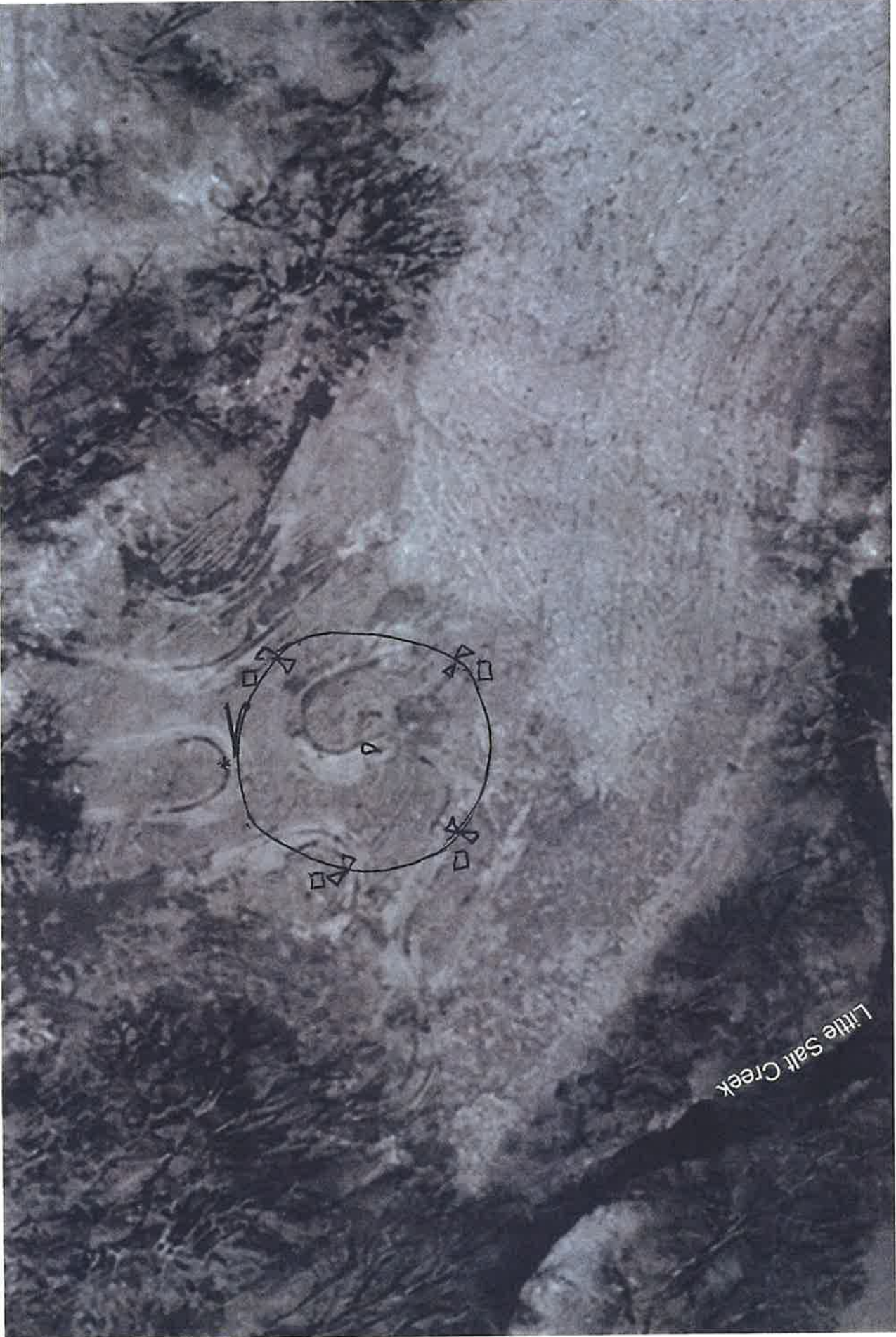
Q 16755 NW 19th St, Raymond, NE



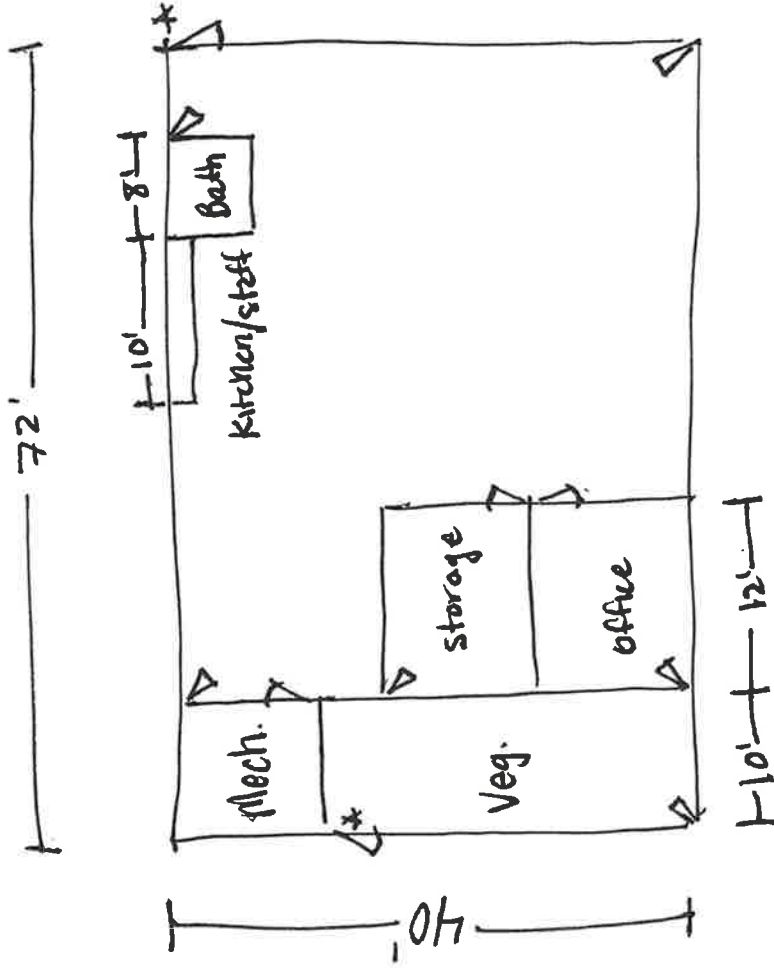


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16755 NW 19th St, Raymond, NE



Little Salt Creek



Legend:

- △ Cameras
- Lights
- Water
- * secure doors/gates
- ⊕ Well
- ⌚ electrical hookup
- ⌚ backup generator

To:

Patrick Thomas

Applicants – Nebraska Medical Cannabis License

Re: Loan Commitment for Startup Capital

This Letter of Intent ("LOI") is provided to demonstrate available startup financing capacity for purposes of your Nebraska Medical Cannabis Commission (MCC) license application. It is intended solely to evidence investor support and financial readiness and shall be deemed non-binding until formalized after license award.

Loan Terms

- **Principal Amount:** Up to \$1,000,000. Funds may be advanced in whole or in part, at the applicants' discretion, to align with project milestones and minimize unnecessary interest expense.
- **Interest Rate:** 12% per annum, simple interest, calculated only on amounts actually disbursed.
- **Repayment Schedule:** Interest-only payments due quarterly, with principal repayment in full within 5 years from funding date, or earlier upon sufficient cash flow from operations.
- **Use of Proceeds:** Loan proceeds shall be used exclusively for startup and operational costs including site build-out, equipment, compliance, and working capital.
- **Security:** This loan is unsecured and does not create any ownership or governance rights in the cultivation business.
- **Governing Law:** State of Nebraska.

Funding Availability

Investor affirms that sufficient funds are available and may be disbursed within ten (10) business days of MCC license award and execution of a promissory note or loan agreement.

Compliance, Formalization & Disbursement

This LOI is non-binding and provided solely for licensing and compliance purposes. Upon license award, the parties agree that this commitment will be formalized in a duly executed promissory note or loan agreement, drafted in good faith and in full compliance with MCC regulations, Nebraska state law, and any applicable federal guidance.

Disbursements may be tied to agreed-upon project milestones (e.g., permitting approvals, facility readiness, equipment installation, operational go-live), ensuring that capital is allocated responsibly and in a manner consistent with MCC oversight.

Good Faith Statement: The undersigned investor affirms their intent to support the applicants' success, to maintain transparency in all financial dealings, and to cooperate fully with MCC requirements throughout the licensing and operational process.

Investor Name: Thomas Christensen

Signature: Thomas Christensen

Date: 7/28/2015

Address: 400 S. Ridge Road

Phone: 402.657-1511

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72

Inst # 2008048402 Tue Oct 21 11:49:40 CDT 2008
 Filing Fee: \$966.75 Stamp Tax: \$955.25 opolsco
 Lancaster County, NE Assessor/Register of Deeds Office WDEED
 Pages 2



Joint Tenancy Warranty Deed

JOHN R. JUDDS AND VALERIA J. JUDDS, HUSBAND AND WIFE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey to PATRICK K. THOMAS AND TRACY L. THOMAS, HUSBAND AND WIFE, as joint tenants, with right of survivorship, and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Lancaster County, Nebraska:

A tract of land located in the Southwest Quarter of Section 7, Township 7 North, Range 9 East of the 6th Principal Meridian, ~~Otoe~~ ^{Lancaster} County, Nebraska, more particularly described below:

See attached Exhibit "A"

Beginning at a point on the West line of the Southwest Quarter of Section 7, Township 7 North, Range 9 East of the 6th Principal Meridian, Otoe County, Nebraska, said point being 897.14 feet South of the Northwest corner of the said Southwest Quarter,

Thence running East on a line perpendicular to the West line of said Southwest Quarter, a distance of 661.0 feet;

Thence South on a line parallel to the West line of said Southwest Quarter, a distance of 660.0 feet;

Thence West on a line perpendicular to the West line of said Southwest Quarter, a distance of 661.0 feet to the West line of said Southwest Quarter;

Thence North on the West line of said Southwest Quarter, a distance of 660.0 feet to the Point of Beginning.

GRANTORS covenant with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: October 20, 2008

John R. Judds
 John R. Judds

Valeria J. Judds
 Valeria J. Judds

STATE OF NEBRASKA
 COUNTY OF LANCASTER

} ss

On this the day of , before me Julie Hudkins, Notary Public for the above jurisdiction, personally appeared John R. Judds and Valeria J. Judds, husband and wife, known to me or proven to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same..

Julie Hudkins
 Notary Public

My Commission Expires



First Nebraska Title Company
 1640 Normandy Ct Suite B
 Lincoln, NE 68512

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 11, of Irregular Tracts located in the Southeast Quarter of the Southwest Quarter of Section 28, Township 12 North, Range 6 East of the 6th Principal Meridian, Lancaster County, Nebraska more particularly described as follows:

Beginning at a capped 5/8" Rebar set for the Southwest corner of the Southeast Quarter of Southwest Quarter;

Thence North 00 degrees 18 minutes 50 seconds West, along and with the West line of Southeast Quarter of said Southwest Quarter a distance of 1,319.23 feet to a capped 5/8" Rebar set for the Northwest Corner of said Southeast Quarter;

Thence North 89 degrees 54 minutes 48 Seconds East along the North line of said Southwest Quarter, a distance of 769.19 feet;

Thence South 49 degrees 33 minutes 22 seconds East, a distance of 376.92 feet to the Point of Curvature of a Curve to the left having a Central Angle of 53 degrees 48 minutes 10 seconds radius of 197.75 feet, an Arc length of 185.70 feet and a Chord bearing South 19 degrees 44 minutes 44 seconds West, a distance of 178.95 feet;

Thence Southwesterly along and with said curve a distance of 185.70 feet to the Point of Tangency thereof;

Thence South 07 degrees 37 minutes 21 seconds East, a distance of 914.24 feet to a point on the South line of said Southeast Quarter;

Thence South 89 degrees 57 minutes 32 seconds West, along and with said South line a distance of 1111.01 feet to the POINT OF BEGINNING.

TH

Inst # 2011031593 Fri Jul 22 12:18:29 CDT 2011
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Lancaster County, NE Assessor/Registrar of Deeds Office MOEED
Pages 2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

-----above space for recording-----

CORPORATE WARRANTY DEED

Geico Development Inc., a Nebraska corporation, GRANTOR, in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, convey to Patrick K. Thomas, as GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. 76-201) in Lancaster County, Nebraska.

A part of Lot 40, Irregular Tracts located in the Southwest ¼ of Section 28, Township 12 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more specifically described on Exhibit "A" attached hereto and incorporated herein by this reference.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record;
- (2) Has legal power and lawful authority to convey the same;
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons.
- (4) The undersigned person executing this deed on behalf of the Grantor represents and certifies that he is the President of Geico Development, Inc., a Nebraska corporation and has been fully empowered, by proper resolution adopted and ratified by the Board of Director's of Geico Development, Inc., to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of this conveyance has been completed.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 21 day of July, 2011.

Geico Development, Inc., Grantor

By: *Larry A. Geiger*

Larry A. Geiger/President

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on the 21 day of July, 2011 by Larry A. Geiger, President of Geico Development, Inc., a Nebraska corporation, Grantor. Larry A. Geiger, personally appeared before me a General Notary Public for the State of Nebraska and is either personally known to me or was identified by me through satisfactory evidence.

R Kent Radtke
Notary Public

FNT File No. 11-501941L
Title Core, LLC
1640 Normandy Ct., Ste C
Lincoln, NE 68512

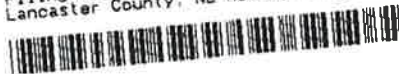


Parcel 1:

Lot 40, Irregular Tract located in the Southwest Quarter of Section 28, Township 12 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, EXCEPT a portion of land described as follows:

Beginning at the most Northerly corner of said Lot 40; thence in a South-Southwesterly direction, along the Westerly line of said Lot 40, on an assumed bearing of South 17 degrees 53 minutes 38 seconds West, for a distance of 1100.26 feet to the Southwest corner of said Lot 40; thence North 89 degrees 59 minutes 16 seconds East, along the South line of said Lot 40, for a distance of 177.70 feet; thence South 00 degrees 09 minutes 20 seconds West for a distance of 39.70 feet; thence North 89 degrees 59 minutes 00 seconds East, along the South line of said Lot 40, for a distance of 200.35 feet; thence North 15 degrees 52 minutes 40 seconds East for a distance of 542.59 feet; thence North 51 degrees 50 minutes 35 seconds East, for a distance of 312.15 feet to a point on the Northeasterly line of said Lot 40; thence North 49 degrees 23 minutes 25 seconds West, along the Northeasterly line of said Lot 40, for a distance of 571.38 feet to the POINT OF BEGINNING.

Inst # 2006013590 Fri Mar 24 10:34:42 CST 2006
Filing Fee: \$430.75 Stamp Tax: \$425.25 cpolsc WDEED
Lancaster County, NE Assessor/Register of Deeds Office Pages 1



WARRANTY DEED

JOHN R. JUDDS and VALERIA J. JUDDS, husband and wife ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto THOMAS CONSTRUCTION, LLC, a Nebraska limited liability company, ("Grantee") the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

Lot 32, Irregular Tract in the West Half (W½) of Section 28, Township 12 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

To have and hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

Grantor does hereby covenant with the Grantee as follows:

1. Grantor is lawfully seised of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

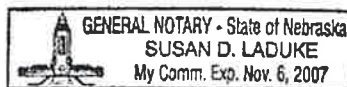
IN WITNESS WHEREOF, Grantor has hereunto signed as of the 23 day of March, 2006

John R. Judds
JOHN R. JUDDS
Valeria J. Judds
VALERIA J. JUDDS

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 23 day of March, 2006 by JOHN R. JUDDS and VALERIA J. JUDDS, husband and wife.

Susan D. Laduke
Notary Public



CTC35264

CTC 35264

1659 S. Costner Blvd. (09)

CA#

Date: 9-15-25

Nebraska Medical Cannabis Commission

PO Box 95046

Lincoln, NE 68509

Re: 16755 NW 19th St., Raymond, NE 68428 — Mortgage Payoff Commitment

To Whom It May Concern,

I, **Patrick Thomas**, the legal owner and tenant applicant for the property located at **16755 NW 19th St., Raymond, NE 68428** (the "Premises"), hereby certify and commit as follows:

1. The Premises are presently subject to an existing mortgage.
2. If my application for licensure is approved by the Nebraska Medical Cannabis Commission, I will immediately pay the outstanding mortgage balance in full.
3. Within **ten (10) business days** of payoff, I will provide the Nebraska Medical Cannabis Commission with written confirmation of mortgage satisfaction issued by the lender.
4. Following payoff, the Premises will be **free and clear of all mortgage liens or encumbrances** that could interfere with the licensed use of the Premises as a medical cannabis facility.

This letter serves solely as a commitment to retire the existing mortgage upon license award.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Thomas", written over a horizontal line.

Patrick Thomas

Applicant / Property Owner

16755 NW 19th St., Raymond, NE 68428



7600 N 70th Street
Lincoln, NE 68517
www.lincolnsportsfoundation.com

Daniel Lesoing
Board President
Lincoln Sports Foundation
dlesoing@lincolnsportsfoundation.com

Medical Cannabis Board Members,

As President of the Lincoln Sports Foundation, I am honored to provide this letter of recommendation for Pat Thomas. Pat has been an integral part of our organization and a dedicated member of our board for more than fifteen years. During that time, he has played a vital role in the operation and oversight of our motocross track and has consistently demonstrated the highest standards of leadership, responsibility, and community service.

Pat's contributions have been especially vital during some of the most challenging seasons in the history of our complex. When resources were limited and the future of the facility was uncertain, Pat remained steadfast in his commitment. He provided the leadership, stability, and work ethic that helped keep critical operations moving forward. His steady presence, reliability, and active involvement ensured that the motocross track continued to operate safely and effectively, even when circumstances were difficult.

Child safety has always been at the forefront of Pat's efforts. He has gone to great lengths to ensure that young participants could enjoy activities in a secure and structured environment, giving parents and families the peace of mind that comes from knowing their children are well looked after. His organizational skills have been equally impressive, as he has managed events, coordinated volunteers, and handled day-to-day operations with professionalism and attention to detail.

As both a board member and a community leader, Pat has proven himself to be an active, dependable, and trustworthy contributor. He is well-respected among his peers and has consistently shown that he can be trusted with responsibilities of the highest importance. His integrity, accountability, and dedication have been instrumental in helping the Lincoln Sports Foundation continue to serve our community during both its best and most difficult times.

It is without hesitation that I recommend Pat Thomas as someone who demonstrates commitment, leadership, and a strong moral compass. His many years of service to our organization and his proven track record of responsibility make him an individual who can be trusted without question.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel Lesoing', written over a light blue horizontal line.

Daniel L. Lesoing