Case No. 21UR022

**Legal Description:**

Lot 1 of Tract 12 of Greenway Tract, located in Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
Puffy's LLC LETTER OF INTENT

Puffy's LLC started out as an idea by Kittrick Jeffries after working in the professional cannabis industry for the last six years. Kittrick started his cannabis industry journey after a Doctor at the Mayo Clinic in Rochester, Minnesota told his mom that there were only two options for treating breast cancer. Those two options were chemo-therapy and/or a mastectomy. He was not super thrilled that those were the only two options and decided to go explore different opportunities for treatment.

Kittrick moved out to Corvallis, Oregon in April 2014 with bright aspirations of starting his own Medical Marijuana Cultivation Establishment. With a partnership with two other individuals, they started Key to Bloom. Kittrick started working at Beaver Bowls Cannabis Dispensary where he eventually became the General Manager. He ended up dissolving the business with his partners and eventually started as the Director of Compliance with Nature’s Path Farms LLC while simultaneously working with Beaver Bowls. Kittrick has always found himself working multiple jobs simultaneously since then, sometimes working as many as 6 jobs at one time. Kittrick was the General Manager of Beaver Bowls, Director of Compliance of Nature’s Path Farms, METRC Consultant with CannXperts Consulting, running sales for Nature’s Path, Fire Creek Farms, and Archive Portland. He was also appointed to the METRC User Group in Oregon by the Oregon Liquor and Cannabis Commission. In May 2019, Kittrick moved to Denver, Colorado to work with Colorado Cannabis Company where he was H&P Manager, which is a fancy way of saying distribution manager, where he gained experience with “Corporate Cannabis.” Kittrick also works with Higher Yields Cannabis Consulting on their Compliance team to this day.

After having all of these wonderful experiences in the cannabis industry, Kittrick looked back to his home state of South Dakota after IM-26 and Amendment A passed with a majority vote. Kittrick registered the business Dakota Cannabis Consulting to help South Dakota investors with an opportunity to get into this emerging market. He also registered as a lobbyist with the Secretary of State to fight off any “carpetbaggers” coming to the state. Kittrick has also helped gear up local government by testifying at numerous City Council and County Commission meetings across the state on best practices for building the foundation of establishing this new program.

We looked forward to seeing what state and local governments were going to do with what was laid out within the purview of IM-26. As local governments decided to go down a path that increasingly made it difficult for small businesses to compete, Kittrick had the idea of founding Puffy’s LLC. Puffy’s allows the opportunity for small capital investors who are looking to get into the business to compete with the mega conglomerate cannabis businesses that will be infiltrating our state.

Puffy’s LLC has a wide variety of members that is composed of a wide variety of individuals who are invested in getting into this industry and making it work for South Dakota, by South Dakotans. Puffy’s LLC is made up of 100% ownership of South Dakota Citizens and we plan on opening a cannabis dispensary that is in full compliance with rules, regulations and ordinances.
# Parking Plan SCI Holdings LLC via Puffy’s LLC

## 2120 W Main Unit #3

<table>
<thead>
<tr>
<th>Use</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>5.00 per 1,000 SFGFA</td>
</tr>
<tr>
<td>Retail sales/service</td>
<td>5.00 per 1,000 SFGFA</td>
</tr>
<tr>
<td>Warehousing</td>
<td>0.25 per 1,000 SFGFA</td>
</tr>
<tr>
<td>Cocktail lounge/nightclub/taunbar</td>
<td>10.00 per 1,000 SFGFA</td>
</tr>
</tbody>
</table>

**Provided Parking:**
- 66 Parking Spaces Total
- 3 ADA Spaces needed for 51-75 Total Spaces
- 3 ADA Spaces required, 4 proposed
- RE: 2018 IBC 1106.1

**Required Parking:**
- ADA - 5 Spaces
- 5,472.5 Sq ft of Retail sales/services @ 5.00 per 1,000 SFGFA = 28 Parking Spaces
- 10 Chairs of Hair Salon @ 3.00 per Chair = 30 Parking Spaces
- 3 Chairs of Tattoo Parlor @ 3.00 per Chair = 9 Parking Spaces
- 2,502 Sq ft of Restaurant @ 11.00 per SFGFA = 28 Parking Spaces
- 1,100 Sq ft of Office @ 5.00 per 1,000 SFGFA = 6 Parking Spaces
- Total - 106 Parking Spaces

**Parking Plan**
- Office to Retail = change in use.
- Both the lot we sit on and the lot adjacent to us are owned by JB Properties Inc. There was no parking agreement on file, however our landlord will sign a joint-parking agreement.

---

**RECEIVED**

**NOV 08 2021**

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT