

January 17th, 2021

To whom it may concern:

The purpose of this communication is to express our intentions for the lease at 5121 Davis Blvd, Ste A. We intend on opening a CBD, Cigar, Tobacco and Tobacco Accessory retail store. The name of the project is "The Plug CBD and Tobacco". The space provided is roughly 1573 sq ft containing 3 rooms (can be used as storage or as office space), 1 large room, 1 bathroom, 1 small storage space, and the rest as the open space for the store (roughly 930 sq ft). We attached a drawing that shows dimensions and plans for the layout in detail.

The members of the LLC ("Tarqawi Enterprises") are Morad Barqawi and Hamza Taha (50% each). Morad is an experienced professional in the Accounting and Audit industry and is expected to receive his CPA certification within the next few months. Hamza has an extensive background in IT consulting and has worked on multi-million dollar projects in the software industry. Both members also have years of retail and service experience to bring expertise in ensuring this business is successful.

The idea and theme of the store is to have a high-end, modern and clean environment for customers to shop in peace for their tobacco and CBD needs. The large room mentioned above will be a "lounge" where clients can sit back after work, enjoy a CBD cappuccino and relax. The furniture will resemble a high-end cigar lounge where dark brown leather is apparent without. There will not be any smoking permitted in the building. Overall, the location will be aesthetically appealing and will add value to the retail strip and area.

Thank you for your consideration,

Morad Barqawi and Hamza Taha

(682) 558 – 7511 and (682) 583 – 9602



March 3rd, 2021

To whom it may concern:

In response to the special use Permit case SUP – 2021-01

The Plug CBD and Tobacco -1521 Davis Boulevard

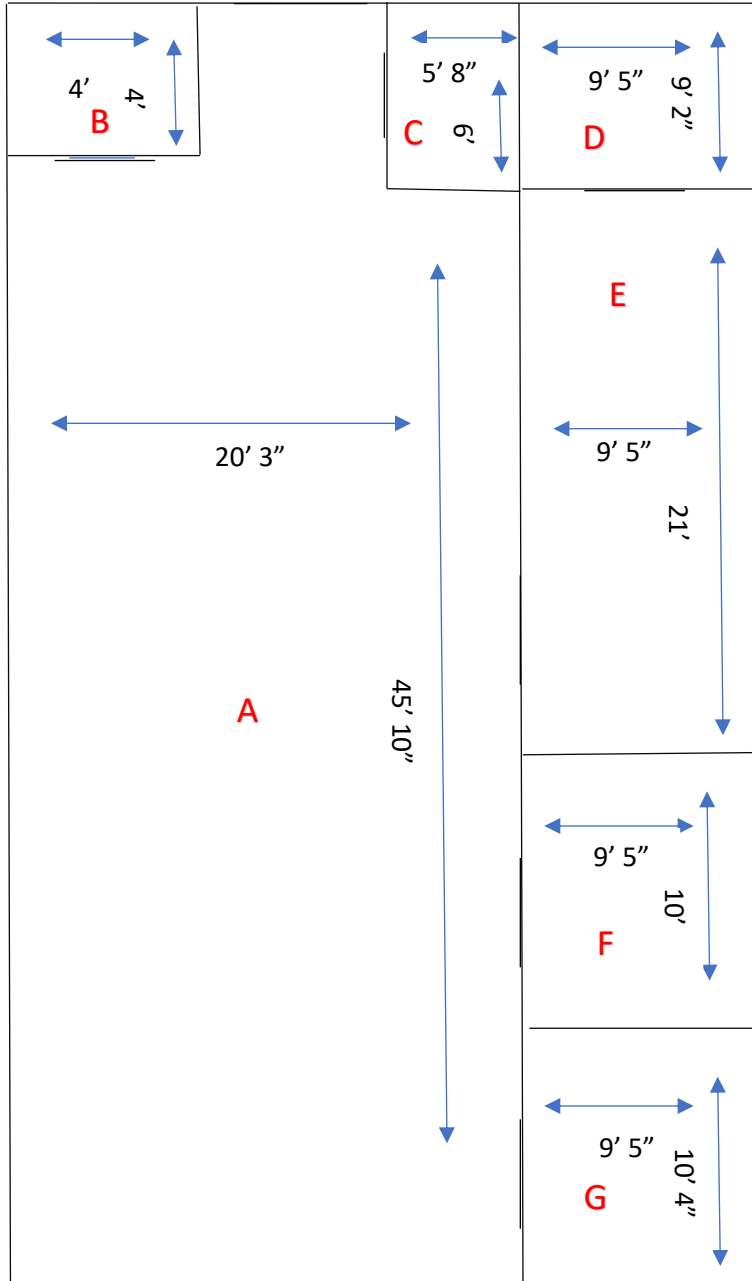
1. Read and acknowledged.
2. Read and acknowledged.
3. Read and acknowledged
4. Read and acknowledged – comments below.
 - a. Tobacco accessories sold will be tobacco pipes, water pipes, hookahs, and E-cigs/vapes.
 - b. No Cigarettes will be sold.
 - c. We will not prepare/cook any CBD products other than the cappuccino (of which the cappuccino is still only an idea and we are not positive on the implementation). Other CBD products will be retail prepackaged items direct from the manufacturers and wholesalers such as CBD lotions, CBD gummy bears, etc..
 - d. CBD cappuccino is a possibility. No other food product will be prepared and/or sold on site.
 - e. There will no longer be a lounge setting. Please view updated floor plan. Food and drink consumption will not be allowed as this will be a strictly a retail store.
5. Read and acknowledged – comments below:
 - a. Building lighting – Wall pack and flood light fixtures will be replaced.
 - b. Pole sign – will be repainted to blend in with the color palette of building.
 - c. Parking lot – will be addressed.
 - d. Landscaping – will be addressed.

Thank you for your consideration,

Morad Barqawi and Hamza Taha

(682) 558 – 7511 and (682) 583 – 9602

The Plug CBD & Tobacco



A – Retail Store with Cigars, CBD, Tobacco and Tobacco Accessories

B – Small Storage

C - Bathroom

D, F, G – Can be used as office space or storage (TBD)

E – Additional retail space