

July 6, 2022

VIA EMAIL ONLY

Ken Vande Vrede
Chief Executive Officer
HillviewMed Inc. d/b/a Hillview
30 Hillview Road
Lincoln Park, NJ 07035
ken@hillviewmed.com

Re: Byers Scientific | Local Ordinance No. 2021-13 Considerations

Dear Mr. Vande Vrede:

I am writing on behalf of KGM Enterprises, Inc. d/b/a Byers Scientific ("Byers") to provide the information requested in your July 5, 2022 email to my colleagues, Marc Byers and Josh Rembusch. Thank you again for the opportunity to support your company on this project.

Introduction to Byers Scientific

As you are aware based on our conversations and presentations over the past few months, our company is unique in its approach to commercial cannabis odor control. We offer a comprehensive solution featuring the only truly intelligent odor control equipment on the market backed by industry-leading research.

Our research division, Byers Emissions Analysis (BEA), is led by two of the world's leading researchers in cannabis plant emissions, Dr. William Vizuete, Ph.D., our Chief Scientific Officer, and Dr. Alex Guenther, Ph.D., our Senior Scientist.

Dr. Vizuete is a nationally-recognized scientist who has over 20 years of experience in atmospheric chemistry, air-quality modeling, and research for various industries, including commercial cannabis. During that time, Dr. Vizuete has authored or co-authored over 70 research papers. Dr. Vizuete is perhaps best known for his ground-breaking research into commercial cannabis emissions and air quality in Denver, Colorado. During that study, supported by the Colorado Department of Public Health and Environment, as well as the National Center for Atmospheric Research, Dr. Vizuete began creating a first of its kind cannabis emissions inventory. Through BEA, Dr. Vizuete is able to continue his pioneering research into cannabis plant emissions and their related impacts.

Dr. Guenther is an international leader with over 35 years of experience in atmospheric plant volatiles integrated research who has published more than 300 peer-reviewed scientific articles in leading international journals. Dr. Guenther was a Senior Scientist and Section Head at the National Center for Atmospheric Research (NCAR) and led the aerosol science program for the Pacific Northwest National Laboratory's Environmental Molecular Science Laboratory. Dr. Guenther's air quality and emissions models, such as his Model of Emissions of Gases and Aerosols from Nature (MEGAN), are widely utilized by industry, academia, and regulatory agencies such as the Environmental Protection Agency. Dr. Guenther's research techniques have been adapted to commercial cannabis and provide valuable insight as we develop cannabis odor mitigation strategies, techniques and technology.

Our company, and more specifically BEA, is perhaps best known for the first ever identification of the actual volatile chemical compound responsible for the distinctive skunk-like odor of cannabis plant emissions. Working with Iowa State University and private odor experts, we were able to isolate, identify, measure and conclude that the compound, 3-methyl-2-butene-1-thiol (321 MBT), is the primary source of the traditionally objectional odor of cannabis. This discovery has received a great deal of positive press and has recently been confirmed by additional published research by outside scientists. While our research into cannabis plant emissions continues, understanding the source of cannabis odor has allowed us to tailor our mitigation strategies and equipment to target the particular odor source.

Recommended Methods of Odor Control

We have recommended the below specific odor mitigation equipment for your project.

1. Interior molecular filtration units¹ for cultivation, processing, trimming areas, hallways, common corridors and office areas
 - a. Seventeen (17) 6,000 cfm Byers MT-6A™ units
 - b. One (1) 2,000 cfm Byers MT-2A™ unit
 - c. Ten (10) 400 cfm Camfil CC400 units
2. Exterior odor neutralizer system²
 - a. One (1) Byers vapor-phase odor neutralization unit

Molecular Filtration for Cannabis Odor Control

Molecular filtration uses activated carbon to adsorb unwanted biogenic volatile organic compounds (BVOCs) and respective odors in a process commonly known as carbon scrubbing. Activated carbon media works by trapping and sequestering gases from the air through a process called adsorption. Through the adsorption process, odorous compounds are trapped inside of the porous surface of activated carbon. However, not all carbon media is created equal and it is important to understand the precise compounds being emitted from an odor source to determine the specific raw material, size and type of carbon to deploy (e.g., bituminous coal, coconut shell). Based on our research and understanding of cannabis plant emissions, we have tested and selected highly porous activated coconut shell carbon proven at sequestering malodors produced from cultivation and processing, including thiols (e.g., 321 MBT), for use in the recommended molecular filtration units.

Along with the type of carbon selected, the particle size of filtration media, classified using mesh size, also plays a role in the effectiveness and therefore efficiency of molecular filtration. We chose the optimal mesh size of the activated coconut shell carbon in the proposed molecular filtration units for your project to capture and trap cannabis odors with precision. In fact, the efficiency removal of the recommended carbon has been validated to ASHRAE 145.2 and ISO 10121-2 standards.

To help Hillview best control potential odors and keep the odor mitigation equipment running effectively and efficiently, we have recommended our Compliance-minded Service Package which includes remote monitoring of the odor mitigation system and proactive third-party testing of the

¹ Product information sheets are attached.

² Product information sheet are attached.

activated carbon media to document remaining life. We will work with you to establish a routine maintenance and activated carbon cylinder replacement schedule. The replacement schedule is predicated on past performance of the recommended carbon media in similar conditions. Carbon cylinders will be sent for 3rd party Butane Life Test analysis in accordance with ASTM D5742-95 to assess the activated carbon's remaining adsorptive life. Butane activity, as determined by the ASTM D572 method, refers to the ability of activated carbon to absorb butane present in dry air, under certain specific conditions. It is more precisely the ratio (in percentage) between the mass of butane absorbed by a sample of activated carbon and the total mass of the same sample. The testing feedback helps preserve resources, reduce waste and prevent odor breakthrough by identifying the optimal lifespan of the activated carbon and determining how much time remains before the carbon cylinders should be replaced.

Interior molecular filtration should address most any nuisance odors produced by your facility³. However, to more fully address commercial cannabis odors, we have recommended a comprehensive approach also utilizing our exterior vapor-phase systems.

Vapor-Phase Odor Neutralization for Cannabis Odor Control

In addition to the above-described molecular filtration units, we have also recommended the installation of our patented vapor-phase odor neutralization system along the ridge vents of your facility to address any cannabis odor emissions not already removed by the interior filtration units via a virtual curtain of dry vapor relying on active chemistry (specifically, van der Waals forces and absorption) to neutralize odor compounds. Our vapor-phase system has been acknowledged by the Santa Barbara County (California) Board of Supervisors to be the Best Available Control Technology for commercial cannabis odors. This is noteworthy as Santa Barbara County, California, currently has the highest concentration area of commercial cannabis cultivation in the United States.

The Byers vapor-phase odor neutralization system relies on a patented process that transitions a safe and effective⁴ plant-based liquid odor neutralizer designed specifically for reactivity with cannabis plant emissions into a vapor state which is deployed through a ported piping (header) network installed under the opening of greenhouse ridge vents. The pipe size, length, spacing of holes, size of holes and number of holes is engineered via a proprietary software program to optimize odor neutralizer vapor distribution.

At a high level, odor neutralization is predicated on physical contact of odor neutralizer vapor molecules with gaseous malodor compounds in the airstream resulting in adsorption of the odor compounds. Distributing odor neutralizer in its vapor state allows for and highly increases the probability that the neutralizer will have contact with malodors in the immediate airstream and neutralize them on contact.

Byers' vapor-phase odor mitigation systems act as a second line of defense against potential nuisance odors helping to ensure compliance and reduce conflicts.

³ In August 2021, SCS Engineers conducted a case study of Byers MT-6™ molecular filtration units in Santa Barbara County, California, at an active commercial cannabis cultivation facility documenting cannabis odor elimination of ~95%.

⁴ In August 2019, SCS Engineers conducted a case study of a Byers vapor-phase system in Santa Barbara County, California, at an active commercial cannabis cultivation facility documenting cannabis odor elimination of 98.7%.

Monitoring and Reporting

The Byers' molecular filtration and vapor-phase systems recommended for your project will come with our on-board Cloud-based (IIoT) SCADA monitoring platform. This platform allows for real-time 24/7 remote monitoring of system operating hours and consumables consumption (e.g., filters, carbon, odor neutralizer). Further, the SCADA platform provides constant critical feedback regarding operating parameters such as CFM, static pressure, door alarms and electrical supply interruption. This information is essential to keeping the odor control units operating at peak efficiency. This information is also crucial for designing the production/operation schedule (ensuring the most energy efficient operation) as well as building and refining the preventative maintenance schedule for the units.

In addition to the above, the SCADA platform allows for the scheduling of unit operation as well as error alert notification for up to fifteen (15) designated recipients. This is incredibly important as instantaneous alerts and access to alarm history allows for faster issue resolution and return to operation. Moreover, the SCADA platform is a powerful tool for logging and sharing data for operational performance purposes as it enables automatic report generation and distribution to designated stakeholders including local and state officials. The ease with which Byers systems allow for report generation would be helpful in maintaining compliance with local odor ordinances such as Ordinance No. 2021-13.

Conclusion

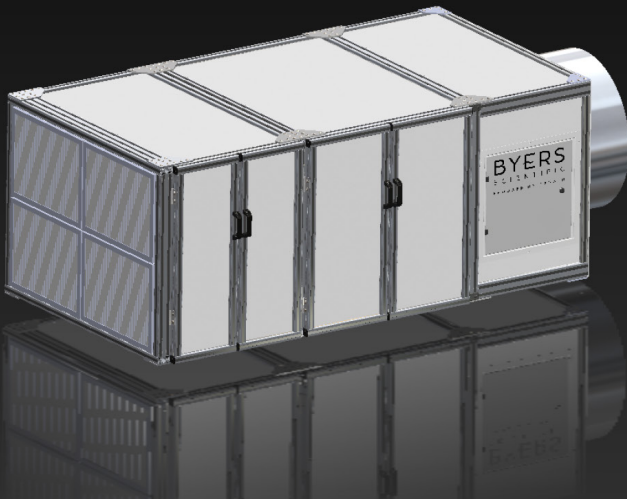
We are confident that the cannabis odor mitigation system we have designed for your project is sufficient to meet your goals of being a good corporate neighbor in your community while complying with applicable rules and regulations. Please let us know if you have any questions or concerns regarding the above explanations or attached documentation or if you require any additional information or clarification.

Thank you again for the opportunity to partner with you on this project.

Sincerely,



Michael D. Head
COO | General Counsel
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mike.head@byers-scientific.com



MT-6™ Molecular Filtration System

*Model shown with optional ASPRA® module

Molecular Filtration technology (aka Carbon Scrubbing) is one of the most environmentally friendly and sustainable ways to efficiently trap and sequester fugitive gases and their associated odors by harnessing the power of activated carbon. The Byers MT-6™ Molecular Filtration system is the refinement of activated carbon technology married with state-of-the-art pre-filtration to prolong the life of the carbon and effectively trap odorous gases.

KEY FEATURES

Frame constructed from durable extruded aluminum with Alupalite wall and door panels

Optional ASPRA® electrostatic precipitation and filtration stage for removal of fine dust, bacteria, viruses, spores, allergens and other bio-aerosols

Weight: ~825 lbs. fully loaded
1,200 lbs. fully loaded with ASPRA®

Dimensions: 39.0" H x 68.25" L x 52.5" W
39.0" H x 98.5" L x 52.5" W with ASPRA® Stage

Installable in vertical or horizontal orientations

Pressure-switch armed access doors for safety

Standard Color: Silver Alupalite panels, white available by request

UL listed Electric control panel: all units are 480V 3-phase and draw approximately ~2.5 amps w/o ASPRA® and ~2.8 amps w/ASPRA® at 60 Hz

Fan: Ziehl-Abegg Cpro EC Blue; 6,000 CFM at 2.00 inH₂O

Decibel Reading @ max output: 55 dB at 5 feet

Carbon: Forty-eight 24" coconut shell carbon cylinders

Pre-filter: MERV 9 high efficiency filter with moisture resistant frame; optional multi-pocket high efficiency bag filter for high-dust applications

Bolt-on Cloud-based SCADA™ (IoT):
Innovative technology allows users to remotely monitor and control on-site equipment and systems.

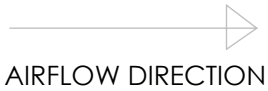
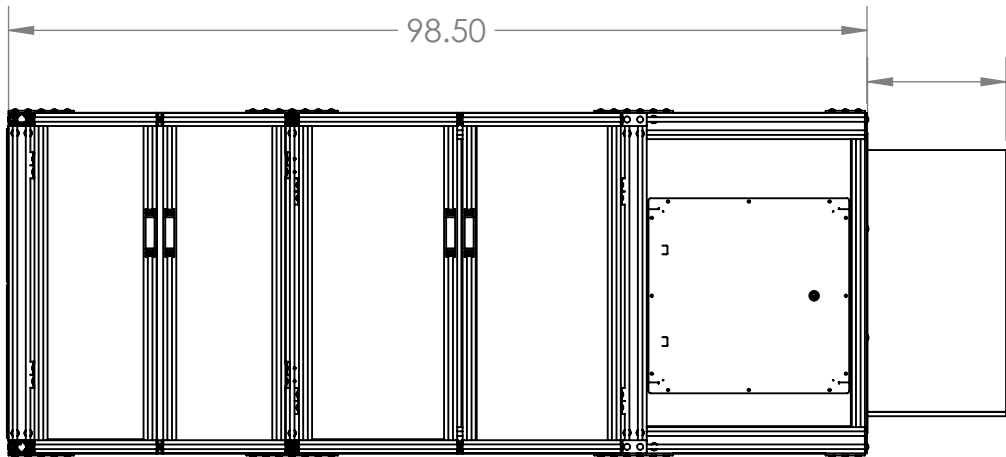
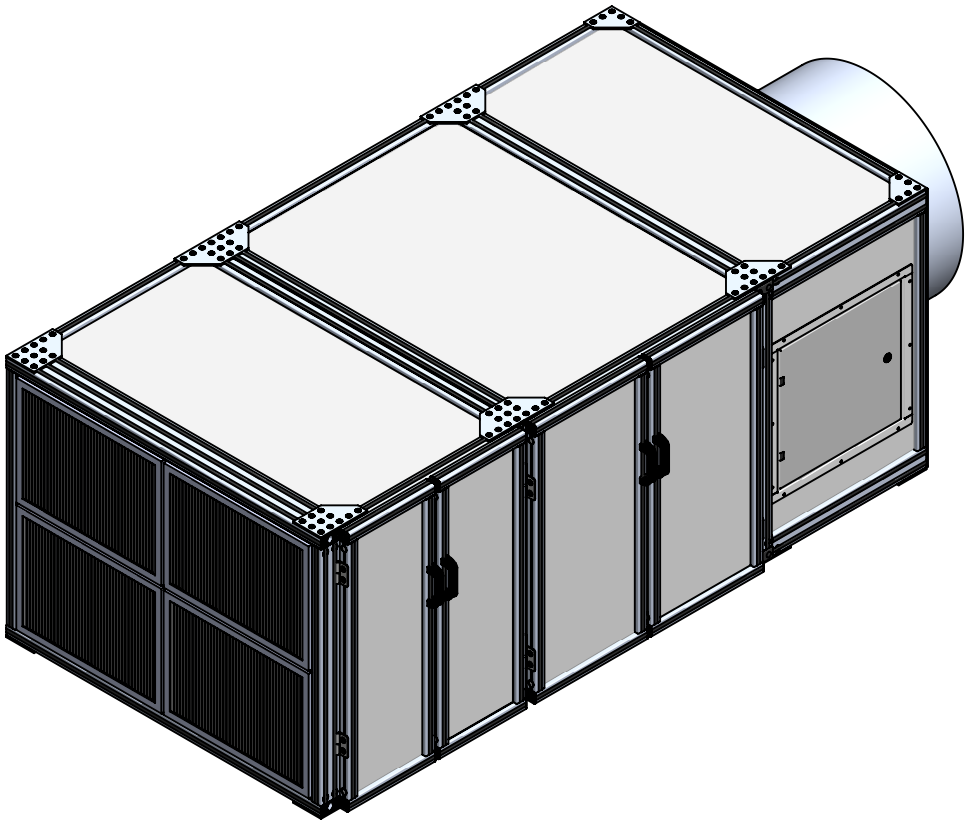
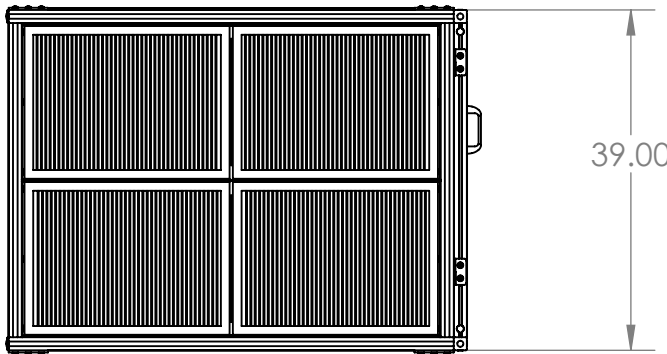
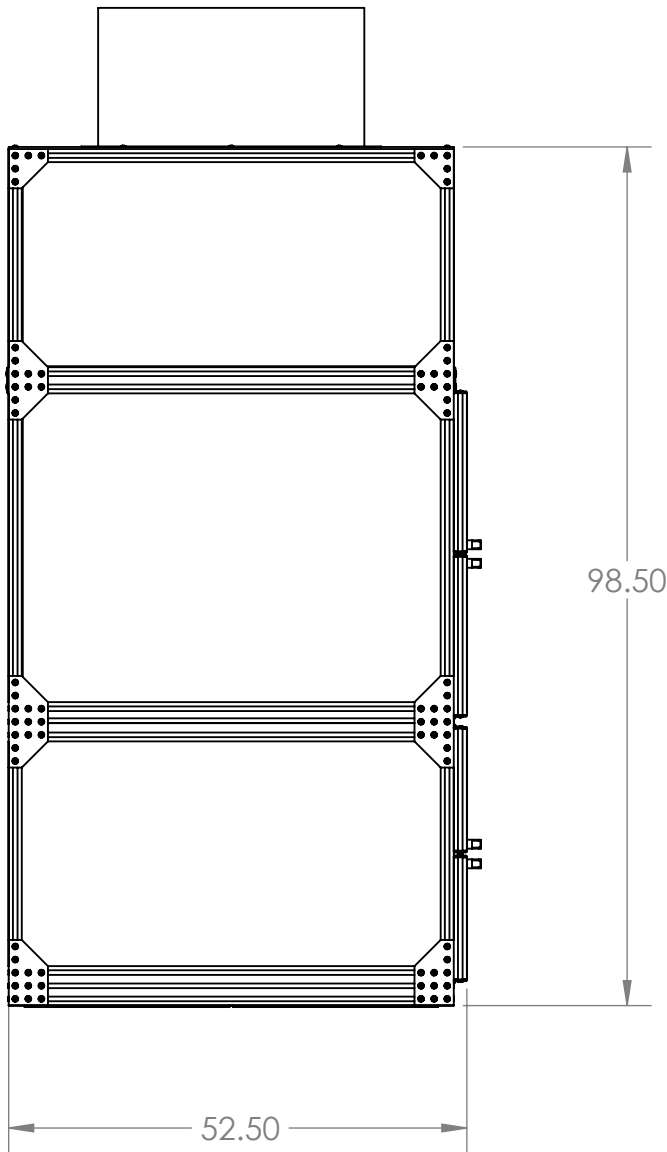
Carbon cylinder testable for remaining-life to ASTM D5742 - Butane Activity of Activated Carbon

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1



BYERS
SCIENTIFIC
EMPOWERING GROWTH

TITLE:
MT-6 WITH ASPRA

SIZE B	DO NOT SCALE DRAWING	REV 1
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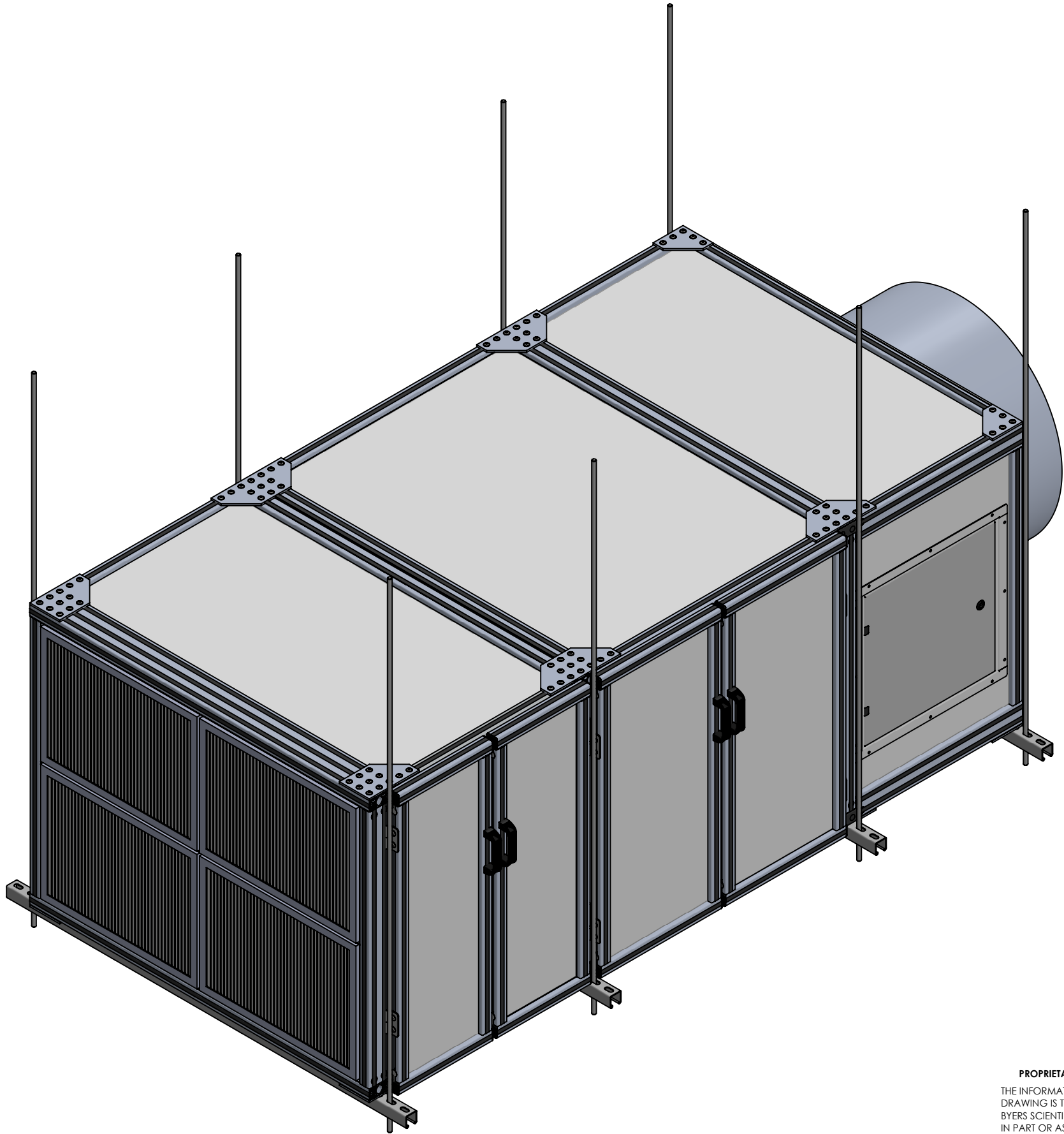
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TITLE:
MT-6 WITH ASPRA:
SUSPENDED W/UNISTRUT

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Air Cleaner CC 400 Concealed

Advantages

- | | |
|--------------------------------|---|
| • Healthier employees | • Clean products, fewer operational disruptions |
| • Less cleaning | • Easy to adapt ducts and |
| • Lower energy costs | • diffusers |
| • Reduced environmental impact | • Less odour |



Applications: Air purifier for rooms measuring up to 120 m², for example small or medium offices. Can also be used to complement larger air purifiers.

Nominal voltage range: 110-120V or 200-240V

Frequency / Hz: 50/60

Filter: F7 and H13

Duct Connection: 2 pc Ø250mm

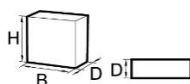
Capacity: Max 700 m³/h at 400Pa.

Air Flow controlled as standard by 6 stage controller card, Modbus protocol connection, or Air Image Sensor.

Installation: Wall or ceiling (built in)

Design: Galvanized or Stainless steel

Air purification area: Max 120m²



Article number	Type	Dimensions (WxHxD)	Weight kg	Air volume	Initial pressure drop / Pa	Power input W	Current draw amp	Filter included in standard version
94000080	CC 400 Concealed 230V (Galv)	1112X313X327	21,9	0-700	137	170	1,4	XLT F7 + H13
94000090	CC 400 Concealed 230V (SS)	1112X313X327	21,9	0-700	137	170	1,4	XLT F7 + H13
94000103	CC 400 Concealed 115V (Galv)	1112X313X327	21,9	0-700	137	170	2,4	XLT F7 + H13
94000092	CC 400 Concealed 115V (SS)	1112X313X327	21,9	0-700	137	170	2,4	XLT F7 + H13

WATERLESS VAPOR-PHASE SYSTEM FOR ODOR CONTROL



KEY FEATURES

- Patented Uniform Vapor-Distribution
- Technology ensures a consistent and controllable level of product is dispersed via pipe distribution system
- All Byers Scientific Vapor units come equipped with our integrated Cloud-based Equipment-control Platform enabling customers to remotely operate and collect real-time data from their systems from any cellphone, tablet or computer.
- All customers are granted password-protected access to their system's dedicated website via the Client Portal on the Byers Scientific web page
- UL Listed control panel is designed for site-specific electrical requirements (240 or 480 VAC, 3 Phase)
- Operational data are logged to provide evidence of compliance to local / state / federal agencies
- Optional weather station fully integrated with Cloud-based equipment control platform
- Utilizes Ecosorb® neutralizers from OMI Industries that are formulated specifically for odors associated with the solid waste, industrial-scale composting and agricultural industries
- Each system is custom designed and engineered for a client's site-specific characteristics
- Rugged weather resistant enclosure capable of withstanding prolonged exposure to wind, rain and other elements
- Service and maintenance easily accomplished with over-sized access door, removable tank lids and exterior accessed air filter housings

WATERLESS VAPOR-PHASE SYSTEM FOR ODOR CONTROL

SPECIFICATIONS

SYSTEM OVERVIEW

Footprint 74.5" L x 59.0" D x 63" H

Decibels at 30 feet: Approx. 65 dB

Access Door with Intake Filter

- Filter Size: 18" x 18" x 1" Nominal (Actual: 17.75" x 17.75" x 0.75")

63 Gallon Storage Tank

- Internal circulation via eductors
- In-Tank Heater for Cold Climates
- Tank can be filled by toggle switch operated pump affixed to tote/drum

Evaporation Tank

- Patented Uniform Vapor Production
- In-Tank Heater
- Tank fills automatically via PLC

ELECTRIC

UL-LISTED PANEL

30 / 40 / 50 Amp Service Disconnect

- Panel Mounted Indicator Lights
- Programmable Logic Controller (PLC) for Critical System Operations
- Industrial Remote Access Router with External Antenna
- High Temperature Limit Safety Controller(s)

3-PHASE COMPONENTS (208- 240 / 480VAC)

Main Blower - 7.5 or 10 HP Option

7.5 HP Motor:

- 19.4 - 17.6 / 8.8 Full Load Amps
- 3,530 RPM

10 HP Motor:

- 25.3 - 23 / 11.5 Full Load Amps
- 3,530 RPM

Secondary Blower

- 0.5 HP Motor
- 3,450 RPM

In-Tank Heater(s)

- 2.00 - 2.66 / 3.50 Kilowatts
- 5.6 - 6.4 / 4.3 Amps

115VAC COMPONENTS

- 1/10 HP Tote Transfer Pump
- 1/25 HP Intermittent Circulation Pump
- 1/30 HP Transfer Pump

24VDC COMPONENTS

- Flow Meter with Totalizer
- Differential Pressure Sensor, Range: 0 - 2 inH₂O
- Differential Pressure Sensor, Range: 0 - 40 inH₂O
- Two (2) Liquid Level Sensors
- Two (2) Liquid Temperature Sensors



**Monitor your system
anytime, from anywhere.**

Every Byers system comes fully equipped with a dedicated Cloud-based website, putting control in your hands.