



Massachusetts Cannabis Control Commission

Marijuana Retailer

General Information:

License Number: MR281353
Original Issued Date: 10/19/2022
Issued Date: 09/14/2023
Expiration Date: 10/19/2024

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Budega, Inc.

Phone Number: 773-818-4678 Email Address: arish.halani@gmail.com

Business Address 1: 1 Park Lane Business Address 2: Unit 703

Business City: Boston Business State: MA Business Zip Code: 02210

Mailing Address 1: 1686 Massachusetts Ave Mailing Address 2:

Mailing City: Cambridge Mailing State: MA Mailing Zip Code: 02138

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Minority-Owned Business

PRIORITY APPLICANT

Priority Applicant: no

Priority Applicant Type: Not a Priority Applicant

Economic Empowerment Applicant Certification Number:

RMD Priority Certification Number:

RMD INFORMATION

Name of RMD: N/A

Department of Public Health RMD Registration Number: N/A

Operational and Registration Status:

To your knowledge, is the existing RMD certificate of registration in good standing?:

If no, describe the circumstances below: N/A

PERSONS WITH DIRECT OR INDIRECT AUTHORITY

Person with Direct or Indirect Authority 1

Percentage Of Ownership: 90

Percentage Of Control: 90

Role: Owner / Partner

Other Role:

First Name: Arish

Last Name: Halani

Suffix:

Gender: Male

User Defined Gender:

What is this person's race or ethnicity?: Asian (Chinese, Filipino, Asian Indian, Vietnamese, Korean, Japanese)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 2

Percentage Of Ownership: 10

Percentage Of Control:

10

Role: Owner / Partner

Other Role:

First Name: Ricardo

Last Name: Acevedo

Suffix:

Gender: Male

User Defined Gender:

What is this person's race or ethnicity?: Hispanic, Latino, or Spanish (Mexican or Mexican American, Puerto Rican, Cuban, Salvadoran, Dominican, Colombian)

Specify Race or Ethnicity:

ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

No records found

CLOSE ASSOCIATES AND MEMBERS

Close Associates or Member 1

First Name: Sohail

Last Name: Halani

Suffix:

Describe the nature of the relationship this person has with the Marijuana Establishment: Board of Director

CAPITAL RESOURCES - INDIVIDUALS

No records found

CAPITAL RESOURCES - ENTITIES

Entity Contributing Capital 1

Entity Legal Name: Business Funding Inc.

Entity DBA:

Email: aniali1@gmail.com Phone: 678-431-6828

Address 1: 11018 Ullswater Ln

Address 2:

City: Windermere

State: FL

Zip Code: 34786

Types of Capital: Debt

Other Type of Capital:

Total Value of Capital Provided: \$1000000

Percentage of Initial Capital: 100

Capital Attestation: Yes

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

No records found

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 1686 Massachusetts Ave

Establishment Address 2:

Establishment City: Cambridge

Establishment Zip Code: 02138

Approximate square footage of the establishment: 1854

How many abutters does this property have?: 2

Have all property abutters been notified of the intent to open a Marijuana Establishment at this address?: Yes

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	Budega, inc. - HCA Certification - fully executed.pdf	pdf	61f1cbb57c2bdd089a1f291b	01/26/2022
Community Outreach Meeting Documentation	Community Outreach Documentation Part 1.pdf	pdf	62212f9109efaa0768b8ee51	03/03/2022
Community Outreach Meeting Documentation	Community Outreach Documentation Part 2.pdf	pdf	62212f9be449f407967da4b8	03/03/2022
Certification of Host Community Agreement	City Managar approval .pdf	pdf	622130222882b60773c1c07c	03/03/2022
Plan to Remain Compliant with Local Zoning	Plan to remain compliant with zoning.pdf	pdf	622132732882b60773c1c08e	03/03/2022

Total amount of financial benefits accruing to the municipality as a result of the host community agreement. If the total amount is zero, please enter zero and provide documentation explaining this number.: \$3

PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	PLAN TO POSITIVELY IMPACT DISPROPORTIONATELY IMPACTED COMMUNITIES.pdf	pdf	62d57bef9ff1170008384c72	07/18/2022

ADDITIONAL INFORMATION NOTIFICATION

Notification: I understand

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Other Role:
 First Name: Arish Last Name: Halani Suffix:
 RMD Association: Not associated with an RMD
 Background Question: no

Individual Background Information 2

Role: Other Role:
 First Name: Ricardo Last Name: Acevedo Suffix:
 RMD Association: Not associated with an RMD
 Background Question: no

Individual Background Information 3

Role: Other Role:
 First Name: Sohail Last Name: Halani Suffix:
 RMD Association: Not associated with an RMD
 Background Question: no

ENTITY BACKGROUND CHECK INFORMATION

Entity Background Check Information 1

Date generated: 11/01/2023

Role: Other (specify) **Other Role:** Lender
Entity Legal Name: Business Funding, Inc **Entity DBA:**
Entity Description: Corporation
Phone: 678-431-6828 **Email:** aniali1@hotmail.com
Primary Business Address 1: 11018 Ullswater Ln **Primary Business Address 2:**
Primary Business City: Windermere **Primary Business State:** FL **Principal Business Zip Code:** 34786
Additional Information: Anita Halani is the 100% owner of Business Funding Inc.

The Commission in 935 CMR 500.002 has stated Any person or entity that solely provides initial capital to establish or operate the establishment and to whom, in return for the initial capital, requires only repayment of the loan and does not have any ownership or direct or indirect authority to control the Marijuana Establishment and will not be a Licensee.

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Secretary of Commonwealth - Certificate of Good Standing	Secretary of state certificate of good standing.pdf	pdf	6197f73f5ca77d31bb6b8b48	11/19/2021
Department of Revenue - Certificate of Good standing	Certificate of Good Standing .pdf	pdf	6197f747084df83201bff8b9	11/19/2021
Articles of Organization	Articles of Organization .aspx.pdf	pdf	620d666d8d09e508d611a0c5	02/16/2022
Bylaws	Executed Bylaws 2.17.22.pdf	pdf	620e66a671cb790879594e6e	02/17/2022
Secretary of Commonwealth - Certificate of Good Standing	Department of Unemployment Assistance- Good Standing (Attestation).pdf	pdf	62214b3a7641f907553e8faf	03/03/2022

Certificates of Good Standing:

Document Category	Document Name	Type	ID	Upload Date
Secretary of Commonwealth - Certificate of Good Standing	Secretary of Commonwealth Certificate of Good Standing .pdf	pdf	64c2abf1e317fe0008f0e723	07/27/2023
Department of Revenue - Certificate of Good standing	DeptORevenue Certificate of Good Standing 7.5.23.pdf	pdf	64c2ac05e317fe0008f0e73d	07/27/2023
Department of Unemployment Assistance - Certificate of Good standing	d2d16db6-bfa1-4af8-8141-3b3ec5af385f.pdf	pdf	64d13413e317fe0008fafd3b	08/07/2023

Massachusetts Business Identification Number: 001376352

Doing-Business-As Name: Herbwell Cannabis

DBA Registration City: Cambridge

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Business Plan	Business Plan.pdf	pdf	619801037f037d37d69c045f	11/19/2021
Plan for Liability Insurance	Plan for obtaining liability insurance.pdf	pdf	622150784dd71307b79ccdc1	03/03/2022

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for obtaining marijuana or marijuana products	Plan For Obtain Marijuana Or Marijuana Products.pdf	pdf	61f432c7a828d708f050f65f	01/28/2022
Prevention of diversion	Prevention of Diversion.pdf	pdf	61f43348ea0b000858e88cfe	01/28/2022
Quality control and testing	Quality control and testing.pdf	pdf	61f433d235cb3e08f721cd32	01/28/2022
Personnel policies including background checks	Personall Policies including background checks.pdf	pdf	61f4340cd04772090d5a1f70	01/28/2022
Qualifications and training	Qualifications and training.pdf	pdf	61f435c4e95b8c0888814a82	01/28/2022
Energy Compliance Plan	Energy compliance plan.pdf	pdf	61f435e17c2bdd089a1f3479	01/28/2022
Security plan	Security Plan.pdf	pdf	622228f6670b20768e7c350	03/04/2022
Storage of marijuana	Storage of Marijuana.pdf	pdf	622223087641f907553e90ce	03/04/2022
Transportation of marijuana	Transportation Plan.pdf	pdf	622224449ca34b074e79eab9	03/04/2022
Inventory procedures	Inventory Procedures.pdf	pdf	622224ae7641f907553e90ee	03/04/2022
Restricting Access to age 21 and older	Restricting access to age 21 and older.pdf	pdf	6222252017ef97077a766fc2	03/04/2022
Dispensing procedures	Dispensing Procedures.pdf	pdf	622225cb0d00f5077626aeb6	03/04/2022
Record Keeping procedures	Record Keeping Procedures.pdf	pdf	622226402882b60773c1c240	03/04/2022
Maintaining of financial records	Maintaining of financial records.pdf	pdf	622226d711f5a30789d97ca4	03/04/2022
Diversity plan	Diversity Plan.pdf	pdf	62b209819ff11700081b0e65	06/21/2022

MARIJUANA RETAILER SPECIFIC REQUIREMENTS

No documents uploaded

No documents uploaded

ATTESTATIONS

I certify that no additional entities or individuals meeting the requirement set forth in 935 CMR 500.101(1)(b)(1) or 935 CMR 500.101(2)(c)(1) have been omitted by the applicant from any marijuana establishment application(s) for licensure submitted to the Cannabis Control Commission.: I Agree

I understand that the regulations stated above require an applicant for licensure to list all executives, managers, persons or entities having direct or indirect authority over the management, policies, security operations or cultivation operations of the Marijuana Establishment; close associates and members of the applicant, if any; and a list of all persons or entities contributing 10% or more of the initial capital to operate the Marijuana Establishment including capital that is in the form of land or buildings.: I Agree

I certify that any entities who are required to be listed by the regulations above do not include any omitted individuals, who by themselves, would be required to be listed individually in any marijuana establishment application(s) for licensure submitted to the Cannabis Control Commission.: I Agree

Notification: I Understand

I certify that any changes in ownership or control, location, or name will be made pursuant to a separate process, as required under 935 CMR

500.104(1), and none of those changes have occurred in this application.: I Agree

I certify that to the best knowledge of any of the individuals listed within this application, there are no background events that have arisen since the issuance of the establishment's final license that would raise suitability issues in accordance with 935 CMR 500.801.: I Agree

I certify that all information contained within this renewal application is complete and true.: I Agree

ADDITIONAL INFORMATION NOTIFICATION

Notification: I Understand

COMPLIANCE WITH POSITIVE IMPACT PLAN

Progress or Success Goal 1

Description of Progress or Success: Applicant is working towards our Positive Impact Plan and Diversity Plan but have not started the hiring process for staff as we are not open yet.

COMPLIANCE WITH DIVERSITY PLAN

Diversity Progress or Success 1

Description of Progress or Success: Applicant is working towards our Positive Impact Plan and Diversity Plan but have not started the hiring process for staff as we are not open yet.

HOURS OF OPERATION

Monday From: 10:00 AM	Monday To: 10:00 PM
Tuesday From: 10:00 AM	Tuesday To: 10:00 PM
Wednesday From: 10:00 AM	Wednesday To: 10:00 PM
Thursday From: 10:00 AM	Thursday To: 10:00 PM
Friday From: 10:00 AM	Friday To: 10:00 PM
Saturday From: 10:00 AM	Saturday To: 10:00 PM
Sunday From: 10:00 AM	Sunday To: 10:00 PM

Host Community Agreement Certification Form

Instructions

Certification of a host community agreement is a requirement of the application to become a Marijuana Establishment (ME) and Medical Marijuana Treatment Center (MTC). Applicants must complete items 1-3. The contracting authority for the municipality must complete items 4-8. Failure to complete a section will result in the application not being deemed complete. This form should be completed and uploaded into your application. Please note that submission of information that is “misleading, incorrect, false, or fraudulent” is grounds for denial of an application for a license pursuant to 935 CMR 500.400(2) and 501.400(2).

Certification

The parties listed below do certify that the applicant and municipality have executed a host community agreement on the specified date below pursuant to G.L. c. 94G § 3(d):

1. Name of applicant:

Budega Inc.

2. Name of applicant’s authorized representative:

Arish Halani

3. Signature of applicant’s authorized representative:

ARISH

4. Name of municipality:

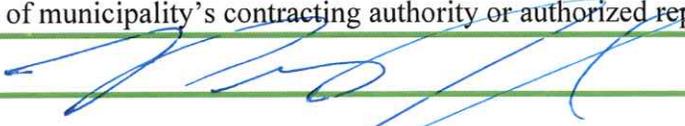
City of Cambridge

5. Name of municipality’s contracting authority or authorized representative:

Louis A. DePasquale



6. Signature of municipality's contracting authority or authorized representative:



7. Email address of contracting authority or authorized representative of the municipality (*this email address may be used to send municipal notices pursuant to 935 CMR 500.102(1) and 501.102(1).*):

citymanager@cambridgema.gov

8. Host community agreement execution date:

1/25/22



Community Outreach Meeting Attestation Form

Instructions

Community Outreach Meeting(s) are a requirement of the application to become a Marijuana Establishment (ME) and Medical Marijuana Treatment Center (MTC). 935 CMR 500.101(1), 500.101(2), 501.101(1), and 501.101(2). The applicant must complete each section of this form and attach all required documents as a single PDF document before uploading it into the application. If your application is for a license that will be located at more than one (1) location, and in different municipalities, applicants must complete two (2) attestation forms – one for each municipality. Failure to complete a section will result in the application not being deemed complete. Please note that submission of information that is “misleading, incorrect, false, or fraudulent” is grounds for denial of an application for a license pursuant to 935 CMR 500.400(2) and 501.400(2).

Attestation

I, the below indicated authorized representative of that the applicant, attest that the applicant has complied with the Community Outreach Meeting requirements of 935 CMR 500.101 and/or 935 CMR 501.101 as outlined below:

1. The Community Outreach Meeting was held on the following date(s):
2. At least one (1) meeting was held within the municipality where the ME is proposed to be located.
3. At least one (1) meeting was held after normal business hours (this requirement can be satisfied along with requirement #2 if the meeting was held within the municipality and after normal business hours).



4. A copy of the community outreach notice containing the time, place, and subject matter of the meeting, including the proposed address of the ME or MTC was published in a newspaper of general circulation in the municipality at least 14 calendar days prior to the meeting. A copy of this publication notice is labeled and attached as “Attachment A.”

a. Date of publication:

b. Name of publication:

5. A copy of the community outreach notice containing the time, place, and subject matter of the meeting, including the proposed address of the ME or MTC was filed with clerk of the municipality. A copy of this filed notice is labeled and attached as “Attachment B.”

a. Date notice filed:

6. A copy of the community outreach notice containing the time, place, and subject matter of the meeting, including the proposed address of the ME or MTC was mailed at least seven (7) calendar days prior to the community outreach meeting to abutters of the proposed address, and residents within 300 feet of the property line of the applicant’s proposed location as they appear on the most recent applicable tax list, notwithstanding that the land of the abutter or resident is located in another municipality. A copy of this mailed notice is labeled and attached as “Attachment C.” Please redact the name of any abutter or resident in this notice.

a. Date notice(s) mailed:

7. The applicant presented information at the Community Outreach Meeting, which at a minimum included the following:

- a. The type(s) of ME or MTC to be located at the proposed address;
- b. Information adequate to demonstrate that the location will be maintained securely;
- c. Steps to be taken by the ME or MTC to prevent diversion to minors;
- d. A plan by the ME or MTC to positively impact the community; and
- e. Information adequate to demonstrate that the location will not constitute a nuisance as defined by law.

8. Community members were permitted to ask questions and receive answers from representatives of the ME or MTC.



Name of applicant:

Name of applicant's authorized representative:

Signature of applicant's authorized representative:



Legal Notices

ORDINANCE

**LEGAL NOTICE
ORDINANCE #2020-27 - FIRST PUBLICATION
CITY OF CAMBRIDGE
In the Year Two Thousand and Twenty-One
AN ORDINANCE**

In amendment to the Ordinance entitled "Cambridge Municipal Code."

That the Municipal Code of the City of Cambridge be amended as follows:
AN ORDINANCE TO LIMIT AND MONITOR CAMPAIGN DONATIONS BY INDIVIDUALS SEEKING FINANCIAL BENEFIT FROM THE CITY OF CAMBRIDGE

2.130.010 Definitions.

(A) Applicant means a person who has filed an application with the City of Cambridge or any City-related agency in any of the following situations:

- (i) Seeking to enter into a contract;
- (ii) Seeking approval for a special permit, zoning change enhancing permittee value or approval of a planned unit development, except that people who have signed a citizens petition seeking a zoning ordinance change shall not be deemed an Applicant for purposes of this Ordinance;
- (iii) Seeking to acquire real estate from, or dispose of real estate to, the City or any City-related agency; or
- (iv) Seeking financial assistance from the City.
- (B) City-related agency means all departments of the City, as well as any authorities and quasi-public corporations that receive appropriations from the City.
- (C) Contractor means a person who has entered into a contract with the City or any City-related agency. For purposes of this Ordinance, a Contractor shall not include a labor union.
- (D) Contribution means a donation of money or of in-kind goods and services as further defined in Massachusetts General Laws Chapter 55, Section 1. This definition of "Contribution" shall not include services provided by campaign volunteers and expenses that volunteers incur in providing such services.
- (E) Financial assistance means any grant, loan, tax incentive, bond financing proceeds used to purchase land or fund expenses for improvements made to land or real estate, or other form of assistance that is realized by or provided to a person in the amount of \$50,000 or more through the authority or approval of the City or a City-related agency, including, but not limited to, tax increment financing aid, district improvement financing aid, industrial development bonds, or community development block grant aid.
- (F) Contract means a signed written contract in excess of \$25,000 for goods or services to which the City or a City-related agency is a party, except where the agreement is required by law to be awarded pursuant to a competitive bidding process under applicable law, or where the agreement constitutes a sole source procurement under Massachusetts General Laws Chapter 30B, Section 7.
- (G) For the purposes of this Ordinance, a "Business Entity" whose contributions are regulated by this ordinance means: (i) an individual including the individuals spouse, and any child/children" (ii) a firm; corporation; professional corporation; partnership; limited liability company; organization; association; and any other manner and kind of business entity; (iii) any person who owns 10% or more of the equity or ownership or income interests in an entity, and their spouses and child/children; and (iv) any person who is an owner, officer, board member or shareholder (but not an employee only), subcontractor, subsidiary, corporation, firm, partnership, limited liability company, organization or association who has received or indefeasibly acquired the right to receive, from a person, more than \$50,000 in compensation or income of any kind (including, by way of illustration, and not limitation: wages, salaries, sums paid to independent contractors, benefits, dividends, profit-sharing, pension contributions, deferred contributions, stocks, stock options or gifts, or special permits, variances or zoning changes that may impact an applicant's personal or professional finances) in the twelve (12) month period prior to receiving the benefit, or during the term of, a contract or zoning decision subject to this ordinance. For purposes of this Ordinance, a Business Entity shall not include a labor union.
- (H) Zoning change enhancing permittee's value means an increase in allowed density or height, a reduction in setbacks or parking, or an expansion of allowed uses.

2.130.020 Prohibition on awarding public contracts, and on granting permits and zoning changes to certain contributors.

(A) To the extent that it is not inconsistent with state or federal law, the City of Cambridge and any of its elected officials, departments, instrumentalities, purchasing agents or appointed committees shall not enter into any agreement, approve permits, zoning changes enhancing value, or otherwise contract to procure "professional services" and/or banking, insurance or other consulting services (hereinafter "Professional Services"), nor "extraordinary unspecified services" and/or media, public relations, lobbying, consulting, building permits, zoning changes and/or management services (hereinafter "Extraordinary Unspecified Services") from any Business Entity that is an Applicant if such Business Entity has solicited or made any Contribution to a candidate, candidate committee or joint candidates committee of any candidate for elective municipal office in Cambridge in excess of the threshold of \$200.00 per year within one calendar year immediately preceding the date of the contract or agreement. The contribution limitation set forth in this provision shall be subject to annual escalation equal to annual percentage increases in the Consumer Price Index for All Urban Consumers (CPI-U) for Boston-Cambridge-Newton or similar index to reflect changes in dollar values over time; however, annual decreases in CPI-U shall not cause the contribution limitation to be decreased.

(B) No Business Entity that is an Applicant who submits a proposal for, enters into negotiations for, applies for permits or zoning changes or agrees to any contract or agreement with the City of Cambridge or any of its departments or instrumentalities, for the rendition of Professional services or Extraordinary Unspecified Services shall knowingly solicit or make any Contribution to (i) an existing elected official, candidate, candidate committee or joint candidates committee of any candidate for elective municipal office in Cambridge, or (ii) to any Cambridge political action committee or political party committee or (iii) any PAC between the time of first communication between that Business Entity and the municipality regarding a specific agreement for Professional Services or Extraordinary Unspecified Services, and the later of the termination of negotiations or rejection of any proposal, or the completion of the performance or specified time periods of that contract, agreement, permit or zoning change.

2.130.030 Contributions made prior to the effective date.

No Contribution or solicitation of contributions made prior to the effective date of this Ordinance shall be deemed to give rise to a violation of this Ordinance.

2.130.040 Mandatory disclosure for Applicants.

(A) Before the City may enter into any contract with an Applicant, the Applicant must file a complete mandatory disclosure form with the contracting entity.

(B) At the time that an Applicant seeks approval for a special permit with site plan review, zoning change enhancing permittee value, or approval of a planned unit development, as those terms are defined in the Cambridge Zoning Ordinance, with respect to new construction or renovation in excess of 15,000 square feet, the applicant must file a complete mandatory disclosure form with the board hearing the application.

(C) At the time that an Applicant submits a bid or submits a response to a request for proposals in connection with the acquisition of real estate owned by, or disposition of real estate to, the City or a City-related agency, the Applicant must file a complete mandatory disclosure form with the City agency seeking to dispose of or acquire the property. If the Applicant is otherwise seeking to acquire real estate from, or dispose of real estate to, the City or from a City-related agency, then the Applicant must submit a complete mandatory disclosure form prior to obtaining title to such real estate.

(D) At the time the Applicant files an application for financial assistance, the Applicant must file a complete mandatory disclosure form with the City agency that would provide such financial assistance.

(E) Such mandatory disclosure form shall be open to and available for inspection by the public. Such form shall be signed under the pains and penalties of perjury by the Applicant and shall include the following information:

- (i) The name, address, email address, telephone number of the Applicant/beneficiary/agent and of all of its principals, chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, or persons performing similar functions, or shareholders in excess of ten percent and managing agent to the extent applicable;
- (ii) All contributions made by the Applicant during the 12 months prior to the application to any person who was a candidate for elective office of the City of Cambridge by stating the name of the person who made the contribution, the candidate who received the contribution, and the date and amount of each such contribution. For purposes of this article, elected office of the City of Cambridge shall mean the mayor, city council, and school committee of the City. Contributions made before the adoption of this article are not required to be disclosed on this form.
- (iii) The names, business addresses and phone numbers of all subcontractors/development team members that the Applicant intends to use on the contract and the amount or percentage to be paid to such subcontractor.
- (iv) A certification by the Applicant that if the Applicant receives the benefit that is applied for under subsections (A), (B), (C), or (D) above in this section, that the Applicant and anyone attributed to the Applicant or any subcontractor used on the contract shall not make any contribution in any calendar year in an amount in excess of \$200.00 to any individual incumbent or to any individual candidate for elective office of the City of Cambridge for the next four calendar years following the award of the item, or for the duration of the term of any contract, whichever is longer. The contribution limitation set forth in this provision shall be subject to annual escalation equal to annual percentage increases in the Consumer Price Index for All Urban Consumers (CPI-U) for Boston-Cambridge-Newton or similar index to reflect changes in dollar values over time; however, annual decreases in CPI-U shall not cause the contribution limitation to be decreased.

2.130.050 Eligibility.

(A) No Applicant shall be entitled to obtain the benefit of any of the items applied for as referenced in section 2.130.040 if such Applicant, including those who would be attributed to the Applicant under section 2.130.040 above or any subcontractor used on a contract, has made a total contribution of more than \$200.00 to any individual candidate for elected office of the City of Cambridge or incumbent in either the calendar year of the application or the calendar year preceding the application, provided, however, that the restriction of eligibility with regard to contributions made prior to the year preceding the application shall not apply to any contributions made in the calendar year preceding the adoption of this ordinance and shall only go forward beginning with the year of adoption of this ordinance. No contribution made prior to the effective date of this ordinance shall be deemed to give rise to a violation or penalty under this article. The contribution limitation set forth in this provision shall be subject to annual escalation equal to annual percentage increases in the Consumer Price Index for All Urban Consumers (CPI-U) for Boston-Cambridge-Newton or similar index to reflect changes in dollar values over time; however, annual decreases in CPI-U shall not cause the contribution limitation to be decreased.

(B) No contract may be renewed, extended, or materially amended, unless the resulting renewal, extension, or amendment, would be allowable under the provisions of this ordinance if it were an initial contract.

(C) The Applicant and anyone attributed to the Applicant and any subcontractor/development team members used on the contract shall not make any contribution to any incumbent or to any candidate for elective office of the City of Cambridge in excess of \$200.00 per year for the next four calendar years following the receipt of the benefit, or for the duration of the term of any contract, whichever is longer. The contribution limitation set forth in this provision shall be subject to annual escalation equal to annual percentage increases in the Consumer Price Index for All Urban Consumers (CPI-U) for Boston-Cambridge-Newton or similar index to reflect changes in dollar values over time; however, annual decreases in CPI-U shall not cause the contribution limitation to be decreased.

2.130.060 Penalties.

The City shall deny the award of any contract as sought by an Applicant if it is found that an Applicant made a material misstatement on the mandatory disclosure form or if the Applicant fails to comply with the provisions above. If a contract is awarded, it shall be a material breach of the terms of any contract where an Applicant which is a party to such contract made any contribution in violation of this article. For all other violations, the Applicant shall be fined up to \$300.00 per day for each violation of this article. The enforcing authority shall be the City Manager or their designee/s. This ordinance may be enforced by the issuance of non-criminal ticketing pursuant to G.L.c.40, §21D.

2.130.070 Refund of contribution.

An Applicant may cure a contribution which violates this ordinance if, within 30 days after the date on which an applicable Office of Campaign and Political Finance report is required to be filed which contains a contribution in violation of this ordinance, the Applicant requests a refund in writing from the candidate or incumbent who received the contribution, and within 30 days of the request, the Applicant receives a refund of a contribution from the incumbent or any candidate for elective office in the City of Cambridge, or political committee for such incumbent or candidate. Notwithstanding the above, if there is a contribution in violation of this ordinance, the candidate or incumbent shall refund the contribution within 30 days of receipt of a request for refund, provided that funds are otherwise available in the campaign account of the candidate or incumbent. This article shall be interpreted and applied consistent with all applicable federal and state laws and regulations.

2.130.080 Effective date.

This article shall take effect on [insert date], 2022.

Passed to a second reading at the City Council meeting held on

December 6, 2021 and on or after December 20, 2021 the question comes on passing to be ordained.

ATTEST:- Anthony I. Wilson, City Clerk

AD#13999946
Cambridge Chronicle 12/9/2021

BZA 12/16/21 HEARING

LEGAL NOTICE

The Board of Zoning Appeal will hold a Virtual Public Meeting, THURSDAY – DECEMBER 16, 2021. Members of the public can participate or view the meeting remotely using the Zoom Webinar link: <https://cambridgema.zoom.us/j/8570265517> Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 8570265517

6:30 P.M. CASE NO. BZA-146140

402 RINDGE AVENUE
Residence C-2 Zone
RINDGE TOWERS APARTMENTS LLC – C/O SIMON BRIGHENTI, CENTERLINE COMMUNICATIONS, LLC
Special Permit: The applicant had an operating facility on the rooftop of a nearby building. The landlord required immediate removal due to renovations. The applicant obtained a temporary building permit and installed the facility in the current location on the current building. This application seeks to obtain approval to maintain the facility as it now exists on the building. There will be no significant change to the existing configuration or equipment. Art. 4.000, Sec. 4.32.G.1 & Sec. 4.40 (Footnote 49) (Telecommunication Facility). Art. 10.000, Sec. 10.40 (Special Permit). 6409A-Middle Class Tax Relief and Job Creation Act (A/K/A Spectrum Act).

6:45 P.M. CASE NO. 153014

26 BELLIS CIRCLE #26
Residence C-1 Zone
THOMAS A. CULOTTA & MARY CUSTIC – C/O SARAH LIKE RHATIGAN, ESQ.
Special Permit: To construct addition to pre-existing dimensionally non-conforming detached single-family structure that increases Gross Floor Area/Floor Area Ratio but does not create any new non-conformities. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 8.000, Sec. 8.22.2.D (Alteration to Pre-existing Non-Conforming Structure), Art. 10.000, Sec. 10.40 (Special Permit).

7:00 P.M. CASE NO. BZA-149063

55 NORFOLK STREET
Business A/Residence B Zone
JUST A START CORPORATION FOR JAS CONSOLIDATED PROPERTIES LLC – C/O NOAH SAWYER, AGENT
Variance: To add an approximately 385 sq. ft. addition to a small office building on the site of affordable rental housing, to provide office space for delivering services and informational programs to residents and Just A Start clients and community members. This addition will be to the back of the current office space, and will comply with all applicable site, building and program accessibility requirements. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.13 (Distance Between Buildings), Sec. 5.27.2 (Maximum GFA), & Sec. 5.33 (Office Use), Art. 10.000, Sec. 10.30 (Variance).

7:15 P.M. CASE NO. BZA-152647

462 CAMBRIDGE STREET
Residence Use in BA=Res C-2B Zone
MARIO MASSIMINO – C/O ADAM GLASSMAN, R.A.
Variance: New mansard roof addition, new rear first floor infill addition, new rear bulkhead per right side setback, new rear entry canopy and new front entry canopy and railing. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.13 (Proximity of Multiple Buildings on the same lot). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

7:30 P.M. CASE NO. BZA-144871

17 DUDLEY STREET – UNIT 17/2
Residence B Zone
ELIZABETH KOWALSKI – C/O PAUL DOMENCI, CONTRACTOR
Variance: Roof over top floor front porch was requested & added to match adjacent house to provide Homeowner covered outdoor space. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

7:45 P.M. CASE NO. BZA-151499

152 PEARL STREET Residence C-1 Zone
PAUL BOYD – C/O ADAM J. GLASSMAN, R.A.
Variance: To construct a new 4th floor roof deck addition with 48" tall guardrails. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

8:00 P.M. CASE NO. BZA-149134

878 MASS AVENUE
Residence C-2B Zone
MASSACHUSETTS AVENUE 876-880 LLC – C/O MEHMET SAHIN
Variance: To install a 30 ft. self-illuminated sign. Art. 7.000, Sec. 7.16.21.C (Signs).

8:15 P.M. CASE NO. BZA-151512

38 CAMERON AVENUE
Residence B/Business A-2 Zone
CAMERON-ELMWOOD REALTY, LLC – C/O ZACHARY RICHARDS, ON BEHALF OF METER PARTS, INC.
Special Permit: Reduction in required parking spaces required (below the minimum) for the existing use and proposed accessory use (mobile lab). Art. 2.000 (Definitions), Art. 4.000, Sec. 4.34 (Office & Lab Use), Art. 5.000, Sec. 5.25 (FAR Exceptions for Parking and Loading Facilities), Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.33 (Table of Dimensional Requirements-Business Districts), Sec. 5.34 (Table of Dimensional Requirements-Industrial Districts), Art. 6.000, Sec. 6.33 (Computation), Sec. 6.36.4 (Office & Lab Use), Sec. 6.35 (Reduction of Parking), & Sec. 6.100 (Bicycle Parking).

8:30 P.M. CASE NO. BZA-153882

27 HASKELL ST
Residence B Zone
ALBERT & DENISE MOODY – C/O THOMAS DOWNER
Variance: To increase FAR to allow enlarging existing dormer by 33 sf of non-conforming structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.30 (Variance).
Special Permit: To add a 3rd window to enlarged dormer within the side yard setback. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure), & Art. 10.000, Sec. 10.40 (Special Permit).

TO VIEW BZA CASE APPLICATIONS, PLANS & SUBMISSIONS, GO TO: <https://www.cambridgema.gov/inspection/zoning.aspx> at top of page, click "Calendar" > Click hearing date > Click "Board of Zoning Appeal Agenda." Any information filed after the agenda has been posted can be viewed at the Inspectional Services Department located at 831 Mass Avenue, Cambridge by appointment only. Copies of this petition are also on file in the office of the City Clerk, City Hall, Cambridge, MA. Interested persons may provide comments to the Board of Zoning Appeal by participating virtually during the hearing and/or may provide written comments for the Board's consideration by mailing or delivering them to the attention of the Secretary, Board of Zoning Appeal, 831 Mass Avenue, 02139 or by emailing them to mpacheco@cambridgema.gov. Comments must be submitted prior to the Hearing and include the Case Number. **Continued cases are not re-advertised but are posted on the office board at the City Clerk's Office in City Hall & on the same BZA Web Page 48 hours prior to hearing.**

AD#13997567
Cambridge Chronicle 12/2, 12/9/21

12/30 BIDS

**LEGAL NOTICE
CITY OF CAMBRIDGE
PURCHASING DEPARTMENT**

Scaled bids will be received at **City Hall, Cambridge, MA 02139** until **11:00 AM Thursday, December 30, 2021** at which time and place they will be opened and read for furnishing the following:

File No. 10074 Meals for Snow Storm Response or other Emergency operations 2022

The City reserves the right to reject any and all bids if it is in the City's best interest to do so. The Invitation for Bid may be downloaded from the City's web site, www.cambridgema.gov/Departments/Purchasing. Current Bid Opportunities, View Invitation for Bid.

This ad can also be found at the MNPA website: masspublicnotices.org

Elizabeth Unger
Purchasing Agent

AD#13999631
Cambridge Chronicle 12/9/2021

VEHICLE AUCTION

**LEGAL NOTICE
B&B Towing INC
50 Mooney street
Cambridge, MA 02138
bbtowing@aol.com**

Legal notice to owners The following vehicle have not been claimed after due notice. Vehicles will be sold at a private auction at B&B Towing 50 Mooney St Cambridge, MA. Any questions regarding any vehicles please contact B&B Towing @ 617/492/5781
2005 Toyota corolla
Vin# 2T1BR32E25C366404
2016 Toyota Corolla
Vin# 2T1BURHE8GC555599
2012 Mazda 3
JM1BL1UG5C1580602
2009 Nissan Maxima
Vin# 1N4AA51E49C857870
1998 Lexus 300
Vin# JT8BF28G9W0143850
2019 Dodge Ram
Vin# 1C6RR7FG2KS567898
Date of sale 12/10/2021

AD#13996509
Cambridge Chronicle 11/25, 12/2, 12/9/2021

1686 MASSACHUSETTS

**LEGAL NOTICE
NOTICE OF WEB- BASED
COMMUNITY OUTREACH
MEETING REGARDING
ADULT-USE MARIJUANA
ESTABLISHMENT
BUDEGA, INC.**

**1686 MASSACHUSETTS AVE,
CAMBRIDGE,
MASSACHUSETTS 02138**

Notice is hereby given that Budega, Inc. will conduct a Community Outreach Meeting on the following matter on December 27th, 2021 at 6PM on an Online Zoom Meeting Link, which will be provided below with instructions.

Budega, Inc. intends to apply for a Marijuana Retailer license, at 1686 Massachusetts Ave, Cambridge, MA 02138 (the "Premises") pursuant to M.G.L. Ch. 94G and Chapter 55 of the Acts of 2017, other applicable laws and regulations promulgated thereunder, including those promulgated thereunder by the Massachusetts Cannabis Control Commission.

Information presented at the community outreach hearing will include, but not be limited to:

1. The type(s) of Adult-use Marijuana Establishment to be located at the Premises;

2. Information adequate to demonstrate that the Adult-use Marijuana Establishment location will be maintained securely;

3. Steps to be taken by the Adult-use Marijuana Establishment to prevent diversion to minors;

4. A plan by the Marijuana Establishment to positively impact the community;

5. Information adequate to demonstrate that the location will not constitute a nuisance to the community by noise, odor, dust, glare, fumes, vibration, heat, glare, or other conditions likely to cause nuisance.

Community members will be permitted and are encouraged to ask questions and receive answers from representatives of Budega, Inc.

A copy of this notice was sent to the Cambridge Planning Board, the Cambridge Public Health Department and is on file with the Cambridge City Clerk, at City Hall, located at 795 Massachusetts Avenue, Cambridge, MA 02139. A copy of this Notice was mailed at least fourteen calendar days prior to the community outreach meeting to abutters of the proposed address of the Marijuana Establishment, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town.

Note: Participants will have an opportunity to submit questions in advance prior to the meeting for the applicants to address.

In order to submit questions in advance of the meeting, please email all questions to Arish.Halani@gmail.com or mail a written question to 1 Park Lane Boston Unit 703, MA 02210.

All meeting materials will be posted 24 hours in advance of the meeting under the "Support" tab of the at the following publicly accessible website: Budega.Org/support

A closed caption copy of the meeting will also be available on the website.

**Online Zoom Meeting
Instructions**

Topic: CCC Community Meeting (1686 Mass Ave)
Time: Dec 27, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/81167977573?pwd=WWJkX0VGM2R3RlWjJSEkZlZk1k1sQT09>

Dial by your location
1 929 205 6099 US

Meeting ID: 811 6797 7753
Passcode: 122316

AD#13999649
Cambridge Chronicle 12/9/2021

BRANCH RELOCATION - CITIZENS BANK

**LEGAL NOTICE
NOTICE OF APPLICATION TO
RELOCATE A BRANCH OFFICE**

Notice is hereby given that Citizens Bank, National Association, One Citizens Plaza, Providence, RI 02903, has filed an application with the Comptroller of the Currency on December 9, 2021, as specified in 12 CFR 5 for permission to relocate the branch at 141 Portland Street, Cambridge, MA 02139 to 610 Main Street, Cambridge, MA 02139. Any person wishing to comment on this application may file comments in writing with the Director for Large Bank Licensing, Office of the Comptroller of the Currency, 400 7th Street SW, Mail Stop 10E-2, Washington, DC 20219 within 30 days after the date of this publication.

AD#13994525
Cambridge Chronicle 12/9/21

NOTICE OF WEB- BASED COMMUNITY OUTREACH MEETING REGARDING ADULT-USE MARIJUANA ESTABLISHMENT

BUDEGA, INC.

1686 MASSACHUSETTS AVE, CAMBRIDGE, MASSACHUSETTS 02138

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3. Steps to be taken by the Adult-use Marijuana Establishment to prevent diversion to minors;
4. A plan by the Marijuana Establishment to positively impact the community;
5. Information adequate to demonstrate that the location will not constitute a nuisance to the community by noise, odor, dust, glare, fumes, vibration, heat, glare, or other conditions likely to cause nuisance.

Community members will be permitted and are encouraged to ask questions and receive answers from representatives of Budega, Inc.

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All meeting materials will be posted 24 hours in advance of the meeting under the "Support" tab of the at the following publicly accessible website: **Budega.Org/support**

A closed caption copy of the meeting will also be available on the website.

Online Zoom Meeting Instructions

Topic: CCC Community Meeting (1686 Mass Ave)
Time: Dec 27, 2021 06:00 PM Eastern Time (US and Canada)

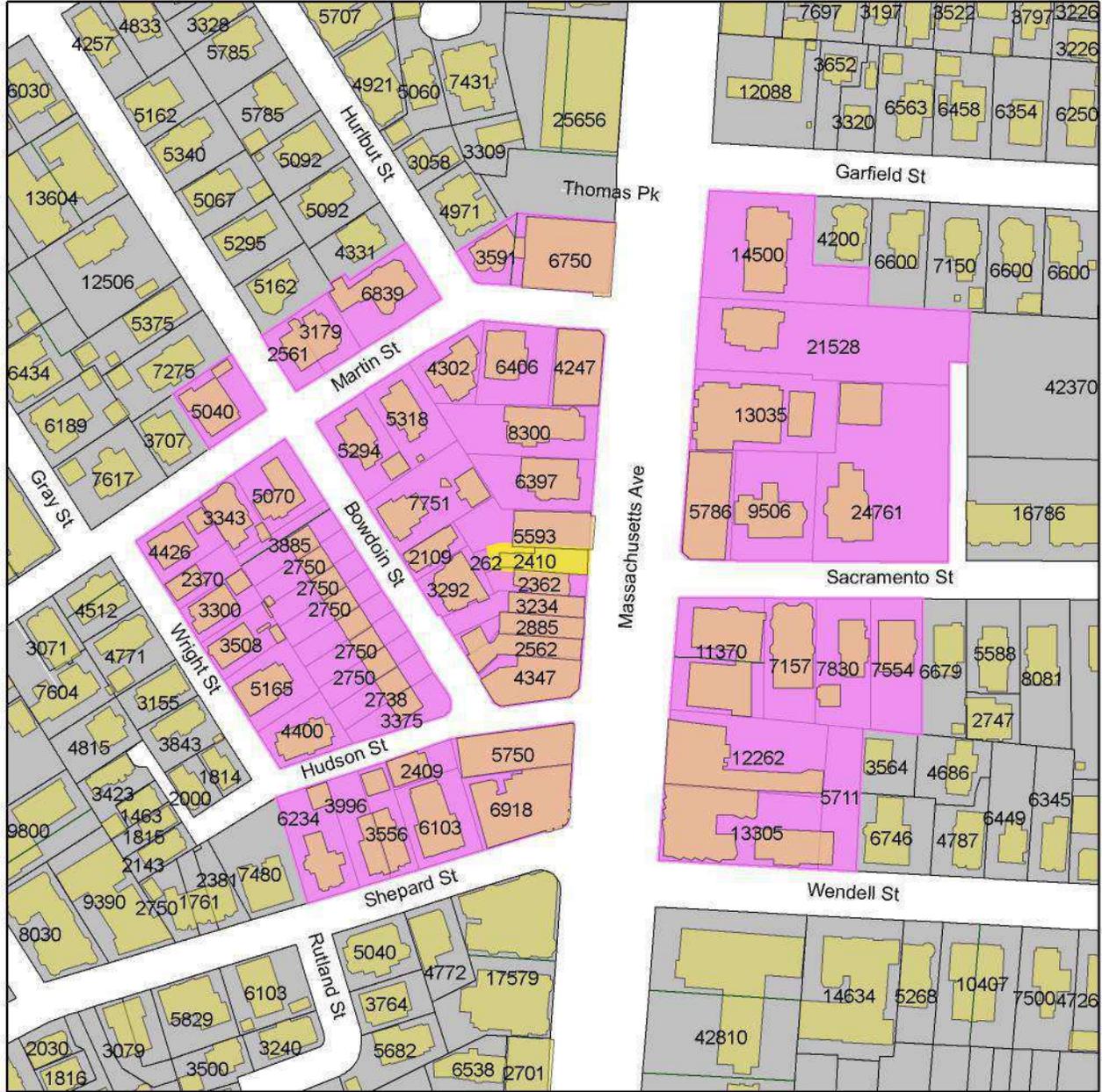
Join Zoom Meeting
<https://us02web.zoom.us/j/81167977753?pwd=WWIXcDVGM2R3RWJ4SExEczNIZk1sQT09>

Dial by your location
1 929 205 6099 US

Meeting ID: 811 6797 7753
Passcode: 122316

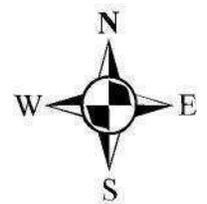
2021 DEC - 9 AM 9:25
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

MAP TITLE



Cambridge, MA Assessing Department

Gayle Willett, Director



NOTICE OF WEB- BASED COMMUNITY OUTREACH MEETING REGARDING ADULT-USE MARIJUANA ESTABLISHMENT

BUDEGA, INC.

1686 MASSACHUSETTS AVE, CAMBRIDGE, MASSACHUSETTS 02138

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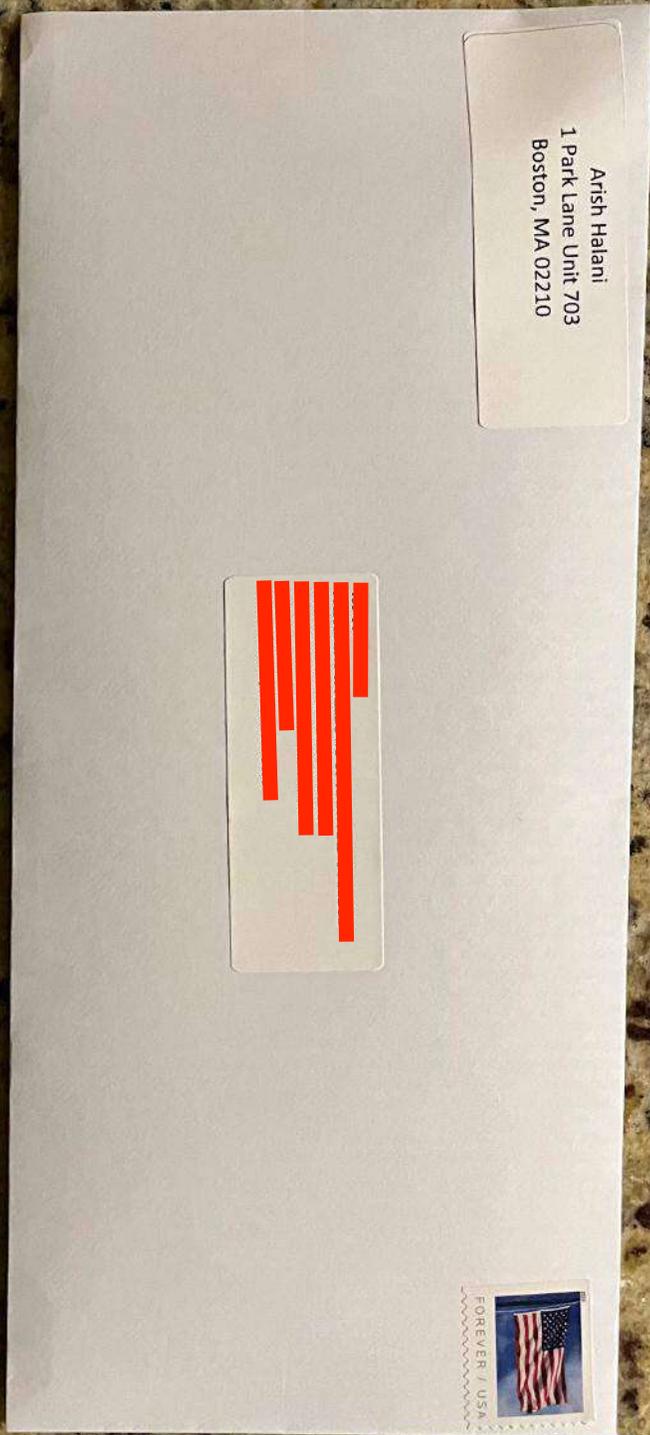
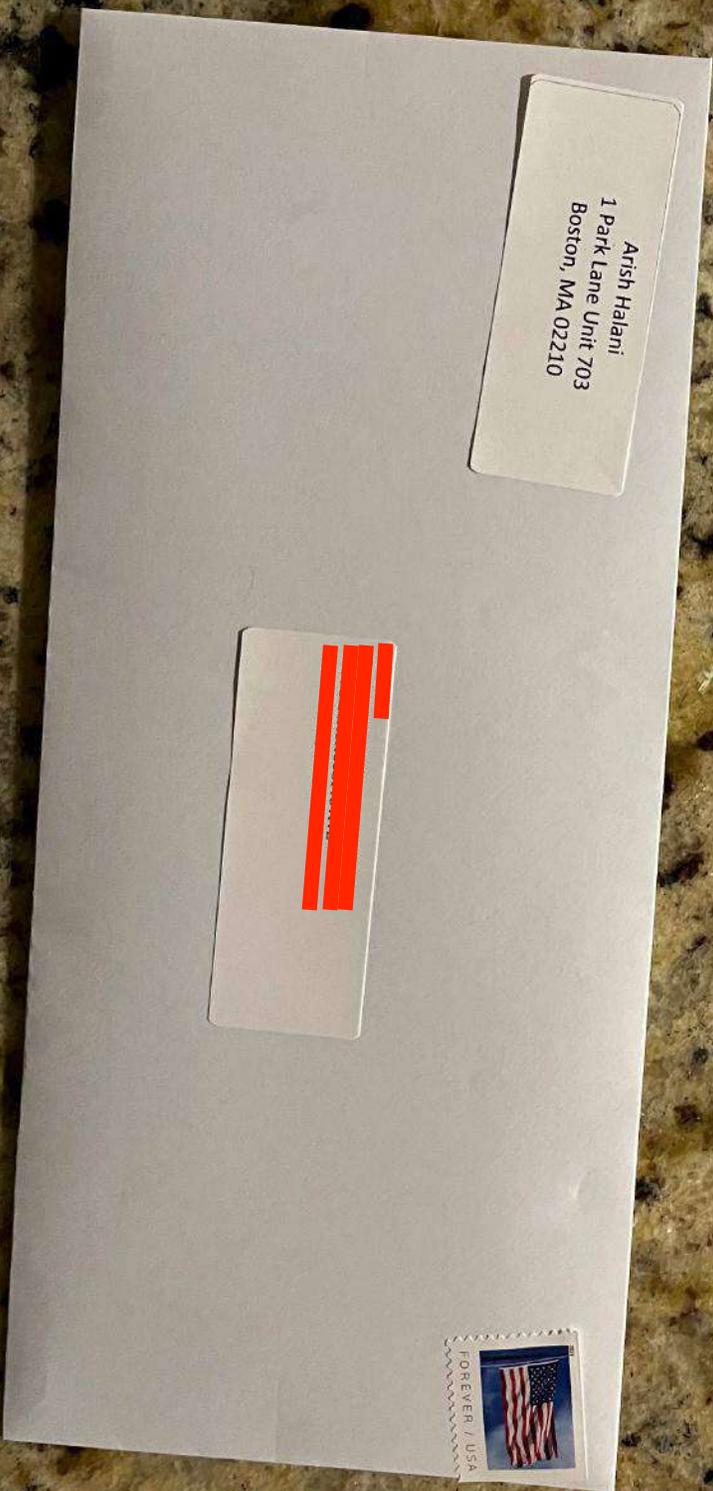
Join Zoom Meeting

<https://us02web.zoom.us/j/81167977753?pwd=WWIXcDVGGM2R3RWJ4SExEczNIZk1sQT09>

Dial by your location
1 929 205 6099 US

Meeting ID: 811 6797 7753
Passcode: 122316

Attachment C





City of Cambridge

Executive Department

LOUIS A. DePASQUALE
City Manager

December 9, 2021

Cannabis Control Commission
2 Washington Square,
Worcester, MA 01604

To whom this may concern,

The City of Cambridge has been informed that Budega MA, Inc. will conduct a virtual Community Outreach Meeting on its intention to apply for a retail cannabis license. The meeting will be held virtually on an Online Zoom Meeting Link or other comparable online meeting platform, and the link will be provided in notification to abutters and publication in the newspaper. Budega, Inc. intends to apply for a retail cannabis license, at 1686 Massachusetts Avenue, Cambridge, MA 02138 (the "Premises") pursuant to M.G.L. Ch. 94G and Chapter 55 of the Acts of 2017 and other applicable laws and regulations promulgated thereunder, including those promulgated thereunder by the Massachusetts Cannabis Control Commission.

This letter confirms that the contracting authority of the host community approves Budega, Inc. to host a virtual community outreach meeting.

By:
Contracting Authority/ Authorized Representative of the City of Cambridge

Name: City Manager Louis A. DePasquale

X *Louis DePasquale*

Date: 12/9/21

cc: Budega, Inc.



Plan to remain compliant with Zoning

Budega, Inc will be located at 1686 Massachusetts Ave, zoned "BA-2". The City of Cambridge has enacted a zoning ordinance which allows Adult Use Marijuana Establishments to be operated in "BA-2" zones.

Budega has received Site Plan Approval from the City of Cambridge for its Adult Use Retail Marijuana Establishment.

Budega will remain in regular contact with all departments within the city to ensure compliance with all applicable local codes, ordinances, or bylaws of the municipality.

The Cambridge Zoning Ordinance Section 11.800 allows the establishment of cannabis retail stores for adult use, by special permit from the Planning Board.

The application has already received a special permit by the Cambridge planning board on November 16 2021.



Arish Halani

State License Renewals for Budega, Inc DBA (Herbwell Cannabis)

To: citymanager@cambridgema.gov, Cc: John Bogdan

Sent - arish.halani@gmail.com 12:35 PM

[Details](#)

Dear City Manager,

We are currently in the process of the annual license renewal with the state's Cannabis Control Commission for 2023 and need to provide documentation showing the amount of accrued funds from our HCA - related to any costs imposed on the city or town that are reasonably related to the operation of our Marijuana Establishment. As it currently stands at zero as we have not yet commenced operations, a statement from Cambridge (in response to this email is fine) explaining we are pre-operational would suffice. This is for the retail license at 1686 Massachusetts Ave under Budega, Inc DBA (Herbwell Cannabis). We previously worked with Nancy Glowa and the Cambridge city solicitor staff.

The exact language of the license renewal guidance document from the state is quoted below.

This is our official request in accordance with M.G.L. c. 94G, § 3(d), any cost to a city or town imposed by the operation of a ME or MTC shall be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.

"Proof that the licensee requested from the host community the records of any costs imposed on the city or town that are reasonably related to the operation of the ME or MTC. The licensee's request shall state that, in accordance with M.G.L. c. 94G, § 3(d), any cost to a city or town imposed by the operation of a ME or MTC shall be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.

Documentation shall include the request and the substantive response from the city or town that includes the actual and anticipated expenses resulting from the operation. If the city or town does not submit a substantive response, the licensee shall provide an attestation to that effect."

Thank you and available over the phone if needed (773-818-4678), Arish Halani and or John Bogdan, the general manager, (773-354-4006)

Thanks,

Arish Halani

Arish.halani@gmail.com

773-818-4678

Arish Halani

Budega Inc. DBA Herbwell Cannabis
1686 Massachusetts Ave Cambridge, MA 02138

Attestation Affidavit

My current legal name is Arish Halani and my occupation is the President of Budega, Inc.

I attest to the truth of the statements contained within the Cannabis Control Commission application regarding Budega Inc. providing the city or town's response in regards to the **Municipal Cost Documentation**.

The applicant Budega Inc. e-mailed the city manager of Cambridge on 7/27/23 requesting the records of any costs imposed on the city or town that are reasonably related to the operation of the Marijuana Establishment or Medical Marijuana Treatment Center.

The applicant attests that there has been a reasonable amount of time that no response has been received.

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.



X _____ Date: 8/7/23

Arish Halani
President of Budega, Inc.

PLAN TO POSITIVELY IMPACT DISPROPORTIONATELY IMPACTED COMMUNITIES

Budega, Inc (“Budega”) is dedicated to serving and supporting areas of disproportionate impact, which the Cannabis Control Commission has identified as the following:

1. Past or present residents of the geographic “areas of disproportionate impact,” which have been defined by the Commission and identified in its Guidance for Identifying Areas of Disproportionate Impact;
2. Commission-designated Economic Empowerment Priority applicants;
3. Commission-designated Social Equity Program participants;
4. Massachusetts residents who have past drug convictions; and
5. Massachusetts residents with parents or spouses who have drug convictions are classified as areas of disproportionate impact.

To support such populations, Budega has created the following Plan to Positively Impact Areas of Disproportionate Impact (the “Plan”) and has identified and created numerous goals and priorities.

GOALS:

1. Budega will hire at least 30% of our employees disproportionately impacted areas, including but not limited to Chelsea, Quincy and Braintree.
2. Successfully train, mentor, and help to launch a new marijuana business for a minimum of one Social Equity participant and one Economic Empowerment Priority applicant as defined by the Commission. Budega’s majority owner will help with the financial contribution to the participants to ensure success. No violation of the Commission’s regulations on limitations on ownership or control or applicable state laws will occur.

PROGRAMS:

Goal 1

Budega plans to hire approximately 25 employees with positions in leadership, management, security, and retail. Positions range from hourly to salary and include competitive pay benefits. Budega will implement a hiring process which gives individuals from disproportionately impacted areas, including but not limited to Chelsea, Quincy, and Braintree priority in gaining employment. The hiring process will place an emphasis on seeking minorities, women, and/or military veterans as candidates for employment.

Budega will post employment opportunities on:

- Online job boards
 - [Linkedin.com](https://www.linkedin.com)
 - Ziprecruiter.com
 - Indeed.com
- Local newspaper
 - Chelsea, MA
 - Chelsea Record (<http://chelsearecord.com/>)
 - Quincy, MA
 - The Patriot Ledger (<https://www.patriotledger.com/>)
 - Braintree, MA
 - Wicked Local Braintree (<https://www.wickedlocal.com/braintreeforum/>)

Budega will post monthly until we are fully staffed and as needed thereafter. Employment website postings will include a notice to applicants that we are seeking individuals that fall within the categories defined above.

Individuals who apply for employment, qualifying such criteria will be offered positions prior to other applicants with similar qualifications until we reach our goal and thereafter as needed to maintain our goal.

Goal 2

Provide mentoring and professional training to a minimum of one Social Equity participant and one Economic Empowerment Priority applicant to get them ready to run and own their own marijuana businesses. Each individual will work at the company (becoming a registered agent) and will be paid a wage like any other employee while learning all aspects of running the business. They will be mentored by the ownership to being able to make all required decisions to run their own businesses. As part of the program, the individuals will apply to the CCC for their own business licenses and receive guidance during the entire process.

Successful completion of the program will see the Social Equity and Economic Empowerment Priority applicant individuals funded 100% for land and operations to the point of getting their respective business licensed and up and running to be self-sufficient.

Budega will identify contact information of EEA and SE applicants using the CCC certified list. Budega majority owner will reach out to participants to offer and employment at the retail facility and the mentorship program.

Budega will also utilize online job boards listed below to identify Social Equity participant and one Economic Empowerment Priority applicants

- Online job boards
 - [Linkedin.com](https://www.linkedin.com)
 - [Ziprecruiter.com](https://www.ziprecruiter.com)
 - [Indeed.com](https://www.indeed.com)

MEASUREMENTS:

Goal 1

To ensure that Budega has fulfilled its commitment disproportionately impacted communities, we will review actual employment statistics at Budega within one year of being granted a provisional license to ensure we are achieving our goal of hiring at least 30% of candidates that live within disproportionately impacted areas.

Goal 2

At the end of year one of Budega receiving the provisional license the following three measurement metrics will be used in measuring the success of the program:

- Number of Host Community Agreements signed. A successful result would be one Host Community Agreement signed for a Social Equity Program participant as well as an Economic Empowerment Priority applicant.
- Number of marijuana license applications submitted to the CCC. A successful result would be one complete application submitted for a Social Equity Program participant as well as an Economic Empowerment Priority applicant.
- Number of provisional approved CCC applications. A successful result will be that Budega has helped one Social Equity and one Economic Empowerment individual to be granted their provisional approval from the CCC.

Thereafter we will annually review and make recommendations to the Board of Directors on ways to improve the plan at the end of each fiscal year (December 31).

AFFIRMATIONS:

- Budega acknowledges, is aware, and will adhere to, the requirements set forth in 935 CMR 500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every Marijuana Establishment; and
- Any actions taken, or programs instituted, will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

October 18, 2021

TO WHOM IT MAY CONCERN:

I hereby certify that according to the records of this office,

BUDEGA, INC

is a domestic corporation organized on **March 30, 2019**, under the General Laws of the Commonwealth of Massachusetts.

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



BUDEGA, INC
1686 MASSACHUSETTS AVE UNIT
CAMBRIDGE MA 02138-1868

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, BUDEGA, INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
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- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau

000026



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$250.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001376352

ARTICLE I

The exact name of the corporation is:

BUDEGA, INC

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

ENGAGING IN ANY LAW FULL BUSINESS

ARTICLE III

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		Num of Shares	Total Par Value	
CNP	\$0.00000	100,000	\$0.00	1,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

NONE

ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the *90th day* after the articles are received for filing.

Later Effective Date: Time:

ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Name: ARISH HALANI
No. and Street: 320 D STREET
UNIT 116
City or Town: BOSTON State: MA Zip: 02127 Country: USA

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	ARISH HALANI	320 D STREET, UNIT 116 BOSTON, MA 02127 USA
TREASURER	ARISH HALANI	320 D STREET, UNIT 116 BOSTON, MA 02127 USA
SECRETARY	ARISH HALANI	320 D STREET, UNIT 116 BOSTON, MA 02127 USA
DIRECTOR	ARISH HALANI	320 D STREET, UNIT 116 BOSTON, MA 02127 USA

d. The fiscal year end (i.e., tax year) of the corporation:
December

e. A brief description of the type of business in which the corporation intends to engage:

SALE OF PRODUCTS FROM BRICK AND MORTAR

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

No. and Street: 320 D STREET
UNIT 116
City or Town: SOUTH BOSTON State: MA Zip: 02127 Country: USA

g. Street address where the records of the corporation required to be kept in the Commonwealth are located (*post office boxes are not acceptable*):

No. and Street: 320 D STREET
UNIT 116
City or Town: SOUTH BOSTON State: MA Zip: 02127 Country: USA

which is

its principal office
 an office of its secretary/assistant secretary
 an office of its transfer agent
 its registered office

Signed this 1 Day of April, 2019 at 11:09:12 AM by the incorporator(s). (*If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.*)

ARISH HALANI

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

March 30, 2019 09:09 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



The Commonwealth of Massachusetts
William Francis Galvin

No Fee

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Statement of Change of Supplemental Information

(General Laws, Chapter 156D, Section 2.02 AND Section 8.45; 950 CMR 113.17)

1. Exact name of the corporation: BUDEGA, INC

2. Current registered office address:

Name: ARISH HALANI

No. and Street: 1 PARK LANE

UNIT 703

City or Town: BOSTON State: MA Zip: 02210 Country: USA

3. The following supplemental information has changed:

 Names and street addresses of the directors, president, treasurer, secretary

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	ARISH HALANI	1 PARK LANE, UNIT 703 BOSTON, MA 02210 USA
TREASURER	ARISH HALANI	1 PARK LANE, UNIT 703 BOSTON, MA 02210 USA
SECRETARY	ARISH HALANI	1 PARK LANE, UNIT 703 BOSTON, MA 02210 USA
DIRECTOR	RICARDO ACEVEDO	82 WHITE ST BOSTON, MA 02128 USA
DIRECTOR	ARISH HALANI	1 PARK LANE, UNIT 703 BOSTON, MA 02210 USA
DIRECTOR	SOHAIL HALANI	11018 ULLSWATER LN WINDERMERE, FL 34678 USA

 Fiscal year end:
 December

 Type of business in which the corporation intends to engage:

SALE OF PRODUCTS BRICK AND MORTAR

 Principal office address:

No. and Street: 1 PARK LANE

UNIT 703

City or Town: BOSTON State: MA Zip: 02210 Country: USA

 g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):

No. and Street: 1 PARK LANE

UNIT 703

City or Town: BOSTON

State: MA

Zip: 02210

Country: USA

which is

its principal office

an office of its transfer agent

an office of its secretary/assistant secretary

its registered office

**Signed by ARISH HALANI, its PRESIDENT
on this 20 Day of October, 2021**

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

October 20, 2021 08:59 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

BYLAWS
OF
BUDEGA, INC.

ARTICLE I
OFFICES

1. Principal Office. The principal office of the Corporation shall be located at such place as is designated by the Board of Directors of the Corporation (the “Board”).
2. Registered Office. The registered office of the Corporation required by law to be maintained in the Commonwealth of Massachusetts may be, but need not be, identical to the principal office of the Corporation.
3. Other Offices. The Corporation may have offices at such other places, either within or without the Commonwealth of Massachusetts, as the Board may from time to time determine or as the business of the Corporation may require.

ARTICLE II
SHAREHOLDERS' MEETINGS

1. Annual Meeting. The Corporation shall hold an annual meeting of shareholders at a time fixed by the Board of Directors (the “**Board**”). The purposes for which the annual meeting is to be held, in addition to those prescribed by the Corporation’s Articles of Organization, as from time to time amended (the “**Articles**”), shall be for electing directors and for such other purposes as shall be specified in the notice for the meeting, and only business within such purposes may be conducted at the meeting. In the event an annual meeting is not held at the time fixed in accordance with these Bylaws or the time for an annual meeting is not fixed in accordance with these Bylaws to be held within thirteen (13) months after the last annual meeting was held, the Corporation shall designate a special meeting held thereafter as a special meeting in lieu of the annual meeting, and the meeting shall have all of the effect of an annual . Any shareholder meetings for the election of Directors and for the transaction of such other business as may properly come before the meeting shall be held at such place, within the Commonwealth of Massachusetts,

on such date and at such time as the Board may by resolution provide. If a meeting of shareholders is not held as provided in this Section 1 of this Article I, any business, including the election of Directors, that might properly have been acted upon at such annual meeting may be acted upon at a special meeting in lieu of the annual meeting held pursuant to these Bylaws or held pursuant to a court order.

2. Special Meetings. Special meetings of the shareholders may be called at any time by the Board. Each special meeting shall be held at such place, within the Commonwealth of Massachusetts, as the Board may by resolution provide, or, if the Board fails to provide, then such meeting shall be held at the principal executive office of the Corporation, on such date and at such time as shall be fixed by the party calling the meeting.

3. Notice of Meeting. Except as may otherwise be required or prohibited by law, written notice stating the place, day, and hour of the meeting of shareholders and, in case of a special meeting of shareholders, the purpose or purposes for which the meeting is called, shall be delivered not less than ten (10) nor more than sixty (60) days before the date of the meeting either personally or by mail, by the Corporation by or at the direction of the officer or persons calling the meeting, to each shareholder of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the shareholder at his or its address as it appears on the stock transfer books of the Corporation, with first class postage thereon prepaid.

4. Waivers. Notwithstanding anything herein to the contrary, notice of a meeting of shareholders need not be given to any shareholder who waives notice of such meeting in accordance with Massachusetts law. Attendance by a shareholder at a meeting constitutes a waiver of notice of such meeting, unless at the beginning of the meeting the shareholder objects to holding the meeting or the transaction of business at the meeting, or objects to considering a matter not within the purpose or purposes described in the meeting notice before such matter is voted on.

5. Voting Group. Voting group means all shares of one or more classes or series that are entitled to vote and be counted together collectively on a matter at a meeting of shareholders. All shares entitled to vote generally on the matter are for that purpose a separate voting group. Currently, all shareholders are in one voting group and entitled to vote on all matters as set forth herein. Any revisions to that

voting group, or in the event of a creation of a new voting group, will be by Amendment to these Bylaws.

6. Quorum. The presence, in person or by proxy, of a fifty-one percent (51%) of the votes entitled to be cast on the matter by the voting group shall constitute a quorum of that voting group. Once a share is represented for any purpose at a meeting, other than solely to object to holding the meeting or to transacting business at the meeting, it is deemed present for quorum purposes for the remainder of the meeting and for any adjournment of the meeting unless a new record date is or must be set for the adjourned meeting.

7. Vote Required for Action. If a quorum exists, action on a matter (other than the election of directors and specific topics identified herein) by a voting group is approved if the votes cast within the voting group favoring the action is fifty-one percent (51%) or greater. Notwithstanding the foregoing, the Corporation shall not (a) engage in or amend, modify or extend any transaction, arrangement or relationship, or any series of similar transactions, arrangements or relationships, in which any person who is or was an executive officer, director or nominee for director of the Corporation, any shareholder with the Corporation, any family Member of any such person, or any entity under common control of any such Person (a “Related Party Transaction”) or (b) take or approve any actions that may result in the dilution or potential dilution of Ricardo Acevedo’s interest in the Corporation, unless Ricardo Acevedo has consented in writing to such action, , such consent not be unreasonably withheld or delayed.

8. Voting of Shares. Unless the Articles of Organization, any designation of a class or series of capital stock of the Corporation, or Massachusetts law provides otherwise, each outstanding share having voting rights shall be entitled to one vote on each matter submitted to a vote at a meeting of shareholders. Voting on all matters shall be by voice vote or by show of hands unless any qualified voter, prior to the voting on any matter, demands vote by ballot, in which case each ballot shall state the name of the shareholder voting and the number of shares voted by him, and if the ballot be cast by proxy, it shall also state the name of the proxy.

9. Proxies. A shareholder entitled to vote may vote in person or by proxy pursuant to an appointment of proxy executed in writing and delivered by electronic transmission or by any other method permitted by Massachusetts law. An appointment of proxy shall be valid for only one meeting to be specified therein, and any adjournments of such meeting, but shall not be valid for more than eleven (11) months unless expressly provided therein. If the validity of any appointment of proxy

s questioned, it must be submitted to the secretary of the meeting of shareholders for examination or to a proxy officer or committee appointed by the person presiding at the meeting. The secretary of the meeting or, if appointed, the proxy officer or committee shall determine the validity or invalidity of any appointment of proxy submitted, and reference by the secretary in the minutes of the meeting to the regularity of an appointment of proxy shall be received as prima facie evidence of the facts stated for the purpose of establishing the presence of a quorum at the meeting and for all other purposes.

10. Presiding Officer. The Chief Executive Officer shall serve as the chairman of every meeting of shareholders unless another person is elected by shareholders to serve as chairman at the meeting. The chairman shall appoint any persons he deems necessary to assist with the meeting.

11. Adjournments. Whether or not a quorum is present to organize a meeting, any meeting of shareholders (including an adjourned meeting) may be adjourned by the holders of a majority of the voting power represented at the meeting to reconvene at a specific time and place, but no later than 120 days after the date fixed for the original meeting unless the requirements of these by-laws and Massachusetts law concerning the selection of a new record date have been met. At any reconvened meeting within that time period, any business may be transacted that could have been transacted at the meeting that was adjourned. If notice of the adjourned meeting was properly given, it shall not be necessary to give any notice of the reconvened meeting or of the business to be transacted, if the date, time and place of the reconvened meeting are announced at the meeting that was adjourned and before adjournment; provided, however, that if a new record date is or must be fixed, notice of the reconvened meeting must be given to persons who are shareholders as of the new record date.

12. Fixing of Record Date with Regard to Shareholder Action. For the purpose of determining shareholders entitled to notice of a shareholders' meeting, to demand a special meeting, to vote, or to take any other action, the Board may fix a future date as the record date, which date shall be not more than seventy (70) days and, in case of a meeting of shareholders, not less than ten (10) days prior to the date on which the particular action, requiring a determination of shareholders, is to be taken. A determination of shareholders entitled to notice of or to vote at a shareholders' meeting is effective for any adjournment of the meeting unless the Board fixes a new record date, which it must do if the meeting is adjourned to a date more than 120 days after the date fixed for the original meeting. If no record date is

fixed by the Board, the record date shall be determined in accordance with the provisions of the Massachusetts General Corporation Act, Mass. G. L. Ch. 156D.

13. Action without Meeting. Any action required or permitted by this chapter to be taken at a shareholders' meeting may be taken without a meeting if the action is taken either: (1) by all shareholders entitled to vote on the action; or (2) to the extent permitted by the articles of organization, by shareholders having not less than the minimum number of votes necessary to take the action at a meeting at which all shareholders entitled to vote on the action are present and voting' provided such an action shall be effective if and only if notice of such consents after it is executed by holders of the required number of votes. The action shall be effective if and only if the written consents: (a) are signed by shareholders having the requisite votes, (b) are evidenced by 1 or more written consents that describe the action taken, (c) bear the date of the signatures of such shareholders, and (d) are delivered to all shareholders and to the Corporation for inclusion with the records of meetings within 5 days of the earliest dated consent delivered to the Corporation as required by this section.

ARTICLE III DIRECTORS

1. Number, Election and Term of Office.

(A) Number of Directors. The business and affairs of the Corporation shall be managed and controlled by or under the authority of its Board. In addition to the powers and authority expressly conferred upon it by these Bylaws and the Articles of Organization, the Board may exercise all such lawful acts and things as are not prohibited by law, by the Articles of Organization, or by these Bylaws directed or required to be exercised or done by the shareholders. The Corporation will have three (3) directors, which initially shall be Arish Halani, Sohail Halani, and Ricardo Acevedo each of whom will be directors until they resign, and new directors, if any, shall be designated by the resigning director (or his personal representative, as applicable) , with such director to serve a term of three (3) years.

2. Resignations. Any director of the Corporation may resign at any time by giving written notice thereof to the Board, the Chairman, or the Corporation. Such resignation shall take effect at the time the notice is delivered unless the notice specifies a later effective date; and, unless otherwise specified with respect thereto, the acceptance of such resignation shall not be necessary to make it effective.

3. Replacement of Certain Directors. At any shareholders' meeting with respect to which notice of such purpose has been given, the entire Board or any individual director other than Arish Halani, Sohail Halani, and Ricardo Acevedo may be removed, with or without cause, by the affirmative vote of the holders of fifty-one percent (51%) of the voting power of the outstanding capital stock of the Corporation. Removal action may be taken at any shareholders' meeting with respect to which notice of such purpose has been given.

4. Vacancies.

(A) Director Elected by All Shareholders. Any vacancy occurring in the Board shall be filled with the nominee of the Director who previously held that position.

(B) Term of New Director. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

5. Place of Meeting. Meetings of the Board or of any committee thereof may be held either within or without the Commonwealth of Massachusetts.

6. Regular Meetings. The Board may, by resolution adopted by vote of a majority of the whole Board, from time to time, appoint the time and place for holding regular meetings of the Board, if deemed advisable by the Board; and such regular meetings shall, thereupon, be held at the time and place so appointed, without the giving of any notice with regard thereto. In case the day appointed for the regular meeting shall fall on a legal holiday, such meeting shall be held on the next following business day, at the regular appointed hour.

7. Special Meetings. Special meetings of the Board shall be held whenever called by the Chairman or Secretary-Treasurer. Notice of any such meeting shall be mailed to each director, addressed to him at his residence or usual place of business, not later than three (3) days before the day on which the meeting is to be held, or shall be sent to him or her by statutory overnight delivery or certified mail.

8. Quorum and Manner of Acting. At least two members of the Board must be present to constitute a quorum of the Board. Related-Party Transactions and any

actions of the Corporation that may result in the dilution or potential dilution of Ricardo Acevedo's interest in the Corporation, may be approved or taken only if Ricardo Acevedo has consented in writing to such action, such consent not be unreasonably withheld or delayed.

9. Participation by Conference Telephone. Any or all directors may participate in a meeting of the Board or of a committee of the Board through the use of any means of communication by which all directors participating may simultaneously hear each other during the meeting. A director participating in a meeting by this means is deemed to be present in person at the meeting.

10. Action by Directors Without a Meeting. Unless the Articles of Organization or these Bylaws provide otherwise, any action required or permitted to be taken at any meeting of the Board or any action that may be taken at a meeting of a committee of the Board may be taken without a meeting if the action is taken by all the members of the Board (or of the committee as the case may be). The action must be evidenced by one or more written consents describing the action taken, signed by each director (or each director serving on the committee, as the case may be), and delivered to the Corporation for inclusion in the minutes or filing with the corporate records.

ARTICLE IV OFFICERS AND AGENTS; POWERS AND DUTIES

1. Officers. The Board shall elect a Chairman (who shall be a director), a President, a Secretary, and a Treasurer. One Director may hold up to two offices. The Board may also elect one or more Vice Chairmen, one or more Vice Presidents (one or more of whom may be designated an Executive Vice President and one or more of whom may be designated a Senior Vice President and one or more of whom may be designated a Group Vice President), a Controller, and such other officers and agents of the Corporation as from time to time may appear to be necessary or advisable in the conduct of the affairs of the Corporation.

2. Term of Office. The Controller, Treasurer and Secretary (each a "Senior Officer") shall be elected at the organization meeting of the Board in each year, and all other officers shall be elected at the organization meeting of the Board in each year or appointed by the Chief Executive Officer (each, if so appointed by the Chief Executive Officer, a "CEO Appointed Officer") and, subject to the provisions of Section 3 of this Article IV, each officer shall serve at the pleasure of the Board or until his earlier resignation, , or death.

3. Removal of Officers. Any officer may be removed at any time, either with or without cause, by the Board at any meeting, and any any CEO Appointed Officer, appointed by the Chief Executive Officer, may be removed at any time, either with or without cause, by the Chief Executive Officer, except for such individuals who are also Senior Officers. .

4. Vacancies. If any vacancy occurs in any office, the Board may elect a successor to fill such vacancy for the remainder of the term. If a vacancy occurs in any CEO Appointed Office, the Chief Executive Officer may appoint a successor to fill such vacancy for the remainder of the term.

5. Chief Executive Officer. The Chief Executive Officer shall, under the direction of the Board, have general direction of the Corporation's business, policies and affairs. He shall preside, when present, at all meetings of the shareholders and, in the absence of the Chairman of the Executive Committee, at all meetings of the Executive Committee. He, the Vice Chairmen, the President and the Chief Operating Officer shall each have general power to execute bonds, deeds and contracts in the name of the Corporation and to affix the corporate seal; to sign stock certificates; and to remove or suspend such employees or agents as shall not have been appointed by the Board. In the absence or disability of the Chief Executive Officer, his duties shall be performed and his powers may be exercised by the Chief Operating Officer or by such other officer as shall be designated by the Board.

6. Chief Operating Officer. The Chief Operating Officer shall, under the direction of the Chief Executive Officer, have direct superintendence of the Corporation's business, policies, properties and affairs. He shall have such further powers and duties as from time to time may be conferred upon, or assigned to, him by the Board or the Chief Executive Officer. In the absence or disability of the Chief Executive Officer, the Chief Operating Officer shall perform his duties and may exercise his powers.

7. Chairman. The Chairman shall preside, when present, at all meetings of the Board and shall have such other powers and duties as from time to time may be conferred upon or assigned to him by the Board or the Chief Executive Officer (if the Chairman is not the Chief Executive Officer).

8. Vice Chairmen. Each of the several Vice Chairmen shall have such powers and duties as from time to time may be conferred upon or assigned to him by

the Board or the Chief Executive Officer (if such Vice Chairman is not the Chief Executive Officer).

9. Secretary. The Secretary shall attend to the giving of notice of all meetings of shareholders and of the Board and shall keep and attest true records of all proceedings thereat. The Secretary may be a non-shareholder. He shall have the responsibility of authenticating records of the Corporation. He shall have charge of the corporate seal and have authority to attest any and all instruments or writings to which the same may be affixed. He shall keep and account for all books, documents, papers and records of the Corporation, except those which are hereinafter directed to be in the charge of the Treasurer or the Controller. He shall have authority to sign stock certificates and shall generally perform all the duties usually appertaining to the office of secretary of a corporation. In the absence of the Secretary, an Assistant Secretary or Secretary pro tempore shall perform his duties.

10. Treasurer. The Treasurer shall have the care and custody of all moneys, funds and securities of the Corporation and shall deposit or cause to be deposited all funds of the Corporation in and with such depositories as shall, from time to time, be designated by the Board or by such officers of the Corporation as may be authorized by the Board to make such designation. He shall have power to sign stock certificates; to endorse for deposit or collection, or otherwise, all checks, drafts, notes, bills of exchange or other commercial paper payable to the Corporation; and to give proper receipts or discharges therefor.

11. Attorneys. The Board may, from time to time, appoint one or more attorneys-in-fact to act for and in representation of the Corporation, either generally or specially, judicially or extra-judicially, and may delegate to any such attorney or attorneys-in-fact all or any powers which, in the judgment of the Board, may be necessary, advisable, convenient or suitable for exercise in any country or jurisdiction in the administration or management of the business of the Corporation, or the defense or enforcement of its rights, even though such powers be herein provided or directed to be exercised by a designated officer of the Corporation, or by the Board. The act of the Board in conferring any such powers upon, or delegating the same to, any attorney-in-fact shall be conclusive evidence in favor of any third person of the right of the Board so to confer or delegate such powers; and the exercise by any attorney-in-fact of any powers so conferred or delegated shall in all respects be binding upon the Corporation.

12. Additional Powers and Duties. In addition to the foregoing especially enumerated duties and powers, the several officers of the Corporation shall perform such other duties and exercise such further powers as may be provided by these Bylaws or as the Board may, from time to time, determine, or as may be assigned to them by any competent superior officer. For clarification, no officer may engage in or authorize any Related-Party Transactions and/or further any actions of the Corporation that may result in the dilution or potential dilution of Ricardo Acevedo's interest in the Corporation, unless Ricardo Acevedo has consented in writing to such action, such consent not be unreasonably withheld or delayed.

ARTICLE IV MISCELLANEOUS

1. Inspection of Books and Records. The Board shall have power to determine which accounts, books and records of the Corporation shall be opened to the inspection of shareholders, except those as may by law specifically be made open to inspection, and shall have power to fix reasonable rules and regulations not in conflict with the applicable law for the inspection of accounts, books and records which by law or by determination of the Board shall be open to inspection.

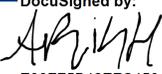
2. Fiscal Year. The fiscal year of the Corporation shall end on December 31.

ARTICLE V AMENDMENTS

Subject to the provisions of Massachusetts Law, the Board shall have the power to alter, amend or repeal these Bylaws or to adopt new bylaws, but any bylaws adopted by the Board may be altered, amended or repealed, and new bylaws adopted, by the shareholders. The shareholders may prescribe that any bylaw or bylaws adopted by them shall not be altered, amended or repealed by the Board. Action by the directors with respect to the Bylaws shall be taken by an affirmative vote of a majority of all of the directors then in office. Except as provided in the Articles of Organization, action by the shareholders with respect to the Bylaws shall be taken by an affirmative vote of the holders of a majority of the voting power of the outstanding capital stock of the Corporation.

The undersigned hereby certifies that the foregoing is a true and complete copy of the Bylaws of the said Corporation, as at present in full force and effect.

Witness the hand of the undersigned and the seal of the said Corporation effective this 2nd day of February 2022

DocuSigned by:

E98FF5B42EFC450...

NAME: Arish Halani
TITLE: Director

DocuSigned by:

2665E0B114D142D...

NAME: Ricardo Acevedo
TITLE: Director

DocuSigned by:

3C41B9E7564E491...

NAME: Sohail Halani
TITLE: Director

Massachusetts Business Information (Department of Unemployment Assistance - Good Standing Attestation)

This attestation is in regards to the request of the certificate of good standing from the Department of Unemployment Assistance

The applicant cannot register with the Department of Unemployment Assistance because the establishment currently does not have any employees.

X 

Arish Halani

President of Budega, Inc.

3-1-22

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EXECUTIVE SUMMARY

Budega, Inc. is an adult-use cannabis company that holds itself to a higher standard. As pioneers in an emerging industry in Massachusetts, we believe it is our duty to set an example as to how business should be conducted in the Commonwealth.

Our mission is to be a stable, profitable and premiere recreational dispensary to dispense recreational marijuana and marijuana infused products in the Commonwealth of Massachusetts. All of the products offered and sold will be sourced from marijuana cultivators and processors who ensure that we have the ability to offer high-quality, organic cannabis products. We are committed to being the leader in quality, compliance, innovation, cutting edge research, social responsibility and education, and we will work tirelessly to exceed expectations of customers, and regulators. We pride ourselves in transparency for all those who wish to observe - local leaders, law enforcement, and all those that advocate for creating safe, cost effective marijuana products.

We seek to lead through excellence in operational protocol, security, compliance, and education

Company Values

- We care about our customers' unique, individual needs.
- We provide an approachable and trusted cannabis experience.
- We deliver unrivaled quality, consistency and meticulously curated products.

License Type

Budega is applying for a Certificate of Registration from the Massachusetts Cannabis Control Commission (the “**Commission**”) to operate a Marijuana Establishment (“ME”) Retailer license in Cambridge, Massachusetts.

Product

Budega will sell a variety of product offerings that will be fully compliant with the guidelines and regulations set out by the Cannabis Control Commission.

Budega will offer, but will not be limited to:

1. Sativa, indica, and hybrid cannabis flower
2. Pre-dosed oil vaporizers
3. Sublingual tablets
4. Topical salves, creams, and lotions
5. Concentrates
6. Food and beverages
7. Tinctures
8. Sprays
9. Patches

10. Capsules

Customers

Budega's target customers include adults 21 years of age and older. Budega anticipates that most of its customers will live or work in Cambridge and the local porter square community

Goals

Budega's goals include:

- Hire Cambridge Residents, with a goal of hiring 51% of its staff being Cambridge
- Cambridge Residents;
- Hire minorities, women, military veterans, people with disabilities and/or individuals with prior marijuana related convictions, with a goal of 51% of its staff being minorities, women, military veterans, people with disabilities and/or individuals with a prior marijuana related conviction;
- Work with local work-force organizations and programs in an effort to inform the community and to help the aforementioned groups of people who have acquired or can acquire the appropriate training, skills and work experience to work for Budega;
- Empower individuals who have been disproportionately impacted and systematically oppressed, through recruiting, training, educating and providing a solid foundation for growth and upward mobility for years to come;
- Pay a living wage and provide a robust benefits package to all employees;
- Make every effort in a legal and non-discriminatory manner to give priority to woman-owned, minority-owned and local businesses, suppliers, architects, engineers, contractors, builders and vendors in the provision of goods and services called construction, maintenance and continued operations; and
- Reserve a percentage of shelf space for products grown and/or produced by economic empowerment applicants, social equity applicants, minority-owned businesses and cannabis businesses owned by Cambridge residents.

Budega is committed to mitigate any adverse community impacts of the Cannabis Business and to protect the security and health of the people of Cambridge. Budega has detailed plans around ensuring operational success through hiring initiatives, location, interior/exterior design and commitment to the Porter Square Neighborhood, Agassi-Baldwin Neighborhood and the immediate surrounding neighborhood of the CRS, as well as Cambridge as a whole.

In addition, Budega will work with the Department of Public Health, Cambridge Public Schools, Cambridge Police Department and other municipal departments, to create and distribute educational materials to consumers, students and residents.

COMPANY DESCRIPTION

Budega is a Massachusetts domestic for-profit corporation interested in applying for a Certificate of Registration from the Massachusetts Cannabis Control Commission (the “**Commission**”) to operate a ME in the Commonwealth.

Budega will file, in a form and manner specified by the Commission, an application for licensure as a ME consisting of three packets: An Application of Intent packet; a Background Check packet; and a Management and Operations Profile packet.

Operations

Budega will be located at 1686 Massachusetts Ave Cambridge, MA 02138

The facility is well positioned and matches the ideal picture of an adult use marijuana dispensary. Before taking over the facility, it was used as a large retail outlet and remains in good condition.

The facility encompasses a total of 2,200 square feet over two (2) floors.

Budega will establish inventory controls and procedures for reviewing comprehensive inventories of marijuana products in the process of cultivation and finished, stored marijuana; conduct a monthly inventory of marijuana; conduct a comprehensive annual inventory at least once every year after the date of the previous comprehensive inventory; and promptly transcribe inventories if taken by use of an oral recording device.

Budega will tag and track all marijuana seeds, clones, plants, and marijuana products using a seed-to-sale methodology in a form and manner approved by the Commission.

No marijuana product, including marijuana, will be sold or otherwise marketed that is not tested by Independent Testing Laboratories, except as allowed under 935 CMR 500.000.

Budega will maintain records which will be available for inspection by the Commission upon request. The records will be maintained in accordance with generally accepted accounting principles. Records will be maintained for at least 12 months.

Budega will obtain and maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, except as provided in 935 CMR 500.105(10)(b) or otherwise approved by the Commission. The deductible for each policy will be no higher than \$5,000 per occurrence.

Budega will provide adequate lighting, ventilation, temperature, humidity, space, and equipment, in accordance with applicable provisions of 935 CMR 500.105 and 500.110.

All recyclables and waste, including organic waste composed of or containing finished marijuana and marijuana products, will be stored, secured, and managed in accordance with applicable state

and local statutes, ordinances, and regulations. Organic material, recyclable material, solid waste, and liquid waste containing marijuana or by-products of marijuana processing will be disposed of in compliance with all applicable state and federal requirements.

Budega will demonstrate consideration of the factors for Energy Efficiency and Conservation outlined in 935 CMR 500.105(15) as part of its operating plan and application for licensure.

Prior to commencing operations, Budega will provide proof of having obtained a surety bond in an amount equal to its licensure fee payable to the Marijuana Regulation Fund. The bond will ensure payment of the cost incurred for the destruction of cannabis goods necessitated by a violation of St. 2016, c. 334, as amended by St. 2017, c. 55 or 935 CMR 500.000 or the cessation of operation of Budega.

Budega and Budega agents will comply with all local rules, regulations, ordinances, and bylaws.

Security

Budega will contract with a professional security and alarm company to design, implement, and monitor a comprehensive security plan to ensure that the facility is a safe and secure environment for employees and the local community.

Budega's state-of-the-art security system will consist of perimeter windows, as well as duress, panic, and holdup alarms connected to local law enforcement for efficient notification and response in the event of a security threat. The system will also include a failure notification system that will immediately alert the executive management team if a system failure occurs.

A redundant alarm system will be installed to ensure that active alarms remain operational if the primary system is compromised.

Interior and exterior HD video surveillance of all areas that contain marijuana, entrances, exits, and parking lots will be operational 24/7 and available to the Boston Police Department. These surveillance cameras will remain operational even in the event of a power outage.

The exterior of the dispensary and surrounding area will be sufficiently lit, and foliage will be minimized to ensure clear visibility of the area at all times.

Only Budega's registered agents and other authorized visitors (e.g. contractors, vendors) will be allowed access to the facility, and a visitor log will be maintained in perpetuity.

All agents and visitors will be required to visibly display an ID badge, and Budega will maintain a current list of individuals with access.

On-site consumption of marijuana by Budega's employees and visitors will be prohibited. Budega will have security personnel on-site during business hours.

Zoning

Budega will remain compliant at all times with the local zoning requirements set forth in the City of Boston's Zoning Code. In accordance with the Cambridge Zoning Code, Budega's proposed Cannabis Establishment is a conditional use allowed by Zoning Board of Appeal approval in the Porter Square area.

In compliance with 935 CMR 500.110(3), the property is not located within 500 feet of an existing public or private school providing education to children in kindergarten or grades 1 through 12.

As required by Cambridge Zoning Code, Budega has obtain conditional approval from the Cambridge Zoning board and will be filing for a building permit and a for a provisional license to the CCC.

Budega will apply for any other local permits required to operate a Cannabis Establishment at the proposed location, including any that may be promulgated by the Boston Public Health Commission and/or License Commission.

Budega has already attended several meetings with various municipal officials and boards to discuss Budega's plans for a proposed facility and has executed a Host Community Agreement with the City of Boston. Budega will continue to work cooperatively with various municipal departments, boards, and officials to ensure that Budega's facility remains compliant with all local laws, regulations, rules, and codes with respect to design, construction, operation, and security.

Budega has also retained the Walter Sullivan to assist with ongoing compliance with local zoning requirements.

MARKET RESEARCH

Budega's proposed location is located in the City of Cambridge's Porter Square Community, which is located in close proximity to the Harvard square neighborhood. Budega is also located in close proximity to the city of Boston and City of Somerville.

Customers

In Massachusetts, sales are expected to increase from \$106 million in 2017 to \$457 million in 2018, and eventually to \$1.4 billion in 2025, according to New Frontier Data.

Competitors

Budega's competitors include other potential dispensaries in the City of Boston, Somerville, and Cambridge.

Competitive Advantage

Budega's competitive advantages over its competition will include its focus on effect-based products and a comprehensive customer education process to ensure that new clientele receive a wide breadth of information about their choices in strain selection; product selection; method of consumption; and other relevant information.

Budega will seek to offer customers a best-in-class retail experience that demonstrates excellence in operational efficiency, employee knowledge, product selection and offerings; consistency and quality of product; and proximity to locations where they live and work.

Regulations

Budega is a Marijuana Establishment, consistent with the objectives of St. 2016, c. 334, as amended by St. 2017, c. 55 and 935 CMR 500.000.

Budega will be registered to do business in the Commonwealth as a domestic business corporation or another domestic business entity. Budega will maintain the corporation in good standing with the Massachusetts Secretary of the Commonwealth and the Department of Revenue.

Budega will apply for all state and local permits and approvals required to renovate and operate the facility.

Budega will also work cooperatively with various municipal departments to ensure that the proposed facility complies with all state and local codes, rules and regulations with respect to design, renovation, operation, and security.

PRODUCT / SERVICE

Dispensing Procedures

In accordance with 935 CMR 500.140(3), access to Budega's facility is limited to individuals 21 years of age and older. Upon a customer's entry into the Budega premises, an Budega agent will immediately inspect the customer's proof of identification and determine the individual's age. An individual will not be admitted to the premises unless the retailer has verified that the individual is 21 years of age or older by an individual's proof of identification. At the door, a designated staff member will collect valid customer identification and confirm a minimum age of 21 years old, failing the confirmation of 21 years of age or older, an individual will be prohibited from entering the premises.

Once inside the retail area, customers will enter a queue to obtain individualized service where they may select any of the products available to them with the help of an Budega agent. Upon checkout, customers will be required to confirm their identities and age a second time. Check out also activates the seed-to-sale tracking system that is compliant with 935 CMR 500.105(8).

Per M.G.L. c. 94G § 7, sales are limited to one ounce of marijuana flower or five grams of marijuana concentrate per transaction. All required taxes will be collected at the point of sale.

Once a customer has selected a product for purchase, an Budega agent will collect the chosen items from the designated product storage area. An Budega agent will then scan each product barcode into the point of sale system. In the event of a flower sale, staff will weigh the chosen amount of flower and then place it in a tamper-resistant/child-resistant, resealable package that is compliant with 935 CMR 500.105(5). An Budega agent will affix a label, as generated by the point of sale system, indicating the date, strain name, cannabinoid profile, and all applicable warnings detailed in 935 CMR 500.105.

In the event an Budega agent determines an individual would place themselves or the public at risk, the agent will refuse to sell any marijuana products to the consumer. Budega will use the point of sale security system to accept payment and complete sales. The system can back up and securely cache each sale for inspection.

Pursuant to 935 CMR 500.140(6)(d), Budega will conduct a monthly analysis of its equipment and sales data to determine that no software has been installed that could be utilized to manipulate or alter sales data and that no other methodology has been employed to manipulate or alter sales data. If any such malware is found, Budega will immediately report the occurrence to the Commission and assist in any subsequent investigation into the matter. Budega will maintain a record of the monthly analyses and will make it available for inspection by the Commission upon request. Further, Budega will cooperate with the Commission and the Department of Revenue to ensure compliance with any and all taxes in accordance with the laws of the Commonwealth and 935 CMR 500.000.

Budega places a premium on cleanliness, hygiene, and proper product storage to achieve and maintain successful operation of the business. In addition to regularly sanitizing surfaces with

products kept separately and away from marijuana products, Budega staff will ensure personal hygiene including washing hands throughout the day and before handling or dispensing any marijuana products. All products available for sale and consumption will be tested for impurities and subjected to Budega's policies governing quality control per 935 CMR 500.105.

In compliance with 935 CMR 5001.140(8), Budega will provide educational materials designed to help consumers make informed marijuana product purchases. Budega's educational materials will describe the varying types of products available at Budega, as well as the types and methods of consumption. The materials will offer education on cannabis titration: the method of using the smallest amount of a given marijuana product necessary to bring about the desired effect. Additional topics discussed in consumer materials will include potency; proper dosing; the delayed effects of edible marijuana products; and substance abuse and related treatment programs, marijuana tolerance, dependence, and withdrawal.

Pricing Structure

Budega's pricing structure will vary based on market conditions. Budega plans to sell products of superior quality and will price its products accordingly.

Customer Education

FIRST VISIT: Customers visiting the facility for the first time will go through an intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects. All customers will be required to review and sign a community norms agreement, in which they certify that they understand that the ability to utilize an Budega store is contingent on respect for the surrounding neighborhood. Public consumption, diversion, queuing, loitering, and other behaviors are not tolerated and practicing them will eliminate the opportunity for future store visits.

VISUAL MATERIALS: Flyers, pamphlets, and other materials will be available in the entry vestibule as well as throughout the dispensary floor. There will also be signage proximate to point-of-sale terminals reminding customers about the consequences of product diversion.

AUDITORY REMINDERS: In a friendly, approachable manner, customer service representatives will educate customers at the point of sale about how to safely store, consume, and transport their product.

TAKEAWAY MATERIALS: Product safety guides and general informational material will be placed in each and every bag to ensure customers have access to safety materials when they intend to utilize the product.

MARKETING & SALES

Growth Strategy

Budega's plan to grow the company includes:

1. Strong and consistent branding;
2. Intelligent, targeted, and compliant marketing programs;
3. A compelling loyalty program;
4. An exemplary customer in-store experience;
5. A caring and thoughtful staff made of consummate professionals; and
6. Company ethos that results in comprehensive social justice initiatives

Budega plans to seek additional, appropriate locations in the surrounding area to expand business and reach an increased number of customers in the future.

Communication

Budega will engage in reasonable marketing, advertising, and branding practices that do not jeopardize the public health, welfare, or safety of the general public, or promote the diversion of marijuana or marijuana use in individuals younger than 21 years old. Any such marketing, advertising, and branding created for viewing by the public will include the statement: "Please Consume Responsibly," in a conspicuous manner on the face of the advertisement and will include a minimum of two of the warnings, located at 935 CMR 500.105(4)(a), in their entirety in a conspicuous manner on the advertisement.

All marketing, advertising, and branding produced by or on behalf of Budega will include the following warning, including capitalization, in accordance with M.G.L. c. 94G, § 4(a1/2)(xxvi): "This product has not been analyzed or approved by the Food and Drug Administration (FDA). There is limited information on the side effects of using this product, and there may be associated health risks. Marijuana use during pregnancy and breast-feeding may pose potential harms. It is against the law to drive or operate machinery when under the influence of this product. KEEP THIS PRODUCT AWAY FROM CHILDREN. There may be health risks associated with consumption of this product. Marijuana can impair concentration, coordination, and judgment. The impairment effects of edible marijuana may be delayed by two hours or more. In case of accidental ingestion, contact poison control hotline 1-800-222-1222 or 9-1-1. This product may be illegal outside of MA."

Budega will communicate with customers through:

1. A company run website;
2. A company blog;
3. Popular cannabis discover networks such as WeedMaps and Leafly;
4. Popular social media platforms such as Instagram, Facebook, Twitter, and SnapChat;
5. Opt-in direct communications; and
6. Through in-store signage

Budega will provide a catalogue and a printed list of the prices and strains of marijuana available to consumers and will post the same catalogue and list on its website and in the retail store.

Sales

Budega will sell its product and service by engaging customers with knowledgeable in-store 11 personnel.

Budega will seek events where 85% or more of the audience is reasonably expected to be 21 years of age or older, as determined by reliable, current audience composition data. At these events, Budega will market its products and services to reach a wide range of qualified consumers.

Budega will ensure that all marijuana products that are provided for sale to consumers are sold in tamper or child-resistant packaging. Packaging for marijuana products sold or displayed for consumers, including any label or imprint affixed to any packaging containing marijuana products or any exit packages, will not be attractive to minors.

Packaging for marijuana products sold or displayed for consumers in multiple servings will allow a consumer to easily perform the division into single servings and include the following statement on the exterior of the package in a printed font that is no smaller than ten-point Times New Roman, Helvetica, or Arial, including capitalization: "INCLUDES MULTIPLE SERVINGS." Budega will not sell multiple serving beverages and each single serving of an edible marijuana product contained in a multiple-serving package will be marked, stamped, or otherwise imprinted with the symbol issued by the Commission under 935 CMR 500.105(5) that indicates that the single serving is a marijuana product. At no point will an individual serving size of any marijuana product contain more than five (5) milligrams of delta-nine tetrahydrocannabinol.

Logo

Budega has developed a logo to be used in labeling, signage, and other materials such as letterhead and distributed materials.

The logo is discreet, unassuming, and does not use medical symbols, images of marijuana, related paraphernalia, or colloquial references to cannabis or marijuana.

FINANCIAL PROJECTIONS

Revenue	2022	2023	2024
Gross sales	3,000,000	6,000,000	6,000,000
(Less sales returns and allowances)	-	-	-
Net Sales	3,000,000	6,000,000	6,000,000

Cost of Goods Sold			
Goods purchased	1,500,000	3,000,000	3,000,000
Gross Profit (Loss)	1,500,000	3,000,000	3,000,000

Expenses			
Printed Materials	4,900	3,600	3,600
Advertising, Promotions & Marketing	117,500	75,000	75,000
Construction Management Costs	36,500	-	-
General Manager Salary	100,375	109,500	109,500
Assistant General Manager Salary	49,275	65,700	65,700
Retail Employee Wages	400,288	501,262	501,262
Security Staff Wages	93,761	122,611	122,611
Employee Benefits	31,400	39,400	39,400
Rent	35,000	107,100	110,313
Insurance	34,000	35,500	35,500
Banking and Cash Handling	20,400	22,000	18,000
Utilities	9,000	-	-
Office Expenses	5,000	-	-
Software Expenses	10,500	-	-
Telephone Expenses	1,200	1,200	1,200
Legal	7,000	4,000	4,000
Licenses & Fees	17,500	10,000	10,000
Charitable Contributions	50,000	50,000	50,000
Traffic Related Expenses	18,000	-	-
Buffer Funds (Unexpected Expenses)	60,000	40,000	30,000
Total Operating Expenses	1,101,599	1,186,873	1,176,086
	398,401	1,813,127	1,823,914
Non-operating revenues, expenses, gains, losses	-	-	-
(Less interest expense)	-	-	-
Income Before Taxes	398,401	1,813,127	1,823,914
(Less income tax expense)	450,000	900,000	900,000
Net Income	(51,599)	913,127	923,914

Plan For Obtaining Liability Insurance

Budega, Inc. (“Budega”) plans to contract with Evanston Insurance Company to maintain insurance coverage that meets the following guidelines:

An insurance policy at its sole cost and expense designating the City of Cambridge as an additional named insured under its combined single limit bodily injury and property damage policy in the amount of one million dollars per occurrence (\$1,000,000.00/occurrence) and three million dollars in the aggregate (\$3,000,000.00/aggregate), insuring the City of Cambridge against any liability, loss or damage that might result to the City of Cambridge as a result of the activities permitted under its Host Community Agreement. All insurance carriers shall carry an A.M. Best rating of “A-” or better. Each policy shall provide for a 30-day notice of cancellation or non-renewal clause, which clause shall also be indicated on each Certificate of Insurance.

Product liability coverage for no less than \$1,000,000 per occurrence & \$2,000,000 in aggregate annually.

The statutory limits of workers’ compensation and employers’ liability insurance in amounts adequate to satisfy the umbrella underlying requirements.

Umbrella liability coverage in an amount not less than \$10,000,000 per occurrence. Umbrella liability coverage is to be in excess of the general liability and employers’ liability requirements outlined above and such requirement shall be subject to reasonable modification based on market changes and insurance coverage standards generally applicable to commercial real estate similar in type, use and location as the Premises. Such insurance shall name the City as an additional named insured.

The insurance policy shall be maintained as long as the Host Community Agreement is in effect. Budega shall provide a certificate of insurance annually to the City and shall provide a copy of its insurance policy as requested by the City. The Applicant shall provide thirty (30) days’ prior written notice to the City of lapse or cancellation of such policy.

The deductible for each policy will be no higher than \$5,000 per occurrence.

Budega will keep reports documenting compliance with 935 CMR 500.105(10).

Quality control and testing

Budega Inc. will comply with the following sanitary requirements:

- a. Any agent working in contact with marijuana or nonedible marijuana products will conform to sanitary practices while on duty, including:
 - i. Maintaining adequate personal cleanliness
 - ii. Washing hands thoroughly in an adequate hand-washing area before starting work, and at any other time when hands may have become soiled or contaminated.
- b. Budega's hand-washing facilities will be adequate and convenient and will be furnished with running water at a suitable temperature. Hand-washing facilities will be located in Budega's break room areas and where good sanitary practices require employees to wash and sanitize their hands, and will provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices;
- c. Budega's facility will have sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations;
- d. Budega will ensure that litter and waste is properly removed and disposed of so as to minimize the development of odor and minimize the potential for the waste attracting and harboring pests. The operating systems for waste disposal will be maintained in an adequate manner pursuant to 935 CMR 500.105(12);
- e. Budega's floors, walls, and ceilings will be constructed in such a manner that they may
 - i. be adequately kept clean and in good repair;
- f. Budega's facility will have adequate safety lighting in all processing and storage areas, as
 - i. well as areas where equipment or utensils are cleaned;
- g. Budega's buildings, fixtures, and other physical facilities will be maintained in a sanitary
 - i. condition;
- h. Budega will ensure that all contact surfaces, including utensils and equipment, will be
 - i. maintained in a clean and sanitary condition. Such surfaces will be cleaned and sanitized as frequently as necessary to protect against contamination, using a sanitizing agent registered by the US Environmental Protection Agency (EPA), in accordance with labeled instructions. Equipment and utensils will be so designed and of such material and workmanship as to be adequately cleanable;
- i. All toxic items will be identified, held, and stored in a manner that protects against contamination of marijuana products;
- j. Budega will ensure that its water supply is sufficient for necessary operations, and that such water supply is safe and potable;
- k. Budega's plumbing will be of adequate size and design, and adequately installed and maintained to carry sufficient quantities of water to required locations throughout the marijuana establishment. Plumbing will properly convey sewage

and liquid disposable waste from the marijuana establishment. There will be no cross-connections between the potable and waste water lines;

- l. Budega will provide its employees with adequate, readily accessible toilet facilities that are maintained in a sanitary condition and in good repair;
- m. Budega will store and transport finished products under conditions that will protect them against physical, chemical, and microbial contamination, as well as against deterioration of finished products or their containers.
- n. Budega's vendors vehicles and transportation equipment used in the transportation of marijuana products or edibles requiring temperature control for safety will be designed, maintained, and equipped as necessary to provide adequate temperature control to prevent the marijuana products or edibles from becoming unsafe during transportation, consistent with applicable requirements pursuant to 21 CFR 1.908(c).

Budega will ensure that Budega's facility is always maintained in a sanitary fashion and will comply with all applicable sanitary requirements.

Budega will follow established policies and procedures for handling voluntary and mandatory recalls of marijuana products. Such procedures are sufficient to deal with recalls due to any action initiated at the request or order of the Commission, and any voluntary action by Budega to remove defective or potentially defective marijuana products from the market, as well as any action undertaken to promote public health and safety.

Any inventory that becomes outdated, spoiled, damaged, deteriorated, mislabeled, or contaminated will be disposed of in accordance with the provisions of 935 CMR 500.105(12), and any such waste will be stored, secured, and managed in accordance with applicable state and local statutes, ordinances, and regulations.

Testing

Budega will not sell or otherwise market marijuana or marijuana products that are not capable of being tested by Independent Testing Laboratories, except as allowed under 935 CMR 500.000. No marijuana product will be sold or otherwise marketed for adult use that has not first been tested by an Independent Testing Laboratory and deemed to comply with the standards required under 935 CMR 500.160. Testing of Budega's marijuana products will be performed by an Independent Testing Laboratory in compliance with the Protocol for Sampling and Analysis of Finished Medical Marijuana Products and Marijuana-infused Products, as amended in November 2016, published by the DPH. Testing of Budega's environmental media will be performed in compliance with the Protocol for Sampling and Analysis of Environmental Media for Massachusetts Registered Medical Marijuana Dispensaries published by the DPH.

Budega's policy of responding to laboratory results that indicate contaminant levels are above acceptable limits established in the DPH protocols identified in 935 CMR 500.160(1) include notifying the Commission within 72 hours of any laboratory testing results indicating that the contamination cannot be remediated and disposing of the

production batch. Such notification will describe a proposed plan of action for both the destruction of the contaminated product and the assessment of the source of contamination.

Budega will maintain testing results in compliance with 935 CMR 500.000 et seq and the record keeping policies described herein, and will maintain the results of all testing for no less than one year. All transportation of marijuana to and from Independent Testing Laboratories providing marijuana testing services will comply with 935 CMR 500.105(13). All storage of Budega's marijuana at a laboratory providing marijuana testing services will comply with 935 CMR 500.105(11). All excess marijuana will be disposed in compliance with 935 CMR 500.105(12), either by the Independent Testing Laboratory returning excess marijuana to Budega for disposal or by the Independent Testing Laboratory disposing of it directly.

Personnel Policies including background checks

Personnel Records

Budega will maintain accurate personnel records by creating a dedicated employee file for every new hire. These records will be maintained for at least 12 months after termination of an employee's affiliation with the facility. Accordingly, all personnel records will contain all information required under 935 CMR 500, including:

- All materials submitted to the CCC pursuant to 935 CMR 500.030(2) regarding marijuana establishment agent applications;
- Documentation of verification of references;
- Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
- The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision;
- Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
- Documentation of periodic performance evaluations;
- A record of any disciplinary action taken; and
- Notice of completed responsible vendor and eight-hour related duty training.

All employee records will be kept confidential and will only be shared with the CCC or authorized law enforcement officials. Paper files shall be kept in the locked file storage room and any electronic files will be password protected, accessible only to authorized Budega personnel.

Employee Background Checks

Budega will conduct a criminal history background check on every executive and any prospective employee prior to hiring that individual. Budega will keep records of the results of all criminal history background checks requested and make the confirmation of criminal history background checks available for inspection upon request by the CCC or authorized law enforcement. Budega will require employees to report any new or pending charges or convictions. If an employee is charged or convicted for a controlled substance-related felony or any other felony, Budega will report it immediately to the CCC and terminate employment.

Workplace Safety and Emergency Response

Prior to operational startup, Budega will implement a Workplace Safety & Emergency Response Plan as part of our comprehensive SOP's. The Security Manager will be responsible for training

staff regarding safety and emergency protocols and for planning scheduled safety inspections by local regulatory authorities. Detailed records of inspection results and address resulting health and safety concerns with management and staff will be maintained.

Worker Safety Standards

Employee and public safety is one of Budega's foremost business considerations. Every attempt will be made to prevent accidents from occurring while conducting business. Budega's safety and sanitation SOP's will address both Occupational Safety and Health Administration (OSHA) regulations and good business practices. Key personnel will be required to participate in OSHA Certification in Health and Safety educational classes.

Tobacco, Alcohol & Drug Use

Budega does not allow or tolerate the use of tobacco, alcohol or any other illegal substance by their employees or visitors. All items should be kept off Budega property always.

Employee Dismissal

Any employee who is found to have diverted marijuana, engaged in unsafe practices, or been convicted or entered a guilty plea for a felony charge of distribution of a drug to a minor, shall be immediately terminated from employment. Any keys, access cards or property belonging to Budega shall be returned immediately. Any access cards or codes that such an employee had access to, or potentially may have had access to, shall be disabled. In the event that a dismissed employee refuses to return a physical key, the locks which that key opens shall be immediately re-keyed.

Staffing Plan:

Executive Level:

- CEO;
- CFO/COO

Management Level:

- General Manager;
- Assistant Manager;
- Inventory Manager;

Staff Level

- Up to twenty (20) Staff Level Sales Representatives;

Consultant Level

- Human Resources Provider;
- Brand Consultant
- Up to five (5) Security Officers.

Qualifications and training

Budega will ensure that all employees hired to work at an Budega facility will be qualified to work as a marijuana establishment agent and properly trained to serve in their respective roles in a compliant manner.

Qualifications

In accordance with 935 CMR 500.030, a candidate for employment as a marijuana establishment agent must be 21 years of age or older. In addition, the candidate cannot have been convicted of a criminal offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of another state, the United States, or foreign jurisdiction, or a military, territorial, or Native American tribal authority.

Budega will also ensure that its employees are suitable for registration consistent with the provisions of 935 CMR 500.802. In the event that Budega discovers any of its agents are not suitable for registration as a marijuana establishment agent, the agent's employment will be terminated, and Budega will notify the Commission within one (1) business day that the agent is no longer associated with the establishment.

Training

As required by 935 CMR 500.105(2), and prior to performing job functions, each of Budega's agents will successfully complete a comprehensive training program that is tailored to the roles and responsibilities of the agent's job function. Agent training will at least include the Responsible Vendor Program and eight (8) hours of on-going training annually.

All of Budega's current owners, managers, and employees will attend and successfully complete a Responsible Vendor Program operated by an education provider accredited by the Commission to provide the annual minimum of two hours of responsible vendor training to marijuana establishment agents. Budega's new, non-administrative employees will complete the Responsible Vendor Program within 90 days of the date they are hired. Budega's owners, managers, and employees will then successfully complete the program once every year thereafter. Budega will also encourage administrative employees who do not handle or sell marijuana to take the responsible vendor program on a voluntary basis to help ensure compliance. Budega's records of responsible vendor training program compliance will be maintained for at least four (4) years and made available during normal business hours for inspection by the Commission and any other state licensing authority upon request.

As part of the Responsible Vendor program, Budega's agents will receive training on a variety of topics relevant to marijuana establishment operations, including but not limited to the following:

- Marijuana's effect on the human body, including physical effects based on different types of marijuana products and methods of administration, and recognizing the visible signs of impairment;
- Best practices for diversion prevention and prevention of sales to minors;
- Compliance with tracking requirements;
- Acceptable forms of identification, including verification of valid photo identification
 - and medical marijuana registration and confiscation of fraudulent identifications;
- Such other areas of training determined by the Commission to be included; and
- Other significant state laws and rules affecting operators, such as:
 - Local and state licensing and enforcement;
 - Incident and notification requirements;
 - Administrative and criminal liability and license sanctions and court sanctions;
 - Waste disposal and health and safety standards;
 - Patrons prohibited from bringing marijuana onto licensed premises;
 - Permitted hours of sale and conduct of establishment;
 - Permitting inspections by state and local licensing and enforcement authorities;
 - Licensee responsibilities for activities occurring within licensed premises;

- Maintenance of records and privacy issues;
- Prohibited purchases and practices.

Energy compliance plan

Budega will implement policies and procedures for energy efficiency and conservation that will include:

- Identification of potential energy use reduction opportunities (including but not limited to natural lighting, heat recovery ventilation and energy efficiency measures), and a plan for implementation of such opportunities;
- Consideration of opportunities for renewable energy generation, including, where applicable, submission of building plans showing where energy generators could be placed on site, and an explanation of why the identified opportunities were not pursued, if applicable;
- Strategies to reduce electric demand (such as lighting schedules, active load management and energy storage); and
- Engagement with energy efficiency programs offered pursuant to M.G.L. c. 25 § 21, or through municipal lighting plants.
- Budega will demonstrate consideration of the factors for Energy Efficiency and Conservation outlined in 935 CMR 500.105(15) as part of its operating plan and application for licensure.

Budega will incorporate the following green practices into their business model

- Recycle paper, plastic, aluminum, ink cartridges.
- Reuse packing materials and cardboard boxes.
- Use double-sided printing when possible.
- Reduce paper transactions by going digital for bill payment, vendor orders, invoices, online banking, e-mail and faxing directly from your computer.
- Eliminate disposable cups, plates, and utensils in the break room. Replace with permanent dishware.
- Switch to rechargeable batteries. Large office supply stores even have collection centers for recycling dead rechargeable batteries.
- Use eco-friendly cleaning products that are biodegradable and non-toxic.
- Purchase energy-efficient PCs, printers, and other equipment with the Energy Star label.
- Donate or recycle old computers and equipment.
- Keep up with regular maintenance of all mechanical equipment.

Any trash containing marijuana or marijuana products is required to be stored securely on site within the dispensary vault. All products will be transported back to the appropriate wholesaler cultivation facility where they may be safely destroyed. Minimal amounts of business-related waste will be generated from the facility and disposed of by commercial trash pickup.

Restricting access to age 21 and older

Upon an individual entering Budega's facility, a Budega agent shall immediately inspect the individual's proof of identification and determine that the individual is 21 years of age or older. Employees will receive TIPS training to ensure that they are able to identify valid identification. Budega will only accept valid government identification such as state drivers' licenses and/or passports. Moreover, Budega will utilize 3M identification card scanners to verify the authenticity of the person's identification. If identification cannot be verified and authenticated, then patrons will not be allowed access to the facility.

No individual will be permitted beyond the secure entryway until their age has been verified. The door leading from the secure entryway to the sales floor must be unlocked remotely by the receptionist, and will automatically re-lock upon closure or after 5 seconds elapses without opening the door.

The main entrance will be staffed by a receptionist during all hours of operation and all doors will be monitored at all times by security.

There will be no public access, regardless of age, to any other exterior door of the facility. These doors will be secured by electronic locking mechanisms activated by key card and/or keypad and will be under constant video surveillance, as described in our security plan.

935 CMR 500 Compliance

The applicant will comply with all the guidelines below during the operation of the retail cannabis dispensary:

All consumers entering a Marijuana Retailer must be 21 years of age or older unless the establishment is co-located with a Medical Marijuana Treatment Center. *935 CMR 500.050(5)*

All employees and registered agents must be 21 years of age or older. *935 CMR 500.029 or 500.030.*

Record Keeping Procedures

Budega Inc. operating policies and procedures ensure financial records are accurate and maintained in compliance with the Commission's Adult Use of Marijuana regulations (935 CMR 500). Financial records maintenance measures include policies and procedures requiring that:

1. Confidential information will be maintained in a secure location, kept separate from all other records, and will not be disclosed without the written consent of the individual to whom the information applies, or as required under law or pursuant to an order from a court of competent jurisdiction; provided however, the Commission may access this information to carry out its official duties.
2. All recordkeeping requirements under 935 CMR 500.105(9) are followed, including:
 - a. Keeping written business records, available for inspection, and in accordance with generally accepted accounting principles, which will include manual or computerized records of:
 - i. Assets and liabilities;
 - ii. Monetary transactions;
 - iii. Books of accounts, which will include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers;
 - iv. Sales records including the quantity, form, and cost of marijuana products;
 - v. Salary and wages paid to each employee and any executive compensation, bonus, benefit, or item of value paid to any individual affiliated with a marijuana establishment, including members, if any.

All sales recording requirements under 935 CMR 500.140(6) are followed, including:

1. Utilizing a point-of-sale (POS) system approved by the Commission, in consultation with the DOR, and a sales recording module approved by DOR;
2. Conducting a monthly analysis of its equipment and sales date, and maintaining records, available to the Commission upon request, that the monthly analysis has been performed;
3. Complying with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements;
4. Adopting separate accounting practices at the point-of-sale for marijuana and marijuana product sales, and non-marijuana sales;
5. Maintaining such records that would allow for the Commission and the DOR to audit and examine the point-of-sale system used in order to ensure compliance with Massachusetts tax laws and 935 CMR 500; and Additional written business records will be kept, including, but not limited to, records of:
 1. Compliance with liability insurance coverage or maintenance of escrow requirements under 935 CMR 500.105(10) and all bond or escrow requirements under 935 CMR 500.105(16);
 2. Fees paid under 935 CMR 500.005 or any other section of the Commission's regulations; and
 3. Fines or penalties, if any, paid under 935 CMR 500.550 or any other section of the Commission's regulations.

CMR 500 Compliance

The applicant will comply with all the guidelines below during the operation of the retail cannabis dispensary:

Establishments shall keep these waste records for at least three years. *935 CMR 500.105(12)*

Inventory records as required by *935 CMR 500.105(8)*. *935 CMR 500.105(9)*

Seed-to-sale tracking records for all marijuana as required by *935 CMR 500.105(8)(e)*. *935 CMR 500.105(9)*

The following personnel records shall be maintained:

- Job descriptions for each agent;
- A personnel record for each agent.
- A staffing plan that will demonstrate accessible business hours and safe cultivation conditions;
- Personnel policies and procedures; and
- All background check reports obtained in accordance with *935 CMR 500.030.935 CMR 500.105(9)*

Maintaining of financial records

Budega, Inc. shall keep and maintain records of the Marijuana Establishment in accordance with generally accepted accounting principles. Such records shall be available for inspection by the Commission, upon request and shall include, but not be limited to, all financial records required in any section of 935 CMR 500.000, and business records, in accordance with 935 CMR 500.105(e), which shall include manual or computerized records of:

1. Assets and liabilities;
2. Monetary transactions;
3. Books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers;
4. Sales records including the quantity, form, and cost of marijuana products; and
5. Salary and wages paid to each employee, stipend paid to each board member, and any executive compensation, bonus, benefit, or item of value paid to any individual affiliated with a Marijuana Establishment, including members of the nonprofit corporation, if any.

Furthermore, consistent with the Company's *Record Keeping Procedures*, the Company shall implement the following policies for Recording Sales

1. (a) The Company shall utilize a point-of-sale (“**POS**”) system approved by the Commission, in consultation with the Massachusetts Department of Revenue (“**DOR**”).
2. (b) The Company may also utilize a sales recording module approved by the DOR.
3. (c) The Company shall not utilize any software or other methods to manipulate or alter sales data at any time or under any circumstances.
4. (d) The Company shall conduct a monthly analysis of its equipment and sales data to determine that no software has been installed that could be utilized to manipulate or alter sales data and that no other methodology has been employed to manipulate or alter sales data. The Company shall maintain records that it has performed the monthly analysis and produce it upon request to the Commission. If the Company determines that software has been installed for the purpose of manipulation or alteration of sales data or other methods have been utilized to manipulate or alter sales data:
 - i. it shall immediately disclose the information to the Commission;
 - ii. it shall cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and take such other action directed by the Commission to comply with 935 CMR 500.105.

CMR 500 Compliance

The applicant will comply with all the guidelines below during the operation of the retail cannabis dispensary:

A retailer is prohibited from utilizing software or other methods to manipulate or alter sales data. *935 CMR 500.140(6) (required for retail only)*

A retailer shall comply with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements. *935 CMR 500.140(6) (required for retail only)*

A retailer shall adopt separate accounting practices at the point-of-sale for marijuana and non-marijuana sales. *935 CMR 500.140(6) (required for retail only)*

A retailer that is co-located shall maintain and provide to the Commission on a biannual basis accurate sales data during the six months immediately preceding this application for the purpose of ensuring an adequate supply of marijuana and marijuana products under 935 CMR 500.140(10). *935 CMR 500.140(6) (required for retail only)*

Diversity Plan

Budega recognizes that diversity in the workforce is key to the integrity of a company's commitment to its community. Budega's diversity plan is designed to promote equity among minorities, women, veterans, people with disabilities, and people who identify as LBGQT+. Budega will make every effort to employ and advance in employment qualified and diverse people at all levels within the company.

Budega seeks to develop a Diversity Plan that promotes equity among minorities, women, veterans, people with disabilities, and people of all gender identities and sexual orientations. Budega has developed specific goals, including:

Goals

Goal 1: Diverse Hiring and Recruiting

Increasing the number of individuals falling into the above-listed demographics working in the retail establishment to 51% of the total staff

- Minorities (People of color, particularly Black, African American, Latinx and Indigenous people) - 40%
- Women – 20%
- Veterans – 20%
- People with disabilities – 10%
- Different gender identities and sexual orientations (LGBTQ) -10%

Goal 2: Creating business partnerships with Cannabis Control commission-identified diverse populations

Partnering and purchasing goods and services from diverse Commission licensees: diverse suppliers, vendors, and service providers

Programs

Diverse Hiring and Recruiting

Budega commits to local hiring for its retail locations. It will establish and maintain an inclusive, diverse workforce using both innovative and traditional methods to recruit job candidates from underrepresented groups and communities of color. Budega has developed strategic initiatives to ensure a diverse and qualified staff stands ready to serve its customers' needs. Budega's recruitment efforts are designed to maintain a steady flow of qualified diverse applicants and includes the following steps:

- Hosting two career fairs annually in the City of Cambridge;
- Advertising quarterly employment opportunities in diverse publications including bilingual media, e.g., El Planeta and El Mundo and posting job options on public boards;
 - The applicant shall post quarterly advertisements in the local newspaper, The Cambridge Day, stating that the establishment is specifically looking for women, minorities, or persons with disabilities to work for the establishment.
- Whenever new employment opportunities arise, providing briefings to representatives from recruitment sources tailored to individuals falling in the above- listed demographics concerning current and future job openings. In response to the Commission's inquiry, Budega will focus heavily on employee retention in order to promote company stability and employee skill building, thus it is difficult to state with precision how many briefings will be needed;

- Encouraging employees to refer applicants from diverse groups for employment whenever new employment opportunities arise and are publicized to employees. In response to the Commission’s inquiry, Budega does not anticipate designating a specified percentage of applicants for referrals; and
- Utilizing Zip Recruiter to reach over 100 online career and job websites, as well as social media.

Creating business partnerships with Cannabis Control commission-identified diverse populations

- *Dedicated Shelf Space*

Budega will have dedicated Shelf Space for Commission-identified diverse populations. We are committed to dedicating 20% of our shelf space Cannabis Control commission-identified diverse populations that are creating products aligned with our brand mission and values. The applicant will use the list of licensees authorized to commence operations can be found using the Licensing Tracker at MassCannabisControl.com.

Budega will seek out and encourage contracts with minority-owned, women-owned, and veteran owned companies as an integral part of Budega business operations. Budega will establish productive partner relationships with local businesses to supply the goods and services we need. These relationships will also provide us with valuable insights to help us develop our local operations and our plan to address unmet needs in the community.

Budega is committed to supporting Commission-identified diverse populations with the continued development of their existing brands by providing marketing and communications support, retail space, product and manufacturing services, and other technical support needed to help successfully launch these brands into the legal recreational market.

- *Education Workshops*

Budega believes that it is important to educate commission-identified diverse populations on how to access ownership in the retail cannabis industry in MA. The applicant will also schedule and host 4 annual educational workshops and/or trainings on the retail cannabis industry in MA.

Specifically, the applicant will focus on the following topics:

- RE Estate Sourcing and acquisition
- Town and State Permitting process
- Construction Management and bidding process
- Hiring and training
- Managing overall retail cannabis dispensary operations
- Maintaining compliance with 935CMR500

Budega will allow at least 30 participants that fall under the category of commission-identified diverse populations to be eligible to attend each workshop. We hope to also invite local leaders that have been underrepresented in the cannabis space, providing a platform for minority, disabled, veteran, and women leaders to present and promote their cannabis-related work.

Measurements

The Chief Executive Officer (“CEO”) will be responsible for the execution, management and tracking of the Budega’s Diversity Plan. The CEO will compile information describing Budega’s progress toward its diversity goals (“Diversity Summary”) and Budega will release that information within 45 days of its annual report which will include a comprehensive description of all efforts made by Budega to monitor and enforce the Diversity Plan.

Recruiting and Hiring:

- Employment data, including the number of individuals from the above-referenced demographic groups who were hired and retained after the issuance of a license;
- Number of positions created since initial licensure;
- Number of and type of information sessions held or participated in with supporting documentation;
- Number of postings in diverse publications or general publications with supporting documentation;
- Number and subject matter of trainings held and the number of individuals falling into the above- listed demographics in attendance; and
- Counting the number of individuals hired who are women, minorities, and persons with disabilities. This number will be assessed from the total number of individuals hired to ensure that 51% of all individuals hired fall within this goal.

Diverse Suppliers & Shelf Space:

We have placed a priority on developing a diverse supplier network through the following activities:

- Identify and attend area business supplier trade shows
- Train directors and managers on sourcing diverse suppliers
- Establish monthly diversity outreach activity goals for directors and managers
- Measure the number of women suppliers, vendors, and service providers
- Measure the number of minority suppliers, vendors and service providers
- Measure the percentage of shelf space held by minority & women owned merchandise

Education Workshops:

- We will measure the diversity of leaders/speakers and presenters as it relates to their race, disability status, sexual orientation, and/or veteran status
- Counting the number of annual meetings conducted
- Counting the number of participants allowed into the event

Acknowledgments

- The applicant acknowledges and is aware, and will adhere to, the requirements set forth in 935 CMR 500.105(4) and 935 CMR 501.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every ME and MTC, respectively; and
- Any actions taken, or programs instituted, will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.